



HELENSVIEW GARDENS
BEARSDEN



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Introducing Helensview Gardens

Located on Drymen Road between Gartconnell Road and Ralston Road within the conservation area and within a quarter mile of Bearsden Cross, Helensview Gardens is an exclusive development of four exquisitely designed residences in this highly desirable Glasgow suburb.

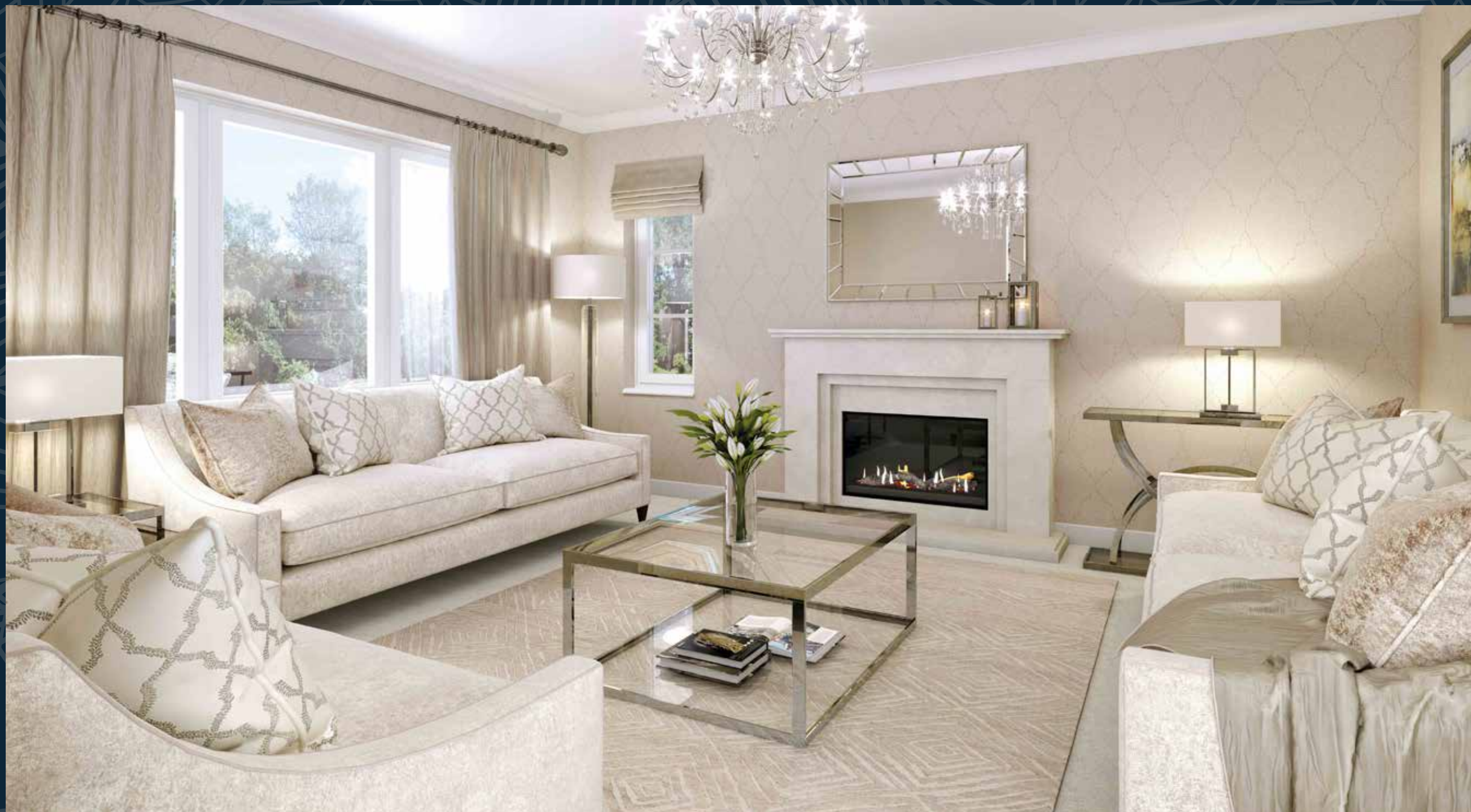
Each main door apartment is built with unsurpassable quality and comprises of 2 public rooms, 3 bedrooms - master with en-suite, luxury bathrooms, designer kitchen with Siemens appliances and beautifully landscaped surrounding gardens with allocated parking and private patio areas.

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 Helensview 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.



IMPECCABLE STYLE

Attention to detail and quality craftsmanship result in stylish, innovative design.



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SUPERIOR SURROUNDINGS

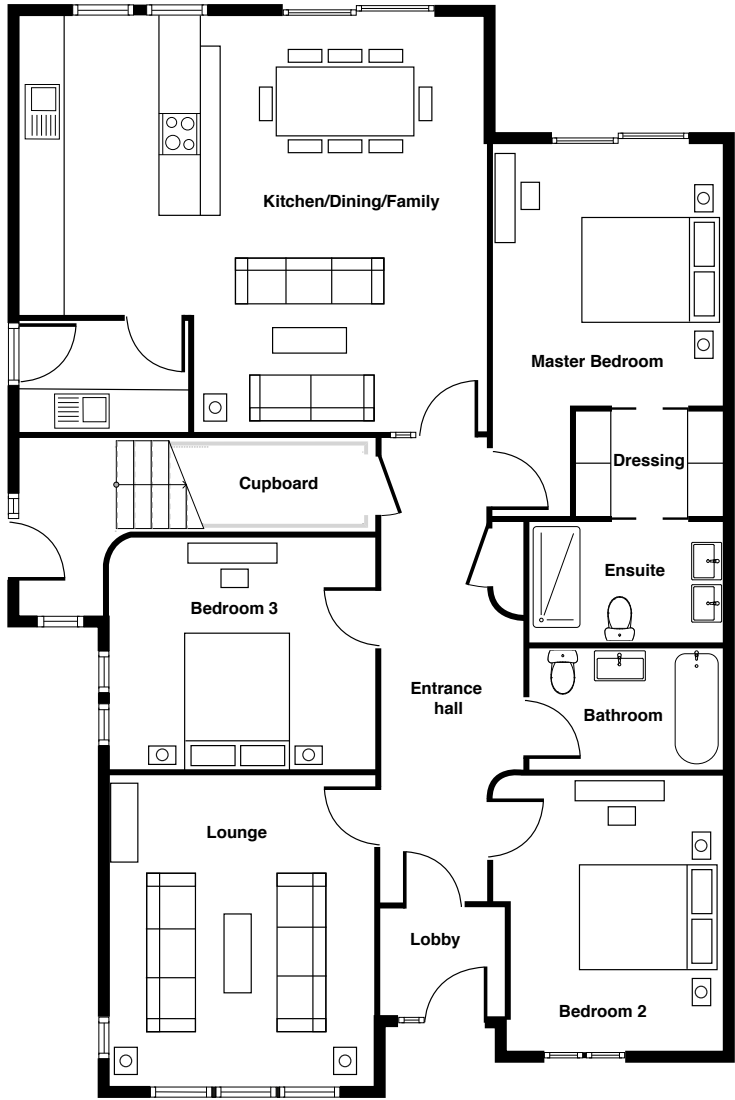
Captivating and clever use of space and light add depth to the sumptuous surroundings.



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FLOOR PLAN

Ground floor
Apartment One



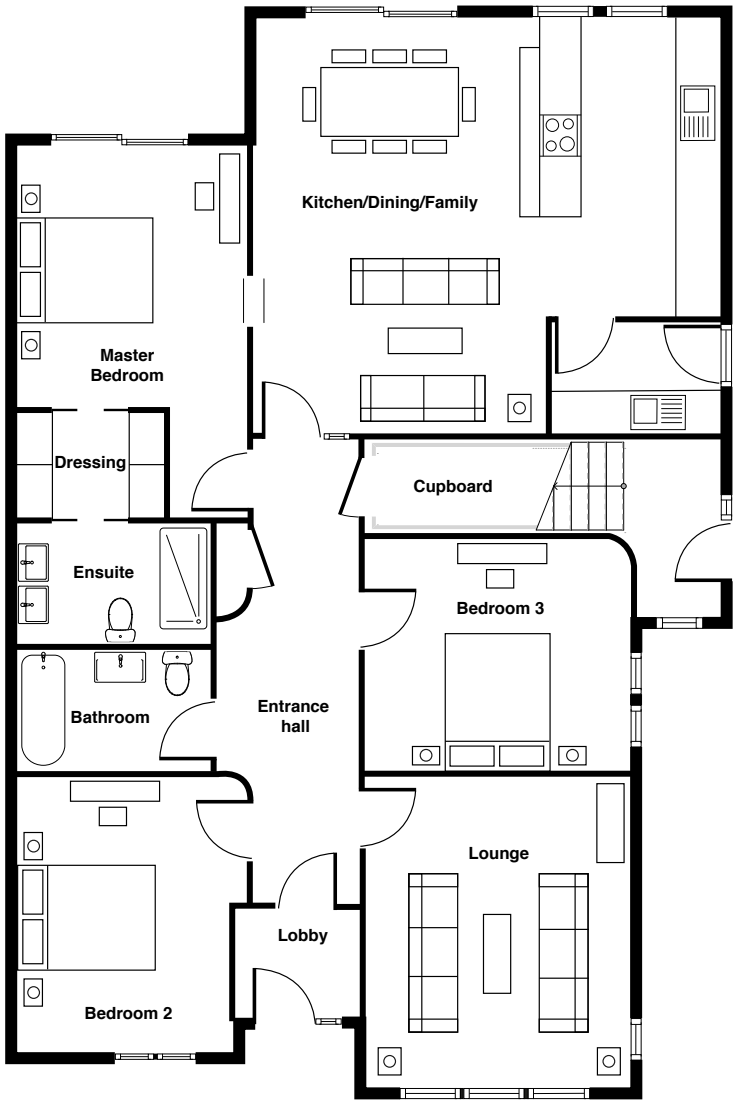
	Meters	Feet		Meters	Feet
Lounge	4.5m x 3.7m	14'7" x 12'1"	Dressing room	3.2m ²	6'5" x 6'5"
Kitchen	4.3m x 2.6m	14'1" x 8'5"	En-suite	1.7m x 2.8m	5'5" x 9'1"
Dining/Family	6.0m x 6.8m	19'6" x 22'3"	Bedroom 2	3.9m x 3.0m	12'7" x 9'8"
Utility room	1.6m x 2.4m	5'2" x 7'8"	Bedroom 3	3.3m x 3.7m	10'8" x 12'1"
Master bedroom	3.8m x 3.3m	12'4" x 10'8"	Bathroom	1.7m x 2.8m	5'5" x 9'1"

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

Total square footage: 156.70 sqm | 1686.70 sqft

FLOOR PLAN

Ground floor
Apartment Two



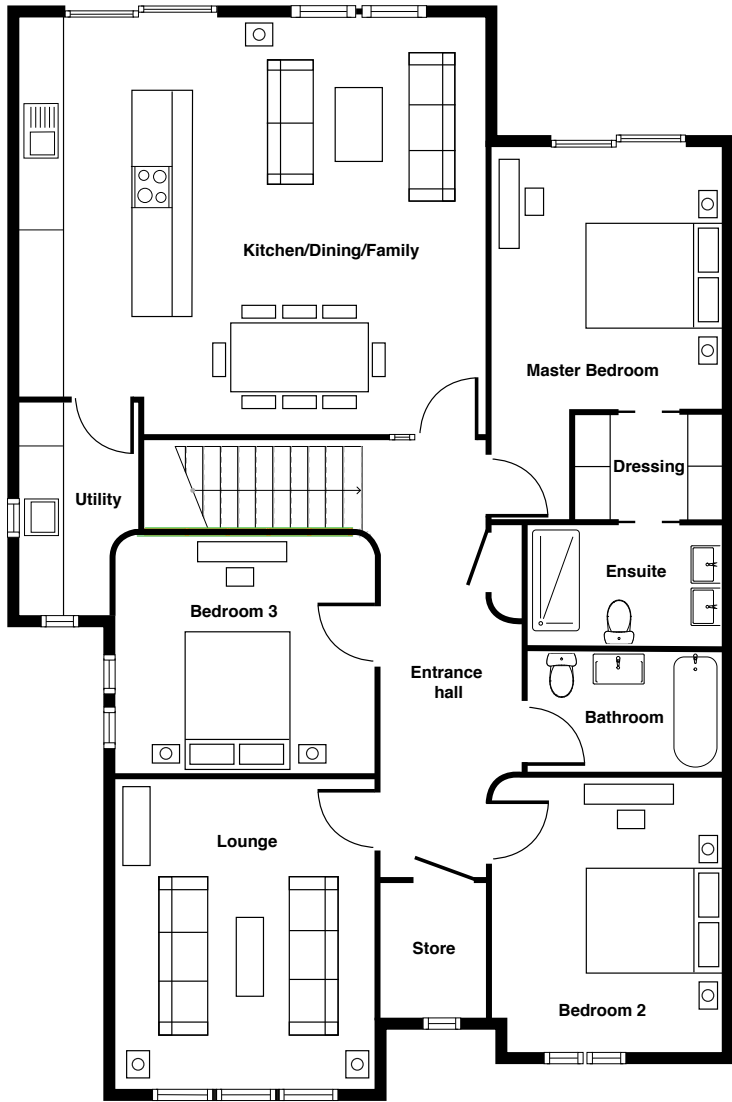
	Meters	Feet		Meters	Feet
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Kitchen	4.3m x 2.6m	14'1" x 8'5"	En-suite	1.7m x 2.8m	5'5" x 9'1"
Dining/Family	6.0m x 6.8m	19'6" x 22'3"	Bedroom 2	3.9m x 3.0m	12'7" x 9'8"
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Master bedroom	3.8m x 3.3m	12'4" x 10'8"	Bathroom	1.7m x 2.8m	5'5" x 9'1"

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FLOOR PLAN

First floor
Apartment Three



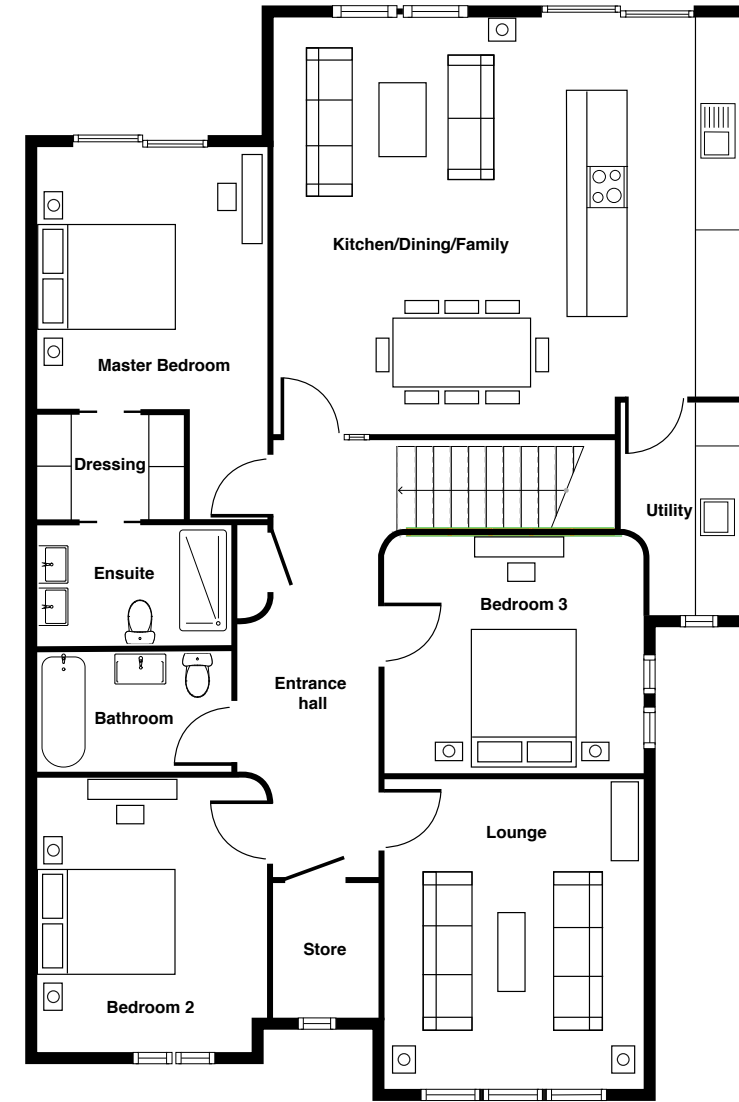
	Meters	Feet		Meters	Feet
Lounge	4.5m x 3.7m	14'7" x 12'1"	Dressing room	3.2m ²	6'5" x 6'5"
Kitchen	5.5m x 2.5m	18'0" x 8'2"	En-suite	1.7m x 2.8m	5'5" x 9'1"
Dining/Family	6.0m x 6.8m	19'6" x 22'3"	Bedroom 2	3.9m x 3.0m	12'7" x 9'8"
Utility room	3.0m x 1.7m	9'8" x 5'5"	Bedroom 3	3.4m x 3.7m	11'1" x 12'1"
Master bedroom	3.8m x 3.2m	12'4" x 10'4"	Bathroom	1.7m x 2.8m	5'5" x 9'1"

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

Total square footage: 161.20 sqm | 1735.14 sqft

FLOOR PLAN

First floor
Apartment Four



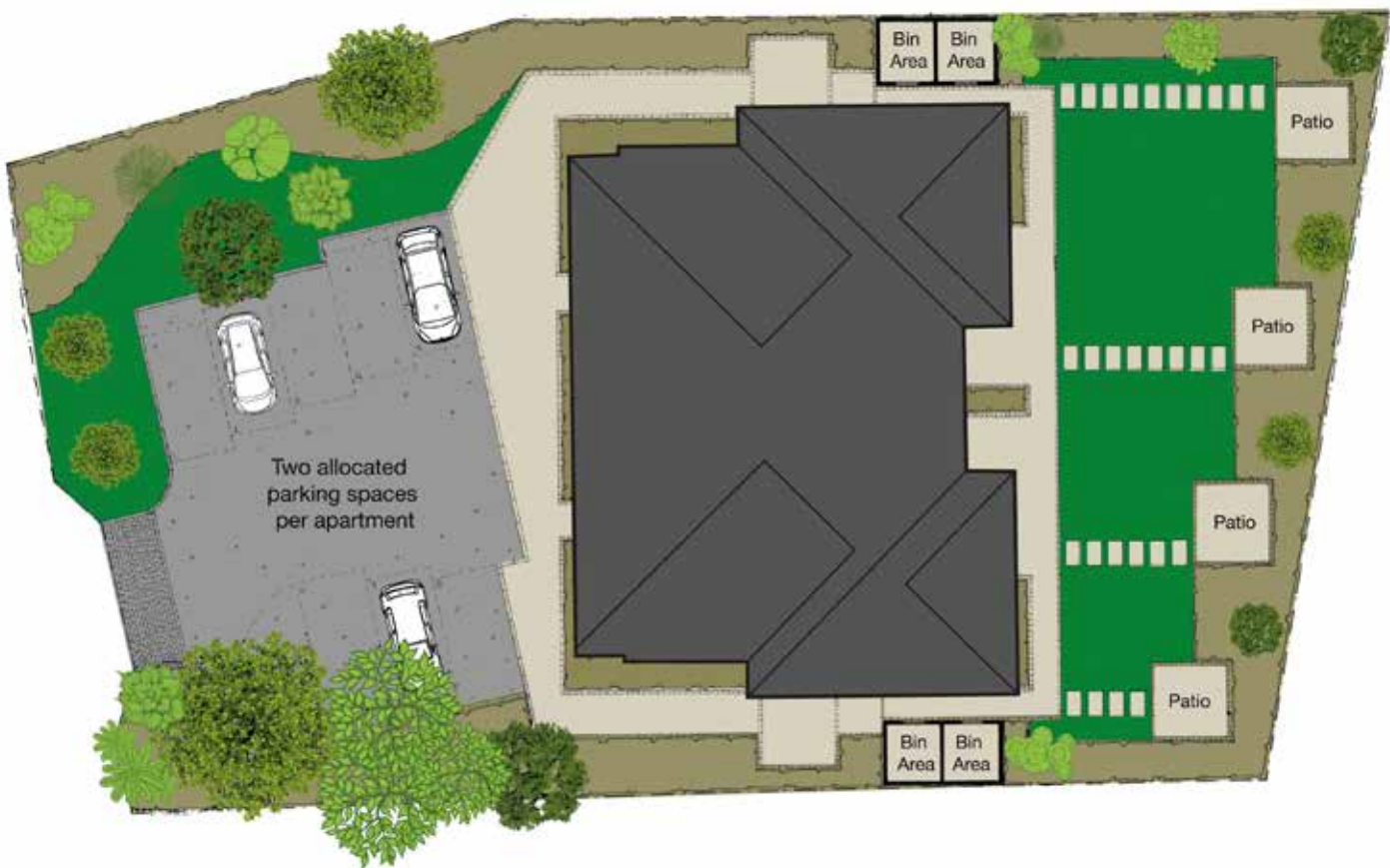
	Meters	Feet		Meters	Feet
Lounge	4.5m x 3.7m	14'7" x 12'1"	Dressing room	3.2m ²	6'5" x 6'5"
Kitchen	5.5m x 2.5m	18'0" x 8'2"	En-suite	1.7m x 2.8m	5'5" x 9'1"
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Total square footage: 161.20 sqm | 1735.14 sqft

SITE PLAN

Helensview Gardens



Site plan is for illustration purposes and may not be to scale.

SPECIFICATIONS

KITCHEN

- **Poggenpohl** kitchen furniture
- Handleless design with a range of contemporary finishes to select from
- Solid surface work surfaces and upstands
- **Silgranit®** solid Sink & **Quooker** boiling water tap
- Feature planter
- Mirror accents
- Laminate perching area
- Discreet LED lighting



UTILITY ROOM

- Broom unit
- Laminate work surface and upstands
- Stainless steel sinks and tap

APPLIANCES

- **Siemens:**
 - Induction hob
 - Combi oven
 - Single oven
 - Warming Drawer
 - Fridge freezer
 - Dishwasher
 - Room ventilation extraction

BATHROOMS AND EN SUITES

- Modern wall-mounted WC with designer flush plate
- Large vanity unit and ceramic washbasin (In a range of colours)
- Large mirror above wash hand basin and wall lights
- Chrome mono basin mixer (upgrade options available)
- Inset bath with over head and hand held shower
- Thermostatic shower mixer
- Bath Screen
- Large choice of porcelain wall and floor tiles
- Chrome towel warmer
- Lighting design in the bathroom to create a warm luxurious atmosphere
- Large walk in shower (En-suite)



WINDOWS AND DOORS

- High performance double glazed windows and external doors
- Selected, laminated, treated, Scandinavian redwood fully factory painted internally and externally for quality, durable finish
- Weather and draught stripped to provide an increased weather - resistant rating.
- Manufacturer's proprietary handles and locking device for both functionality and security.

INTERNAL FINISHES

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

CONNECTIVITY

- Telephone point in lounge with master point in meter cupboard
- Fibre Optic SkyQ points
- Smarthome wiring infrastructure designed by local specialists **Loud & Clear**



HEATING AND UTILITIES

- High-efficiency (A-rated) gas fired combination boiler
- Stelrad Compact & Slimline radiators plus special **Bagno** towel rails in bathrooms
- Smoke, CO2 and heat detectors and monitors
- Galvanized metal balustrade to upper apartments

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 (see sales consultant for plot specific parking space)

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

BEARSDEN

A delightful leafy suburb in the North of the City.

Bearsden is one of Scotland’s most prestigious suburbs; an attractive, historic town that has maintained a village feel with many desirable amenities. The small, 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 Marks & Spencer, Waitrose and Tesco all easily accessible.

Only 6 miles from Glasgow’s colourful city centre, Bearsden’s superb transport connections provide for easy commuting and exploring. Equally accessible are Mugdock Country Park and Kilmardinny Loch Nature Reserve offering extensive greenspace, wildlife and tranquillity. Those looking for more

challenging walks can set off along the 96-mile West Highland Way that stretches from nearby Milngavie right up to Fort William. Bearsden boasts several golf courses, including the Glasgow Golf Club which is one of the world’s oldest. Other nearby leisure facilities include Bearsden Ski Club, West of Scotland Rugby Football Club and the Allander Leisure Centre.

Schools in the local area have excellent reputations, with Bearsden Academy and Boclair Academy both achieving high performance records. The independent High School of Glasgow Junior School and preparatory school for Glasgow Academy are also located nearby.



WELL CONNECTED

Helensview Gardens is perfectly located and superbly connected for those wanting relaxed rural living with easy city access. Glasgow’s vibrant city centre is only 6 miles away and the fashionable West End even closer, a mere 3 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 Bearsden Railway Station to Glasgow, with an average journey time of 22 minutes. There is also a regular bus service travelling to surrounding areas including Milngavie and Glasgow. Glasgow Airport is only 9 miles away, a convenient 20 minute’s drive.





For more information contact:

Corum Bearsden, 4 Canniesburn Toll, Glasgow G61 2QU

Tel: 0141 942 5888

Fax: 0141 943 2288

e: bearsden@corumproperty.co.uk

w: www.corumproperty.co.uk



WEST HOMES
GROUP

West Homes Group, Wincham House, Greenfield Farm Trading Estate, Congleton, Cheshire, CW12 4TR