



Quality Redefined

Chamberlain
Gait

jordanhill, glasgow





Chamberlain Gait is the latest luxury development from CCG Homes. Located in Glasgow's exclusive Jordanhill neighbourhood, this development redefines quality and style for homebuyers in the City.

Chamberlain Gait comprises of only nine three-storey townhouses. They combine cutting-edge architecture and state-of-the-art interiors with a location in one of the City's most sought-after residential areas.

Surrounded by tranquil, leafy streets, beautiful parks and prestigious schools and colleges, these exceptional five-bedroom homes represent a unique opportunity to purchase a striking contemporary property in an exclusive neighbourhood.

The development combines suburban peace and quiet with cutting edge architectural style, all within easy reach of the heart of Scotland's most exciting City.







Jordanhill is one of the most desirable residential areas in Glasgow. Its tree-lined streets make it a welcoming refuge from the City and give it a real neighbourhood feel.

The area around Chamberlain Gait is particularly attractive. To one side are the impressive buildings and extensive playing fields of the award-winning Jordanhill School. Right next door are the greens and courts of Woodend Bowling and Lawn Tennis Club. The leafy campus of the University of Strathclyde is a couple of minutes walk away.

This friendly neighbourhood isn't just postcard pretty, it also boasts a wide range of high-quality shops, pubs and restaurants. Ashton Lane, a highlight of almost every Glasgow guidebook, is five minutes drive away and a perfect place to entertain friends.

Excellent schools in both the state and private sectors are easily accessible and local sports facilities are second to none. It's about a mile to the Scotstoun Leisure Centre which boasts swimming, tennis and a fully equipped gym. For more relaxed pursuits, Victoria Park (dubbed Glasgow's 'prettiest') is just a short stroll away.

All this is within easy reach of Glasgow's buzzing heart. Nearby Jordanhill Railway Station (less than half a mile away) means that you are just a few stops away from Glasgow City Centre. Road links are excellent, so, whether your journey is for work or play, you won't have a problem getting there – or escaping back home!



1759
GUINNESS

23

WOLF
WOLF

Budweiser
Budweiser

ST. PATRICK'S

HOLIDAY'S EXIT





The design of Chamberlain Gait reflects the architect's desire to sculpt a contemporary townhouse that will sit comfortably alongside the traditional terraced housing that typifies Jordanhill.

Sharp architectural lines give definition and distinction to each property, with the use of hand finished stone and copper alluding to the quality that lies behind this sleek contemporary exterior.

As a discerning home owner you will appreciate the attention to detail which each home provides, from the natural oak flooring on the ground floor to the top of the range appliances and fittings throughout. Generous storage, including built-in wardrobes and walk-in dressing rooms, make each home supremely practical and functional.

Chamberlain Gait's modern layout deserves ultra-modern features and each home offers a fully cabled home network for computer, internet, telephone and TV. You also have the opportunity to upgrade to a multi-room home entertainment system, complete with a home cinema zone and even a wall mounted 'ipod' dock.

Computer generated images of the development are for illustrative purposes only.

A private monobloc roadway to the rear provides easy access to each garage and the sheltered east-facing rear gardens.

Arranged over three floors, each home offers the highest levels of craftsmanship, quality and modern convenience.

The ground floor features a stunning, west-facing main reception room, guest WC and a bright morning/ breakfast room that provides space for cooking, eating and relaxing. The rear glass wall folds back, affording the opportunity to bring the 'outside in'. The east-facing deck and garden provide the ideal location to enjoy a leisurely breakfast.

Upstairs, the first floor master suite comprises a generous bedroom, en-suite bathroom and dressing room. There is also a study/bedroom 5, a second bedroom and luxurious family bathroom. On the top floor of each home, there are two further bedrooms, one with a dressing room, and both have access to the Jack and Jill bathroom.



Image shown is representative and for illustrative purposes only.

Specification

To fulfil our objective we have been meticulous in our attention to detail both externally and internally. Every aspect of the development has been carefully considered and is one that will be hard to find elsewhere.

Internal finishes and Decoration

Walls and ceilings will be finished in white emulsion with oak skirtings and facings to the ground floor and white to the upper floors. The internal doors on the ground floor will be finished in oak veneer with white doors to the upper floors. A contemporary oak handrail and balustrade detail to the staircase provides access to the upper floors.

Flooring

Provided within the specification are 18mm oak floor boards to the ground floor and a choice of ceramic floor tiles to the bathrooms and en-suites.

Heating

Each home is heated by gas central heating to a System Boiler with white radiators to all main rooms and chrome towel rails to all bathrooms and en suites. You have the option to select under floor heating to bathrooms and en-suites.

Bathroom and En-suites

Sanitary ware will be provided from a contemporary range in white with stylish vanity units and chrome taps and fittings. There is a thermostatic walk-in shower to the master en-suite and an electric shower to the Jack and Jill bathroom. You will have the opportunity to select your ceramic wall tiling from an extensive range at Ceramic Tile Distributors.

Kitchen

The kitchens have been designed to make the most of the way we live today. The central island unit allows complete integration with the rest of the morning room. The integrated SMEG appliances include dishwasher, double oven, integrated microwave, five burner hob and American Style Fridge Freezer. Granite works tops, stainless steel sink and real wood breakfast bar finish off the kitchen fittings. The utility cupboard provides plumbing for your washing machine.

Electrical

Each home has TV, BT and data points to all main rooms and all are pre-wired with CAT-5 cabling with an option to upgrade to the Systemline Modular entertainment package to suit your individual requirements. The light switches and electrical sockets to the ground floor are finished in brushed chrome with white to the upper floors. There are halogen downlights in both white and chrome depending on location and a range of pendent light fittings to allow you to personalise your selection.

Wardrobes

All bedrooms have specialist wardrobe fittings in a choice of wood colour finish where design allows.

General Items

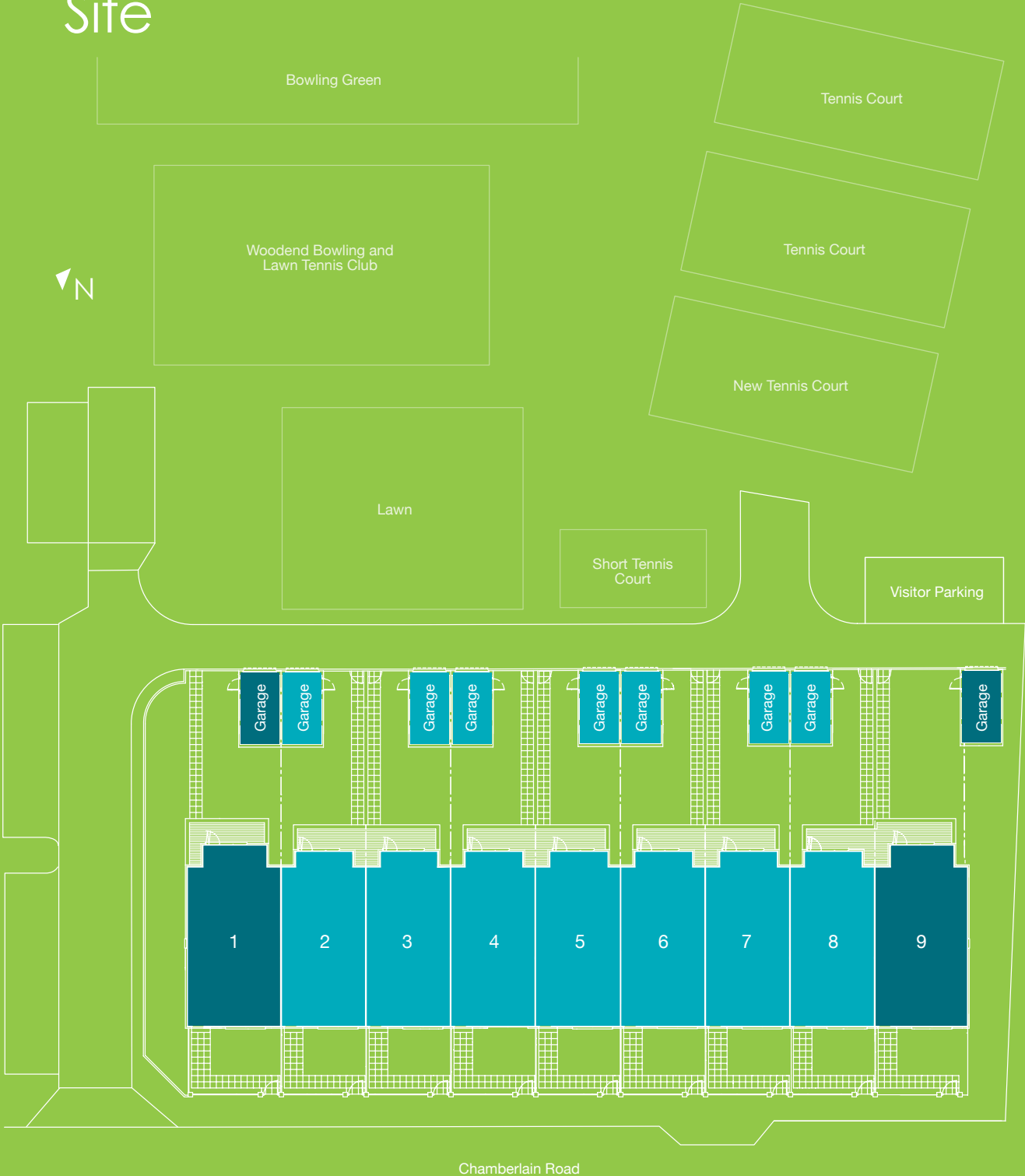
Each home has an integrated air extraction system that automatically changes the air in all bathrooms and en-suites. The garage has been provided with an electric garage door, power and light.

1800mm high fencing to the rear of the property and 1100mm high between the gardens.

Burglar Alarm panels to front and rear doors.

Each home benefits from a 10 year Zurich Build Guarantee.

Site



This site plan is not to scale and is for illustrative purposes only.

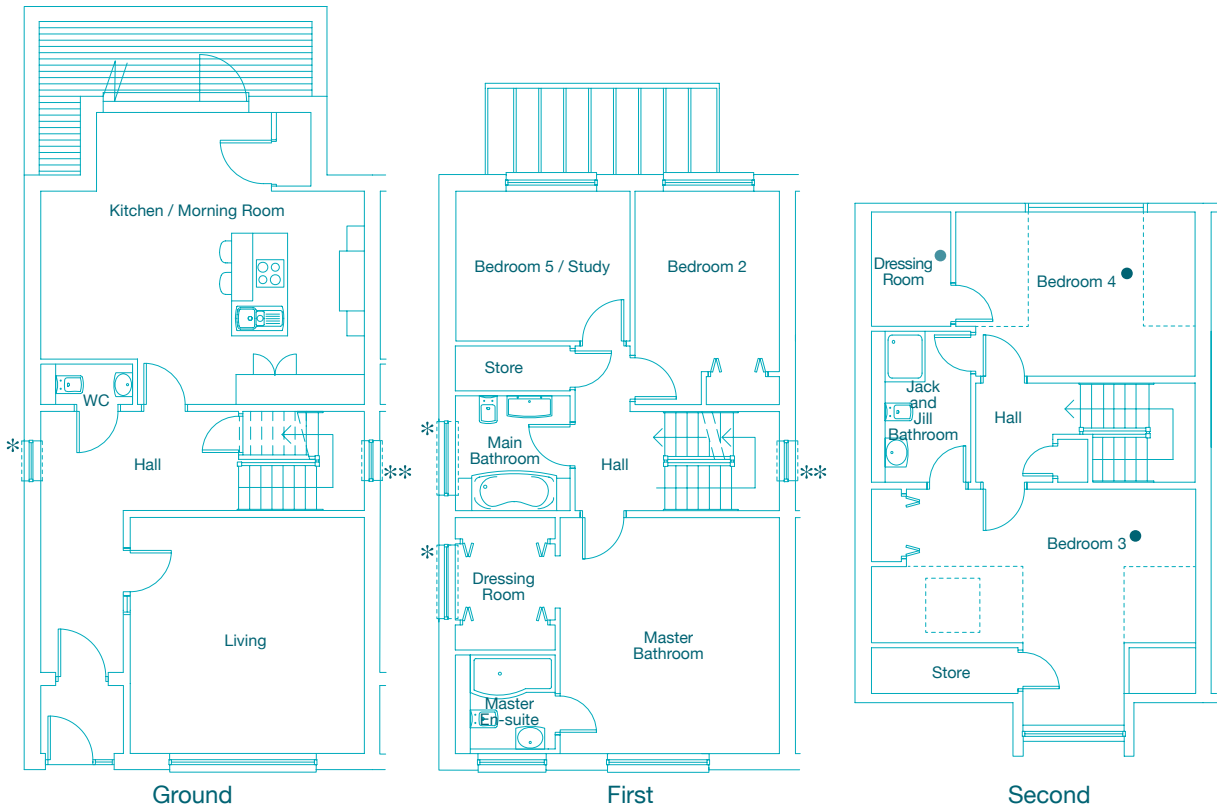
Floorplans

Plot 1	Metric	Imperial	Plot 9	Metric	Imperial
Ground			Ground		
Living	4.72 x 4.69	15'5" x 15'4"	Living	4.72 x 4.59	15'5" x 15'0"
Kitchen / Morning Room	5.85 x 6.43	19'2" x 21'1"	Kitchen / Morning Room	5.85 x 6.35	19'2" x 20'10"
First			First		
Master Bedroom	4.72 x 4.39	15'5" x 14'4"	Master Bedroom	4.72 x 4.29	15'5" x 14'0"
Dressing Room (inc. wardrobes)	2.65 x 2.00	8'8" x 6'6"	Dressing Room (inc. wardrobes)	2.65 x 2.00	8'8" x 6'6"
Master En-suite	1.97 x 1.70	6'5" x 5'6"	Master En-suite	1.97 x 1.70	6'5" x 5'6"
Main Bathroom	2.30 x 2.24	7'6" x 7'4"	Main Bathroom	2.30 x 2.24	7'6" x 7'4"
Bedroom 2	3.61 x 2.89	11'10" x 9'5"	Bedroom 2	3.61 x 2.79	11'10" x 9'1"
Bedroom 5 / Study	3.00 x 3.48	9'10" x 11'5"	Bedroom 5 / Study	3.00 x 3.48	9'10" x 11'5"
Second			Second		
Bedroom 3	4.72 x 6.49	15'5" x 21'3"	Bedroom 3	4.72 x 6.38	15'5" x 20'11"
Bedroom 4	3.28 x 4.79	10'9" x 15'8"	Bedroom 4	3.28 x 4.69	10'9" x 15'4"
Dressing Room	2.29 x 1.58	7'6" x 5'2"	Dressing Room	2.29 x 1.58	7'6" x 5'2"
Jack and Jill Bathroom	3.02 x 1.94	9'10" x 6'4"	Jack and Jill Bathroom	3.02 x 1.94	9'10" x 6'4"

Measurement taken at the widest point

- * Position of window for Plot 1
- ** Position of window for Plot 9

● There is a coombed ceiling within this room. Dimensions have been measured at floor level which includes floor areas with a ceiling height lower than 1.5m. Please confirm details with agents.

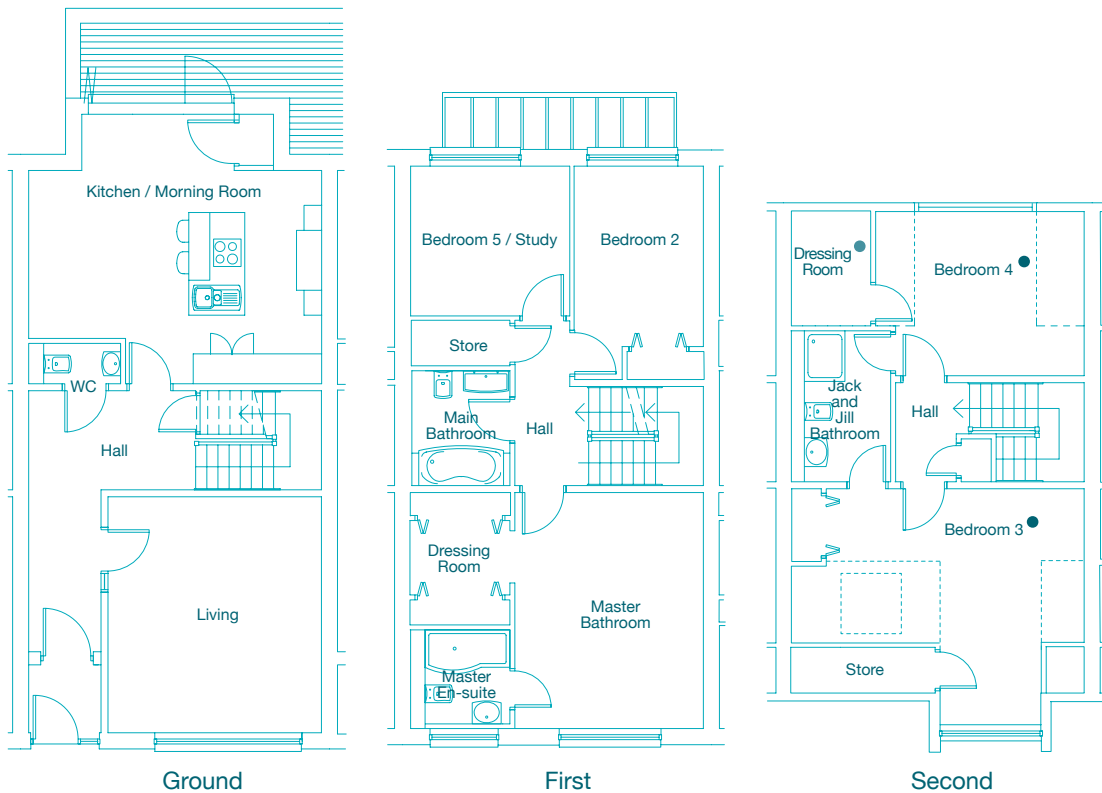


Floor plans are not drawn to scale and are for illustrative purposes only.

Plot 2 - 8	Metric	Imperial
Ground		
Living	4.72 x 4.27	15'5" x 15'5"
Kitchen / Morning Room	5.40 x 5.81	17'8" x 19'0"
First		
Master Bedroom	4.72 x 3.77	15'5" x 12'4"
Dressing Room (inc. wardrobes)	2.65 x 2.00	8'8" x 6'6"
Master En-suite	1.97 x 1.70	6'5" x 5'6"
Main Bathroom	2.30 x 1.94	7'6" x 6'4"
Bedroom 2	3.61 x 2.57	11'10" x 8'5"
Bedroom 5 / Study	3.00 x 3.18	9'10" x 10'5"
Second		
Bedroom 3 ●	4.72 x 5.86	15'5" x 19'2"
Bedroom 4 ●	3.28 x 4.17	10'9" x 13'8"
Dressing Room ●	2.29 x 1.58	7'6" x 5'2"
Jack and Jill Bathroom	3.02 x 1.94	9'10" x 6'4"

Measurement taken at the widest point

- There is a coombed ceiling within this room. Dimensions have been measured at floor level which includes floor areas with a ceiling height lower than 1.5m. Please confirm details with agents.



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