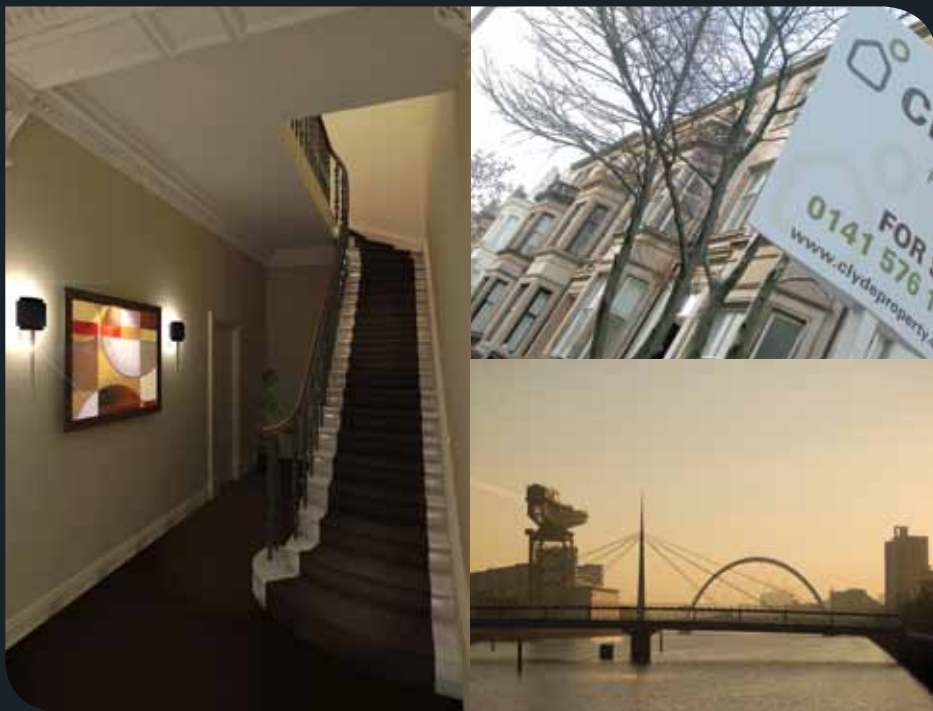
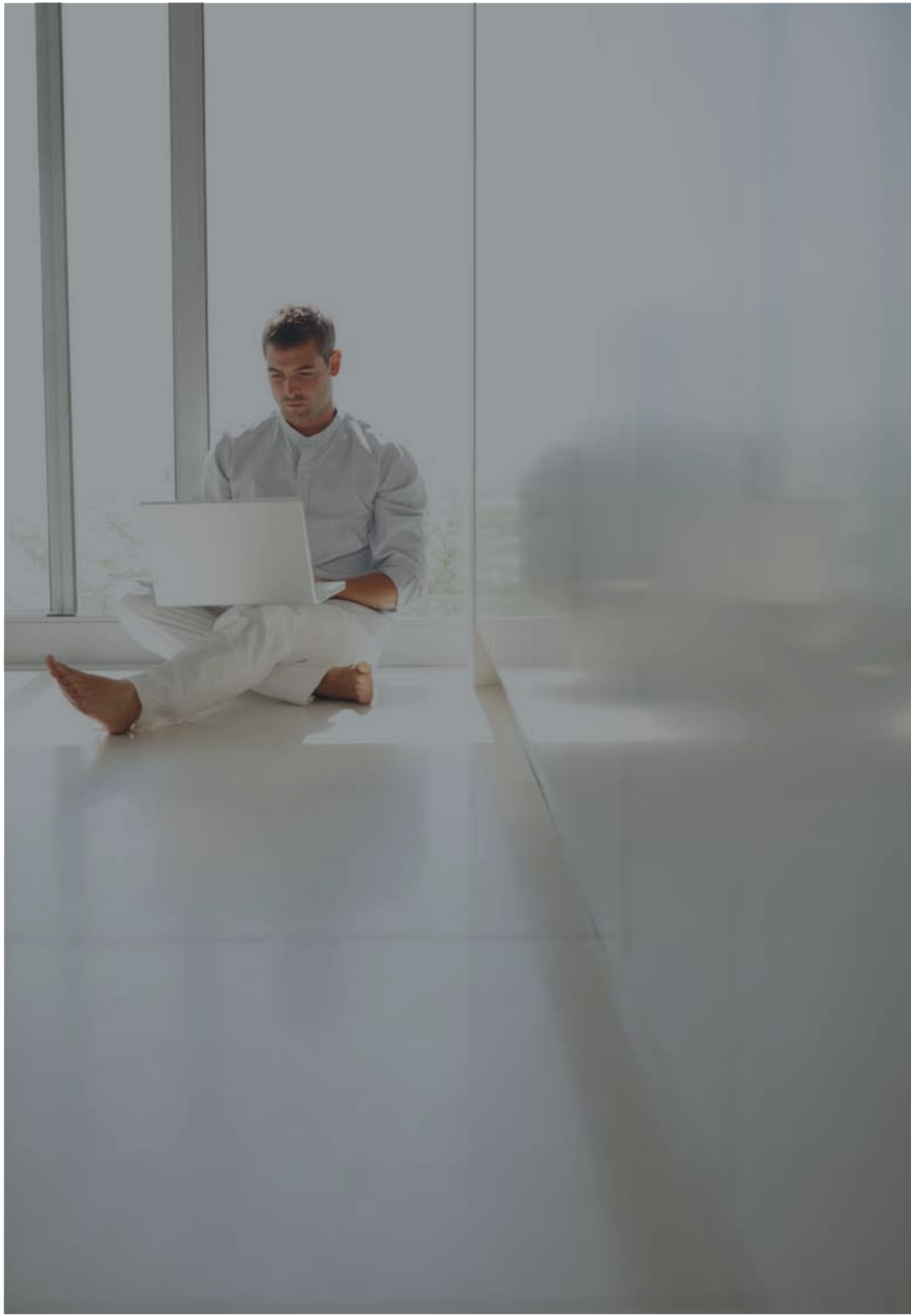


A selection of beautifully updated one, two and three bedroom apartments in the centre of Glasgow's West End.



16 – 18 CECIL STREET {G12}



The new apartments at 16-18 Cecil Street present a wonderful example of why Glasgow's tenements have stood the test of time. Their classic style has not aged. The most vibrant communities continue to evolve around them. Their readiness to adapt to modern life has not diminished.



That readiness has enabled the creation of six outstanding new living spaces at the heart of the West End. At phase one in Number 16, choose from two and three bedroom apartments across four floors. Awash with light from the quiet street outside, each offers spacious rooms, refined character and impeccably high standards of design and fittings.

The Mews at Number 18 comprises a pair of one bedroom apartments that are ideally suited to professionals living life to the full. Large living areas are joined by designer kitchens and bathrooms and ample storage space, in a location that puts both work and play just moments away.

16 – 18 CECIL STREET {G12}

At 16-18 Cecil Street, new is happily married to old. Those signature timber sash windows have been renewed in traditional style. Solid wooden panel doors, adorned with polished chrome handles, connect each room. Original features have been respected and updated.

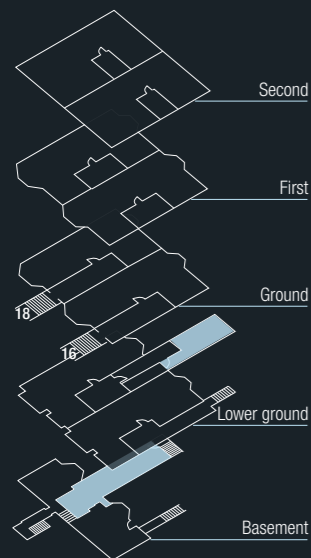
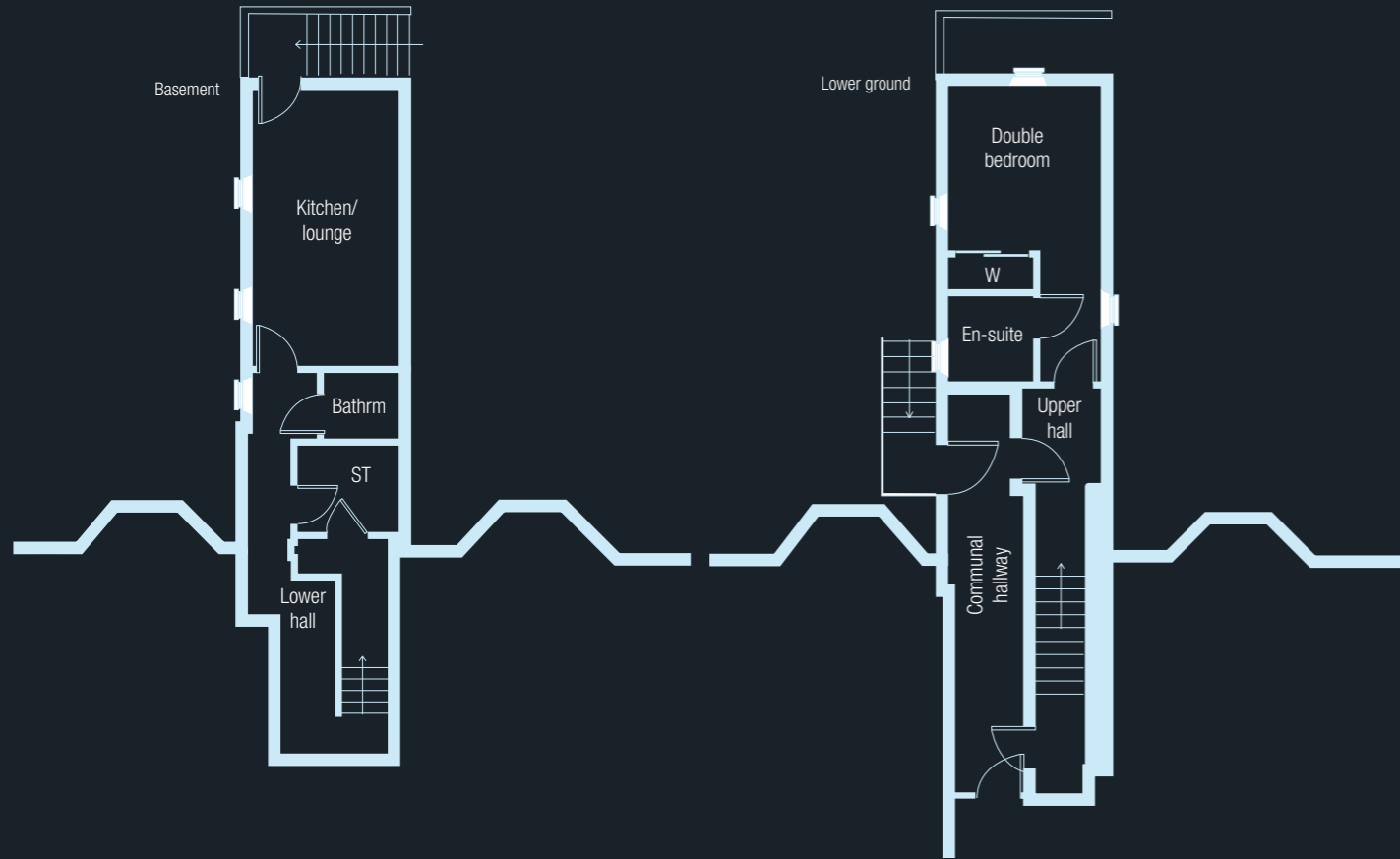


Yet within this distinguished frame, all of the comforts of 21st Century living are present. Kitchens are by renowned German designers Schröder Küchen, with white goods by Indesit. Bathrooms feature Villeroy & Boch baths and basins, beautiful Porcelanosa tiling (as do kitchens) and heated flooring and towel rails. Living spaces provide room to move and are carpeted luxuriously throughout.

Technology has a home here too. Each apartment is fully wired to accommodate your entertainment and data systems. High efficiency boilers keep your home warm and your energy bills lower. To enhance your security a video entry system is installed and front door CCTV is wired ready for you to install.

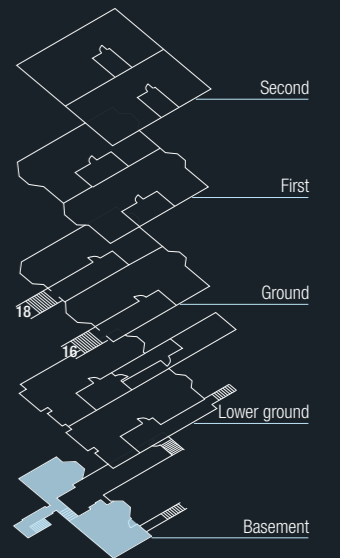
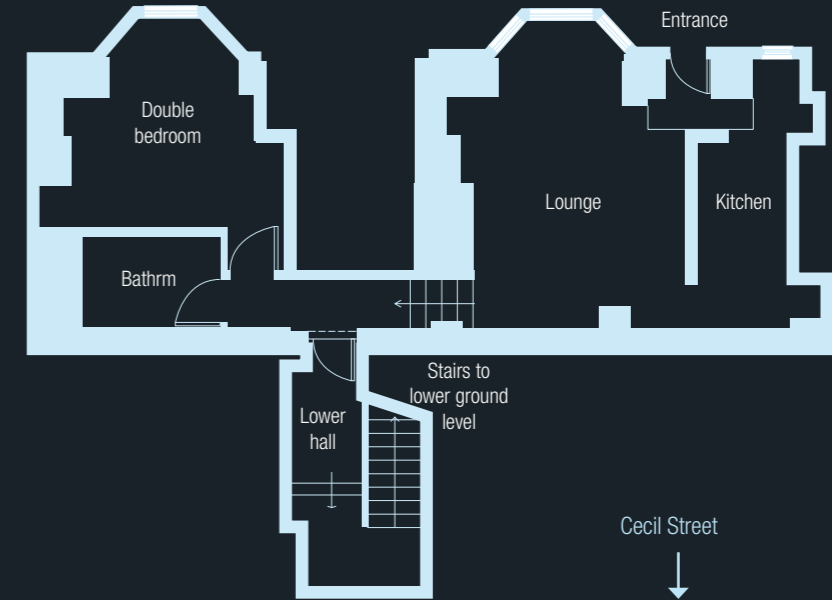
Designated parking spaces are also available by arrangement.

PHASE ONE {18} garden mews



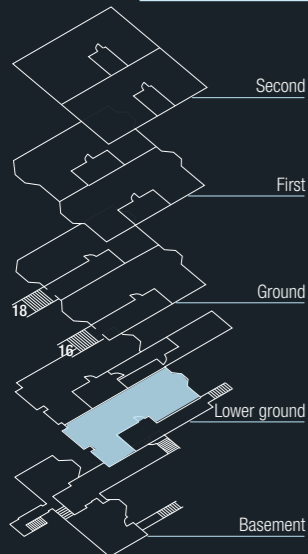
Kitchen/lounge	18'5 x 9'2	5.64m x 2.80m
Lower hallway	23'9 x 5'4	7.30m x 1.65m
Upper hallway	23'9 x 5'1	7.30m x 1.55m
Bathroom	6'1 x 5'6	1.87m x 1.72m
Bedroom (L-shape)	9'5 x 10'4	2.89m x 3.16m
Bedroom (entrance)	4'1 x 8'3	1.26m x 2.53m
En-suite	5'5 x 5'11	1.68m x 1.56m

garden basement mews PHASE ONE {18}



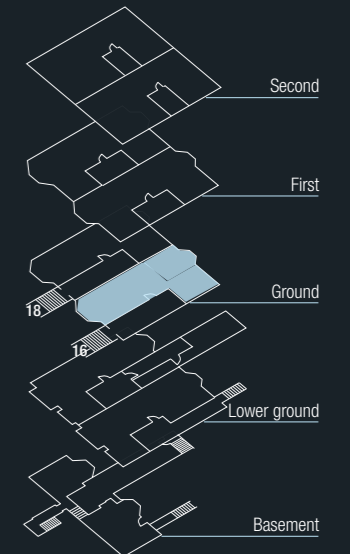
Kitchen	15'9 x 6'9	4.80m x 2.05m
Lounge	19'4 x 14'0	5.90m x 4.28m
Lower hallway	13'5 x 3'3	4.10m x 1.00m
Staircase	16'1 x 4'11	4.90m x 1.50m
Upper hallway	14'7 x 4'2	4.45m x 1.27m
Bathroom	10'2 x 5'9	3.10m x 1.75m
Bedroom	14'9 x 16'1	4.50m x 4.90m

PHASE ONE {16} lower ground floor



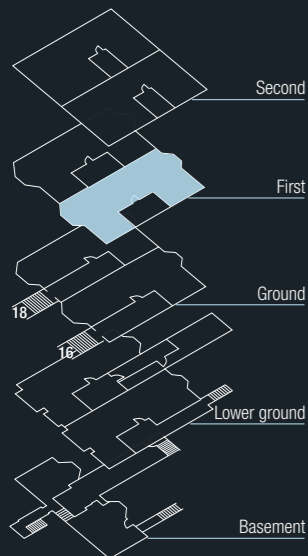
Hallway	15'4 x 4'3	4.70m x 1.30m
Lounge/kitchen	16'10 x 17'7	5.17m x 5.40m
Bedroom one	13'3 x 9'5	4.07m x 2.90m
En-suite	4'9 x 7'5	1.50m x 2.30m
Bedroom two	13'2 x 11'5	4.04m x 3.50m
Bathroom	10'1 x 6'3	3.07m x 1.93m

ground floor PHASE ONE {16}



Hallway	15'7 x 4'2	4.80m x 1.28m
Lounge	14'8 x 18'7	4.50m x 5.70m
Kitchen	11'0 x 6'3	3.36m x 1.93m
Bedroom one	13'0 x 13'7	3.97m x 4.17m
Bedroom two	12'4 x 8'4	3.77m x 2.55m
Bathroom	8'5 x 6'5	2.60m x 1.99m

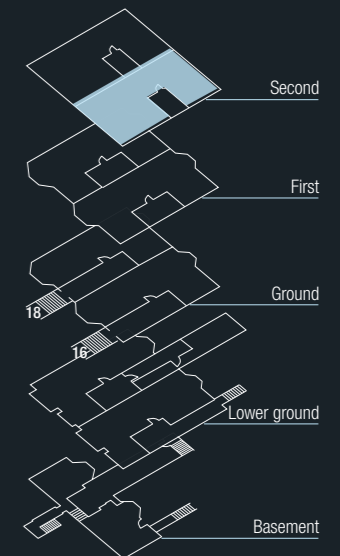
PHASE ONE {16} first floor



Hallway	15'4 x 4'8	4.70m x 1.47m
Lounge	18'7 x 14'8	5.70m x 4.50m
Kitchen	11'9 x 8'9	3.62m x 2.70m

Bedroom one	14'2 x 13'9	4.33m x 4.25m
En-suite	5'6 x 4'5	1.71m x 1.38m
En-suite shwr tray	3'3 x 2'3	1.00m x 0.70m
Bedroom two	12'3 x 8'5	3.76m x 2.60m
Bathroom	8'5 x 6'7	2.89m x 2.03m

second floor PHASE ONE {16}



Hallway	18'5 x 3'9	5.66m x 1.20m
Lounge	14'2 x 12'4	4.34m x 3.80m
Kitchen	8'2 x 6'7	2.50m x 2.04m
Bedroom one	11'8 x 11'2	3.60m x 3.41m
En-suite	5'6 x 3'8	1.70m x 1.16m
En-suite shwr tray	3'3 x 2'9	1.00m x 0.90m
Bedroom two	12'1 x 10'6	3.70m x 3.24m
Bathroom	7'1 x 7'5	2.17m x 2.29m
Bedroom three	12'7 x 10'4	3.90m x 3.17m

Outline Specification

- Fully replaced traditional timber sash windows, phase 2 front elevation windows are refurbished.
- Natural stone fireplaces to ground floor and first floor flats. Floating fireplace in basement and second floor flat. Gas fires within fireplaces.
- Solid traditional fielded and raised panel doors with polished chrome ironmongery.
- Two external drying areas, designated car parking by separate arrangement.
- Underfloor heating to bathrooms and en-suites.
- Heated towel rails.
- Flat fully wired for customer entertainment and data installation (full details to follow).
- Video entry system capable of viewing on TV.
- Front door CCTV system wired to IT hub, camera installation by separate agreement.
- High efficiency boiler with 5 year guarantee.
- Villeroy & Boch baths and wash hand basins.
- Hansgrohe taps and valves to wash hand basins, baths and showers.
- Kitchen, bathroom and en-suites tiled with Porcelanosa tiles.
- Mirrors installed with demista pads.
- Generally 240 volt downlighters with low energy bulbs.
- PIR controlled lighting to internal space of built-in wardrobes.
- Fully carpeted.
- Fully fitted kitchen by 'Kuchen Impressionen' from the Burger range. Wide alternative selection available on basement, first and second floor apartments. White goods supplied by Indesit include fridge/freezer, washing machine, dishwasher and ceramic hob. Upgrades available on specific apartments. All alternatives or upgrades can be viewed at installer showroom.
- Built in microwave.
- Polished chrome electrical faceplates.

16 – 18 CECIL STREET {G12}

It's a charmed life in the West End, and Cecil Street places you at the quiet centre of it all. Take the short stroll from your front door to Great Western Road and you'll find all manner of boutiques, pubs and local eateries. A few hundred yards north are the Botanical Gardens and famous Byres Road, where Glasgow is at its most fun and lively. The city centre, Hillhead Subway station, motorway networks and airport are all within close reach.



To reach Cecil Street from Clyde Property's office on Byres Road, proceed north along Byres Road, through the traffic lights turning first right into Great George Street. Continue up the hill and Cecil Street lies fifth on the left. No 16 - 18 is located on the left hand side opposite the school.

