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Just perfect if you do like to be beside the seaside



COASTAL HAVEN:
Boyfield
Gardens offers
seaside living

ONCE the idea of being at home in a seaside setting and working in the centre of Glasgow would have seemed an impossibility. Seaside living was for holiday time.

In fact, commuting from a Clyde coastal area such as Prestwick could have added as much as three hours to the daily routine. But these days, thanks to greatly improved roads such as the M77 and advanced rail services, it is now perfectly possible to enjoy the best of both worlds.

And, of course, it has the leisure attractions associated with holiday destinations. In addition to its scenic waterside setting, the town is world famous as a golf venue.

Developers are homing in on such locations. The Ashleigh Projects development, Boydfield

Gardens in Prestwick, is a perfect example. It features only seven detached homes with the design mix taking in two styles of four-bedroom properties.

Both have two reception rooms, an open plan kitchen-dining room, utility and cloakroom with four bedrooms upstairs along with the main bathroom, and the master bedroom having ensuite facilities.

Steven Miller of agents Donald Ross, said: "This is a rare opportunity for buyers to purchase a contemporary property in Prestwick, which has a fantastic beach with views towards the Isle of Arran."

Prices range from £290,000 to £310,000.

Information: 01292 288222;
www.donaldross.co.uk

□ THERE has been no problem finding apt names for properties at the Mains of Taymouth Kenmore Estate in Perthshire. The estate has drawn on the history of nearby Taymouth Castle for its new buy-to-let houses which are called Maxwells.

Maxwell's Temple or The Cross was built in the 19th century as a tribute to Mary, Countess of Breadalbane. It sits in the castle grounds not far from the holiday cottages and buy to let homes. "Our

last phase of buy to let homes were named The Gallops as they occupy where all the horses on the estate used to run," said Robin Menzies, owner of Mains of Taymouth estate. "Maxwells seems as a very fitting name for this next phase which we are very excited about."

The new phase takes in one and two bedroom furnished buy to let high specification holiday houses which are selling from £195,000.

Information: 07795 422911;
www.mainsoftaymouth.co.uk



MAXWELL HOUSES: One of the Taymouth homes

LIGHT AND AIRY: A glimpse of what life at The Sands has to offer



ACT now if you want to open up a new lifestyle for yourself at The Sands at Broughty Ferry, Dundee. Only three homes remain.

The development's title is a good clue to the relaxed lifestyle on offer at these two and three-bedroom apartments from GL Residential. Their crowning

glory has to be their glass balconies which provide a great outlook to the sandy beach below and views across the Tay Estuary. Marketing is by agents Thorntons with prices starting at £325,000.

Information: 01382 20009;
www.thorntonsproperty.co.uk



MILLIONAIRE'S ROW: The Warren

□ ACCORDING to a recent survey the average price for a home in Hill Road, Gullane, is £1,330,000, making it the most expensive street in the country outside the capital.

So, to come across a home for sale in Hill Road at a fraction of that price has to be a real find. It is for sale at with offers over £295,000 and,

almost certainly, will net well over the asking price.

A two-bedroom apartment it sits within one of the road's distinctive mansions, The Warren, an Edwardian building converted into five apartments with views of Muirfield Golf Course and the Forth.

Information: 0131 247 3706;
www.savills.co.uk

□ VISITORS to the Dryburgh showhome at Hawkslee Park in the Borders village of Newton St Boswell are in for a surprise. Caroline Elliot of estate agency Ballantynes says its size amazes would-be buyers. The layout

includes an open plan lounge-dining room, kitchen-diner, and four bedrooms – the master bedroom having an ensuite, main bathroom and a study. Prices start at £170,000.

Details: 01835 822505; www.hawksleepark.co.uk



Full of East-End promise

By Heather Rose

SHREWD homehunters are taking careful note of the preparations currently taking place in the east end of Glasgow in the run-up to the start of the Commonwealth Games in July 2014.

A location that has long had to play second fiddle to its near neighbours in the west end and south side of the city when it comes to sporting the tag of sought-after status, in recent times the east end has been taking a giant leap forward in capturing the interest of buyers.

Despite the downturn established residential property has continued to attract keen attention from potential purchasers. However, even more significant has been the fact that new home builders have been launching new-build developments in the area.

Bellway have been playing a significant role in highlighting the east end's residential benefits.

They have not one, but two developments currently in progress in Glasgow's east end – Pyrus at Parkhead and Eastfields in Carntyne.

Both have already proved highly successful with price a prime factor in capturing buyer attention.

When it comes to value for money,



EASTERN OUTLOOK: From Bellway's stylish interior

Bellway reckon these homes are "practically unrivalled anywhere in the UK".

At the Pyrus development, which offers a selection of one and two-bedroom apartments and two and three-bedroom terraced properties, prices range from £76,995 to £117,995.

An even broader choice is on offer at Eastfields where Bellway are building not only one and two-bedroom apartments and two and three-bedroom terraced homes but also semi-detached and detached homes plus three and four-bedroom townhouses. Prices start at £86,885

for a one-bedroom apartment and rise to £169,995 for a three-bedroom detached house complete with an integral garage.

If hopeful buyers study those prices and examine what monthly mortgage repayments are likely to be, they could be in for a very pleasant surprise.

The likelihood, as Bellway's sales and marketing director Fraser Conn has been highlighting, is that buying could well be cheaper than renting.

"I'm sure that those currently renting property in Glasgow's east end will be surprised to learn that their monthly outgoings could actu-



HOMELY: The apartment prices will come as a surprise

ally be reduced by buying a property from Bellway Homes," he said.

There is, though, further financial appeal for another group of buyers aiming to buy in the city's east end. Buy-to-let purchasers are already homing in on the area's investment potential, an appeal that is increasing rapidly because of the massive transformation work in progress prior to the start of the Commonwealth Games.

"Those looking to buy-to-let will be tempted by the impressive average 5 to 7 per cent yield available from the rental of Pyrus and Eastfields properties," continued Mr

Conn. "With the regeneration of Glasgow's east end moving forward prior to the 2014 Commonwealth Games, the range of stylish homes at Pyrus and Eastfields offer tremendous investment opportunities for landlords looking to add to their portfolio."

As well as being within easy reach of Games venues such as the National Indoor Sports Arena and Sir Chris Hoy Velodrome, the developments are close to the planned site of the Athletes' Village.

And when the Games come to a close developments such as Pyrus and Eastfields these will continue to offer homehunters great locational benefits.

The city centre is within easy reach. On top of this there are a wide range of nearby amenities such as the Tollcross Park Leisure Centre, Alexandra Park and the Forge shopping mall.

So developments such as the Pyrus and Eastfields could prove an excellent investment for all buyers, and go a long way towards putting the east end on a par with Glasgow's traditionally popular sought-after locations.

Information: The Pyrus, Parkhead – 0141 550 4222;
 Eastfields, Carntyne – 0141 554 7417
www.bellway.co.uk