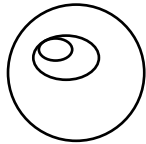


# KirkView.



A new perspective

Newton Mearns



# KirkView. Another superb development from Windex.

Located in a desirable corner of Newton Mearns, KirkView offers you a stunning perspective on contemporary living.

- Two 3 bedroom penthouse apartments
- Four 2 bedroom garden flats
- 2 parking spaces
- Private terraces
- All with main door entrances.

KirkView. Take a new perspective on contemporary living

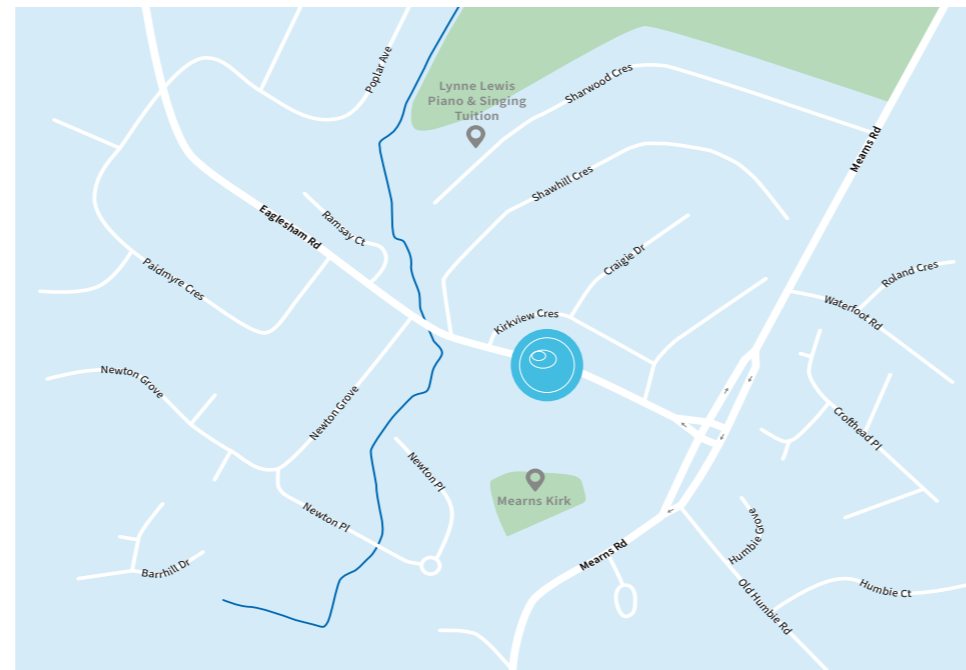


# Let us show you the way.

Located within Kirkview Crescent Newton Mearns, KirkView is ideally positioned for you to appreciate all that Newton Mearns has to offer.

And with the M77 just 5 minutes from your front door, you are well connected with the vibrant culture and commerce in the city of Glasgow.

For destinations further afield, Glasgow Airport and Prestwick Airport are just thirty minutes away while nearby Patterton and Whitecraigs railway stations give you convenient access to the rail network.

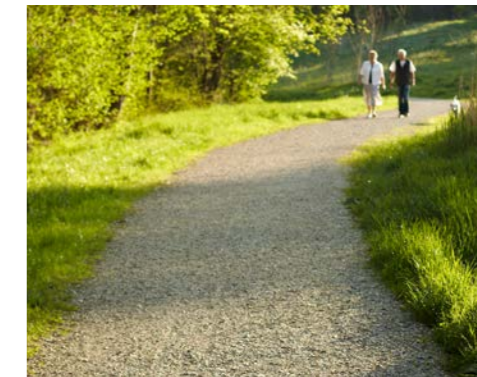


# Setting the scene.

Locally, KirkView is just minutes from the impressive range of shops, restaurants and cafes at “The Avenue” shopping centre at Mearns Cross. Nearby you also have Greenlaw Retail Park with Waitrose and Aldi on hand.

For your valuable down time, there’s an impressive range of sports and leisure facilities to choose from like Parklands Hotel and Country Club, David Lloyd at Rouken Glen and Whitecraigs Golf and Tennis Clubs.

So whatever your style in life, KirkView really does offer you a wide and contrasting choice.

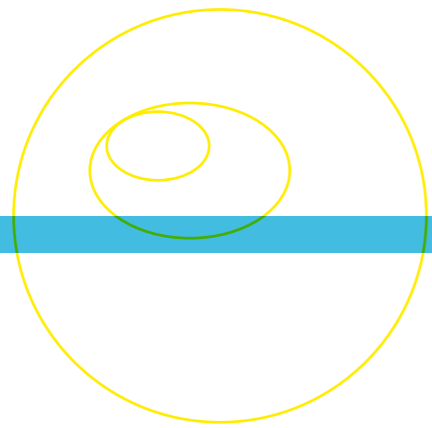


# Aspect.

Windex's inventive and inspiring use of space at KirkView has created a hugely attractive and exclusive development of just six quality homes.

An expert touch is reflected in the design, both inside and out.

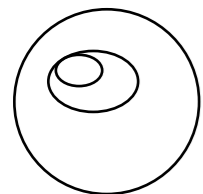
In addition, you'll soon discover each penthouse and garden flat has extensive features and specifications guaranteed to make KirkView one of Newton Mearn's most outstanding and admired properties.



# Stand out design.

The inviting and highly attractive contemporary exterior elevations show the expertise that has guided the design of KirkView.

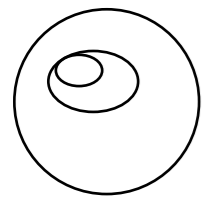
Fine stonework and facing brick facings to entrances accented by slate and lead work, balconies with glass balustrades and thoughtful exterior space all serve to make KirkView a very handsome property.



# Great space indoors and out.

Walk through the main door entrance to each garden flat and penthouse and you'll discover beautiful interiors featuring designer kitchens and bathrooms, generous lounge dining areas and bright bedrooms.

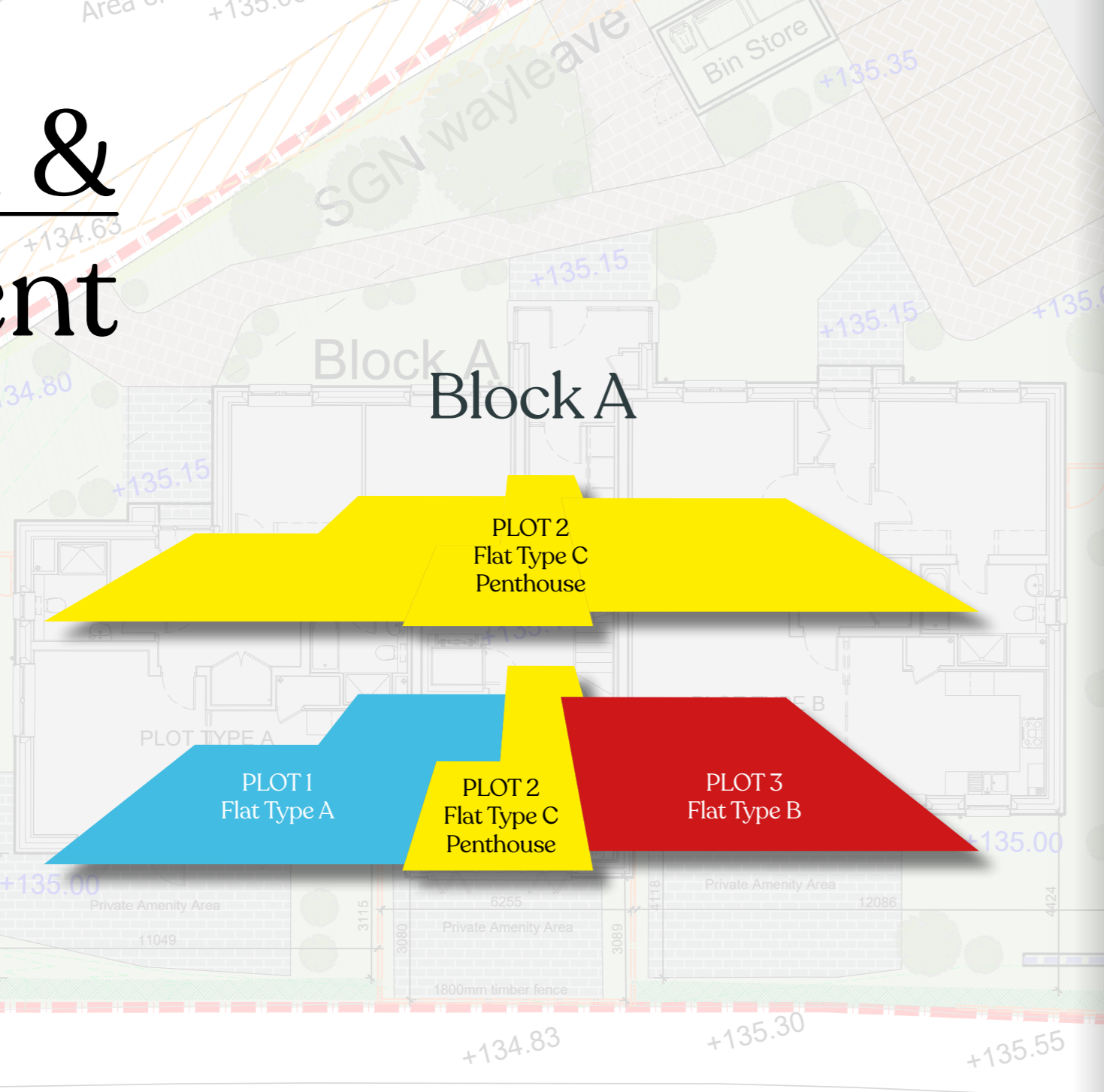
The skilful addition of spacious roof terraces or garden areas in all the properties make this a development that lets you make the most of your home both inside and out!



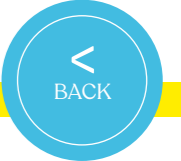
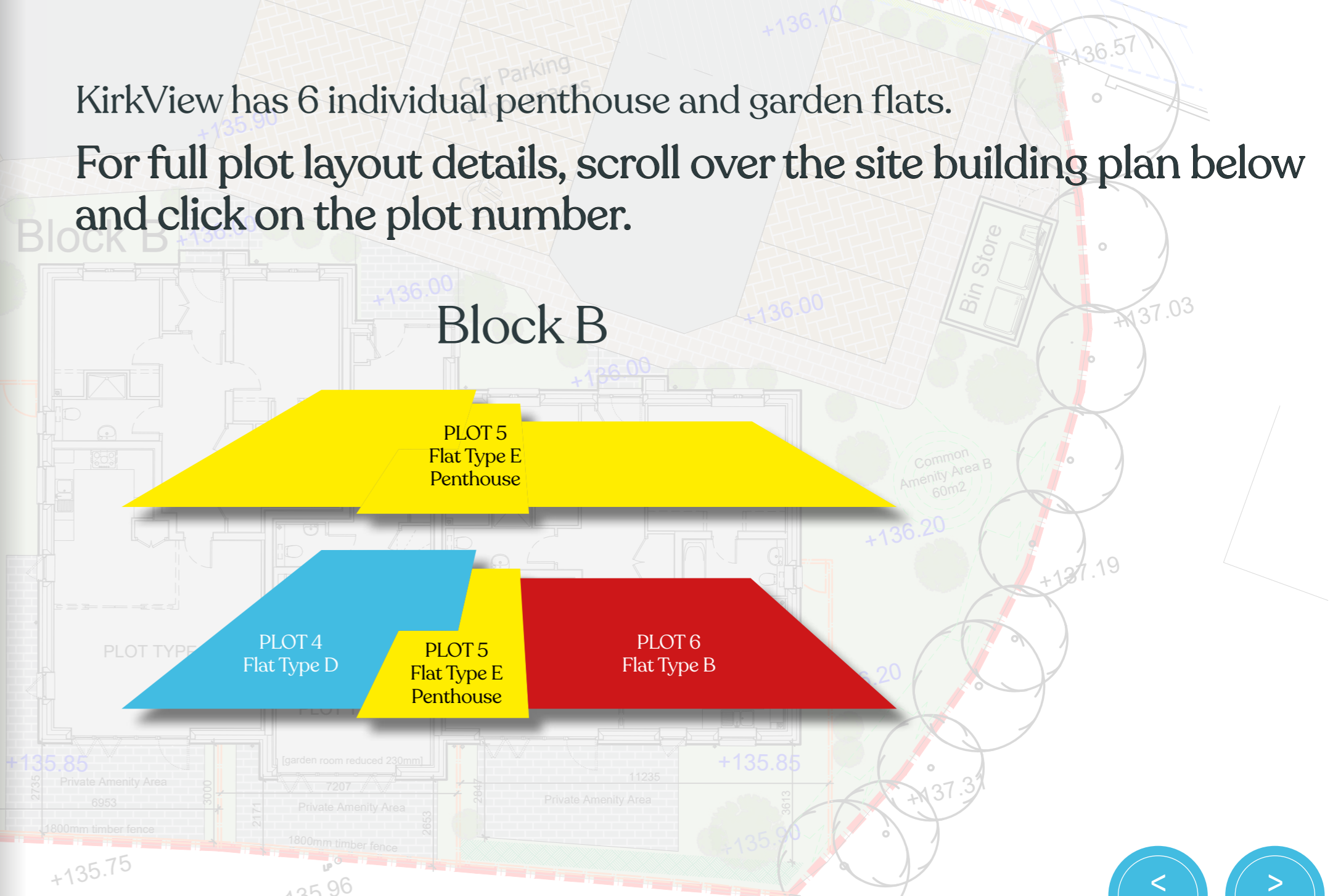
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# Site Plan & Apartment Types.

A choice of apartments for the life you live.

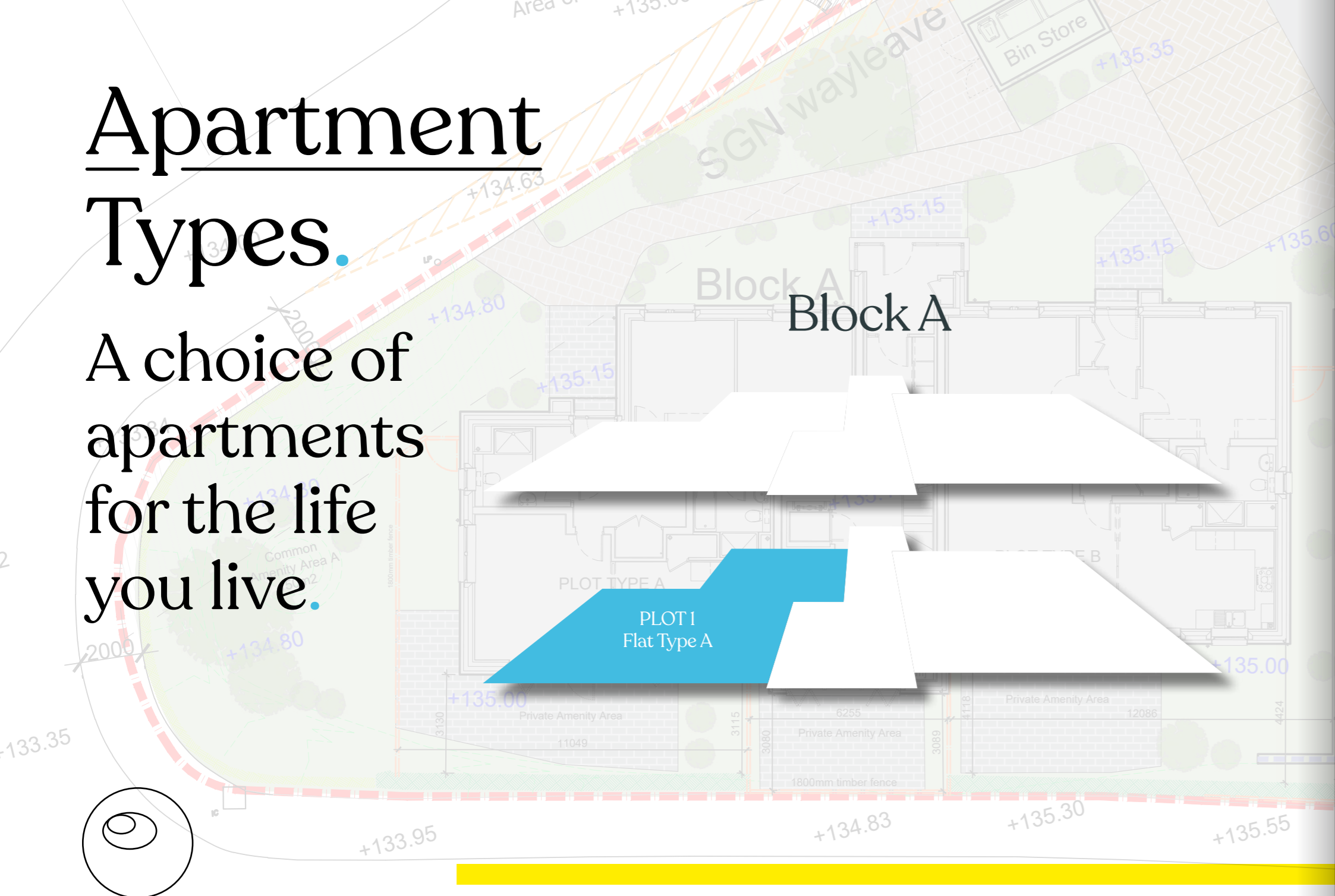


KirkView has 6 individual penthouse and garden flats.  
For full plot layout details, scroll over the site building plan below and click on the plot number.



# Apartment Types.

A choice of  
apartments  
for the life  
you live.



## Block A

Click images for full page view.

## PLOT 1 – Flat Type A

### Ground Floor

	M	Ft
Kitchen	3.25 x 3.11	10'8" x 10'2"
Lounge/Dining	6.07 x 4.60	19' 11" x 15'1"
Shower Room	3.03 x 2.46	9'11" x 8'1"
Vestibule	1.50 x 1.54	4'11" x 5'1"
Bedroom 2	3.27 x 2.95	10'9" x 9'8"
Master Bedroom	3.63 x 3.18	11'11" x 10'5"
En-Suite	2.42 x 2.53	4'11" x 8'4"
Utility	1.49 x 0.87	4'11" x 2'10"
Hall	3.55 x 2.89	11'8" x 9'6"

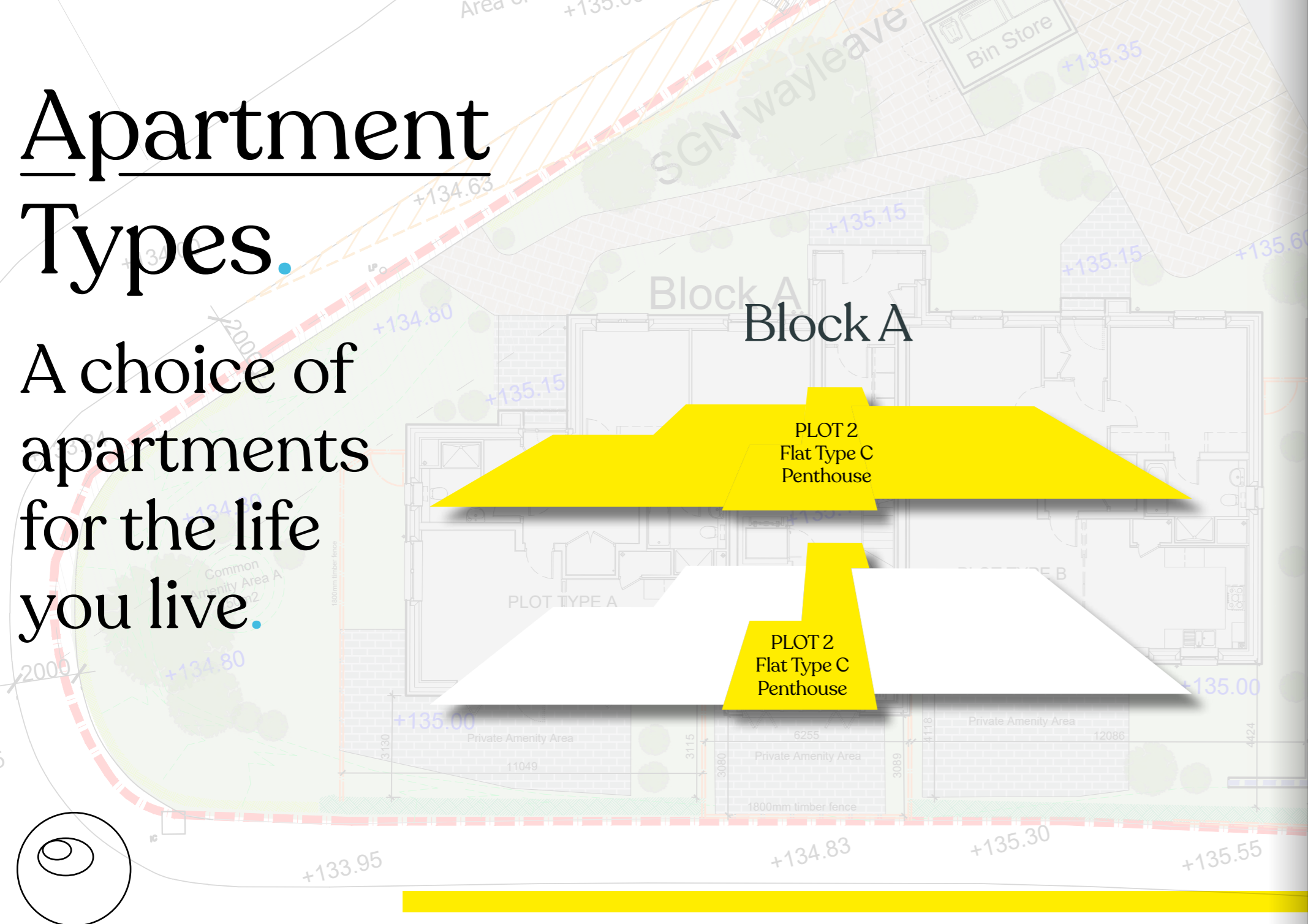
[BACK TO SITE PLAN](#)





# Apartment Types.

A choice of apartments for the life you live.



## Block A

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## PLOT 2 - Flat Type C

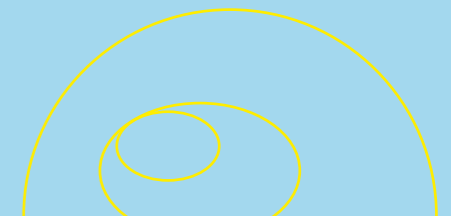
### Ground Floor

	M	Ft
Sun/Garden Room	4.71 x 3.50	15'6" x 11'5"
WC	1.30 x 1.25	4' 1" x 4'3"
Vestibule	2.24 x 2.80	7'4" x 9'2"
Hall	2.13 x 7.26	7' x 23'10"

### First Floor

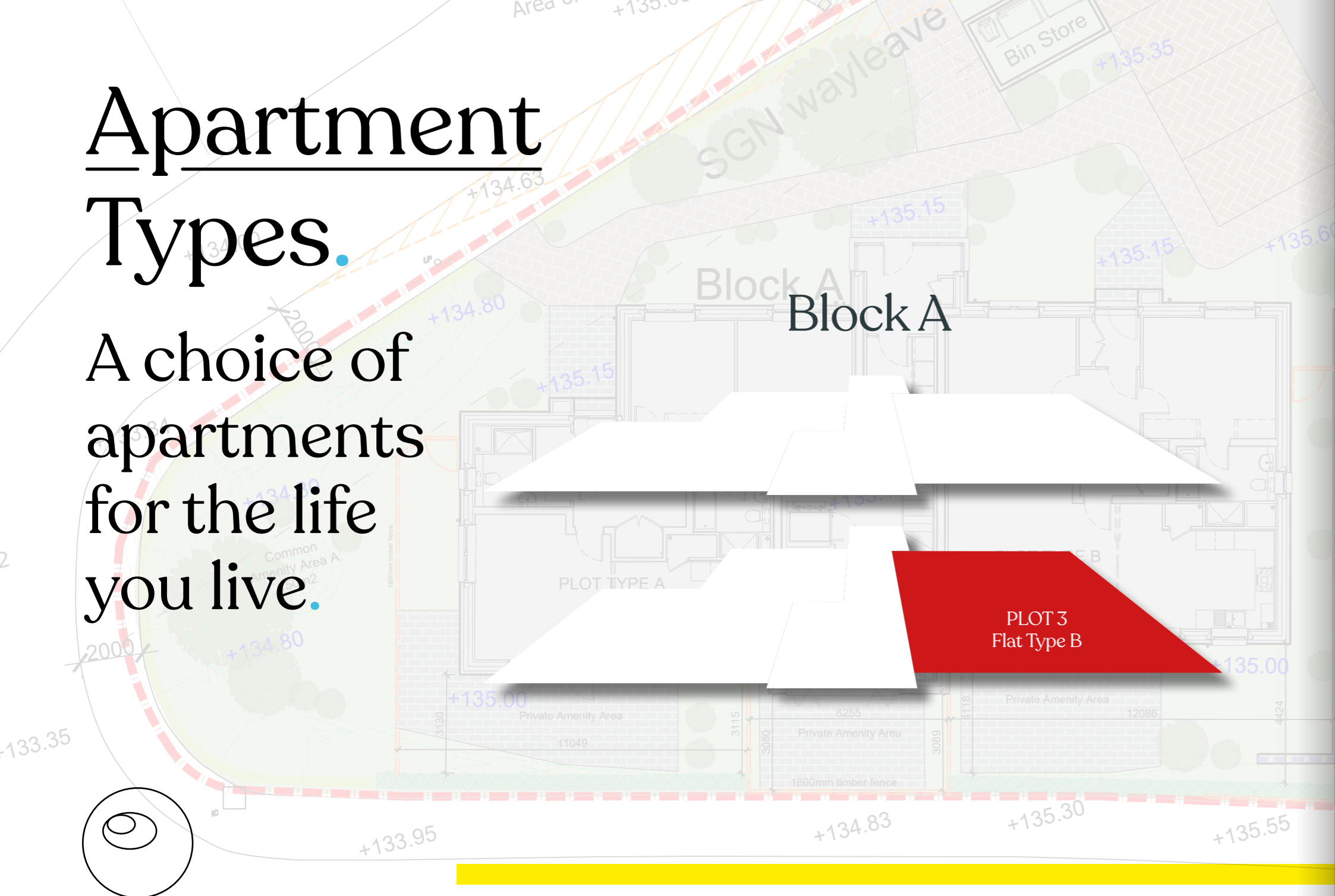
	M	Ft
Kitchen 2	3.90 x 5.04	12'10" x 16'7"
Lounge/Dining	8.15 x 5.98	26' 9" x 19'8"
Utility	1.85 x 2.27	6'1" x 7'5"
En-Suite	2.22 x 2.27	7'3" x 7'5"
Bedroom 2	3.30 x 4.27	10'10" x 14'
Bedroom 3	3.37 x 4.37	11'1" x 14'4"
En-Suite	3.98 x 3.00	13'1" x 9'10"
Master Bedroom	4.09 x 3.97	13'1" x 9'10"
Shower Room	3.20 x 2.58	10'6" x 8'6"
Upper Hall	7.91 x 3.47	26' x 11'5"

[BACK TO SITE PLAN](#)



# Apartment Types.

A choice of apartments for the life you live.



## Block A

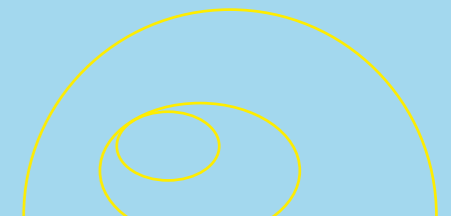
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## PLOT 3 - Flat Type B

### Ground Floor

	M	Ft
Kitchen	3.55 x 3.11	11'8" x 10'2"
Lounge/Dining	6.78 x 4.50	22'3" x 14'9"
Shower Room	3.32 x 2.06	10'11" x 6'9"
Vestibule	1.43 x 1.55	4'8" x 5'1"
Bedroom 2	4.05 x 2.95	13'3" x 9'8"
Master Bedroom	4.20 x 3.22	13'9" x 10'7"
En-Suite	3.13 x 2.52	10'3" x 8'3"
Utility	0.8 x 1.72	2'7" x 5'8"
Hall	2.66 x 3.99	8'9" x 13'1"

[BACK TO SITE PLAN](#)



## Block B

Click images for full page view.

# PLOT 4 – Flat Type D

### Ground Floor

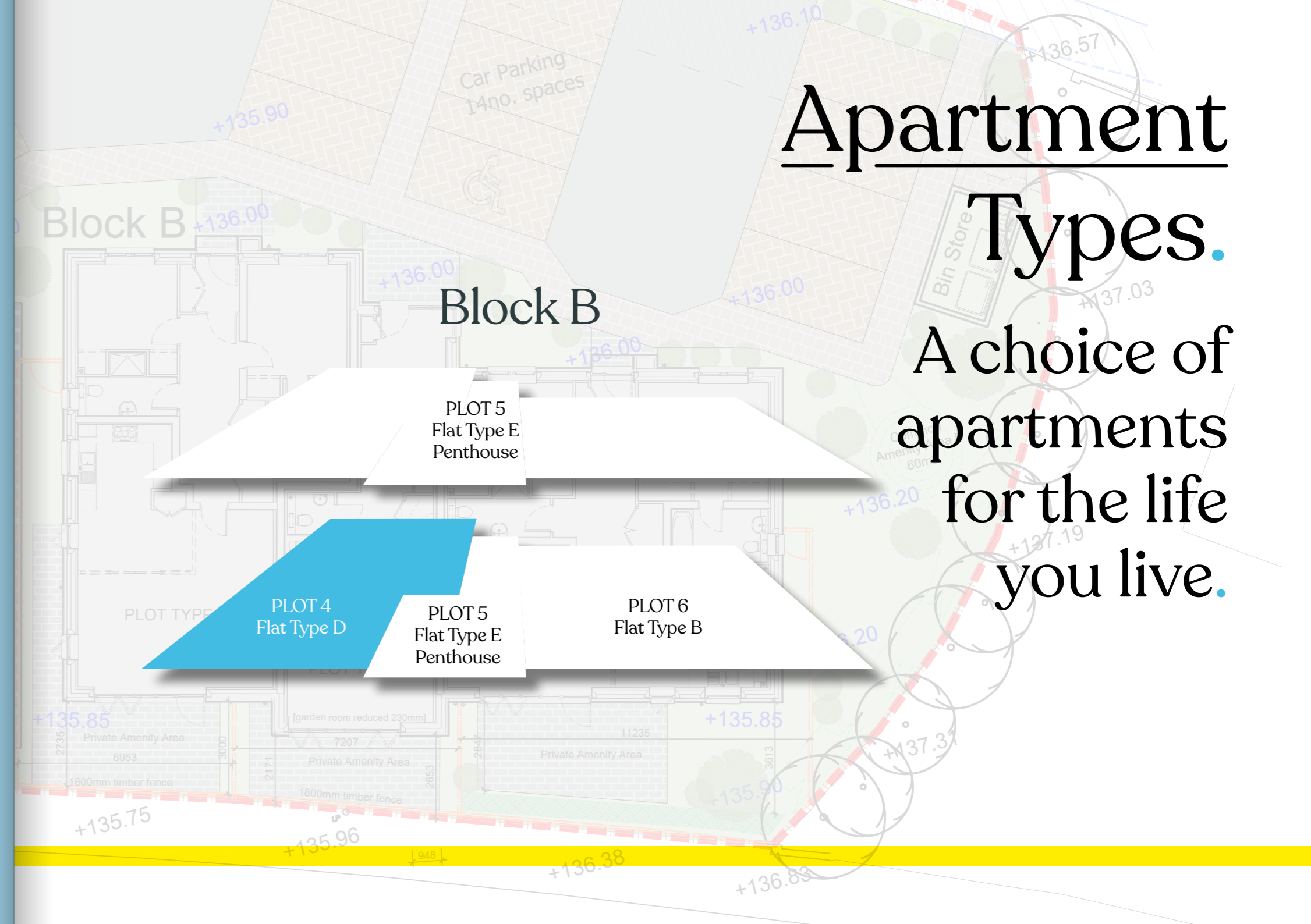
	M	Ft
Kitchen	3.20 x 2.77	10'6" x 9'1"
Lounge/Dining	6.33 x 5.53	20'9" x 18'2"
Shower Room	3.20 x 2.06	10'6" x 6'9"
Bedroom 2	3.20 x 2.95	10'6" x 9'8"
Vestibule	1.41 x 1.54	4'8" x 5'1"
Master Bedroom	3.22 x 3.60	10'7" x 11'10"
En-Suite	2.53 x 2.53	8'4" x 8'4"
Utility	0.75 x 1.72	2'6" x 5'8"
Hall	1.91 x 6.26	6'3" x 20'6"

[BACK TO SITE PLAN](#)

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# Apartment Types.

A choice of apartments for the life you live.



## Block B

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# PLOT 5 – Flat Type E

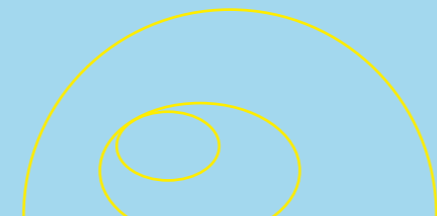
### Ground Floor

	M	Ft
Sun/Garden Room	4.71 x 3.00	15'6" x 9'10"
WC	1.50 x 1.27	4' 11" x 4'2"
Vestibule	2.73 x 2.99	9' x 9'10"
Hall	2.29 x 7.18	7' 6"x 23'7"

### First Floor

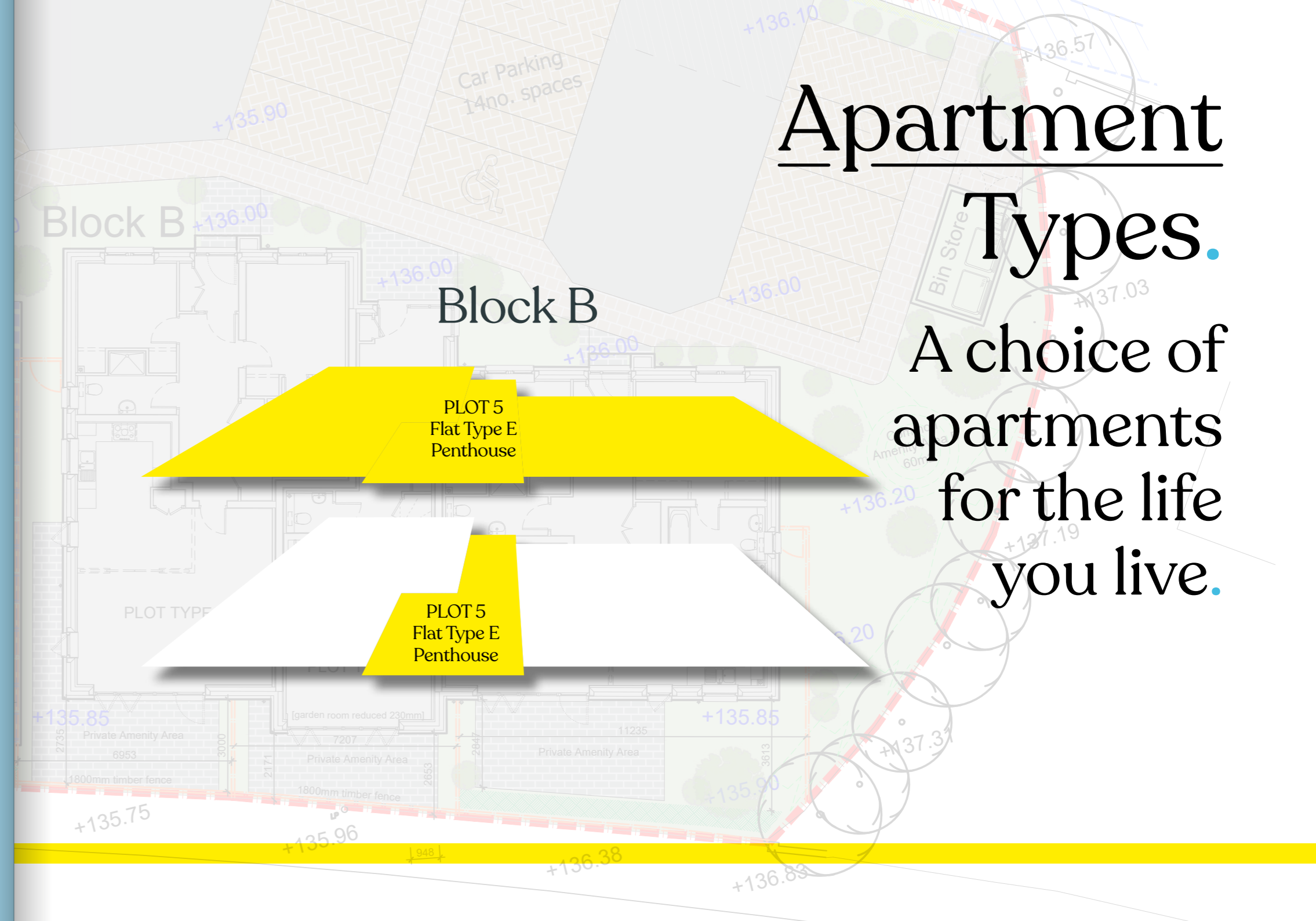
	M	Ft
Kitchen/Dining	6.09 x 6.94	20' x 22'9"
Lounge	5.11 x 5.37	16' 9" x 17'7"
Utility	1.80 x 2.48	5'11" x 8'2"
En-Suite	2.02 x 2.27	6'8" x 7'5"
Bedroom 2	3.30 x 4.27	10'10" x 14'
Bedroom 3	3.37 x 4.37	11'1" x 14'4"
En-Suite	3.99 x 3.00	13'1" x 9'10"
Master Bedroom	4.09 x 3.97	13'5" x 13'
Shower Room	3.20 x 2.41	10'6" x 7'11"
Upper Hall	7.91 x 4.67	26' x 15'4"

[BACK TO SITE PLAN](#)



# Apartment Types.

A choice of apartments for the life you live.



## Block B

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# PLOT 6 - Flat Type B

### Ground Floor

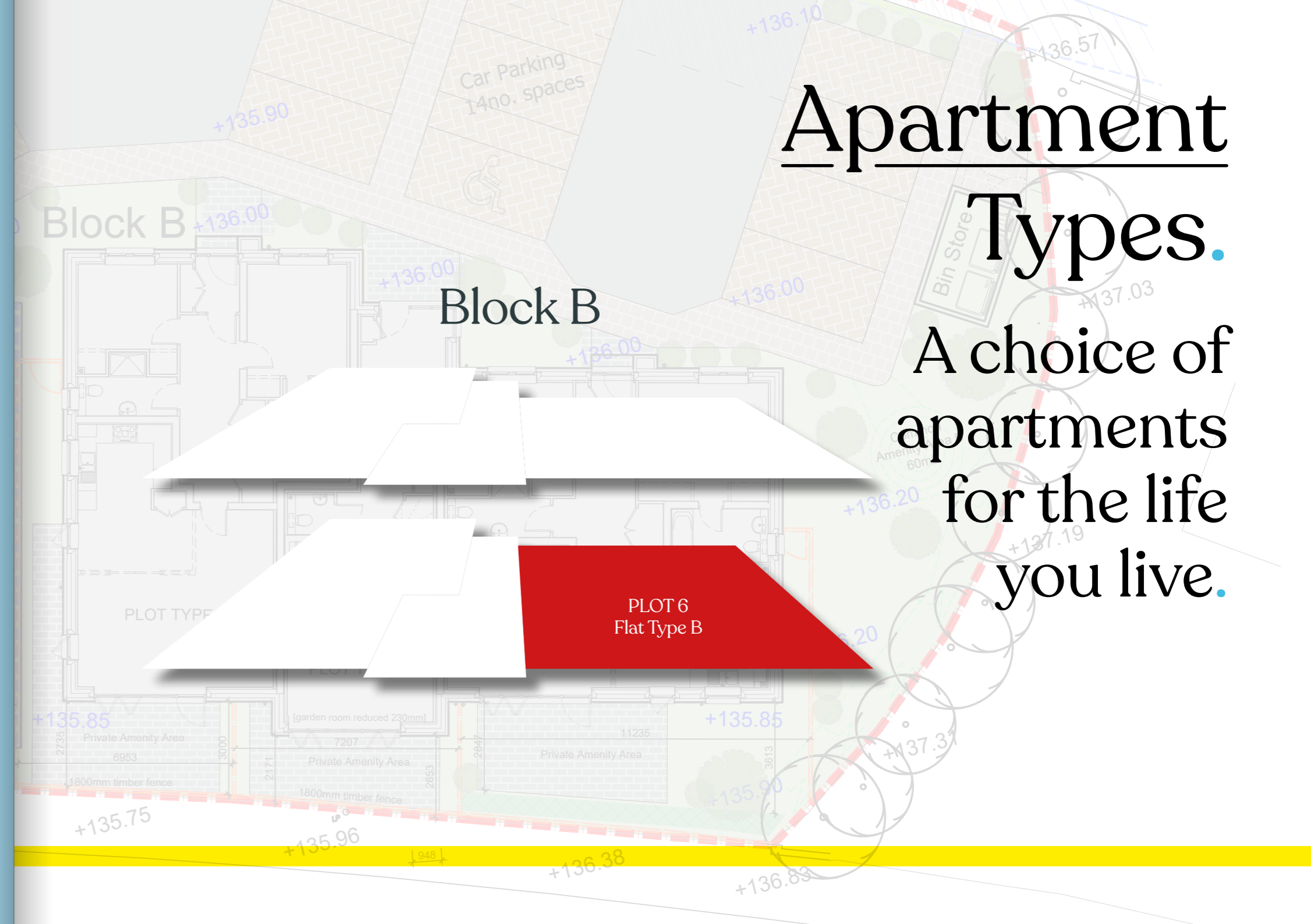
	M	Ft
Kitchen	3.55 x 3.11	11'8" x 10'2"
Lounge/Dining	6.78 x 4.50	22'3" x 14'9"
Shower Room	3.32 x 2.06	10'11" x 6'9"
Vestibule	1.43 x 1.55	4'8" x 5'1"
Bedroom 2	4.05 x 2.95	13'3" x 9'6"
Master Bedroom	4.20 x 3.22	13'9" x 10'7"
En-Suite	3.13 x 2.53	10'3" x 8'4"
Utility	0.8 x 1.72	2'7" x 5'8"
Hall	2.66 x 3.99	8'9" x 13'1"

[BACK TO SITE PLAN](#)

The images shown are computer generated and are for illustrative purposes only.

# Apartment Types.

A choice of  
apartments  
for the life  
you live.



# Love it down to the last detail.

## PRINCIPAL BEDROOM ENSUITE

- Laufen Pro wash hand basin, or similar, with Laufen City Plus single lever basin mixer chrome brassware, or similar, and Laufen Kartell wall hung WC, or similar, with soft close toilet seat with concealed cistern and push button flush
- Large shower enclosure with Armitage Shanks Simplicity Idealite shower tray, or similar, and Armitage Shanks Joy Alcove slider door, or similar; Mira Excel EV surface mounted shower with adjustable head or similar specification
- Laufen Pro acrylic bath, or similar, with Laufen City Pro Deck Mounted bath mixer chrome brassware with shower head, or similar
- Bespoke vanity units, choice of colours and worktops, storage
- Wall tiling will be purchaser's choice from Porcelanosa/CTD with a PC Sum per m<sup>2</sup> being made available
- Mirror above wash hand basin
- Karndean floor covering as standard
- Electric chrome towel rail
- SAA shaver point
- Recessed LED downlighters
- Mechanical extract ventilation

## SHOWER ROOM

- Laufen Pro wash hand basin, or similar, with Laufen City Plus single lever basin mixer chrome brassware, or similar, and Laufen Kartell wall hung WC, or similar, with soft close toilet seat with concealed cistern and push button flush
- Large shower enclosure with Armitage Shanks Simplicity Idealite shower tray, or similar, and Armitage Shanks Joy Alcove slider door, or similar; Mira Sport 9.8kW surface mounted electric shower with adjustable head or similar specification
- Bespoke vanity units, choice of colours and worktops, storage
- Wall tiling will be purchaser's choice from Porcelanosa/CTD with a PC Sum per m<sup>2</sup> being made available
- Mirror above wash hand basin
- Karndean floor covering as standard
- Electric chrome towel rail
- SAA shaver point
- Recessed LED downlighters
- Mechanical extract ventilation



## PENTHOUSE EN-SUITE 2 (WET ROOM)

- Laufen Pro wash hand basin, or similar, with Laufen City Plus single lever basin mixer chrome brassware, or similar, and Laufen Kartell wall hung WC, or similar, with soft close toilet seat with concealed cistern and push button flush
- Orion wet room rectangular shower tray, or similar, and Premium easy clean wet room panel, or similar; Mira Excel EV surface mounted shower with adjustable head
- Bespoke vanity units, choice of colours and worktops, storage
- Wall tiling will be purchaser's choice from Porcelanosa/CTD with a PC Sum per m<sup>2</sup> being made available
- Mirror above wash hand basin
- Karndean floor covering as standard
- Electric chrome towel rail
- SAA shaver point
- Recessed LED downlighters
- Mechanical extract ventilation

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# Specification cont.

## PENTHOUSE POWDER ROOM

- Laufen Pro wash hand basin, or similar, with Laufen City Plus single lever basin mixer chrome brassware, or similar, and Laufen Kartell wall hung WC, or similar, with soft close toilet seat with concealed cistern and push button flush
- Bespoke vanity units, choice of colours and worktops, storage
- Wall tiling will be purchaser's choice from Porcelanosa/CTD with a PC Sum per m<sup>2</sup> being made available
- Mirror above wash hand basin
- Karndean floor covering as standard
- Recessed LED downlighters
- Mechanical extract ventilation

## KITCHEN

- Noltè kitchen furniture by Kuechen Harmonie or equivalent with selection from a range of doors, handles and worktops with soft close mechanisms and LED underlighting
- Silestone worktops to Penthouse kitchens
- Recessed LED down-lighters
- SAA switchgear at high level
- Glass splash-back behind hob
- Precision stainless steel sink with taps
- Mechanical extract ventilation



## INTEGRATED NEFF APPLIANCES

- Single oven, double oven to Penthouse
- Induction hob
- Stainless steel chimney hood
- Dishwasher
- Fridge/freezer
- Microwave



## UTILITY STORE

- The dedicated utility area comes with washing machine and tumble dryer
- Cupboards above worktop for storage
- Mechanical extract ventilation

## PENTHOUSE GARDEN ROOM

- Tea preparation area comprising worktop with sink; space for fridge below; wall unit above

## STANDARD INTERNAL SPECIFICATION

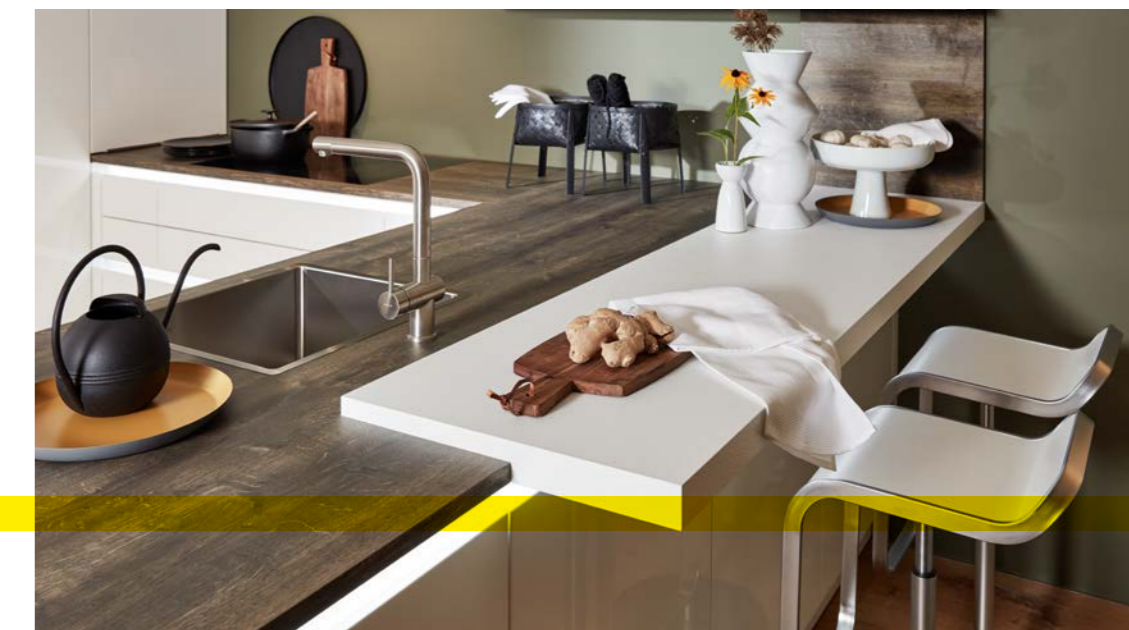
- All apartments are main door entry with secure entrance door complete with SAA fittings
- Pre-finished solid core heavyweight panel doors fitted throughout with SAA ironmongery
- Satin paint finish to all woodwork
- Emulsion paint to walls, ceilings and coving
- Coving to Lounge, Dining Area/Kitchen, Hallway and Bedrooms
- Master Bedroom wardrobes designed to provide shelving and tall and double hanging rails and drawer unit. Choice of door finishes from selected ranges by Jackton Moor or equivalent
- Guest Bedroom wardrobes designed for tall and double hanging and shelving where possible. Choice of door finishes from selected ranges by Jackton Moor or equivalent
- BT or Virgin Media telephone points to Lounge and Bedrooms
- Virgin Media Television points to Lounge and Bedrooms
- Smoke, Heat and CO<sub>2</sub> detectors as required
- Intruder Alarm
- Balcony floor featuring Marshall riven faced slabs on support system
- Windows, external doors and screens to apartments, pre-finished with high performance uPVC units
- Potterton Assure Combi 36W condensing combination boilers with Canetis Gas Saver
- Contractor designed heating system with radiators, thermostatic valves, thermostat, and timer

## EXTERNALLY

- Private rear garden at each apartment
- External power outlets to all balconies and terraces
- External cold water bib-tap at each apartment
- Marshall riven faced slabs to external terraces
- Two dedicated car spaces allocated for each apartment
- Extensively landscaped common grounds
- External common bin stores

The particulars herein have been prepared for the benefit of intending purchasers. However, the information is intended as a preliminary guide only and Windex reserves the right to amend or vary specifications. Dimensions of rooms are measured where arrows indicate, all sizes are indicative and could be subject to change during construction. All measurements and distances are approximate and for guidance only. Floorplans and Computer-Generated Images are for illustration purposes only and may not be to scale.

Nothing in the documentation presented to prospective purchasers shall constitute or form part of any contract.



# WINDEX

## A track record of excellence.

Windex is a Scottish company with over 40 years of experience building quality apartments and homes in many of Glasgow's most stylish and iconic areas.

These developments say much about Windex and its building ethos and now represent some of the city's most loved and creative developments.



Caplerig - Newton Mearns



QM apartments



Speirs Wharf - Port Dundas



Five Walls Street - Merchant City



Trinity College - Park Circus



Albion Buildings - Merchant City



A DEVELOPMENT BY WINDEX LTD

# KirkView.

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## PROPERTY MISDESCRIPTIONS ACT 1993

While Windex Ltd takes every care to ensure the accuracy of all information given in this brochure, please be aware that the information cannot be guaranteed. In accordance with the Property Misdescriptions Act 1993, the information is provided for general guidance only and doesn't form the whole or part of any offer or contract.

### PHOTOGRAPHY

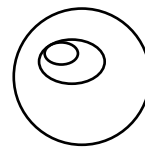
The photography in this brochure does not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. All external shots of the development and computer generated imagery intended to give a fair description of the apartments available. For details of specific finishes for individual developments and homes, please contact us.

### FLOOR PLANS

The floor plans included with this brochure are approximate dimensions for each room. The dimensions for any specific home may vary, due to the fact that each apartment is built individually and the precise internal finishes may not always be the same.

### SPECIFICATION

The specification may be subject to change due to our continuous improvement, and certain items may only be available on specific home styles. Windex Ltd reserves the right to substitute to an equivalent or higher standard. We will aim to bring any major specification changes to your attention as early as possible.



Nicol Estate Agents

For full details contact Nicol Estate Agents.  
0141 616 3960 or email: [mail@nicolestateagents.co.uk](mailto:mail@nicolestateagents.co.uk)

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