

RiversideDalmarnock.co.uk

Tel: 0141 471 8800



Apartments For Private Sale
Block J



Sales Office & Showhome Opening Hours

Thursday - Monday (inclusive)
11am - 5pm

Tel: 0141 471 8800
Email: homes@riversidedalmarnock.co.uk

About the development

The 22-acre site, formerly occupied by Dalmarnock Power Station, had been vacant since 1980 until it was acquired by Link Group in 2015. Since then Link Group and Laurel Homes have developed Riverside Dalmarnock, an initiative to create a tenure neutral designed development of flats and houses for social rent, mid-market rent, new supply shared equity (NSSE) and private sale.

Private Sale Apartments

Our riverside apartments offer a selection of 1 and 2 bedroom layouts across the 6 floor block.

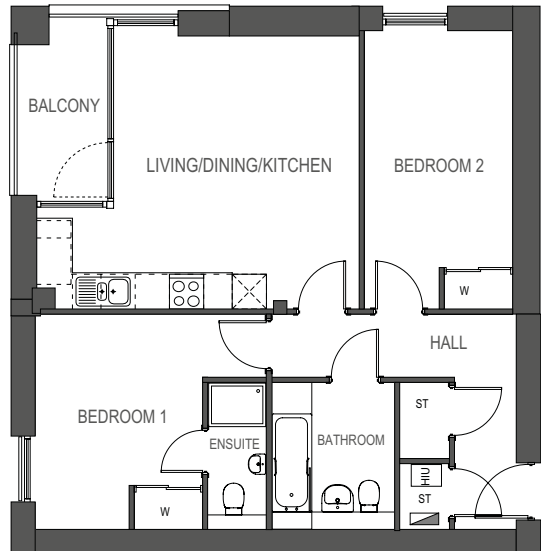
All apartments are generously proportioned with excellent storage and natural light from the large windows plus a balcony or Parisian style balcony. The open concept living and kitchen areas create the perfect space for entertaining.

All plots have allocated parking within the undercroft parking or on the street.

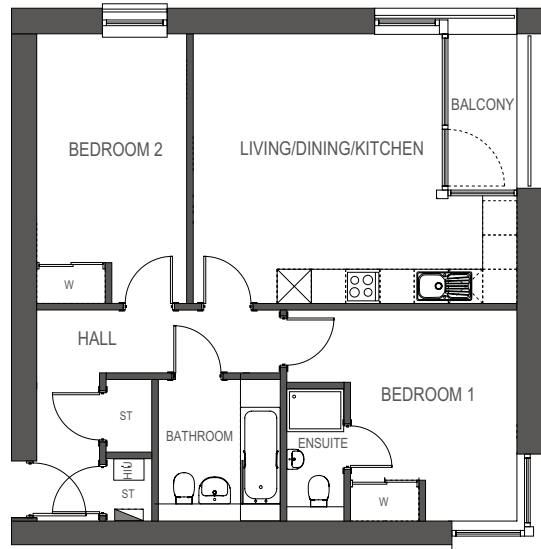
Apartment Type 3 & 3A

2 Bedroom

Visualisations are for illustration purposes only.



Type 3

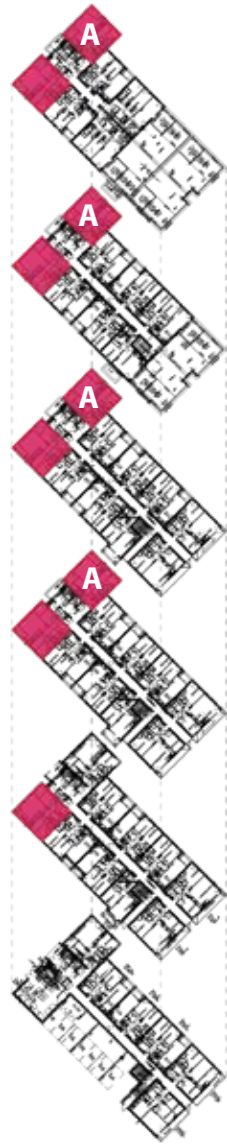


Type 3A

Plots

- First floor 78
 - Second floor **79, 88**
 - Third floor **89, 98**
 - Fourth floor **99, 106**
 - Fifth floor **107, 112**
- Type 3A plot numbers are indicated in bold

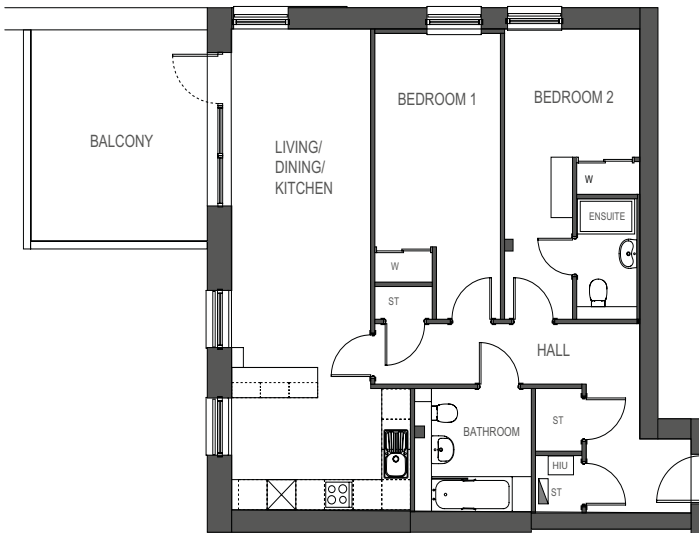
Living/Dining/Kitchen	5.6m x 4.7m	18'4" x 15'5"
Bedroom 1	3.6m x 4.0m	11'8" x 13'1"
En-Suite	2.5m x 1.0m	8'2" x 3'3"
Bedroom 2	2.6m x 4.8m	8'6" x 15'9"
Bathroom	2.1m 2.5m	6'9" x 8'2"
Balcony	3.1m x 1.5m	10'2" x 4'11"
Total GIFA	67 sq m	721 sq ft
N.B. All areas or measurements are approximate		



Plots

- Fifth floor 109, 110

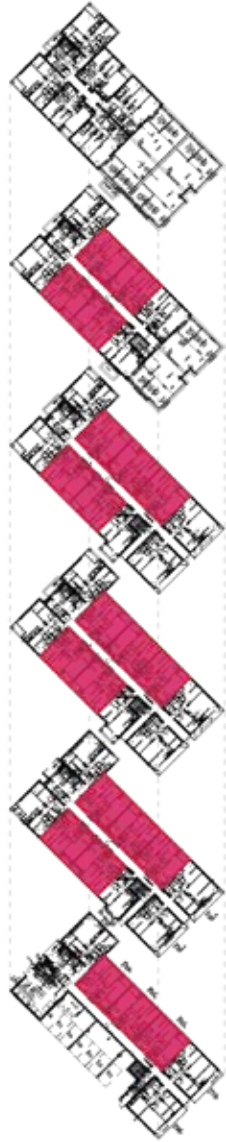
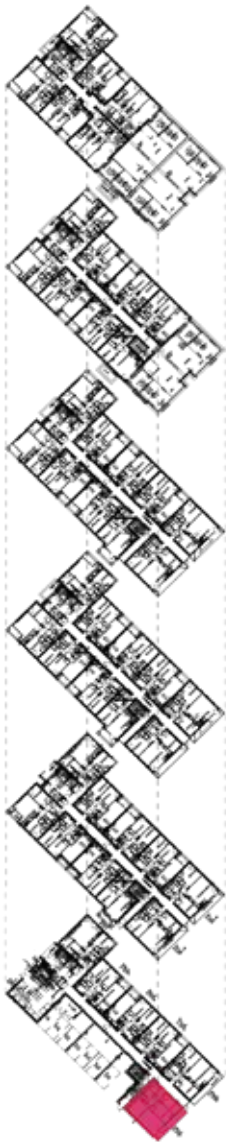
Living/Dining/Kitchen	9.6m x 3.7m	31'6" x 12'2"
Bedroom 1	5.8m x 2.8m	19'0" x 9'2"
En-Suite	2.4m x 1.3m	7'10" x 4'3"
Bedroom 2	5.7m x 2.6m	18'7" x 8'6"
Bathroom	2.4m x 2.4m	7'10" x 7'10"
Balcony	4.2m x 3.7m	13'9" x 12'2"
Total GIFA	83 sq m	895 sq ft
N.B. All areas or measurements are approximate		



Apartment Type 11

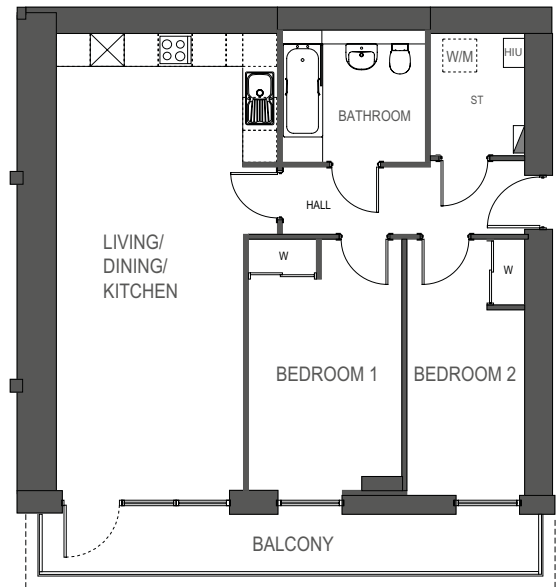
2 Bedroom

Visualisations are for illustration purposes only.



Apartment Type 21

2 Bedroom



Plots

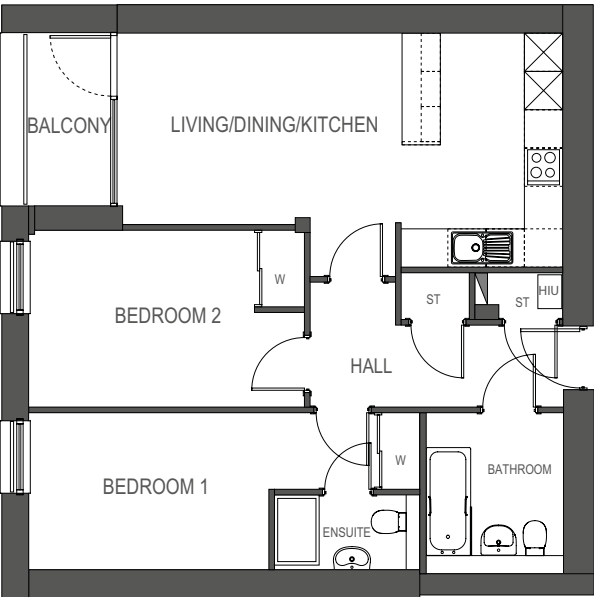
Ground floor 68

Living/Dining/Kitchen	8.3m x 3.9m	27'3" x 12'10"
Bedroom 1	4.6m x 2.7m	15'1" x 8'10"
Bedroom 2	4.7m x 2.1m	15'5" x 6'11"
Bathroom	2.5m x 2.4m	8'2" x 7'10"
Balcony	8.7m x 1.2m	28'7" x 3'11"
Total GIFA	70 sq m	750 sq ft
N.B. All areas or measurements are approximate		

Plots

Ground floor 64, 65, 66
First floor 70, 71, 72, 76, 77
Second floor 80, 81, 82, 86, 87
Third floor 90, 91, 92, 96, 97
Fourth floor 100, 101, 104, 105

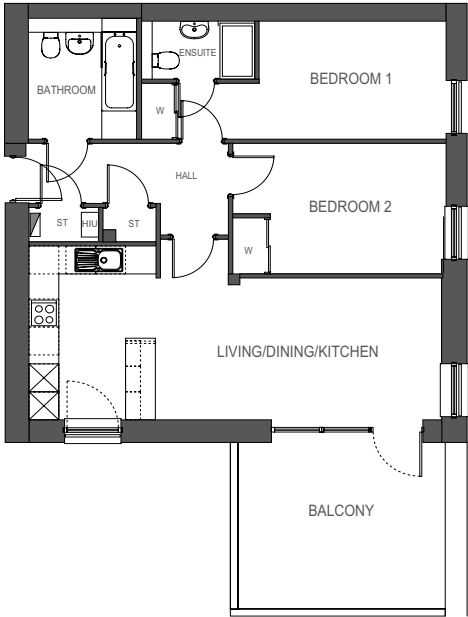
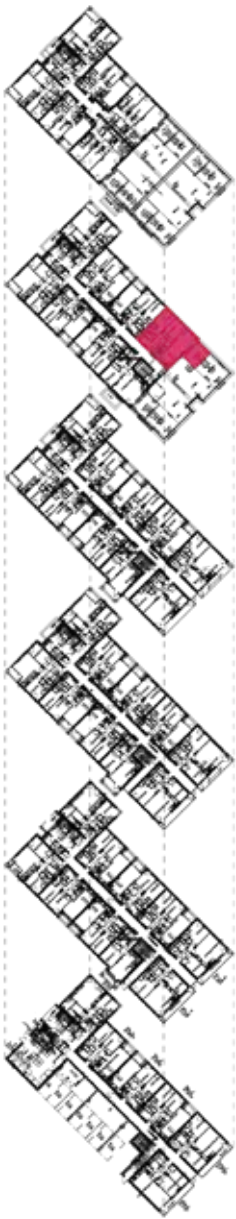
Living/Dining/Kitchen	7.0m x 3.7m	22'11" x 12'2"
Bedroom 1	5.4m x 2.6m	17'9" x 8'2"
En-Suite	2.3m x 1.3m	7'7" x 4'3"
Bedroom 2	4.3m x 2.7m	14'1" x 8'9"
Bathroom	2.5m x 2.2m	8'2" x 7'3"
Balcony	2.7m x 1.3m	8'10" x 4'3"
Total GIFA	67 sq m	721 sq ft
N.B. All areas or measurements are approximate		



Apartment Type 22

2 Bedroom

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Plots
Fourth floor 102

Living/Dining/Kitchen	8.3m x 3.7m	27'3" x 12'2"
Bedroom 1	5.4m x 2.6m	17'9" x 8'5"
En-Suite	2.3m x 1.3m	7'7" x 4'3"
Bedroom 2	4.3m x 2.7m	14'1" x 8'9"
Bathroom	2.6m x 2.2m	8'6" x 7'3"
Balcony	4.2m x 3.7m	13'9" x 12'2"
Total GIFA	72 sq m	775 sq ft
N.B. All areas or measurements are approximate		

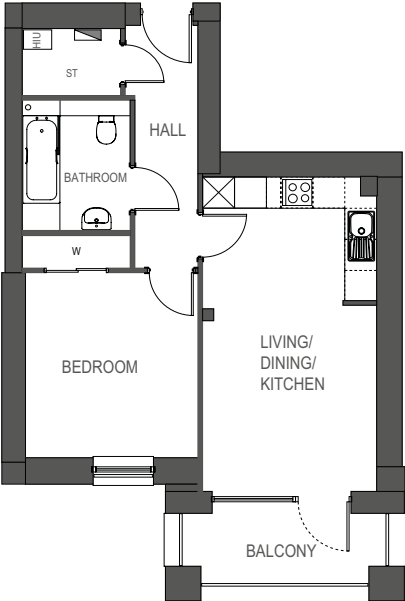
Apartment Type 25

1 Bedroom



Plots
First floor 75
Second floor 85
Third floor 95

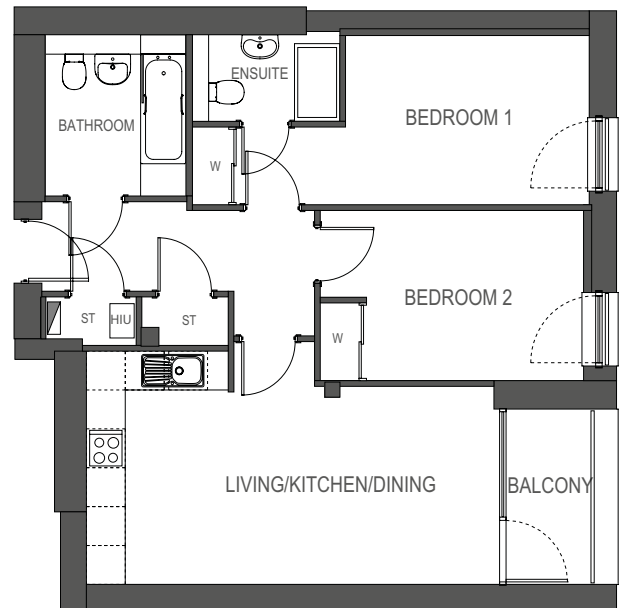
Living/Dining/Kitchen	6.1m x 3.3m	20'0" x 10'9"
Bedroom 1	3.6m x 3.2m	11'10" x 10'6"
Bathroom	2.5m x 2.0m	8'2" x 6'7"
Balcony	1.5m x 3.8m	4'11" x 12'6"
Total GIFA	47.5 sq m	510 sq ft
N.B. All areas or measurements are approximate		



Apartment Type 29

2 Bedroom

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Plots
Fifth floor 108, 111

Living/Dining/Kitchen	6.3m x 3.6m	20'7" x 11'8"
Bedroom 1	5.4m x 2.6m	17'6" x 8'6"
En-Suite	2.3m x 1.3m	7'5" x 4'3"
Bedroom 2	4.2m x 2.6m	13'5" x 8'6"
Bathroom	2.2m x 2.5m	7'3" x 8'2"
Balcony	1.3m x 2.7m	4'3" x 8'10"
Total GIFA	64 sq m	690 sq ft
N.B. All areas or measurements are approximate		



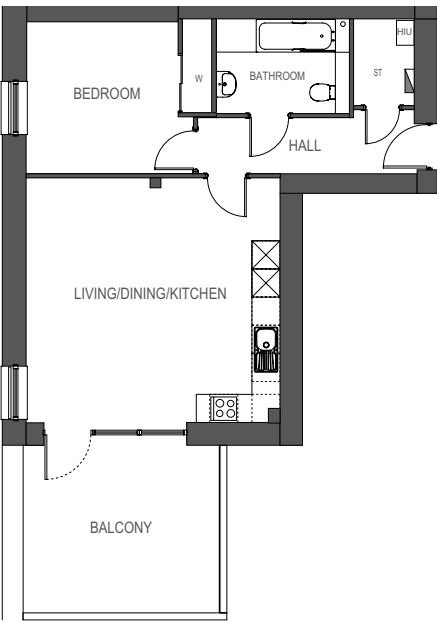
Plots
Fourth floor 103

Living/Dining/Kitchen	5.4m x 5.2m	17'7" x 17'1"
Bedroom 1	3.5m x 3.2m	11'6" x 10'6"
Bathroom	2.8m x 2.0m	9'2" x 6'7"
Balcony	4.3m x 3.7m	14'1" x 12'2"
Total GIFA	56 sq m	600 sq ft
N.B. All areas or measurements are approximate		



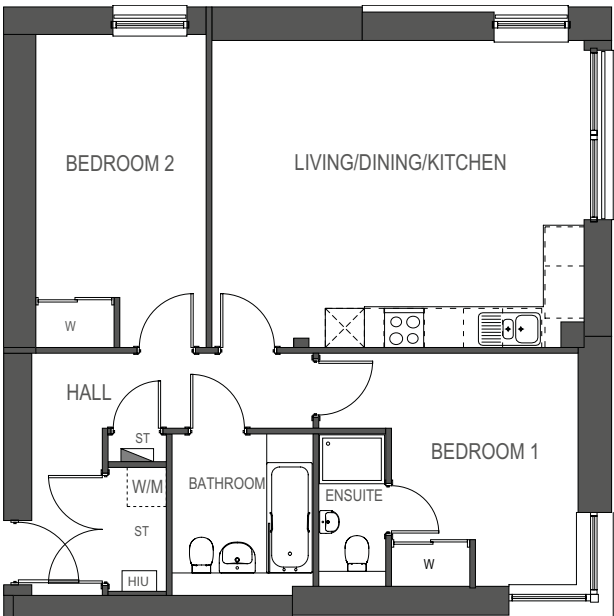
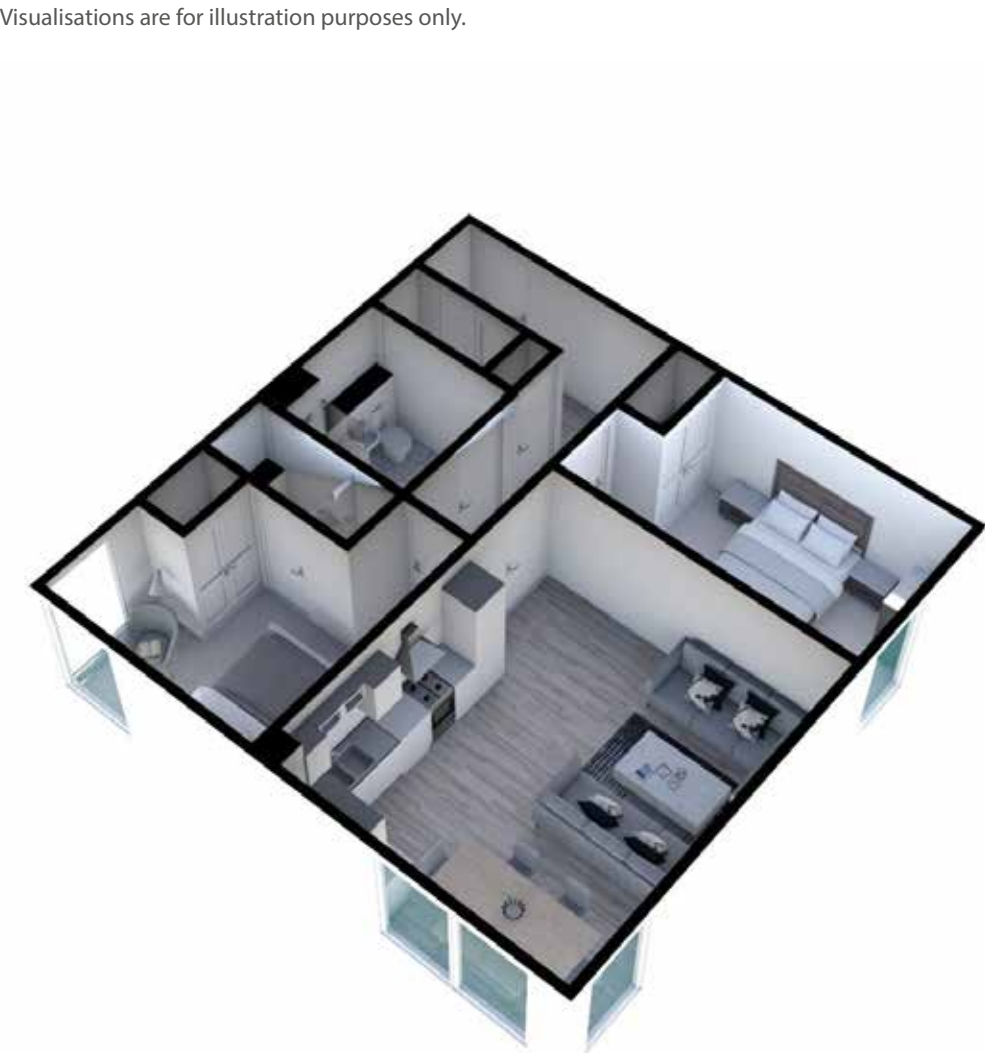
Apartment Type 35

1 Bedroom



Apartment Type 40
2 Bedroom

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Plots

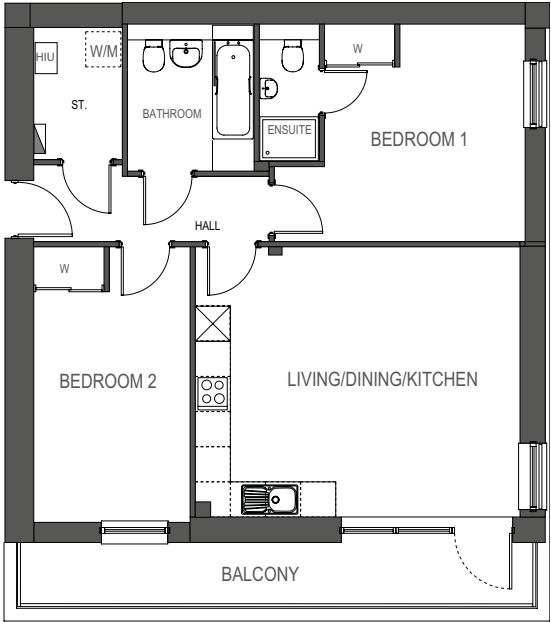
Ground floor 63
First floor 69

Living/Dining/Kitchen	5.7m x 4.6m	18'5" x 15'1"
Bedroom 1	4.0m x 3.6m	13'1" x 11'9"
En-Suite	1.0m x 2.3m	3'3" x 7'7"
Bedroom 2	2.6m x 4.8m	8'6" x 15'9"
Bathroom	2.1m x 2.5m	6'11" x 8'2"
Total GIFA	71 sq m	765 sq ft
N.B. All areas or measurements are approximate		

Plots

Ground floor 67

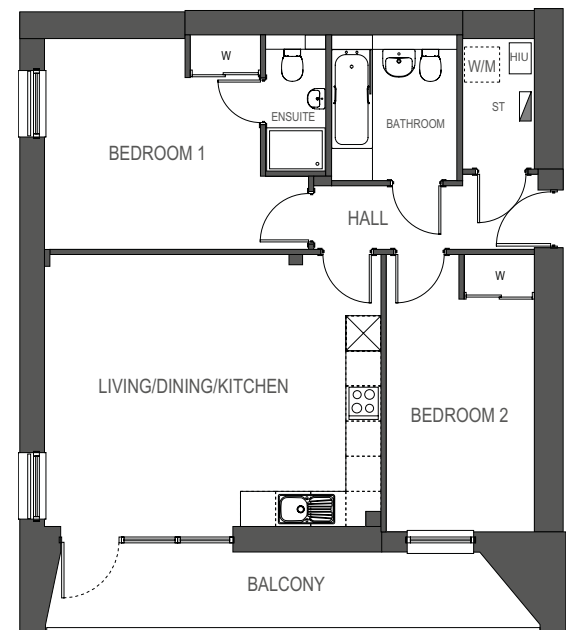
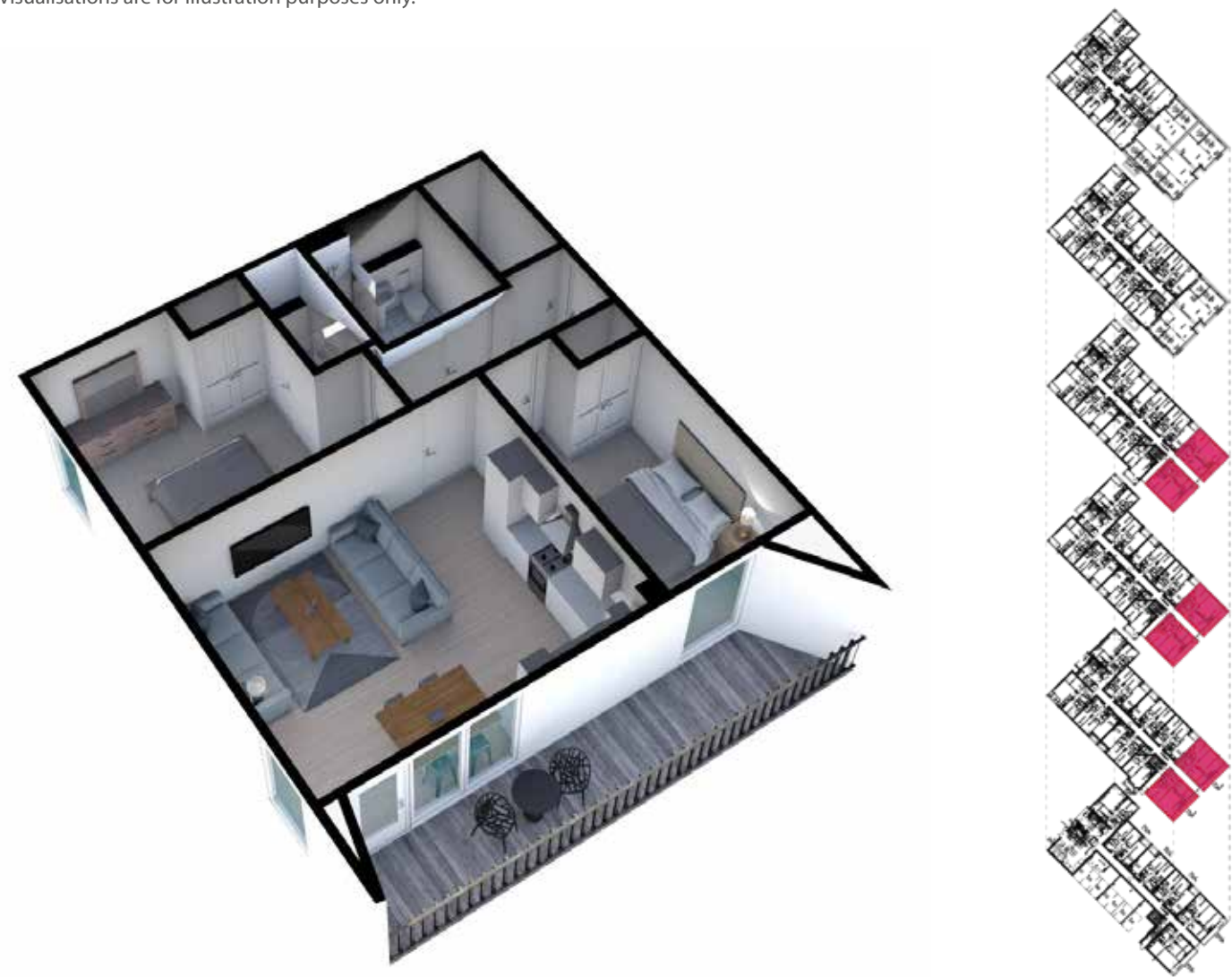
Living/Dining/Kitchen	5.5m x 4.6m	18'0" x 15'1"
Bedroom 1	4.3m x 3.6m	14'1" x 11'8"
En-Suite	1.0m x 2.3m	7'6" x 3'3"
Bedroom 2	2.7m x 4.7m	8'10" x 15'5"
Bathroom	2.1m x 2.5m	6'11" x 8'2"
Balcony	8.7m x 1.2m	28'7" x 3'9"
Total GIFA	70 sq m	760 sq ft
N.B. All areas or measurements are approximate		



Apartment Type 43

2 Bedroom

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Plots

First floor	73, 74
Second floor	83, 84
Third floor	93, 94

Living/Dining/Kitchen	5.7m x 4.6m	18'8" x 15'1"
Bedroom 1	4.5m x 3.6m	14'9" x 11'10"
En-Suite	2.3m x 1.0m	7'7" x 3'3"
Bedroom 2	2.5m x 4.7m	8'2" x 15'5"
Bathroom	2.1m x 2.5m	6'10" x 8'2"
Balcony	8.5m x 1.3m	27'11" x 4'3"
Total GIFA	70 sq m	760 sq ft
N.B. All areas or measurements are approxiate		



Specification

KITCHEN
 Fully fitted stylish kitchen featuring soft close mechanisms
 White goods package including washer dryer
 Laminate worktop with upstand
 1.5 bowl sink

BATHROOM & EN-SUITES
 Ideal Standard sanitaryware
 Vado taps
 Tiling by CTD

DECORATION
 Internal walls and ceilings will be finished in matt white emulsion
 Contemporary stylish internal doors with chrome effect handles
 White switches and sockets to all public areas
 NorDan double glazed windows

PLUMBING
 District heating system

ELECTRICAL
 Ample power points throughout
 TV and telephone sockets provided
 Downlighters to kitchen, bathroom and en-suite areas
 TV point in lounge and master bedroom

COMMUNAL AREAS
 Elevator access to all floors
 Allocated parking
 Porcelain tiles to main entry, lift and lobby and Carpeting to corridors
 A factor has been appointed and an annual fee will be payable by all residents
 Video security entry

North Elevation
Facing into the development



East Elevation
Facing pathway to the river



South Elevation
Facing the river



West Elevation
Facing onto the courtyard





LAUREL HOMES

HOMES OF DISTINCTION

Delivering Homes for Private Sale

Laurel Homes is the private housing division of McTaggart Group, a family of businesses delivering high quality homes across central Scotland since 1946.

Laurel Homes was formed in 1979 to specialise in building private homes, offering superior specification and workmanship in highly sought-after locations, Laurel Homes multi-award winning homes include apartments and family homes.



PROPERTY MISDESCRIPTIONS ACT 1993

While Laurel Homes 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 of treatments, furnishings or fittings at an 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 house 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. Laurel Homes 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.

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CODE FOR
HOME BUILDERS**

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