

ONE
BELHAVEN
TERRACE

*Five magnificent apartments and
one coach house formed within
an elegant Victorian townhouse in
the West End of Glasgow*



One Belhaven Terrace is a collection of just five magnificent apartments and one coach house formed within an elegant Victorian townhouse in the heart of Glasgow's West End.

Each property is an astounding architectural achievement and all have been designed with meticulous attention to detail and quality of finish. Much of the building's original features have been retained and sympathetically restored to their former splendour - the hand-carved oak panels, Corinthian pillars, beautiful wrought iron staircases and decorative plaster cornices are unique and quite simply stunning - whilst the contemporary, high - specification kitchen and bathrooms create a design aesthetic that is nothing short of inspirational.

ELEGANCE REBORN

One Belhaven Terrace was designed by architect James Thomson in 1870.

All six properties are individually designed and each has its own unique character.





AN EXCLUSIVE LOCATION

One Belhaven Terrace is situated in the heart of The West End, unquestionably one of the most exclusive and prestigious locations in the city.

Set back from the grand, tree-lined, boulevard that is Great Western Road, and with expansive views over Kirklee Terrace, One Belhaven Terrace feels like a truly refined, very special place in which to live.

All that Glasgow's West End has to offer, the restaurants, the shopping and the cafe culture of Byres Road, the art gallery at Kelvingrove and The University of Glasgow, are within minutes walk of your front door.



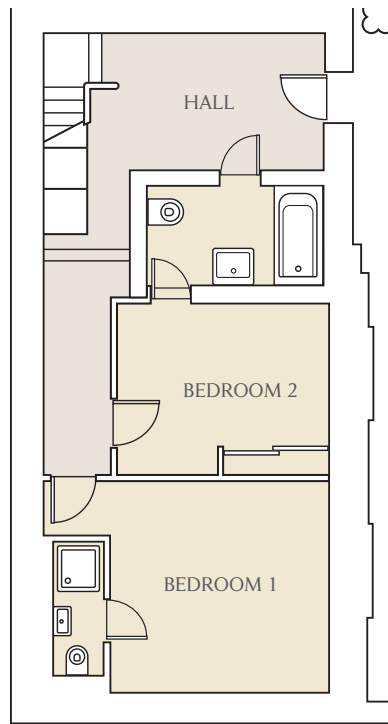
LEFT: The open view to Kirklee Terrace from One Belhaven Terrace.

One Belhaven Terrace is situated in a prime location in the West End with plentiful on-street parking.

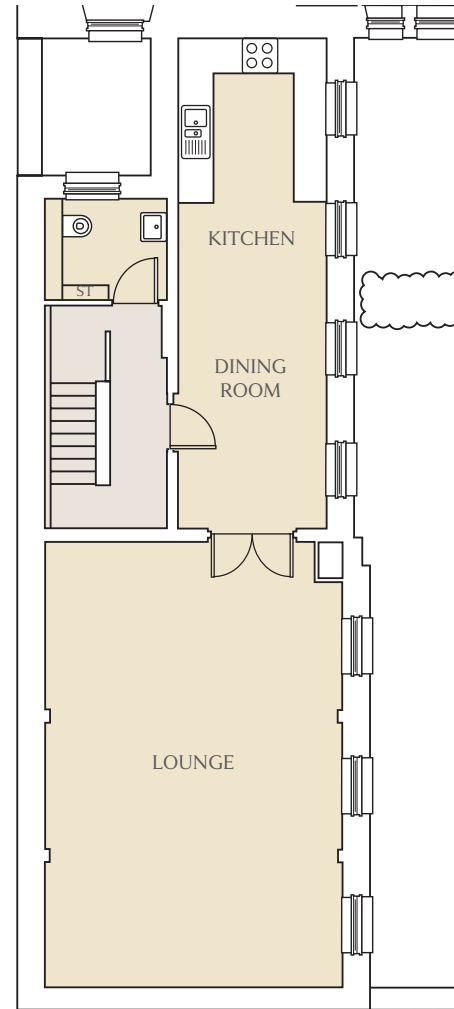
It is just five minutes walk from Byres Road with its underground links to the rest of the city.



Map not to scale.



GROUND



UPPER FLOOR

THE COACH HOUSE

Stunning parlour lounge with period feature ceiling. Private entrance, garden area and secure off-street parking space.

| | METRIC |
|---------------------------|-------------|
| Lounge | 5420 x 8109 |
| Kitchen/Dining | 2709 x 8930 |
| Bedroom 1 (inc. en suite) | 5000 x 3700 |
| Bedroom 2 (exc. en suite) | 3700 x 3086 |
| Cloaks | 2111 x 1752 |

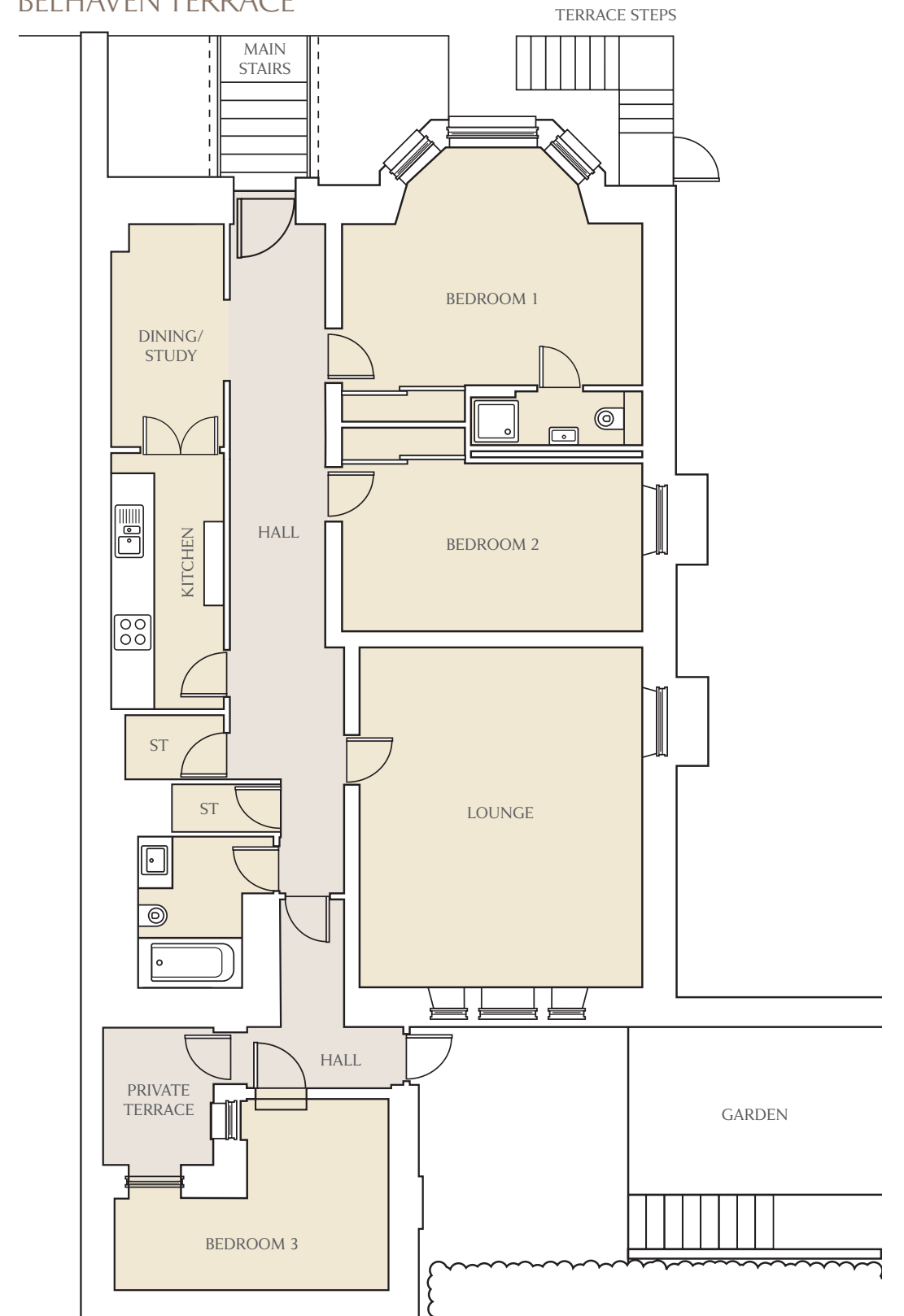


LOWER GROUND

With main front and rear door. Private terrace. Private entrance, garden area and secure off-street parking space.

| | METRIC |
|---------------------------|-------------|
| Lounge | 5015 x 6190 |
| Kitchen | 1994 x 4510 |
| Dining/Study | 1994 x 3987 |
| Bedroom 1 (exc. en suite) | 5351 x 4348 |
| Bedroom 2 | 5351 x 3056 |
| Bedroom 3 | 5020 x 3484 |
| Bathroom | 2307 x 2360 |
| Private Terrace | 2000 x 2153 |

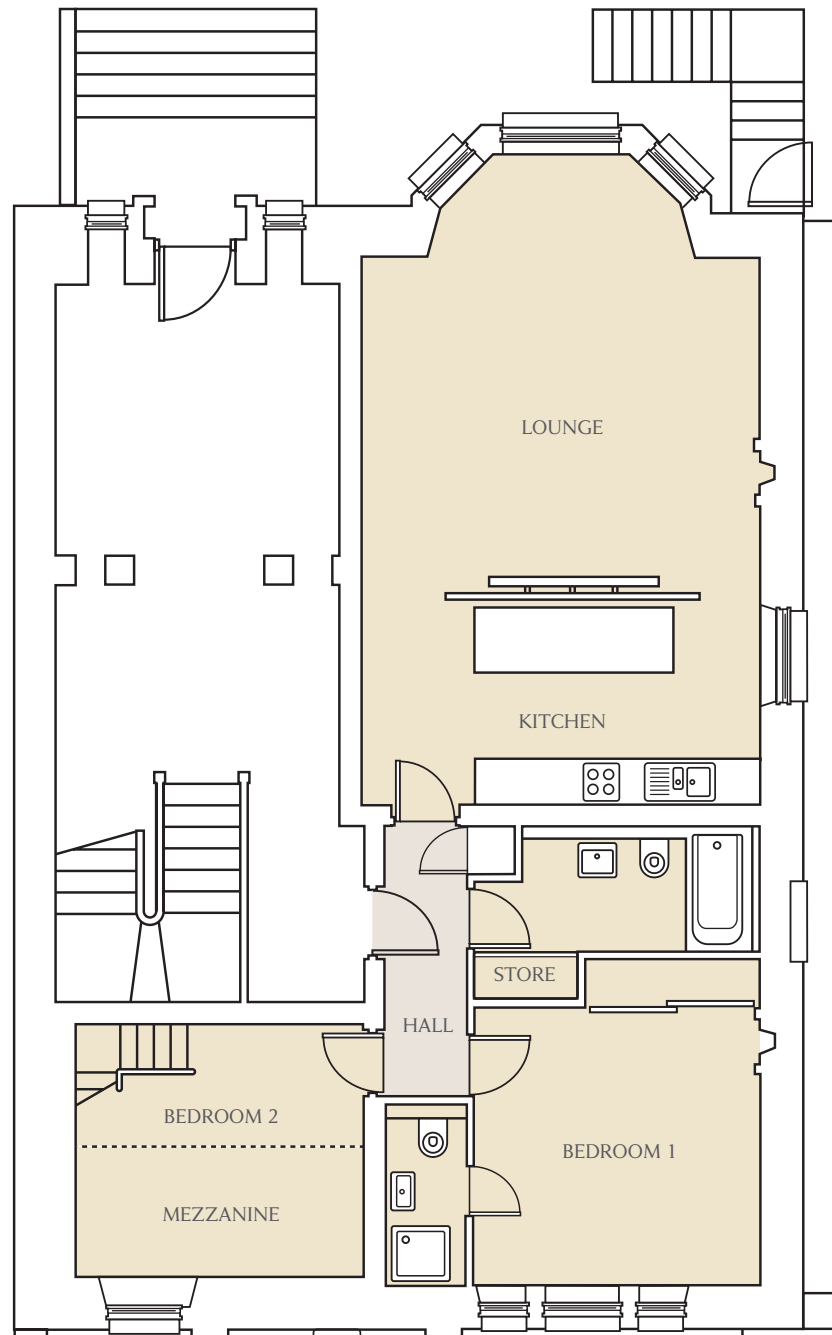
BELHAVEN TERRACE



GROUND FLOOR

Lounge with original period panelling. Kitchen partition with integrated plasma TV. Mezzanine study over Bedroom 2.

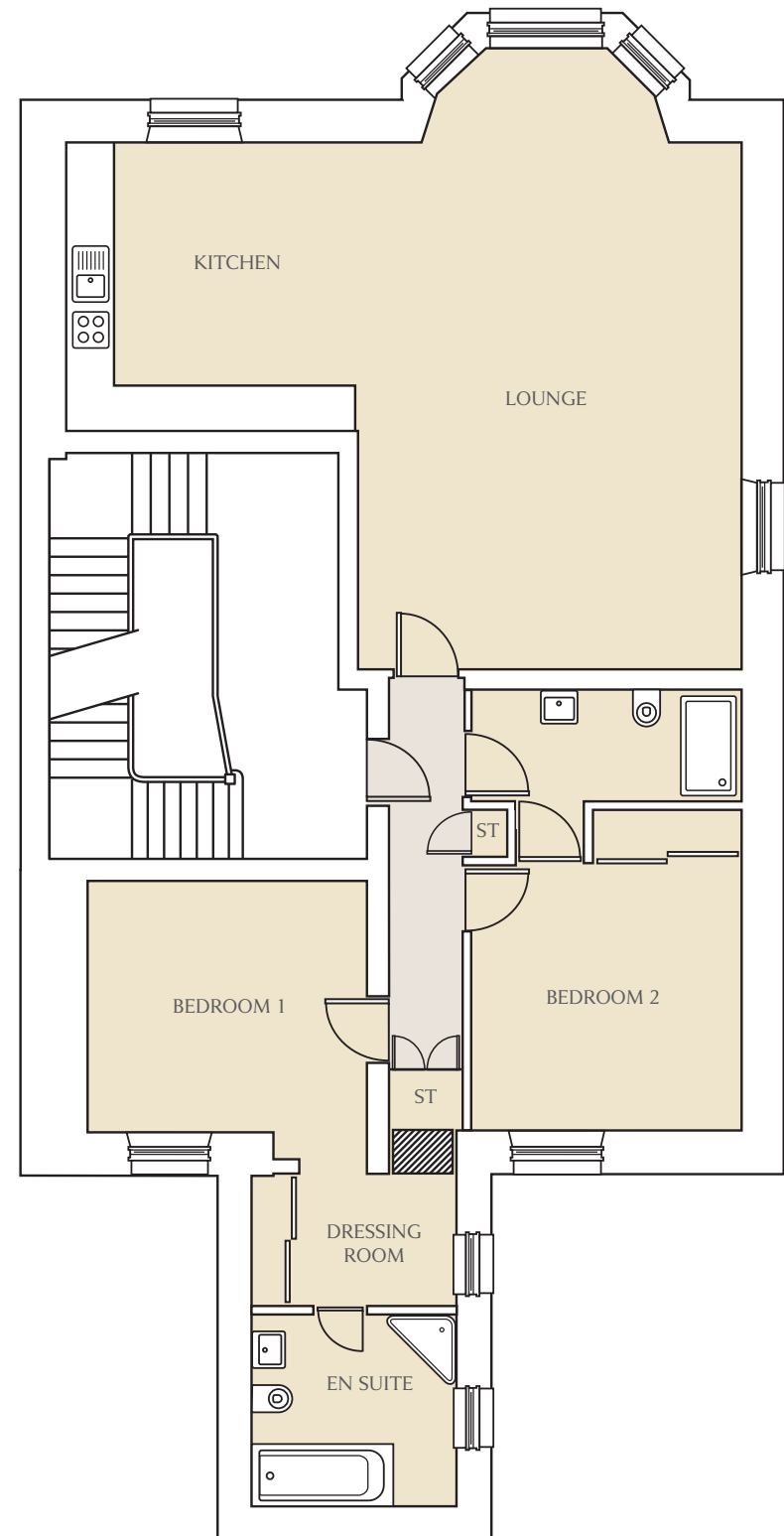
| | METRIC |
|---------------------------|-------------|
| Lounge/Kitchen/Dining | 5461 x 7153 |
| Bedroom 1 (exc. en suite) | 3913 x 3820 |
| Bedroom 2 | 3945 x 3476 |
| Mezzanine Study | 3945 x 1680 |
| Bathroom | 3803 x 1550 |



FIRST FLOOR

Fabulous lounge with open aspects over Kirklee Terrace. Each bedroom with ensuite. Master bedroom with a separate dressing room.

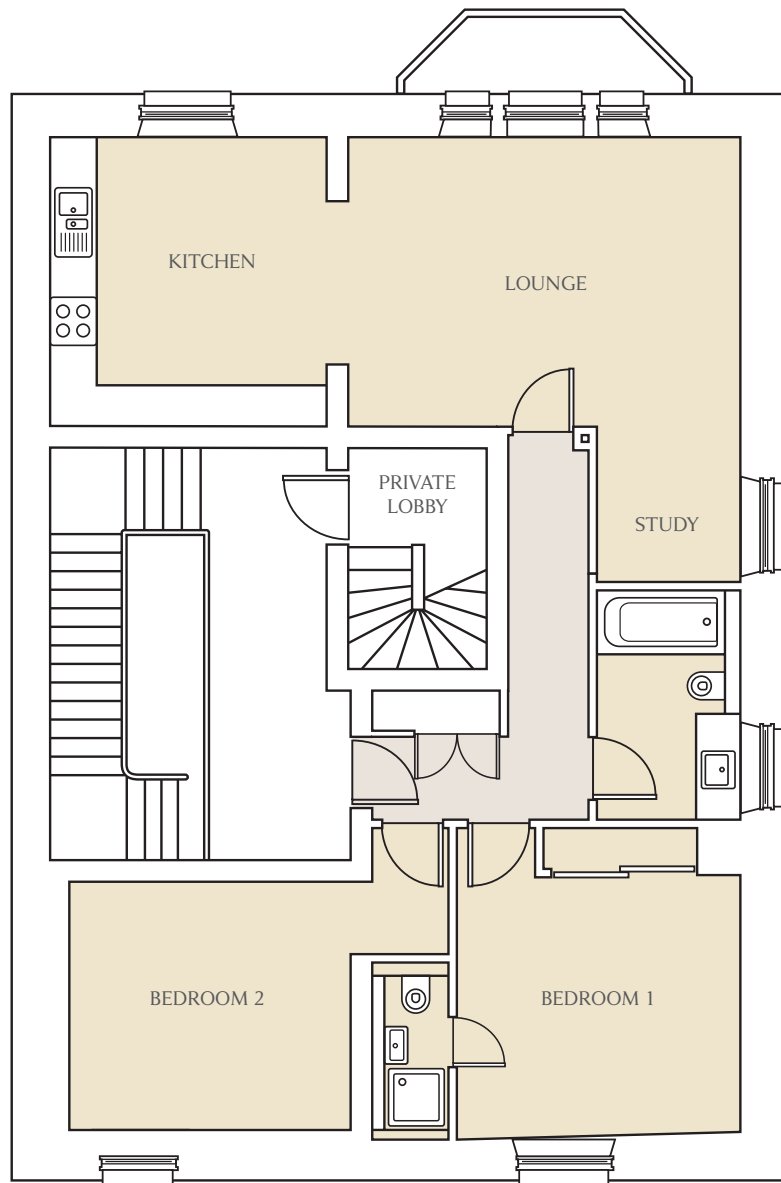
| | METRIC |
|---------------------------|-------------|
| Lounge | 5461 x 7153 |
| Kitchen/Dining | 4189 x 4097 |
| Bedroom 1 (exc. en suite) | 3945 x 3476 |
| Dressing Room | 2750 x 1800 |
| En Suite | 2750 x 2963 |
| Bedroom 2 | 3840 x 3820 |
| Bathroom | 3730 x 1530 |
| Hall | 1185 x 3985 |



SECOND FLOOR

Large lounge with study off, overlooking Kirklee Terrace. Two generous bedrooms, master en-suite.

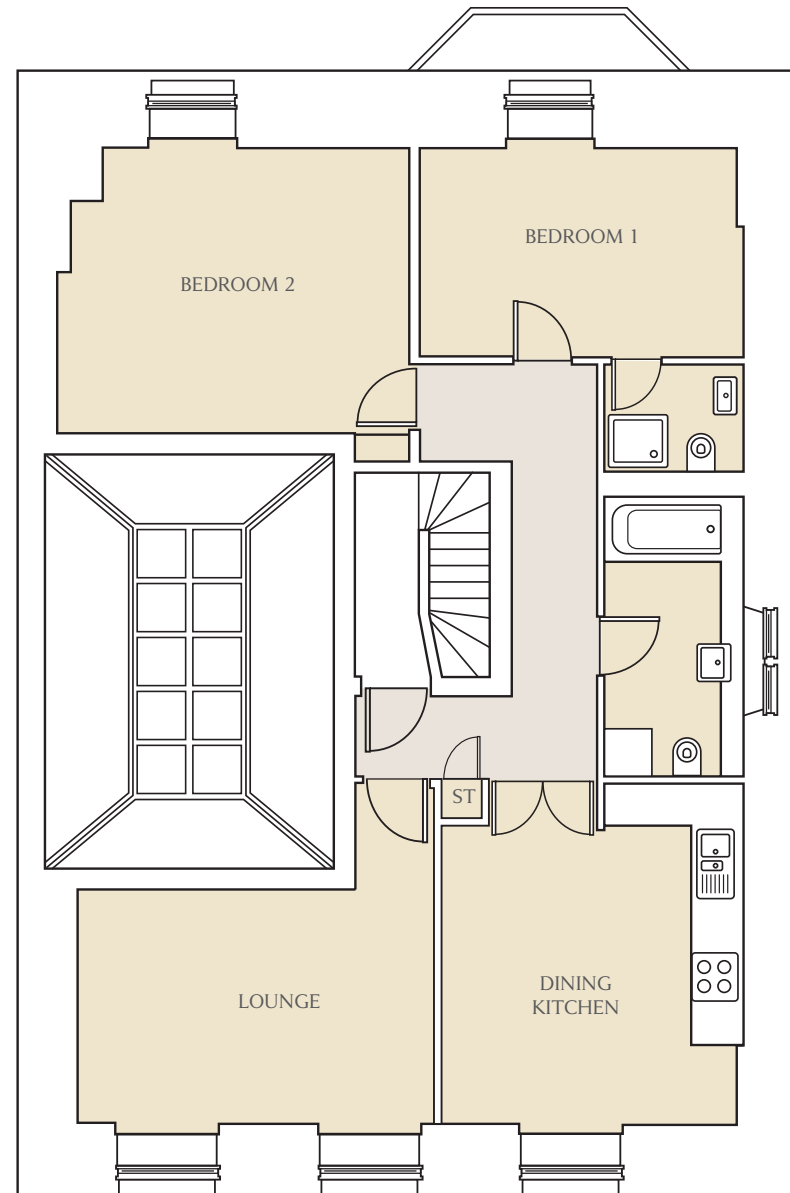
| | METRIC |
|---------------------------|-------------|
| Lounge | 5461 x 4097 |
| Kitchen/Dining | 3889 x 4097 |
| Study | 2014 x 2176 |
| Bedroom 1 (exc. en suite) | 4364 x 3913 |
| Bedroom 2 | 3945 x 3476 |
| Bathroom | 1814 x 3256 |
| Hall | 1100 x 5232 |



THIRD FLOOR

Fabulous, bright top floor property with south-facing lounge. Ample room for dining in kitchen. Generous second bedroom, master en-suite.

| | METRIC |
|---------------------------|-------------|
| Lounge | 4893 x 3066 |
| Kitchen/Dining | 4157 x 4018 |
| Bedroom 1 (exc. en suite) | 4334 x 2820 |
| Bedroom 2 | 4840 x 3780 |
| Bathroom | 1657 x 3939 |
| Hall | 1200 x 5789 |



SUPERIOR SPECIFICATIONS



Floor Finishes. Hardwood flooring to public areas with tiling to kitchens, bathrooms and ensuites. Choice of carpeting for bedroom areas.*

Kitchen. Choice of contemporary kitchen units and corian worktop*. Stainless steel AEG appliances include oven, 5 burner hob and microwave. Integrated fridgefreezer, dishwasher and washer dryer. Feature glass and stainless steel extractor in properties with wall units.

Bathrooms. Modern contemporary suites by Scope Bathrooms with Hansgrohe taps and showers. Chrome towel radiators to all rooms. Choice of floor and wall tiling by Porcelanosa.*

Electrical. Virgin Media cabled to each property.# Phone & TV points to Lounge and all bedrooms. Chrome recessed downlights where ceilings lowered in bathroom. Pendant light fittings elsewhere.

Additional subscription required.

Heating. Gas fired combi boiler providing efficient heating and hot water system to each property.

Windows & Doors. New double glazed windows to Belhaven Terrace. Existing single glazed windows carefully restored. Where possible existing solid panel doors restored, otherwise new traditional paneled doors will be sourced.

General. All properties benefit from 10 year warranty provided by Premier Guarantee.

Security. Video entry phone for all apartments in the main stair. Intruder alarm to Lower Ground Floor and Coach House apartment.

Lower Ground Floor & Coachhouse Only. Private access to rear landscaped garden. Car parking space for each property accessed through sliding garage door from Belhaven Terrace Lane.

**Please note choices are subject to selections being made during the build period*



Images shown are representative of style and quality of finish. Layouts, however, are unique to each apartment.



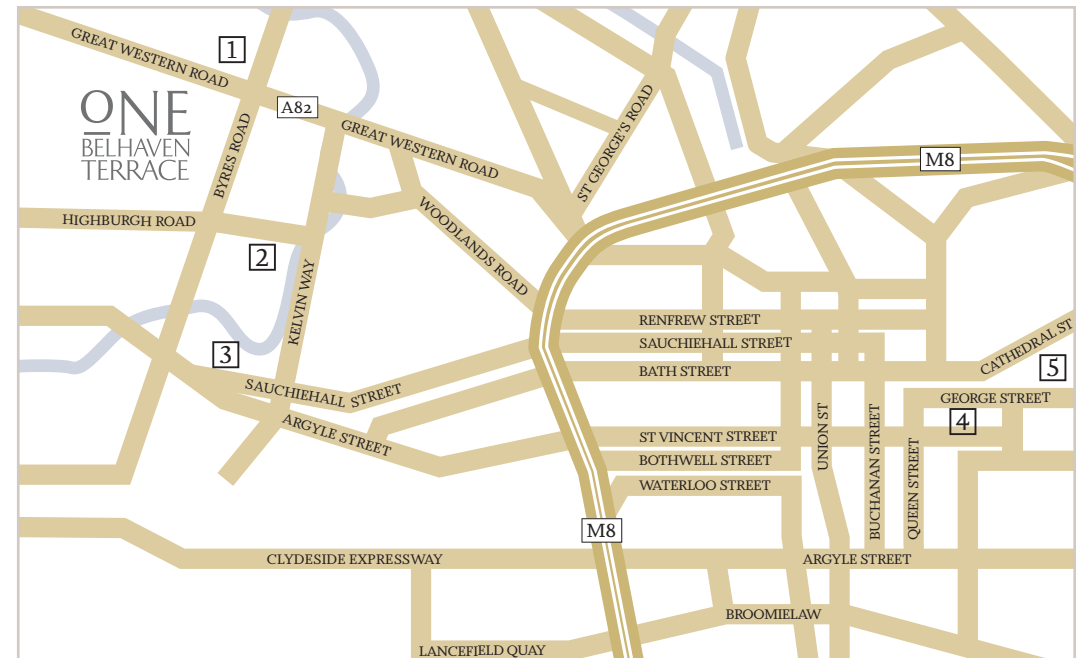
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SOLID FOUNDATIONS

At Credential we have a long history of building homes of the highest quality throughout Scotland and are justly proud of our levels of integrity and customer satisfaction.

Recent Projects include the restoration and re-development of the Templeton's Carpet building (whose style was inspired by The Doges Palace in Venice) - on Glasgow Green into a collection of New York style loft apartments.

Similar projects are underway in the original nineteenth century Stirling Library in the heart of the Merchant City and at Lilybank Terrace in the West End of Glasgow.



1. Botanic Gardens
2. Glasgow University
3. Kelvingrove Art Gallery
4. George Square
5. Strathclyde University



*For more information
contact 0141 222 5869*

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