

HARBOUR VIEW

Partick

A Development From



NIXONBLUE

HARBOUR VIEW

Partick

WELCOME TO GLASGOW'S WEST END

Harbour View is a stunning new development of 48 units of two-bedroom apartments over two buildings. Set in the city's vibrant west end and featuring a modern design, Harbour View is brought to the market by developer Nixon Blue.



HARBOUR VIEW

Designed by NIXON architects, Harbour View will offer modern living and will achieve Gold Hybrid Standard in energy performance and sustainability helping you to reduce your monthly heating bills.

A combination of renewable energy sources will be used to make your home energy efficient. Attractive communal spaces and modern entry to maintain building security will be looked after by the appointed factor.



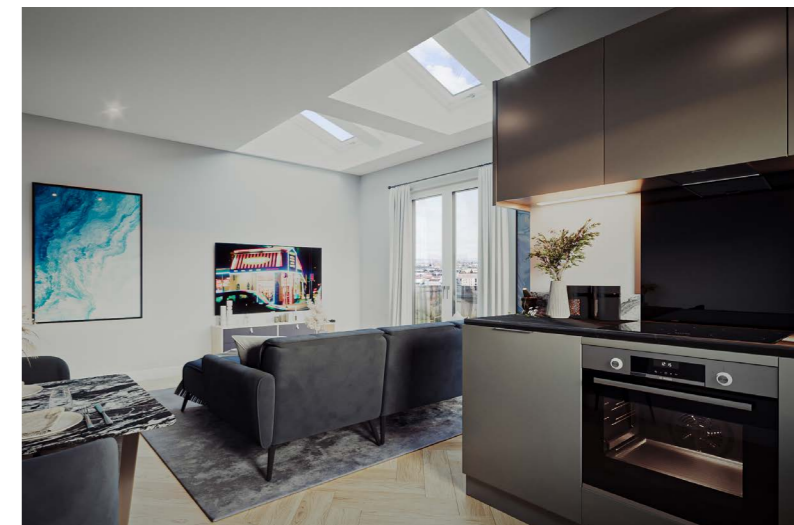


Set across two buildings that occupy a prominent position on the edge of the popular Partick district, within Glasgow's West End. The buildings are surrounded by landscaped walkways, cycle paths and gardens.

A PLACE TO LIVE

Owning a home at Harbour View is all about doing it your way and creating a space that defines lives and breathes the way you want.

We have collaborated with leading kitchen provider Porcelanosa to create stunning designer kitchens from their exclusive range, and buyers will have the choice of colours and finishes. Our team will be on hand to help you make the right choice and to walk you through the process every step of the way.

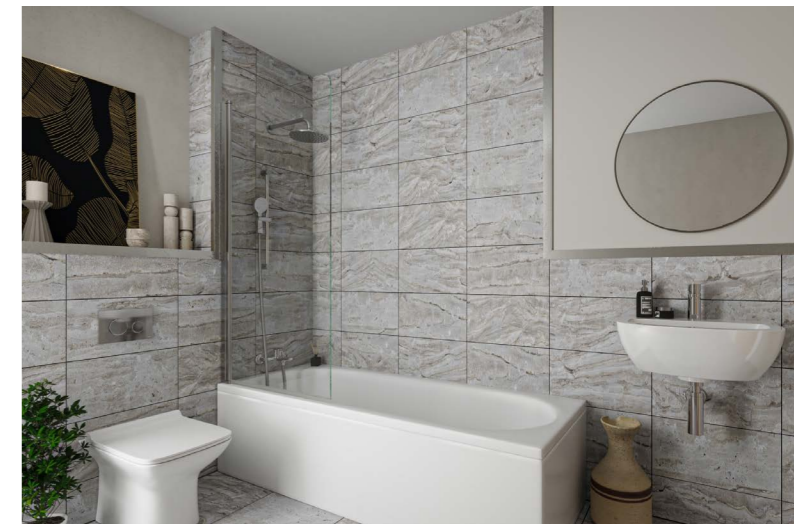


A HOME FOR YOU

Contemporary living spaces serve to complement modern living with Nixon Blue. We have a number of modern developments in the city and Harbour View will be built to an exceptional standard.

Each of the apartments are designed with welcoming neutral decor, ready for you to add your style and personality.

Personalising your home can be made easier with the help of our dedicated Customer Liaison Manager, who can discuss a choice of upgrades to personalise your new home.



GROUND FLOOR

Lounge, Kitchen & Dining Room

4.54 x 6.17m
(14'11" x 20'3")

Bedroom 1

2.85 x 5.02m
(9'4" x 16'6")

En-Suite

1.50 x 2.16m
(4'11" x 7'1")

Bedroom 2

2.70 x 5.02m
(8'10" x 16'6")

Bathroom

1.50 x 2.76m
(4'11" x 9'1")

Total Area: 70m²



Private Garden

Private Garden

Private Garden

Private Garden

**FIRST, SECOND,
THIRD & FOURTH
FLOORS**

**Lounge, Kitchen
& Dining Room**

4.54 x 6.17m
(14'11" x 20'3")

Bedroom 1

2.85 x 5.02m
(9'4" x 16'6")

En-Suite

1.50 x 2.16m
(4'11" x 7'1")

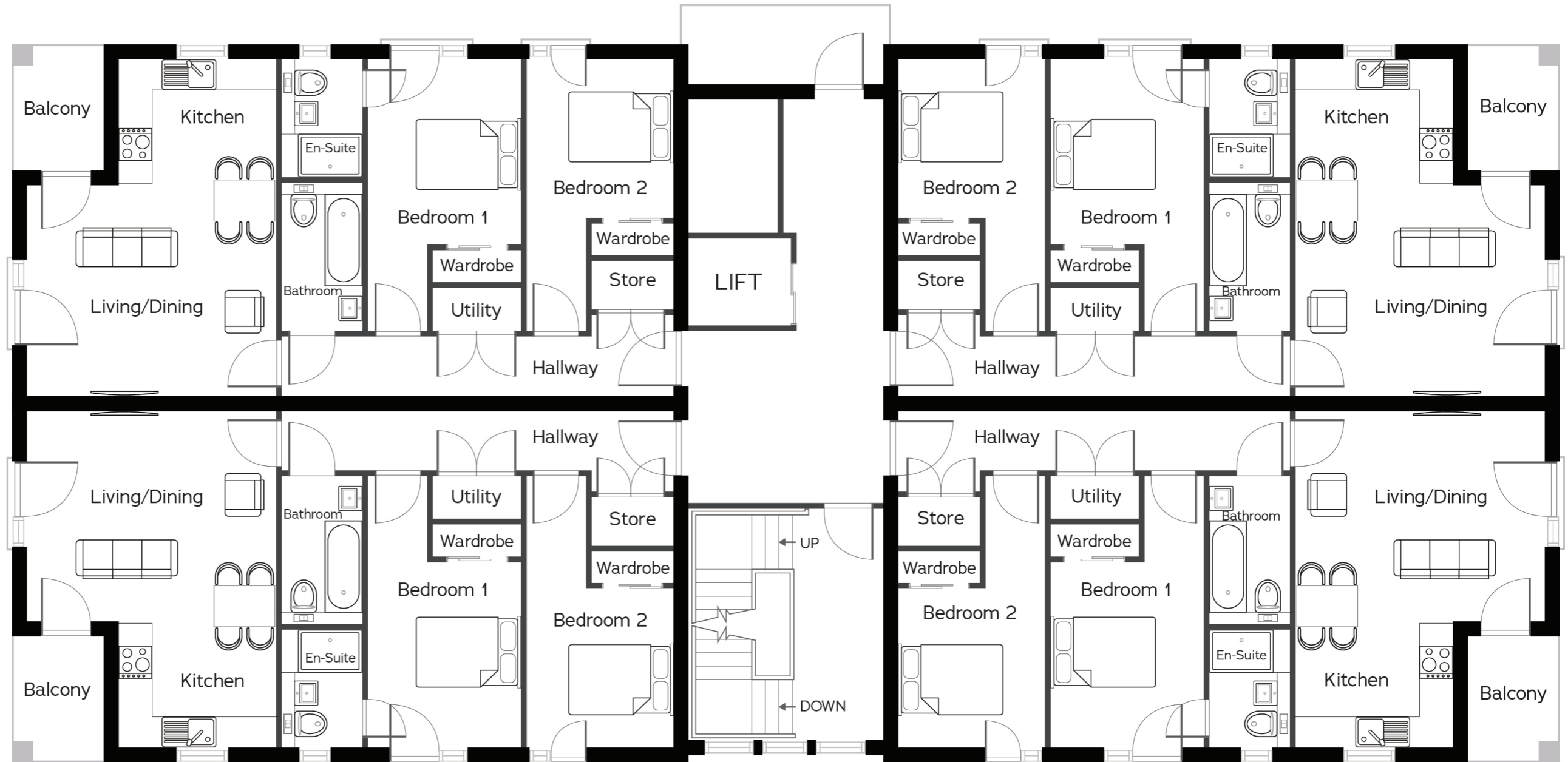
Bedroom 2

2.70 x 5.02m
(8'10" x 16'6")

Bathroom

1.50 x 2.76m
(4'11" x 9'1")

Total Area: 70m²



PENTHOUSE FLOOR

Lounge, Kitchen & Dining Room

4.54 x 6.17m
(14'11" x 20'3")

Bedroom 1

2.85 x 5.02m
(9'4" x 16'6")

En-Suite

1.50 x 2.16m
(4'11" x 7'1")

Bedroom 2

2.70 x 5.02m
(8'10" x 16'6")

Bathroom

1.50 x 2.76m
(4'11" x 9'1")

Total Area: 70m²





LOUNGE / KITCHEN

Subject to timing, a choice of fully fitted kitchens by kitchen designer Porcelanosa are available to early purchasers, and, as standard, feature:

- Quality contemporary kitchens by Porcelanosa
- Induction hob & stainless steel oven
- Integrated fridge / freezer, dishwasher & hood
- LED lighting below wall units
- Stainless steel sink, drainer and feature chrome tap
- Glass splashback behind hob
- Recessed LED lighting
- Private balcony to each flat with aluminium decking to upper floors
- Sky / Digital / Cable connection point
- Telephone point

BEDROOMS

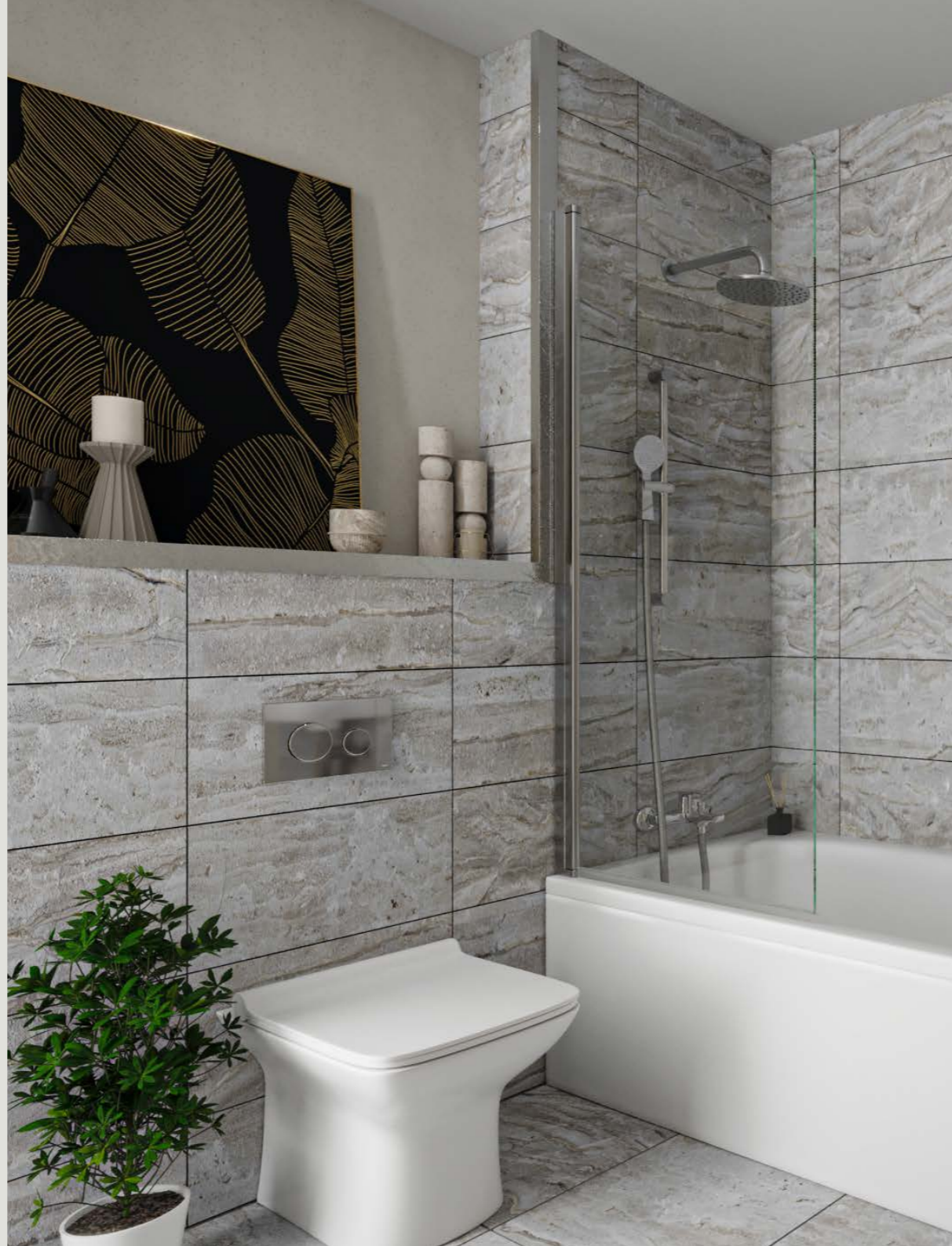
- Built in double wardrobes with chrome hanging rail and top shelf
- Pendant light fittings to Bedrooms
- Sky / Digital / Cable connection point to Master Bedroom
- Telephone point in Master bedroom

BATHROOMS

- Contemporary white ceramic sanitaryware by Porcelanosa
- Contemporary chrome filler taps
- Thermostatic chrome waterfall shower and hand-held mixer over bath
- Towel radiators in Bathroom & Ensuite
- Recessed LED lighting to Bathroom & Ensuite
- Electric shaver charging point in Ensuite
- Clear glass and chrome shower enclosure in Ensuite
- Thermostatic chrome shower head on rail in Ensuite
- LED Mirror to Ensuite

INTERIOR FINISHES

- Ladder style panelled doors throughout
- Chrome designer ironmongery
- Satin wood finish to skirtings and facings
- Large format, square edged wall and floor tiles in Bathrooms & Ensuites by Porcelanosa
- Carpets in Bedrooms
- Luxury laminate flooring in all other living areas
- Glass handrails to upper balconies
- Timber flat entrance doors to Secured by Design standard



HEATING & ELECTRICAL

- Smoke and carbon monoxide detectors as required
- Telephone master point in meter cupboard
- Recessed LED lighting to Hallway
- Audio door entry system with handset in hallway
- Electronic security alarm to all ground floor apartments
- Freestanding washer dryer in utility
- Penthouse flats include electrically controlled rooflights

ENERGY EFFICIENCY

- High performance UPVC windows
- Low energy lighting throughout
- The development will comply with the exacting Gold Hybrid building regulations standard which goes beyond the standard benchmark requirements
- All wash hand basin taps and showers will be fitted with flow limiters to reduce water consumption
- High performance combination boilers to all apartments with white thermostatically controlled radiators throughout
- Enhanced window sizes to maximise natural daylight
- Smart electric meters fitted as standard
- Solar photovoltaic panels will be installed on the roof to help reduce running costs of communal heating with connection to grid for sale of energy through feed in tariff

COMMUNAL

- Security dusk till dawn lighting to external areas
- Lift access to all floors
- High quality finishes to the common areas with floor tiles at entrance level and carpets to upper floor hallways, stairs and landings
- Secure, sheltered cycle storage
- Communal private gardens with hard and soft landscaping designed by Landscape Architects to complement the building's architecture, including areas of wildflower and woodland meadow, extensive retained and new trees, beech and mixed species hedging as well as bird boxes, swift bricks and spring bulb planting

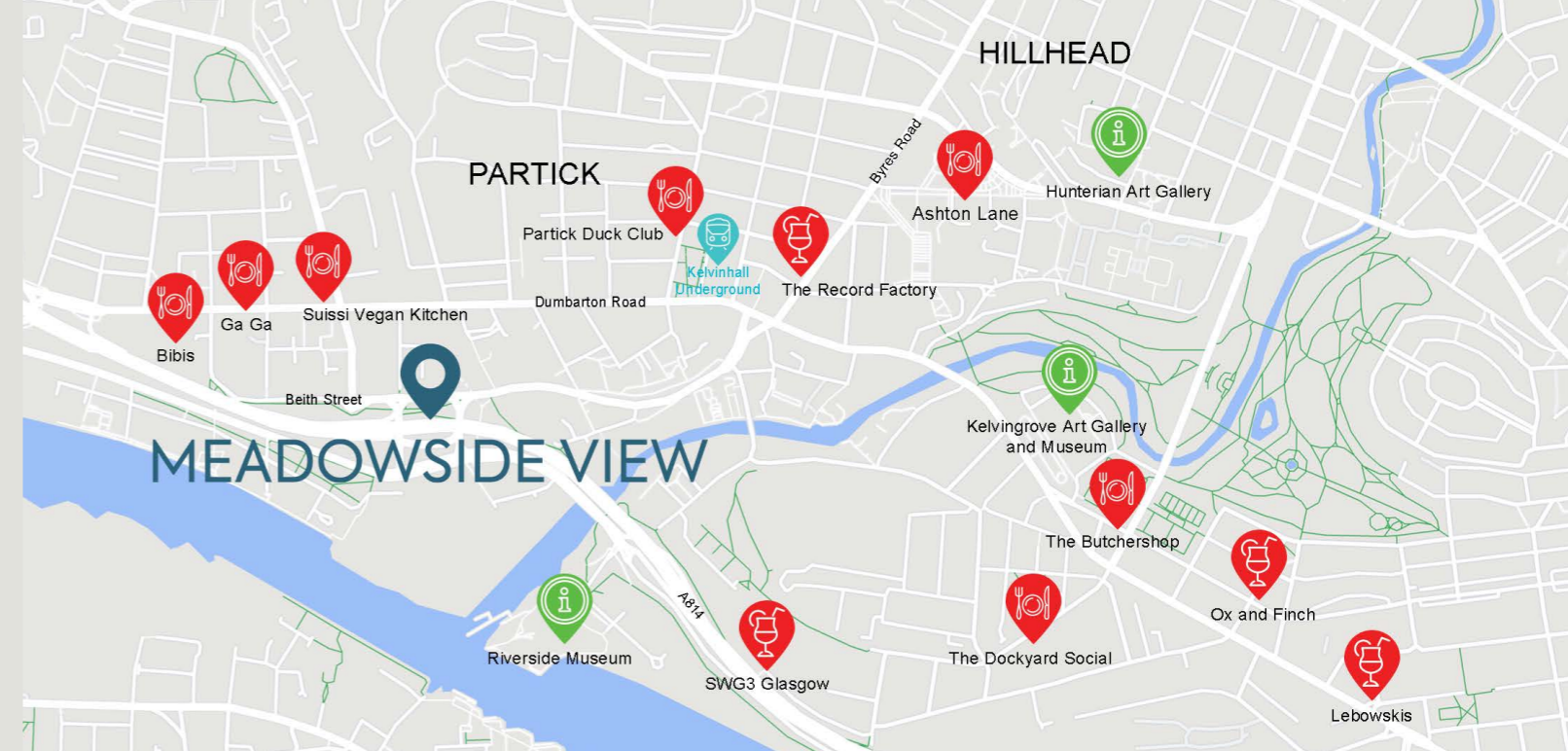
CITY LIVING

Just a stone's throw from the cosmopolitan university city of Glasgow, Harbour View apartments will be close proximity to the world leading, University of Glasgow.

Attractions at this side of the River include, the Riverside Museum, Kelvingrove Park, Botanic Gardens, the Kelvingrove Art Galleries and the Kelvinhall Leisure Centre, offering a mix of culture, style and city living.

There's no doubt that some of the finest restaurants, bistros and cafés, boutiques and an eclectic mix of independent shops and delicatessens, will be on your doorstep.

Bus routes along Dumbarton Road provide direct links with the City Centre, Jordanhill and Scotstoun Leisure Centre. Hyndland and Partick Railway Stations and Partick Underground are nearby.





Nixon Blue is a property development company which places people and place at the heart of everything we do.

We look for unused sites and strive to maximise the potential of places, building new homes and creating a sense of place to the new environments.

We work with teams of highly skilled consultants in the early design phase from our architects to engineers and landscape gardeners to ensure that we create as well as build. Our expertise also offers a wide range of consultancy services From design services to straightforward planning and building warrant services for private projects to full land and site viability consultancy for larger residential sites. We have specific expertise in town and city centre brownfield sites where an innovative, creative approach is essential in delivering a successful outcome.

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IMPORTANT NOTICE: The details contained in this brochure are believed to be correct at the time of publication (March 2024). However, their accuracy is not guaranteed, and they do not form part of a contract. It should be noted that area and room measurements are approximate only, may be taken at the longest and widest points of any rooms and the 3D floorplan illustrations may not be to scale. Images and CGIs are for guidance only and are of a typical apartment within the development. Kitchen and bathroom choices are available subject to the build schedule and the specification listed is subject to change at the developers' discretion.



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