

# East Living

Dalmarnock, Glasgow

**Residential  
development  
opportunities with  
community and  
sustainability at  
the core.**

Development opportunity by





# Superb Opportunity

**East Living is the next phase of land release from Clyde Gateway Developments Limited.**

Clyde Gateway is an urban regeneration company which exists to drive inward investment and improvement for people and communities across the East End of Glasgow and South Lanarkshire.

The serviced plots are located adjacent to Dalmarnock Train Station, Scottish Police Head Quarters and Eastworks offices.

A true LIVE + WORK community offering only 5/7 mins from Glasgow city centre by train.

## East Living

For living, working, exercising, educating, eating, shopping, walking, cycling & relaxing.



**Tesco Extra**

**Home Bargains, KFC, McDonald's & Starbucks**

**Lidl**  
Subject to planning

**Dalmarnock Train Station**

**EASTWORKS**

**Dunn Street**

**Keepmoat Homes**  
Under Construction

**Future Opportunity**

**Spectrum Commercial Development**  
Under Construction

**Dalmarnock Smart Bridge**

**Riverside Park**  
Under Construction

**Future Commercial Development**

**Police Scotland HQ**

**River Clyde**

**The Clyde Gateway (A728)**

**M74**

**Carstairs Street**

**Colvend Street**

**French Street**

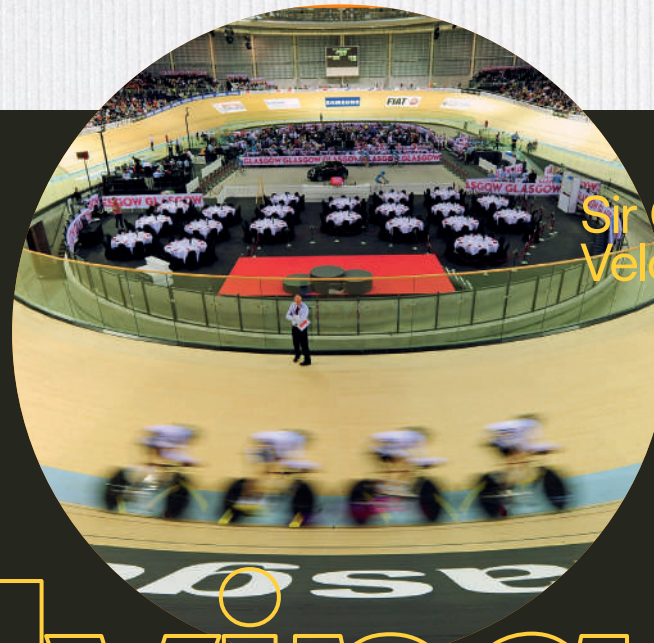
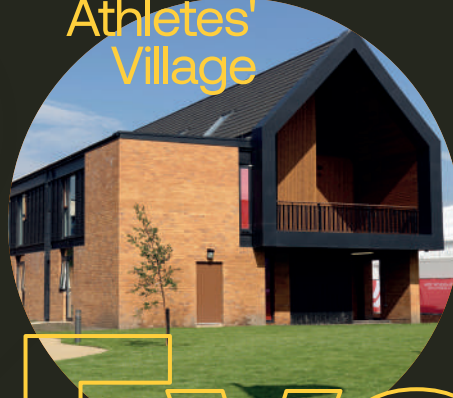
**Dalmarnock Road**





Glasgow Green

Commonwealth Games Athletes' Village



Sir Chris Hoy Velodrome



Top Golf

# The Evolving East



Celtic Park



West Brewery



Cuningar Loop Woodland Park



Tesco Extra



Tollcross International Swimming Centre



Dalmarnock Train Station



# Locale

The dynamic East End of Glasgow has experienced a renaissance in the last few years. This area has undergone a remarkable transformation. There are a number of high quality local amenities and transport links are second to none.

**Food & Drink**

- 01 Barras Art and Design (BAaD)
- 02 Coia's Café
- 03 Drygate Brewery
- 04 St Luke's & The Winged Ox
- 05 The Jenny Burn Grill & Pizza
- 06 West Brewery

**Leisure**

- 07 Barrowland Ballroom
- 08 Cineworld
- 09 Citizens Theatre
- 10 The Barras Market
- 11 Merchant Square
- 12 Shawfield Greyhound Stadium

**Shopping**

- 13 Farmfoods
- 14 Forge Retail Park
- 15 Main Street Bridgeton
- 16 Morrisons
- 17 Tesco Extra
- 18 The Forge Shopping Centre
- 19 Merchant City
- 20 Glasgow City Centre

**Sports**

- 21 Boxing Scotland High Performance Centre
- 22 Celtic Park
- 23 Crownpoint Sports Complex
- 24 Cuningar Loop (Bouldering)
- 25 Emirates Arena
- 26 Flip Out Trampoline Park
- 27 Glasgow Club Gorbals
- 28 Glasgow Green Football Club
- 29 Glasgow National Hockey Centre
- 30 Glasgow Rocks Club (Basketball)
- 31 Glasgow Rowing Club
- 32 Sir Chris Hoy Velodrome

**Parks**

- 33 Cuningar Loop Woodland Park
- 34 Glasgow Green
- 35 Richmond Park
- 36 Old Dalmarnock Park

**Schools & Nurseries**

- 37 Dalmarnock Primary Schoool
- 38 Riverbank Primary School
- 39 St Mungo's Academy
- 40 Silverdale Nursery
- 41 Green Trees Nursery
- 42 Sacred Heart Primary School



**Transport**

- Train Line
- National Cycle Route 75/ Clyde Walkway
- National Cycle Route 756



# The Living Story



Examples of new housing developments delivered in the Clyde Gateway area:

Link Housing Riverside, Dalmarnock



Avant Homes Richmond Gate, Oatlands





# Connectivity

## Take A Walk

East Living to Dalmarnock Station - 3 minutes



## The Scenic Route

On foot - East Living via Glasgow Green to the Merchant City - 20 minutes



## Cruise Control

Junction 1A M74 linking to Scotland's motorway network - 2 minutes



## Bike Life

National Cycle Routes 75 and 756 on the doorstep



## Trains

Dalmarnock Station to Central Station - 7 minutes with trains every 10 minutes.

### Local Services from Dalmarnock

Rutherglen	2 minutes
Argyle Street	6 minutes
Glasgow Central	7 minutes
SSE Hydro	13 minutes
Partick	17 minutes
Hamilton Central	19 minutes
Whifflet	20 minutes
Motherwell	28 minutes
Paisley Gilmour Street*	29 minutes
Milngavie	32 minutes
Cumbernauld	47 minutes
Edinburgh Haymarket*	1 hour 13 minutes

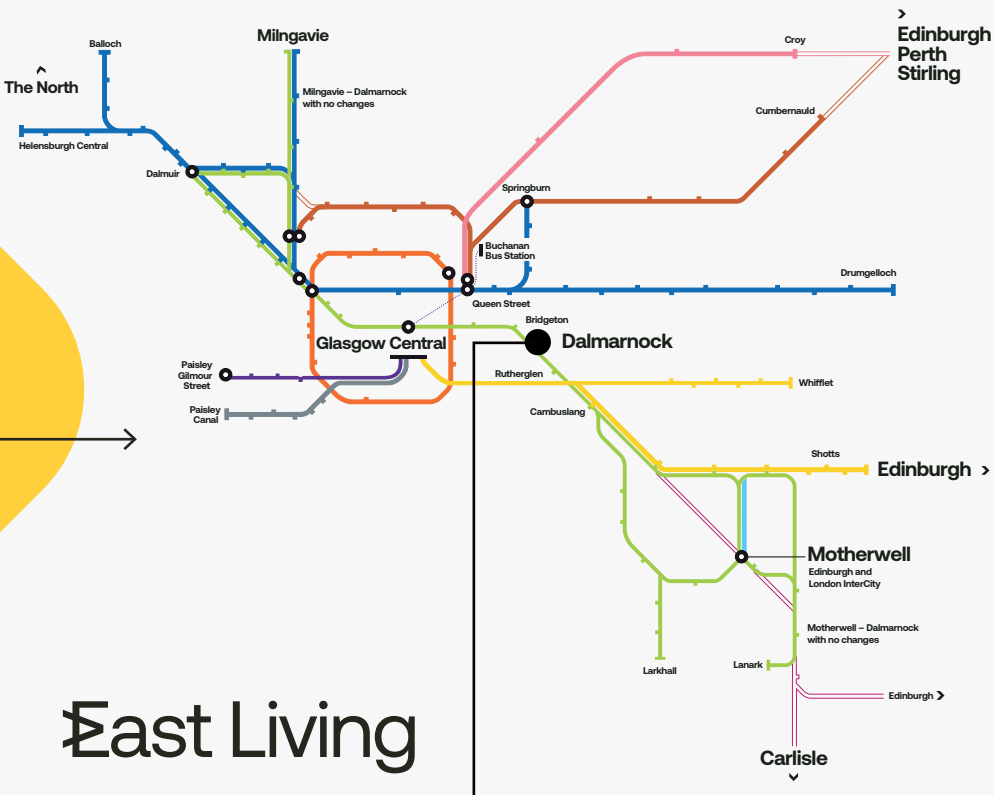
\*One change



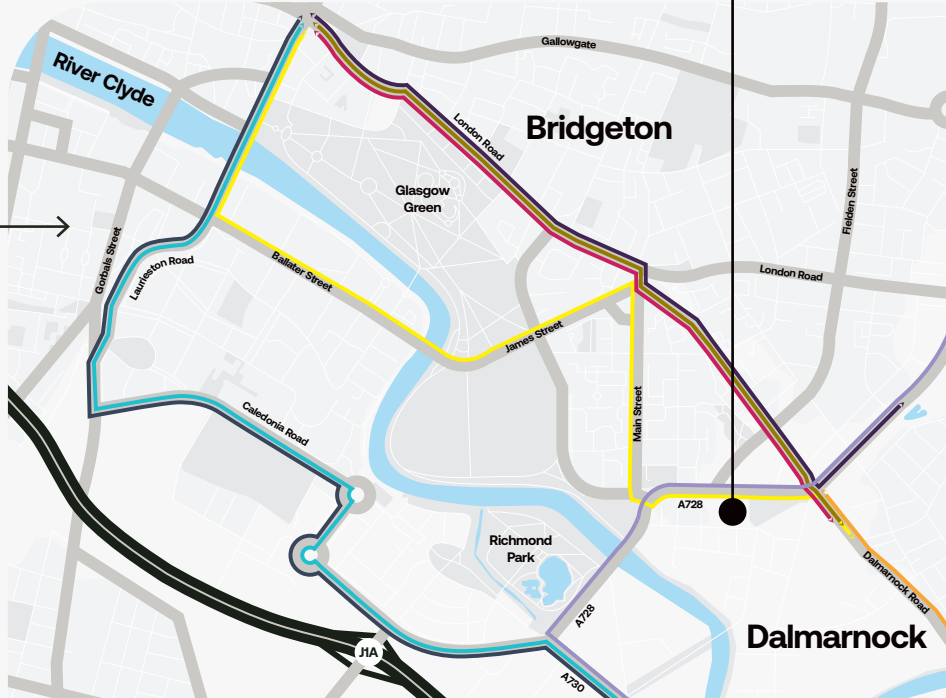
## Bus

Choose from multiple bus routes on the doorstep and further routes at Dalmarnock Station including the cost effective CG1 Clyde Gateway route serving the local area and linking to 4 railway stations.

18	City Centre to Greenhills, East Kilbride
46	Castlemilk to Easterhouse
64	City Centre to Carmyle
65	City Centre to Halfway, Cambuslang
263	Buchanan Bus Station to Hamilton
21	City Centre to East Kilbride
267	City Centre to Newmains
CG1	Rutherglen to Carmyle



East Living





# Infrastructure & Masterplan

## Infrastructure Works

Clyde Gateway’s extensive infrastructure works are largely completed for the plots, this includes services and water connections, and the district heating network pipework. In addition, attractive place making and landscaped areas have been created well ahead of any residential development.



## Masterplan

**Lot 1**  
A rectangular serviced plot extending to an area of 6,601 sq m (1.63 acres). The masterplan illustrates the potential range of development options for this site including apartments, mews style dwellings and townhouse terraced houses providing 54 units.

**Lot 2**  
A rectangular serviced plot extending to an area of 11,623 sq m (2.87 acres). The masterplan illustrates the potential range of development options for this site include terraced mews style and colony style upper and lower apartments, apartments and townhouse terraced housing providing 97 units.

**Lot 3**  
The opportunity to purchase this site for residential development will be offered to the market shortly.



# Sustainable Living

**Work began in October 2020 to install Clyde Gateway & Scottish Water Horizons innovative and sustainable district heating system – helping tackle energy inefficiency and climate change. Keepmoat Homes will be connected to the system in 2022.**

The system provides heating and hot water giving developers an alternative to gas that delivers carbon reduction and supports compliance with sustainability and energy requirements.

Considerably more efficient than conventional heating the system has the potential to reduce energy bills and contribute to lower maintenance costs for residents by removing the need for gas boilers. The energy centre operated by Scottish Water Horizons has back up systems and heat stores giving residents peace of mind. The network, operated by Vital Energi on behalf of Clyde Gateway, will be registered with the Heat Trust giving further comfort to residents.

East Living has sustainability at the core.



**Scottish  
Water  
Horizons**

**VITAL  
ENERGI**







# East Living

## Data Room

A Data Room containing legal and technical information for Lots 1 and 2 will be available to potential bidders upon request to the selling agents.

## Terms

The heritable interest for Lots 1 and 2 are available to purchase either separately or combined. VAT will be payable on the purchase price.

# Get in touch

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**RETTIE**

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YOUNG**

Development opportunity by



**CLYDE GATEWAY**  
THIS IS THE PLACE

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