# THE OLD \_\_\_\_\_\_ SCHOOLHOUSE

### PRINCIPAL COLLECTION

### Welcome to The Old Schoolhouse.

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Welcome to The Principal Collection at The OldAs a standout feature, The Principal CollectionSchoolhouse, where you will find a collection ofunveils a spectacular biophilic sky garden, offering25 brand-new, impeccably designed apartments.residents a private oasis amidst Glasgow's

Experience the luxury of choice with a range of 1, 2 and 3 bedroom layouts, where comfort meets style in every detail.

As a standout feature, The Principal Collection unveils a spectacular biophilic sky garden, offering residents a private oasis amidst Glasgow's bustling West End. Whether you're looking for views over the city, or hosting a gathering under the open sky, this rooftop communal sanctuary is the perfect extension of your living space.



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The open-plan kitchen/living space in this apartment benefits from floor to ceiling windows, creating a bright and inviting living environment. The main bedroom boasts a fitted wardrobe and you will find further storage just off the entrance hallway, making this apartment both a desirable and practical place to call home.

Total Area	52.8 Sqm / 568 Sqft
Living	4.09 x 3.05 m / 13'5" x 10'0"
Kitchen/Dining	4.07 x 3.7 m / 13'4" x 12'2"
Bedroom	3.17 x 2.61 m / 10'5" x 8'7"
Bathroom	2.08 x 1.97 m / 6′10" x 6′6"
Cycle Store	1.99 x 1.5 m / 6'6" x 4'11"

These room dimensions are from plot 2 and other plots may differ slightly.

#### FLOOR: GROUND, 1, 2, 3 | PLOTS: 2, 7, 14, 21

Layouts are indicative only - please see sales advisor.

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#### APARTMENT TYPE:



This apartment enables you to create a living environment which suits your own lifestyle, with a sizable open-plan kitchen/living space. The bedroom has a fitted wardrobe and you will find plenty of storage throughout.

Total Area	49.8 Sqm / 536 Sqft
Living	3.51 x 4.78 m / 11'6" x 15'8"
Kitchen/Dining	2.4 x 3.2 m / 7'10" x 10'6"
Bedroom	3.26 x 2.6 m / 10'8" x 8'6"
Bathroom	2.08 x 2.09 m / 6'10" x 6'10"
Cycle Store	2.11 x 1.57 m / 6′11″ x 5′2″

#### FLOOR: GROUND | PLOT: 3





As you enter this apartment, you will find a functional storage cupboard, doubling as a utility, perfect for those with practicality in mind. The main bathroom is spacious, in addition to the open-plan kitchen/living space, which features a floor to ceiling window, letting natural light stream into the home.

Total Area	52.8 Sqm / 568 Sqft
Living/Dining	4.46 x 3.93 m / 14'8" x 12'11"
Kitchen	3.66 x 2.4 m / 12'0" x 7'10"
Bedroom	3.32 x 2.89 m / 10'11" x 9'6"
Bathroom	2.08 x 2 m / 6'10" x 6'7"
Cycle Store	2.02 x 1.54 m / 6'8″ x 5'1″

These room dimensions are from plot 5 and other plots may differ slightly.

#### FLOORS: GROUND, 1, 2 | PLOTS: 5, 11, 18

Layouts are indicative only - please see sales advisor.



#### APARTMENT TYPE:



Experience the epitome of luxury in the open-plan kitchen/living space, opening out to your very own private balcony, extending your space further. Both double bedrooms are generously sized and have fitted wardrobes. The main bedroom features an En-suite bathroom, and functional storage.

Total Area	71.6 Sqm / 771 Sqft
Living/Dining	6.74 x 3.08 m / 22'1" x 10'1"
Kitchen	3.4 x 1.8 m / 11′2″ x 5′11″
Bedroom 1	3.4 x 3.37 m / 11'2" x 11'1"
En-suite	2.2 x 1.42 m / 7'3" x 4'8"
Bedroom 2	3.26 x 3.05 m / 10'8" x 10'0"
Bathroom	2.08 x 2.1 m / 6'10" x 6'11"
Cycle Store	2.03 x 1.45 m / 6'8" x 4'9"
Terrace	7.04 x 1.64 m / 23'1" x 5'5"

These room dimensions are from plot 1 and other plots may differ slightly.

#### FLOORS: GROUND, 1, 2, 3 | PLOTS: 1, 6, 13, 20





The main living space in this apartment is open-plan, enabling you to design your space to best suit your lifestyle. Both bedrooms have wardrobes fitted, and the main bedroom boasts an en-suite and access to a private balcony, which extends past the living space and fills the home with natural light.

Total Area	72.1 Sqm / 776 Sqft
Living/Dining	6.78 x 3.08 m / 22'3" x 10'1"
Kitchen	3.45 x 1.8 m / 11′4″ x 5′11″
Bedroom 1	3.45 x 3.37 m / 11'4" x 11'1"
En-suite	2.25 x 1.42 m / 7'5" x 4'8"
Bedroom 2	3.26 x 3.05 m / 10'8" x 10'0"
Bathroom	2.08 x 2.09 m / 6'10" x 6'10"
Cycle Store	2.02 x 1.45 m / 6'8" x 4'9"
Terrace	6.75 x 1.36 m / 22'2" x 4'6"

#### FLOORS: 1, 2, 3 | PLOTS: 8, 9, 15, 16, 22, 23

Layouts are indicative only - please see sales advisor.

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#### APARTMENT TYPE:



At the heart of this two bedroom apartment is an openplan living/kitchen space, which opens out to a private balcony, the perfect extension to your indoor space. Both bedrooms are fitted with wardrobes, and the main bedroom benefits from an en-suite. This apartment also features a large storage cupboard, adding functionality.

Total Area	79.9 Sqm / 860 Sqft
Living/Kitchen/Dining	7.01 x 5.73 m / 23'0" x 18'10"
Bedroom 1	4.24 x 3 m / 13'11" x 9'10"
En-suite	3.07 x 1.47 m / 10'1" x 4'10"
Bedroom 2	3.02 x 2.99 m / 9'11" x 9'10"
Bathroom	2.32 x 2 m / 7′7″ x 6′7″
Cycle Store	2.02 x 1.54 m / 6'8" x 5'1"
Terrace	3.1 x 1.37 m / 10'2" x 4'6"

#### FLOORS: GROUND, 1, 2, 3 | PLOTS: 4, 10, 17, 24





The main living space in this apartment is open-plan, enabling you to design your space to best suit your lifestyle. Both bedrooms have wardrobes fitted, and the main bedroom boasts an en-suite and access to a private balcony, which extends past the living space and fills the home with natural light.

Total Area	75.5 Sqm / 813 Sqft
Living/Kitchen/Dining	7.3 x 3.9 m / 23'11" x 12'10"
Bedroom 1	3.14 x 3.09 m / 10'4" x 10'2"
En-suite	1.89 x 1.29 m / 6'2" x 4'3"
Bedroom 2	3.16 x 2.88 m / 10'4" x 9'5"
Bathroom	2.07 x 1.99 m / 6'9" x 6'6"
Cycle Store	2.9 x 0.78 m / 9'6" x 2'7"
Terrace	10.49 x 1.36 m / 34'5" x 4'6"

#### FLOORS: 1, 2 | PLOTS: 12, 19

Layouts are indicative only - please see sales advisor.



#### APARTMENT TYPE:



This impressive penthouse benefits from a large private balcony, allowing natural light into the openplan living/kitchen/dining room and main bedroom, which also features the luxury of an en-suite. There is plenty of storage space, with fitted wardrobes in all three bedrooms, and a useful storage cupboard in the entrance hallway.

Total Area	111.8 Sqm / 1203 Sqft
Living/Dining	6.52 x 3.53 m / 21′5″ x 11′7″
Kitchen	4.26 x 2.97 m / 14′0″ x 9′9″
Bedroom 1	4.19 x 3.27 m / 13'9" x 10'9"
En-suite	2.38 x 1.29 m / 7'10" x 4'3"
Bedroom 2	4.3 x 3.32 m / 14'1" x 10'11"
Bedroom 3	3.08 x 3.05 m / 10'1" x 10'0"
Bathroom	3.32 x 2.32 m / 10'11" x 7'7"
Cycle Store	2.63 x 0.8 m / 8'8" x 2'7"
Terrace	10.36 x 3.2 m / 34'0" x 10'6"

#### FLOOR: 3 | PLOT: 25







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#### GENERAL SPECIFICATIONS:

#### KITCHENS:

Contemporary, luxury Leicht kitchens from Kitchens International complete with standard specification as follows:

- Blanco sinks, taps and drainer
- The latest integrated appliances from Siemens including:
- Single oven
- Extractor hood
- Fridge /Freezer
- Dishwasher
- Induction Hob
- Integrated washer/dryer (where there is no utility room or located in WC)

#### BATHROOMS & EN-SUITES

- Sanitaryware and vanity units by Armera
- Luxury brassware by Armera
- Carronited bath by Carron
- Shower screens by Roman
- Full tiling around bath and shower areas as well as tiled bulkhead

#### IRONMONGERY & DOORS:

- Satin chrome door handles throughout
- Solid white primed internal doors
- Black solid timber entrance door

#### HEATING:

- A rated Ideal combination gas boiler
- Intelligent Hive thermostats
- Stelrad compact with vertical style radiators
- Heated Crosswater towel rail in bathrooms and ensuites

#### ELECTRICAL & LIGHTING:

- TV points in all living areas and bedrooms
- BT points in living room and master bedroom
- LED downlights to all bathrooms, ensuites, kitchens and hallways (except where raised ceiling)
- Under unit lighting in kitchens
- Pendant light fittings to all living areas and bedrooms
- Pendant light fittings in kitchens (only where raised ceiling)
- Shaver sockets to bathrooms and ensuites
- Mains operated smoke detectors
- Mains operated carbon monoxide detector
- Mains operated cardon dioxide detector

#### WARDROBES & FLOORS

- Fully integrated and fitted wardrobes in all bedrooms with luxury sliding doors
- LVT flooring fitted in hallway, kitchen and living room
- Carpets fitted in all bedrooms
- Floor tiles fitted in bathrooms and ensuites

#### SAFETY & SECURITY:

- Audio & video entry to main access points
- Secure bike storage
- Sprinkler system in all communal areas
- UPVC double glazed windows
- Lift access for all upper apartments
- Outdoor car parking spaces with bollard access, some with EV points – strictly available by separate negotiation, please speak to Selling Agent for further details, pricing and availability

#### WARRANTY:

• Your home is covered by The Q Policy: ensuring high quality builds and exceptional customer service, so you can be at ease that you and your home is covered

#### FACTOR:

 Internal and external communal areas will be managed and maintained by Taylor & Martin





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#### KITCHEN FITTINGS:

Contemporary, luxury Leicht kitchens from Kitchens International featuring upgraded penthouse specification as standard.

- Blanco Silgranit sink
- Silestone worktop and drainer
- Quooker boiling water and mixer tap
- The latest integrated appliances from Siemens including:
- Single oven
- Combination oven/ microwave/ grill
- Fridge/freezer
- Dishwasher
- Extractor hood
- Induction hob
- Venting induction hob (selected plots only)
- Wine cooler (sizes vary depending on apartment)
- Integrated washer/dryer (where there is no utility room or located in WC)

#### BATHROOMS AND EN-SUITES:

- Sanitaryware by Laufen
- Vanity units by AB Komplements
- Luxury brassware by VADO
- Carronited bath by Carron
- Shower screens by Roman
- Fully tiled wall and floor tiles by Marvel Stone Bianco

#### IRONMONGERY & DOORS:

- · Satin brass door handles throughout
- Solid white primed internal doors
- Glazed white primed living room doors
- Black solid timber entrance door

#### HEATING:

- A rated Ideal combination gas boiler
- Intelligent Hive thermostats
- Stelrad compact with vertical style radiators
- Brushed brass Crosswater electrical towel radiators in bathrooms and ensuites
- Underfloor heating in bathrooms and ensuites

#### WARDROBES & FLOORS:

- Fully integrated and fitted wardrobes in all bedrooms with luxury sliding doors
- LVT herringbone flooring fitted in kitchen, living, dining and hallways
- Carpets fitted in all bedrooms
- · Floor tiles fitted in bathrooms and ensuites

#### WARRANTY

Your home is covered by The Q Policy: ensuring high quality builds and exceptional customer service, so you can be at ease that you and your home is covered

#### ELECTRICAL & LIGHTING:

- TV points in all living areas and bedrooms
- BT points in living room and master bedroom
- LED back illuminated mirror in master ensuite
- Under unit lighting in kitchens
- Pendant light fittings to all living areas and bedrooms
- Pendant light fittings in kitchens (only where raised ceiling)
- Downlights to bathroom, ensuites and kitchen (except where raised ceiling)
- Shaver sockets to bathrooms and ensuites
- Mains operated smoke detectors
- Mains operated carbon monoxide detector
- · Mains operated cardon dioxide detector

#### SAFTEY & SECURITY

- Audio and video entry to main access points
- Secure bike storage
- Sprinkler system in all communal areas and apartments
- UPVC double glazed windows
- Lift access for all upper apartments
- Outdoor car parking spaces with bollard access, some with EV points – one parking space included as standard with all penthouse plots (with the exception of Plot 21)

#### FACTOR

Internal and external communal areas will be managed and maintained by Taylor & Martin

# Contact.

PHONE:

0141 222 5869

E M A I L : theoldschoolhouse@savills.com

WEBSITE:

www.theoldschoolhouseglasgow.co.uk

A D D R E S S :

39 Napiershall Street,

West End, Glasgow,

G20 6HU



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