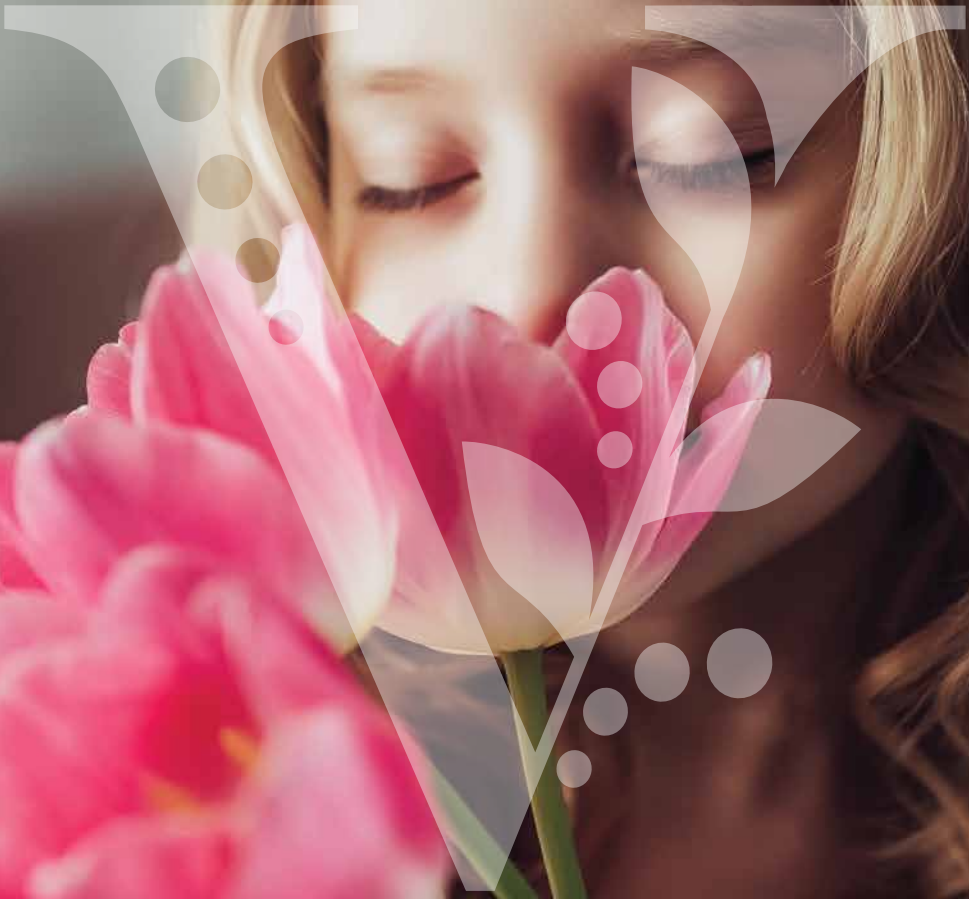




VICTORIA PARK
AIRDRIE



Where luxury and lifestyle meet

An exclusive development of 40 three and four bedroom
semi and detached contemporary homes

www.mckernanhomes.co.uk



McKernan
HOMES

Embrace a
new way of life...

VICTORIA PARK AIRDRIE

MORE SPACE, MORE FREEDOM, MORE LUXURY

Nestled at the bottom of Victoria Drive, the most desirable address in Airdrie, a new development of forty new contemporary luxury homes. Brought to you by McKernan Homes, these stylish new three and four bedroom homes will provide all the comfort and convenience of modern life, offering a superior lifestyle for Airdrie. Your new home blends high quality, unequalled specification with industry leading insulation levels that make our McKernan Homes a joy to live in and comfortable with reduced running costs.

Here at Victoria Park you can enjoy more moments with your family and make time for the things that really matter. This exclusive development offers you a rare opportunity to start a new life in a sensational and sought after setting. Designed with quiet confidence to sit perfectly in the surrounding neighbourhood, McKernan Homes have created houses of elegant yet contemporary appeal.

Note: Images shown are for illustration purposes only.

McKernan make *the difference...*



BUILDING HOMES, BUILDING DREAMS

Here at McKernan Homes we are passionate about developing innovative and high quality new build homes at affordable prices. We have been creating innovative new homes in spectacular locations across Scotland since 1999, where quality, service and professionalism are at our core. As a bespoke builder, our ethos is to create thoughtfully designed homes with the highest specification and generous living spaces. Each of our designs is as unique as our home buyers. Our homes are created to reflect distinct character, incorporating quality craftsmanship and innovation, while fitting into surrounding environments.

As a developer, we pride ourselves in being aware of local sensitivity and understanding what is important to our home buyers. We care about relationships and provide continued support from the day you express interest to long after you have moved in. Our commitment is to ensure that the transition into your new home is as stress-free and enjoyable as possible. We are proud to celebrate our 25th anniversary this year building dream homes for happy homeowners. We are fortunate to have a loyal enthusiastic and dedicated workforce who have been with us every step of the way. Our vast knowledge in all aspects of house building helps McKernan Homes develop long term and rewarding relationships with our clients. When you move into a McKernan house you can enjoy total peace of mind knowing that we have used all our experience and expertise to design and build outstanding new spaces for you and yours to call home.



DELIGHT IN THE DETAIL

At Victoria Park we are creating exceptional living experiences through the pursuit of quality and care in every little detail. Building for your comfort and happiness today and in the future. As soon as you step inside you will see and feel every little detail that makes your new home so special. Your new home is full of personality and style, creating the ideal backdrop for your life, perfect for growing families, first time buyers and downsizers. Whatever your stage of life, Victoria Park provides a new way of living that is perfect for you. With contemporary styling, these three & four bedroom homes incorporate environmentally sound construction standards, that are strong, safe and sustainable. Your new house will benefit from ultra-efficient double glazing, 'A' rated gas

condensing boilers and solar panels and as a result are 'A' rated for energy efficiency, meaning that your new home costs less to run and stays warmer for longer. In terms of design, each home is spacious, flexible and perfectly suited to modern life, with open plan spaces, large bedrooms, light-filled living areas and ample storage as standard. Everything you need is here. All our homes, without exception, are finished to the highest standards including designer kitchens, bathrooms and en-suites boasting contemporary white sanitary ware and Porcelanosa tiling. Your new home is built with versatility in mind. The perfect house is a place where everything feels just right and just for you. That's what you will find at Victoria Park.

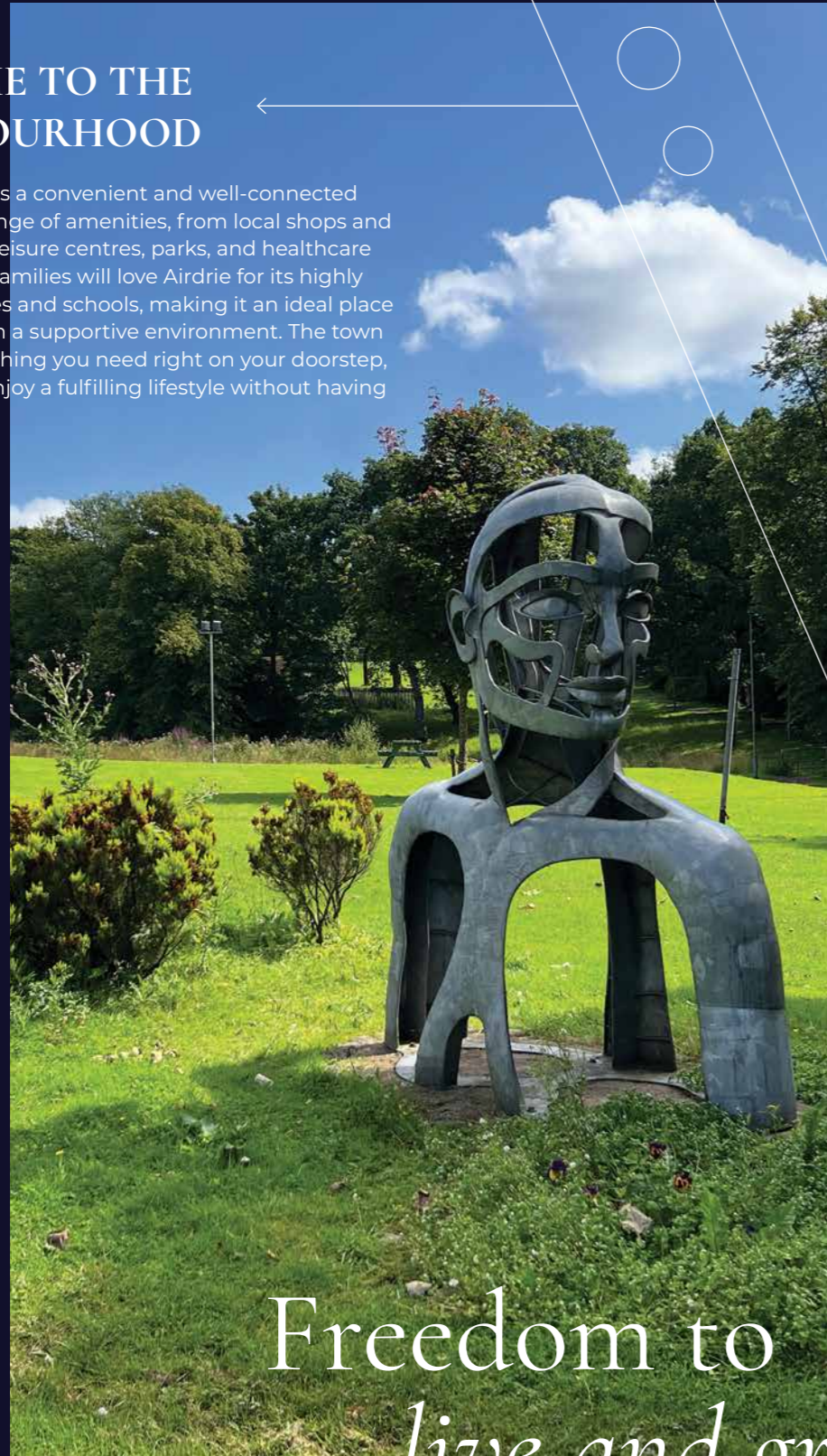


OUTSTANDING EFFICIENCY

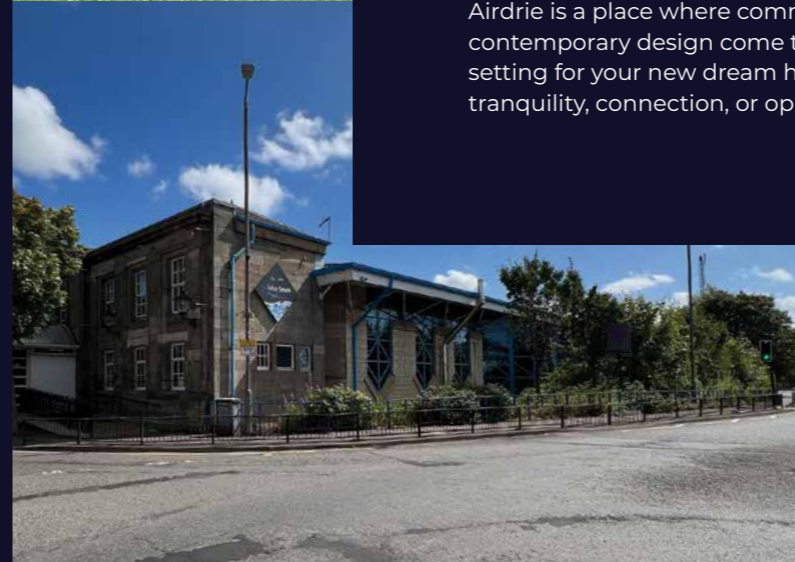
Sustainability is at the core of what we do and with the use of the most energy efficient products and building methods we are proud that Victoria Park is built to the highest industry standards with all our homes achieving 'A' ratings in energy efficiency.

WELCOME TO THE NEIGHBOURHOOD

Victoria Park offers a convenient and well-connected location with a range of amenities, from local shops and supermarkets to leisure centres, parks, and healthcare facilities nearby. Families will love Airdrie for its highly regarded nurseries and schools, making it an ideal place to raise children in a supportive environment. The town also boasts everything you need right on your doorstep, allowing you to enjoy a fulfilling lifestyle without having to venture far.



Freedom to
live and grow...



LIVING LIFE TO THE FULL IN AIRDRIE

Airdrie is a popular market town in the heart of North Lanarkshire just 12 miles east of Glasgow. It is a town with deep roots and a proud history, yet it's also a place that's constantly evolving. This is why the Airdrie Town Vision plan exists, to attract new homes and new investment celebrating the town's heritage, character, scale and connectivity.

Shopping is abundant, the town supports a diverse array of local, independent shops and businesses, as well as various cafes, traditional pubs and restaurants. Whether you're thinking about a delicious brunch at The Topsy Cow or the weekly shopping at Morrisons, both are a five minute drive away. Tesco and Aldi are also nearby. Airdrie offers a wide range of sports and recreational facilities and amenities including the John Smith swimming pool, Airdrie Leisure Centre, athletics, football, and even angling. If golf is your game then you can enjoy the outstanding Airdrie or Easter Moffat courses. Or simply enjoy the fresh air and picturesque walks through the Centenary and West End Parks.

STAY CONNECTED

Victoria Park is perfectly placed for work, play and travel and enjoys great transport links with easy access to major motorways and well serviced rail links. Airdrie and Coatdyke railway stations are only half a mile away with direct connections to Glasgow City Centre and Edinburgh. All of this means you can be wherever you need or want to be with ease.

MORE OF WHAT MATTERS, ALL WITHIN EASY REACH

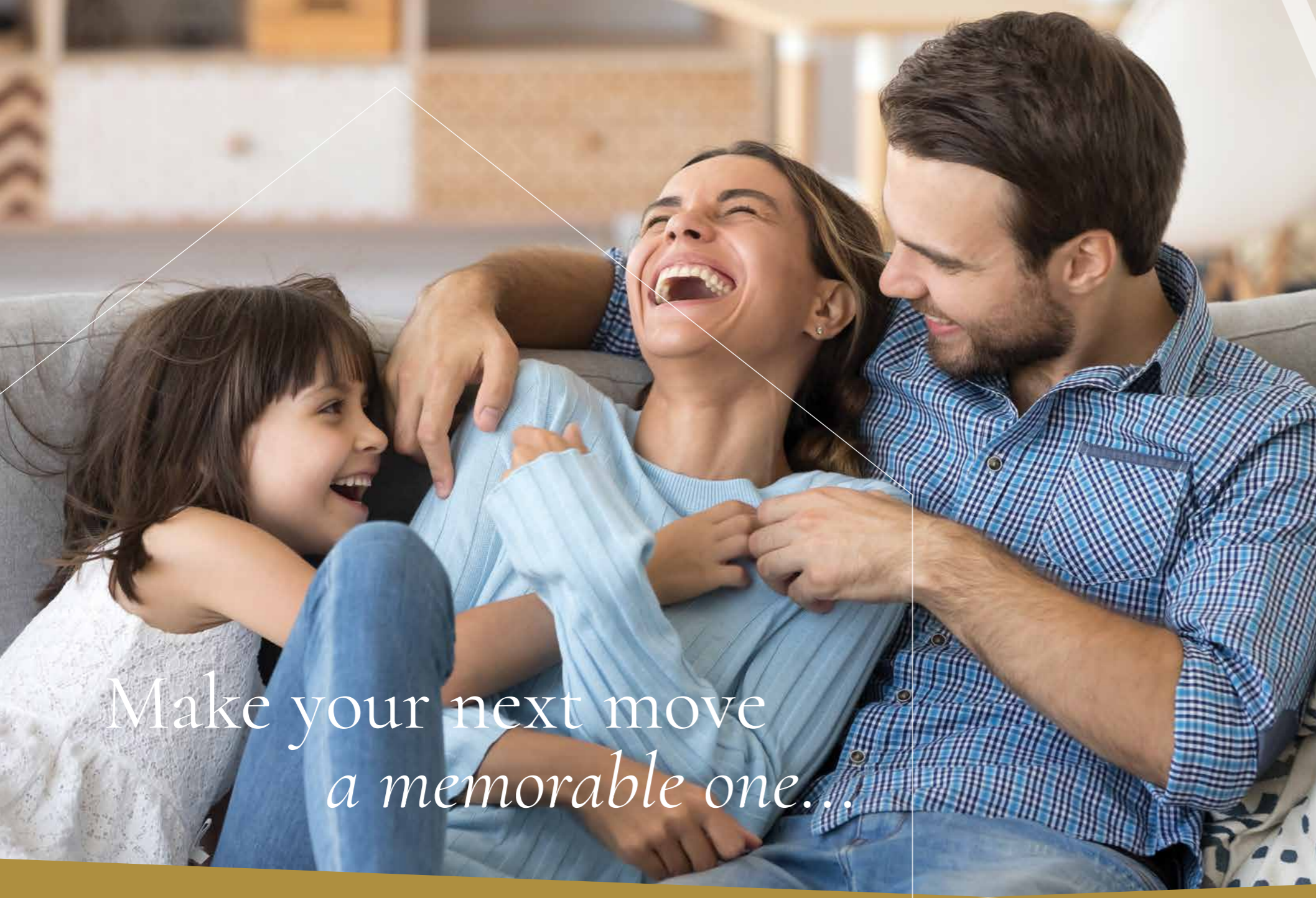
Airdrie is a place where community, convenience, and contemporary design come together, offering the perfect setting for your new dream home. Whether you're seeking tranquility, connection, or opportunity, Airdrie has it all.

TAKE IT EASY

Relaxation comes naturally at Victoria Park. From the spacious living areas, the large picture windows and french doors (plot specific) onto the turfed garden complete with generous decking, ensuring that you are still intimately connected to the natural environment beyond, helping to create a sense of peace and serenity.

A RECIPE FOR SUCCESS

As the heart of your home, kitchen, dining and family areas at Victoria Park strike the perfect balance between relaxing, cooking and entertaining. Here form and function combine allowing these open plan areas to bring family and friends together while offering you a space that perfectly matches your needs. German kitchens by Nolte with branded Siemens appliances are supplied by local award winning company Silver Birch.



Make your next move
a memorable one...



Note: All interior images shown are for illustration purposes only and do not represent actual fixtures and fittings.

BALANCING SPACIOUSNESS AND STYLE

Your spacious bedroom should be a welcoming sanctuary - a serene and calm space to retire to at the end of a busy day. That is why each room has been designed thoughtfully to make the most of each personal area.

RELAX AND UNWIND

Whether getting ready for work or unwinding after a busy day, in every home the bathroom offers an added sense of relaxation. Complete with designer fixtures, Porcelanosa wall tiling and powerful showers, these are the ideal spaces in which to unwind. Finished to a high standard en-suites are elegant and restful in equal measure.

SPACE, STYLE AND CHOICE

Our outstanding specification has been designed with you in mind. Finished to the highest standards throughout, our homes feature integrated appliances, smart tech and so much more as standard. Your new home is constructed in accordance with the latest environmental standards and is covered by an approved 10 year structural warranty issued by Q Assure.

KITCHENS & UTILITY FEATURES

- Stylish creative design kitchens with soft close drawers and doors in a wide range of styles and colours to select from*
- Laminate worktops, complete with matching upstands to the kitchen*
- Stainless steel 1 1/2 bowl sink with feature tap to kitchen
- LED under-unit lighting below wall units
- Siemens fan assisted single oven
- Siemens microwave combination oven
- Siemens 4 zone induction hob
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Chrome sockets including USB charger point
- Cutlery tray

SHOWER AND BATHROOM FEATURES

- White contemporary sanitary ware
- Range of Porcelanosa full height tiling in a selection of colours, including feature wall
- Modern storage solutions in a range of colours
- Thermostatic shower with rain dance fixed and additional adjustable spray head
- High quality safety glass shower enclosure with solid low profile white tray and chrome trim
- Shower above bath in family bathroom*
- Quality chrome designer taps and fittings
- Chrome heated towel rail
- Shaver socket (en-suite)
- Mirrors above basins (where possible)

EXTERNAL FEATURES

- UPVC high performance double glazing
- Stylish secure by design multi point locking entrance doors
- Feature external lighting to front, side and rear doors
- External water tap
- Door bell
- Number plaque

- 1.8m wooden fence to all rear boundaries with gate
- Easy maintained plastic gutters and fascias
- Solar PV panels (plot specific roof location)
- Monoblock driveways
- Decorative coloured slabs
- Slabbed or sustainable composite deck patio area (as design dictates)
- Turf to front and rear garden and landscaping works as per landscaping design drawing

MODERN ESSENTIALS

- Fully condensing A rated gas central heating boiler with ample hot water
- Pressurised stored hot water*
- Solid core internal doors in a choice of finishes throughout, with glazed panels to living room with chrome ironmongery
- Stylish detailed skirtings and facings
- White ceilings with a choice of wall colour
- Sliding mirror wardrobe doors, with shelves and hanging rails to bedrooms*
- Mains wired smoke detectors, heat, and CO2 detectors
- White radiators with end panels and grills to all locations (except bathroom and master en-suite)
- Part glazed front doors with chrome ironmongery
- French doors to patio area (plot specific)

MAKE YOUR HOME BESPOKE **

Everyone at McKernan Homes wants your new home to feel unique. In addition to our fantastic specification we offer a range of bespoke upgrades that help customise your home to your needs, please talk to a member of staff for full details.

* Plot specific, please consult sales agent for full details.

** Bespoke options dependent on stage of property build.

VICTORIA PARK AIRDRIE



ANNAN
Type A
4 Bed Detached
117sqm - 1259sqft



CARRADALE
Type C
4 Bed Detached
153sqm - 1647sqft



DEE
Type D
4 Bed Detached
147sqm - 1582sqft



ESK
Type E
3 Bed Semi
96sqm - 1033sqft



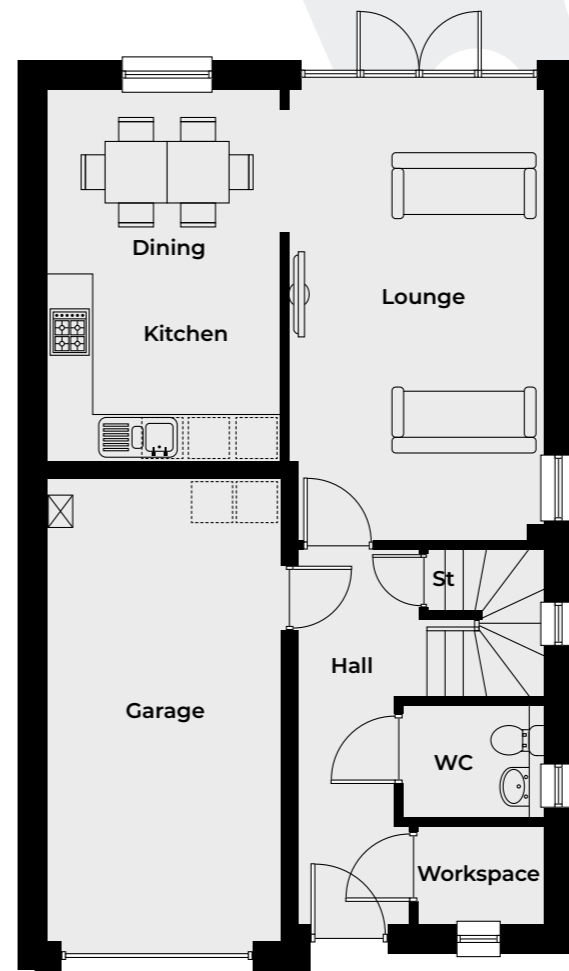
NAIRN
Type N
3 Bed Detached
93.6sqm - 1008sqft



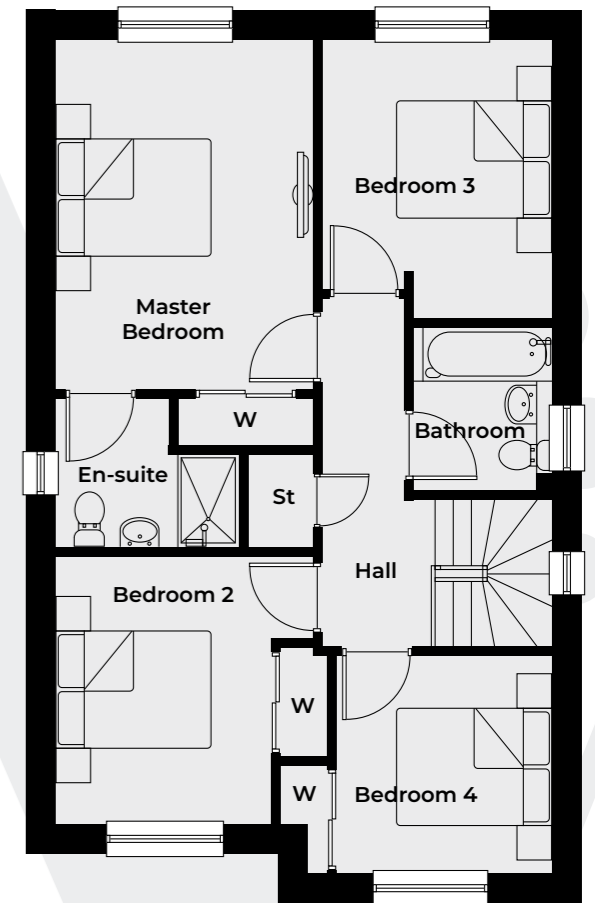
NAIRN (SEMI)
Type N
3 Bed Semi
93.6sqm - 1008sqft



TYNE
Type P
3 Bed Detached
99.4sqm - 1069sqft



GROUND FLOOR



FIRST FLOOR

4 BEDROOM DETACHED HOME

A stylish modern detached villa with integral garage. Welcoming entrance hallway with cloak/wc located off, spacious lounge with doors leading to gardens and a modern dining kitchen with integrated appliances. The upper hallway gives access to the four bedrooms with master having an en-suite shower room and a well appointed family bathroom. Three bedrooms have in built fitted wardrobes and there is ample storage throughout.

ROOM DIMENSIONS

Lounge	3310mm x 5823mm
Kitchen	3000mm x 2600mm
Dining Area	3000mm x 2196mm
WC	1795mm x 1393mm
Workspace	1628mm x 1250mm
Garage	3045mm x 6000mm
Master Bedroom	3335mm x 4508mm
En-suite	2385mm x 1925mm
Bedroom 2	2792mm x 3452mm
Bedroom 3	2975mm x 3331mm
Bedroom 4	2792mm x 2801mm
Bathroom	1800mm x 2100mm
Total Floor Area	117sqm ~ 1259sqft

Sizes are for indication only and may be subject to site tolerances. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. All dimensions must be read in conjunction with the architects drawings. Dimensions do not include wardrobes. Please note that these floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also some plots may be handed. Please speak to your sales advisor for further information.



Carradale

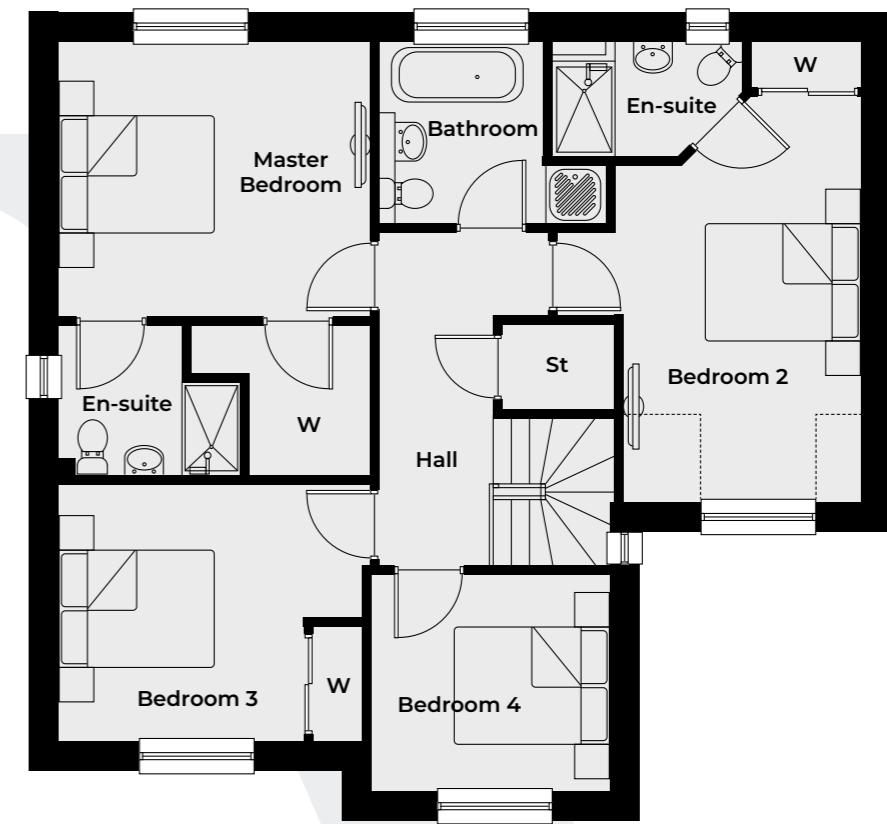


4 BEDROOM DETACHED HOME

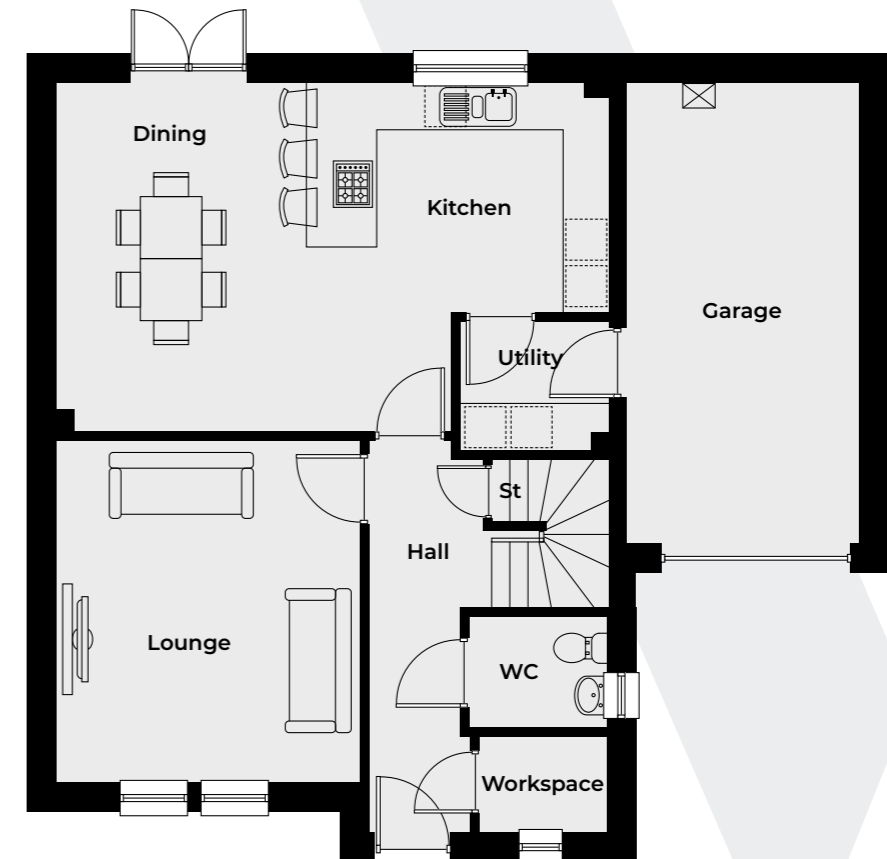
The largest house type on the development. A spacious detached villa with integral garage. Comprises entrance hallway with cloaks/wc located off, front facing lounge, large dining kitchen with doors leading to rear gardens and a useful utility room with doorway leading to the garage. On the upper floor there are four double bedrooms, one and two having en-suite shower rooms and house bathroom with feature bath and separate shower area.

ROOM DIMENSIONS

Lounge	3910mm x 4411mm
Kitchen	3700mm x 2977mm
Dining Area	3434mm x 4516mm
WC	1794mm x 1392mm
Workspace	1666mm x 1250mm
Garage	3051mm x 6000mm
Master Bedroom	4033mm x 3557mm
En-suite	1585mm x 1926mm
Bedroom 2	3091mm x 5249mm
En-suite	1639mm x 1495mm
Bedroom 3	4033mm x 3321mm
Bedroom 4	3098mm x 2793mm
Bathroom	2100mm x 2377mm
Total Floor Area	153sqm ~ 1647sqft



FIRST FLOOR



GROUND FLOOR

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Dee

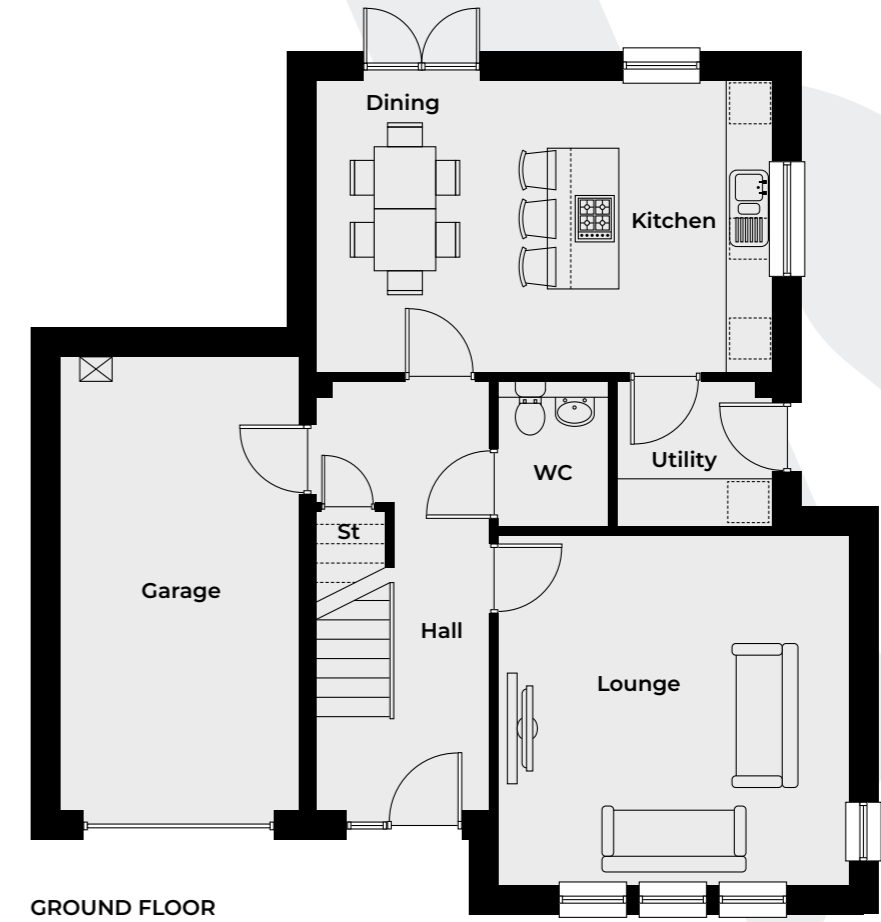
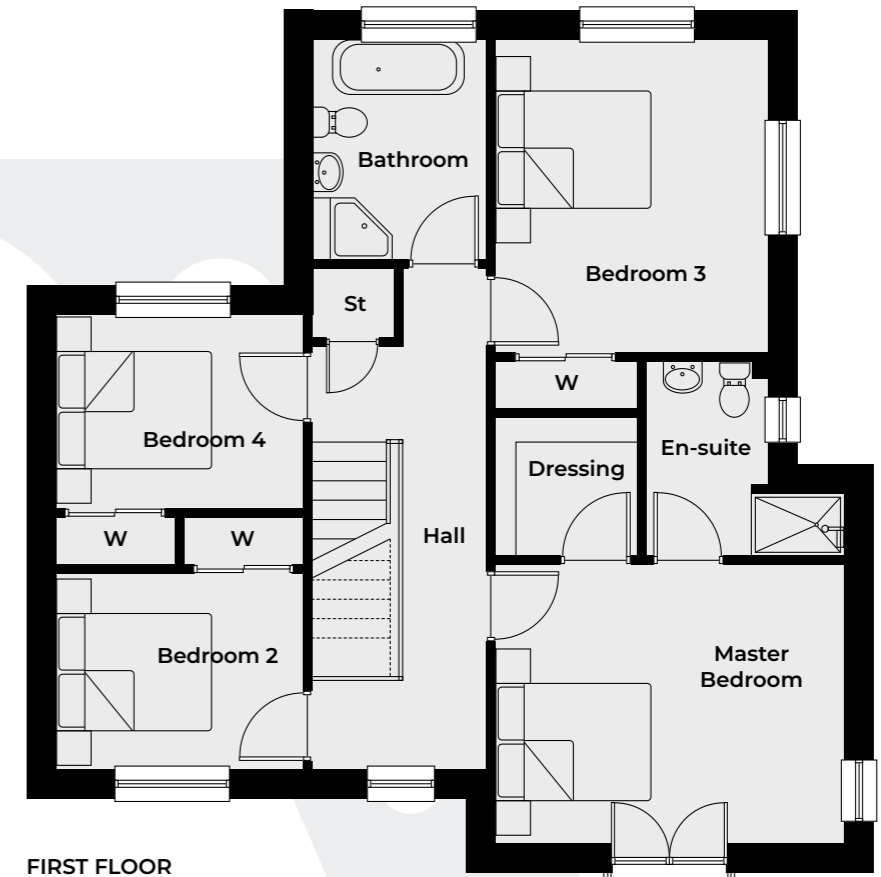


4 BEDROOM DETACHED HOME

A lovely house type with broad entrance hallway triple window front facing lounge, large family dining kitchen with doors leading to rear gardens, separate utility room and downstairs cloaks/wc. Modern Kitchen with island, large master bedroom has a walk in dressing room and en-suite shower room with the remaining bedrooms having in built fitted wardrobes. The well appointed house bathroom includes feature bath and separate shower completing the accommodation.

ROOM DIMENSIONS

Lounge	4543mm x 4543mm
Kitchen	2900mm x 3779mm
Dining Area	2993mm x 3779mm
WC	1393mm x 1846mm
Utility	2007mm x 1846mm
Garage	3114mm x 5919mm
Master Bedroom	4543mm x 3618mm
En-suite	1584mm x 2497mm
Bedroom 2	3192mm x 2522mm
Bedroom 3	3559mm x 4053mm
Bedroom 4	3192mm x 2522mm
Bathroom	2209mm x 2856mm
Total Floor Area	147sqm ~ 1582sqft



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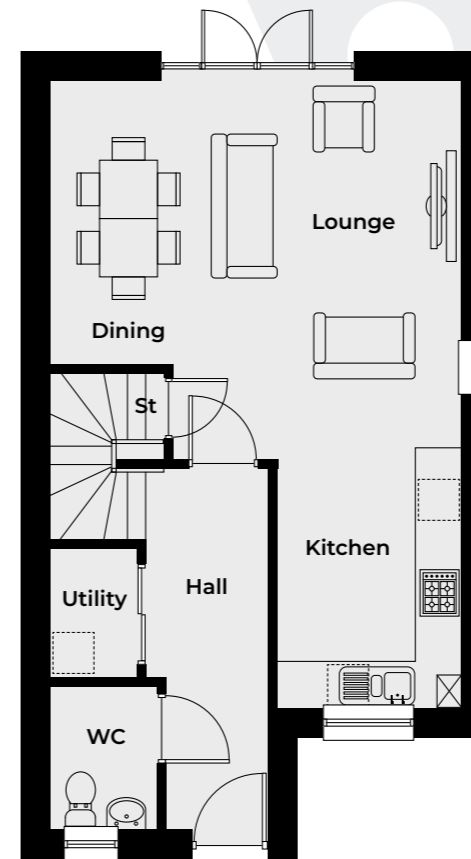


3 BEDROOM SEMI-DETACHED HOME

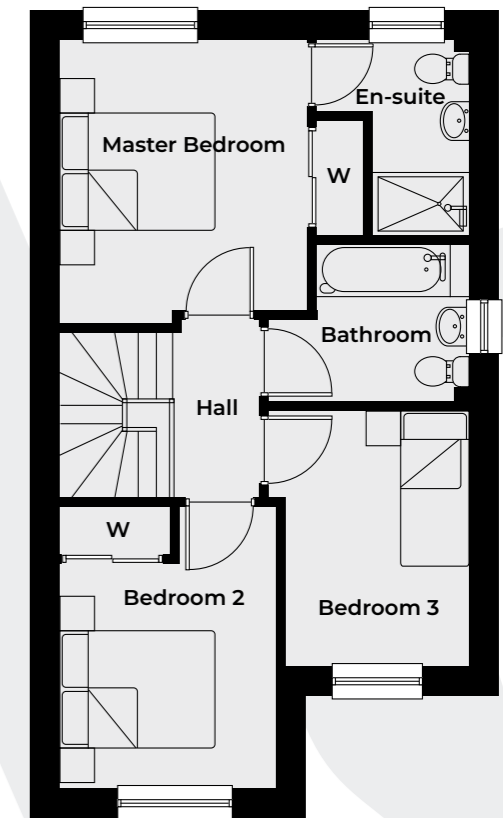
A spacious modern semi detached villa comprising entrance hallway with cloak/wc and utility space located off and a large "L" shaped open plan lounge/ dining room and kitchen. On the first floor the rear facing master bedroom has fitted wardrobes and an en-suite shower room. There are two further bedrooms and family bathroom.

ROOM DIMENSIONS

Lounge/Dining	5290mm x 4514mm
Kitchen	2375mm x 3600mm
WC	1392mm x 1810mm
Utility	1160mm x 1677mm
Master Bedroom	3179mm x 3668mm
En-suite	1985mm x 2520mm
Bedroom 2	2852mm x 2948mm
Bedroom 3	2375mm x 3318mm
Bathroom	1685mm x 2026mm
Total Floor Area	96sqm ~ 1033sqft



GROUND FLOOR

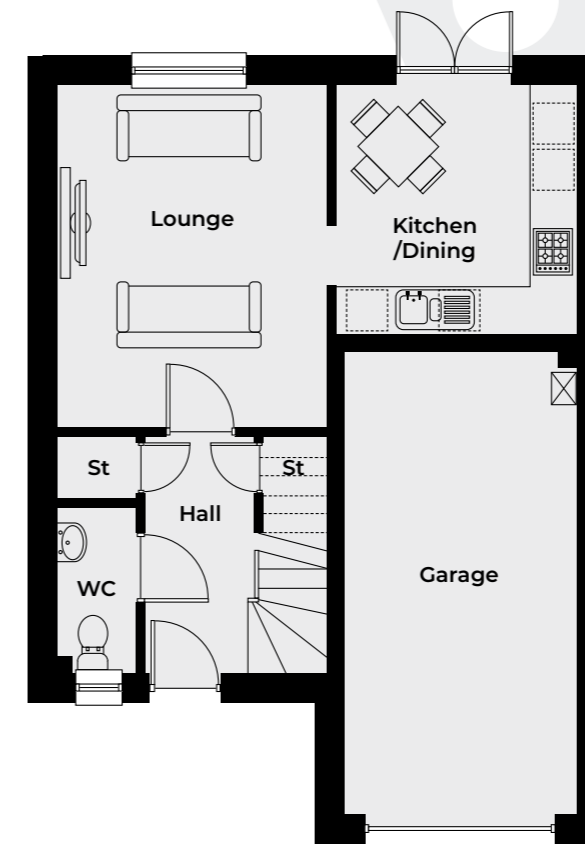


FIRST FLOOR

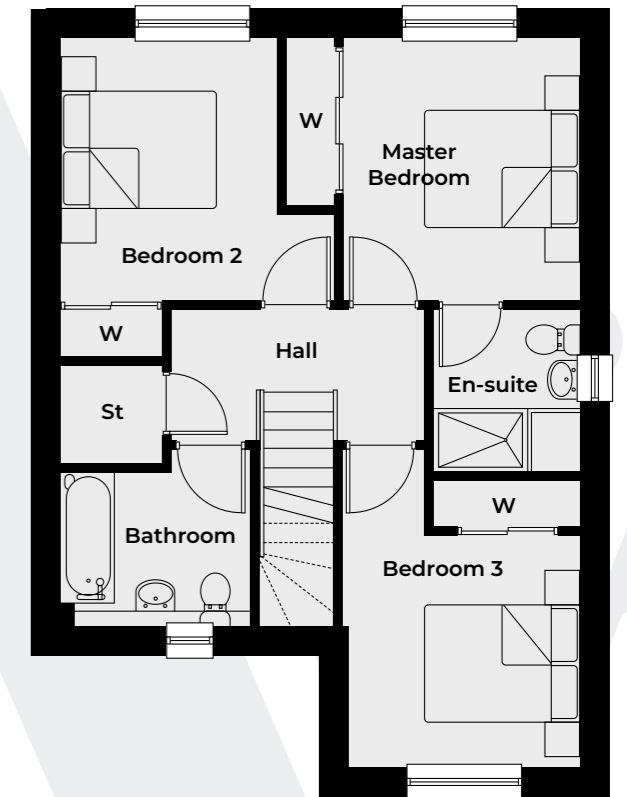
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Nairn



GROUND FLOOR



FIRST FLOOR

3 BEDROOM DETACHED HOME

A modern detached villa with integral garage comprising entrance hallway rear facing lounge, modern dining kitchen and downstairs cloaks/wc. On the first floor there are three double bedrooms all with fitted wardrobes with the master having an en-suite shower room and house bathroom.

ROOM DIMENSIONS

Lounge	3518mm x 4434mm
Kitchen/Dining	3078mm x 3219mm
WC	1050mm x 2111mm
Garage	3000mm x 6000mm
Master Bedroom	3071mm x 3400mm
En-suite	1900mm x 2071mm
Bedroom 2	2800mm x 3400mm
Bedroom 3	3018mm x 2985mm
Bathroom	2443mm x 1985mm
Total Floor Area	93.6sqm ~ 1008sqft

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Nairn (Semi)

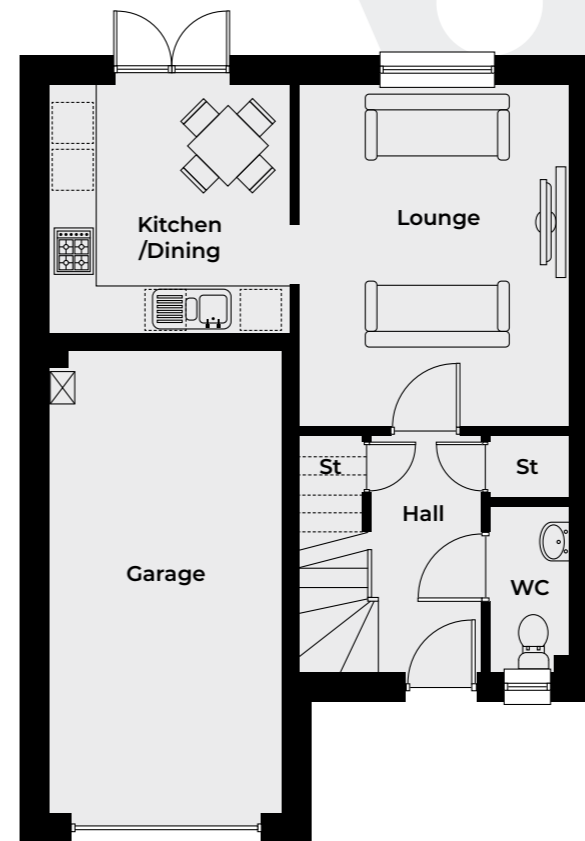


3 BEDROOM SEMI-DETACHED HOME

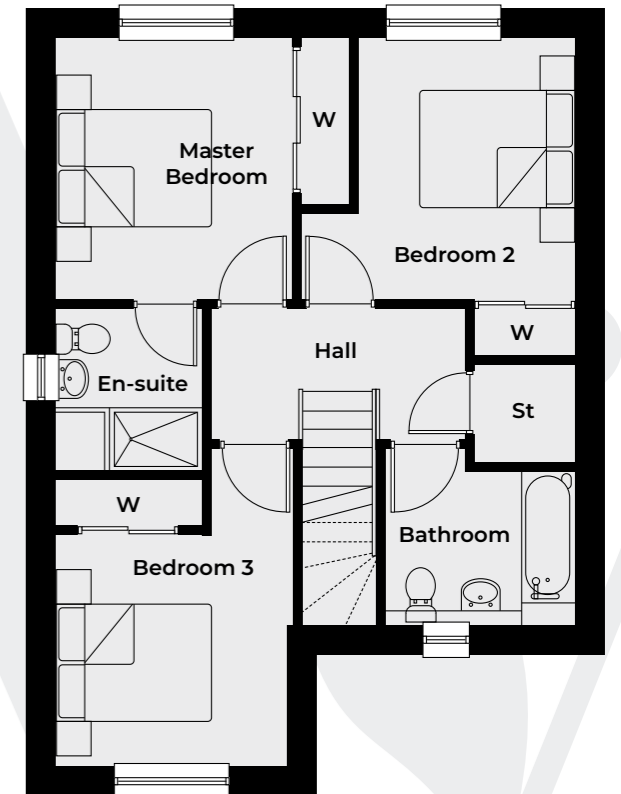
A modern semi detached villa with integral garage comprising entrance hallway rear facing lounge, modern dining kitchen and downstairs cloaks/wc. On the first floor there are three double bedrooms all with fitted wardrobes with the master having an en-suite shower room and house bathroom.

ROOM DIMENSIONS

Lounge	3518mm x 4434mm
Kitchen/Dining	3078mm x 3219mm
WC	1050mm x 2111mm
Garage	3000mm x 6000mm
Master Bedroom	3071mm x 3400mm
En-suite	1900mm x 2071mm
Bedroom 2	2800mm x 3400mm
Bedroom 3	3018mm x 2985mm
Bathroom	2443mm x 1985mm
Total Floor Area	93.6sqm ~ 1008sqft



GROUND FLOOR



FIRST FLOOR

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Tyne

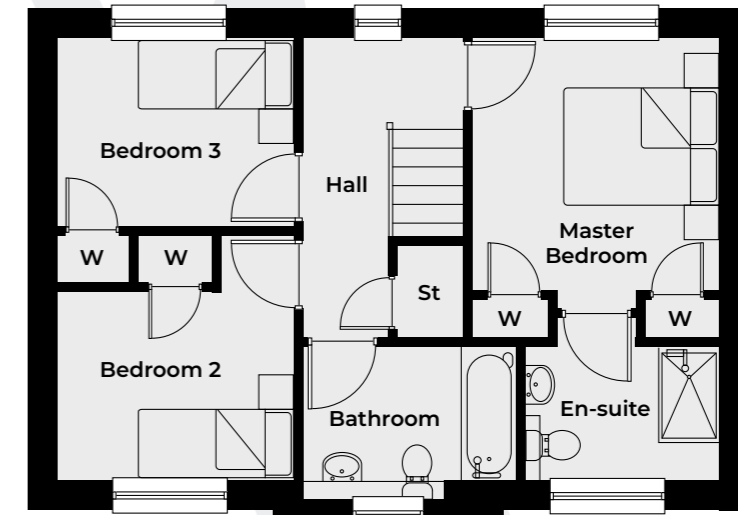


3 BEDROOM DETACHED HOME

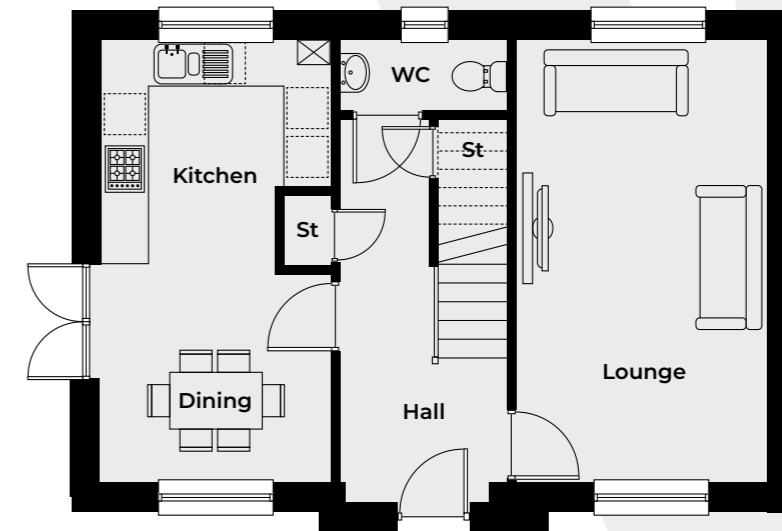
A modern detached villa with lounge with front and rear facing windows, a large dining kitchen with French doors to garden, downstairs cloaks/wc. On the first floor there are three double bedrooms all with fitted wardrobes with the master having an en-suite shower room and house bathroom.

ROOM DIMENSIONS

Lounge	3216mm x 5728mm
Kitchen	2961mm x 1900mm
Dining Area	2961mm x 2843mm
WC	2160mm x 897mm
Master Bedroom	3216mm x 3278mm
En-suite	2526mm x 1715mm
Bedroom 2	3071mm x 2439mm
Bedroom 3	3071mm x 2439mm
Bathroom	2740mm x 1965mm
Total Floor Area	99.4sqm ~ 1069sqft



FIRST FLOOR



GROUND FLOOR

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EXCELLENCE IN HOMEBUILDING

For a quarter of a century, McKernan Homes has been crafting more than just houses – we've been building dreams, creating communities, and setting new standards in luxury living. As we celebrate our 25th anniversary, we reflect on a legacy of passion, quality, and commitment that has shaped the lives of countless families across Central Scotland.

A LEGACY OF LUXURY

From the beginning, McKernan Homes has been driven by one simple mission: to create homes that are as unique as the people who live in them. Over the past 25 years, our unwavering dedication to superior craftsmanship, elegant design, and attention to detail has made us a trusted name in luxury homebuilding. Each home we build tells a story – your story – brought to life with the highest level of care and expertise.

BUILDING DREAMS, CREATING MEMORIES

At McKernan Homes, we understand that a home is much more than just bricks and mortar. It's a place where families grow, milestones are celebrated, and memories are made. Our designs are tailored to enhance the way you live, blending sophistication with comfort to create spaces that truly feel like home. With each development, we strive to craft communities that foster connection and inspire a sense of belonging.

THANK YOU FOR 25 YEARS OF TRUST AND PARTNERSHIP

Our success over the past 25 years would not have been possible without the trust and loyalty of our clients, partners, and community. We are incredibly grateful to everyone who has been part of the McKernan Homes journey, and we look forward to building more dreams, one beautiful home at a time. Here's to 25 years of excellence, and to many more years of creating the homes and communities of tomorrow. Thank you for choosing McKernan Homes, where your dream home becomes reality.



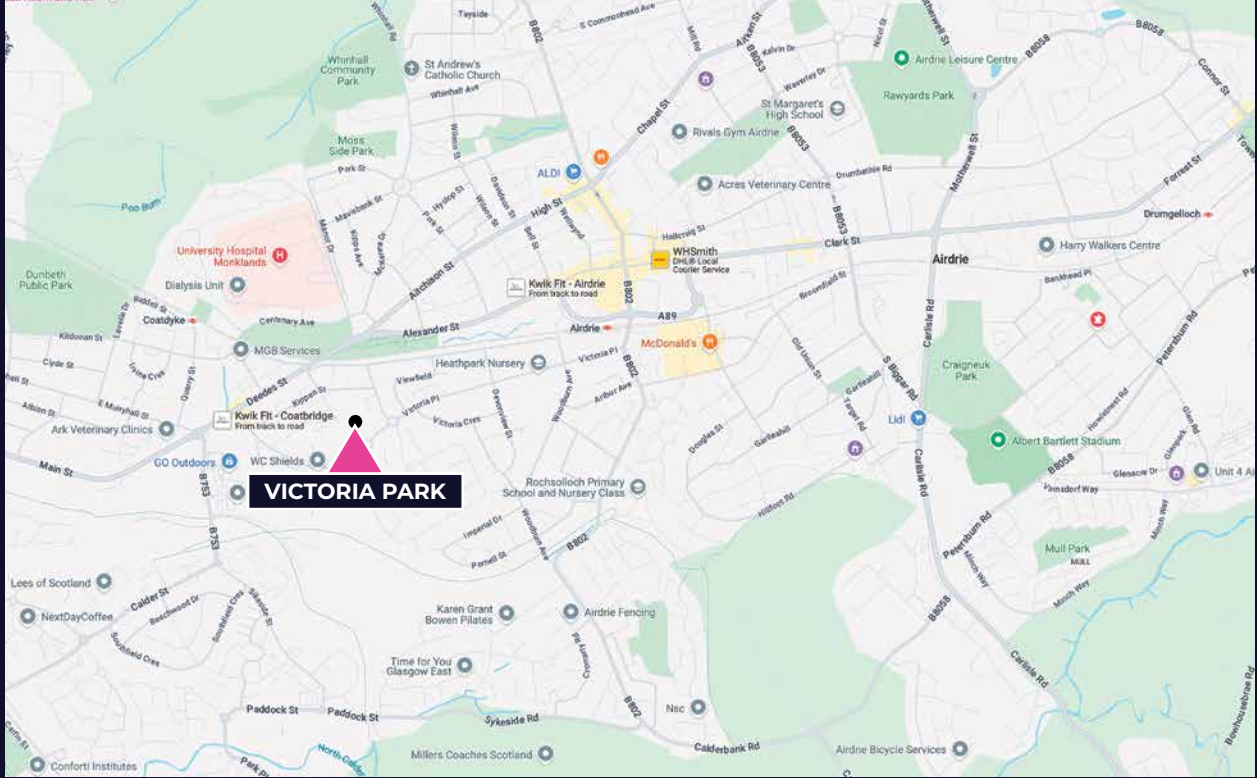
Celebrating 25 Years
of Building Dreams...



VICTORIA PARK

AIRDRIE

An exclusive development of 40 three and four bedroom semi and detached contemporary homes



SAT NAV: ML6 9AQ

For all sales enquiries please contact our Victoria Park sales team on:

e: sales@mckernanhomes.co.uk

t: 01236 490 137 m: 07594 515562



McKernan HOMES

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