

kirn gardens

GOUROCK

PA19 1EF



A select development
of three & four bedroom
family homes

Located in the stunning coastal town of Gourock, Kirn Gardens is a boutique new collection of homes which combines exceptional style, superb quality and unrivalled location.

Perfectly positioned within this highly sought after residential pocket, Kirn Gardens combines a picturesque backdrop with beautifully appointed homes.

No detail has been left to chance at the coveted new development which has been designed to Merchant Homes' exacting standards.

Comprising a contemporary mix of 35 three and four-bedroom detached and semi-detached homes, every aspect of the sleek and sophisticated development exudes quality.

With a choice of three contemporary house types including The Blair, The Bruce and The Lewis – the site has been developed to meet the needs of growing families looking to settle away from the hustle and bustle of the city, but still within a short commute to Glasgow city centre.

Showcasing the very best of life in Inverclyde, Kirn Gardens creates the feeling of tranquillity within a vibrant new development which is located close to Gourock Golf Club

And with Moorfoot Primary School only a short walk from the thriving new development – Kirn Gardens is perfect for discerning home buyers in search of the perfect family abode.



kirn gardens

NORTH



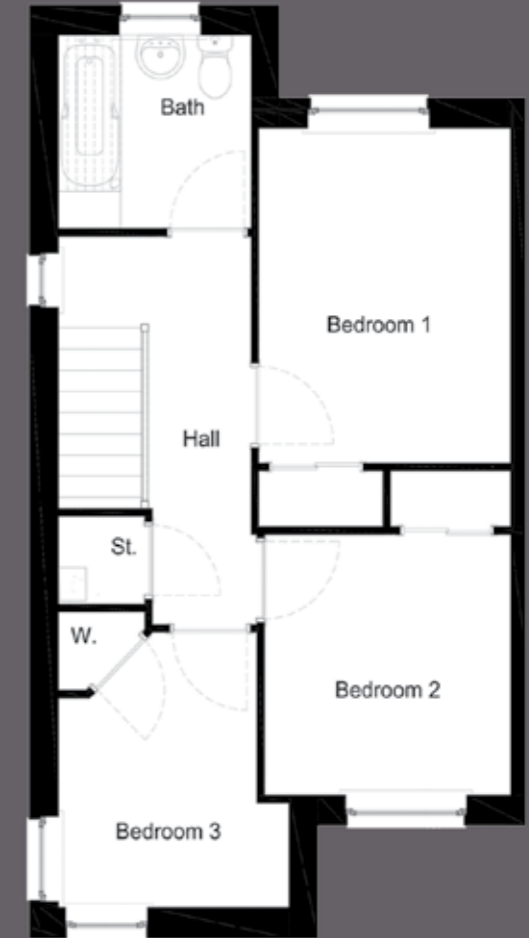
- **The Blair**
3 bedroom home
- **The Bruce**
3 bedroom home
- **The Lewis**
4 bedroom home

The Blair - 904 sq.ft.



Ground floor

Lounge.....	4422 x 4118mm	14' 6" x 13' 6"
Kitchen.....	3612 x 2495mm	11' 10" x 8' 2"
Dining.....	2600 x 2573mm	8' 6" x 8' 5"
Cloaks/Shower.....	2150 x 1215mm	7' 1" x 4' 0"



First floor

Bedroom 1	3588 x 2887mm	11' 9" x 9' 6"
Bedroom 2	2779 x 2634mm	9' 1" x 8' 7"
Bedroom 3	2970 x 2337mm	9' 9" x 7' 8"



The Blair, a spacious three bedroom family home with fitted kitchen/dining, lounge, downstairs shower-room and family bathroom.

The Bruce - 975 sq.ft.



Ground floor

Lounge.....	4422 x 4284mm	14' 6" x 14' 1"
Kitchen.....	3612 x 2495mm	11' 10" x 8' 2"
Dining.....	2738 x 2600mm	9' 0" x 8' 6"
Cloaks/Shower.....	2150 x 1475mm	7' 1" x 4' 10"

First floor

Bedroom 1	3473 x 3321mm	11' 5" x 10' 11"
Bedroom 2	3047 x 2940mm	10' 0" x 9' 8"
Bedroom 3	2971 x 2915mm	9' 9" x 9' 7"



The Bruce, a spacious three bedroom family home with fitted kitchen/dining, lounge, downstairs shower-room and family bathroom.

The Lewis - 1316 sq.ft.



Ground floor

Lounge.....	4276x4462mm	14' 0" x 14' 8"
Family/Dining	3128x4835mm	10' 3" x 15' 10"
Kitchen.....	3019x3050mm	9' 11" x 10' 0"
Utility	1000x1500mm	3' 3" x 4' 11"
Cloaks.....	1765x1500mm	5' 9" x 4' 11"

First floor

Bedroom 1	3934x3871mm	12' 11" x 12' 8"
En-suite.....	1255x1887mm	4' 1" x 6' 2"
Bedroom 2	3388x2875mm	11' 1" x 9' 5"
Bedroom 3	3154x2700mm	10' 4" x 8' 10"
Bedroom 4	2904x3023mm	9' 6" x 9' 11"



The Lewis, a spacious four bedroom family home with fitted dining kitchen/ family room, lounge, en suite and family bathroom.

Specification

KITCHEN

Range and choice of stylish kitchens
(subject to build stage)
Complementary worktops / upstands
Stainless steel electric oven
Stainless steel gas hob
Stainless steel chimney hood

BATHROOM / SHOWER ROOM / EN-SUITE

Ideal Standard
Modern white sanitaryware
Modern chrome single lever taps
Modern shower and screen

Choice of Porcelanosa tiling
Chrome towel rail to bathroom

BEDROOMS

Sliding door wardrobes
Beds 1 & 2 - Blair, Bruce
Beds 1 & 2 - Lewis

INTERNAL DOORS

White contemporary panelled doors
Chrome contemporary ironmongery

DECORATION

Walls emulsion painted natural
Ceilings emulsion painted white
Woodwork painted satin white

TELEPHONE

Lounge & bed 1

TV

Blair & Bruce
Lounge* & Bed 1

Lewis

Lounge*, Family* and Beds 1 & 2

*multi media plate fitted

LIGHTING

Recessed low voltage downlighters to
bathroom/en-suite/cloaks
Track light fitting to kitchen
All other areas pendant fitting

CENTRAL HEATING / DOUBLE GLAZING

Gas fired combination boiler
Thermostatic controlled radiators
Double glazed units throughout

GARDENS

Front garden turfed
Rear garden top soil
High screen timber fence to boundary
750mm timber feu fence between plots
(see sales executive for drawing)

WARRANTY

Each property is covered by a
10 Year NHBC Warranty



About us

Merchant Homes is a specialist company dedicated to building comfortable homes within a safe environment and are delighted to bring a wealth of experience together in the design of Kirn Gardens.

At Merchant Homes, we take pride in the design and construction of all our homes. We have set out with a commitment to individuality, as we believe it is what modern and discerning home buyers look for in a home.

future built in.....

From design through to the finishing touches, every stage of our architect designed homes stays in the hands of our experienced in-house teams ... which means we retain the uniqueness and the control of higher standards.

At Kirn Gardens, individuality in design and excellence comes as standard.



Ark Architecture + design has developed a reputation for combining design flair with a practical awareness to create solutions unique to each Client. Our goal is always to develop design solutions which offer the best quality in terms of development layouts and building design which address the constraints presented and incorporate current sustainable technology.

Ark Architecture + design remains a small but well established business with the Principals taking a "hands on" role in every project to ensure the aspirations of each Client are met. We are fully committed to promoting the latest approaches to all aspects of design, including efficiencies in Information Technology and the benefits this can offer to our Clients.



Kirn Gardens, PA19 1EF



Merchant House
Watermark Business Park
365 Govan Road
Glasgow G51 2SE

0141 420 2026

email: info@merchanthomes.co.uk
www.merchanthomes.co.uk

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