



JORDANHILL
PARK

ALDER COLLECTION

VILLAS AT JORDANHILL PARK





JORDANHILL
PARK





INTRODUCTION

A HOME FOR ALL SEASONS

Jordanhill Park is a truly unique development that gives the best of both city and country living.

Set in acres of beautiful parkland, and just a stone's throw from Glasgow city centre, this historic site is the perfect place for life to flow in an environment that will continue to grow.

VISION

A VIEW THAT GROWS WITH YOU





Designed by award-winning architects 7N, Jordanhill Park will maintain the Edwardian look and feel of the local community while offering a wide choice of spectacular contemporary homes.

Its neo-classical entrance lobby, reminiscent of large residential buildings in New York of the same period, will create a wonderfully elegant entrance

“Jordanhill Park will retain its woodland setting, with around a third of the development remaining as open space that protects the site’s historic parkland.”

At the heart of the development is the striking B-listed David Stow building, which will be converted into luxury apartments created from its former teaching spaces.

while its design around two central courtyards, will deliver superb views of the surrounding landscape and beyond.

New public paths, cycle ways and children’s play areas will complement the innovative design of the development.

LIFESTYLE

LIFE AT JORDANHILL PARK

Enjoying clever design features and situated in parkland close to the urban attractions of Glasgow's sought-after West End, Jordanhill Park has something to offer everyone.

The development is within reach of many cosmopolitan cafes, restaurants and

Families are also catered for, with numerous primary and secondary schools in the vicinity, including some of Glasgow's highly desirable private schools. Several of the city's most popular parks, such as Victoria Park, are nearby, providing an abundance of entertainment for little ones and opportunities to enjoy the outdoors.

“Close to the urban attractions of Glasgow's sought-after West End, Jordanhill Park has something to offer everyone.”

bars while the city centre is also in close proximity for those who wish to explore Glasgow's many art galleries, museums, parks and renowned retail offering.

Glasgow's Buchanan Street, known as the Style Mile, is ranked as being amongst the UK's top shopping locations.

Jordanhill Park is within walking distance of the train stations and bus routes whilst also being close to major road networks, providing ease of access for commuters and leisure enthusiasts alike.

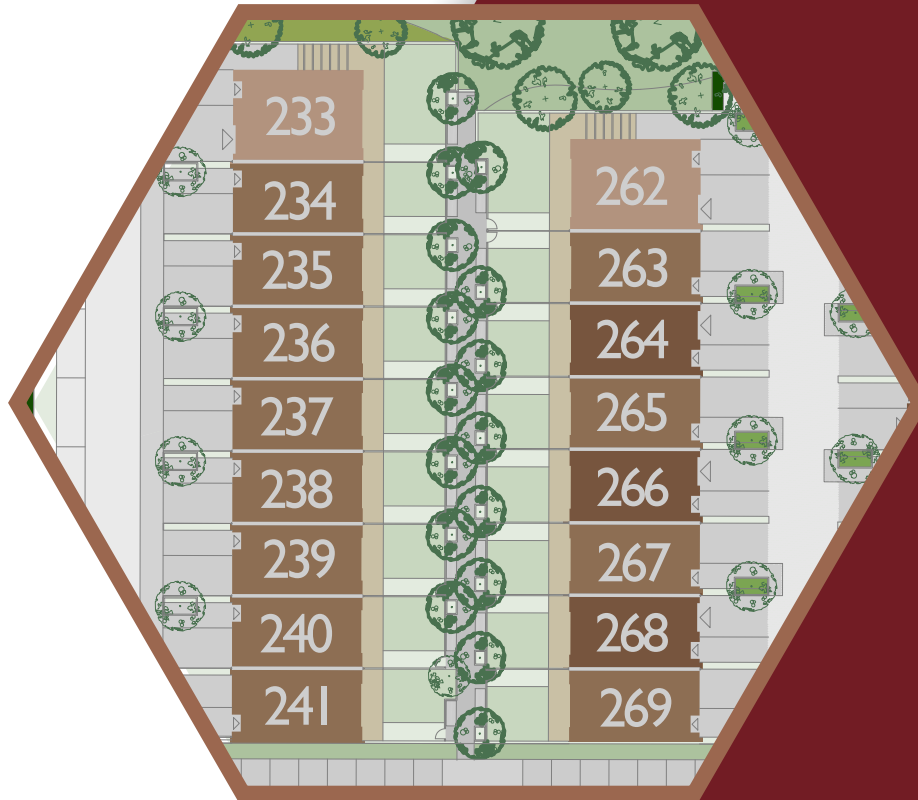




JORDANHILL PARK

ALDER COLLECTION

TOWNHOUSES



Clancey

264 / 266 / 268 /

Elder

263 / 265 / 267 /
269 / 234 / 235 /
236 / 237 / 238 /
239 / 240 / 241

Rankine

233 / 262





TOWNHOUSES

THE BEST OF BOTH WORLDS

Our exclusive range of four and five-bedroom homes offer modern properties perfect for a busy family lifestyle.

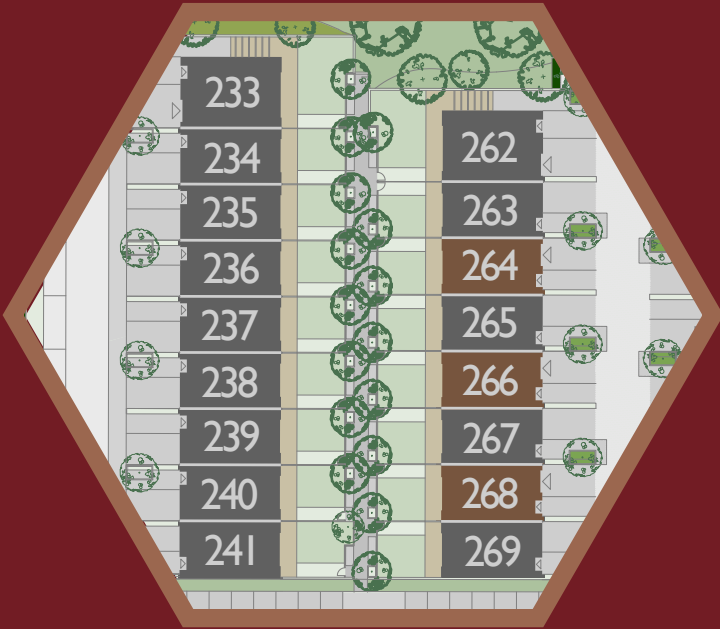
With three different styles to choose from, each spans over three floors and is uniquely designed by award winning architects 7N. With high specification throughout, there is a home to suit every 21st century family.

Boasting a bespoke design, each townhouse incorporates flexible living space, providing you with the freedom to create the perfect home.

The private rear gardens offer a secluded feel, while the surrounding streets have been carefully designed to deliver an attractive new neighborhood that homeowners will be proud to be part of.







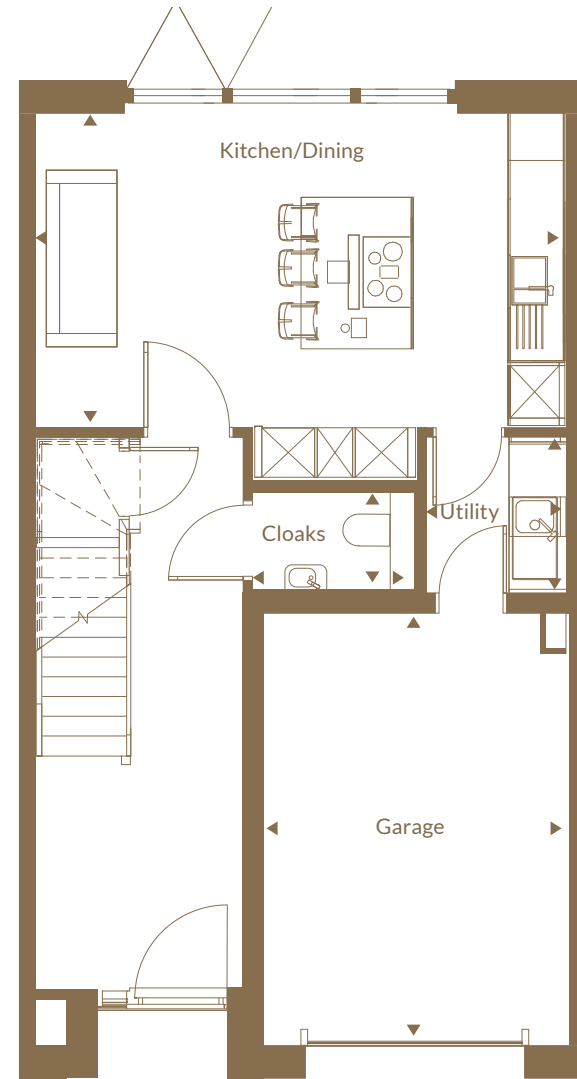
CLANCEY

Five bed townhouse

264/ 266/ 268

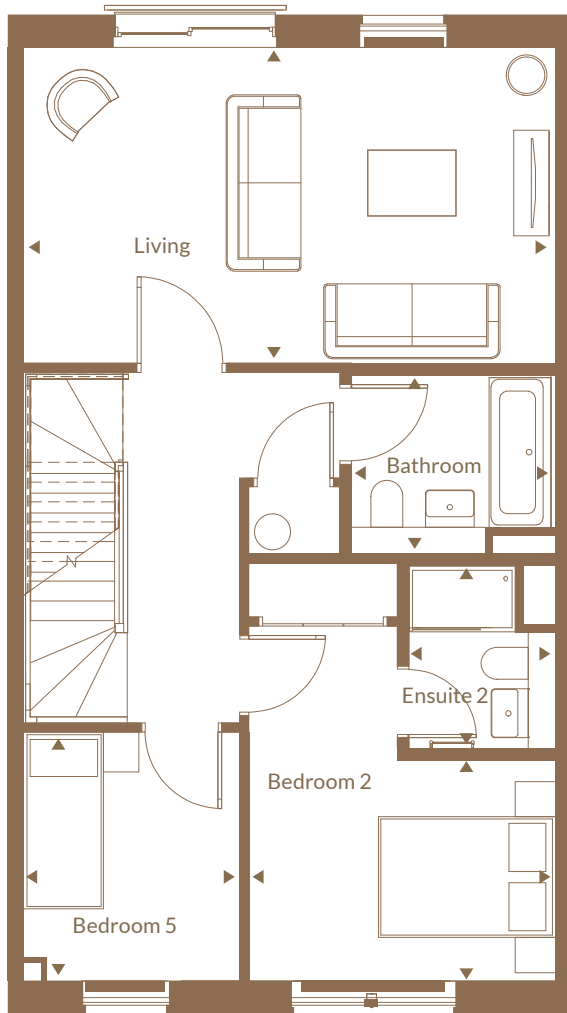
Total Sqft - 1851 sqft

G



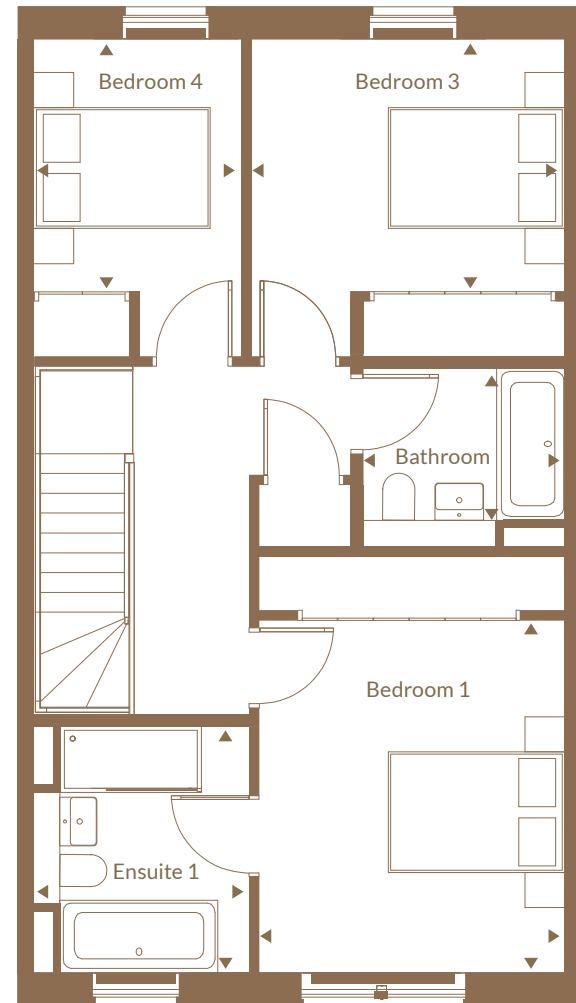
Kitchen/Dining	6.0m x 3.6m	19.9" x 11.8"
Utility	1.8m x 1.7m	5.9" x 5.2"
Cloaks	1.8m x 1.1m	6.0" x 3.7"
Garage	4.9m x 3.5m	16.1" x 11.5"

1

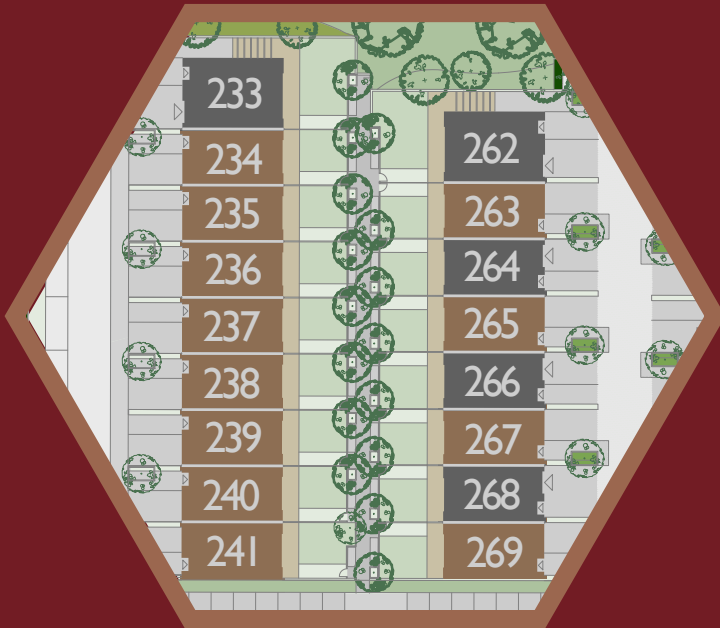


Living	6.0m x 3.6m	19.9" x 11.9"
Bedroom 2	4.0m x 3.5m	13.2" x 11.5"
Ensuite 2	2.1m x 1.7m	6.9" x 5.5"
Bedroom 5	2.8m x 2.4m	9.3" x 8.0"
Bathroom	2.3m x 2.0m	7.7" x 6.8"

2



Bedroom 1	4.0m x 3.5m	13.6" x 11.9"
Ensuite 1	2.8m x 2.4m	9.2" x 8.0"
Bedroom 3	3.6m x 2.9m	11.8" x 9.5"
Bedroom 4	2.9m x 2.3m	9.5" x 7.9"
Bathroom	2.2m x 2.0m	7.4" x 6.7"



ELDER

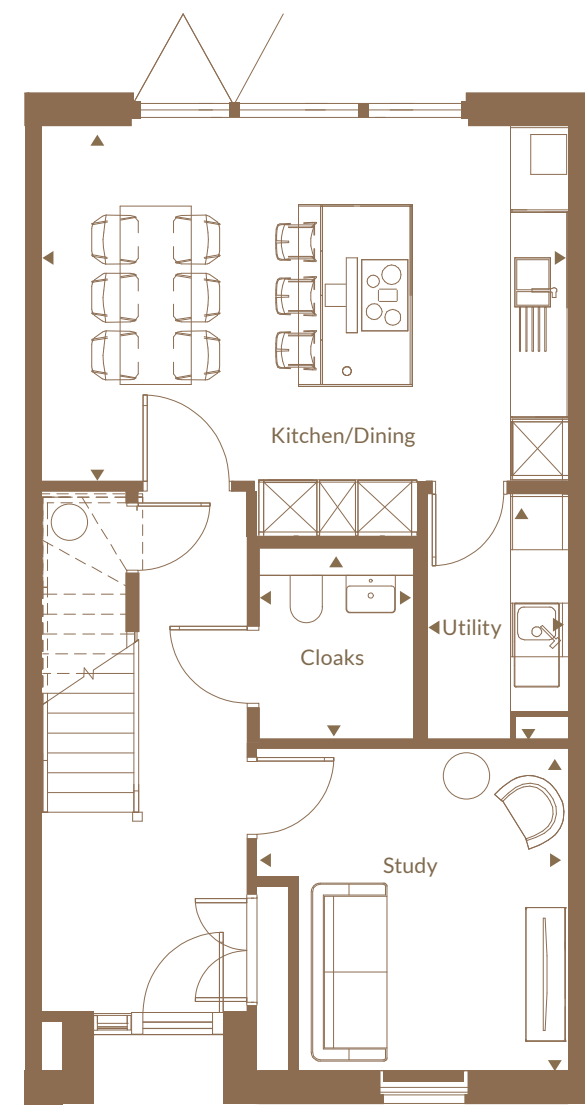
Five bed townhouse

234/ 235/ 236/ 237/ 238/ 239/
240/ 241/ 263/ 265/ 267/ 269

Plots 263,265,267,269 feature only one Juliet balcony to rear of property off Living area.

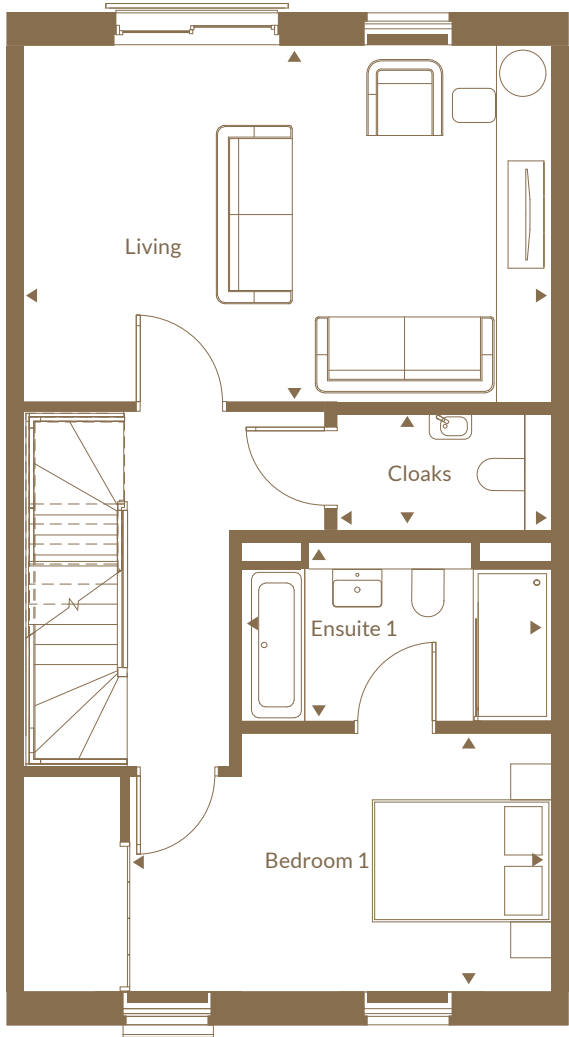
Total Sqft - 2013 sqft

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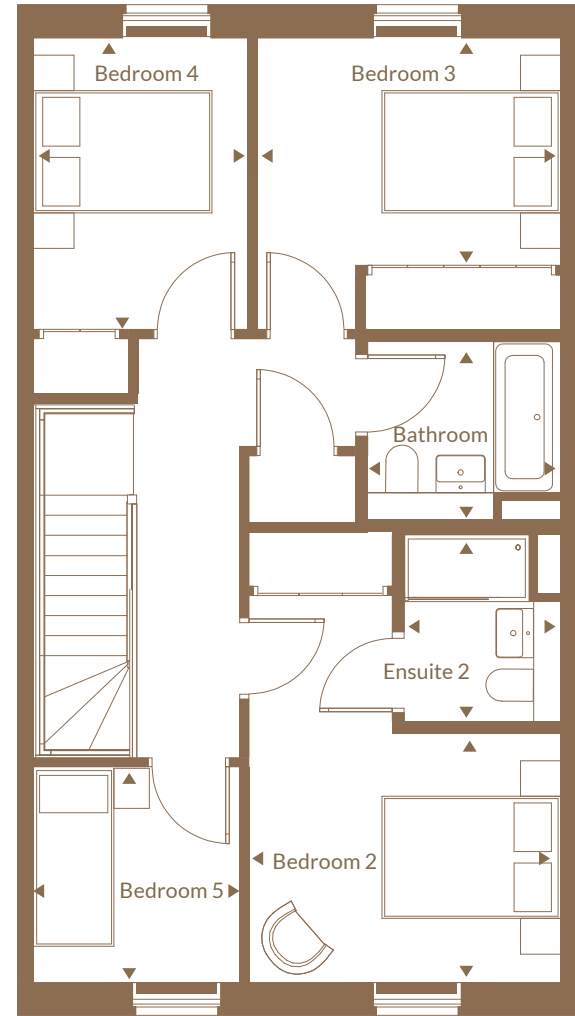
Kitchen/Dining	5.9m x 4.0m	19.5" x 13.1"
Study	3.6m x 3.5m	11.10" x 11.6"
Cloaks	2.1m x 1.7m	7.0" x 5.9"
Utility	2.7m x 1.6m	9.0" x 5.2"

1

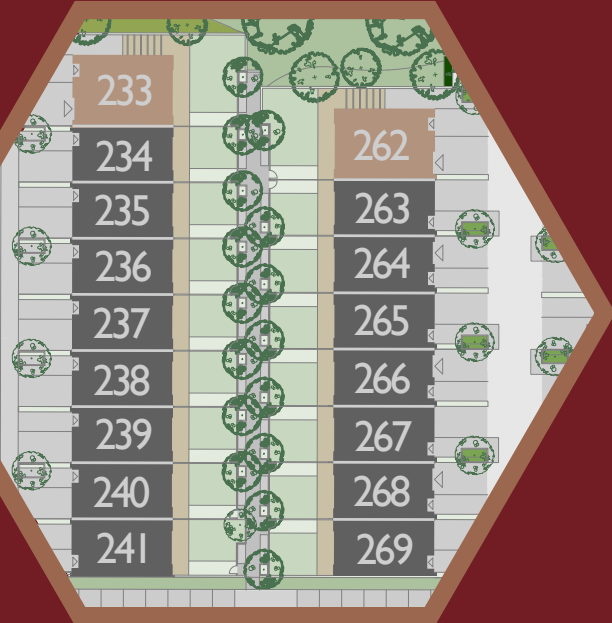


Living	5.9m x 4.0m	19.5" x 13.1"
Bedroom 1	5.0m x 2.9m	16.5" x 9.6"
Ensuite 1	3.4m x 2.0m	11.3" x 6.7"
Cloaks	2.4m x 1.3m	7.10" x 4.3"

2



Bedroom 2	3.5m x 2.8m	11.6" x 9.2"
Ensuite 2	2.1m x 1.7m	6.10" x 5.9"
Bedroom 3	3.4m x 2.6m	11.2" x 8.4"
Bedroom 4	3.3m x 2.4m	10.9" x 7.11"
Bedroom 5	2.4m x 2.3m	7.11" x 7.7"
Bathroom	2.2m x 2.0m	7.1" x 6.6"



RANKINE

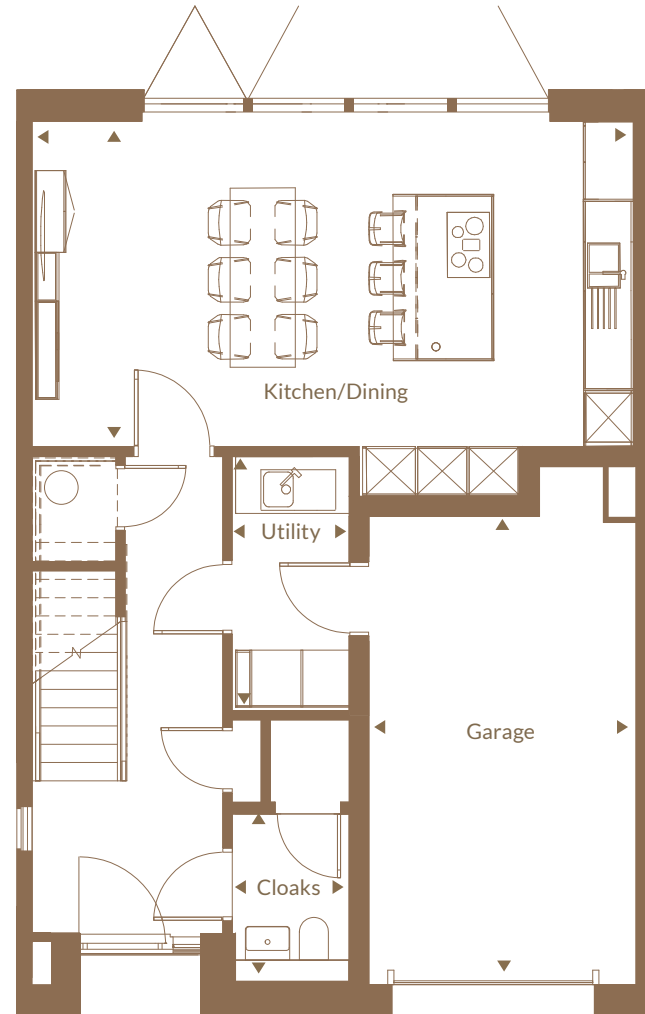
Five bed townhouse

233/ 262

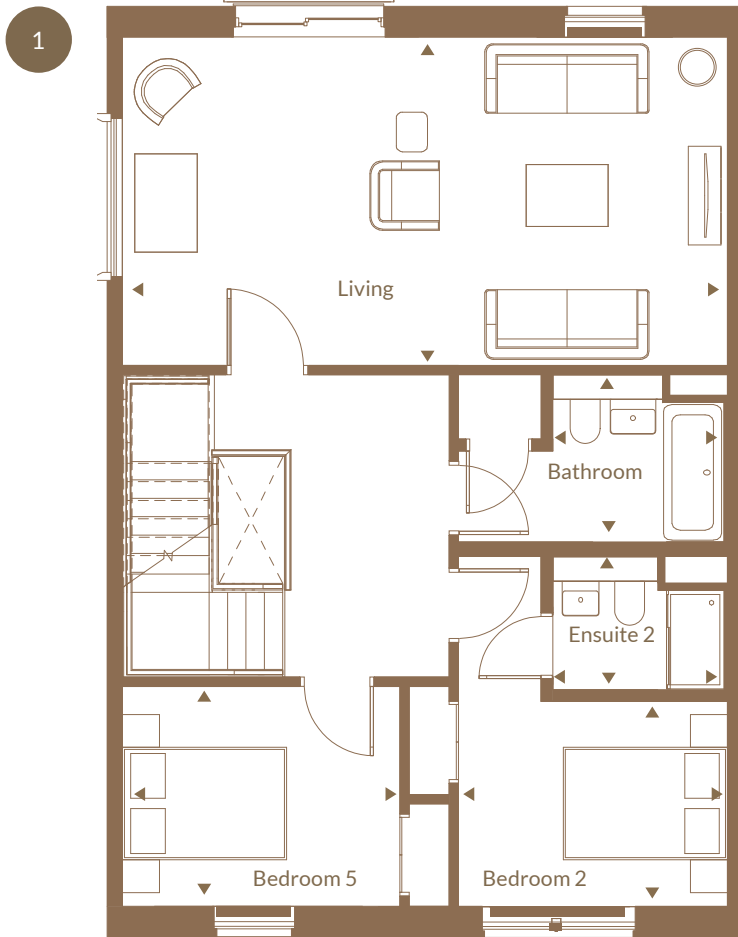
Plot 262 features a Juliet balcony to rear elevation only.

Total Sqft - 2282 sqft

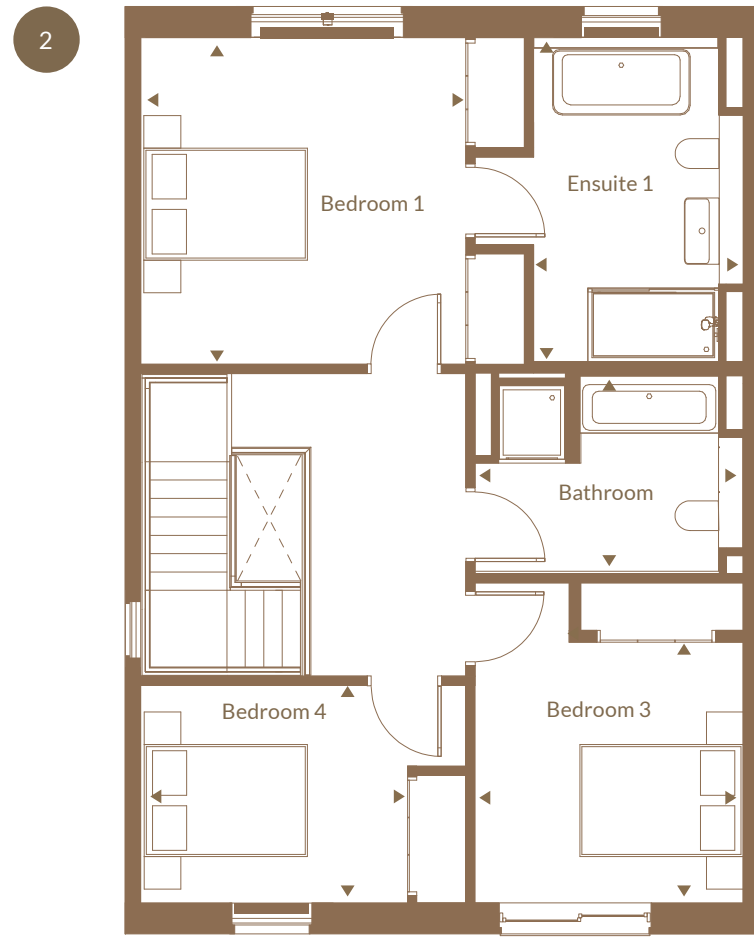
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Kitchen/Dining	7.4m x 4.0m	24.2" x 13.1"
Cloaks	2.1m x 1.4m	6.9" x 4.8"
Utility	3.1m x 1.4m	10.3" x 4.8"
Garage	6.4m x 3.2m	20.10" x 10.8"



Living	7.4m x 4.0m	24.2" x 13.1"
Bedroom 2	4.3m x 3.2m	14.2" x 10.8"
Ensuite 2	2.1m x 1.6m	6.10" x 5.3"
Bedroom 5	3.4m x 2.7m	11.3" x 8.9"
Bathroom	3.2m x 2.0m	10.8" x 6.8"



Bedroom 1	4.0m x 4.0m	13.2" x 13.2"
Ensuite 1	4.0m x 2.5m	13.1" x 8.3"
Bedroom 3	3.2m x 3.2m	10.6" x 10.8"
Bedroom 4	3.3m x 2.7m	10.10" x 8.9"
Bathroom	3.2m x 2.4m	10.7" x 7.11"

ALDER COLLECTION SPECIFICATION

Villas at Jordanhill Park

Kitchens

- Stylish German crafted kitchens by Nolte
- Silestone kitchen worktops with one and a half undermount stainless steel sink
- Vado Bahr mixer tap in stainless steel (Clancey and Elder)
- Quooker Fusion 3-in-1 boiling tap with flexi hose (Rankine only)
- Siemens built-in single oven
- Siemens built-in oven/microwave combination oven
- Siemens 5 zone induction hob (Clancey and Elder)
- Siemens venting hob (Rankine)
- Downdraft extractor (Clancey, Elder)
- Siemens integrated fridge freezer (Clancey and Elder)
- Siemens larder fridge and full height freezer (Rankine)
- Siemens integrated dishwasher
- Siemens warming drawer (Rankine only)
- Nolte LED strip lighting to handle recess
- Under unit LED lighting
- Pop up or backflip sockets with USB as design dictates

Wardrobes

- Stylish bi-fold or sliding wardrobe doors with shelves and hanging rail as design dictates

Utility

- Stylish German crafted kitchen unit by Nolte
- 25mm laminate worktop with upstand
- Stainless steel single bowl sink
- Chrome mixer tap

Bathrooms & En-suites

- Contemporary white sanitaryware from the Laufen range
- Contemporary slimline mixer taps to bathrooms
- Under sink Laufen vanity units to main bathroom, en-suite and cloaks
- Choice of tiling from Porcelanosa ranges
- Thermostatic shower column with rectangular shower head to en-suites (Elder)
- Thermostatic shower column with rectangular shower to main bathroom and en-suites (Clancey and Rankine)
- Thermostatic combination bath filler and handheld spray to baths
- Full height wall tiling by Porcelanosa to bath, shower enclosure
- Shaver sockets to all bathrooms and en-suites
- Chrome towel warmers to all bathrooms and en-suites
- Fitted mirrors above wash hand basin in bathroom and en-suite 1
- Freestanding bath with floor standing bath filler in master en-suite (Rankine)

ALDER COLLECTION SPECIFICATION

Villas at Jordanhill Park

Heating & Electrical

- Underfloor heating system to ground floor
- Traditional radiator system to all other floors including column radiators to halls and lounge
- Master TV consul plate in main lounge
- Communal satellite dish to townhouses (connection required)
- Fully wired with CAT 6 cabling to data points in Lounge, Kitchen, Master Bedroom and Bedroom 5/Study
- Ample power, TV and telephone points throughout
- USB charging points in all bedrooms
- Brushed stainless steel sockets to kitchen - white elsewhere
- Featured downlights to hallway, bedroom 1, bathroom and en-suite
- Solar panels to roof area providing sustainable energy

Decoration

- Pre finished white staircase with in-line glass
- Glazed Balustrades
- Ceiling height on ground floor 2575mm and first and second floors 2375mm.
- Internal walls and ceilings will be finished in covermatt white emulsion
- Pre-finished white pass doors internally
- Contemporary lever style handles
- White matt finish skirting's and facings

Security

- NorDan front entrance door
- Intruder alarm system

- Mains powered smoke detectors
- Battery powered CO2 detectors
- Motion sensor lighting to front and rear door

External Areas

- Aluminium bi-fold doors to Kitchen / Dining
- Sliding Aluminium clad doors with timber finish internally to lounge with Juliet balcony
- External tap to rear garden areas
- External power socket
- PIR sensor lighting to front and rear
- Rear garden fencing (heights vary as design dictates)
- NorDan Aluminium clad double glazed windows with timber painted finish internally
- Composite decking to external patio areas
- Monoblock private driveway
- Private gardens

Garages

- Novaferm flush garage doors
- Pendant lighting
- Double power sockets

Factor

- An annual factors fee will be payable by all residents at Jordanhill Park. Please consult our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty



ABOUT CALA

For almost 150 years, CALA has been a name synonymous with style, elegance and quality. Across the decades we have secured a firm foothold as one of the UK's premier homebuilders. With this highly coveted position comes responsibility, and so we take great pride in providing premium homes in some of the UK's most sought-after areas.

CALA operates nationally through eight regional businesses, three in Scotland covering the principal cities of Edinburgh, Glasgow and Aberdeen, with our Scottish headquarters in Edinburgh, four within the Home Counties, including our southern headquarters at Beaconsfield in Buckinghamshire, and an eighth in the Midlands.

From conservation area to brownfield development, we are driven by new challenges, selecting prime locations in which to build exceptional properties.

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CALA continues to set standards, seeking out new directions in design, incorporating the very latest ideas in architecture and embracing cutting edge innovation. From a one bedroom apartment to a six-bedroom family mansion, we will always apply the same exacting standards of quality, craftsmanship and attention to detail, for which we are renowned.

With highly acclaimed developments throughout the country, CALA takes great care to ensure that we remain sensitive to the areas we develop, taking inspiration from our surroundings and creating properties with both poise and purpose, reflective of local history and habitat. CALA places ultimate emphasis on the needs of our customers, surpassing their expectations, for decades to come.

Enquire about life at Jordanhill Park

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