



GRACE GARDENS

AT BALFLEURS



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Introducing Grace Gardens

Located on Balfleurs Street just off Baldernock Road in the heart of Milngavie, Grace Gardens is an exclusive development of two exquisitely designed residences in this highly desirable Glasgow suburb.

Each main door apartment is built with unsurpassable quality and comprises of 1 public rooms, 3 bedrooms - master with en-suite, luxury bathrooms, designer kitchen with Siemens appliances and beautifully landscaped surrounding gardens with allocated parking and private patio areas.

This is an exceptionally rare opportunity to purchase a bespoke property in one of Glasgow's most coveted locations. Designed with meticulous thought and passion, where quality is paramount, the properties of Grace Gardens are a statement of elegance and the epitome of luxury living.



ELEGANT INTERIORS

Sumptuous interiors combine luxury and classic elegance.



Furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment.



SUPERIOR SURROUNDINGS

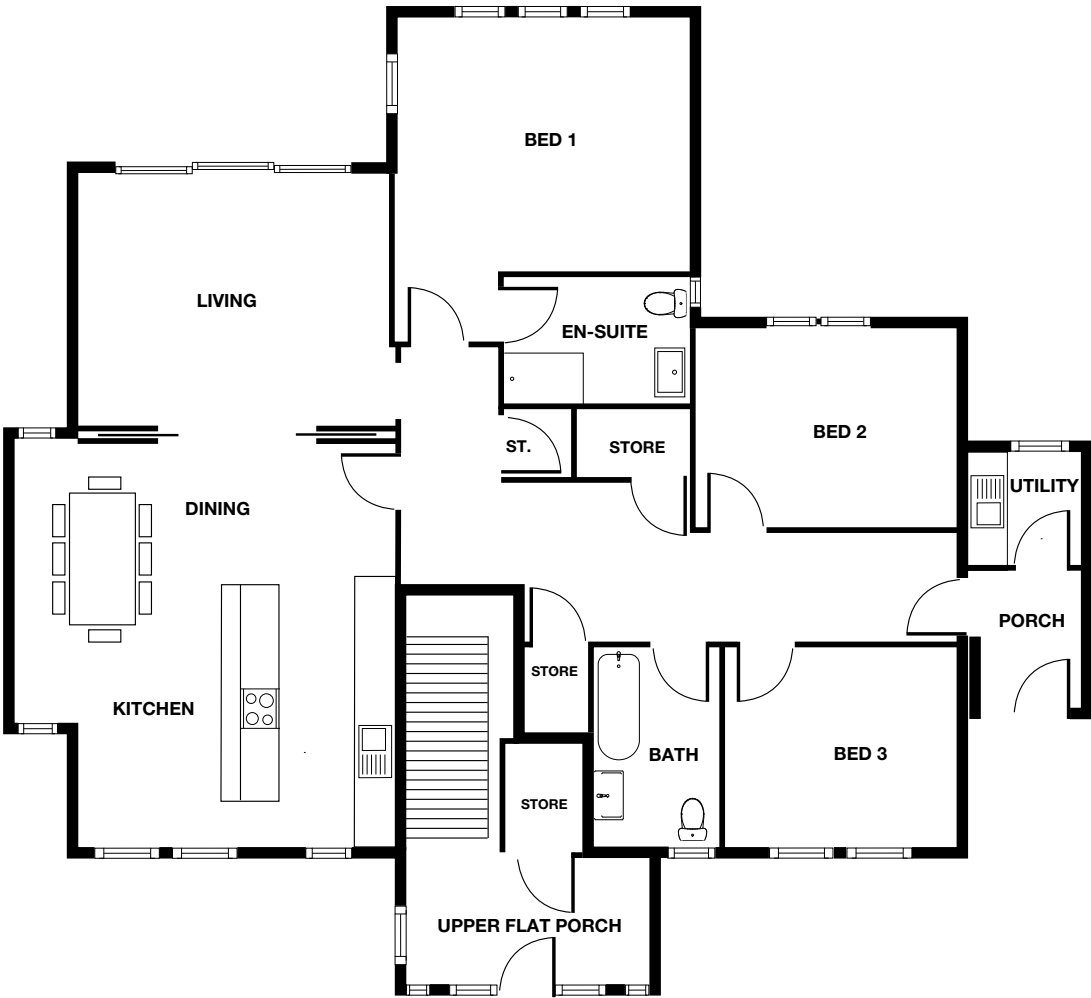
Captivating and clever use of space and light add depth to the sumptuous surroundings.



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FLOOR PLAN

Lower residence



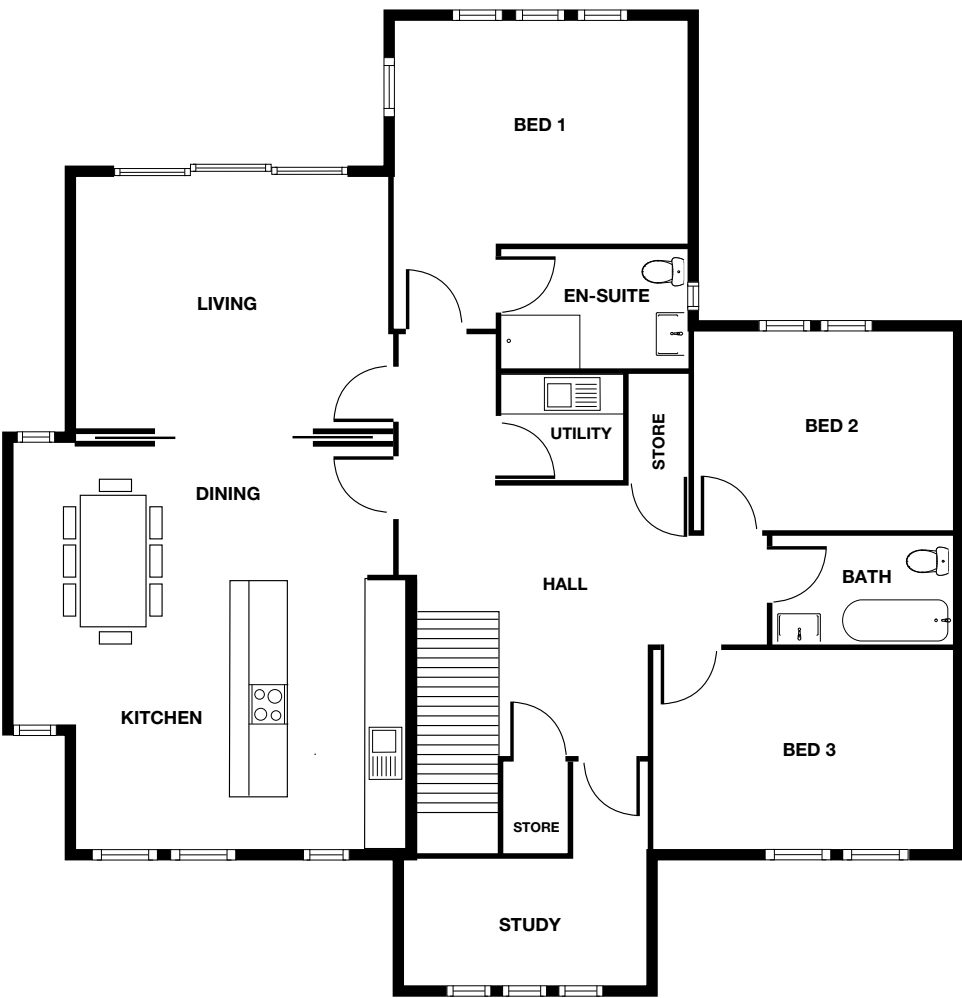
	Meters	Feet		Meters	Feet
Lounge	3.9m x 4.9m	16'1" x 12'8"	En-suite	2.9m x 1.9m	9'5" x 6'2"
Kitchen/Dining	6.2m x 5.9m	19'3" x 20'3"	Bedroom 2	4m x 3.1m	13'1" x 10'2"
Utility room	1.7m x 1.650m	5'6" x 5'4"	Bedroom 3	3.6m x 3.1m	11'8" x 10'2"
Master bedroom	5m x 4.5m	16'4" x 14'8"	Bathroom	3.1m x 1.9m	10'2" x 6'2"

Floor plans are for illustration purposes and may not be to scale.

Total square footage: 144 sqm | 1550 sqft

FLOOR PLAN

Upper residence



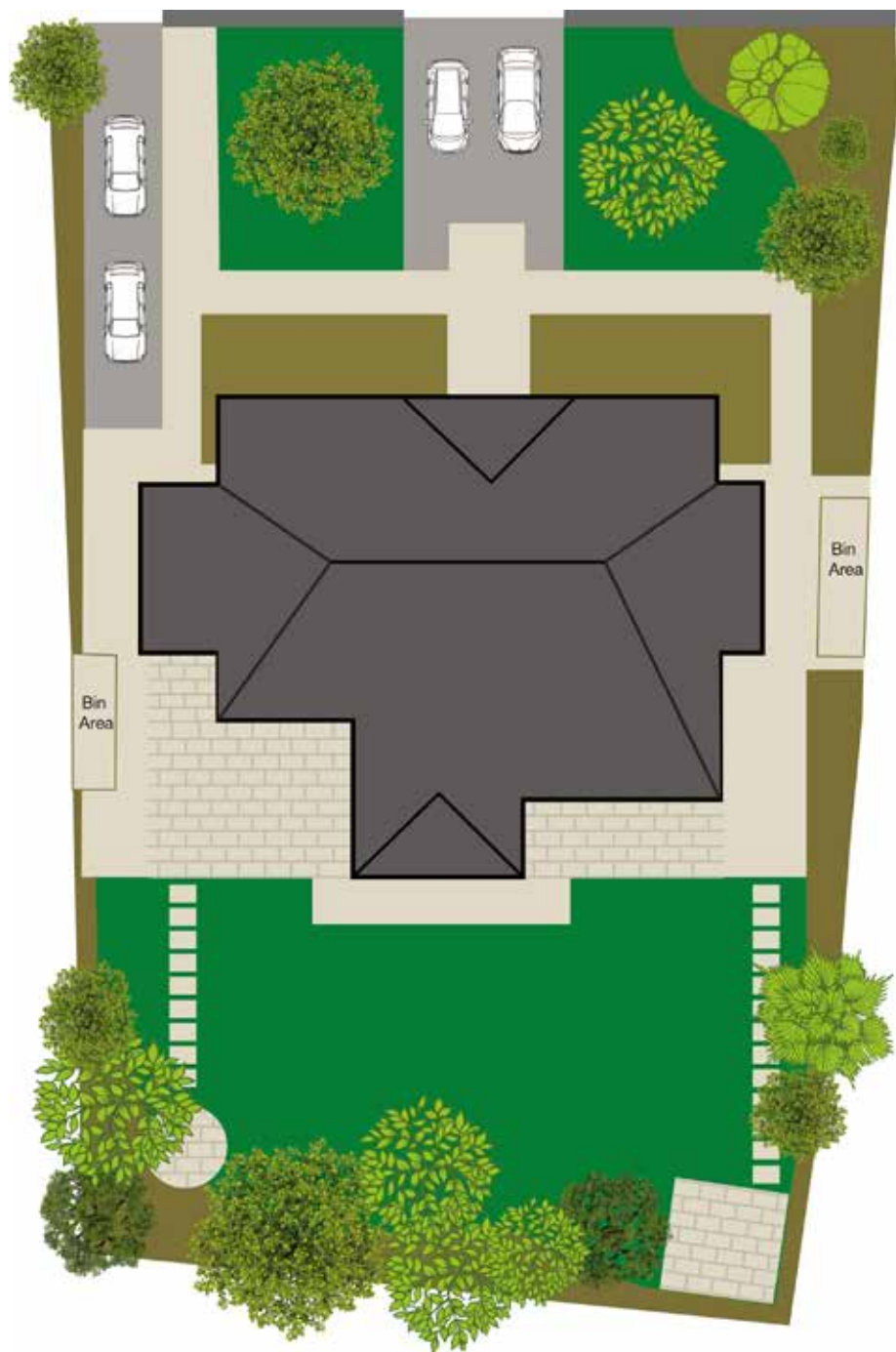
	Meters	Feet		Meters	Feet
Lounge	3.9m x 4.9m	12'8" x 16'	Bedroom 2	4m x 3.1m	13'1" x 10'1"
Kitchen/Dining	6.1m x 6.2m	20' x 20'3"	Bedroom 3	4.6m x 3.1m	15'1" x 10'1"
Utility room	1.6m x 1.8m	5'2" x 5'9"	Bathroom	2.8m x 1.7m	9'2" x 5'5"
Master bedroom	4.5m x 4.7m	14'7" x 15'4"	Study	3.7m x 2m	12'1" x 6'6"
En-suite	2.9m x 1.8m	5'9" x 9'5"	Porch	2.1m x 4.5m	6'9" x 14'7"

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Total square footage: 160.14sqm 1723.73 sqft

SITE PLAN

Grace Gardens



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SPECIFICATIONS

KITCHEN



- **Bauen Collection** furniture
- Handleless design – Taupe with Bronze accents
- **Silestone Lusso** 20mm worktops Inc waterfall end panel and full height splash back at sink
- Feature planter
- Tinted Mirror accents
- Perching area for 3

UTILITY ROOM

- German Laminate worktop and matching upstand
- Blanco sink

APPLIANCES



- **Siemens:**
 - Oven with self-cleaning
 - Combi Oven/microwave
 - Integrated 60/40 Fridge freezer
 - Dishwasher
- Quooker Flex Boiling water tap, with pull out spray.
- Blanco sink

BATHROOMS & ENSUITES

PORCELANOSA

- Modern wall mounted WC with chrome flush plate
- Chrome basin mixer
- Large mirror above vanity unit with lighting and defogger elements
- Thermostatic shower valve
- Bath screen with Chrome trims
- Large chrome towel warmer
- Large choice of porcelain wall and floor tiles

BATHROOMS

- Laminate finished vanity unit with ceramic washbasin
- Tiled in bath with bath filler, waste and overflow combined into one element
- Overhead shower and hand held shower

EN SUITES

- Laminate finished vanity unit with gelcoat washbasin (also available in white)

- Large walk in shower with overhead shower and hand held shower
 - Shower screen with Chrome trims
- ## WINDOWS AND DOORS
- High performance double glazed windows and external doors
 - Aluminium Clad timber windows and doors – a highly durable, low-maintenance, versatile solution for domestic and commercial applications. With Aluminium Clad timber, the added layer of protection and finish allows windows and doors to withstand even the most severe conditions and easily adds another 10 years to its life expectancy.
 - The exceptional strength of Alu Clad Entrance Doors offers huge security benefits and, of course, they are tested to both PAS24 and “Secured By Design” standards and supported by comprehensive warranties.

INTERNAL FINISHES

- Tiles, hardwood flooring and carpets throughout
- All woodwork finished in satinwood

HEATING AND UTILITIES

- High efficiency (A-rated) gas fire combination boiler
- Stelrad compact and slimline radiators plus Porcelonosa towel rails in the bathrooms
- Smoke, CO2 and heat detector monitors

OUTDOOR AREA

- Landscaped outdoor areas that complement the buildings architecture
- Solar PV panels to reduce energy costs
- Allocated patio areas
- Two allocated parking spaces per apartment

All apartments have a **10 Year Builders Guarantee** and are being constructed to the latest building regulations and meet exacting insulation standards.

MILNGAVIE

A delightful leafy suburb in the North of the City.

Milngavie is one of Scotland's most prestigious suburbs; an attractive, town that has maintained a village feel with many desirable amenities. The traditional town centre provides a bustling focal point for the community, with designer boutiques, specialist shops, charming cafés and unique restaurants. The area is also well served by leading grocery providers with Waitrose and Tesco all easily accessible.

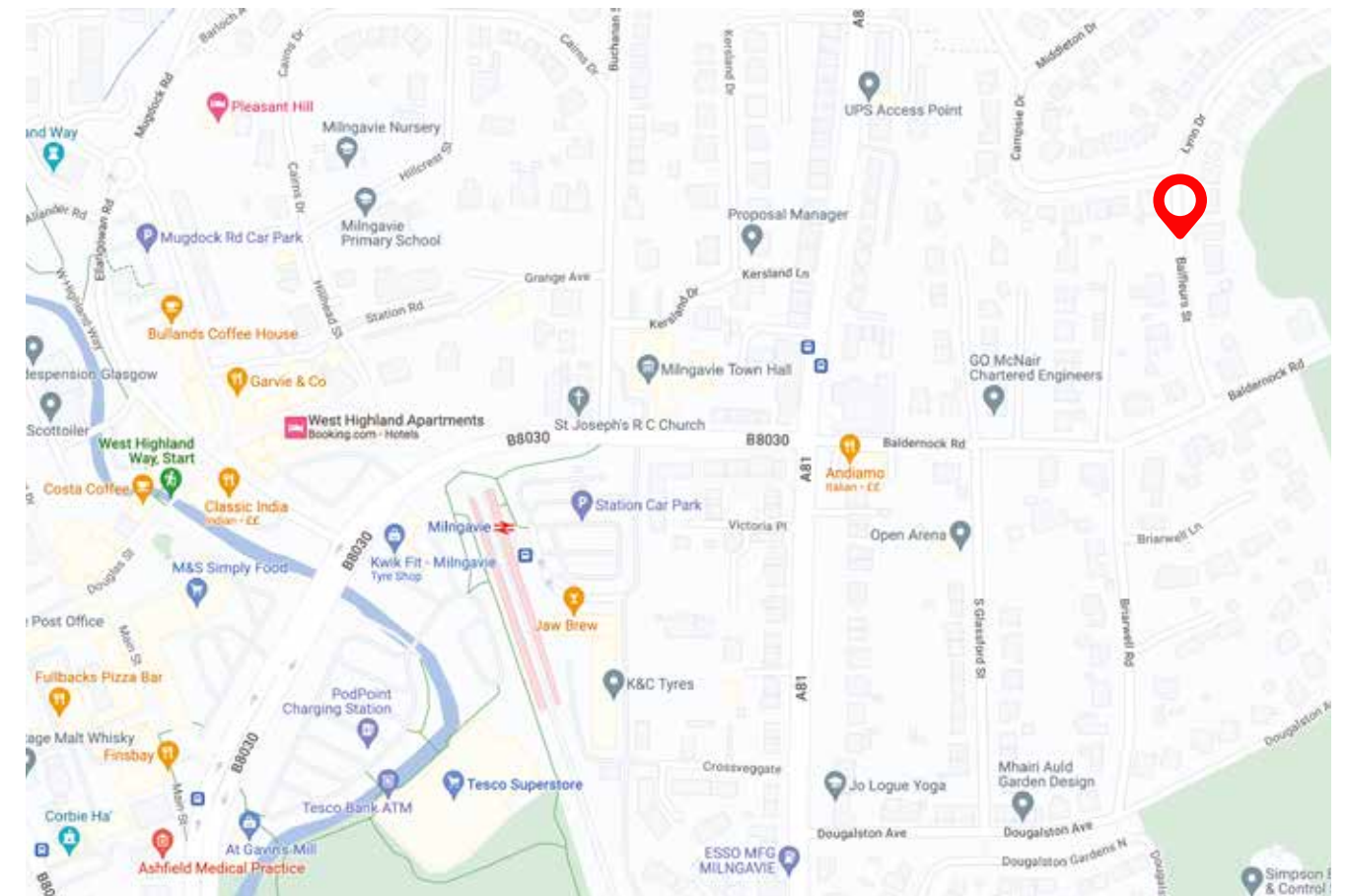
Only 8 miles from Glasgow's colourful city centre, Milngavie's superb transport connections provide for easy commuting and exploring. Equally accessible are Mugdock Country Park and the Reservoir offering extensive green space, wildlife and tranquillity. As well as being the start of the world famous West Highland Way, Milngavie also has many excellent walking and cycling routes and has the well known Dougalston Golf Club on it's doorstep.



WELL CONNECTED

Grace Gardens is perfectly located and superbly connected for those wanting relaxed rural living with easy city access. Glasgow's vibrant city centre is only 8 miles away and the fashionable West End even closer, a mere 5 miles. Escaping to the beautiful wilds of the Scottish countryside could not be easier, with Loch Lomond and the Trossachs National Park both less than an hour's drive away.

There is a frequent rail service from Milngavie Railway Station to Glasgow, with an average journey time of 24 minutes. There is also a regular bus service travelling to surrounding areas including Bearsden and Glasgow. Glasgow Airport is only 13 miles away, a convenient 25 minute's drive.





For more information contact:

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WEST HOMES
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