



MODERN HOMES, DESIGNED FOR LIVING



A unique and  
inspired living  
environment.



# WELCOME TO MOUNT GILBERT

Perfectly placed, with a stunning backdrop of the Belfast Hills, yet only 10 minutes from the city centre, Mount Gilbert offers an exciting collection of contemporary detached and semi detached homes with superb views over the city.

Every detail is considered in these carefully designed homes with open green space in the centre of the development to be enjoyed by all residents.

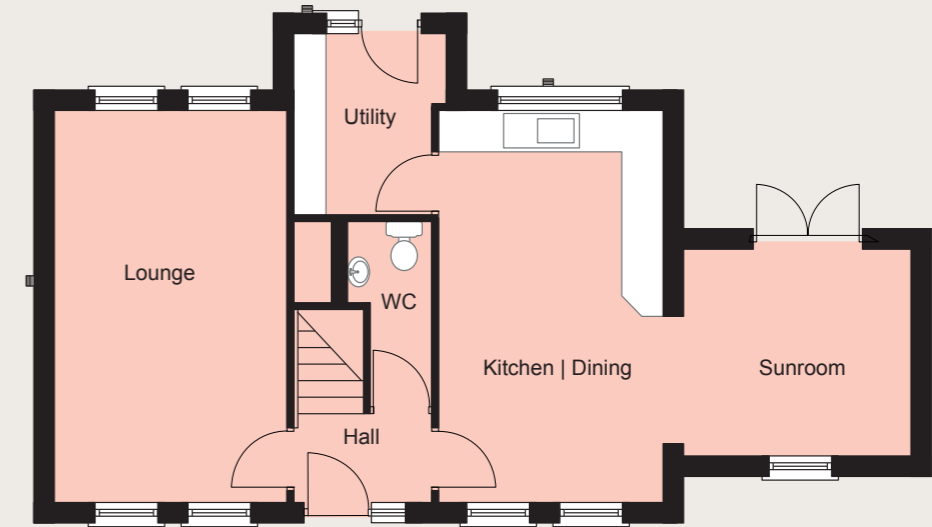
This unique new development offers convenience to all the facilities that a local neighbourhood needs. Primary schools, daycare nurseries, local shops, churches, parks and a large Tesco Superstore are all within easy reach, with the added benefit of excellent travel connections to the city centre.

Experience the perfect balance of accessibility and escapism, and enjoy a truly unique place to call home.

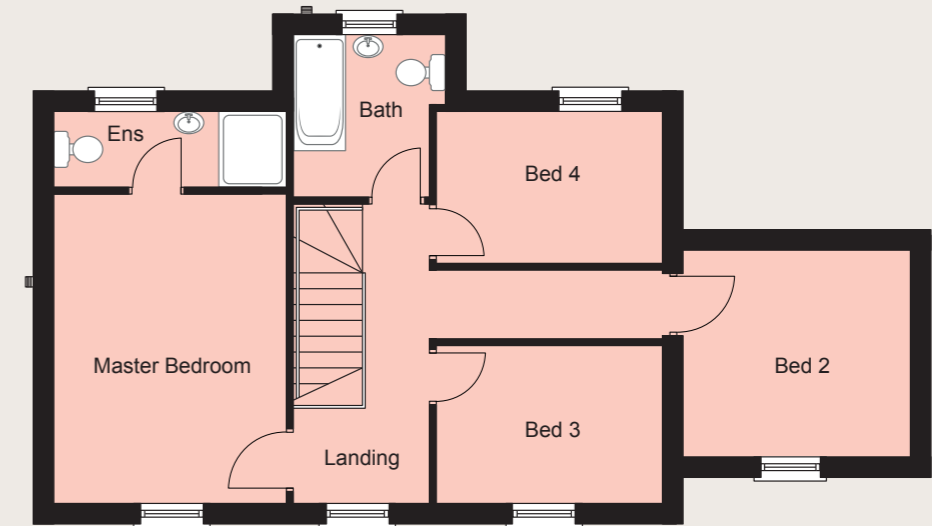
**Mount Gilbert offers effortless living for everyone.**



# The Coleman



Ground Floor



First Floor

## ● The Coleman

4 Bedroom Detached 1330 sq ft

CGI is for illustrative purposes only.

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.

### Ground Floor

Entrance Hall with WC			
Kitchen   Dining	18'7" x 10'3"	5.69 x 3.15	
Utility	18'7" x 10'3"	5.69 x 3.15	
Lounge	18'3" x 12'3"	5.59 x 3.74	
Sunroom	10'8" x 10'7"	3.29 x 3.25	

### First Floor

Master Bedroom	17'4" x 10'8"	5.29 x 3.29
Ensuite	10'8" x 3'6"	3.29 x 1.10
Bedroom 2	10'7" x 9'5"	3.25 x 2.90
Bedroom 3	10'8" x 7'5"	3.28 x 2.29
Bedroom 4	10'8" x 5'9"	3.28 x 1.80
Bathroom	6'5" x 6'5"	1.97 x 1.97





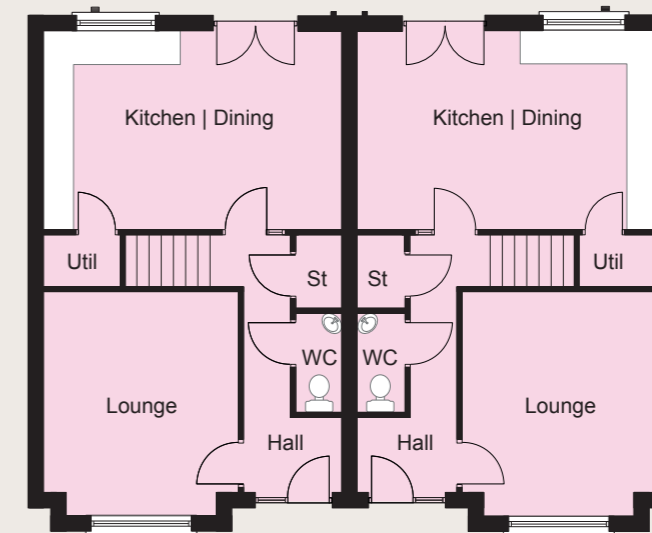
## The Alton

3 Bedroom Semi Detached 1110 sq ft

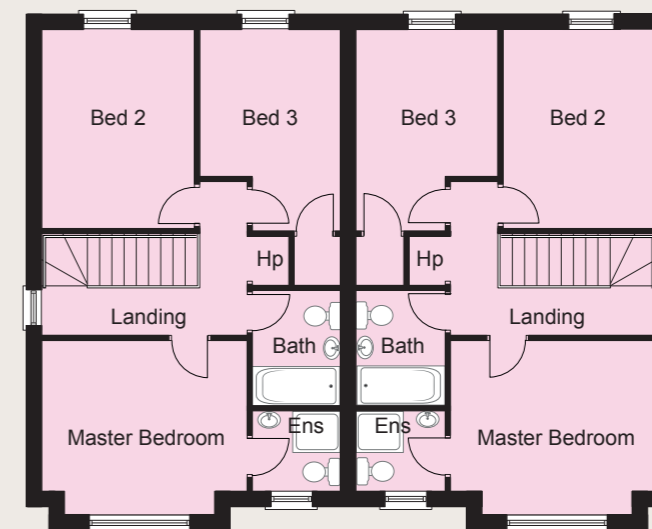
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## The Alton



Ground Floor



First Floor

### Ground Floor

Entrance Hall with WC				
Kitchen   Dining	18'5"	x 12'1"	5.65	x 3.70
Utility	18'7"	x 10'3"	5.69	x 3.15
Lounge	14'1"	x 12'0"	4.29	x 3.66

### First Floor

Master Bedroom	12'10"	x 10'10"	3.95	x 3.34
Ensuite	5'6"	x 5'1"	1.70	x 1.54
Bedroom 2 max	12'3"	x 9'6"	3.75	x 2.94
Bedroom 3 max	12'3"	x 8'9"	3.75	x 2.71
Bathroom	7'2"	x 5'6"	2.20	x 1.70



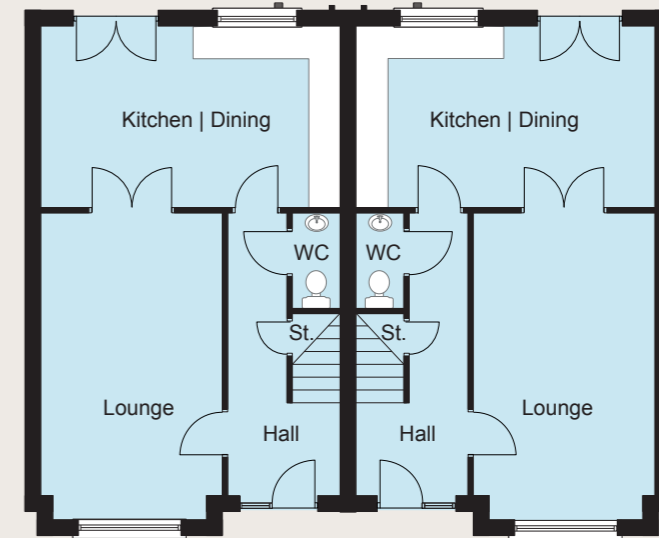
## The Bailey

3 Bedroom Semi Detached 1085 sq ft

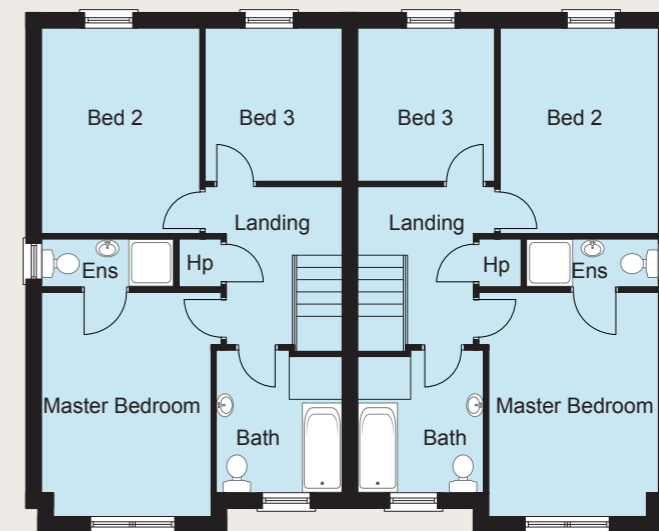
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## The Bailey



Ground Floor



First Floor

### Ground Floor

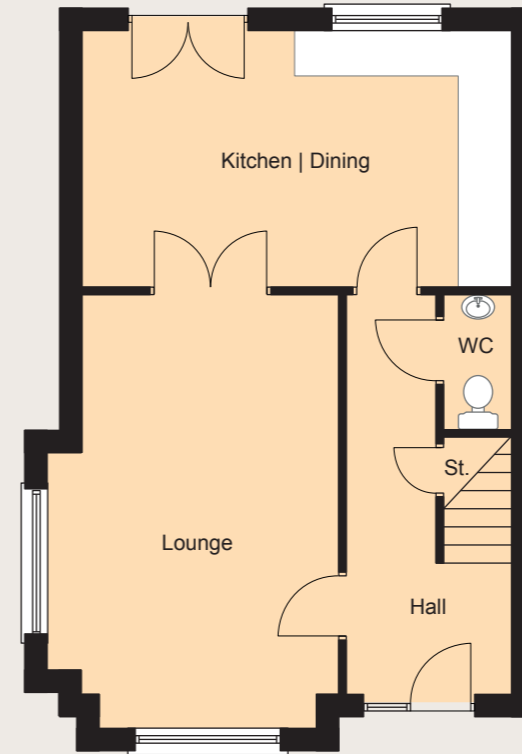
Entrance Hall with WC				
Kitchen   Dining	18'4"	x 11'2"	5.60	x 3.40
Lounge	18'9"	x 11'2"	5.75	x 3.40

### First Floor

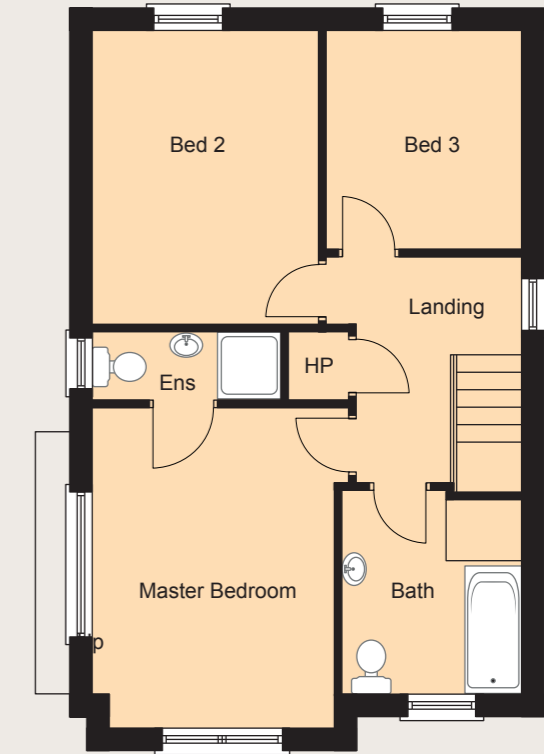
Master Bedroom	14'9"	x 10'5"	4.55	x 3.21
Ensuite	8'2"	x 2'10"	2.50	x 0.90
Bedroom 2	11'8"	x 9'8"	3.60	x 3.00
Bedroom 3	8'5"	x 8'2"	2.60	x 2.50
Bathroom	9'8"	x 7'5"	3.00	x 2.29



# The Denby



Ground Floor



First Floor

Site 13 handed version



## The Denby

3 Bedroom Detached 1100 sq ft

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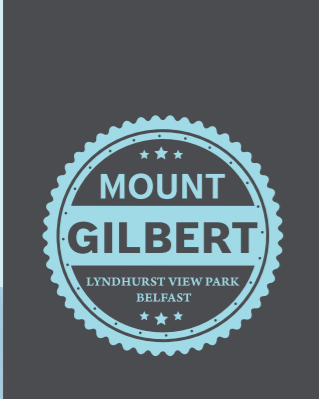
note: site 13 is a handed version of these plans

### Ground Floor

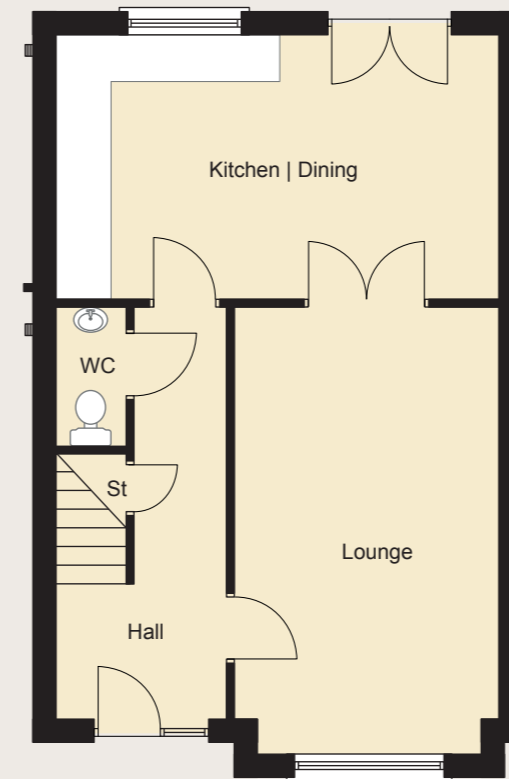
Entrance Hall with WC				
Kitchen   Dining	18'7"	x 11'2"	5.69	x 3.40
Lounge (into bay)	18'9"	x 11'2"	5.75	x 3.85

### First Floor

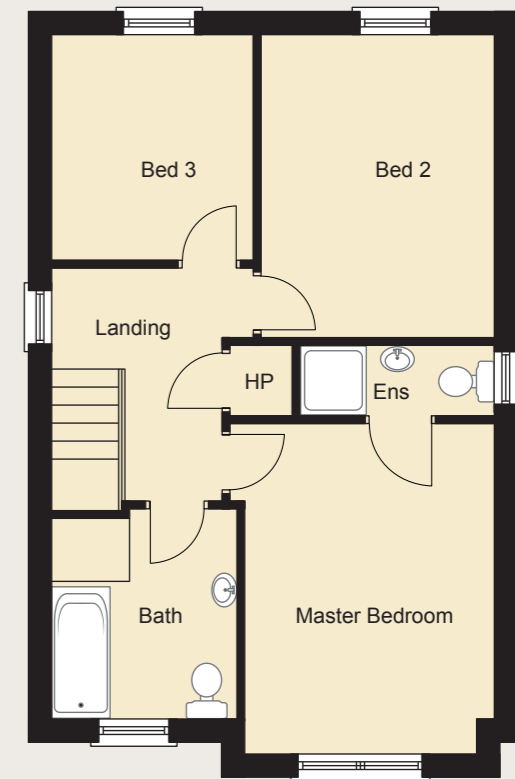
Master Bedroom	13'9"	x 10'5"	4.25	x 3.21
Ensuite	8'2"	x 2'10"	2.50	x 0.90
Bedroom 2	12'8"	x 9'8"	3.90	x 3.00
Bedroom 3	9'5"	x 8'5"	2.90	x 2.59
Bathroom	8'9"	x 7'8"	2.70	x 2.38



# The Elmore



Ground Floor



First Floor

Site 12 handed version



## The Elmore

3 Bedroom Detached 1100 sq ft

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note: site 12 is a handed version of these plans

### Ground Floor

Entrance Hall				
Kitchen   Dining	18'7"	x 11'2"	5.69	x 3.40
Lounge	18'9"	x 11'2"	5.75	x 3.40
WC	5'8"	x 2'10"	1.78	x 0.90

### First Floor

Master Bedroom	max . 13'9"	x 11'2"	4.25	x 3.41
Ensuite	8'2"	x 2'10"	2.50	x 0.90
Bedroom 2	12'8"	x 9'8"	3.90	x 3.00
Bedroom 3	9'5"	x 8'5"	2.90	x 2.59
Bathroom	8'9"	x 7'8"	2.70	x 2.38



# STYLISH HOMES

*created for modern living*

## Kitchen

- Contemporary range of kitchen finishes with choice of doors and worktops
- Integrated kitchen appliances to include hob, oven and fridge freezer
- Fully tiled floor
- Upstand between worktop and high level units
- Free standing washing machine

## Sanitary Ware

- Modern white sanitary ware to bathrooms, ensuites and wcs
- Shower tray and enclosure to ensuites
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

## Internal Detailing

- White painted internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, hall, stairs and landing

## External Finishes

- Gas fired central heating
- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Aluminium guttering and PVC downpipes
- Front and rear gardens sown in grass seed
- Tarmac driveways
- Close boarded timber fencing to rear boundaries

## Warranty

- 10 year warranty

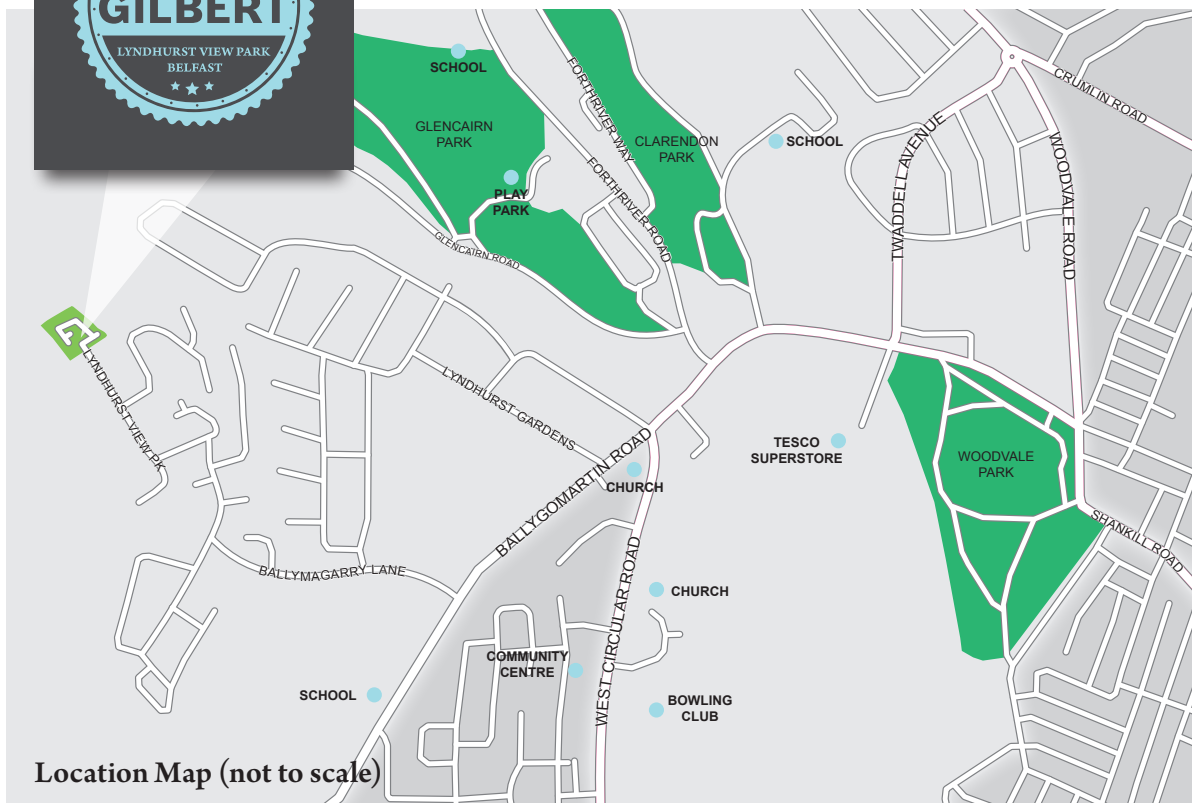


**CONTEMPORARY KITCHENS**  
to delight and inspire you



# STYLISH CONTEMPORARY AND ENVIRONMENTALLY FRIENDLY HOMES, CREATED FOR MODERN LIVING





Location Map (not to scale)

DEVELOPED BY



**Platinum**  
Assets NI Limited

**Dixons**  
Homes

SELLING AGENT

ULSTER PROPERTY SALES

**UPS**

028 9072 9270

[www.ulsterpropertysales.co.uk](http://www.ulsterpropertysales.co.uk)

194 Cavehill Road Belfast BT15 5EX

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**

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