



LOWTHER TERRACE, GLASGOW



THE STORY BEGAN IN 1904.



The composition of these individually designed Edwardian townhouses is more reminiscent of London's Cadogan Square than anything Scottish. Each is a different interpretation of Jacobean Renaissance style, elaborately modelled with shaped gables, pilasters and turrets to form a magnificent and very elegant terrace using the same combination of Giffnock and Bishopbriggs stone and, unusually, they all have Westmoreland slate roofs. The first house was built in 1904 by the architect James Miller, perhaps most famous for designing the Turnberry Hotel in Ayrshire.

Around 1906 and then in 1910, as Great Western Road gradually became less rural, two adjoining properties were added to complete the Terrace.

In 2016, L&S Homes will launch one of the most prestigious residential developments ever to grace Glasgow's West End, restoring the original houses to their former splendour and adding a magnificent new apartment building adjacent. It will be, unquestionably, one of the most sought after developments in the city. An exclusive collection of beautiful, elegant and unique apartments for the most discerning buyer.





KIRKLEE MANSIONS

LOWTHER TERRACE, GLASGOW

In Kirklee Mansions we have sympathetically restored one of the city's most gracious listed buildings to create 14 stunning new apartments, retaining much of the magnificent original 19th Century features, seamlessly combining them with the most contemporary specification.

On the exterior they may speak of the grandeur of their age - the interiors however, provide every modern comfort, sophistication and convenience.

A sense of history is the overwhelming first impression, leaving you with a memory of sheer beauty and truly incomparable craftsmanship.



Whilst the exterior architecture of the buildings is truly magnificent, the interiors are equally as impressive.

Befitting the listed building status of Kirklee Mansions, we have preserved and restored much of the original period features synonymous with the grand style of the Edwardian era to create homes that are filled with grace and elegance.

Many of the public rooms are beautifully proportioned boasting high ceilings, ornate plaster work and oak panelling, together with fabulous wood and stone fireplaces and charming, stained glass windows. Each apartment is unique and finished to exacting standards.

Right: The original Reception room of number 8 Lowther Terrace with its magnificent carved stone fireplace





Illustration of 1st floor apartment in Kirklee Mansions, overlooking Great Western Road, with the original, restored curved ceiling.



AN EXQUISITE SPECIFICATION

- Fitted German Leicht Kitchens with integrated Siemens appliances including stainless steel oven/micro combi and dishwasher
- Electric induction hob / Integrated Fridge Freezer / Wine Fridge
- Each apartment will have a utility cupboard with fitted washer/dryer
 - Wall hung WC's and wash hand basins with under sink storage
 - Sanitary ware provided by Porcelanosa
 - Fitted mirrors in all bathrooms and ensuites
 - Under floor heating to all bathrooms and ensuites
- Gas fired combination boiler providing instant hot water and efficient central heating system
- Freestanding wardrobes by German manufacturer Rauch to all bedrooms including built in drawers and hanging space
- Internal powder coated panelled doors with satin chrome ironmongery
 - Double glazing
 - Video entry system
 - One allocated car parking space

IN ADDITION EACH APARTMENT HAS THE FOLLOWING CHOICES*

- Wooden flooring or Amtico to lounges and hall areas
- Quality wool carpeting to bedrooms and stairs where applicable
 - Colour finishes in kitchen
 - Solid worktop finishes
 - Coloured glass splash back
- Porcelanosa tiling to ensuite and bathroom walls and floors

** Subject to build programme*

APARTMENT I / LOWER

3 BEDROOM, SIX APARTMENT DUPLEX WITH FEATURE STAIRCASE & LARGE PRIVATE GARDEN

LOWER

Reception	5079 x 7847mm	16'8" x 25'9"
Lounge	6395 x 4673mm	21' x 15'4"
Kitchen/Dining area	6957 x 5004mm	22'10" x 16'5"
Cloaks	1439 x 1504mm	4'9" x 4'11"
Master Bedroom (inc. ensuite)	7796 x 4807mm	25'7" x 15'9"
Garden Area	99 square metres	1,066 square feet



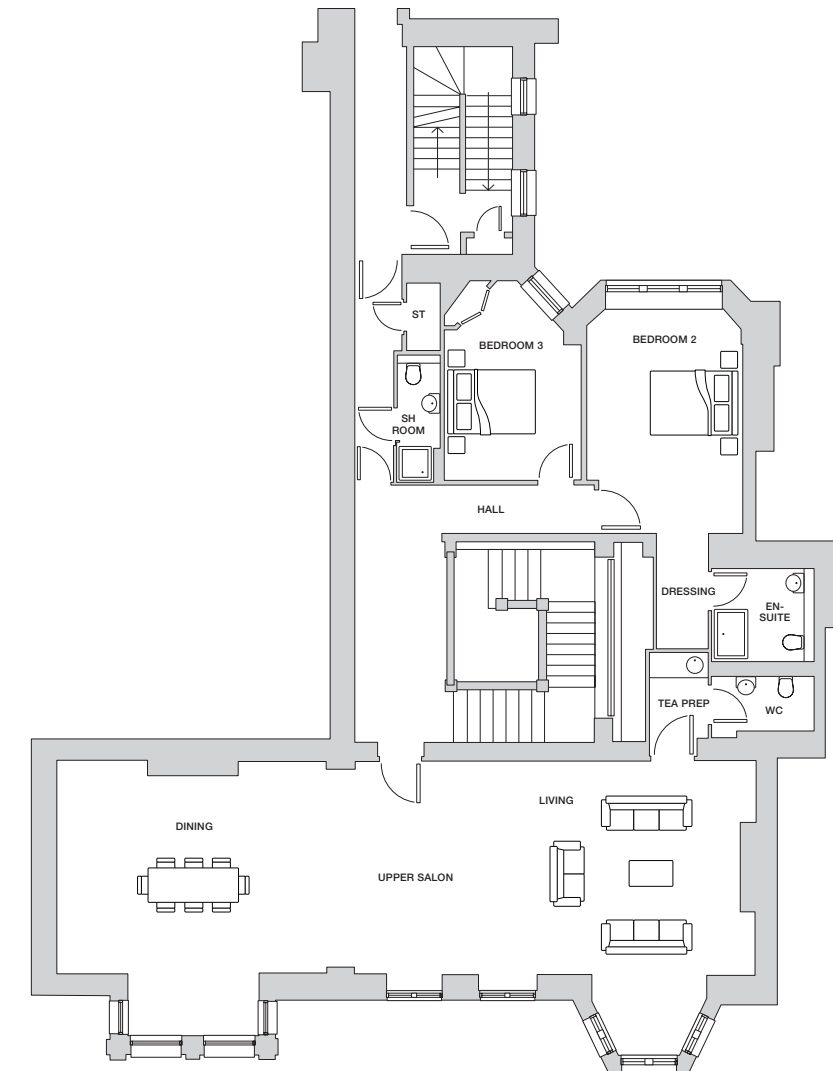
KIRKLEE MANSIONS

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APARTMENT I / UPPER

UPPER

Upper Salon/Sitting Room	16501 x 5031mm	54'2" x 16'6"
Bedroom 2	3753 x 5321mm	12'4" x 17'6"
Bedroom 2 ensuite	2600 x 2407mm	8'6" x 7'11"
Bedroom 3	4697 x 3249mm	15'5" x 10'8"



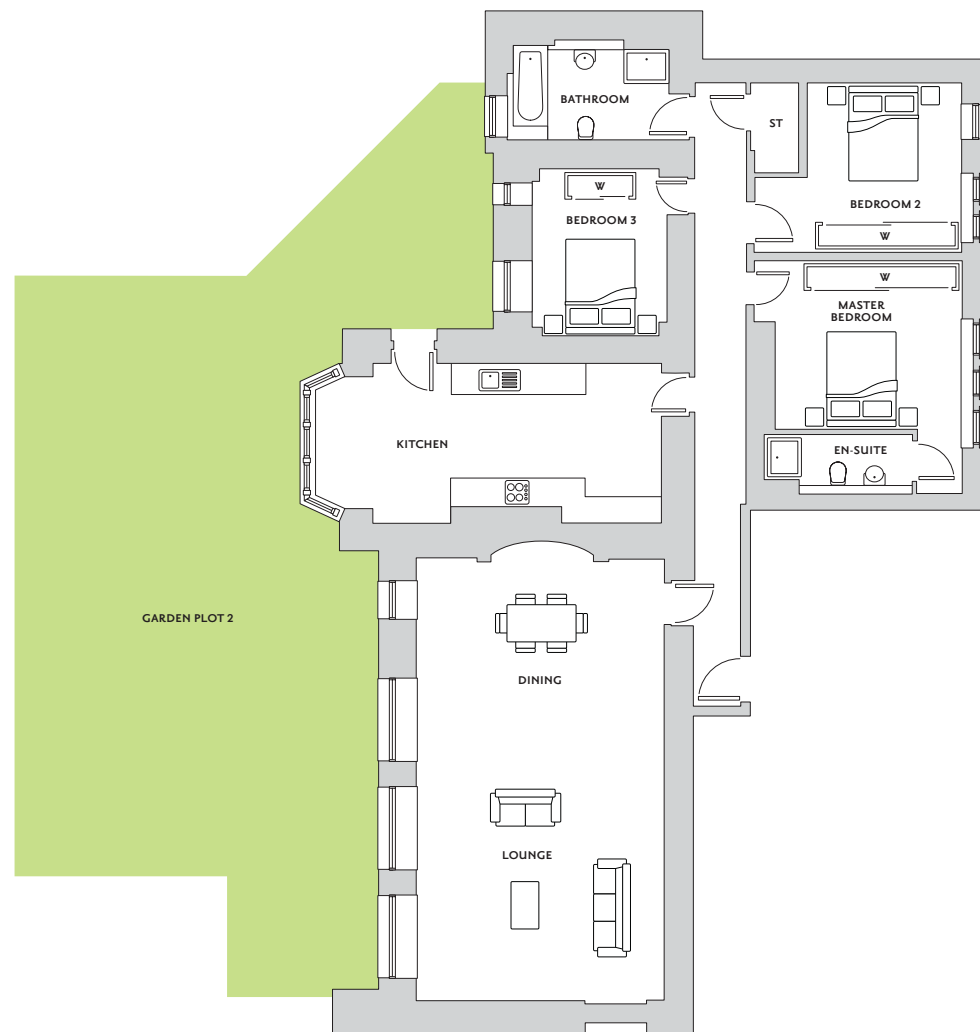
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APARTMENT 2

3 BEDROOM APARTMENT WITH LARGE PRIVATE GARDEN

Lounge/Dining area	9797 x 5471mm	32'2" x 18'
Kitchen	7712 x 3562mm	25'4" x 11'8"
Master Bedroom (inc. ensuite)	5196 x 4622mm	17'1" x 15'2"
Bedroom 2	4622 x 3768mm	15'2" x 12'4"
Bedroom 3	3707 x 3003mm	12'2" x 9'10"
Bathroom	3479 x 2013mm	11'5" x 6'7"
Garden Area	133 square metres	1,432 square feet



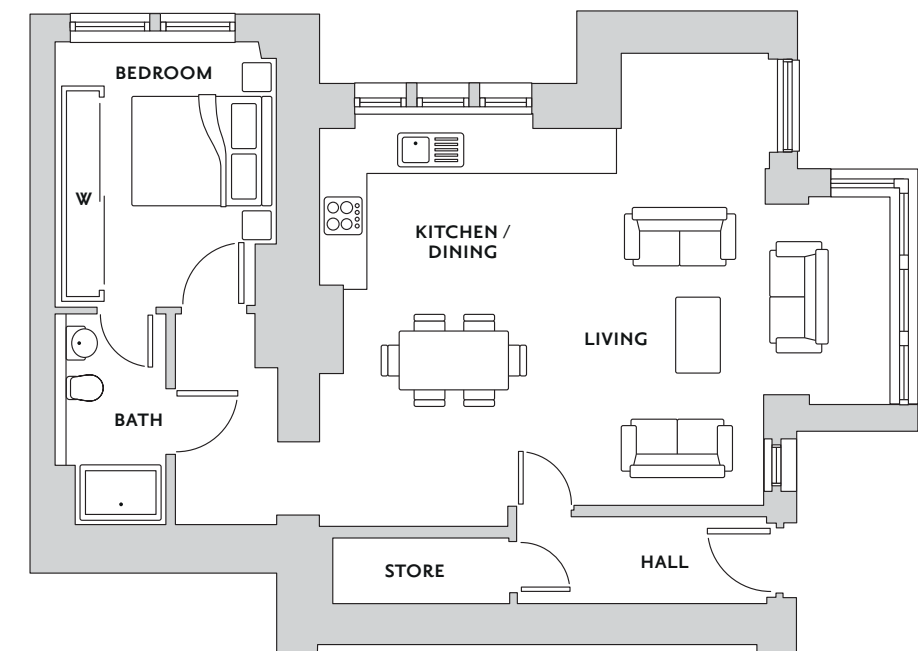
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APARTMENT 3

1 BEDROOM MAIN DOOR APARTMENT

Living/Kitchen/Dining area	6119 x 7435mm	20'1" x 24'5"
Bedroom	3580 x 3020mm	11'9" x 9'11"
Bathroom	2860 x 1554mm	9'5" x 5'1"



KIRKLEE MANSIONS

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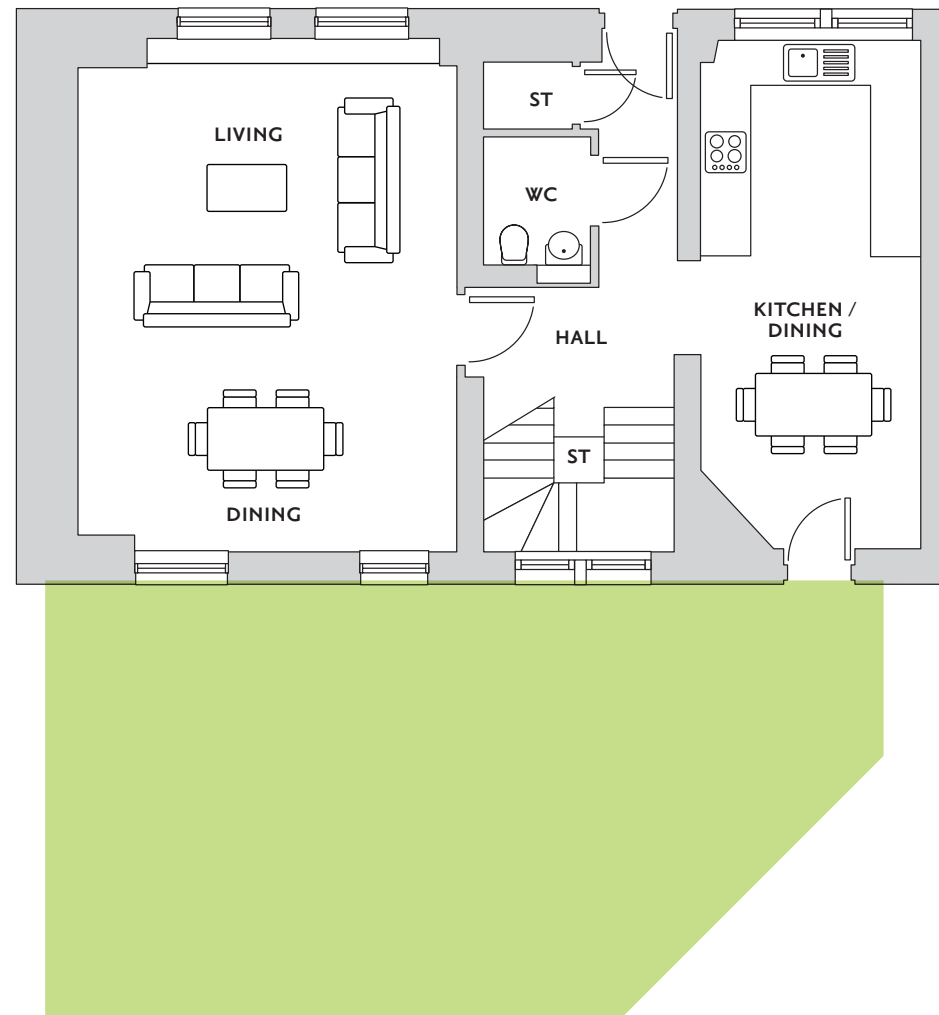


APARTMENT 4 / LOWER

4 BEDROOM, MAIN DOOR, 2 STOREY COACH HOUSE WITH LARGE PRIVATE GARDEN

LOWER

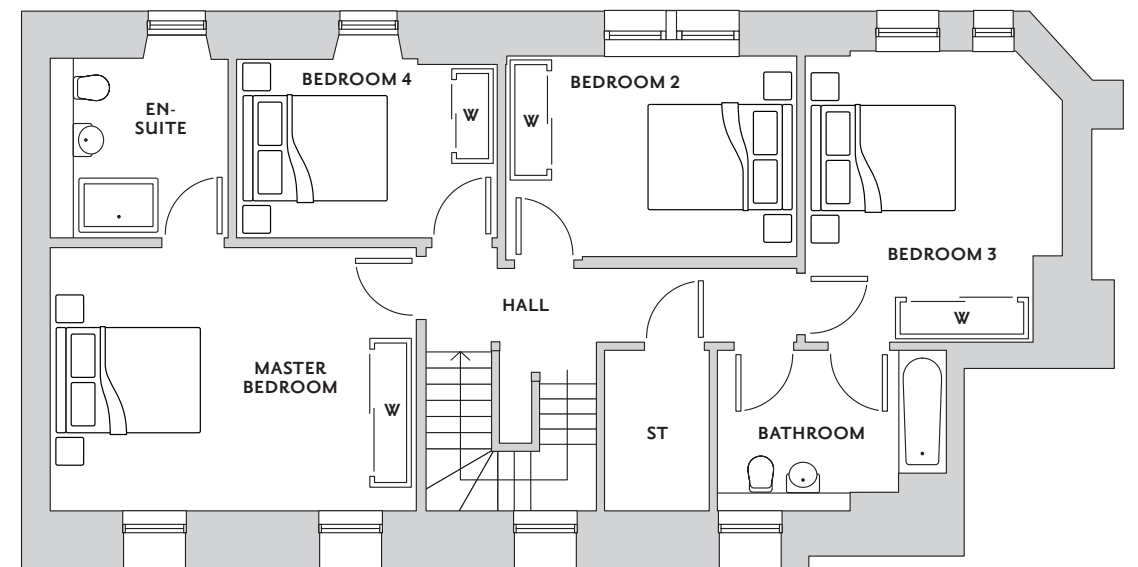
Living Area	6032 x 4882mm	19'10" x 16'
Kitchen/Dining area	6537 x 2825 mm	21'6" x 9'3"
WC	1395 x 1660mm	4'7" x 5'5"
Garden Area	47 square metres	506 square feet



APARTMENT 4 / UPPER

UPPER

Master Bedroom	5237 x 3791mm	17'2" x 12'5"
Ensuite	2550 x 2550mm	8'4" x 8'4"
Bedroom 2	2839 x 4150mm	9'4" x 13'8"
Bedroom 3	4138 x 3634mm	13'7" x 11'11"
Bedroom 4	3960 x 2550mm	12'1" x 8'4"



KIRKLEE MANSIONS

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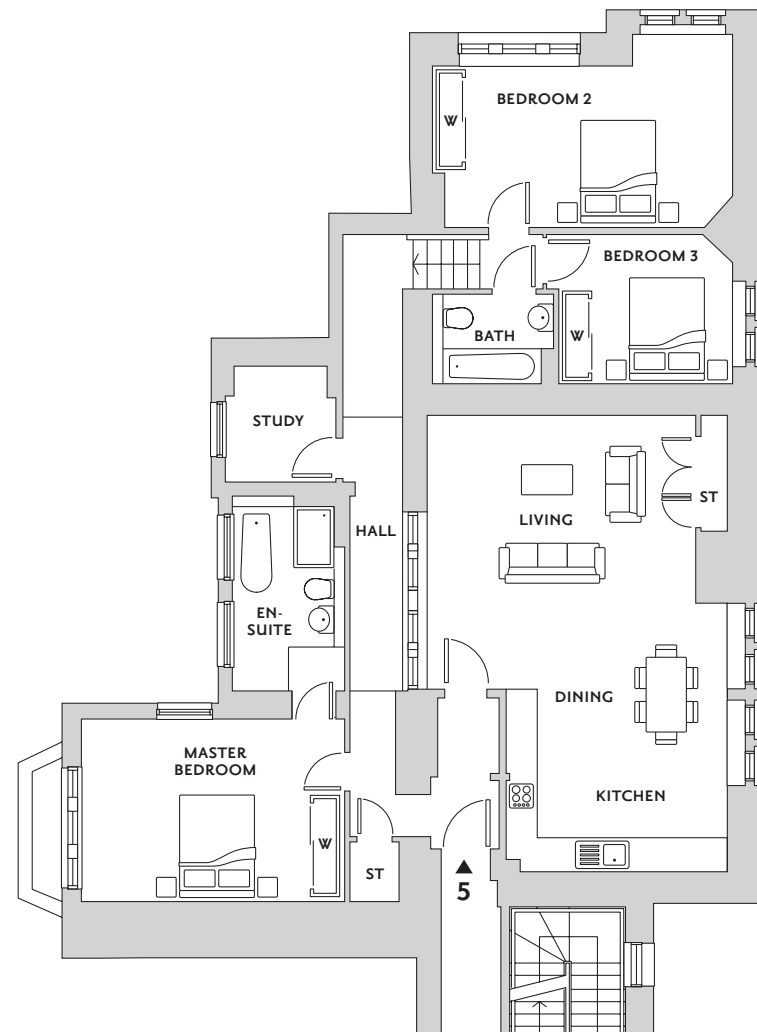
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APARTMENT 5

3 BEDROOM, 1ST FLOOR APARTMENT

Living Area	5510 x 5366mm	18'1" x 17'7"
Kitchen/Dining area	3713 x 4503mm	12'2" x 14'9"
Master Bedroom	5328 x 3690mm	17'6" x 12'1"
Ensuite	3735 x 2046mm	12'3" x 6'9"
Bedroom 2	6049 x 3269mm	19'10" x 10'9"
Bedroom 3	3750 x 3009mm	12'4" x 9'11"
Bathroom	2241 x 1797mm	7'4" x 5'11"
Utility	2320 x 2280mm	7'7" x 7'6"



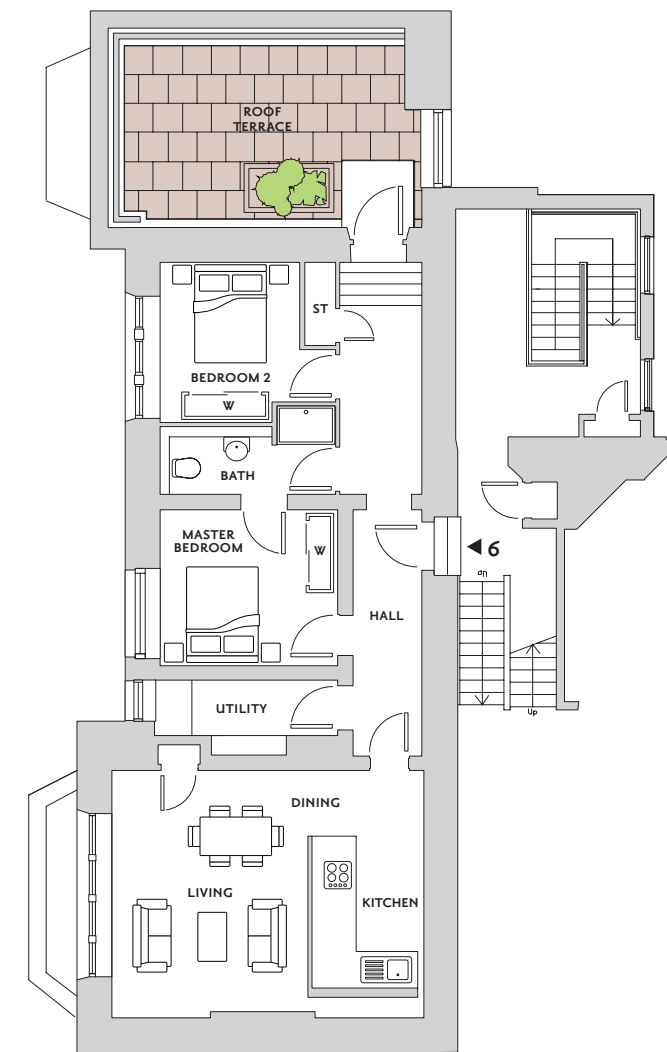
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APARTMENT 6

2 BEDROOM, 2ND FLOOR APARTMENT WITH PRIVATE ROOF TERRACE

Living/Dining Area	6455 x 5125mm	21'2" x 16'10"
Kitchen	3766 x 2305mm	12'4" x 7'7"
Master Bedroom	3232 x 2981mm	10'7" x 9'9"
Utility	3777 x 1160mm	12'5" x 3'10"
Bedroom 2	3316 x 2900mm	10'11" x 9'6"
Bathroom	3631 x 1831mm	11'11" x 6'
Terrace	4130 x 6800mm	13'9" x 22'3"



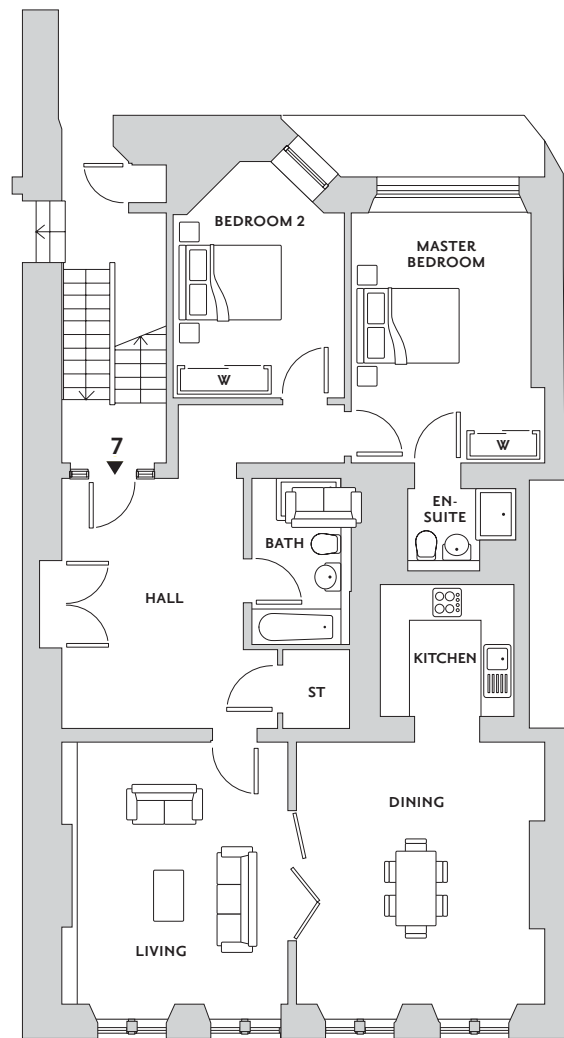
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APARTMENT 7

2 BEDROOM, 2ND FLOOR APARTMENT

Living area	5117 x 4421mm	16'10" x 14'6"
Dining Room	5130 x 4847mm	16'10" x 15'11"
Kitchen	2609 x 2600mm	8'7" x 8'6"
Master Bedroom	4879 x 3784mm	16' x 12'5"
Ensuite	2197 x 1596mm	7'3" x 5'3"
Bedroom 2	4604 x 3309mm	15'1" x 10'10"
Bathroom	3250 x 1741mm	10'8" x 5'9"



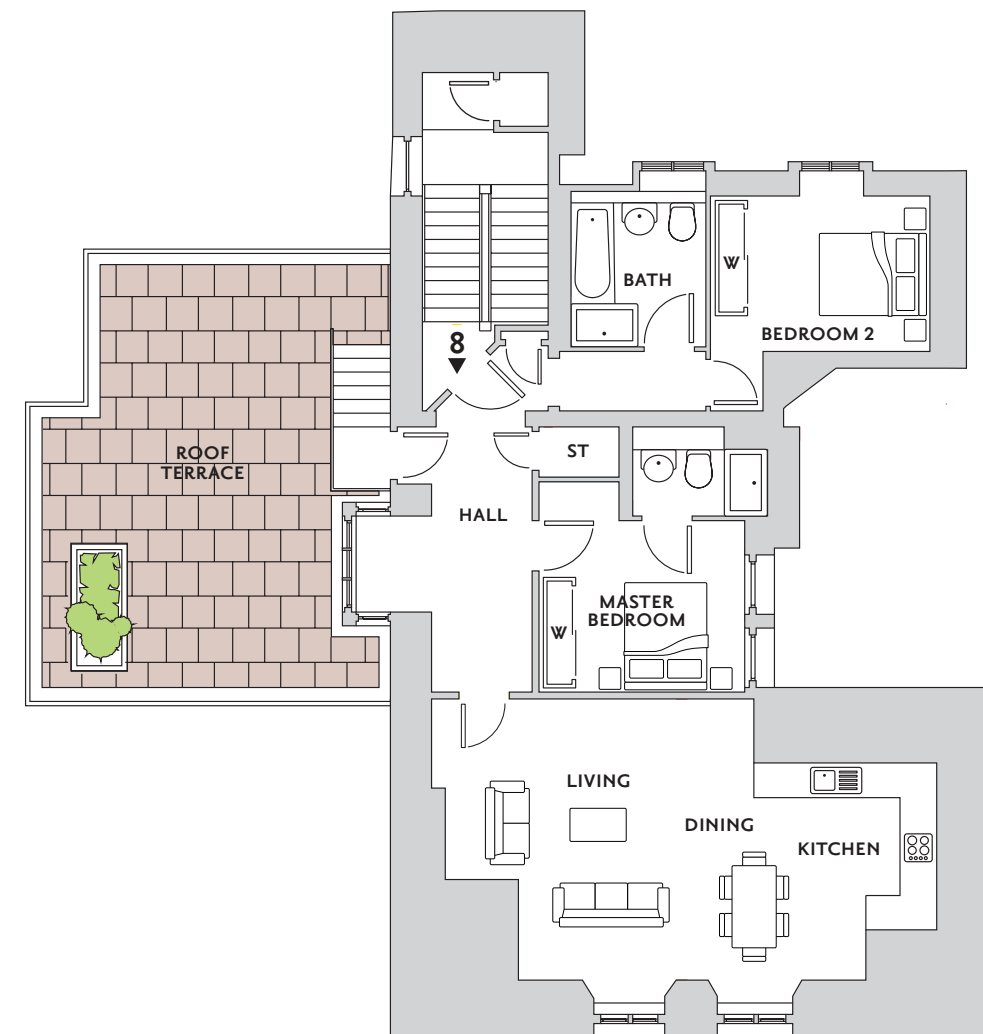
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APARTMENT 8

2 BEDROOM, 3RD FLOOR APARTMENT WITH PRIVATE ROOF TERRACE

Living/Kitchen/Dining area	8903 x 5090mm	29'3" x 16'9"
Master Bedroom	3729 x 3808mm	12'3" x 12'6"
Ensuite	1600 x 2435mm	5'3" x 8'
Bedroom 2	3978 x 2849mm	13'1" x 9'4"
Bathroom	2645 x 2800mm	8'8" x 9'2"
Terrace	8210 x 5730mm	26'11" x 18'10"



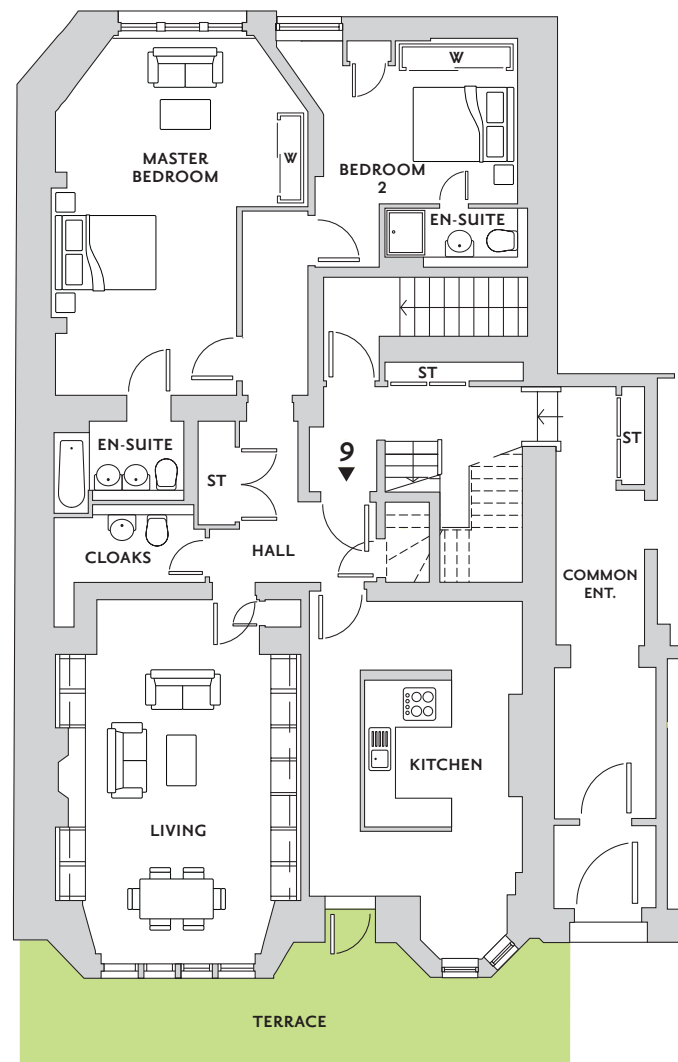
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APARTMENT 9

2 BEDROOM, MAIN DOOR, GROUND FLOOR APARTMENT WITH PRIVATE TERRACE

Living area	7257 x 3828mm	23'10" x 12'7"
Kitchen/Dining area	6030 x 4412mm	19'10" x 14'6"
Master Bedroom	7269 x 5145mm	23'11" x 16'11"
Ensuite	2700 x 1620mm	8'10" x 5'4"
Bedroom 2	4008 x 3376mm	13'2" x 11'1"
Ensuite	2750 x 1200mm	9' x 3'11"
Terrace	10320 x 2370mm	33' 10" x 7'9"



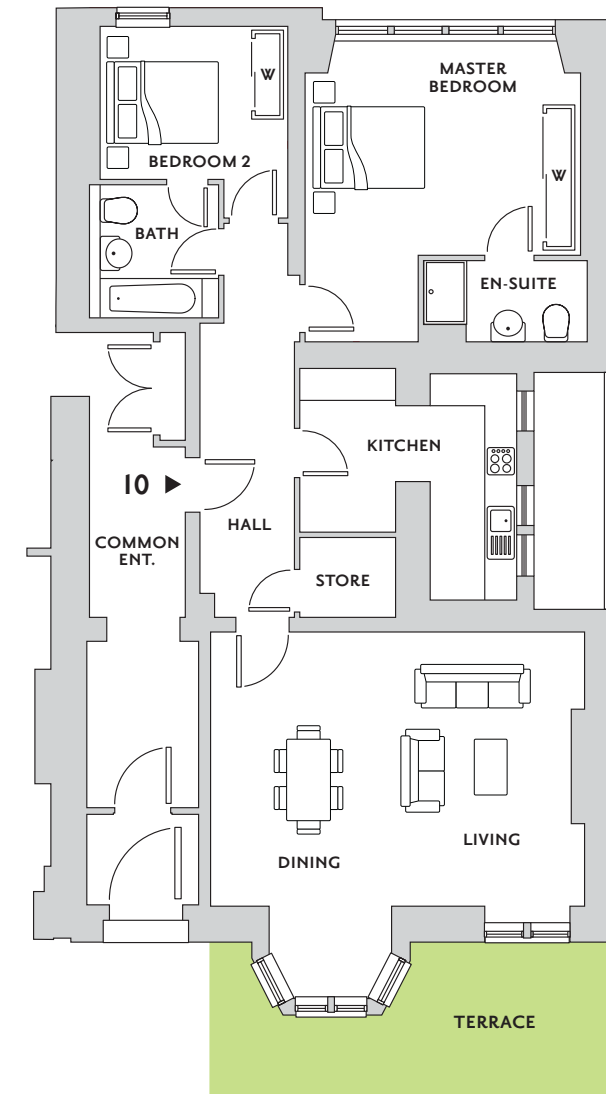
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APARTMENT 10

2 BEDROOM, GROUND FLOOR APARTMENT WITH PRIVATE TERRACE

Living area	6777 x 6958mm	22'3" x 22'10"
Kitchen	4034 x 4213mm	13'3" x 13'10"
Master Bedroom	5252 x 5011mm	17'3" x 16'5"
Ensuite	3050 x 1200mm	10' x 3'11"
Bedroom 2	3580 x 3488mm	11'9" x 11'5"
Bathroom	2200 x 2482mm	7'3" x 8'2"
Terrace	6910 x 2830mm	22'8" x 9'3"



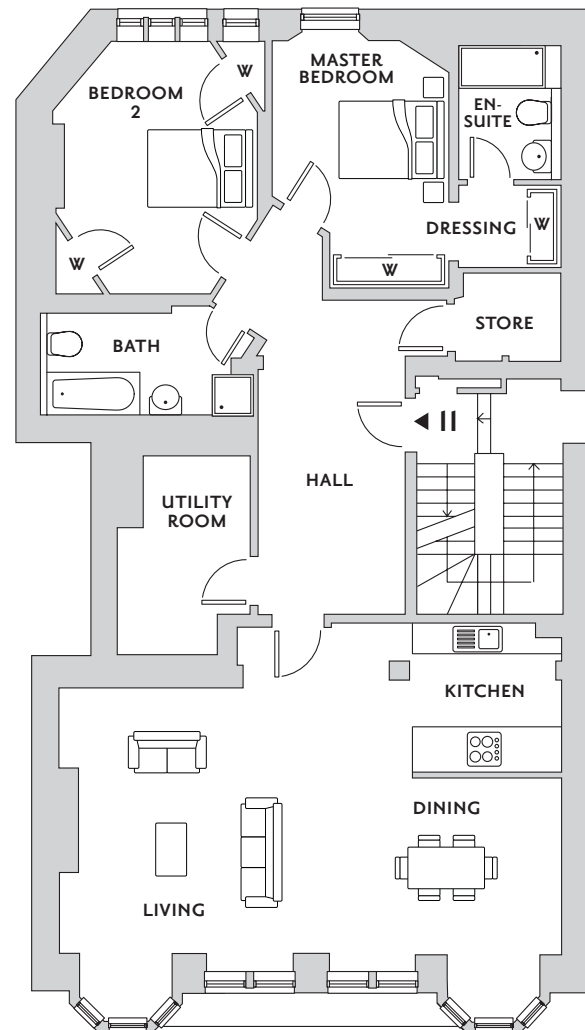
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APARTMENT 11

2 BEDROOM, 1ST FLOOR APARTMENT

Living/Kitchen/Dining area	9787 x 6392mm	32'2" x 21'
Utility Store	4130 x 2107mm	13'7" x 6'11"
Master Bedroom	4813 x 3451mm	13'10" x 11' 4"
Ensuite	1993 x 2669mm	6'7" x 8'9"
Bedroom 2	4887 x 3770mm	16'1" x 12'5"
Bathroom	4073 x 2115mm	13'4" x 6'11"



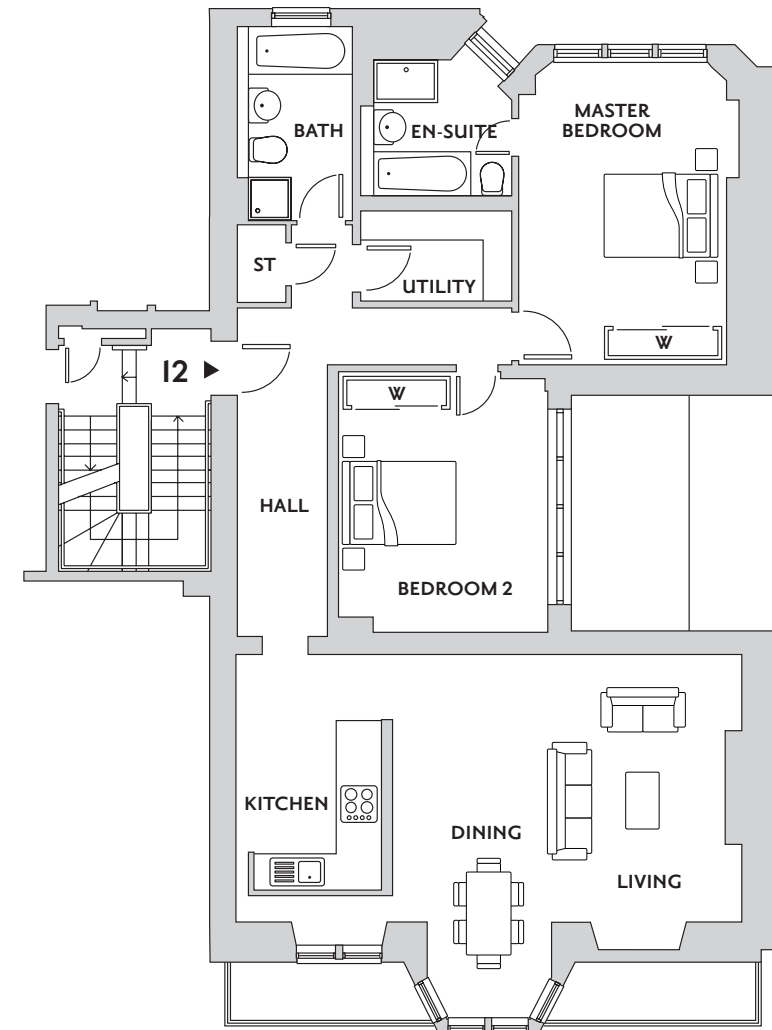
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APARTMENT 12

2 BEDROOM, 1ST FLOOR APARTMENT

Living / Kitchen / Dining area	9493 x 4992mm	31'2" x 16'5"
Master Bedroom	5688 x 4128mm	18'8" x 13'7"
Ensuite	2835 x 2550mm	9'4" x 8'4"
Bedroom 2	4888 x 3926mm	16'1" x 12'11"
Bathroom	3641 x 2162mm	11'11" x 7'1"



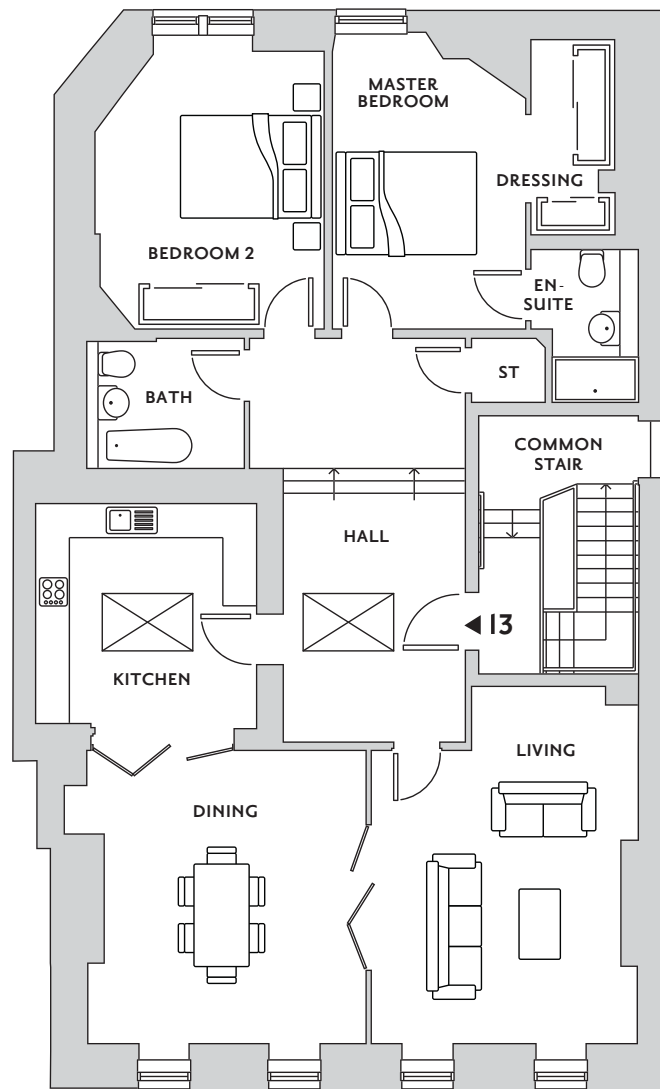
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APARTMENT 13

2 BEDROOM, 2ND FLOOR APARTMENT

Living / Dining	9193 x 5164mm	30'2" x 16'11"
Kitchen	4134 x 3926mm	13'7" x 12' 11"
Bathroom	2292 x 2800mm	7'6" x 9'2"
Master Bedroom	4877 x 3440mm	16' x 11'4"
Ensuite	2716 x 1915mm	8'11" x 6'3"
Dressing	3523 x 1689mm	11'7" x 5'7"
Bedroom 2	4914 x 4082mm	16'2" x 13'5"



KIRKLEE MANSIONS

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APARTMENT 14

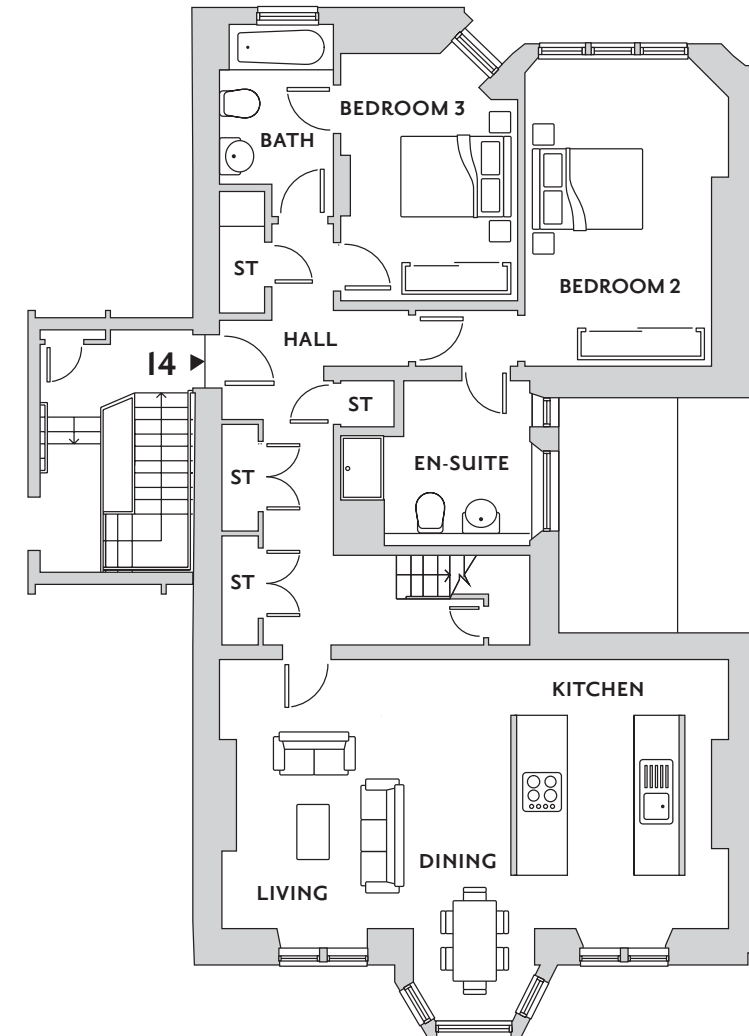
3 BEDROOM, DUPLEX APARTMENT ON THE 2ND & 3RD FLOOR WITH PARISIAN BALCONY

LOWER

Living/Kitchen/Dining area	9464 x 5036mm	31'1" x 16'6"
Bedroom 2	5680 x 3463mm	18'8" x 11'4"
Ensuite	3078 x 3423mm	10'1" x 11'3"
Bedroom 3	4621 x 3300mm	15'2" x 10'10"
Bathroom	3846 x 2085mm	12'8" x 6'10"

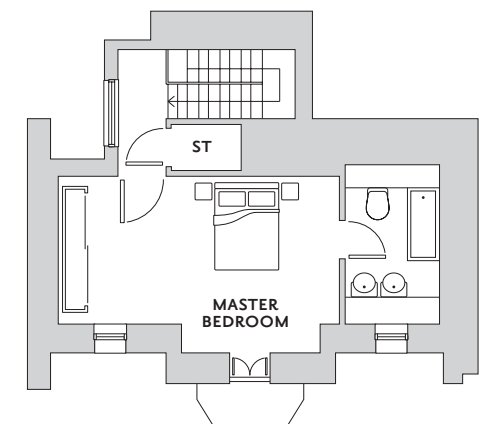
UPPER

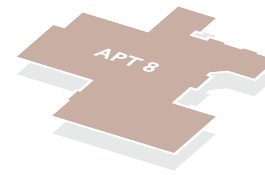
Master Bedroom	6640 x 3470mm	21'10" x 11'5"
Ensuite	2245 x 2563mm	7'4" x 8'5"



KIRKLEE MANSIONS

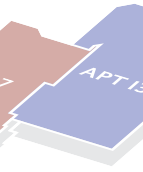
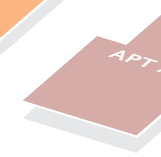
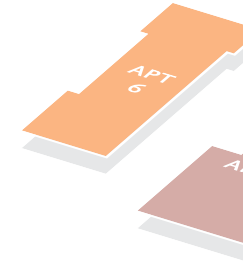
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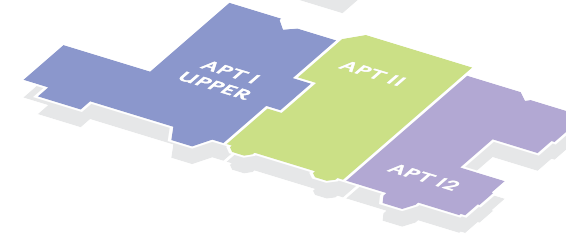
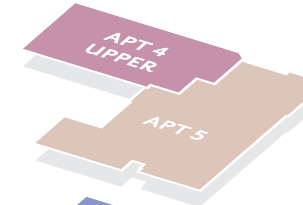
THIRD FLOOR

- Apartment 8
- Apartment 14 Upper



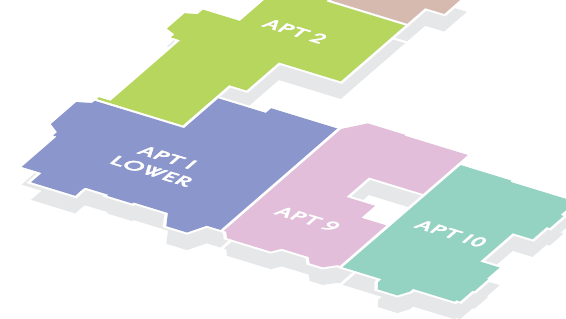
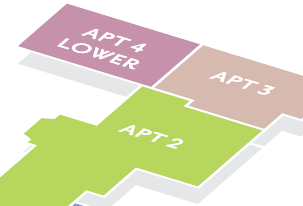
SECOND FLOOR

- Apartment 6
- Apartment 7
- Apartment 13
- Apartment 14 Lower



FIRST FLOOR

- Apartment 1 Upper
- Apartment 4 Upper
- Apartment 5
- Apartment 11
- Apartment 12



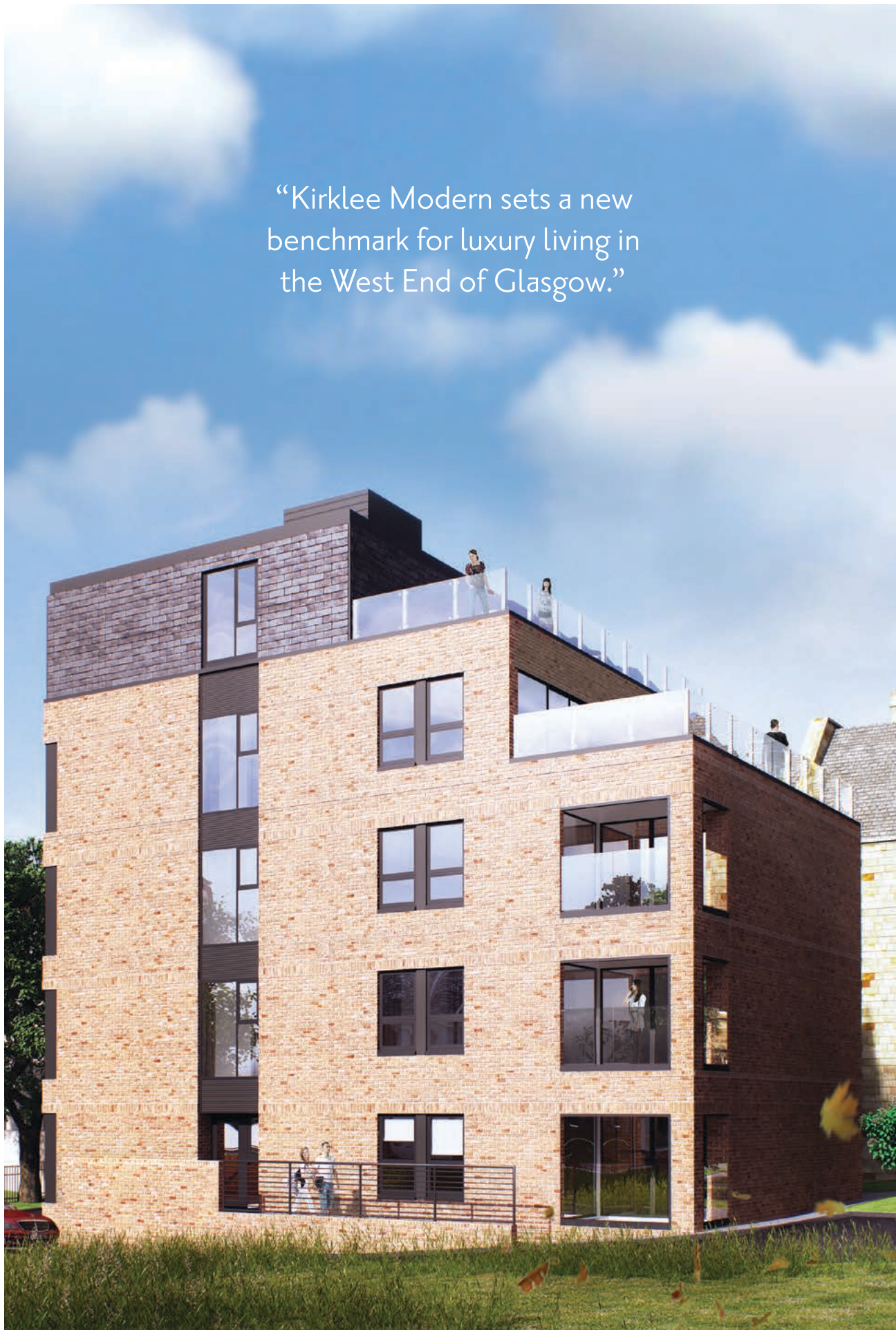
GROUND FLOOR

- Apartment 1 Lower
- Apartment 2
- Apartment 3
- Apartment 4 Lower
- Apartment 9
- Apartment 10



KIRKLEE MANSIONS

“Kirklee Modern sets a new benchmark for luxury living in the West End of Glasgow.”



KIRKLEE MODERN

LOWTHER TERRACE, GLASGOW

Both space and light were at the forefront of the architect’s mind when designing this exceptional new building. The windows that stretch from floor to ceiling in these apartments celebrate light and each apartment is designed to maximise this, adding to the sense of quiet elegance that is such a rare commodity in a modern city apartment. Intelligently and beautifully designed, then finished in the most exquisite way using only the finest materials available, Kirklee Modern sets a new benchmark for luxury living in the West End of Glasgow.

Kirklee Modern is respectful to its older neighbour, yet iconic in its own right. Sleek in form and function, the façade complements the surrounding buildings.

Many of the apartments also offer spectacular views from the floor to ceiling glass windows.

Each apartment is carefully designed to maximise light and space, and each boasts the highest level of contemporary finish, with elegant, modern detailing. This is especially considered in the bathrooms and kitchens which incorporate the best available materials, ergonomics, technical efficiency and ingenuity. Throughout each apartment, careful thought and expert craftsmanship is evident, featuring world renowned names including Leicht, Siemens and Porcelanosa.



A CONTEMPORARY MASTERPIECE

LUXURY SPECIFICATION INCLUDES:

- Fitted German Leicht Kitchens with integrated Siemens appliances including stainless steel oven / micro combi and dishwasher
- Electric induction hob / Wine Fridge / Integrated Fridge Freezer
- Fitted built-in wardrobes to all bedrooms
- Wall hung WC's and wash hand basins with under sink storage
- Sanitary ware provided by Porcelanosa
- Fitted mirrors in all bathrooms and ensuites
- Under floor heating to all bathrooms and ensuites
- Gas fired combination boiler providing instant hot water and efficient central heating system
- Double glazing
- Internal oak veneer doors with satin chrome ironmongery
- Each apartment will have a utility cupboard with fitted washer / dryer
- Private balcony or roof terrace
- Lift to all floors
- Video entry system
- One allocated car parking space

IN ADDITION EACH APARTMENT HAS THE FOLLOWING CHOICES*

- Wooden flooring or Amtico to lounges and hall areas
- Quality wool carpeting to bedrooms and stairs where applicable
- Colour finishes in kitchen
- Solid worktop finishes
- Coloured glass splash back
- Porcelanosa tiling to ensuite and bathroom walls and floors

**Subject to build programme*



KIRKLEE MODERN



THE PENTHOUSE

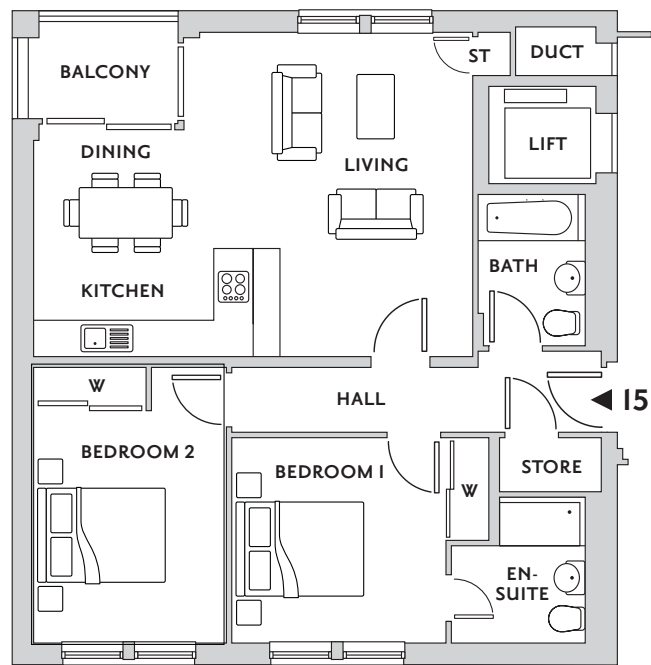
With its magnificent West-facing terrace, The Penthouse at Kirklee
Modern is simply one of the finest new apartments in the city.



APARTMENT 15

2 BEDROOM, GROUND FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	5281 x 7094mm	17'4" x 23'4"
Balcony	1800 x 2700mm	5'11" x 8'10"
Master Bedroom	3439 x 3291mm	11'3" x 10'10"
Ensuite	2344 x 2169mm	7'8" x 7'1"
Bedroom 2	4473 x 3107mm	14'8" x 10'2"
Bathroom	1723 x 2375mm	5'8" x 7'10"



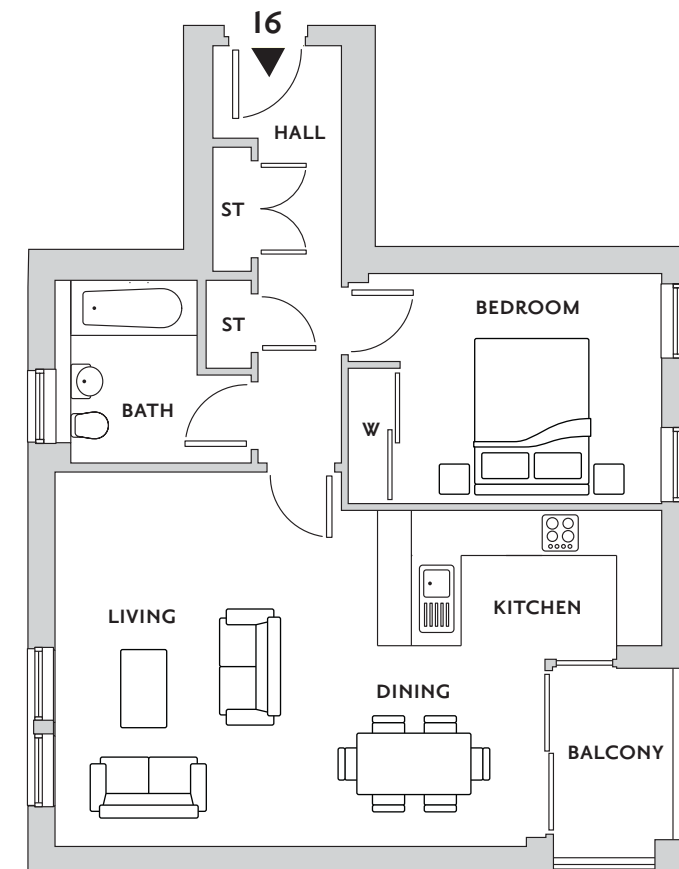
KIRKLEE MODERN

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APARTMENT 16

1 BEDROOM, GROUND FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	8055 x 5100mm	26'5" x 16'9"
Balcony	1800 x 2700mm	5'11" x 8'10"
Bedroom	4173 x 3063mm	13'8" x 10'1"
Bathroom	1898 x 2448mm	6'3" x 8'



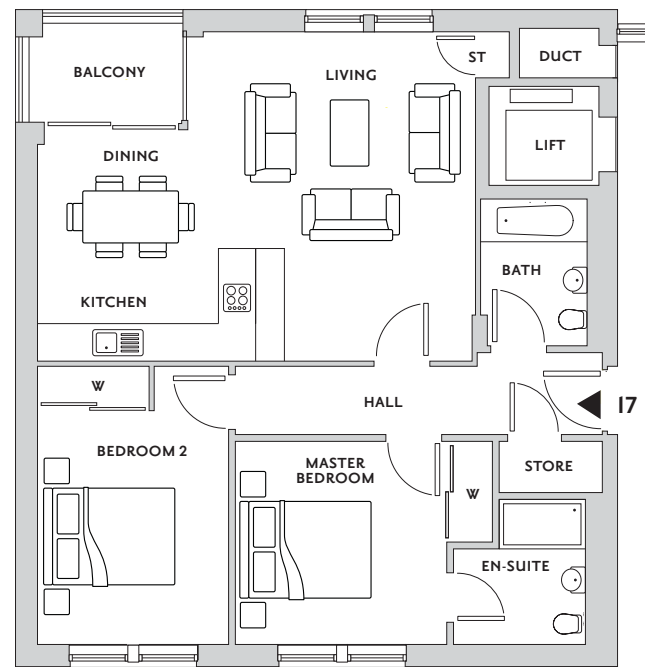
KIRKLEE MODERN

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APARTMENT 17

2 BEDROOM, 1ST FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	5281 x 7094mm	17'4" x 23'4"
Balcony	1800 x 2700mm	5'11" x 8'10"
Master Bedroom	3439 x 3291mm	11'3" x 10'10"
Ensuite	2344 x 2169mm	7'8" x 7'1"
Bedroom 2	4473 x 3107mm	14'8" x 10'2"
Bathroom	1723 x 2375mm	5'8" x 7'10"



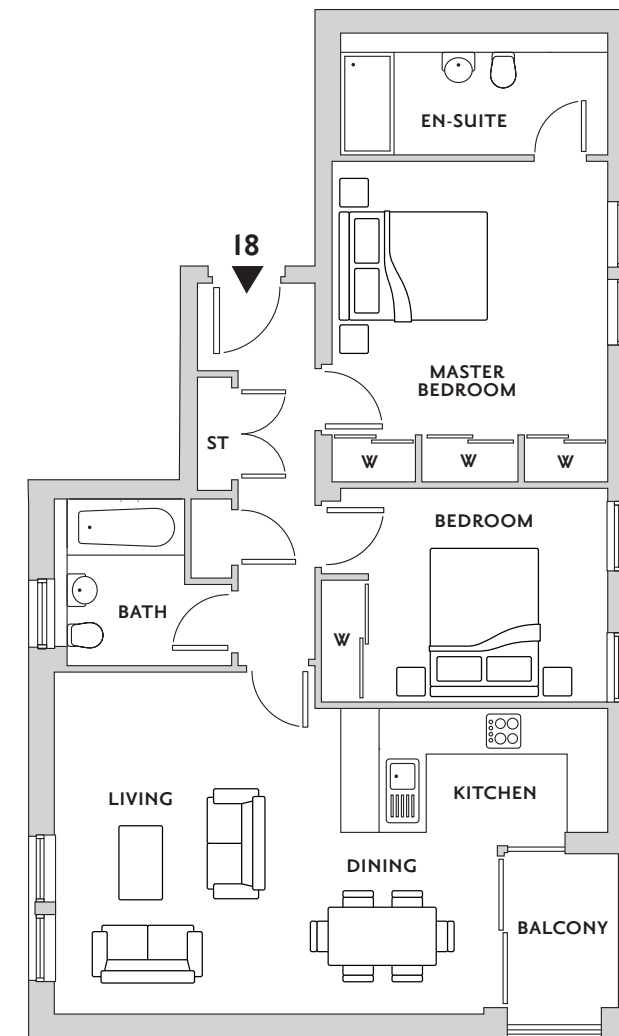
KIRKLEE MODERN

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APARTMENT 18

2 BEDROOM, 1ST FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	8055 x 4858mm	26'6" x 15'11"
Balcony	2700 x 1800mm	8'10" x 5'11"
Master Bedroom	3946 x 3986mm	12'11" x 13'11"
Ensuite	3895 x 1513mm	12'9" x 5'
Bedroom 2	4173 x 3121mm	13'8" x 10'3"
Bathroom	2560 x 1898mm	8'5" x 6'3"



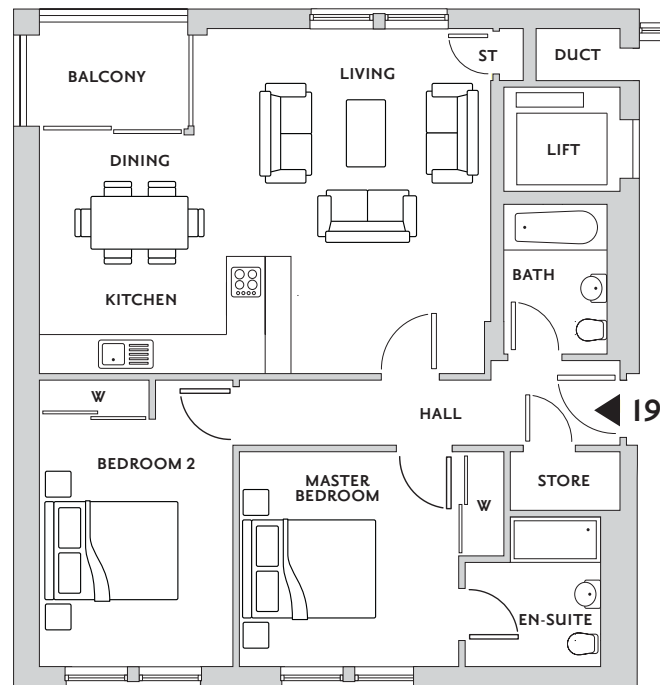
KIRKLEE MODERN

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APARTMENT 19

2 BEDROOM, 2ND FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	5281 x 7094mm	17'4" x 23'4"
Balcony	1800 x 2700mm	5'11" x 8'10"
Master Bedroom	3439 x 3291mm	11'3" x 10'10"
Ensuite	2344 x 2169mm	7'8" x 7'1"
Bedroom 2	4473 x 3107mm	14'8" x 10'2"
Bathroom	1723 x 2375mm	5'8" x 7'10"



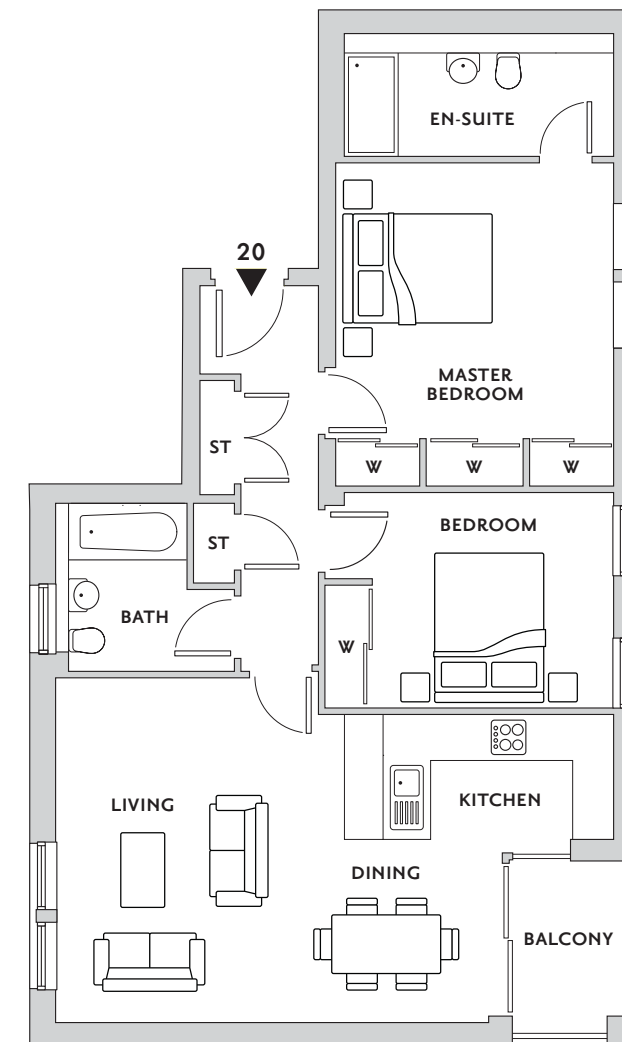
KIRKLEE MODERN

Any areas, measurements or distances referred to are given as a guide only and are not precise.

APARTMENT 20

2 BEDROOM, 2ND FLOOR APARTMENT WITH PRIVATE BALCONY

Living/Kitchen/Dining area	8055 x 4970mm	26'5" x 16'4"
Balcony	2700 x 1800mm	8'10" x 5'11"
Master Bedroom	3946 x 3986mm	12'11" x 13'1"
Ensuite	3895 x 1513mm	12'9" x 5'
Bedroom 2	4173 x 3121mm	13'8" x 10'3"
Bathroom	2447 x 1898mm	8' x 6'3"



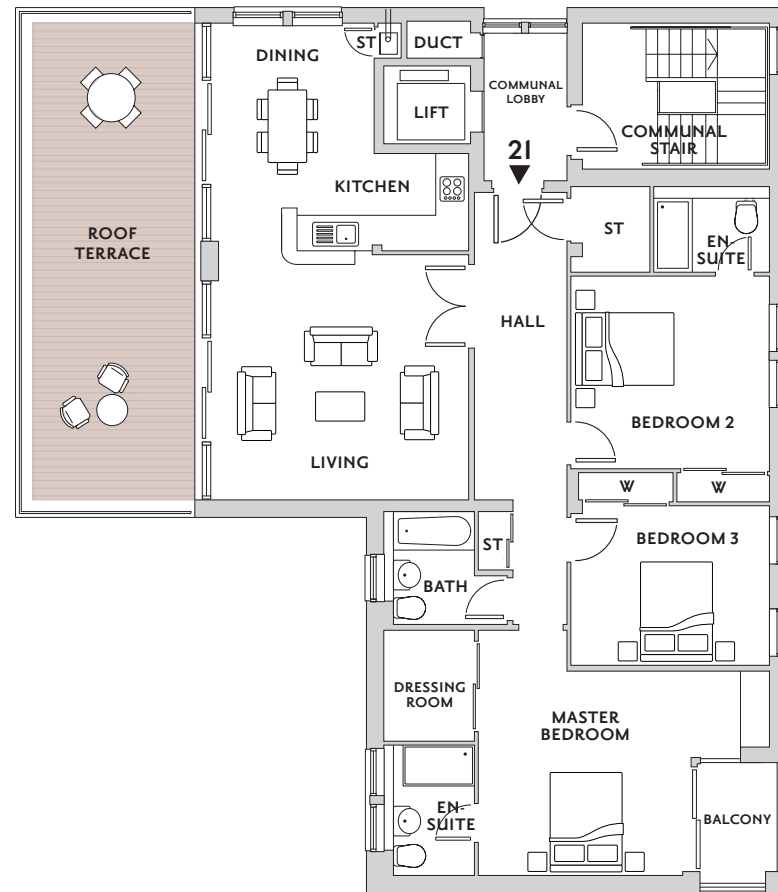
KIRKLEE MODERN

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APARTMENT 21

3 BEDROOM APARTMENT OCCUPYING THE ENTIRE 3RD FLOOR WITH PRIVATE ROOF TERRACE

Living/Kitchen/Dining area	9855 x 5386mm	32'4" x 17'8"
Roof Terrace	9855 x 3358mm	32'4" x 11'
Master Bedroom	6075 x 4248mm	19'11" x 13' x 11"
Dressing Room	1898 x 2300mm	6'3" x 7'7"
Ensuite	1898 x 2578mm	6'3" x 8'6"
Balcony	2700 x 1800mm	8'10" x 5'11"
Bedroom 2	4145 x 3967mm	13'7" x 13'
Ensuite	1513 x 2400mm	5' x 7'11"
Bedroom 3	3278 x 4145mm	10'9" x 13'7"
Bathroom	1898 x 2448mm	6'3" x 8'
Terrace	9855 x 3360mm	32'4" x 11'0"



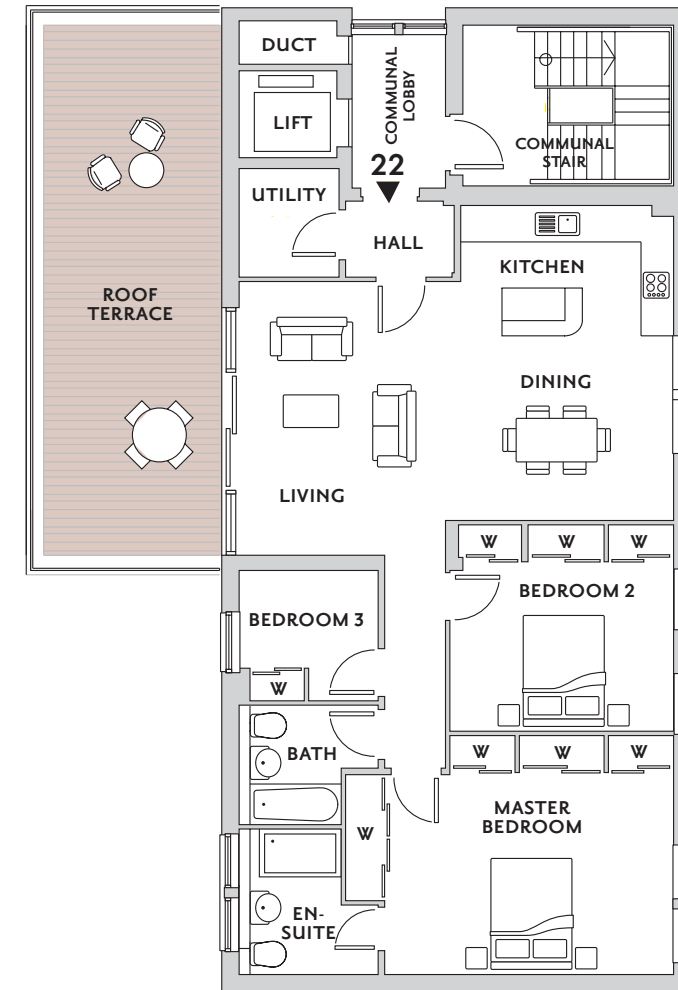
KIRKLEE MODERN

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APARTMENT 22

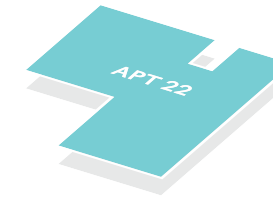
3 BEDROOM PENTHOUSE APARTMENT OCCUPYING THE ENTIRE 4TH FLOOR WITH PRIVATE ROOF TERRACE

Living area	5095 x 3991mm	16'9" x 13'1"
Kitchen/Dining area	5813 x 3964mm	19'1" x 13'
Cloaks	1861 x 1984mm	6'1" x 6'6"
Master Bedroom	5363 x 4430mm	17'7" x 14'7"
Ensuite	2688 x 1700mm	8'10" x 5'7"
Bedroom 2	3812 x 4145mm	12'6" x 13'7"
Bedroom 3	2615 x 2435mm	8'7" x 8'
Bathroom	2200 x 1898mm	7'3" x 6'3"
Terrace	9855 x 3250mm	32'4" x 10'8"



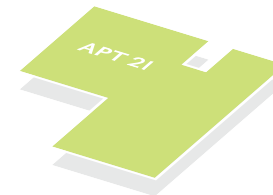
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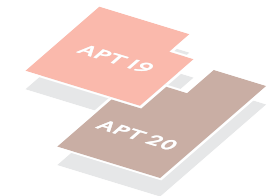
FOURTH FLOOR

- Apartment 22



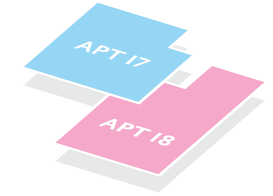
THIRD FLOOR

- Apartment 21



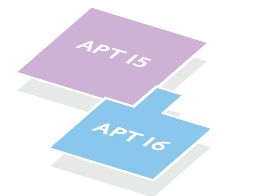
SECOND FLOOR

- Apartment 19
- Apartment 20



FIRST FLOOR

- Apartment 17
- Apartment 18



GROUND FLOOR

- Apartment 15
- Apartment 16



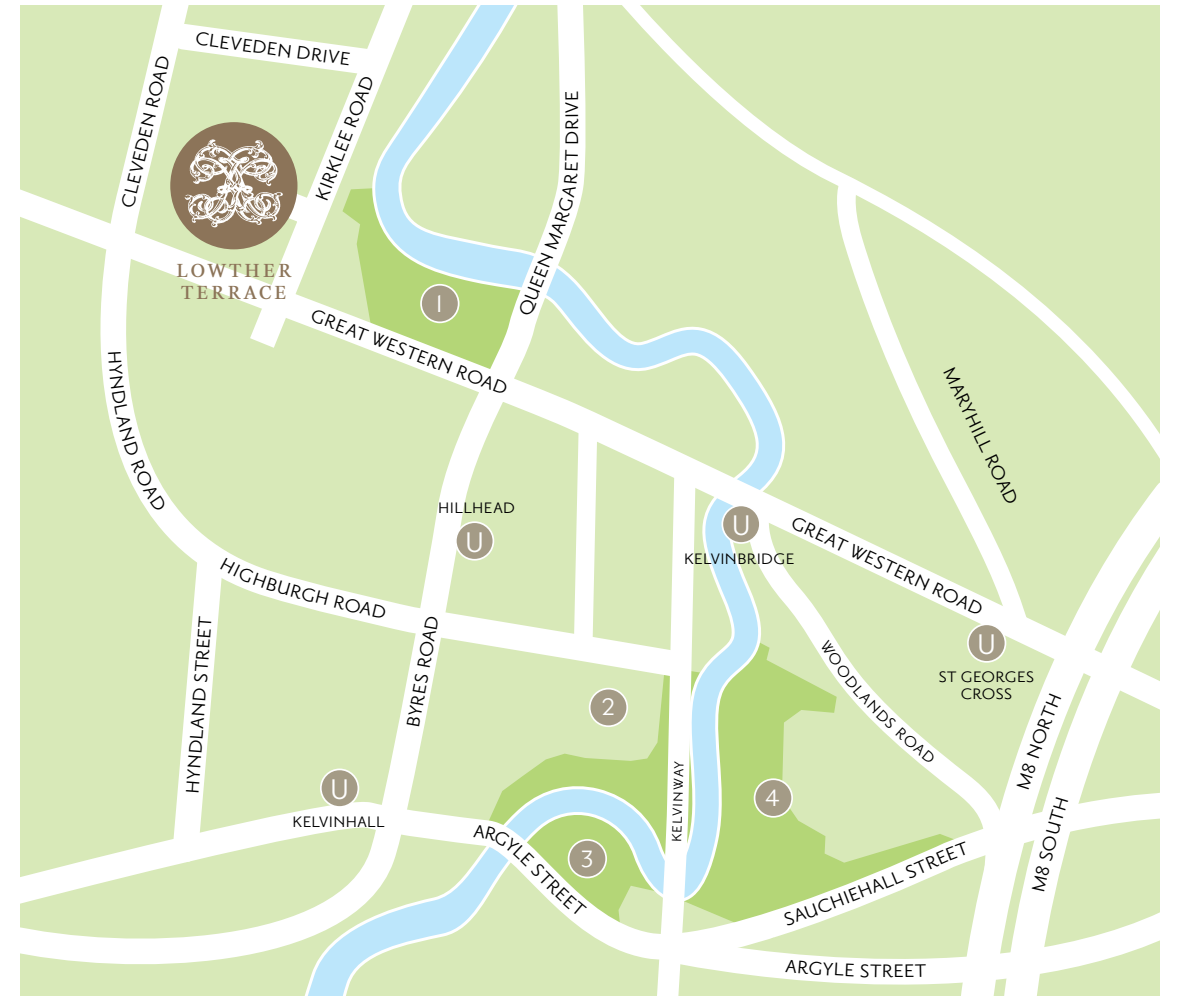
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GLASGOW'S
BEST ADDRESS



The West End of Glasgow is a very special place in which to live. It continues to evolve as the city's premier location to call home. Cosmopolitan and vibrant, it is not just the most desirable metropolitan area of the city in which to live, but also its Bohemian heart, rich in culture and heritage, providing an unparalleled lifestyle. Exceptional world-class dining, shopping, bars and cafe culture are all on your doorstep. Some of Scotland's most prestigious private schools are within walking distance.

A short walk away and you could be in Ashton Lane enjoying dinner in the award winning Ubiquitous Chip or catching the latest release, late night at the Grosvenor cinema. Close by, discover The Botanic Gardens, The Art Gallery at Kelvingrove and The University of Glasgow - no other neighbourhood is as practical as it is prestigious.



- 1 GLASGOW BOTANIC GARDENS
- 2 GLASGOW UNIVERSITY
- 3 KELVINGROVE ART GALLERY & MUSEUM
- 4 KELVINGROVE PARK
- U UNDERGROUND STATION



LOCATION MAP



L&S Homes have built an enviable reputation for crafting elegant living spaces whilst respecting the grace and history of some of Glasgow's finest historic buildings. Imaginative design, the use of high quality materials and skilled craftsmen, coupled with many years experience and a great passion for restoration, ensures every L&S Homes conversion is a truly sought after property.

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