

CAIRNDHU

RHU ROAD LOWER | HELENSBURGH | G84 8PL

“THE MEWS”

3 BEDROOMS

PANACEA homes

CAIRNDHU

THE VILLA

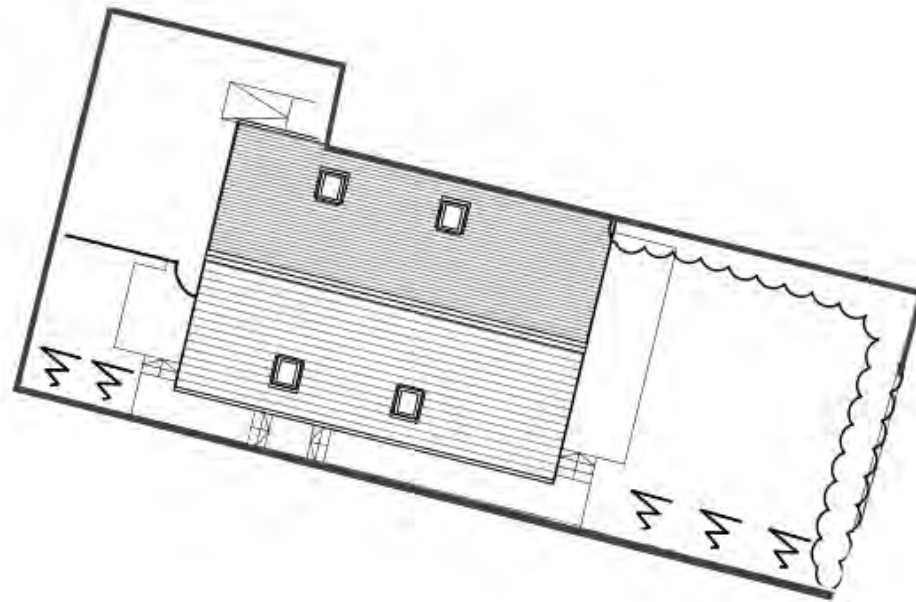
3 BEDROOM | 116M2 | 1345FT2

KEY FEATURES

- Spacious 3 bedroom bespoke detached property set within the mature grounds and settings of the architecturally renowned Cairndhu House
- Private garden grounds of 136m2
- Contemporary design throughout, with bedrooms on ground floor and living space above
- Stunning double height glass fronted south facing living space
- Designer open plan German kitchen equipped with state of the art BOSCH integrated appliances as well as island with breakfast bar
- Modern open, colour coordinated kitchen shelving units
- Kitchen island with state of the art self venting induction hob by ELICA
- All bedrooms feature stylish fitted wardrobes with the master bedroom benefitting from designer en-suite with vanity unit by PORCELANOSA
- Main bathroom, en-suite sanitaryware and tiling exclusively curated by PORCELANOSA extending to individually tiled bath panel
- Spacious south facing balcony overlooking private patio, gardens and stunning Clyde views
- Designer brushed USB sockets to kitchen and bedrooms
- Air source heat pump system
- Luxurious AMTICO flooring and deluxe carpets throughout
- 2 allocated parking spaces
- Access to E.V. charging infrastructure
- Communal mature garden grounds complete Cairndhu House



DRAFT CGI & SPEC





FIRST FLOOR

CAIRNDHU
'THE VILLA'

3 BEDROOM VILLA | 116M2 | 1345FT2

DIMENSIONS

Space	Metres	Feet
Kitchen / living	7.25 x 6.01	23' 10" x 19' 9"
Bedroom 1	3.78 x 3.16	12' 5" x 10' 5"
En suite	2.50 x 1.73	8' 3" x 5' 8"
Bedroom 2	3.35 x 3.16	11' 0" x 10' 5"
Bedroom 3	3.36 x 3.16	11' 0" x 10' 5"
Bathroom	2.40 x 1.90	8' 3" x 6' 3"
Hall	6.41 x 3.16	12' 5" x 10' 5"
Ground floor store	0.85 x 1.90	2' 10" x 6' 3"
First floor store	1.00 x 0.90	3' 4" x 3' 0"
Balcony	1.25 x 4.47	4' 1" x 14' 8"

NOTE:

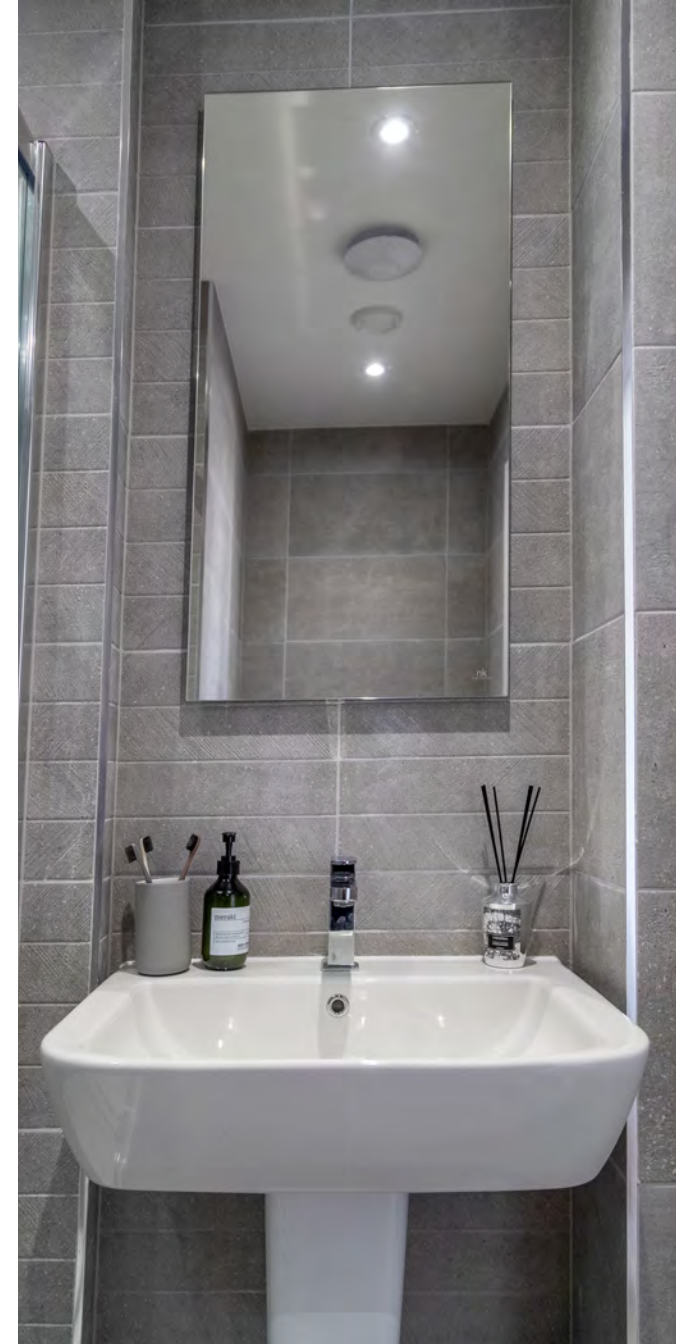
Images are purely indicative of style and specification. Similarly descriptions, floor plans, kitchen layouts and sizes/dimensions are approximate and do not form any part of any contract.



Ground Floor



PORCELANOSA



PREVIOUS PANACEA DEVELOPMENTS

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STATUS - Information

KEY	
Flat SF1 RED	Flat SF1 Allocated Parking RED
Flat SF2 CORAL	Flat SF2 Allocated Parking CORAL
Flat FF1 PEACH	Flat FF1 Allocated Parking PEACH
Flat FF2 DARK MAGENTA	Flat FF2 Allocated Parking DARK MAGENTA
Flat FF3 SALMON	Flat FF3 Allocated Parking SALMON
Flat GF1 ORCHID	Flat GF1 Allocated Parking ORCHID
Flat GF2 PLUM	Flat GF2 Allocated Parking PLUM
Flat GF3 DARK VIOLET	Flat GF3 Allocated Parking DARK VIOLET
Flat GF4 ROYAL BLUE	Flat GF4 Allocated Parking ROYAL BLUE
Terrace GF5 SKY BLUE	Terrace GF5 Allocated Parking SKY BLUE
Terrace GF6 SKY BLUE	Terrace GF6 Allocated Parking SKY BLUE
Mews Property BURGUNDY	Mews Property Garden BURGUNDY
Garden Apartment 1 SPRING GREEN	Garden Apartment 1 Garden SPRING GREEN
Garden Apartment 2 FOREST GREEN	Garden Apartment 2 Garden FOREST GREEN
Garden Apartment 3 LAWN GREEN	Garden Apartment 3 Garden LAWN GREEN
Garden Apartment 4 LIME GREEN	Garden Apartment 4 Garden LIME GREEN
Communal Garden LIGHT YELLOW	Common Access to Terraces GF5 & GF6 - KHAKI GREEN
Communal Bin Store/ Drying Area - PEBS	Unallocated Parking Space LIGHT YELLOW
Communal Stairwell BURNI ORANGE	Common Access Road and Path GREY

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CAIRNDHU HOUSE
& ESTATE

RHU ROAD LOWER | HELENSBURGH

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