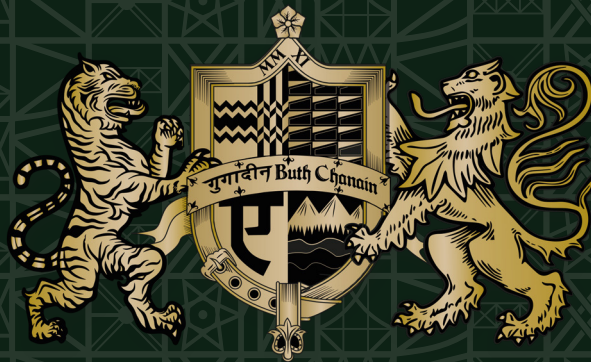


Seafield House

HISTORIC AND DISTINCT

A DEVELOPMENT BY



ECONSTRUCT
GROUP



Welcome

TO SEAFIELD HOUSE

Seafield House is undoubtedly one of Scotland's most prestigious residential developments bringing back to life a home that was designed and built by one of the country's greatest engineers and who is remembered proudly on our national bank notes.

As it did with Sir William Arrol, Seafield House is close to our hearts, with our personal relationship to the building spanning more than 30 years. We have always believed in the project and now are excited to launch each of these exceptionally unique living experiences. Careful consideration has been given to ensure that we have delivered the right balance between the preservation of this historic landmark whilst creating distinctive, modern and exquisite homes.

It is our aim that this project not only provides exceptional homes but should provide inspiration for more innovative and economically viable solutions to save and retain locally important, traditional buildings like Seafield House from becoming lost in our evolving, modern built environment.

On behalf of the Econstruct Group we welcome you to Seafield House...



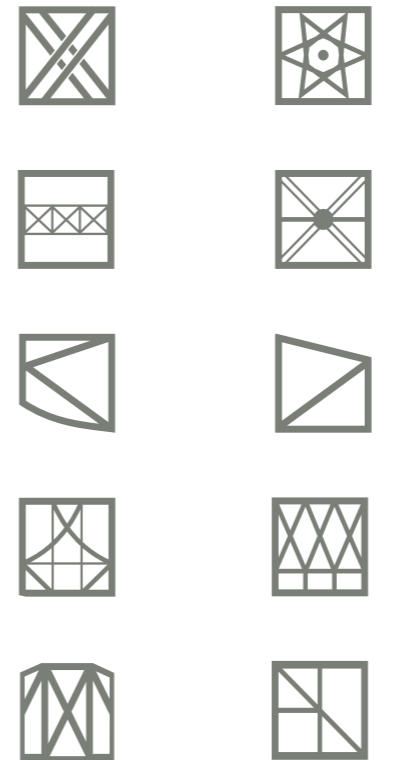
Robin Ghosh



Derek Shennan

The Best

OF AYRSHIRE AND BEYOND...



In 1888, one of Scotland's leading civil engineers, Sir William Arrol, completed the building of his home, Seafield House - an elegant Italianate mansion complete with tower, conservatory and grand library, as well as an elaborate system for heating seawater for curative bathing!

This grand category B listed building has been saved and meticulously returned to the original intention of the building being 'home'.

We are delighted to now officially launch ten exquisitely unique luxury apartments within Seafield House.



4 Seafield House

Seafield House 5

Engineered for Life

A BRIEF HISTORY OF SEAFIELD HOUSE

Sir William Arrol was renowned for his engineering, steel fabrication works and civil construction.



Sir William Arrol, aet. 70.



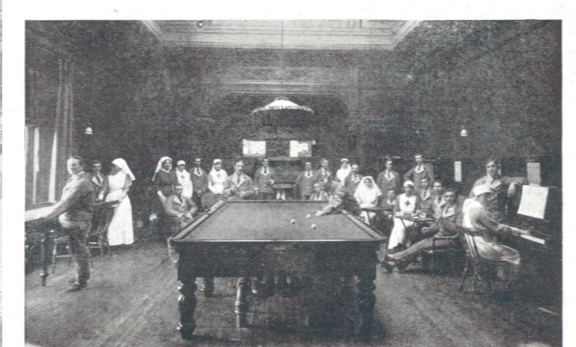
Seafield Hospital—Drawing Room Ward.



Seafield from the North-west.



Seafield House Hospital.



Seafield Hospital—Billiard Room.

1887

Prolific Scottish Engineer, Sir William Arrol, famous for engineering many national structures at the time including the Forth Rail Bridge, London Tower Bridge and the gantry crane, used during the construction of RMS Titanic, purchases land at Seafield.

1888

Arrol's aspiration was to build a mansion home with the finest of finishes and furnishings - a place for him to relax with family and entertain friends. Working with Architects, Clarke & Bell of Glasgow Arrol designs a stunning mansion complete with state of the art conservatory and Italian inspired view tower and construction of Seafield House was completed.

1913

Following the passing of Sir Arrol, Seafield is gifted to the British Red Cross and used briefly as a convalescence home for injured soldiers during World War I.

1920

Seafield House operates as a maternity and children's hospital for over 70 years.

1991

The NHS takes the view to close Seafield Children's Hospital.

2008

The building is victim to a serious fire incident and is left in a state of disrepair.

2014

Having set their sights on saving the building and restoring it to its former glory, Econstruct Group embark upon a redevelopment solution for Seafield House.

2021

Construction works for the redevelopment begin.



Seafield and Ayr

A CULTURED, HISTORIC PLACE

Seafield House is situated on the southern edge of the picturesque coastal town of Ayr. The area of Seafield itself offers a peaceful environment with quiet roads and mature trees, with an award-winning sandy beach and established golf courses within short walking distance.

Ayr has excellent transport links to Glasgow and beyond, and with Prestwick International airport just a few miles north, provides an ideal base for further travel. The historic town of Ayr has everything you could want from a bustling central hub, with a shopping centre housing many popular high street brands, cafés and restaurants.

The birthplace of the famous Scottish poet Robert Burns, is a short walk south of Seafield and is the setting for several of Burns' famous works. This area is now the home to the National Trust museum commemorating Burns, as well as the famous Auld Kirk and Brig O'Doon, both featuring in his poems and songs.

Two local golf courses are in walking distance from Seafield and the wider area of Ayrshire boasts the internationally renowned courses of Royal Troon and Turnberry. Nestled within the town is the famous Ayr racecourse, home to the Scottish Grand National.

Ayr has a number of well-respected nursery, primary and secondary schools in the nearby area, including Ayrshire's only independent school, Wellington.



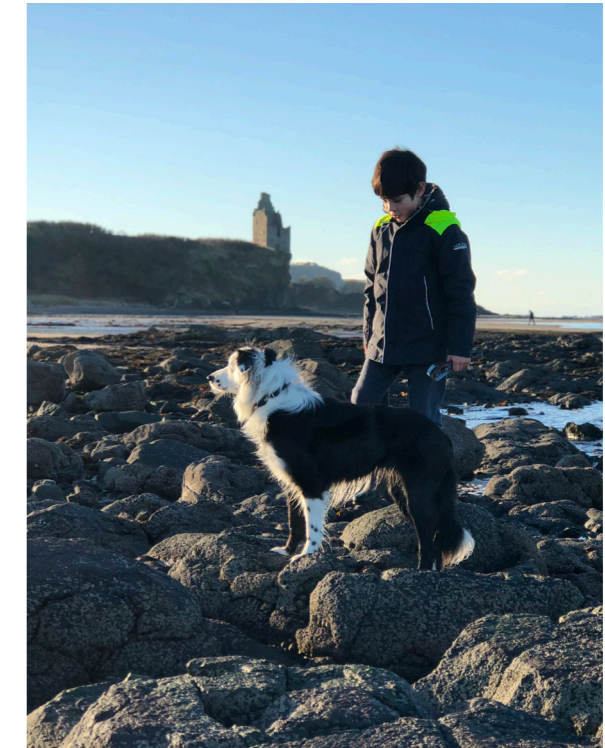
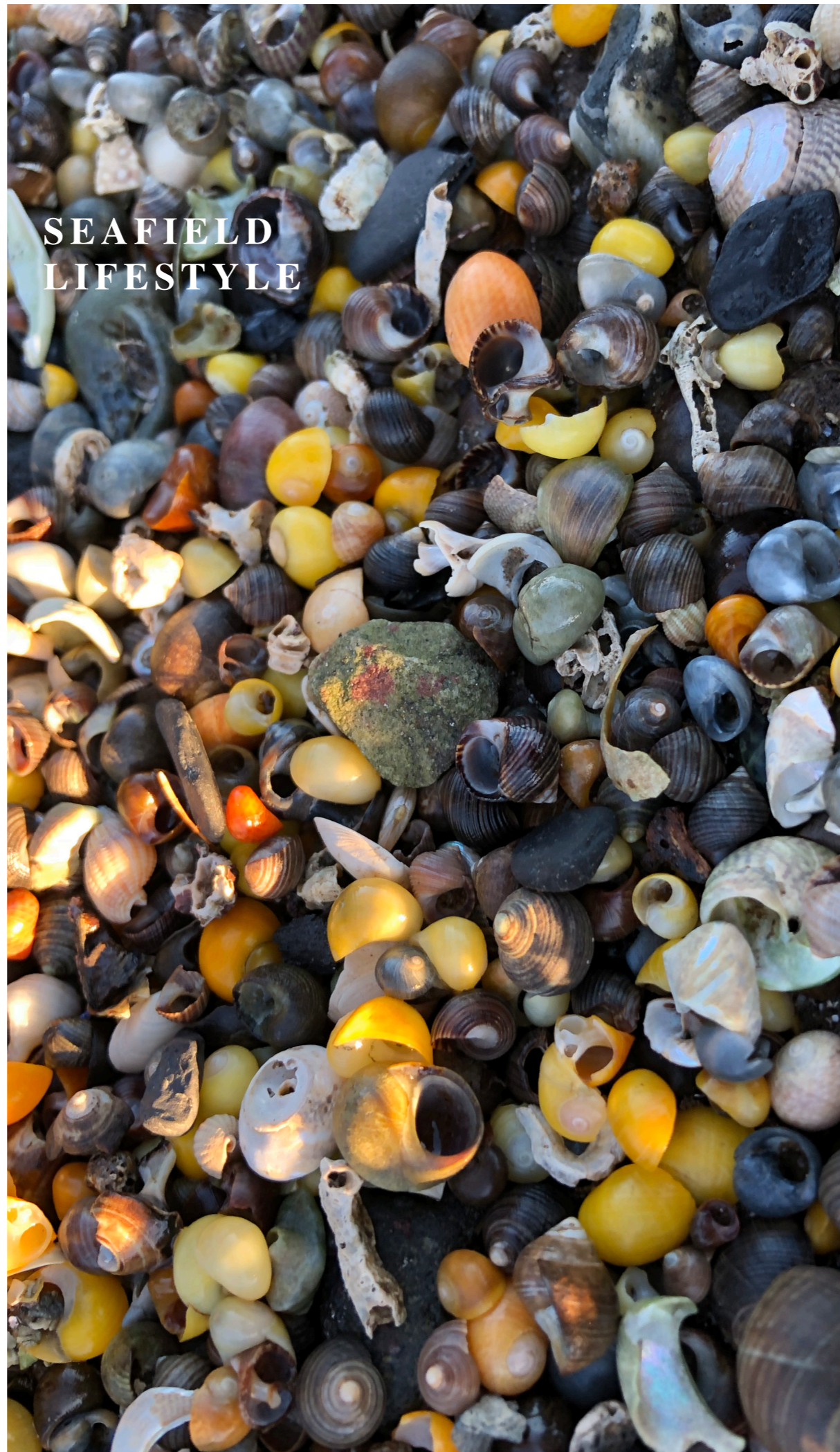
*“Auld Ayr,
wham ne'er a town
surpasses,
For honest men and
bonnie lasses”*

Robert Burns; Tam O'Shanter

Seaside vibes...

The area of Seafield and its sweeping, sandy beach lie to the south of the seaside town of Ayr, a Royal Burgh since the early 13th century and once the leading harbour for Scotland's west coast.

Whilst its location provides excellent access to quick links by bus, train and car to Glasgow and beyond, Seafield House is the perfect location to enjoy a relaxed seaside lifestyle. Seafield House is located just a stone's throw away from the sandy beaches with long promenade and stunning views of the Ayrshire coastline and across the water towards the Isle of Arran. An evening walk along the beach front can provide the perfect spot to take in the sunset over the mountains of Arran making it an idyllic place to take some time to unwind and reap the benefits of that fresh sea air.



Nearby, a variety of locally owned cafés and restaurants are within walking distance of Seafield House along with a convenient post office, pharmacy and shop selling locally grown produce.

Seafield House

SPACE TO RELAX



Sunset on the beach at Seafield.
Views towards the Isle of Arran.



Seafield

AT HEART

Seafield House is set naturally within the heart of the luxurious Seafield Gardens development and enjoys exclusive main access taken through large sandstone gate piers and wrought iron controlled gates. Once inside, generously laid out grounds to the North and South are kept distinct from the new housing by an extensive mature landscaping scheme. In keeping with 18th century designed landscapes of stately homes, the gardens closest to the front of Seafield House are a formal parterre, with the existing wooded ground to the south of Seafield House forming a more informal naturalistic style garden meandering within the mature trees.

Seafield House holds a unique position within the cultural landscape of the local community, with many people having a connection and association when it functioned as a children's hospital. The landscape design has aimed to acknowledge this kinship by offering those choosing to use the gardens spaces to interact and relax within the "Garden of Reflection". This unique quiet space makes the existing trees to the south of Seafield House sacrosanct, with a new footpath, curving round the high Scots Pine trees, interspersed with seating and shade tolerant woodland planting to create a garden that looks back at Seafield House.

"The landscape concept incorporates the strong use of the 'arc' through hedge planting and paths - reflecting the bridge concept reaching over from one side to another, referencing Sir William Arrol for his engineering bridge designs. The 'arc' can also be interpreted as the open arms of hug / embrace to a small child referencing the former function of Seafield House as a hospital for sick children."

THE *Apartments*

Each and every new apartment in Seafield House has been crafted with design, luxury and heritage in mind ensuring the individual spaces integrate with the existing main fabric and features of Seafield House.

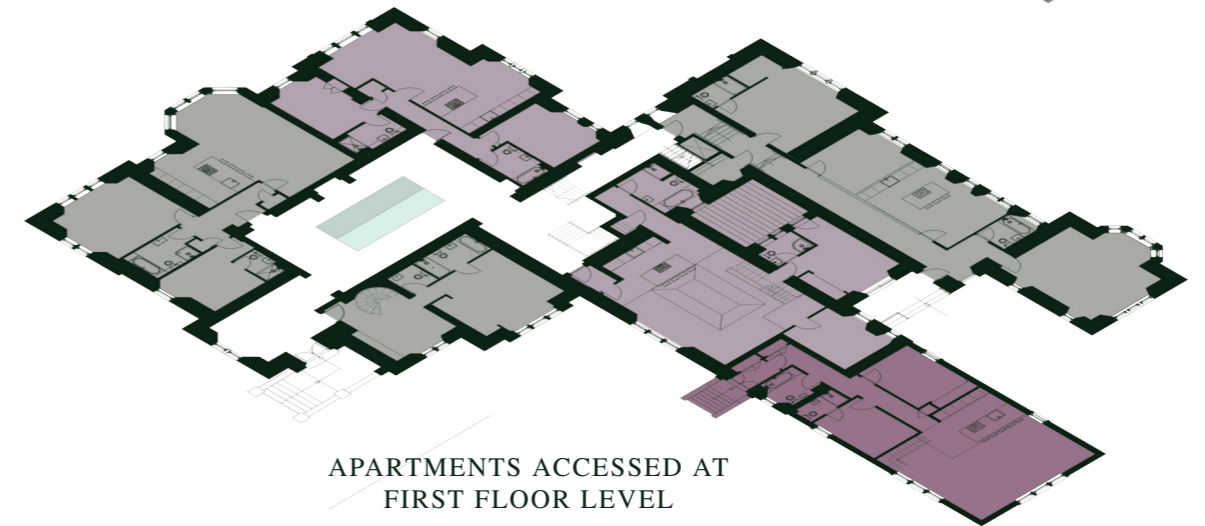
Meticulous attention to detail has been given to the selection of finishes for each of the apartments, reflected in the use of the brands such as Neptune Kitchens, Silestone stone surfaces, Neff appliances and Porcelanosa bathroom wear.

Despite the history and heritage, each flat is fitted with secure video entry and gate control, state of the art Wi-Fi access and comfort lighting zones.

Each apartment has been given a unique designed emblem to symbolise a structure or place relating to the life and works of Sir William Arrol.



APARTMENTS ACCESSED AT
SECOND FLOOR LEVEL



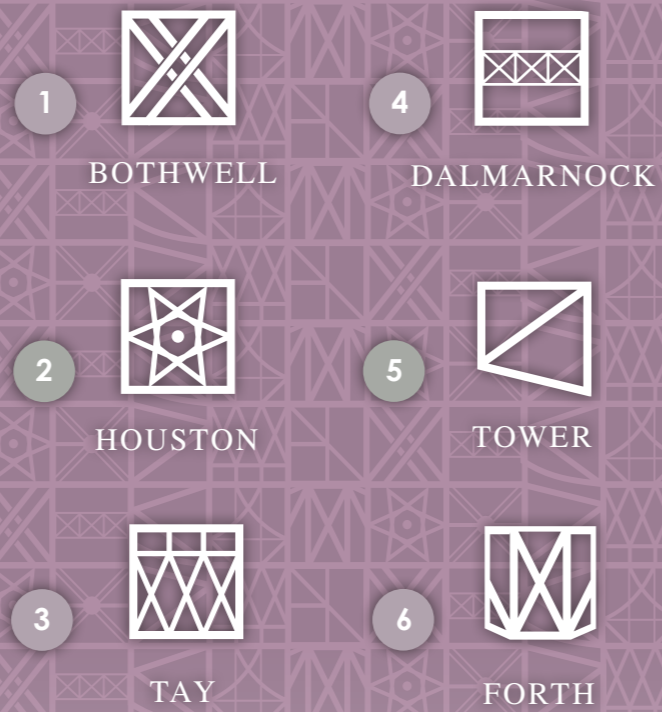
APARTMENTS ACCESSED AT
FIRST FLOOR LEVEL



APARTMENTS ACCESSED AT
GROUND FLOOR LEVEL

Ground FLOOR

The properties highlighted in the plan opposite are accessed from the ground floor level of the development.





THE

Grand Hall

The Grand Hall is the centre piece to Seafield House accessed from the original front doors. The solid oak doors have been lovingly restored and remain on display when entering the house. A glazed secondary entrance provides the first glimpse of the internal layout leading from the Foyer into the breathtakingly beautiful Grand Hall.

On entering, you are immediately greeted with a sense of space and light from the double storey space and extravagant glazed roof atrium. The glass roof atrium has been meticulously designed and manufactured to replace the original glazed roof lantern that once greeted those entering the house. The reinstatement of the perimeter upper-level balcony overlooking the Grand Hall, enhances the sense of space, allowing the central section of the hall to be completely open from ground floor to the underside of the roof atrium, a height exceeding 8 metres. It is at this point when looking upward that your view is met with the outstanding architecture and building presence of the sandstone circular turret providing private access to the Tower. The grandness and historic presence of the hall is complemented further by the beautiful limestone fireplace, which was able to be salvaged and restored to provide a stunning focal piece.

The main section of the Grand Hall provides direct entry to only two apartments on the ground floor with a further two taking access from the upper balcony. The comfort of the communal space is complemented with an underfloor heating system.



Apartment 7
'The Harland'

THE

Bothwell

Enjoy the traditional and opulent entrance to the stunning ground floor Bothwell Apartment with access from the Grand Hall. This spacious apartment showcases open plan living making it an ideal entertaining space with the bespoke Neptune kitchen carefully bookmarked along the back wall. A separate solid stone island extends from the wall creating kitchen seating and preparation space. The generous proportioned room extends the living space into a full height bay window arrangement looking over the landscaped garden ground. The apartment is complemented with exceptionally high ceilings detailed with ornate coving and matching proportioned traditional double-glazed sash and casement windows which flood the various spaces with natural light.

At the opposite end of the hallway you will find two double bedrooms. The generous proportioned Master Bedroom features dual aspect windows. The main Bathroom is snugly positioned between the two bedrooms and features a four-piece layout. Bedroom 2 is similarly well proportioned and includes a shower room en-suite with both the bathroom and en-suite finished in Porcelanosa tiling.

An additional storage cupboard is located off the main hallway.

AT A GLANCE:

- Two double bedrooms
- Bedroom with en-suite shower room
- Underfloor heating throughout
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Two allocated parking spaces
- 1,249 sq. ft.

KITCHEN/ LIVING /DINING

7.50m x 5.70m

BEDROOM 1

4.70m x 5.70m

BEDROOM 2

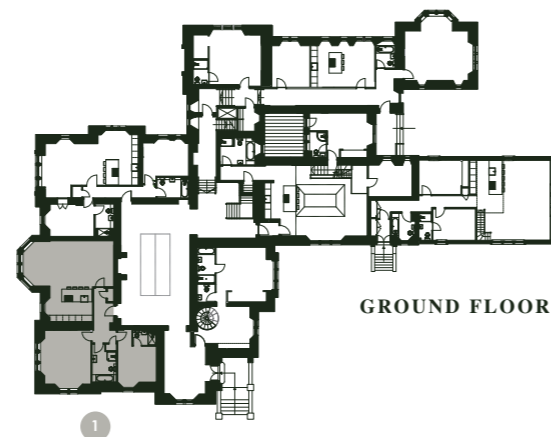
3.70m x 4.65m

BEDROOM 2 EN-SUITE

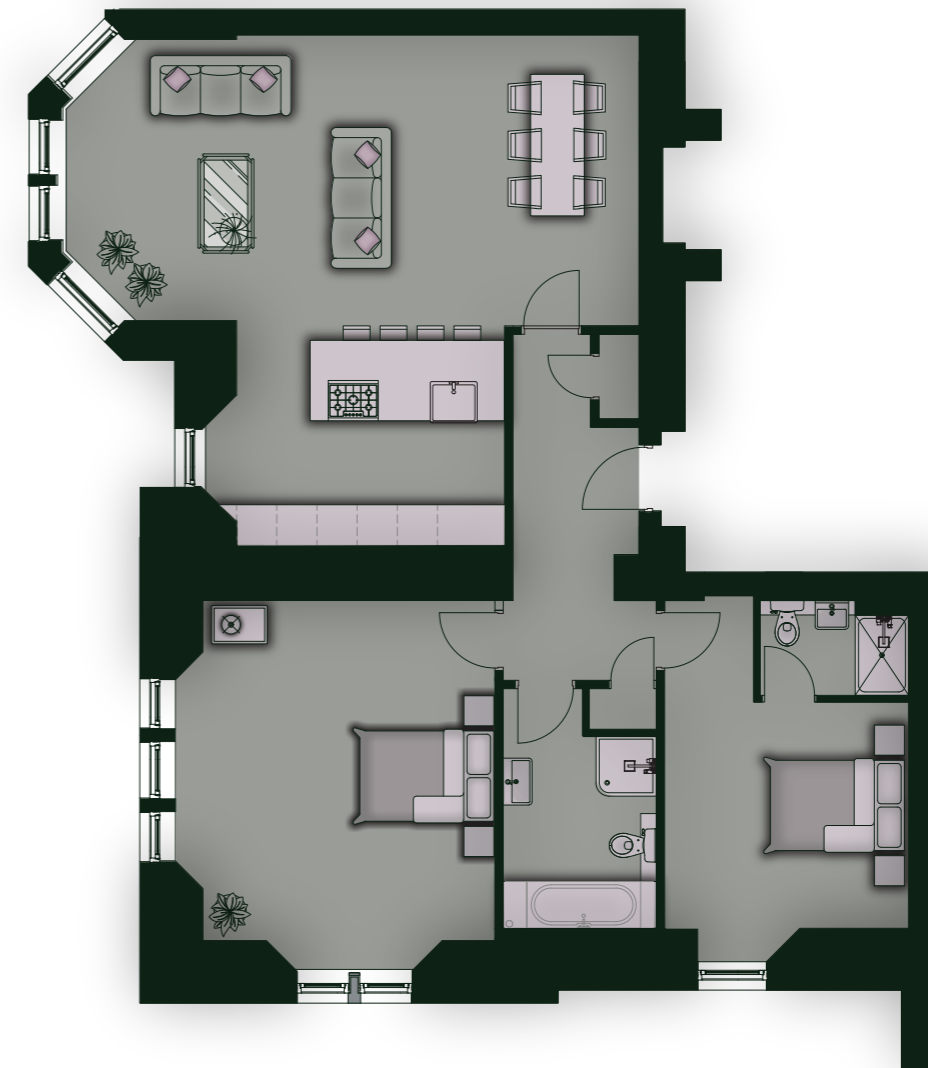
1.3m x 2.4m

BATHROOM

2.50m x 3.3m



GROUND FLOOR



About the Name

One of William Arrol and Co's first major commissions was the Craighead Viaduct which connected Burnbank and Bothwell.

The viaduct was built in 1877 and was operational until 1952.

PORCELANOSA

NEPTUNE

NEFF



APT 1

THE

Houston

You will be instantly impressed when waking across the light filled Grand Hall towards the entrance to the ground floor Houston Apartment. On entry to this quirky apartment, the hallway leads to the main open plan living space where you are met with a dual aspect bright, stunning space. The exceptionally high ceilings detailed with ornate coving and matching proportioned traditional double-glazed sash and casement windows totalling eight allows vast quantities of natural light to fill the generously sized living area. A timeless and elegant Neptune kitchen nestles into the room, bookmarked carefully between two walls with an extensive island forming a natural division between the open plan space providing the perfect spot for relaxed dining.

The entrance to the Master Bedroom is taken through an existing wall highlighting the original wall depth of this unique house. The bedroom benefits from generous proportions and features a spacious en-suite with full width enclosed shower. The main bathroom is positioned at the opposite end of the hall and incorporates a centrally positioned bath. Bedroom 2 is adjacent to the main bathroom and is a similarly well proportioned double room.

A conveniently located storage cupboard is located in the main hallway.

AT A GLANCE:

- Two double bedrooms
- Master bedroom with en-suite shower room
- Underfloor heating throughout
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Two allocated parking spaces

KITCHEN/ LIVING /DINING

8.30m x 4.60m

BEDROOM 1

4.60m x 3.20m

BEDROOM 2

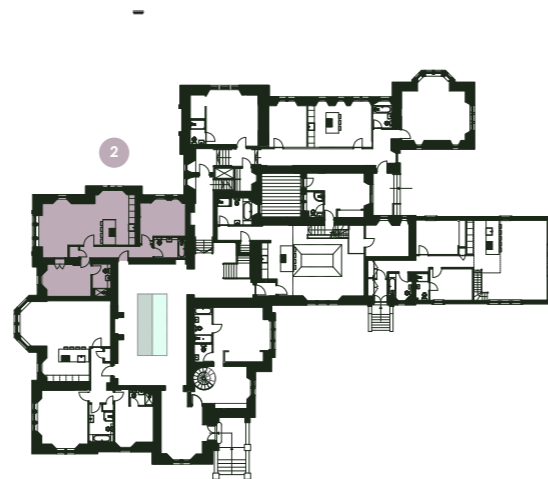
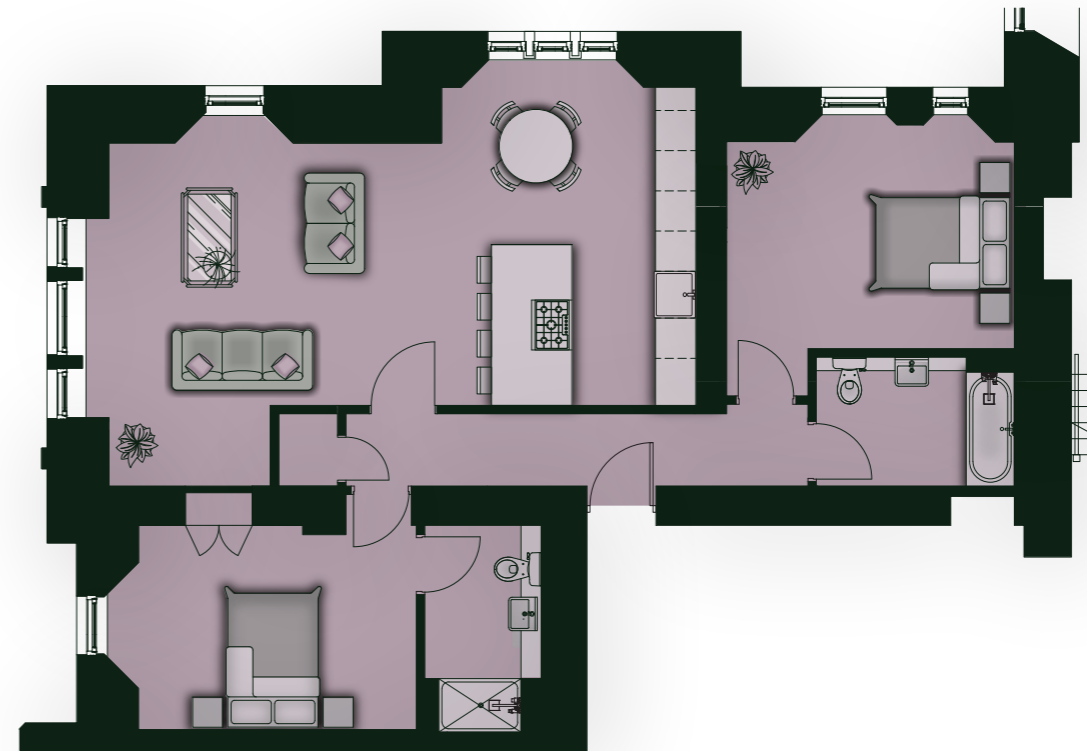
4.50m x 2.60m

BEDROOM 2 EN-SUITE

1.20m x 2.6m

BATHROOM

2.8m x 1.8m



APT 2

About the Name

Houston is the name of a small Renfrewshire town where Arrol was born and raised. Arrol worked at a cotton mill from the age of nine and then began training as a blacksmith when he was 13, which sparked a lifelong fascination of metal works.

PORCELANOSA

NEPTUNE



THE

Tay

Dual aspect views and a hallway spanning the entire length of the house are a focal point to the stunning Tay apartment. Once inside the very individual Tay, the accommodation is all accessed from the hall where you will find two double bedrooms, an open plan kitchen space and a formal living room.

The spacious kitchen provides extensive space for cooking and dining, complimented by four windows filling the room with natural light whilst allowing views over the manicured garden grounds.

The sense of space and light continues throughout the hall and into the stunning and separate living room boasting a double bay window and a total of 9 dual aspect windows.

The Master Bedroom benefits from a slightly more contemporary designed layout, incorporating a spacious en-suite shower room tucked to the rear of the room along with separate walk-in closet. The second double bedroom is positioned adjacent to the Master Bedroom and benefits from a compact, well-appointed en-suite shower room.

The spacious and quirky feel to the Tay apartment is further enhanced with a generous storage / utility room accessed from the hall and an exclusive secondary external entrance door way provides an alternative access route for this truly outstanding apartment.

AT A GLANCE:

- Two double bedrooms
- Master bedroom with en-suite shower room
- Bedroom two with en-suite shower room
- Individual living room
- Extensive hall
- Underfloor heating throughout
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Private second entry / exit doorway
- Two allocated parking spaces

KITCHEN/ DINING

3.90m x 6.50m

LOUNGE

6.10m x 6.10m

MASTER BEDROOM

5.20m x 4.70m

EN-SUITE / DRESSING

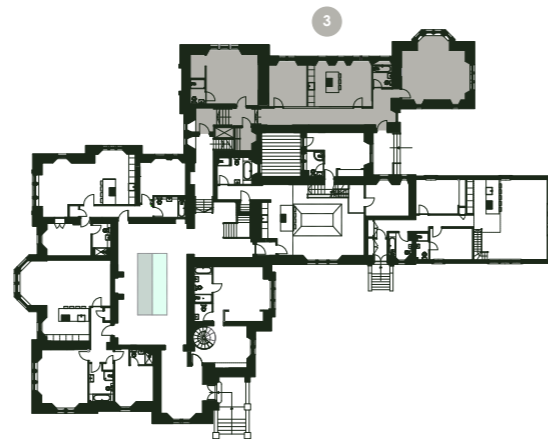
1.20m x 2.30m

BEDROOM 2

3.60m x 3.90m

BATHROOM

2.90m x 2.20m



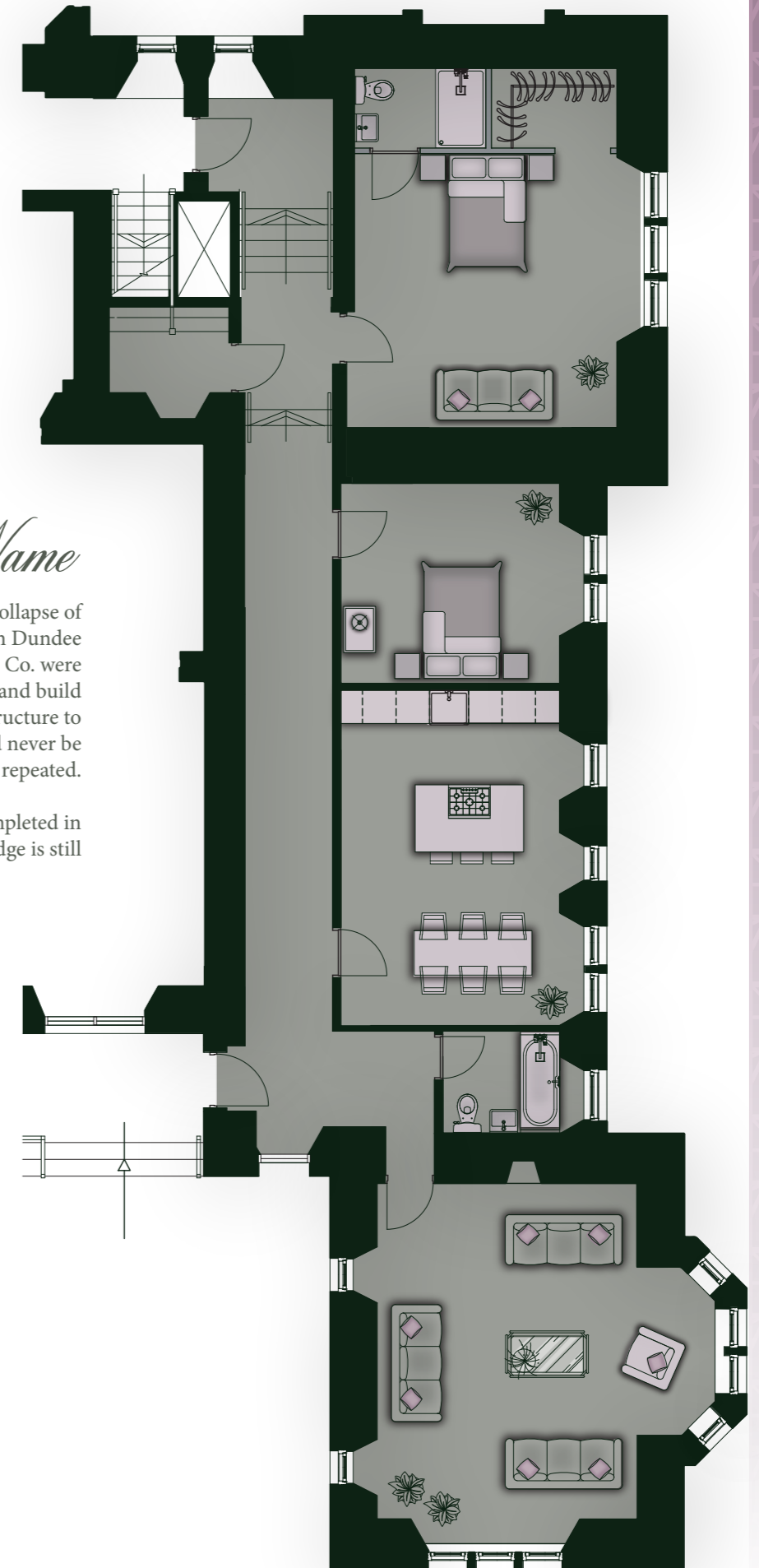
PORCELANOSA

NOTE: This plan had been rotated for layout purposes

About the Name

Following the disastrous collapse of the original Tay Bridge in Dundee in 1879, William Arrol and Co. were commissioned to design and build a superior, stronger structure to ensure a similar fate would never be repeated.

The new bridge was completed in 1887. The very same bridge is still



APARTMENT FLOOR PLAN



APT 3



Apartment 1
'The Bothwell'

THE

Dalmarnock

Situated on the ground floor and formally known as the “Billiard Room” of Seafeld House, the Dalmarnock apartment is exquisitely unique with accommodation split over three levels including a lower ground floor. Entry to this exclusive apartment is a short walk through the light filled Grand Hall. Once inside you are greeted with a spacious open plan lounge with a centrally located glazed roof lantern and large casement windows filling the room with natural light.

A stylish staircase leads to an upper mezzanine floor which allows for closer inspection of the curved ceiling space which frames the extensive glass roof lantern. Concealed below the upper level sits the bespoke Neptune kitchen bookmarked between two walls with a central island unit providing seating and a natural divide to the open plan living space.

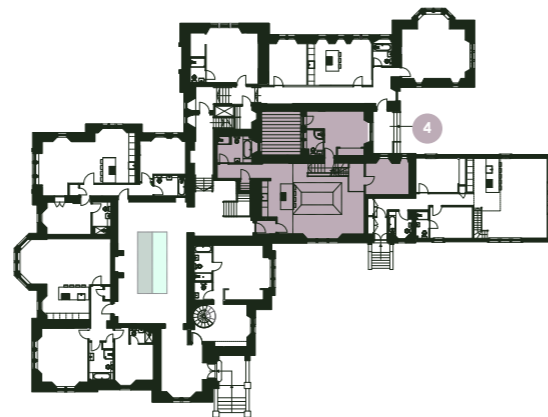
A further staircase leads to the master bedroom positioned a few steps down from the ground floor. The sumptuous master bedroom features an en-suite shower room and fitted wardrobes. The master suite is further enhanced by Seafeld House’s famous ‘secret’ external courtyard. This outdoor space is entirely enclosed with exclusive access from the master bedroom – the perfect spot to enjoy your morning tea.

Continuing down a few more steps, and the apartment reveals another surprise – the lower ground floor. Although this space is technically below the ground floor two windows provide plentiful natural light from the courtyard. Tucked to the back of the space a small metal gate restored from the original House provides an enclosure to a small wine cellar. This unique and generous lower ground floor can be used to accommodate a variety of uses perhaps as gym space, study, additional bedrooms or dining room. The lower ground floor benefits from a separate external exit.

Back on the main ground level a further double bedroom and large 4 piece main bathroom complete the accommodation schedule.

AT A GLANCE:

- Two double bedrooms
- Master bedroom with en-suite shower room
- Bedroom two with en-suite shower room
- Individual living room
- Extensive hall
- Underfloor heating throughout
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Private second entry / exit doorway
- Two allocated parking spaces



KITCHEN/ LIVING /DINING

9.80m x 6.60m

MASTER BEDROOM

5.40m x 3.60m

MASTER ENSUITE

2.80m x 1.20m

SECRET COURTYARD

3.80m x 4.00m

BEDROOM 1

3.80m x 2.90m

BATHROOM

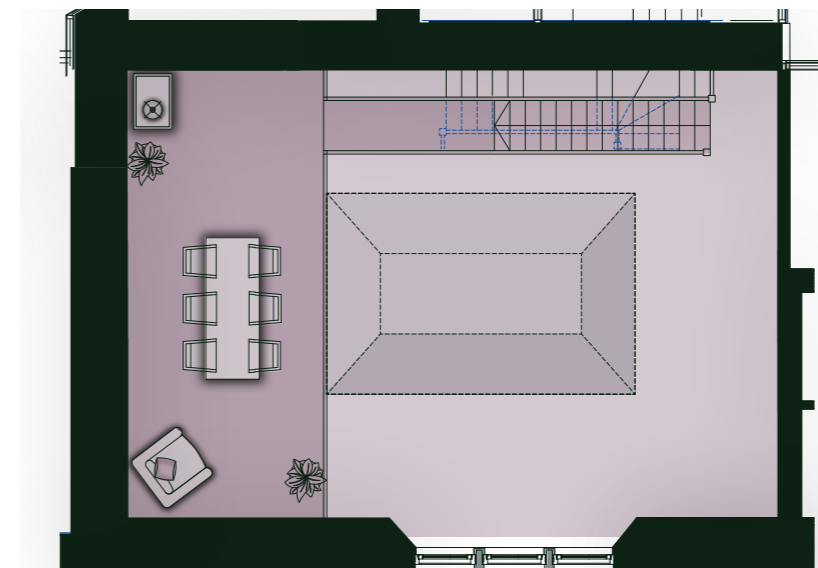
3.60m x 1.90m

LOWER GROUND LEVEL

4.00m x 7.70m

MEZZANINE

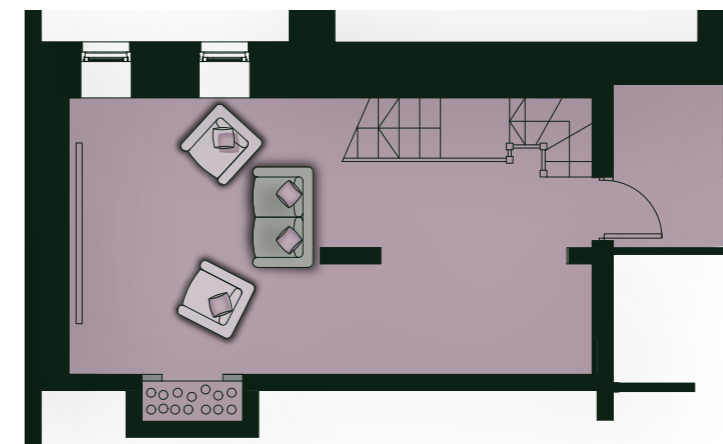
6.60m x 3.40m



MEZZANINE LEVEL FLOOR PLAN



MAIN APARTMENT FLOOR PLAN



LOWER GROUND FLOOR PLAN

About the Name

Sir William Arrol and Co’s ‘Dalmarnock Ironworks’ was the site from which the majority of the metal used to build Arrol structures would have been fabricated.

It’s likely that the steel work used to construct Seafeld House came from the very same site.



THE *Tower*

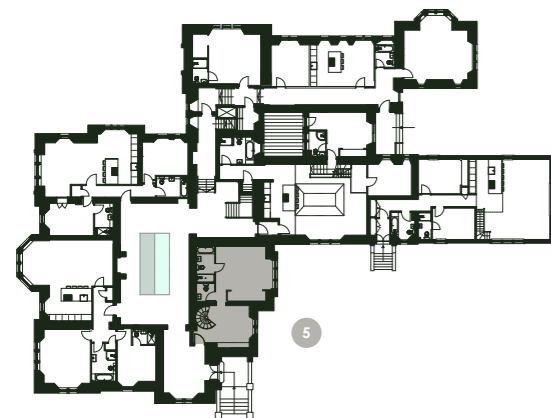
Tower Bridge in London, is arguably one of Sir William Arrol's greatest achievements and this can also be said about the Tower of his own home in Seafeld House. The Tower apartment is undoubtedly the quirkiest within Seafeld House and one of the finest, most exquisite conversions in the country with accommodation spanning over 4.5 levels and a 365 degree unobstructed view of the Ayrshire coastline.

When entering the apartment on the ground, you are greeted with a memory to the heavy engineering background of the man who designed, built and lived in Seafeld House – a large steel spiral staircase spanning 2 levels. On the ground floor accessed from the hall is a modest study room with adjoining master double bedroom. This generously proportioned bedroom boasts extensive casement windows overlooking the designed gardens, a walk in closet and 3 piece en-suite shower room. A compact cloakroom is positioned directly adjacent to the master suite.

Climbing the large spiral staircase you are greeted by a lavish open plan space on the first floor where the discreetly positioned Neptune kitchen and matching stone surfaced island meets with an open plan living and entertaining space. This space continuous to wrap round the stairwell to a dining area positioned in front of three large casement windows. A further double bedroom and ensuite shower room complete the floor.

Continuing to the second floor a large 4 piece main bathroom is centrally positioned within the roof space utilising an area where Sir William Arrol's original bath was positioned where seawater was pumped all the way to the bath, taken from the nearby sea. A further well-proportioned double bedroom is accessed from the second floor hall.

Sandstone stairs then narrow, rise and turn into the main tower area of the apartment. After a short climb, you enter the mind blowing and truly stunning tower room with large triple windows on all four elevations providing fully exposed views of the town and across the sea to the Isle of Arran. An original tiled mosaic floor and exposed sandstone walls complete the appearance of this after dinner snug space. For those feeling adventurous the sandstone stair continues to rise to a small look-out space, this time circular in shape with similar small crittal windows providing 365 degree views.



KITCHEN/ LIVING

5.10m x 6.35m

DINING

4.10m x 3.50m

MASTER BEDROOM

5.10m x 5.20m

MASTER ENSUITE

1.80m x 3.30m

BEDROOM 2

3.90m x 3.90m

SHOWER ROOM

2.10m x 1.70m

BEDROOM 3

4.30m x 4.10m

LOUNGE

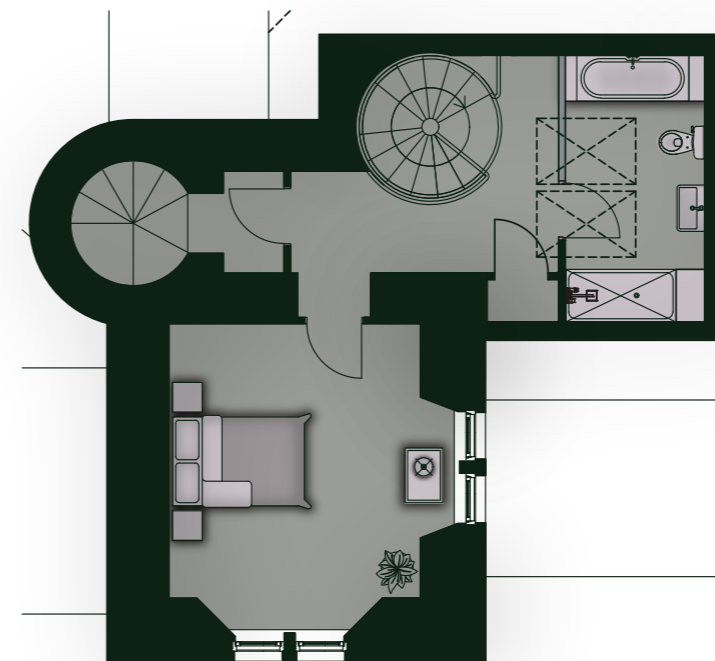
4.30m x 4.10m

SHOWER ROOM

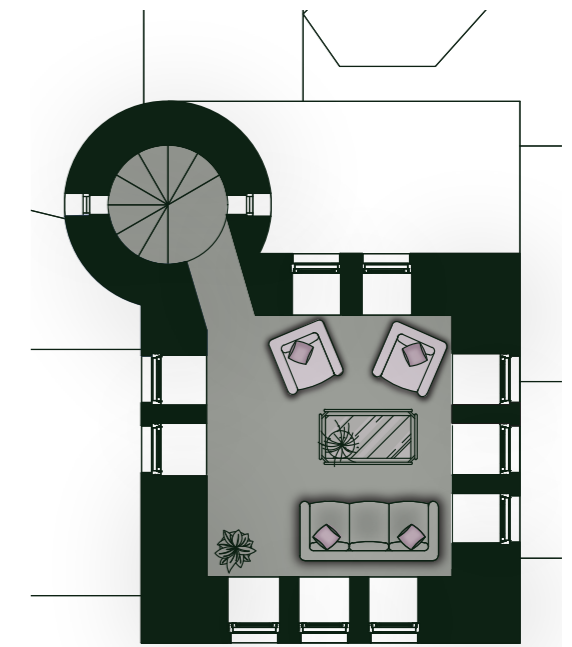
4.00m x 1.40m

AT A GLANCE:

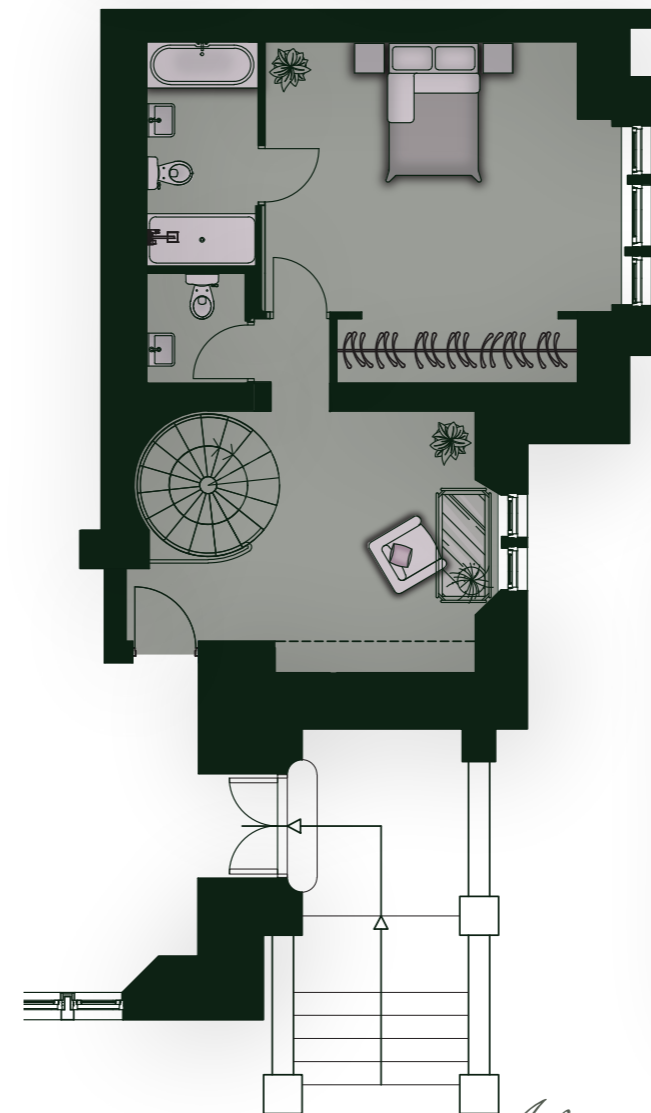
- Two double bedrooms
- Master bedroom with en-suite shower room
- Bedroom two with en-suite shower room
- Individual living room
- Extensive hall
- Underfloor heating throughout
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Private second entry / exit doorway
- Two allocated parking spaces



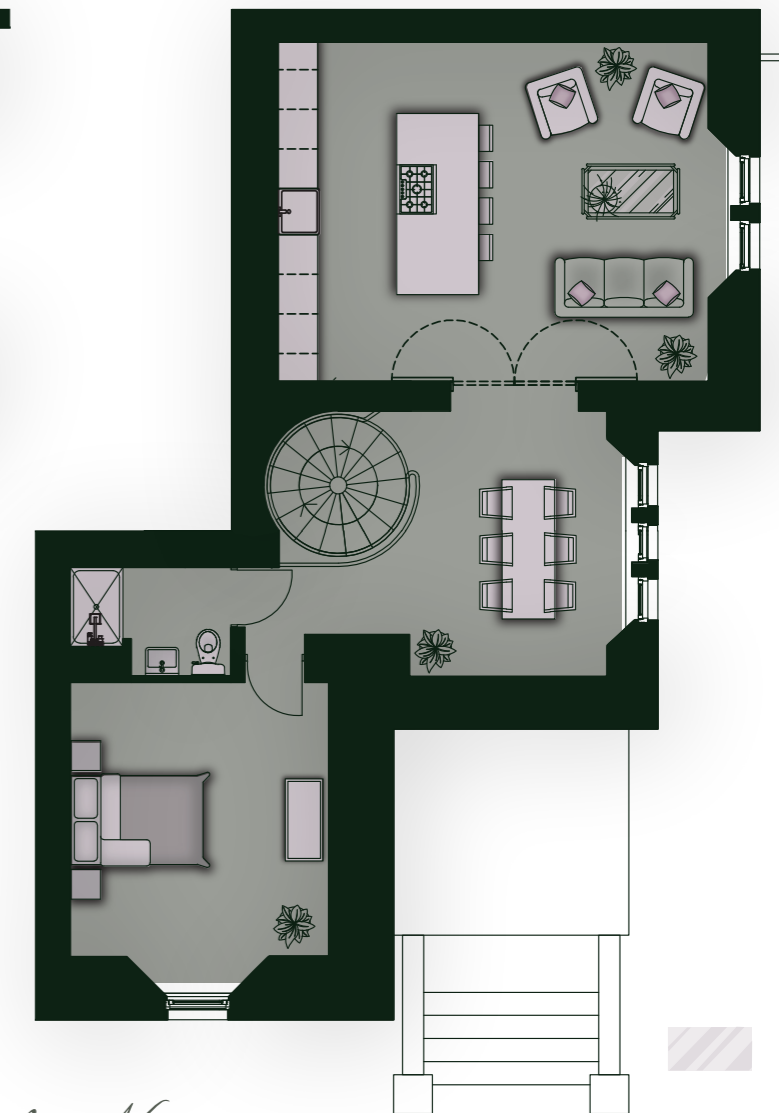
SECOND FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

About the Name

Tower Bridge in London is probably one of the most famous bridges in the world. Designed by architect, Horace Jones to help alleviate congestion of the London Bridge, Arrol was commissioned to build the superstructure which, Despite it's distinct appearance with two Gothic stone towers, is actually a steel bridge. After eight years of construction, the bridge was opened to the public in June 1894.



THE Forth

Enjoy seaside living with this stunning main door entry apartment. The entrance to the Forth is taken via the original designed garden layout and doorway to Seafield House's tropical conservatory framed now with sandstone steps and wall. The Forth showcases a unique open plan living space making it ideal for entertaining. Generously proportioned expanses of glazing discreetly housed within the vaulted ceiling space and the traditional casement windows on three elevations floods the room with natural light.

The high internal ceiling within the main living area allows for a bespoke floating upper mezzanine space accessed from a solid oak enclosed staircase. The design of the upper level floor takes inspiration from Sir William Arrol's structures with exposed structural steel work on display.

Perfectly positioned below the mezzanine space is the Neptune kitchen and accompanying large stone island unit providing seating and preparation space.

At the opposite side of the apartment you will find two double bedrooms. The master bedroom features an en-suite shower room. The second generous sized bedroom includes full width fitted wardrobes. The main bathroom is positioned at the bottom of the hall and includes a built-in bath and tasteful furniture.

AT A GLANCE:

- Two double bedrooms
- Master bedroom with en-suite shower room
- Upper mezzanine level
- Three glazed roof panels
- Traditional cast style radiators
- Vaulted ceiling to main open plan area
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video gate entry system
- The only private main door entrance apartment
- Two allocated parking spaces

KITCHEN/ LIVING/ DINING

7.60m x 7.10m

MASTER BEDROOM

3.80m x 3.20m

MASTER ENSUITE

1,20m x 2.60m

BEDROOM 2

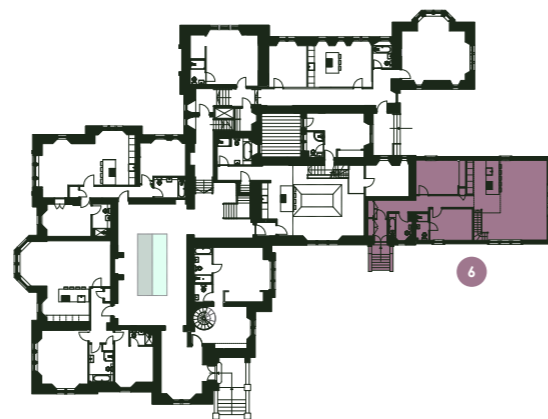
3.70m x 3.00m

BATHROOM

2.30m x 2.40m

MEZZANINE

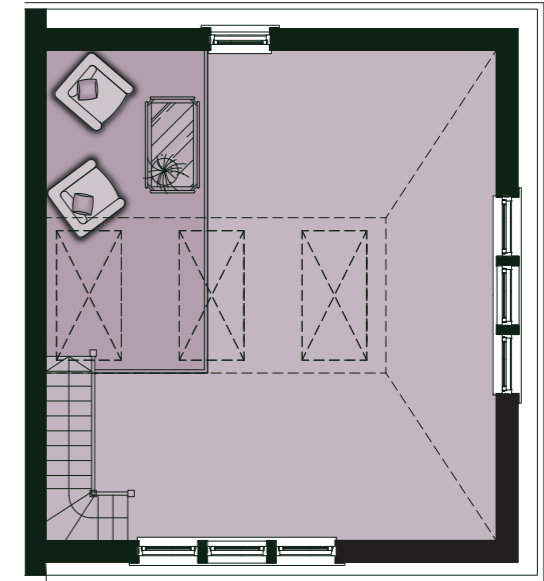
2.30m x 4.40m



About the Name

The Forth Rail Bridge is undoubtedly one of the most iconic landmarks in Scotland. Whilst it was designed by Sir John Fowler and Sir Benjamin Baker, William Arrol and Co. were commissioned as fabricators and contractors.

The Bridge was completed in December 1889 and opened for use on March 1890.



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

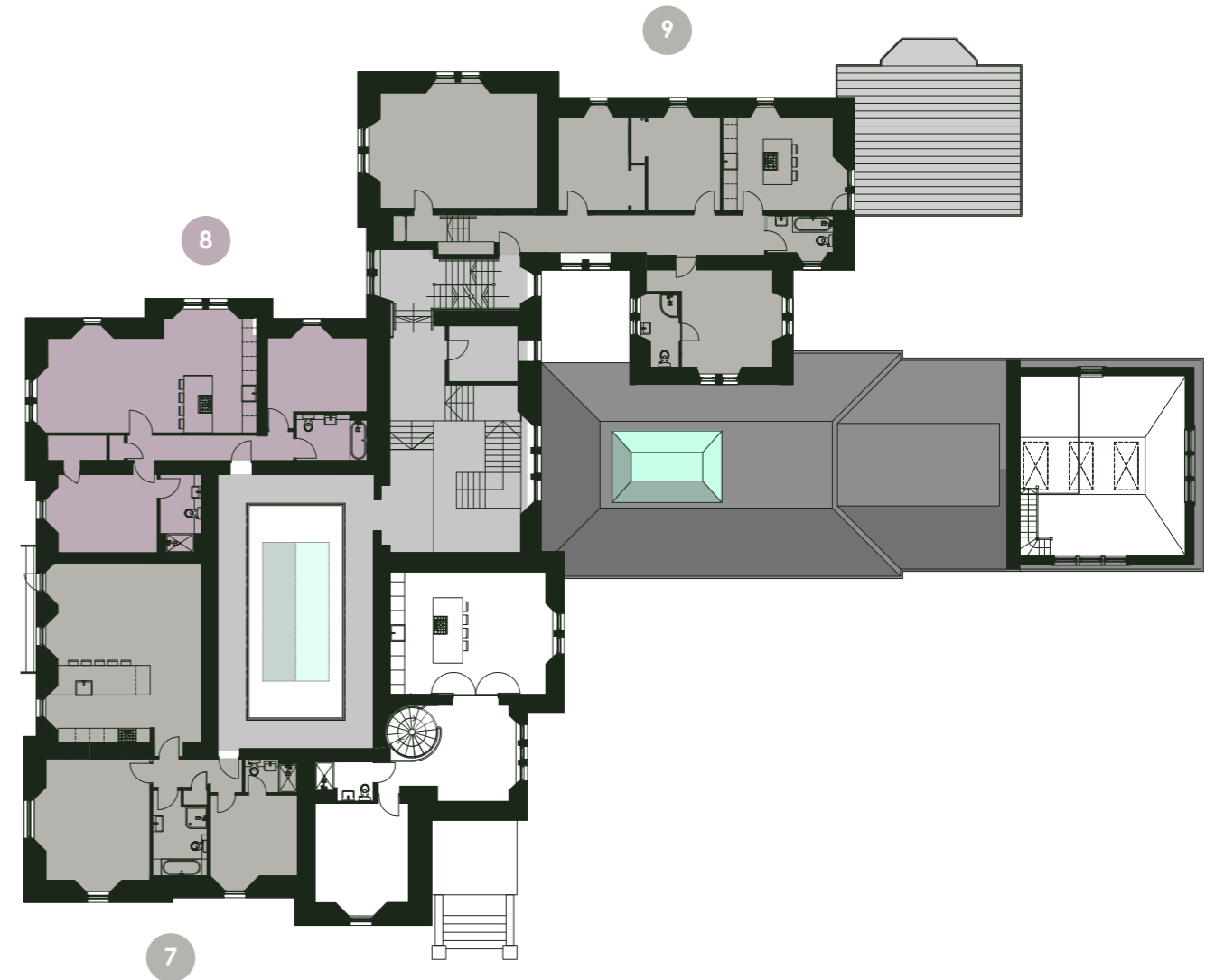


Apartment 2
'The Houston'

First FLOOR

The properties highlighted in the plan opposite are accessed from the first floor level of the development.

- 7 HARLAND
- 8 FINNIESTON
- 9 HAWKESBURY



THE

Harland

Relish your views of Seafield House's gardens and the Ayrshire coastline from the lavish south west facing first floor apartment. On entering the Grand Hall the main staircase leads you to the upper gallery with glass balcony overlooking the Grand Hall below. The extravagantly sized glass roof lantern situated directly above the balcony provides uninterrupted views to the circular tower of Seafield House whilst allowing natural light to enter the space.

Once inside the Harland, the hallway leads into the spacious open plan living room providing the perfect spot to host dinner parties and weekend suppers. The bespoke Neptune kitchen is tucked behind the entrance wall and a large island units extends from the outside wall providing seating and preparation space whilst carefully dividing the open plan living area. Three large casement windows fill the room with natural light with one discretely disguised as a door opening out onto the private outdoor terrace.

The master bedroom has generous proportions and benefits from an abundance of light from the dual aspect large casement windows. The main bathroom is confidently positioned between the master bedroom and second bedroom benefiting from a four piece layout. The second double bedroom has a south aspect and stylish shower room en-suite.

To complete the apartment a storage cupboard is located within the hallway.

AT A GLANCE:

- Sea view
- Two double bedrooms
- Bedroom two with en-suite shower room
- Lounge door opening out to private terrace
- Cast style radiators
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Two allocated parking spaces

KITCHEN/ LIVING/ DINING

7.40m x 5.85m

BEDROOM 1

4.60m x 5.00m

BEDROOM 2

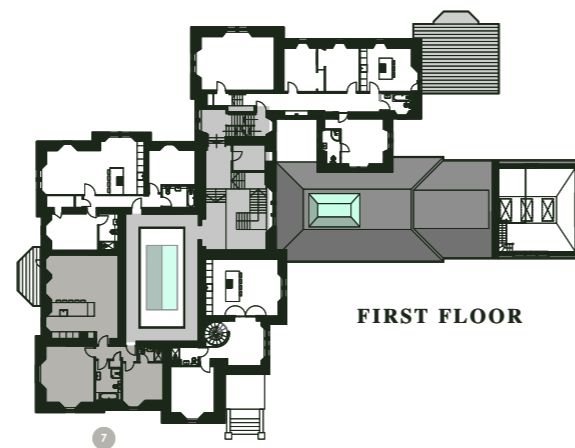
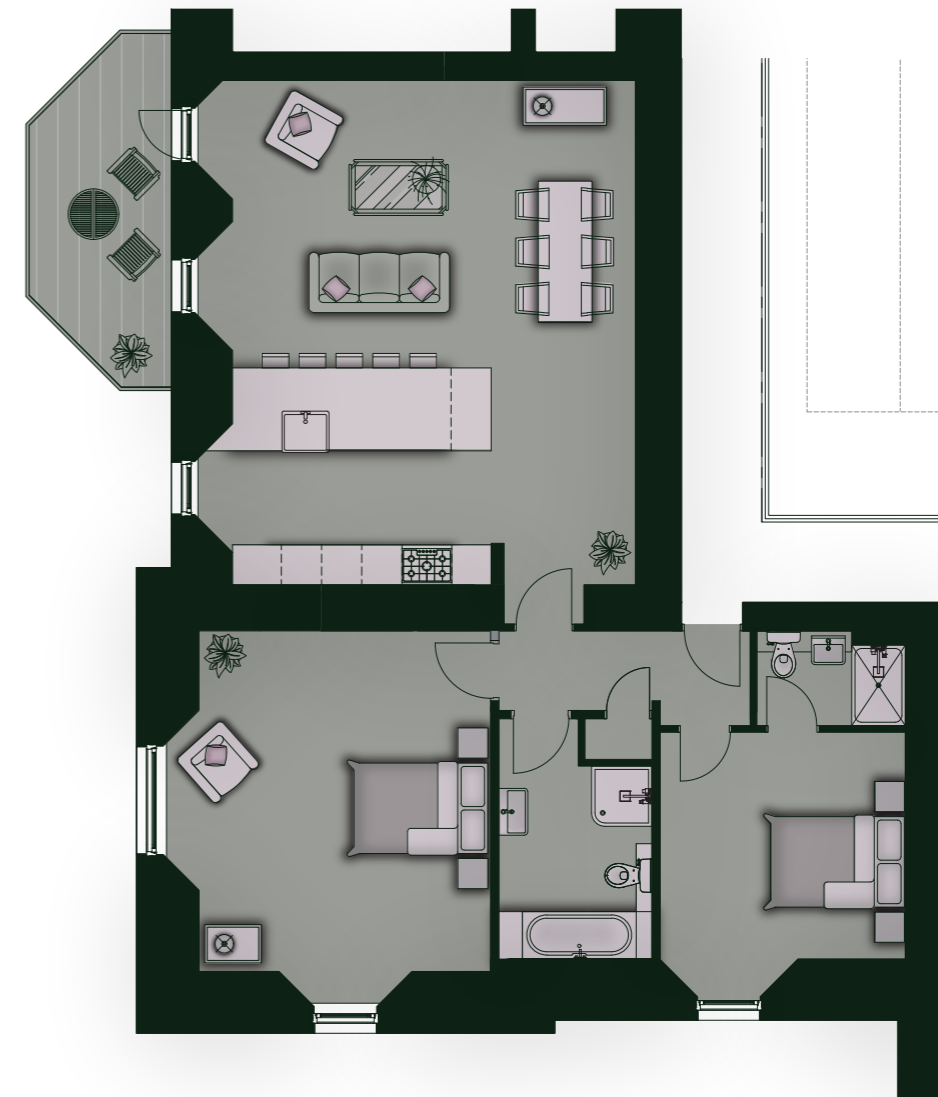
3.70m x 3.20m

BED 2 EN-SUITE

1.80m x 1.20m

BATHROOM

2.00m x 3.30m



About the Name

The Harland is named after one of Sir William Arrol's most famous clients, Harland and Wolf ship builders in Ireland. Working with the White Star line shipping company, they Required Arrol to design a state of the art gantry system to assist the construction of the two largest steam liners of the day, RMS Olympic and Titanic.



APT 7

THE

Finnieston

The Finnieston is only one of two first floor apartments accessed directly from the breath-taking upper gallery. On entering the Grand Hall the main staircase leads you to the first floor of Seafeld House with continuous glass balcony overlooking the Grand Hall below. The extravagantly sized glass roof lantern situated directly above the balcony provides uninterrupted views to the circular tower of Seafeld House whilst allowing endless volumes of natural light to enter the space.

Once inside, the hallway leads you to the spacious open plan living space with full height, dual aspect casement windows, providing views over the manicured gardens and beyond. The Neptune kitchen is displayed along the full length of the room with the large stone island providing a sociable seating and kitchen preparation area, clearly dividing the room. The apartment is complemented with exceptionally high ceilings detailed with ornate coving and matching proportioned traditional double-glazed sash and casement windows allowing vast quantities of natural light into the various spaces.

At opposite ends of the hallway you will find two double bedrooms. The generous proportioned master bedroom includes a shower room en-suite and walk-in closet. The main bathroom is snugly positioned adjacent to bedroom two and features a 3-piece layout with both the bathroom and en-suite finished in Porcelanosa tiling.

AT A GLANCE:

- Sea view
- Two double bedrooms
- Master bedroom with en-suite shower room
- Master room with walk in closet
- Cast style radiators
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system
- Two allocated parking spaces

KITCHEN/ LIVING /DINING

8.20m x 4.80m

MASTER BEDROOM

4.50m x 3.60m

MASTER EN-SUITE

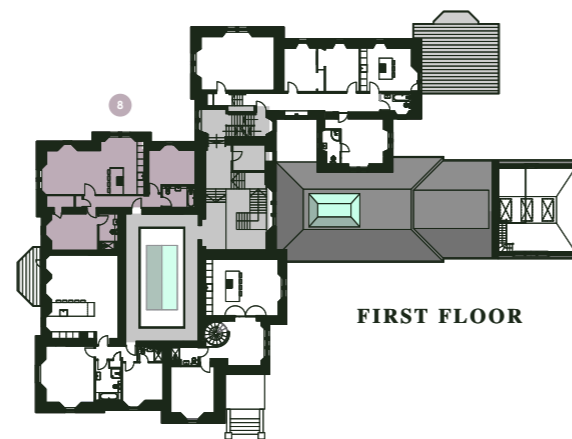
2.60m x 1.2m

BEDROOM 2

4.60m x 3.30m

BATH ROOM

2.80m x 1.80m



FIRST FLOOR

About the Name

Despite not being responsible for the design of the Finnieston 'Titan' Crane on the River Clyde, Arrol was involved in the design of its foundations.

Arrol was however responsible for the design and fabrication of many cantilevered cranes on Glasgow Clydeside at the time.



APT 8



44 Seafeld House



PORCELANOSA

Seafeld House 45

THE

Hawkesbury

Designed with modern living in mind the elegant three bedroom Hawkesbury apartment occupies the entire first floor of the rear wing of Seafeld House and even boasts a large private garden terrace.

Inside, an extensive hallway spans the full length of the apartment with steps leading to the formal lounge. The lounge is extremely well proportioned and uniform in shape lending itself to be used also as a lounge / dining space if desired. Dual aspect windows provide views of the garden area and beyond whilst filling the space with natural light. The room at the opposite end of the hall houses the sumptuous Neptune kitchen fully equipped with NEFF appliances. Similar to the lounge the kitchen enjoys a dual aspect outlook with one of the windows discretely opening out onto the spectacular garden terrace.

The master bedroom benefits from a shower room ensuite with traditional casement windows on three elevations. A further two double bedrooms are accessed from the hallway both generously proportioned benefit from fitted wardrobes.

AT A GLANCE:

- Three double bedrooms
- Master bedroom with en-suite shower room
- Separate kitchen and lounge
- Garden terrace
- Cast style radiators
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite
- Secure video door / gate entry system

LIVING/ DINING

6.50m x 4.80m

KITCHEN

4.40m x 4.20m

MASTER BEDROOM

5.40m x 3.90m

MASTER ENSUITE

1.20m x 2.70m

BEDROOM 1

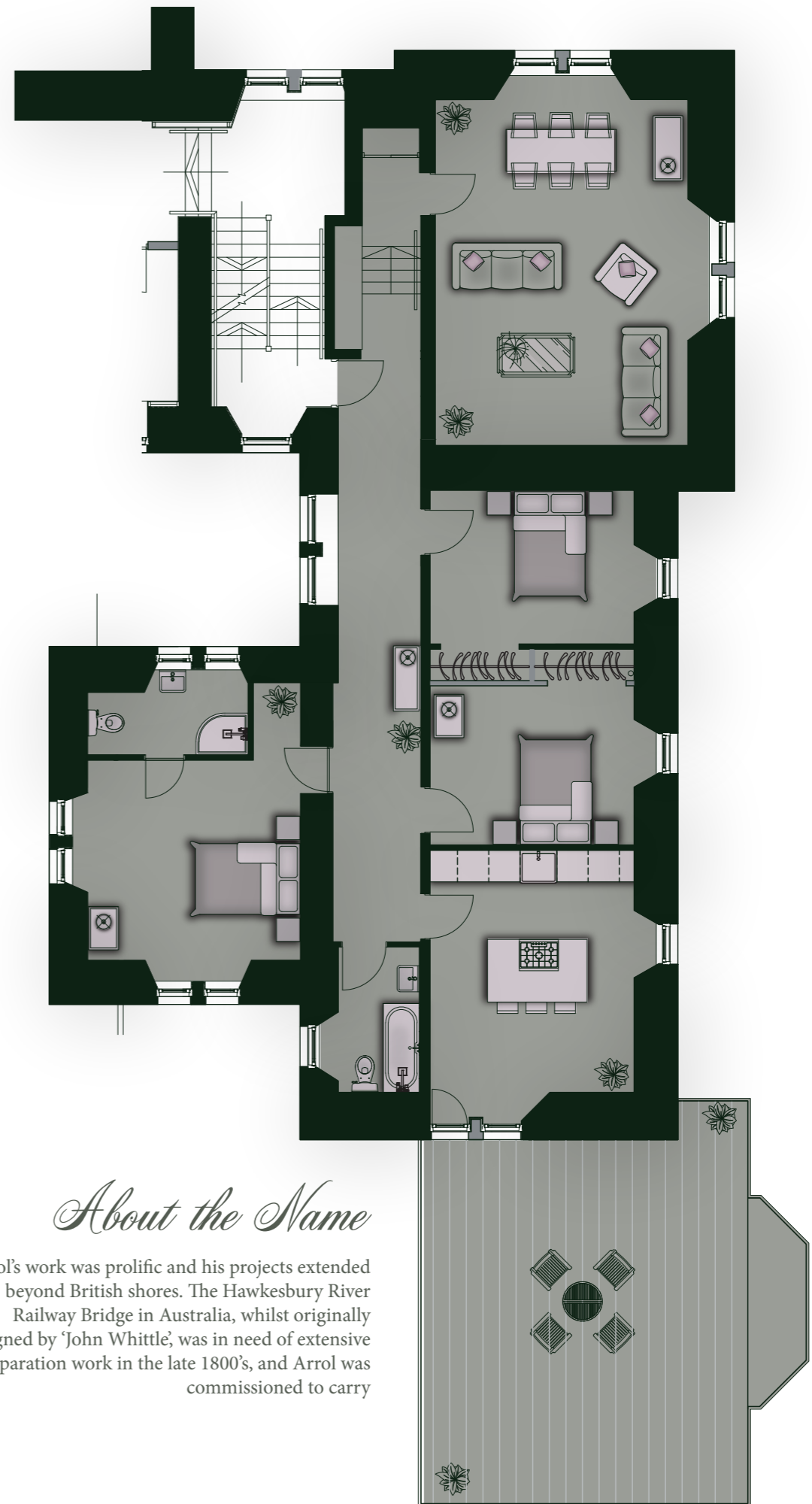
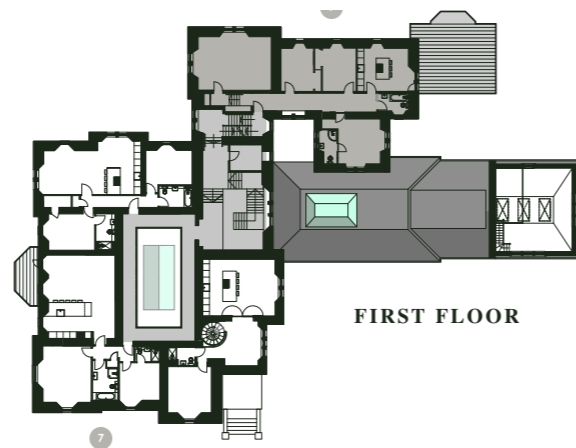
3.30m x 4.20m

BEDROOM 2

4.1m x 4.20m

BATHROOM

2.20m x 1.70m



About the Name

Arrol's work was prolific and his projects extended beyond British shores. The Hawkesbury River Railway Bridge in Australia, whilst originally designed by 'John Whittle', was in need of extensive repair work in the late 1800's, and Arrol was commissioned to carry



APT 9



46 Seafeld House



PORCELANOSA

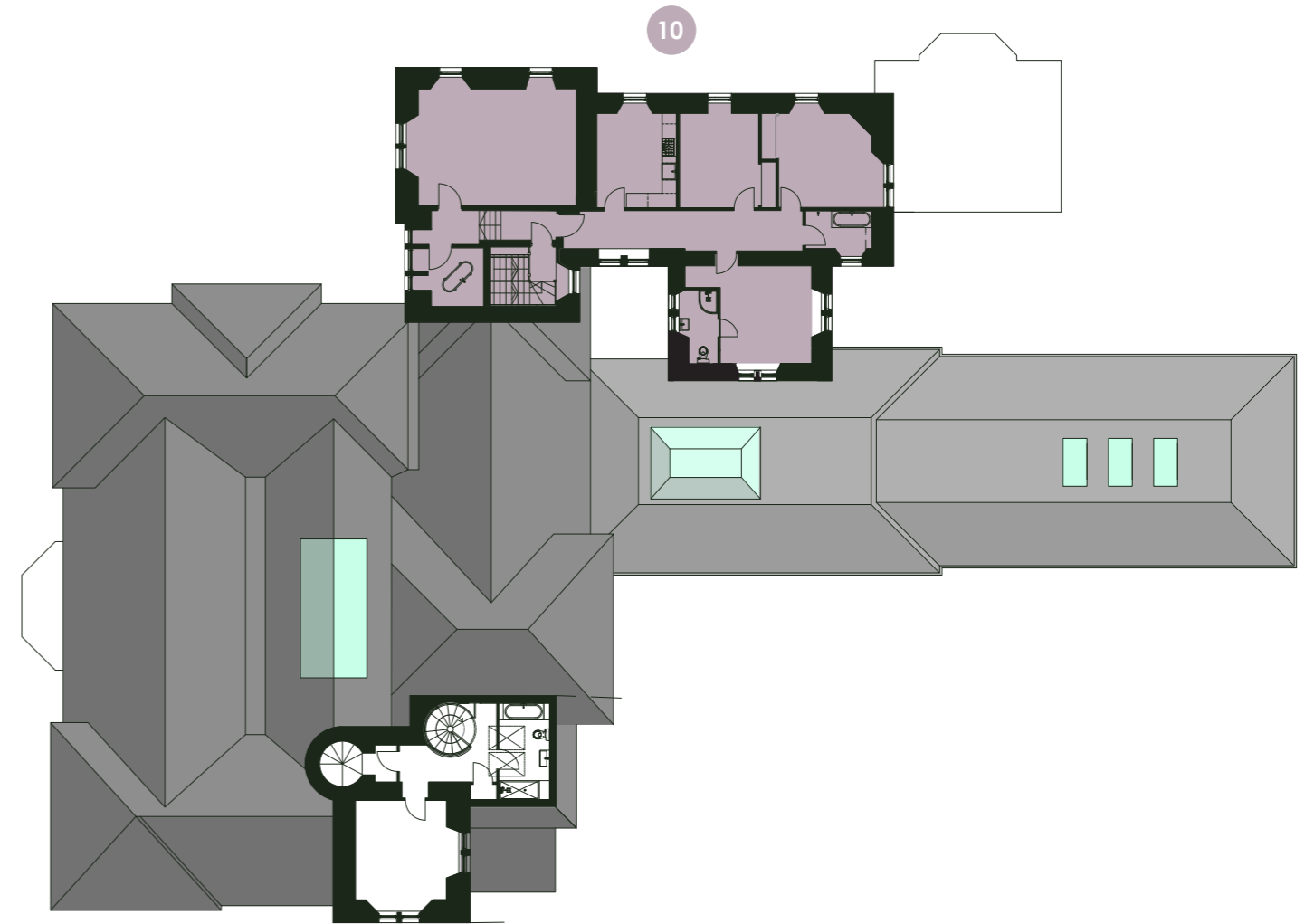
Seafeld House 47



Apartment 4
'The Dalmarnock'

Second FLOOR

Only the Warrington apartment is accessed on the second floor and enjoys unobstructed views across the undulating roof tops and towards the sea.



THE

Warrington

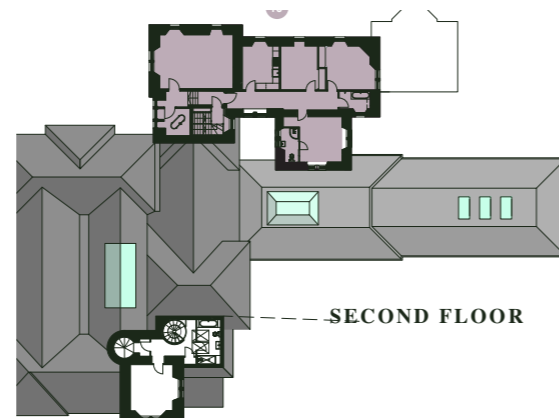
An 'elegant take on seaside living' and 'a bath with a view' is the only way to describe this stunning three-bedroom apartment. One of the highest apartments in Seafeld House helps add the majesty that the Warrington has to offer with a spacious separate lounge accessed from a split level hallway, incorporating extensive dual aspect windows and sea views, creating a beautiful welcoming environment. Located centrally within the apartment is the room that you will find the elegant Neptune kitchen. One of only two apartments in Seafeld House that offers a separate kitchen space. The room allows for a full wall of units with work surfaces finished in solid stone.

The generously proportioned master bedroom includes a shower room en-suite and benefits from windows on three elevations. A further two double bedrooms are accessed from the hallway both generously proportioned and have fitted wardrobes. The main bathroom is positioned at the end of the hall and includes a 4 piece arrangement.

The Warrington apartment has one more space to reveal... the bath with view. This is a quirky room located on the upper hallway with 3 individual windows high above anything else with a view directly across the sea towards the Isle of Arran creating a space that you really soak up.

AT A GLANCE:

- Sea view
- Three double bedrooms
- Master bedroom with en-suite shower room
- Separate kitchen and lounge
- Garden terrace
- Cast style radiators
- Ornate traditional coving
- Neptune kitchen with NEFF integrated appliances
- Solid stone kitchen worktops
- Timber parquet flooring
- Porcelanosa tiling to bathroom and en-suite



LIVING/ DINING

6.50m x 4.80m

MASTER BEDROOM

5.40m x 3.90m

MASTER ENSUITE

1.20m x 2.70m

BEDROOM 2

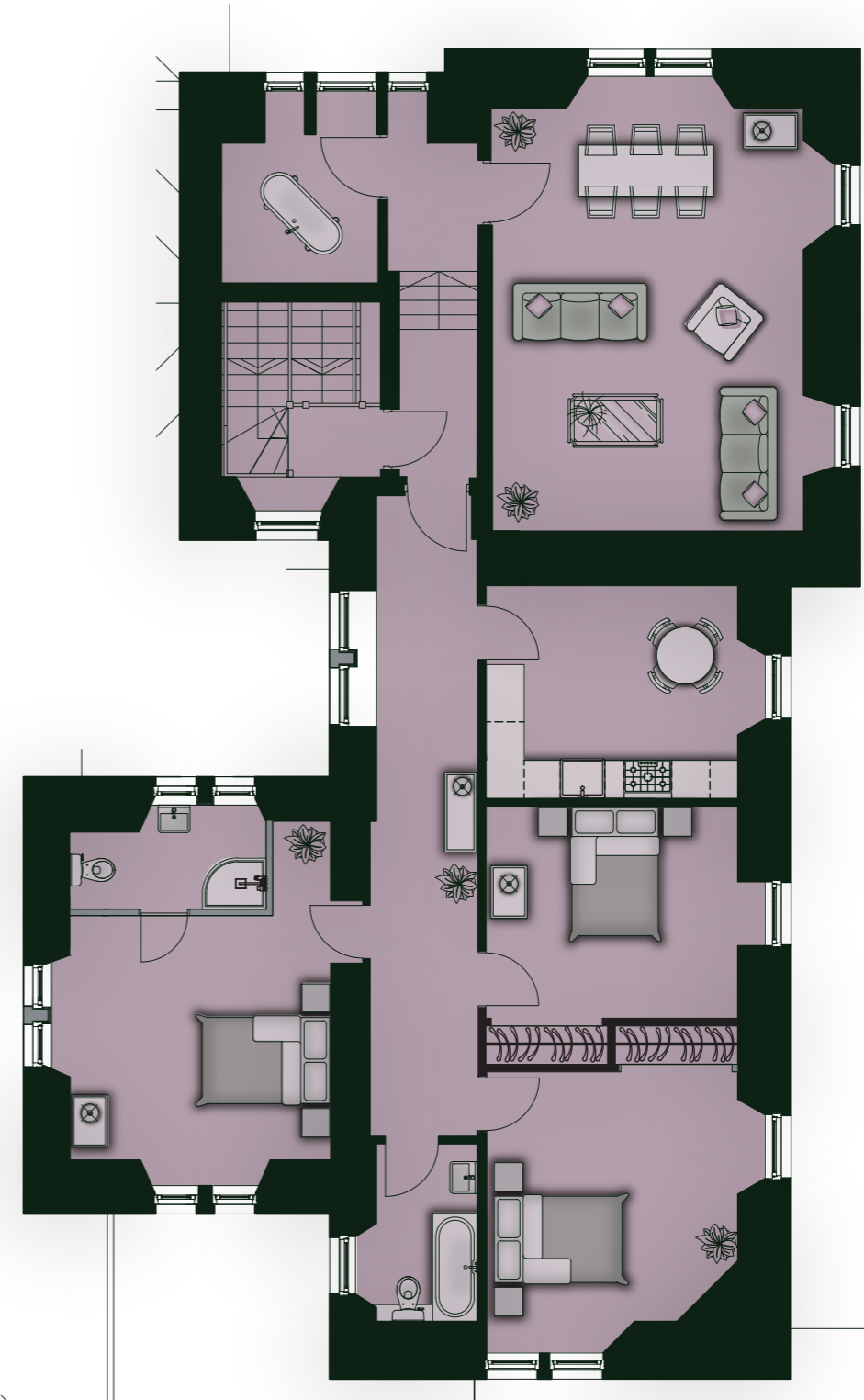
4.10m x 4.20m

BEDROOM 3

3.30m x 4.20m

BATHROOM

2.20m x 1.70m



About the Name

Warrington Transporter Bridge across the River Mersey in England and is a structural steel transporter bridge. It was commissioned in 1916 and, although it has been out of use since about 1964, it is still standing. It was designed by William Henry Hunter and built by William Arrol and Co.



APT 10

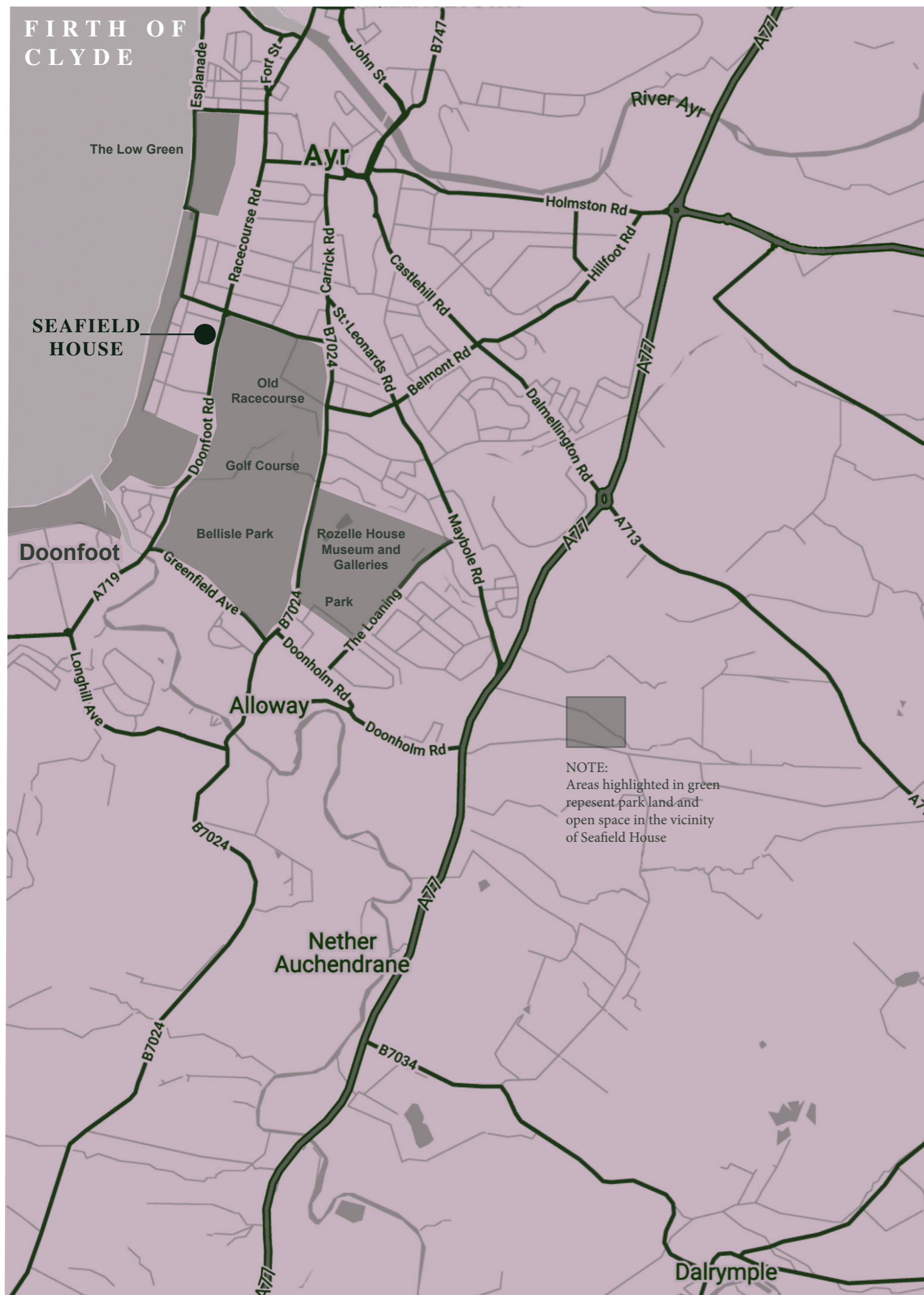


PORCELANOSA



Apartment 6
'The Forth'

FIRTH OF
CLYDE



NOTE:
Areas highlighted in green
represent park land and
open space in the vicinity
of Seafield House

Location & INFORMATION

FURTHER SALES INFORMATION

For further sales information,
please contact us:

Email: ayr@corumproperty.co.uk

Tel: 01292 880 888

Web: corumproperty.co.uk

Corum Property
14 Beresford Terrace
Ayr
KA7 2EG



DIRECTIONS

SAT NAV: KA7 4BW

DEVELOPMENT ADDRESS:

Seafield House
Doonfoot Road
Ayr
KA7 4BW

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Brochure designed and produced by

in collaboration with

Benn
CREATIVE

chris@benncreative.co.uk

EDESIGN
ARCHITECTURE & INTERIORS

enquiry@edesignarchitecture.co.uk

