

Sandringham Gate



Situated in a quiet spot in the highly desirable Broom Estate, Sandringham Gate is the latest in a long line of family-friendly developments that we've built in Newton Mearns over many decades.

This tastefully landscaped cul-de-sac hosts a range of luxury executive homes, each offering generous five-bedroom accommodation. Its tranquil, leafy location is part of a well-established neighbourhood. But with only twelve houses, this exclusive pocket of homes forms a select little enclave of its own.

With shops and excellent schools nearby, Glasgow just a few miles to the north and rolling countryside close at hand, Sandringham Gate provides the perfect mix of urban amenities, ample green spaces and easy access to the great outdoors.

Welcome

A leisurely pace of living

Newton Mearns lies in gently undulating lowland terrain to the south of Glasgow – and within it, Sandringham Gate enjoys a prime position. It is within easy reach of Scotland's largest city, but far enough from the bustle to offer a verdant setting where grassy expanses and relaxing parks are always close by.

Greenbank Garden and its woodland paths are just a short walk from here, not to mention Rouken Glen Park, Linn Park and Dams to Darnley Country Park, which are only a short drive away.

And while you're never that far from the sea in Scotland, from Sandringham Gate it's just 30 minutes by car to the Ayrshire coast, where seaside promenades, beaches and the islands of the Firth of Clyde beckon.

It's great to have plenty of options for pastimes and outings, especially if you need to entertain an energetic household. Our location, just off Mearns Road, offers you a huge selection of nearby leisure activities. Glasgow has a host of museums and renowned visitor attractions, first-rate shopping and countless restaurants and bars. Locally, Newton Mearns boasts an array of fine eateries and places of interest.

Newton Mearns is also surrounded by several high-quality golf courses, while the hiking tracks and mountain bike trails of Cathkin Braes can be found a little way to the east.



Along history of home building

At Mactaggart & Mickel, we're much more than housebuilders – we fashion exceptional homes and living environments that stand the test of time.

Ours is very much a contemporary and forward-looking company, but we are resolutely traditional when it comes to housebuilding standards.

Every one of our homes is finished with the utmost care, employing an attention to detail that's a matter of pride for us.

We've been active in Newton Mearns since the 1930s. As a fourth-generation family business, this town is part of our own history and our sense of home. One of our directors conducts the final inspection on each of our completed homes, as a final quality check and to bestow our "Seal of Approval".

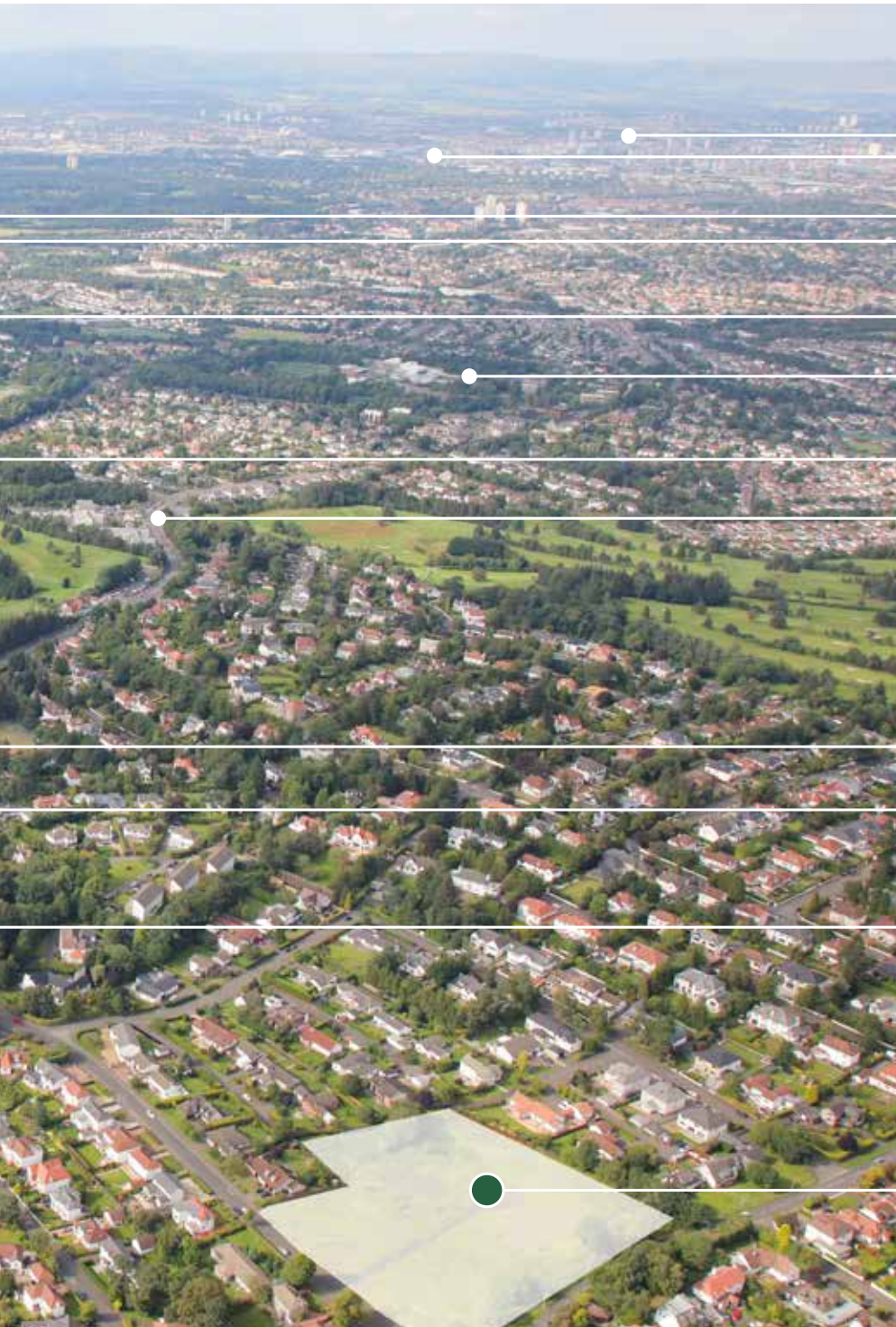
So, while Sandringham Gate is a unique development in its own right, it's also part of a strong tradition of places that we've carefully designed and constructed for family living.

With this latest development, you can add to the story and write your own exciting fresh chapter.



Here are just a few of the handy amenities that are waiting for you and your family in and around Newton Mearns.





Glasgow City Centre
SSE Hydro and SEC Armadillo

Silverburn Shopping Centre
Pollok Country Park

M77 Motorway

St Ninian's High School

Rouken Glen Park

Whitecraigs Railway Station

Whitecraigs Tennis Club

Broom Grove

Belmont House School

Sandringham Gate

Our

Plot	Name
1	The Spence
2	The Spence
3	The Spence
4	The Lorimer
5	The Lorimer
6	The Mackintosh
7	The Mackintosh
8	The Mackintosh
9	The Mackintosh
10	The Mackintosh
11	The Spence
12	The Spence



homes



The Lorimer



Coming home after a long day is still a source of satisfaction.

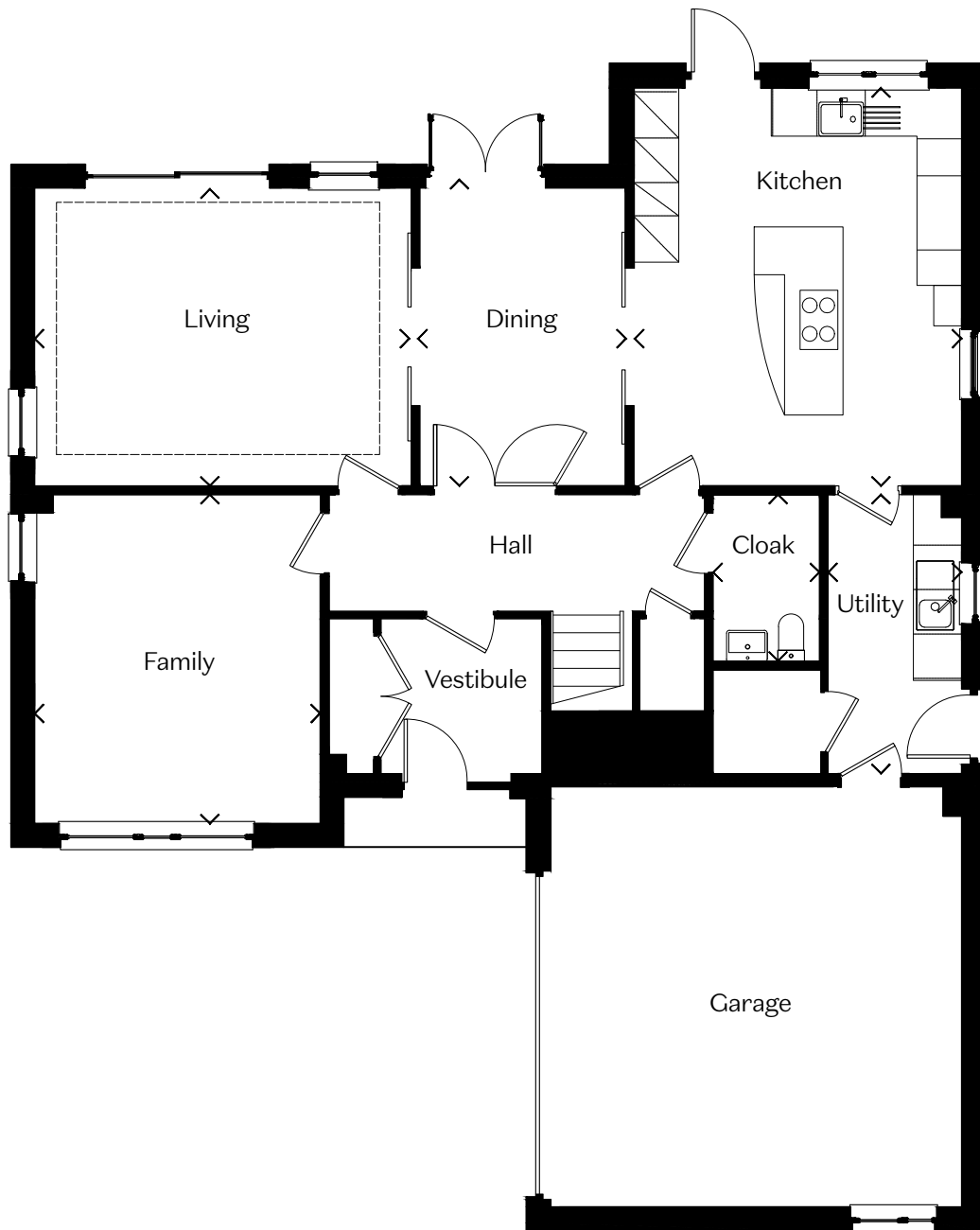
The Lorimer's striking design catches the eye as you approach, and the strong impression is retained once you're inside its flowing living space. Your beautifully appointed high-specification kitchen with adjoining dining room are ideal for quick breakfasts and leisurely meals. And the separate living and family rooms are ideal for TV, gaming or instant downtime.

The French doors in the dining room and the lounge's sliding glass doors allow you to effortlessly take your socialising and entertaining outdoors.

The integral garage, utility room and cloakroom add practicality to the mix. The substantial main bedroom with its large corner window provides a welcome haven. With two fitted wardrobes and an ensuite bathroom with a separate shower, it echoes the offering of a five-star resort. Bedrooms two and three have their own ensuite facilities, and the fifth bedroom doubles-up as an office for home working.



Ground Floor

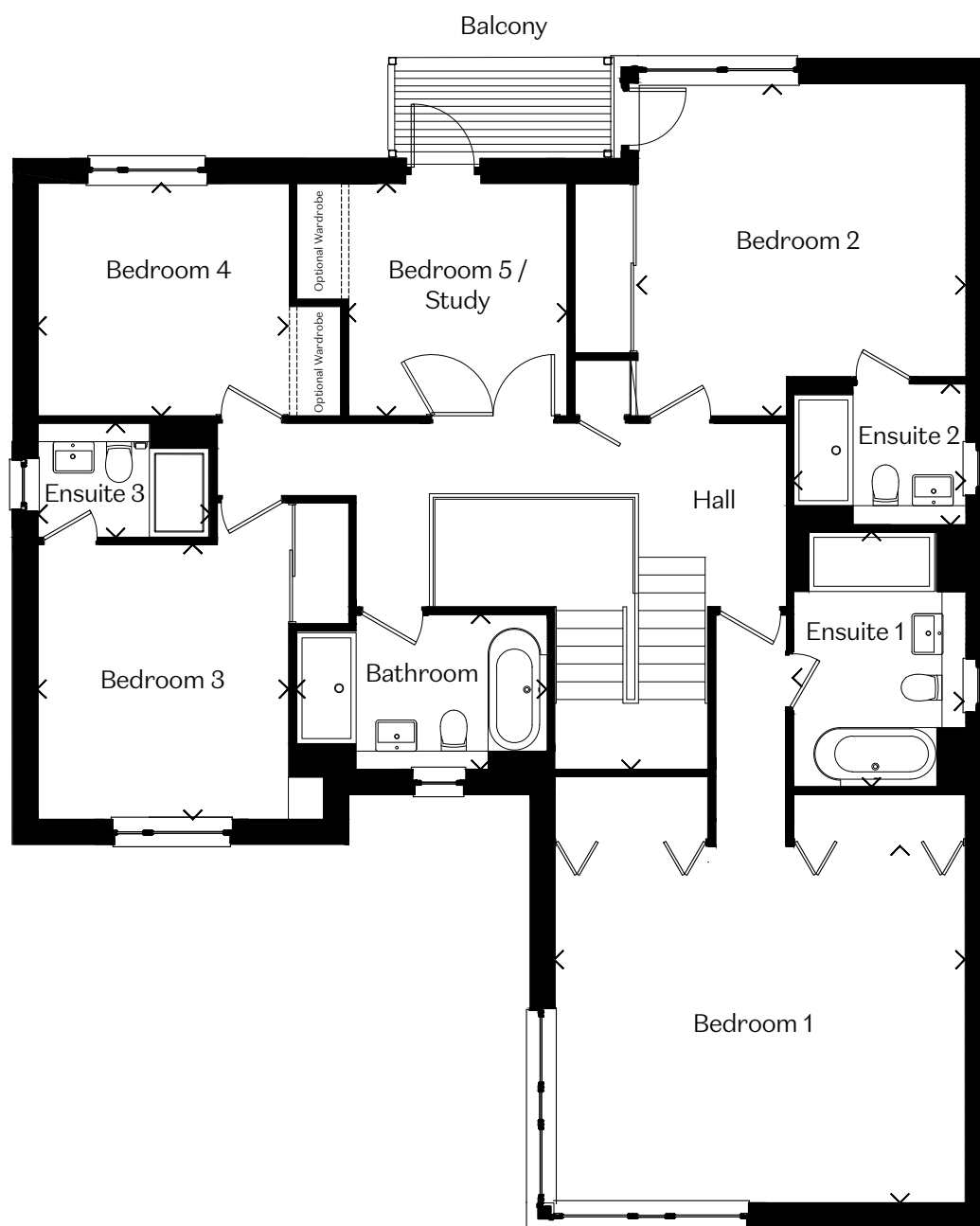


Metric

Imperial

Living	5085 x 4020	16'8" x 13'2"
Dining	2775 x 4020	9'1" x 13'2"
Kitchen	4415 x 5370	14'6" x 17'7"
Family	3855 x 4440	12'8" x 14'7"
Cloak	1435 x 2255	4'8" x 7'5"
Utility	1800 x 3765	5'11" x 12'4"

First Floor



Metric Imperial

Bedroom 1	5540 x 4810	18'2" x 15'9"
Ensuite 1	2325 x 3440	7'8" x 11'3"
Bedroom 2	4420 x 4490	14'6" x 14'9"
Ensuite 2	2320 x 1900	7'7" x 6'3"
Bedroom 3	3390 x 3705	11'1" x 12'2"
Ensuite 3	2320 x 1540	7'7" x 5'1"
Bathroom	3380 x 2090	11'1" x 6'10"
Bedroom 4	3390 x 3140	11'1" x 10'4"
Bedroom 5/Study	2955 x 3140	9'8" x 10'4"

The indicative external/internal images shown are of a typical version of a Mactaggart & Mickel house type. The specification depicted may vary to that in the version of this house type at the development. Some internal images contain upgrades to fixtures, fittings and appliances and these may not be included in the sale price. Dimensions taken at the position of the arrows. Please ask your Sales Consultant for full details of the specification and pricing. The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. Mactaggart & Mickel reserve the right to alter prices, specifications and equipment as necessary.



The Spence

When the weather's less than friendly, driving into the integral garage of your house feels like a godsend.

The Spence's spacious living room features intimate mood lighting, while its double-aspect corner window provides ample light.

The kitchen, with its breakfast bar where the children can grab a snack and do their homework, is the hub of family life. Its clean design, high-specification and integrated appliances make cooking a delight.

However, the stand-out feature is the magnificent double-height window, which floods the adjacent dining area with light and is always a talking point when people first see it. And when socialising the family room provides an ideal separate space where kids can gather to play games.

Upstairs the main bedroom, with its walk-in wardrobe and ensuite bathroom and shower, is a welcome space whether you are preparing to go out or just coming home.

With a large family bathroom and ensuite facilities in two of the other bedrooms, bedtime is made easier. And if you work from home, the fifth bedroom doubles up as a sizeable study.



Ground Floor

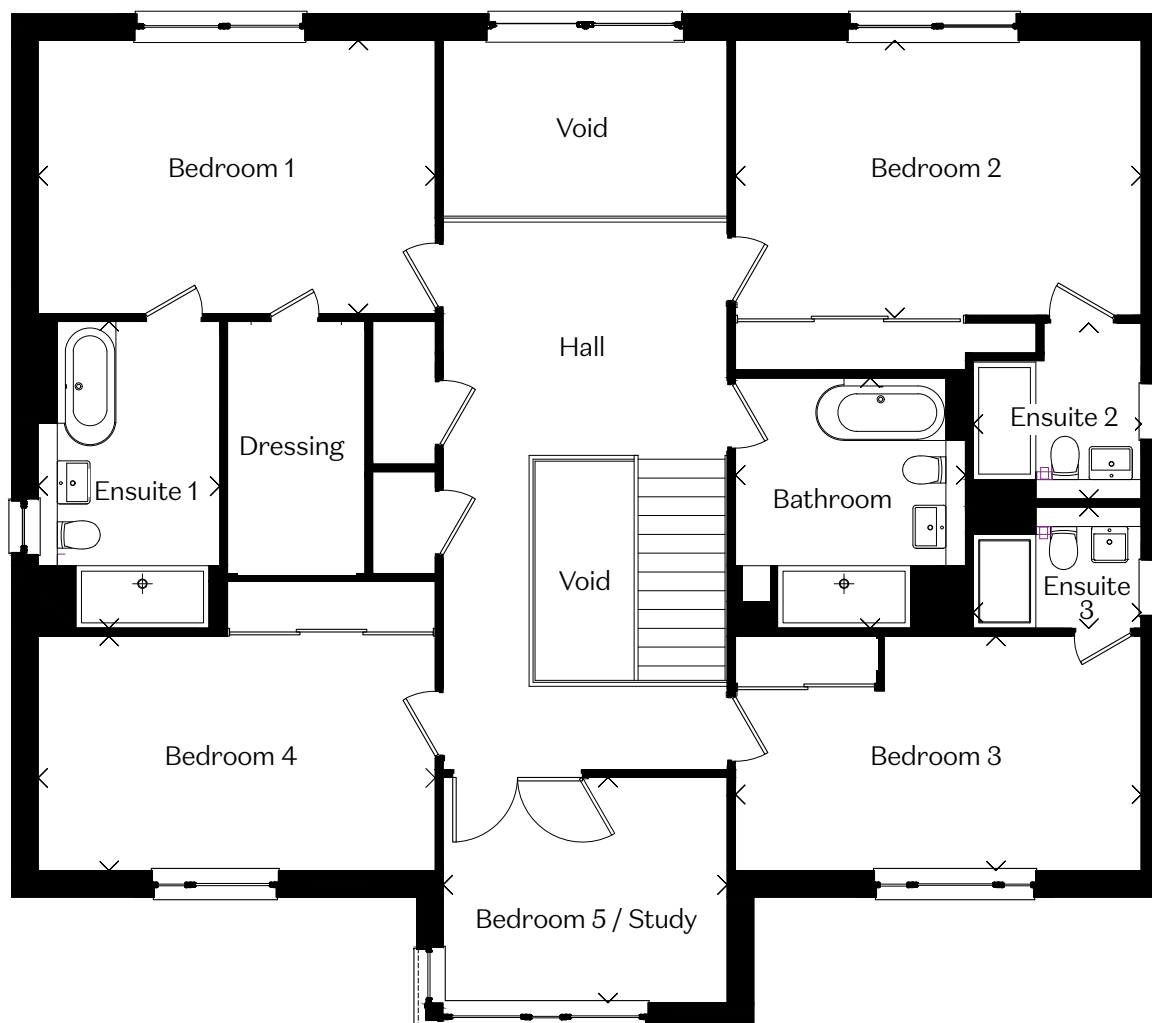


Metric

Imperial

Living	5050 x 5910	16'7" x 19'5"
Kitchen/Dining	7130 x 3895	23'5" x 12'9"
Family	5050 x 4590	16'7" x 15'1"
Utility	1695 x 3645	5'7" x 12'0"
Cloak	1045 x 2155	3'5" x 7'1"

First Floor



	Metric	Imperial
Bedroom 1	5075 x 3490	16'8" x 11'5"
Ensuite 1	2320 x 3920	7'7" x 12'10"
Bedroom 2	5180 x 3510	17'0" x 11'6"
Ensuite 2	2145 x 2250	7'0" x 7'5"
Bedroom 3	5180 x 2995	17'0" x 9'10"
Ensuite 3	2145 x 1550	7'0" x 5'1"
Bedroom 4	5075 x 2995	16'8" x 9'10"
Bedroom 5/Study	3630 x 2940	11'11" x 9'8"
Bathroom	2935 x 3200	9'8" x 10'6"

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The Mackintosh



On balmy summer days, when you're lying on a sun lounger in your large garden, you're reminded why you picked this magnificent home.

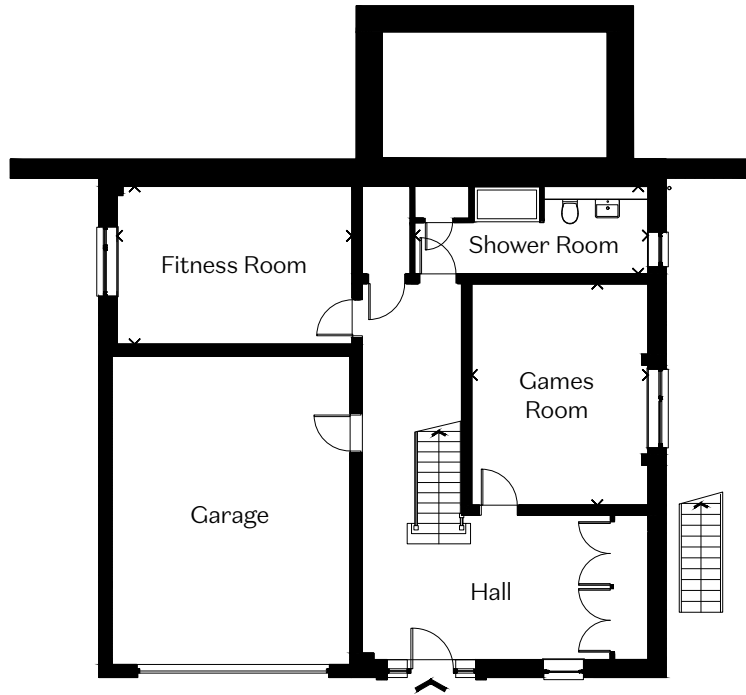
The entrance hall offers the first glimpse of the grand oak and glass staircase that runs through all three floors. With a separate shower and cloakroom, the ground floor provides flexible accommodation. The games and fitness rooms will keep the family busy for countless hours, but they could also double up as a separate annex for a teenager or older parent.

On the first floor the commodious living continues. The stunning living room leads out to the raised balcony and also flows through to the dining room, which with its sliding doors to the rear garden make al fresco dining simple. However, the heart of this home is still the large kitchen with its adjoining sunroom, which opens through sliding doors to the rear garden.

When the sun sets, retiring is never a chore. The main bedroom has a dressing room and ensuite bathroom with separate shower, as does bedroom two. While bedrooms three and four are adjacent to the family bathroom, and bedroom five could double up as a study for home working.



Ground Floor

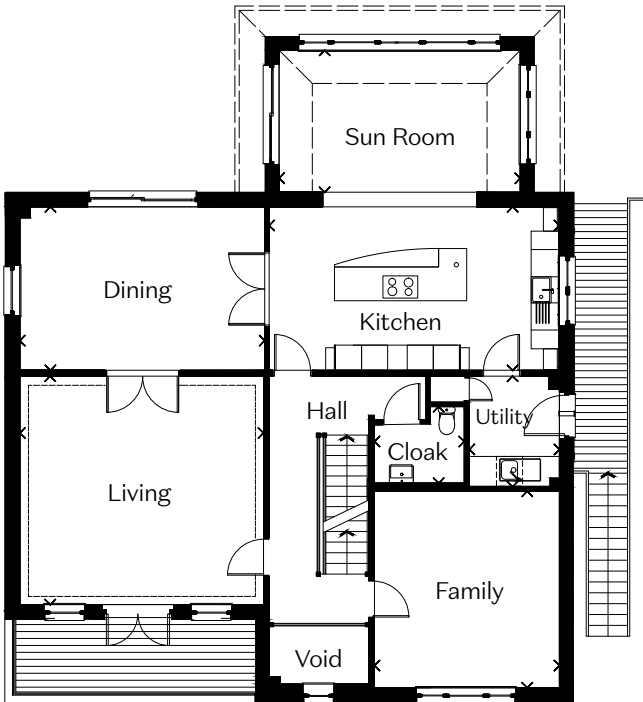


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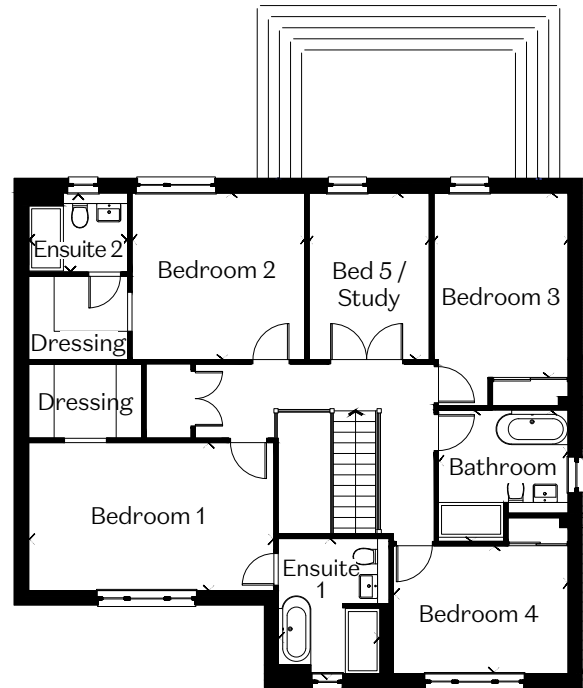
Imperial

Fitness Room	5407 x 3627	17'9" x 11'11"
Shower Room	5368 x 2005	17'7" x 6'7"
Games Room	4051 x 5092	13'3" x 16'8"

First Floor



Second Floor



	Metric	Imperial
Living	5600 x 5252	18'4" x 17'3"
Kitchen	6675 x 3758	21'11" x 12'4"
Dining	5632 x 3758	18'6" x 12'4"
Sun Room	5545 x 3264	18'2" x 10'9"
Utility	2073 x 2546	6'10" x 8'4"
Cloak	2060 x 1760	6'9" x 5'9"
Family	4253 x 4519	13'11" x 14'10"

	Metric	Imperial
Bedroom 1	5638 x 3402	18'6" x 11'2"
Ensuite 1	2344 x 3108	7'8" x 10'2"
Bedroom 2	3970 x 3832	13'0" x 12'7"
Ensuite 2	2277 x 1820	7'6" x 6'0"
Bedroom 3	3092 x 4243	10'2" x 13'11"
Bedroom 4	4017 x 2945	13'2" x 9'8"
Bedroom 5/Study	2768 x 3832	9'1" x 12'7"
Bathroom	2985 x 3025	9'10" x 9'11"

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Specifications

Kitchens

- Impeccably designed Nolte Kitchens with a stylish shaker finish or sleek contemporary handle-less finish (please ask sales consultant for plot-specific finishes)
- Silestone worktops with matching upstand and splashback
- Undermounted sink with Quooker boiling water tap
- Neff appliances – induction hob with built in extraction, “hide and slide” single oven, micro-combi oven, warming drawer, integrated fridge freezer, integrated dishwasher, wine cooler all as standard
- Island or peninsula with breakfast bar and flip top power socket (please ask sales consultant for house-type specific finishes)
- High level sockets and switches finished in brushed chrome

Utility rooms

- Nolte Kitchens with a traditional shaker finish or sleek contemporary handle-less finish (please ask sales consultant for plot-specific finishes)
- Laminate worktops with matching upstand
- Stainless steel sink with chrome mixer tap
- Two convenient plumbed/powerd appliances spaces under worktop

Cloakrooms

- Laufen Pro close coupled back to wall WC with soft close seat and lid, top mounted push button chrome flush
- Laufen Val square sink with Hansgrohe chrome mixer tap and pop-up waste and Laufen Base undermounted vanity unit
- Porcelanosa wall tiling
- Roper Academy illuminated mirror with infrared touch sensor, integrated demisting pad and adjustable light intensity
- Hansgrohe toilet roll holder

Bathrooms

- Laufen Pro back to wall rimless WC with soft close seat and lid, chrome flush plate
- Laufen Val square sink with Hansgrohe chrome mixer tap and pop-up waste and Laufen Base undermounted vanity unit
- Ebb open-ended freestanding bath with Hansgrohe chrome bath filler set up, including a hand shower spray
- Walk-in shower with Roman glass panel, Hansgrohe 2-way thermostatic controls, rain shower head and separate adjustable shower spray
- Porcelanosa wall and floor tiling
- Underfloor heating and heated towel rail
- Laufen LED illuminated mirror cabinet with shaver/toothbrush charging socket
- Hansgrohe toilet roll holder

Principal ensuites

- Laufen Pro back to wall rimless WC with soft close seat and lid, chrome flush plate
- Laufen Val square sink with Hansgrohe chrome mixer tap and pop-up waste and Laufen Base undermounted vanity unit
- Ebb open-ended freestanding bath with Hansgrohe chrome bath filler set up, including a hand shower spray
- Walk-in shower with Roman glass panel, Hansgrohe 2-way thermostatic controls, rain shower head and separate adjustable shower spray
- Porcelanosa wall and floor tiling
- Underfloor heating and heated towel rail
- Laufen LED illuminated mirror cabinet with shaver/toothbrush charging socket
- Hansgrohe toilet roll holder

Ensuites 2 and 3

- Laufen Pro back to wall rimless WC with soft close seat and lid, chrome flush plate
- Laufen Val square sink with chrome trap, Hansgrohe chrome mixer tap and pop-up waste
- Walk-in shower with Roman glass panel, Hansgrohe thermostatic controls and adjustable shower spray to Ensuite 2
- Shower with Roman glass sliding door, Hansgrohe thermostatic controls, and adjustable shower head to Ensuite 3
- Porcelanosa wall and floor tiling
- Underfloor heating and heated towel rail
- Roper Academy illuminated mirror with infrared touch sensor, integrated demisting pad and adjustable light intensity
- Hansgrohe toilet roll holder

Ground floor shower room (Mackintosh only)

- Laufen Pro back to wall rimless WC with soft close seat and lid, chrome flush plate
- Laufen Val square sink with chrome trap, Hansgrohe chrome mixer tap and pop-up waste
- Walk-in shower with Roman glass panel, Hansgrohe thermostatic controls and adjustable shower spray
- Porcelanosa wall and floor tiling
- Underfloor heating and heated towel rail
- Roper Academy illuminated mirror with infrared touch sensor, integrated demisting pad and adjustable light intensity
- Hansgrohe toilet roll holder

Electrical

- Led downlights to kitchens, bathrooms and ensuites and low energy lights to pendant and bayonet ceiling lights elsewhere
- Double electrical white power sockets, USB points, BT, TV and data points throughout the homes, all as per the floor plan layouts (please ask sales consultant for house-type specific details)
- Brushed chrome light switches throughout
- Multi-grid isolation unit to the kitchen
- Feature exterior lighting to the entrance of all homes and lighting to the rear and side (please ask sales consultant for house-type specific details)
- Photovoltaic solar panels to the roof
- Open Reach provision ready for you to arrange and connect to your chosen provider
- Hyperoptic broadband provision ready for you to connect should you desire
- Virgin provision ready for you to connect should you desire

Heating

- Worcester Greenstar Style Gas System Boiler providing heating and hot water with unvented water storage cylinder

Safety and security

- Mains with battery backup, linked smoke and heat detectors (all as per Scottish Government Feb 2022 regulations)
- Mains with battery backup carbon monoxide detector to boiler
- Mains with battery backup carbon dioxide detector to Principal Bedroom
- Wireless security alarm with deactivation fob (please ask sales consultant for house-type specific details)

Internal features

- 2.7m ceiling height to Ground Floor of Spence and Lorimer and mid floor of Mackintosh, upper floor 2.4 ceiling height to all homes
- Feature LED, dimmable lighting to lounge
- Matte white ladder feature internal doors with matte black square rose door handles
- Enhanced skirtings and architraves to ground floor of Spence and Lorimer and mid floor of Mackintosh
- Oak and Glass feature staircase with feature tread lighting
- Energy efficient aluminium clad double-glazed windows, with fully reversible top or side swing, and doors finished white on the interior and anthracite to the exterior
- Entrance doors timber veneer composite with lever operated high security 3-point locking system
- Doorbell to front entrance
- Entrance vestibule to Spence and Lorimer with cupboard for outdoor wear
- Entrance hall to Mackintosh with cupboards for outdoor wear
- Walk-in wardrobe/dressing area to Mackintosh Principal Bedroom, Bedroom 2 and Spence Principal Bedroom
- Mackintosh Bedrooms 3 and 4, and Spence bedrooms 2, 3 and 4 have glass sliding wardrobe doors. Lorimer Bedrooms 2 and 3 have glass sliding wardrobe doors
- Bifold wardrobes to Lorimer Principal Bedroom

Externals

- Front gardens landscaped as per the approved landscaping drawings (turf and shrubs)
- Rear gardens rotivated ready for you to customise and arrange your own landscaping scheme on entry
- Monobloc driveways, rear patio area and gravel pathways to all homes
- Balconies (Mackintosh and Lorimer) with metal and glass balustrades, lighting and low maintenance composite decking finish
- Low maintenance UPVC soffits and fascia. Black rainwater guttering and downpipes
- Double integral garage with sectional electric garage doors, with power and lighting internally and fire rated pass door to the home
- Grey interlocking roof tiles, cream facing brick with dry dash render to all homes



Sandringham Gate Sales Office
Broom Road, G77 5DP

Viewing by appointment only.

Email
sandringhamgate@macmic.co.uk

Head Office
Mactaggart & Mickel
1 Atlantic Quay
1 Robertson Street
Glasgow, G2 8JB

Opening hours
Thursday - Monday
November to March
10.30am - 4.30pm
April to October
11am - 5pm

Telephone
0141 332 0001

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