



CAIRNDHU HOUSE & ESTATE

RHU ROAD LOWER | HELENSBURGH | G84 0PL

PANACEA homes



WELCOME TO HELENSBURGH

CAIRNDHU HOUSE & ESTATE ENJOYS UNRIVALED WATERFRONT VIEWS JUST A SHORT WALKING DISTANCE FROM THE CENTRE OF HELENSBURGH, A PICTURESQUE TOWN ON THE SHORES OF THE CLYDE ESTUARY. WITH STUNNING VIEWS OF THE WATER, RHU MARINA AND FRUIN HILLS, IT IS SURROUNDED BY BEAUTIFUL ROLLING COUNTRYSIDE AND IS CLOSE TO LOCH LOMOND & THE TROSSACHS NATIONAL PARK.

There is also a wide variety of recreational facilities, with good sports clubs and outdoor pursuits such as the sailing clubs in Helensburgh and nearby Rhu.

In Helensburgh there is excellent primary and secondary schooling, both state and private. Glasgow is within easy commuting distance, being only forty minutes by car. Glasgow International Airport is conveniently reached via the Erskine Bridge.

With easy access to the Firth of Clyde and River Clyde, Cairndhu House is also 10 minutes drive from the Gare Loch and 1 mile from Helensburgh Golf Course.

Helensburgh provides a wide selection of excellent shops, delicatessens and supermarkets along with bars, restaurants and a cinema. Train stations service Glasgow, Edinburgh and London.



CAIRNDHU HOUSE & ESTATE

AWARD-WINNING PANACEA HOMES PRESENT
'CAIRNDHU HOUSE & ESTATE' - THE STUNNING
REIMAGINING OF THE ORIGINAL GRADE-A LISTED
PROPERTY INTO A COLLECTION OF SPECTACULAR
APARTMENTS AND GARDEN HOMES.

The bespoke refurbishment of Cairndhu House itself contrasts wonderfully with the contemporary apartments, mews home and semi-detached properties within the estate grounds.

Nestled within a highly sought after pocket of Helensburgh, Cairndhu House offers residents a truly unique lifestyle in a popular and dynamic community.





THE DEVELOPMENT

CAIRNDHU HOUSE HAS BEEN PAINSTAKINGLY RESTORED, DELIVERING 9 STUNNING CONTEMPORARY APARTMENTS IN THE ORIGINAL MANSION HOUSE, 4 GARDEN APARTMENTS AND 3 NEW BUILD HOMES, IN AN ENVIABLE WATERFRONT POSITION.

Originally designed by renowned architect, William Leiper, this historic property has been utterly reimagined by Panacea Homes to create 9 stunning apartments and a collection of garden homes within the grounds.

The original decorative panelled entrance hall showcasing highly elaborate ceilings, mirrored stone and timber fireplace as well as ornate stained glass windows created by the renowned artist Daniel Cottier provides access to this spectacular building.

The apartments within Cairndhu House itself have each been individually designed to retain original distinguishing features that include an Anglo-Japanese ceiling by the esteemed Daniel Cottier, coffered timber panelling, skylights and cornicing. Unique circular reading rooms/snugs will be formed inside the column turret.

Each aspect of the house will be sympathetically addressed in accordance with Historic Environment Scotland standards to preserve and protect the stunning unique features held within Cairndhu House, creating homes with truly fascinating back stories.

The modern Garden apartments and homes are designed with a contemporary open-plan layout inside and externally feature monobloc driveways, landscaped gardens and smart charging infrastructure.

All plots at Cairndhu House will be finished to an exceptional standard including designer German kitchens with integrated Bosch appliances while bathrooms and en-suites boast an exclusive collection of Porcelanosa tiling and luxury sanitary ware.







SEMI DETACHED

PROUDLY POSITIONED ON THE EASTERN ELEVATION OF CAIRNDHU HOUSE WITH A CONGRUENT DESIGN AESTHEITIC, LIES TWO CONTEMPORARY SEMI DETACHED HOMES.

These two unique three bedroom homes are designed as a juxtaposition between old and new. As such these properties feature the same roof tiles as the extensively refurbished Cairndhu House as well as beautiful random brick arrangement.

Although similar in size, the two properties offer differences in layout & features, although both benefit from designer integrated kitchens & Porcelanosa bathrooms, en suites & WC's.

As with all properties at Cairndhu House & Estate, the specification is incredibly high and energy efficient. Air source heat pumps provide heating alongside modern UPVC windows.

Enjoying private entrances and two allocated parking spaces each, both homes also have the option of taking advantage of the electronic vehicle charging infrastructure.



SEMI DETACHED 1

3 Bedrooms | 98 m2 | | 1057 sq ft



GROUND FLOOR



FIRST FLOOR



DIMENSIONS

| Space | Metres | Feet |
|-----------------|-------------|----------------|
| Living / Dining | 4.69 x 4.87 | 15' 5" x 16' |
| Kitchen | 2.21 x 4.87 | 7'3" x 16' |
| Bedroom 1 | 3.73 x 4.25 | 12'3" x 14' |
| En suite | 1.50 x 1.70 | 4'11" x 5' 7" |
| Bedroom 2 | 3.05 x 2.80 | 10' x 9'3" |
| Bedroom 3 | 2.73 x 3.43 | 9' x 11' 3" |
| WC | 1.70 x 1.90 | 5'7" x 6'3" |
| Entrance hall | 1.71 x 5.12 | 5'7" x 6'3" |
| Upper hall | 3.32 x 2.42 | 10'11" x 7'11" |

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.

SEMI DETACHED 2

3 Bedrooms | 92 m² | | 996 sq ft



GROUND FLOOR



FIRST FLOOR



DIMENSIONS

| Space | Metres | Feet |
|-----------------|-------------|---------------|
| Living / Dining | 4.66 x 4.50 | 15'4" x 14'9" |
| Kitchen | 3.00 x 4.18 | 9'10" x 13'9" |
| Bedroom 1 | 3.53 x 2.87 | 11'7" x 9'5" |
| En suite | 1.20 x 2.42 | 3'11" x 7'11" |
| Bedroom 2 | 2.92 x 2.80 | 9'7" x 9'2" |
| Bedroom 3 | 2.80 x 2.80 | 9'2" x 9'2" |
| WC | 1.89 x 1.70 | 6'3" x 5'7" |
| Entrance hall | 3.74 x 2.83 | 12'3" x 9'3" |
| Upper hall | 5.25 x 1.32 | 17'3" x 4'4" |

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KITCHENS & BATHROOMS

BOTH SEMI DETACHED HOMES INCLUDE BEAUTIFUL BESPOKE FITTED KITCHENS WITH LUXURIOUS CABINETRY IN A RANGE OF FINISHES. DESIGNED WITH BOTH STYLE & FUNCTIONALITY IN MIND.

APPLIANCES BY BOSCH AND OTHER HIGH QUALITY BRANDS.

BATHROOMS AND EN-SUITES BOAST DESIGNER SANITARY WARE. CERAMIC/PORCELAIN TILING PROVIDES A STRIKING, CONTEMPORARY FINISH.

We fully understand that the kitchen is the heartbeat of every home, and we encourage each client to tailor their kitchen to their individual needs and requirements.

Both semi detached kitchens are bespoke, carefully crafted and may be further tailored to individual needs (depending on build program). Chrome sockets with USB ports, combined with LED downlights complete the most modern of kitchens.

Both homes include beautifully fully integrated kitchens with cabinetry in a wide range of finishes. Appliances include a washer / dryer, dishwasher, oven, fridge freezer and induction hob.

Prospective purchasers are encouraged to reserve early to take advantage of the “Bespoke” option and truly tailor their new home.

The sleek contemporary kitchens include countertops with complementary full height splashbacks. SILESTONE solid countertops are available as an upgrade option.

Once reserved, clients will be invited to meet their own specific customer liaison and begin their personal selections.

The luxurious cabinetry is finished with soft close doors and handleless wall units. Cutlery inserts & under cabinet LED lights complete the designer feel.

Please contact the estate agent for a full technical pack specific to each house which includes floor, kitchen, bathroom and tiling plans.





The sumptuous bathrooms and en suites will feature luxury ceramic or porcelain wall & floor tiling paired with beautiful sanitaryware from PORCELANOSA.

Within the bathrooms basins will be wall hung with chrome bottle traps. Separate glazed showering areas utilise low profile shower trays and sliding screens with stylish CITY exposed thermostatic valves. SMART baths will include mixer showers. Chrome NOKEN brassware paired with polished tile trim and chrome towel warmers create contemporary rooms to unwind and relax in.

The wet areas of each bathroom will have full height tiling, with the areas behind sanitaryware tiled to half height. In addition, bath panels will also be fully tiled.

PORCELANOSA have an extensive range of luxury ceramic and porcelain tiles to choose from.

We encourage purchasers to reserve early to enjoy the PORCELANOSA showroom experience and review all available options and upgrades in order to finish their home to their own, unique specifications.

Please check individual plot listings at the rear of the brochure.

BESPOKE SERVICE

PANACEA HOMES RECOGNISES THE IMPORTANCE OF HAVING YOUR HOME EXACTLY HOW YOU WANT IT - THE DAY YOU MOVE IN.

From upgrading kitchen cabinetry to fitted hardwood flooring and solid surface worktops, early reservees have a multitude of exciting choices. Bathrooms can also be enhanced with upgraded tiles and vanity furniture.

We are happy to work with clients to ensure their home is absolutely ready for them on the day they move in and can facilitate the fitting of blinds, curtains, carpets, TV & sound system etc. through our recognised installers.

Our aim is to create homes that truly fulfil our customer's desires. Further options are presented later in this brochure.

Bathrooms feature sanitary ware & tiling from

PORCELANOSA



| | SEMI DETACHED 1 | SEMI DETACHED 2 | | SEMI DETACHED 1 | SEMI DETACHED 2 |
|--|--------------------|--------------------|--|--------------------|--------------------|
| KITCHENS | | | LIGHTING | | |
| RESOPAL worktops with complimentary splashback | ● | ● | LED spotlights within bathroom, en suite & hall | ● | ● |
| SILESTONE solid surface worktops with complimentary upstand | ● | ● | Pendants elsewhere | ● | ● |
| PORCELANOSA fully tiled splashback | ● | ● | | | |
| Island with hob & breakfast bar | ● | ● | DECORATION & FINISHES | | |
| Cabinet furniture in a range of choices | ● | ● | Modern sleek oak doors with by contemporary dual chrome handles | ● | ● |
| Handled cabinetry | ● | ● | Contemporary moulded skirting, fascia & architraves | ● | ● |
| Handleless cabinetry | ● | ● | Designer switches & sockets in kitchen, lounge & hall. White elsewhere | ● | ● |
| Upgraded gloss cabinetry | ● | ● | Designer switches & sockets throughout | ● | ● |
| BOSCH integrated oven, dishwasher & fridge freezer | ● | ● | USB sockets in kitchen and bedrooms | ● | ● |
| BOSCH integrated microwave / oven with grill | ● | ● | Architraves, fascia, woodwork, walls & ceilings finished in white | ● | ● |
| ELICA inbuilt extraction induction hob | ● | ● | AMTICO luxury LVT flooring to kitchen & living areas | ● | ● |
| SIEMENS upgraded single oven, microwave/oven, induction hob | ● | ● | Deluxe carpets to hallways, stairs and bedrooms | ● | ● |
| BOSCH integrated washer dryer | ● | ● | | | |
| Modern open, colour coordinated shelving units | ● | ● | HEATING & INSULATION | | |
| Cutlery insert, soft close cabinetry & under cabinet LED lights | ● | ● | High efficiency boiler with programmable thermostat | ● | ● |
| Handle lights | ● | ● | Air source heat pump system | ● | ● |
| AMTICO luxury flooring | ● | ● | Water storage tank | ● | ● |
| Ceramic floor tiles | ● | ● | | | |
| | | | AUDIO VISUAL | | |
| BATHROOMS | | | Fibre cabled for high speed broadband internet | ● | ● |
| Full height tiling at bath & shower | ● | ● | | | |
| Full height feature wall tiling in main bathroom | ● | ● | EXTERNAL | | |
| Full height feature tiling to en suite | ● | ● | Double glazed UPVC windows, white internally, grey externally | ● | ● |
| Fully tiled floors to main bathroom & en suite | ● | ● | Private entrance | ● | ● |
| Tiled bath panel | ● | ● | Doorbell | ● | ● |
| PORCELANOSA large format tiling | ● | ● | Video doorbell | ● | ● |
| PORCELANOSA standard format tiling (25 x 44.3 cm) | ● | ● | Allocated parking for 2 cars | ● | ● |
| PORCELANOSA vanity unit in en suite | ● | ● | Access to visitor parking | ● | ● |
| PORCELANOSA vanity unit to main bathroom | ● | ● | Access to electronic vehicle charging infrastructure | ● | ● |
| NOKEN by PORCELANOSA wall mounted bath shower mixer | ● | ● | | | |
| WORK by PORCELANOSA low profile shower tray with sliding screen | ● | ● | | | |
| Heated towel rail | ● | ● | | | |
| PORCELANOSA branded mirror to bathroom & en suite | ● | ● | | | |
| | | | | | |
| BEDROOMS | | | | | |
| Stylish fitted wardrobes with pre-finished doors in two bedrooms | ● | ● | | | |

● Yes ● No ● Option



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