

# Mid-market Rent Homes Dalmarnock Station, Glasgow

4, 6 & 7 Dyework Lane, G40 4BS



**Our Homes**



# Introduction

**Dalmarnock station is a new development of 54 Mid- Market rent homes, managed by WestScot Living, a subsidiary of West of Scotland Housing Association.**

**Located adjacent to Dalmarnock train station (7 minute direct train to Glasgow Central), the development offers all the convenience of the city without the bustle.**

## **Property Information**

- 1 bed, 2 bed and 3 bed properties available
- Partly furnished, with carpets/flooring, blinds and white goods
- Fully fitted kitchen with oven, hob, cooker hood, fridge/freezer, washing machine/dryer
- Fitted wardrobes in all bedrooms
- Generous storage throughout the property
- Highly energy efficient homes with full gas central heating feat. mechanical ventilation and heat recovery.
- Tiled bathrooms with baths and showers
- External drying areas
- Constructed to the Glasgow Standard
- Secure video-controlled entry systems
- 43 of the 54 properties have either a small private garden, a Winter Garden or a balcony

On the following pages you will find detailed specifications for each flat type, including plot numbers.





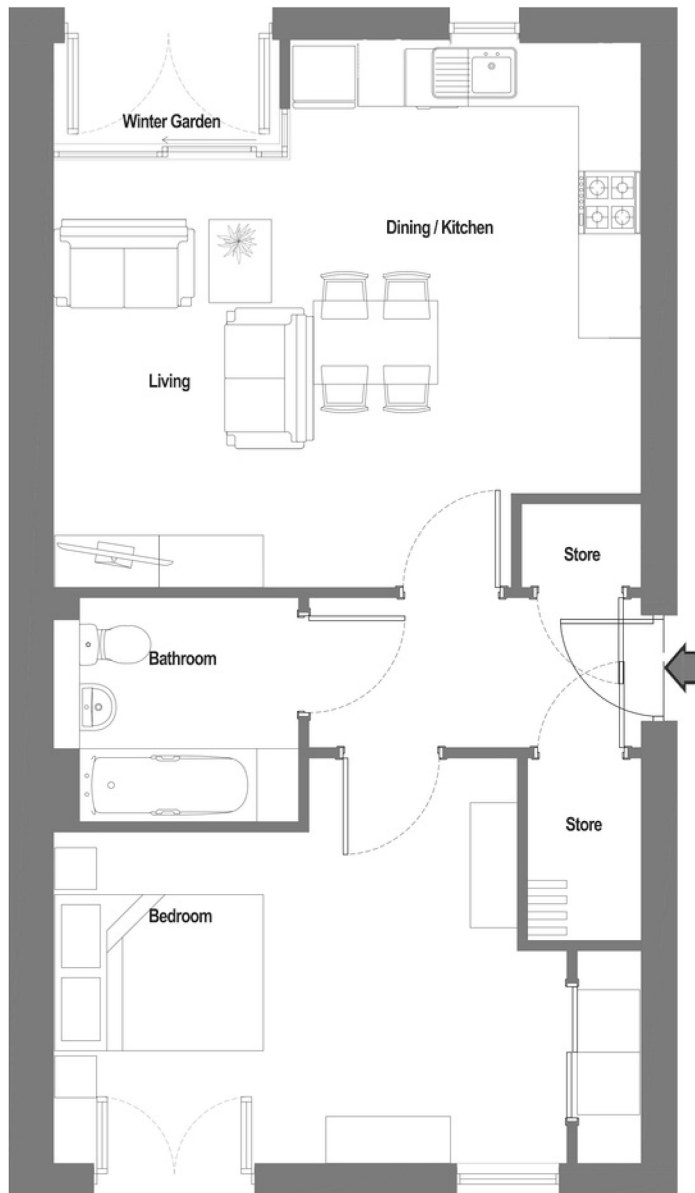
# Home types

## At-a-glance summary of home types and key features

Home type	Plot numbers	No. of beds	No. of bed spaces	Balcony	Private garden	Winter garden	Wheelchair adaptable
1A-A	130, 133, 136, 139, 142, 168, 171, 174, 177, 180	1	2			X	
1A-B	127, 165	1	2		X	X	
1B	128, 164	1	2		X		
1C	146	1	2		X		
1D	149, 152, 155, 158, 161	1	2			X	
2A-A	145, 147	2	4		X	X	
2A-B	148, 150, 151, 153, 154, 156, 157, 159, 160, 162	2	4			X	
2B	137, 140, 143, 170, 173, 176, 179	2	4				
2E	131, 134, 167	2	3				
2G-A	129	2	4		X	X	
2G-B	132, 135, 138, 141, 144	2	4			X	
3A-A	163	3	5		X		
3A-B	166, 169, 172, 175, 178	3	5	X			

## Home Type 1A-A & 1A-B (1 bed/2 person)

Plot numbers: 130, 133, 136, 139, 142, 168, 171, 174, 177, 180, 127, 165



### Essential info

Gross floor area: 60.8m<sup>2</sup> - 654.4sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	29	312
Bedroom 1	15.3	164.7
Bathroom	4.9	52.7
Store	2.8	30.2

### Additional info:

1A-B plots, 127 & 165, are situated on the ground floor and also enjoy a private garden. Plots on upper levels enjoy an indoor Winter Garden.



## Home Type 1B (1 bed/2 person)

Plot numbers: 128, 164

### Essential info

Gross floor area: 56.4m<sup>2</sup> - 607sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	26.5	285
Bedroom 1	13.2	142
Bathroom	5.2	55

### Additional info:

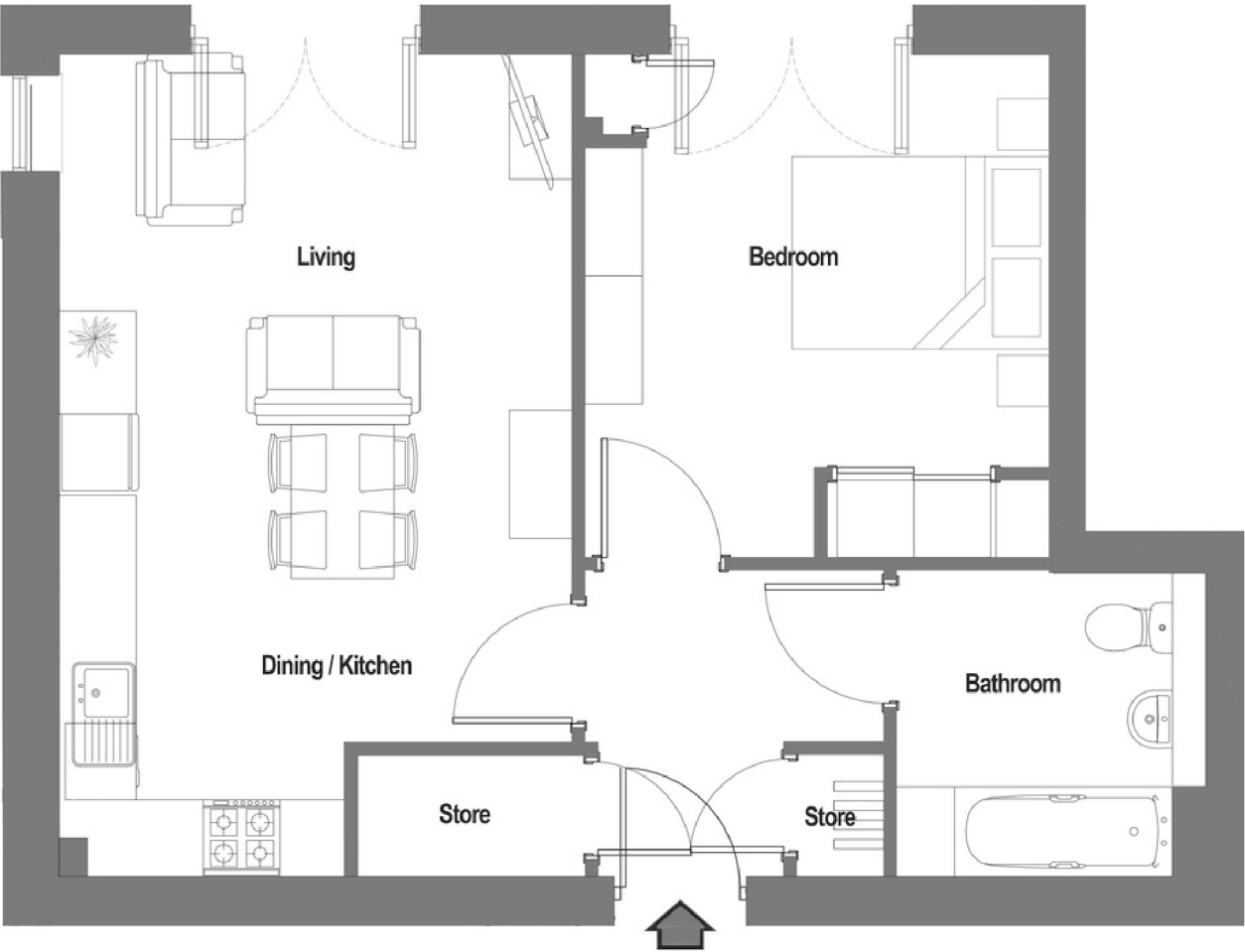
Plots are situated on the ground floor and enjoy a private garden.





Home Type 1C (1 bed/2 person)

Plot number: 146



Essential info

Gross floor area: 52m<sup>2</sup> - 559.7sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	23	248
Bedroom 1	13	140
Bathroom	6	65

Additional info:

This plot is situated on the ground floor and enjoys a private garden.



## Home Type 1D (1 bed/2 person)

Plot numbers: 149, 152, 155, 158, 161

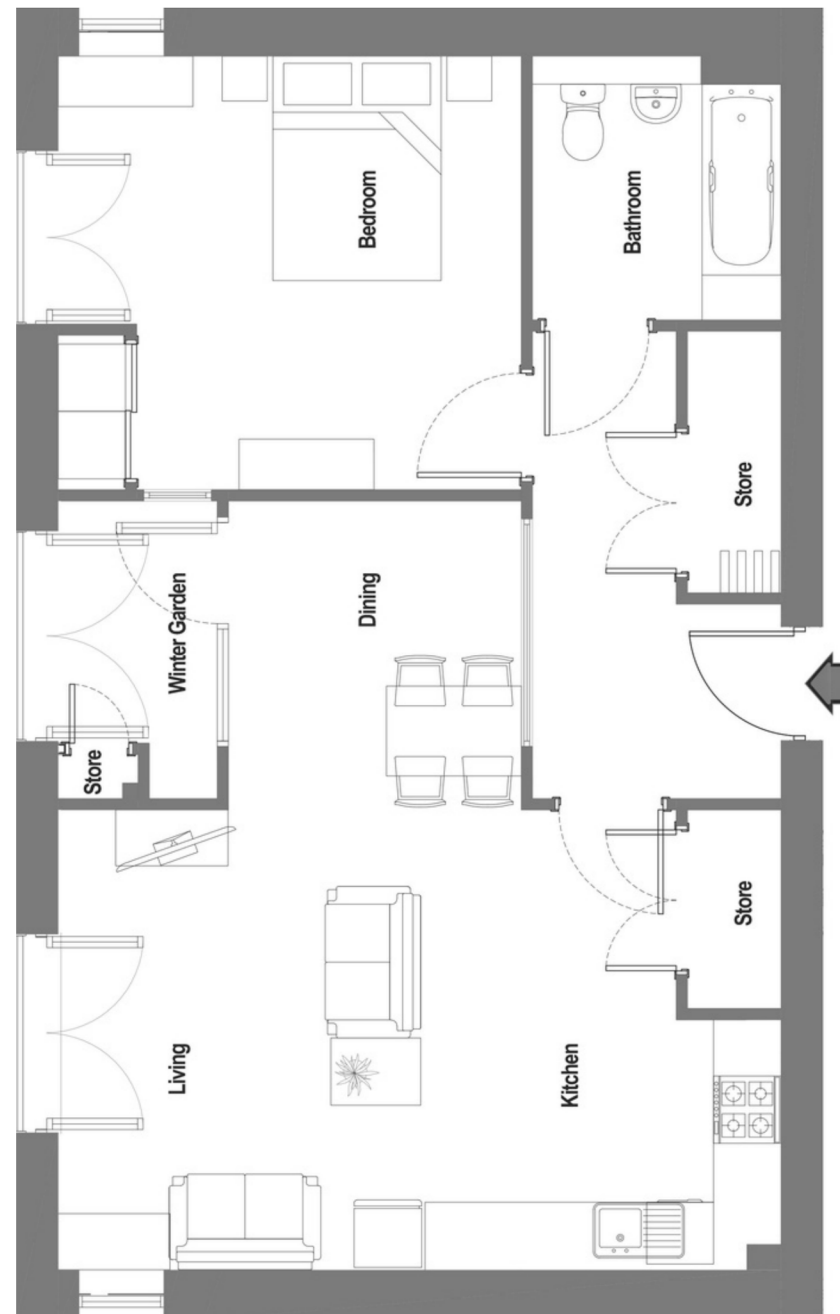
### Essential info

Gross floor area: 68.5m<sup>2</sup> - 737.3sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	24	258.3
Bedroom 1	14	150.7
Bathroom	6	64.6

### Additional info:

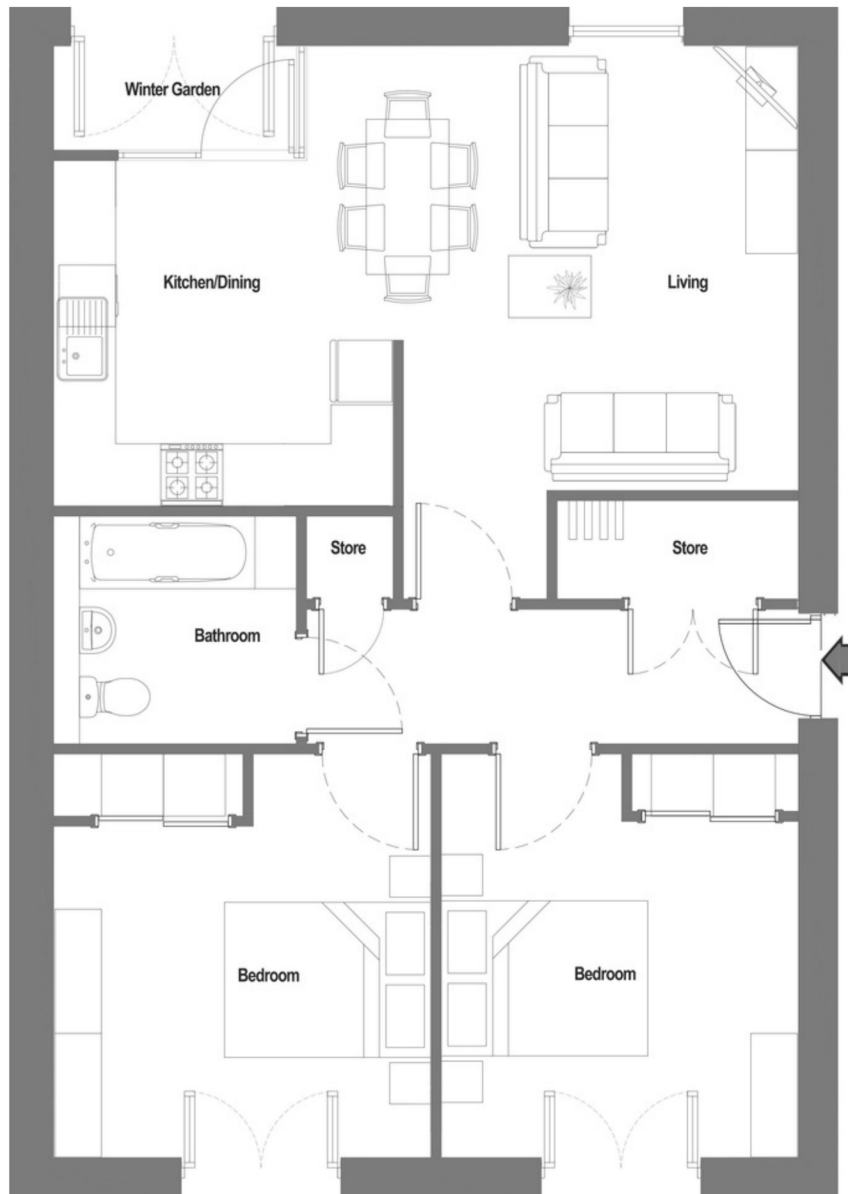
These plots enjoy an indoor Winter Garden.





## Home Type 2A-A & 2A-B (2 bed/4 person)

Plot numbers: 145, 147, 148, 150, 151, 153, 154, 156, 157, 159, 160, 162



### Essential info

Gross floor area: 77.1m<sup>2</sup> - 829.8sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	30	322.9
Bedroom 1	13	139.9
Bedroom 2	12	118.4
Bathroom	5	53.8

### Additional info:

2A-A plots, 145 & 147, are situated on the ground floor and enjoy a private garden. Plots on upper levels enjoy an indoor Winter Garden.



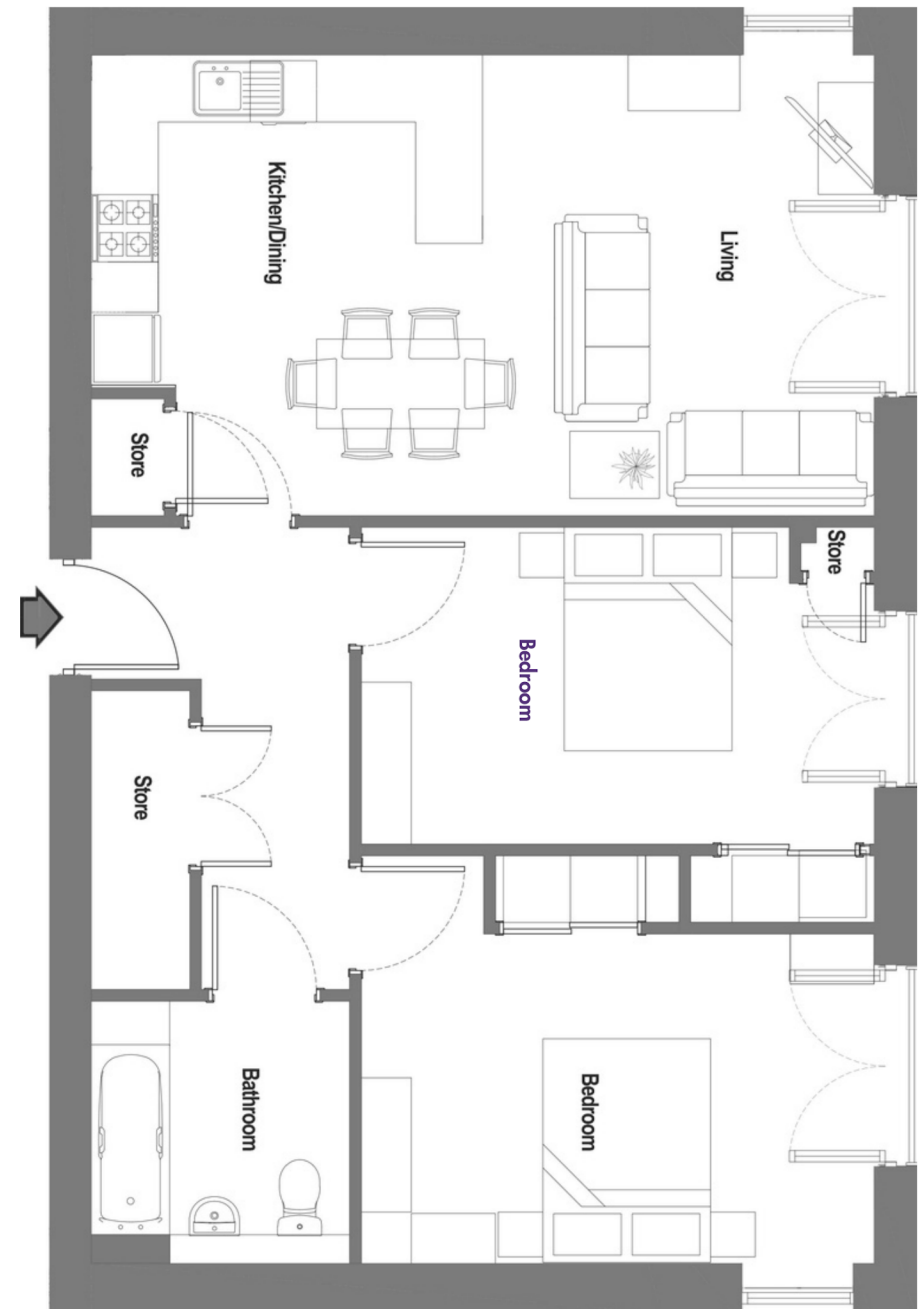
## Home Type 2B (2 bed/4 person)

Plot numbers: 137, 140, 143, 170, 173, 176, 179

### Essential info

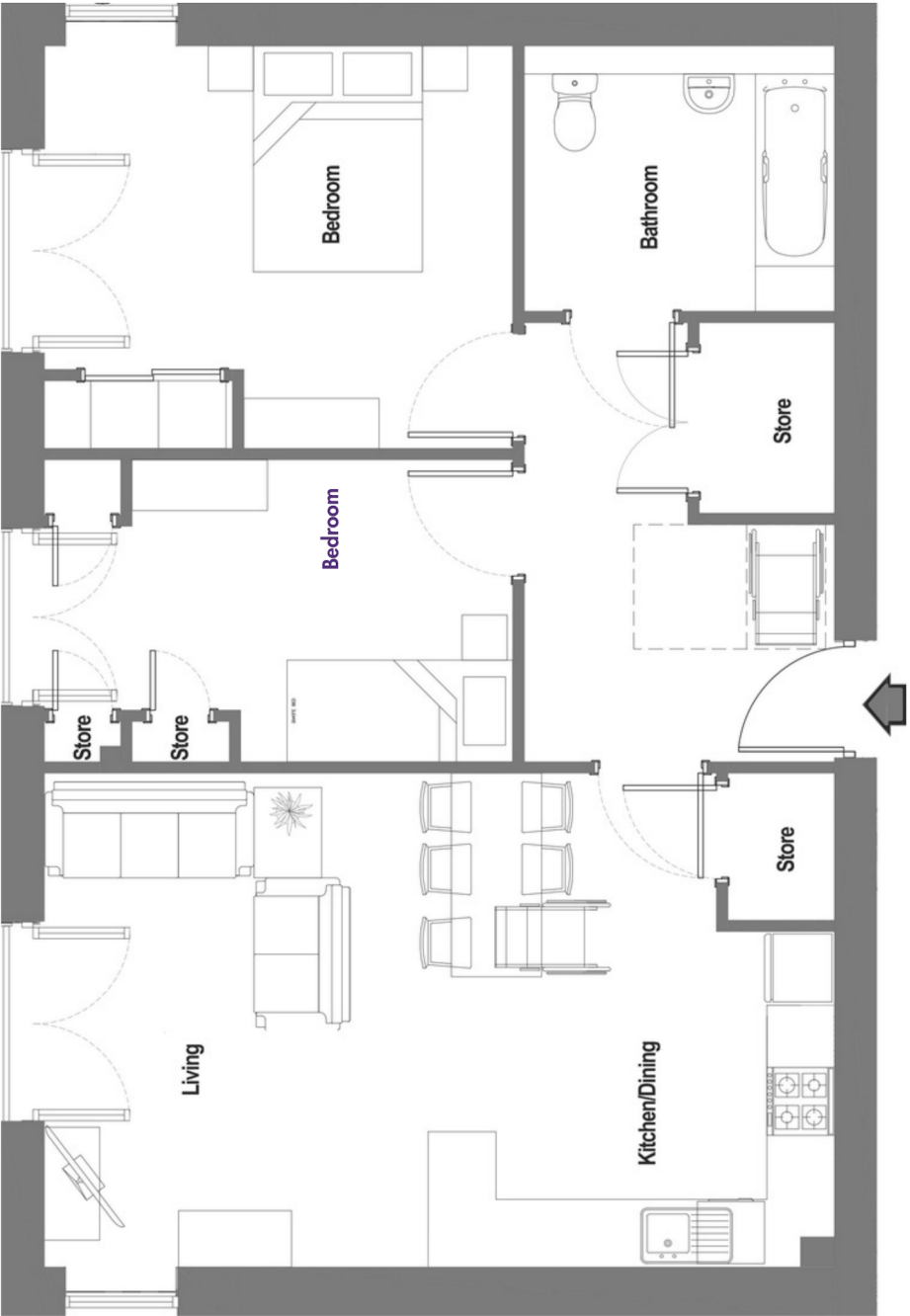
Gross floor area: 75.7m<sup>2</sup> - 814.8sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	28	301.3
Bedroom 1	14	150.7
Bedroom 2	13	139.9
Bathroom	5	53.8



Home Type 2E (2 bed/3 person)

Plot numbers: 131, 134, 167



Essential info

Gross floor area: 76.7m<sup>2</sup> -825.5sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	29.5	317.5
Bedroom 1	9	96.9
Bedroom 2	10	107.6
Bathroom	6	64.6



## Home Type 2G-A & 2G-B (2 bed/4 person)

Plot numbers: 129, 132, 135, 138, 141, 144

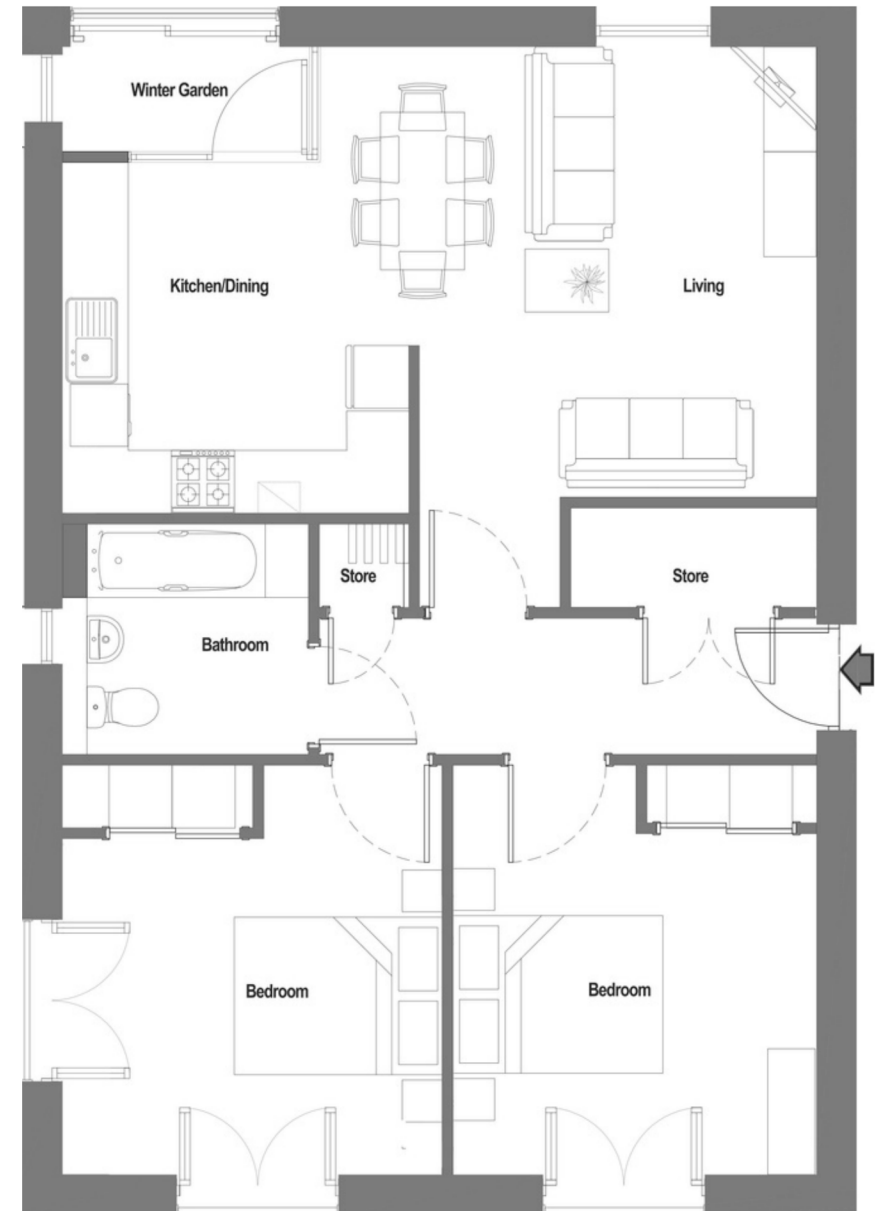
### Essential info

Gross floor area: 77.1m<sup>2</sup> - 829.8sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	30	322.9
Bedroom 1	13	139.9
Bedroom 2	12	118.4
Bathroom	5	53.8

### Additional info:

2G-A plot, 129, is situated on the ground floor and also enjoys a private garden. Plots on upper floors enjoy an indoor Winter Garden.



## Home Type 3A-A & 3A-B (3 bed/5 person)

Plot numbers: 163, 166, 169, 172, 175, 178



### Essential info

Gross floor area: 90.6m<sup>2</sup> - 975.2sq.ft

Room	Area (m <sup>2</sup> )	Area (sq.ft)
Living/dining room	30	322.9
Bedroom 1	16	172.2
Bedroom 2	13	140
Bedroom 3	8	86.1
Bathroom	5	53.8

### Additional info:

3A-A plot 163 is situated on the ground floor and enjoys a private garden. Remaining 3A-B plots 166, 169, 172, 175, 178 have a balcony.

# About us

**Founded in 1965, West of Scotland Housing Association strives to be more than just a landlord.**

What sets us apart is the way in which we go further to improve the lives of our tenants, innovatively responding to your needs as your lives change.

We provide around 4,200 homes across the West of Scotland - including our new Mid Market rent homes managed by our subsidiary WestScot Living - and go further to provide housing you can call home.

When you're a tenant with WestScot Living, you'll feel at home in one of Glasgow's newest housing developments, and enjoy additional services to help make your tenancy as worry-free as possible, including: a dedicated repairs service, annual boiler servicing, close cleaning and grounds maintenance.

We look forward to welcoming you.



West of Scotland Housing Association Letting Agent Registration number:  
LARN2211001.

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## Contact us

**If you would like further information on our MMR homes, please visit our website or contact our friendly Customer Service team on 0141 550 5600.**