

CAIRNDHU

RHU ROAD LOWER | HELENSBURGH | G84 8PL

GROUND FLOOR APARTMENT 1
TRIPLEX

“THE COTTIER”

PANACEA homes

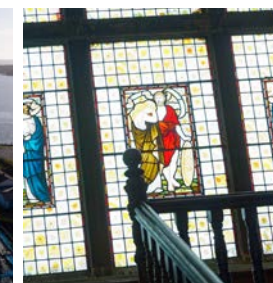
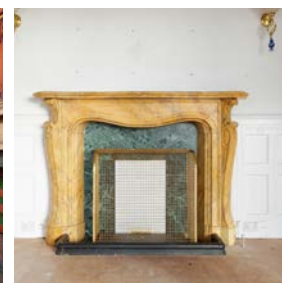
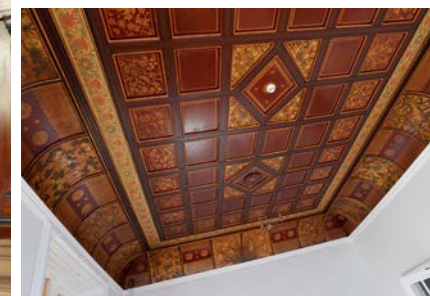
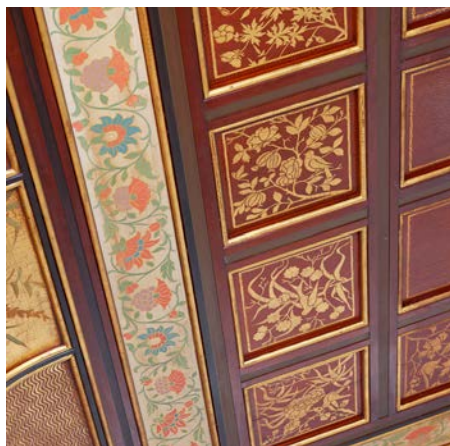
CAIRNDHU

GROUND FLOOR | APARTMENT 1
"THE COTTIER"

2 BEDROOM - TRIPLEX | 177M2 | 1905FT2

KEY FEATURES

- A French Renaissance style villa, Cairndhu House is widely considered as the ultimate example of Leiper's Franco Scottish style. The original house consists of a mixture of coursed grey sandstone and cream ashlar sandstone with decorative cornices and frieze to the south elevation in keeping with the French Renaissance style exterior
- 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 provide the entrance to this spacious triplex apartment
- The near 14ft high gold leaf Anglo - Japanese ceiling of the main living room created by Cottier featuring sunflowers, bamboo and birds is one of his most coveted and most famous creations
- Feature wainscoting (timber panelling) encloaks the internal walls making for a truly breathtaking grand living room
- Double height, double glazed casement bay windows encapsulate a magnificent view of the Clyde with it's regular flotilla of sail boats and cruise liners
- The large south facing bow window floods the apartment's traditional features with copious amounts of natural light
- Bold decorative decommissioned stone fireplace and hearth retained
- Mezzanine master bedroom completed by a stylish fitted wardrobe & designer en suite by PORCELANOSA
- A unique circular reading room / snug formed inside the column of the turret finishes the second bedroom
- Designer German kitchen with SILESTONE solid surface countertops equipped with state of the art BOSCH integrated appliances
- Spacious utility room with BOSCH washer dryer
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room and en suite from their award winning tile range
- Impressive internal storage
- Luxurious AMTICO flooring and deluxe carpets throughout
- 2 allocated parking spaces and access to E.V. charging infrastructure
- Communal mature garden grounds complete Cairndhu House

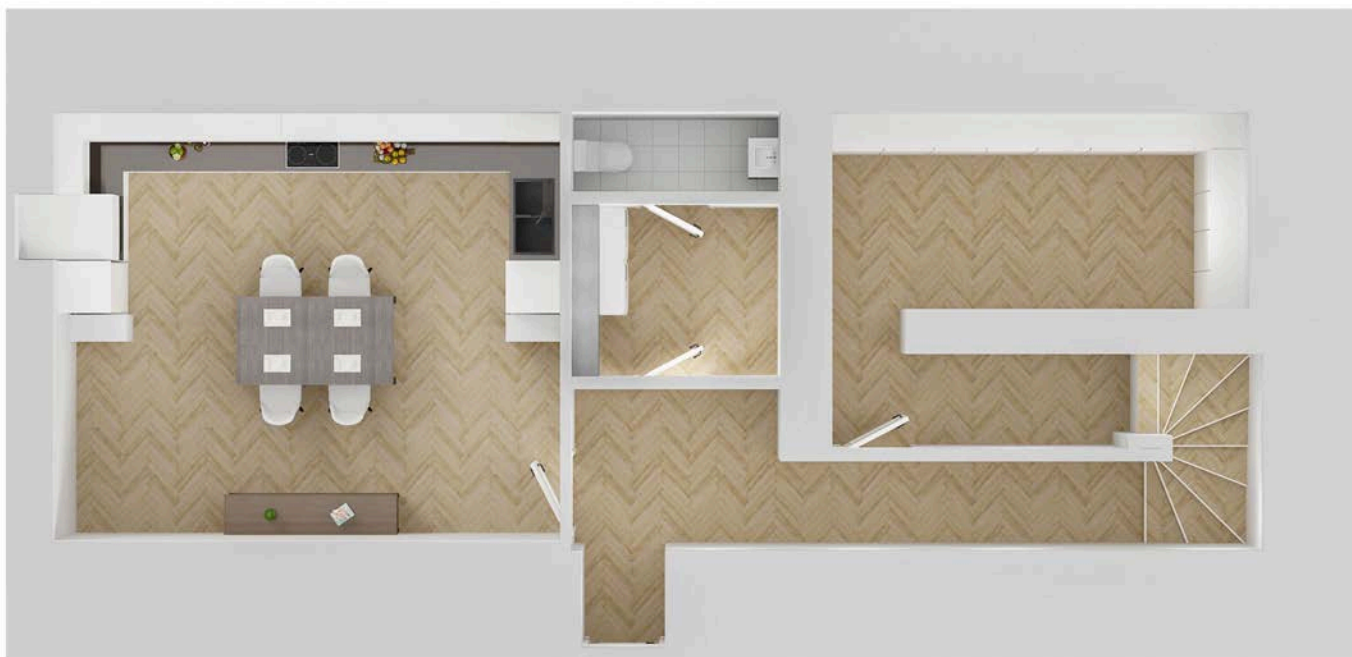


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BASEMENT

CAIRNDHU

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2 BEDROOM APARTMENT | TRIPLEX | 177M2 | 1905FT2

DIMENSIONS

Space	Metres	Feet
Living / Dining	7.49 x 8.86	24' 7" x 29' 1"
Bedroom 1	3.49 x 3.28	11' 5" x 10' 9"
En suite	2.20 x 1.50	7' 3" x 10' 9"
Bedroom 2	2.71 x 5.05	8' 11" x 16' 7"
Snug	1.472 dia	4' 10" dia
Kitchen	4.75 x 5.61	15' 7" x 18' 5"
Ground floor hall	1.00 x 2.58	3' 4" x 8' 6"
Basement hall	6.58 x 1.80	21' 7" x 5' 11"
Shower room	1.45 x 2.20	4' 9" x 7' 3"
Utility room	1.93 x 2.35	6' 4" x 7' 9"
WC	0.90 x 2.35	2' 11" x 7' 11"
Upper store	0.90 x 2.40	2' 11" x 7' 11"
Undercroft store	3.72 x 4.63	12' 3" x 15' 2"

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.



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PORCELANOSA



PREVIOUS PANACEA DEVELOPMENTS

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THERMAL TREATMENT

Award winning Scottish suppliers Blairs Windows.

As part of the thermal treatment within the careful development of Cairndhu House, the installation of newly manufactured timber framed double glazed windows, by the award winning Scottish suppliers Blairs Windows is now underway.

These windows are of the highest quality and provide a high degree of thermal insulation.

Programme of thermal upgrading

Furthermore as part of the ongoing restoration, a programme of thermal upgrading will be implemented in accordance with planning authority guidance. The entire building envelope, from the entirely new roof, to the painstakingly restored stonework is currently undergoing refurbishment to the highest standards and will contribute to thermal efficiency of Cairndhu House.

Scotland being net-zero carbon by 2045

As part of negotiations with the planning department they were keen to see air / ground source heat pumps used in the new builds, and high efficiency electric heating systems used in the restoration of Cairndhu House. The Scottish Government has committed to Scotland being net-zero carbon by 2045. Installation of gas fired boilers in all new build residential properties has been banned from 2025, with regulations being implemented that enforce gas boilers being replaced by 2030.

Electric heating is 100% efficient

Modern electric heating is 100% efficient with all the energy put in to the system returned to the space in the form of heat, in comparison to gas systems which typically lose up to 30% efficiency from the boiler and additional losses from pipework meaning further energy is required to reach the desired output.

In addition, the electric heating specified for Cairndhu House utilises a smart control system allowing heaters to be time and temperature controlled on a room by room basis via an app.

Instantaneous heat only when required - Saving costs and energy

Modern electric heaters are a rapid response system, delivering heat almost instantaneously, this coupled with individual controls means that only rooms where heating is required will be heated (a gas system may have one or two zones in a residential property, with electric heating each room is effectively a zone allowing greater flexibility).

The heaters specified have onboard intelligent control systems that allow close control of time and temperature settings, allowing 4 different time and temperature settings per day. The heaters also learn the thermal characteristics of a room and determine how long the appliance needs to operate to reach the target temperature, this feature continually adapts to the current environment, minimising wasted energy.

Utilising dual element technology which combines radiant heating with a convective element with variable power output. The heater will use one or both elements automatically to maintain accurate room temperatures and avoid overshooting and energy waste by varying the power output of the heater as the target space temperature is approached.

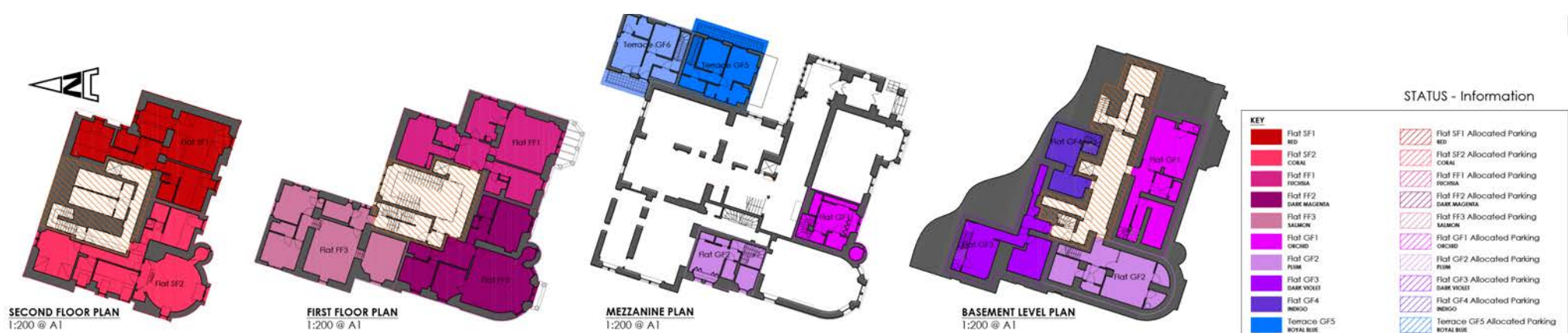
The hot water cylinder is provided with 2 immersion heaters, each with individual thermostatic control, meaning that only the energy required to maintain the cylinder at the set temperature is used. The electric water heaters are provided with stand-alone controls, again allowing time and temperature control to ensure hot water is always available when needed.

One of Scotland's most treasured and famous buildings

The careful restoration of Cairndhu House will not only return to use one of Scotland's most treasured and famous buildings but present it fit for purpose in meeting the needs a modern Scotland as it strives toward a net zero Carbon target by 2045.

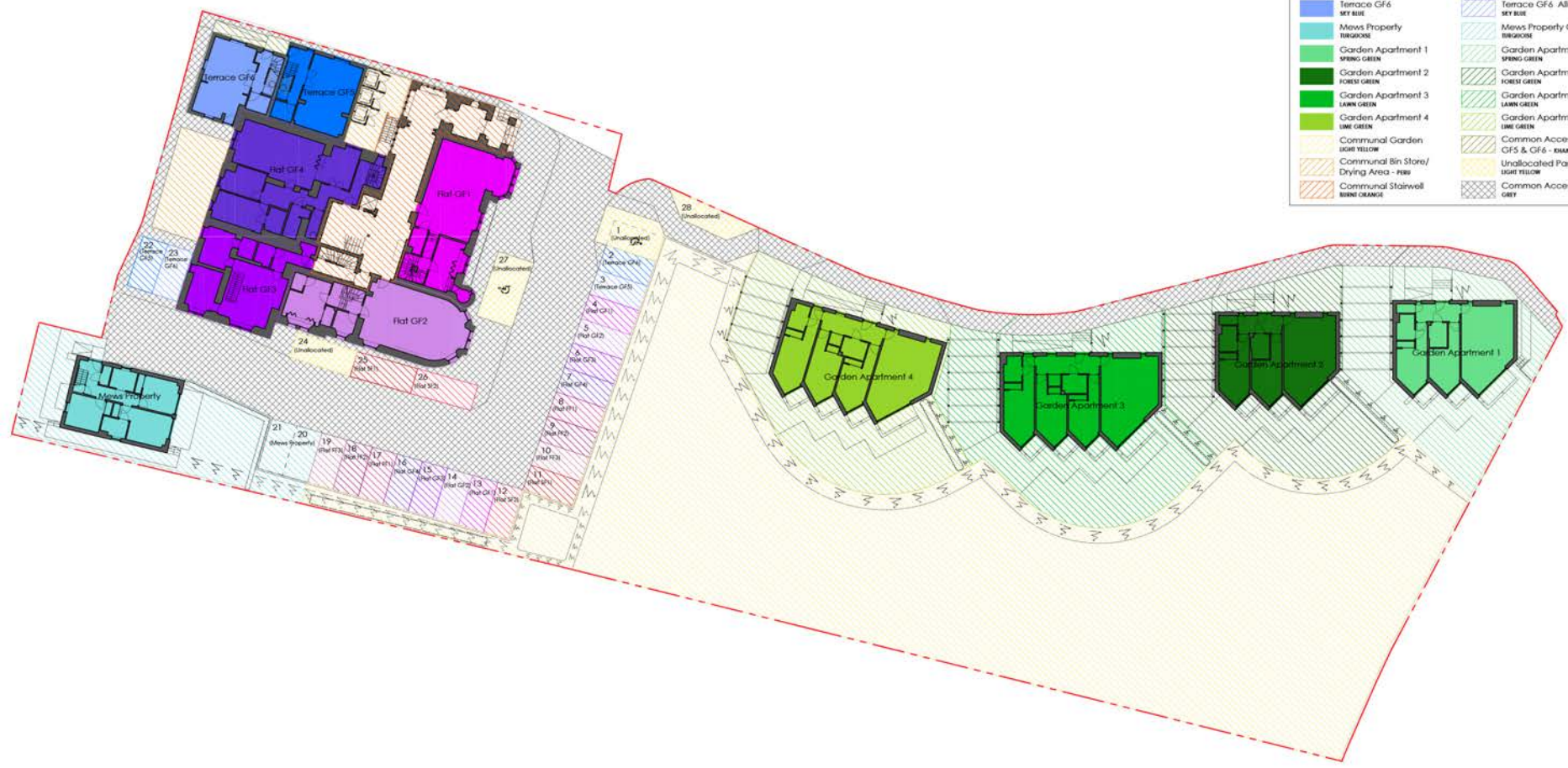


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STATUS - Information

KEY	
Flat SF1 RED	Flat SF1 Allocated Parking RED
Flat SF2 CORAL	Flat SF2 Allocated Parking CORAL
Flat FF1 FUCHSIA	Flat FF1 Allocated Parking FUCHSIA
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 BIRMGHAM	Mews Property Garden BIRMGHAM
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 - NEW	Unallocated Parking Space LIGHT YELLOW
Communal Stairwell BIRMGHAM	Common Access Road and Path GREY



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CAIRNDHU HOUSE
& ESTATE

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