



THE WORKS

GLASGOW G3

WWW.THEWORKS-G3.CO.UK

A STYLISH COLLECTION OF 2 BEDROOM CONTEMPORARY APARTMENTS



PERFECTLY LOCATED

The Works, G3 is situated in the quieter residential West End area of Yorkhill within walking distance of the renowned Finnieston restaurant mile and Kelvingrove Art Gallery. The rise of Finnieston as a key part of the West End and its proximity to the University of Glasgow, Scottish Power's new HQ building, St Vincent Plaza and the International Financial District, has helped to make it one of the best-performing residential areas in the UK today.

Finneston was named as one of the "top 10 trendiest neighbourhoods" in Europe by The Independent, and is now well established as the place to be.

There you will find a fantastic selection of independent retailers, bars and restaurants including Porter and Rye, Ox and Finch, The Gannet and Brewdog Glasgow. Finnieston caters to all cultural tastes, and has the world-class music and entertainment venues of SSE Hydro, SECC and SWG3 complex in close proximity. Also nearby is the The Riverside Museum as well as the world famous Kelvingrove Park which contains the highly acclaimed Kelvingrove Art Gallery and Museum.

Connectivity couldn't be better, The Works offers excellent transport links around Glasgow with great bus links in to the City and beyond, access to the Clydeside Expressway and M8 in under a mile with Glasgow International Airport located approx. 8.4 miles away.

You can find us by using SAT NAV postcode: G3 8PH



CONTEMPORARY SPECIFICATION WITH GENEROUS LIVING SPACES



DESIGNED FOR MODERN LIVING

KITCHENS

- Individually designed by Cameron Interiors
- A handleless range of soft close kitchen doors and contemporary work surfaces
- Fully integrated Blaupunkt appliances including built in eye level oven and microwave, induction hob, extractor, fridge freezer, integrated dishwasher and washer dryer
- Brick effect tile splash back

BATHROOMS

- Porcelanosa sanitary ware including close coupled wc to bathroom and soft close seat
- Porcelanosa wall-hung vanity unit with stylish Square basin
- Tiled bath tub with fitted pivot bath screen
- City shower pack which includes: City hand-shower, slider rail and hose over bath
- A range of Porcelanosa wall and floor tiles – Full height tiling to wet areas only
- Chrome fittings
- Mirror feature wall – Please speak to sales advisor for costs

ENSUITE

- Porcelanosa sanitary ware low level concealed cistern with soft close seat and Rondo flush button
- Wall hung basin with chrome bottle trap to ensuite
- Low profile shower tray with sliding shower screen door
- City shower pack with hand-shower, slider rail and hose
- Rainfall shower option – Please speak to sales advisor for costs
- A range of Porcelanosa wall and floor tiles – Full height tiling to wet areas only
- Chrome fittings
- Mirror feature wall – Please speak to sales advisor for costs

FLOORING

- A selection of engineered flooring to kitchen/ living and hall way and carpets to bedrooms – Please speak to sales advisor for range and costs

GENERAL

- Internal five panel white doors with contemporary ironmongery
- Brushed chrome sockets and switches to living room only. White to all other rooms
- USB sockets to kitchen, lounge and bedrooms
- Gas central heating – Combination boiler
- Combination of pendant and down lighters throughout
- Modern detailed white architraves and skirtings
- Fully double glazed windows throughout
- Tv points to lounge and bedrooms
- Sky Q to lounge and master bedroom
- Alarm system for ground floor apartments

COMMUNAL AREAS

- Video Secure entry system
- Interior designed common entrance lobby and communal hallways
- Mailbox proprietary system located at ground floor entrances
- Lift access to selected apartments
- Management agents – Taylor Martin – Please speak to sales advisor for costs
- Communal rear landscaped residents gardens

ENERGY RATING

- EPC rating predicted to be band B

APARTMENT ONE

TWO BEDROOM, GROUND FLOOR - PATIO REAR GARDEN

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 4.2m	'29"9 x '13"11
Master Bedroom	4.6m x 2.7m	'15"2 x '8"10
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"3 x '10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	83 Sqm	894 Sq ft

All areas and measurements are approximate.



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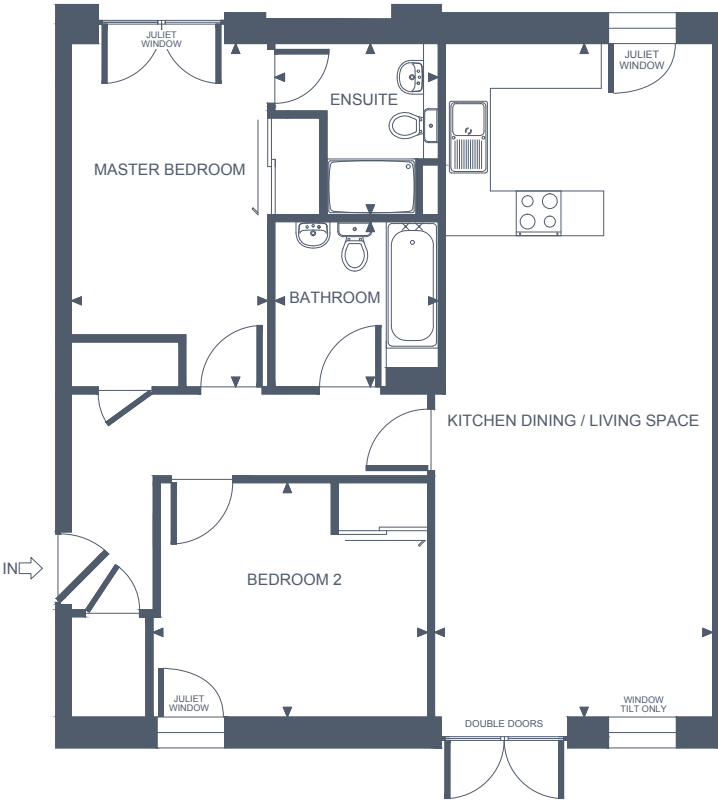
APARTMENT TWO

TWO BEDROOM, GROUND FLOOR - PATIO REAR GARDEN



Apartment Dimensions		
Kitchen Dining / Living Space	9.1m x 3.7m	'29"9 x '12"3
Master Bedroom	4.6m x 2.6m	'15"2 x '8"8
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"1 x'10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	79 sqm	847 sq ft

All areas and measurements are approximate.

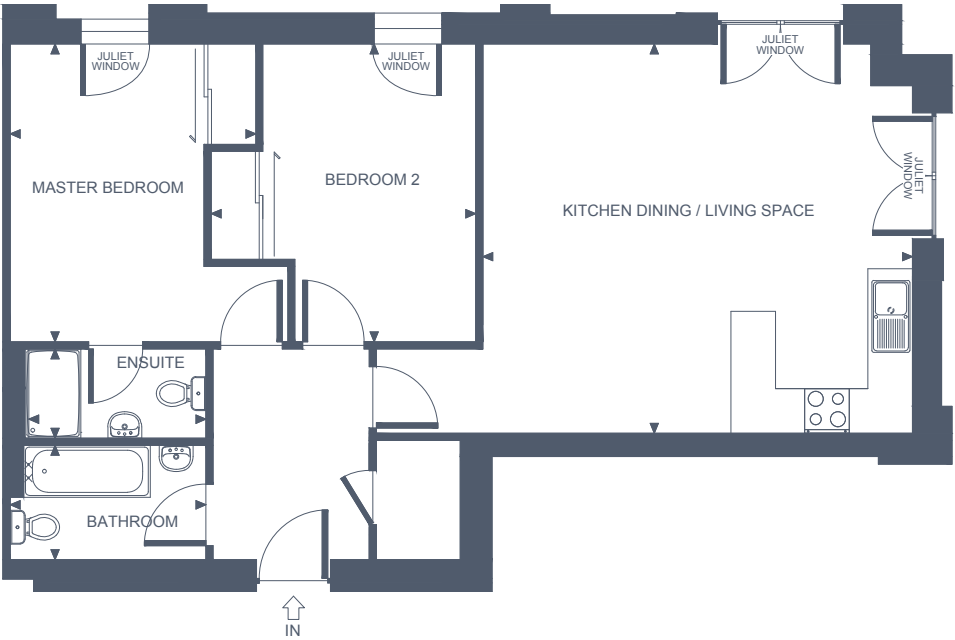


APARTMENT THREE
TWO BEDROOM, GROUND FLOOR

Apartment Dimensions

Reception / Kitchen	5.8m x 5.2m	'18"11 x '17"2
Master Bedroom	4m x 3.3m	'13"2 x '10"11
Ensuite	2.4m x 1.2m	'8 x '3"11
Bedroom 2	4m x 3.6m	'13"2 x '11"8
Bathroom	2.6m x 1.5m	'8"8 x '5
Gross Internal Floor Area	73 sqm	786 Sq ft

All areas and measurements are approximate.



APARTMENT FOUR

TWO BEDROOM, GROUND FLOOR - PATIO REAR GARDEN

Apartment Dimensions

Kitchen Dining / Living Space	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"9
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 sqm	793 sq ft

All areas and measurements are approximate.



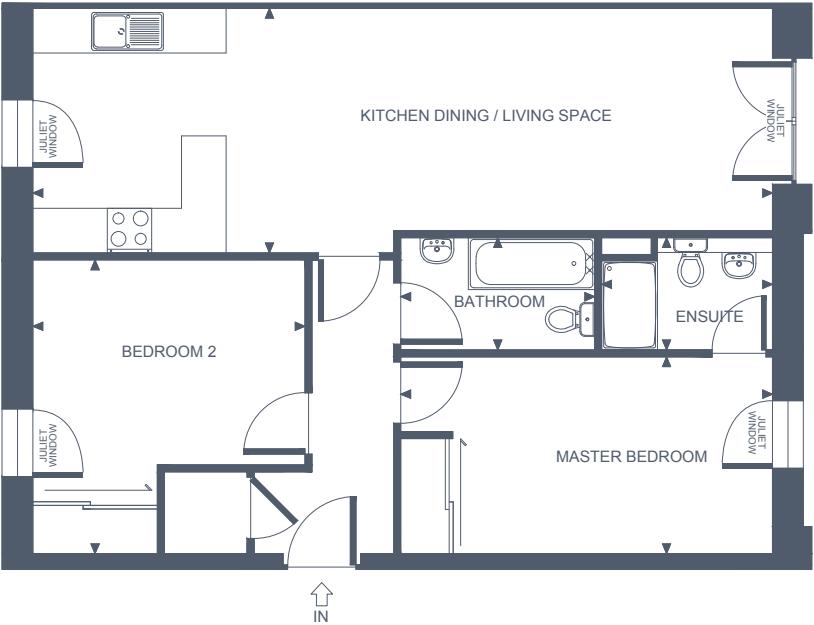
APARTMENT FIVE

TWO BEDROOM, GROUND FLOOR - PATIO REAR GARDEN / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"8
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4 x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 Sqm	793 Sq ft

All areas and measurements are approximate.



APARTMENT SIX

TWO BEDROOM, GROUND FLOOR - BALCONY / LIFT ACCESS

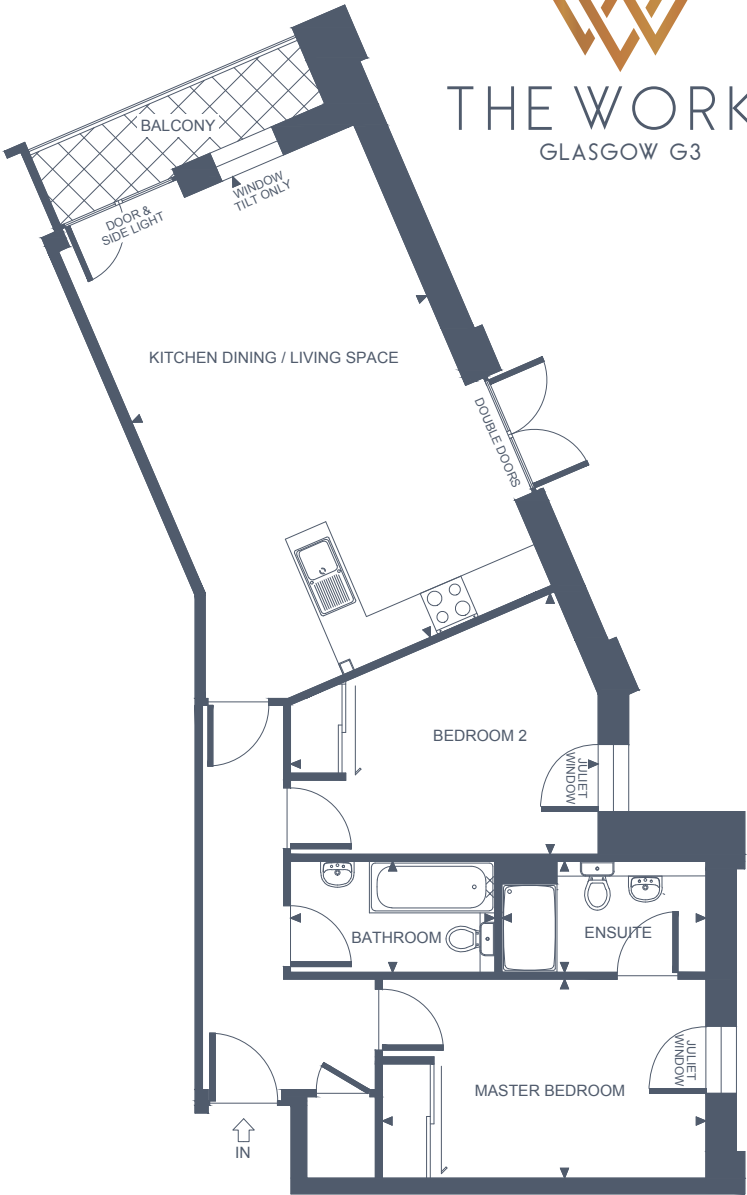
Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



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APARTMENT SEVEN

TWO BEDROOM, GROUND FLOOR - PATIO REAR GARDEN / BALCONY / LIFT ACCESS

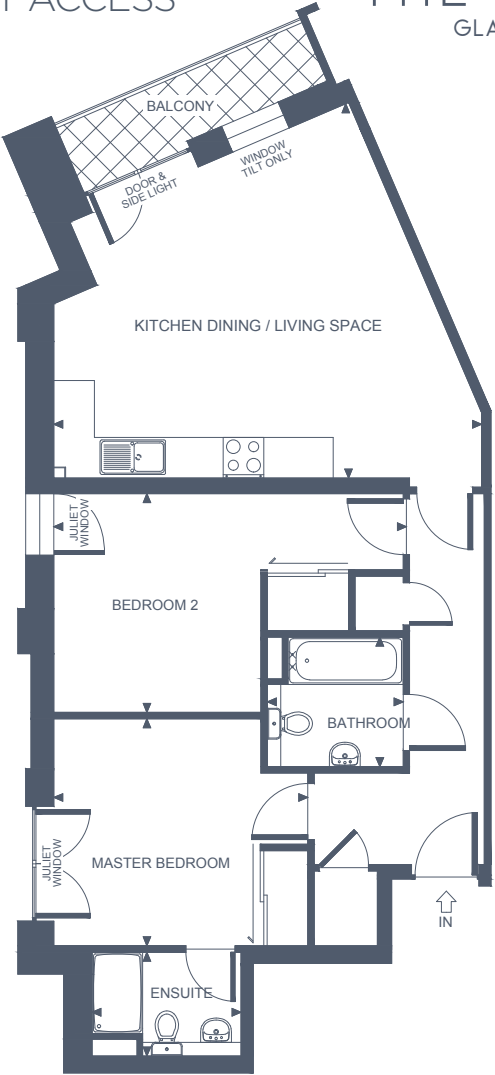


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Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



APARTMENT EIGHT
TWO BEDROOM, FIRST FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 4.2m	'29"9 x '13"11
Master Bedroom	4.6m x 2.7m	'15"2 x '8"10
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"3 x '10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	83 Sqm	894 Sq ft

All areas and measurements are approximate.

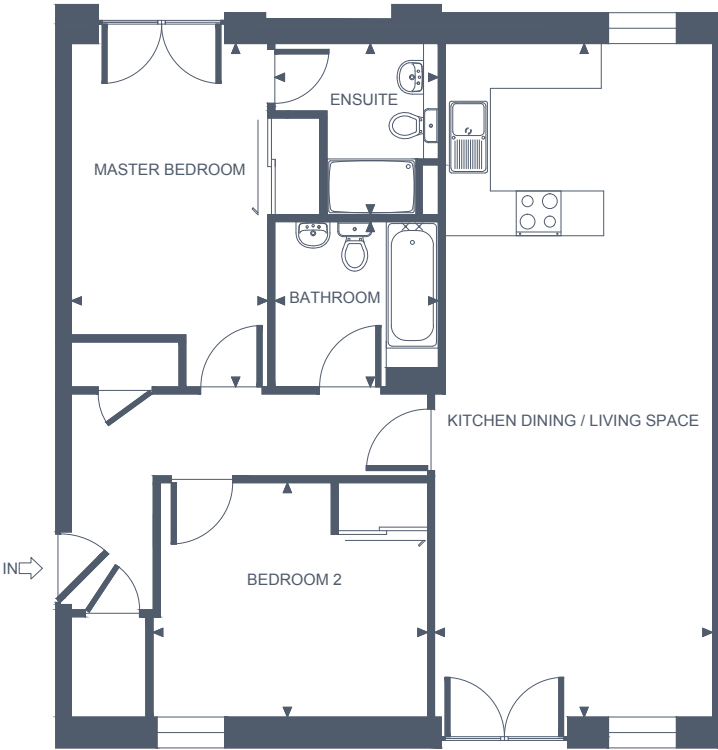


APARTMENT NINE
TWO BEDROOM, FIRST FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 3.7m	'29"9 x '12"3
Master Bedroom	4.6m x 2.6m	'15"2 x '8"8
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"1 x'10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	79 sqm	847 sq ft

All areas and measurements are approximate.

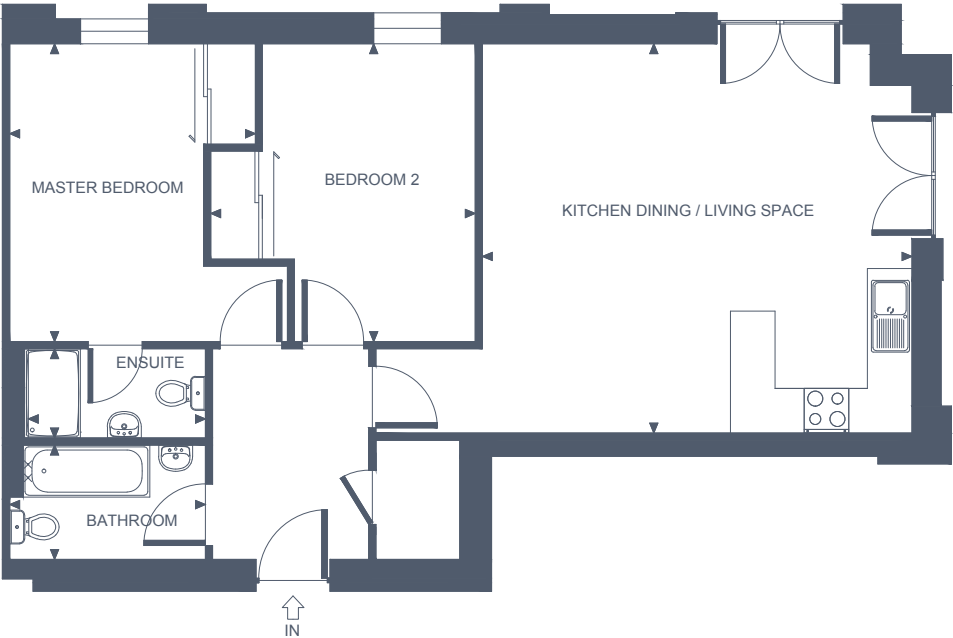


APARTMENT TEN
TWO BEDROOM, FIRST FLOOR

Apartment Dimensions

Reception / Kitchen	5.8m x 5.2m	'18"11 x '17"2
Master Bedroom	4m x 3.3m	'13"2 x '10"11
Ensuite	2.4m x 1.2m	'8 x '3"11
Bedroom 2	4m x 3.6m	'13"2 x '11"8
Bathroom	2.6m x 1.5m	'8"8 x '5
Gross Internal Floor Area	73 sqm	786 Sq ft

All areas and measurements are approximate.



APARTMENT ELEVEN
TWO BEDROOM, FIRST FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"9
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 sqm	793 sq ft

All areas and measurements are approximate.



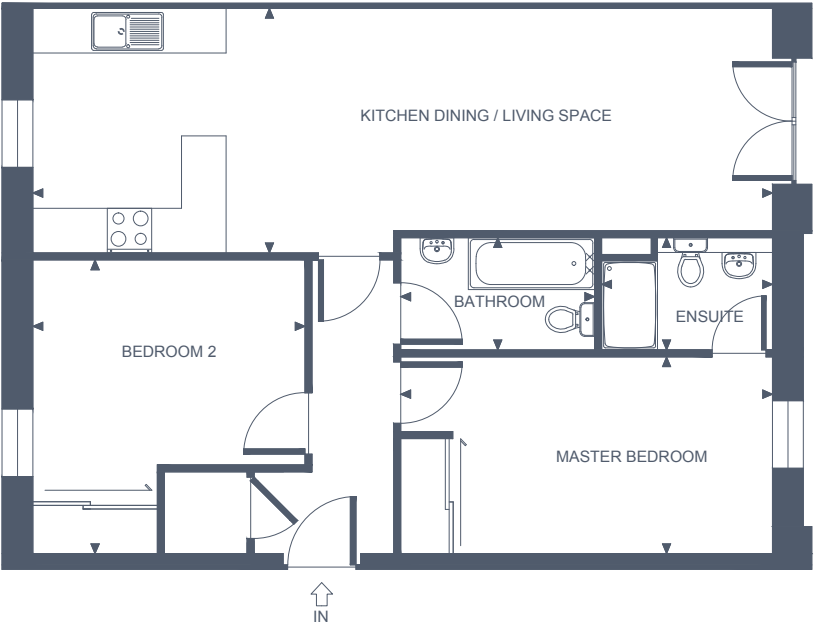
APARTMENT TWELVE

TWO BEDROOM, FIRST FLOOR - LIFT ACCESS

Apartment Dimensions

Reception / Kitchen	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"6
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 Sqm	793 Sq ft

All areas and measurements are approximate.



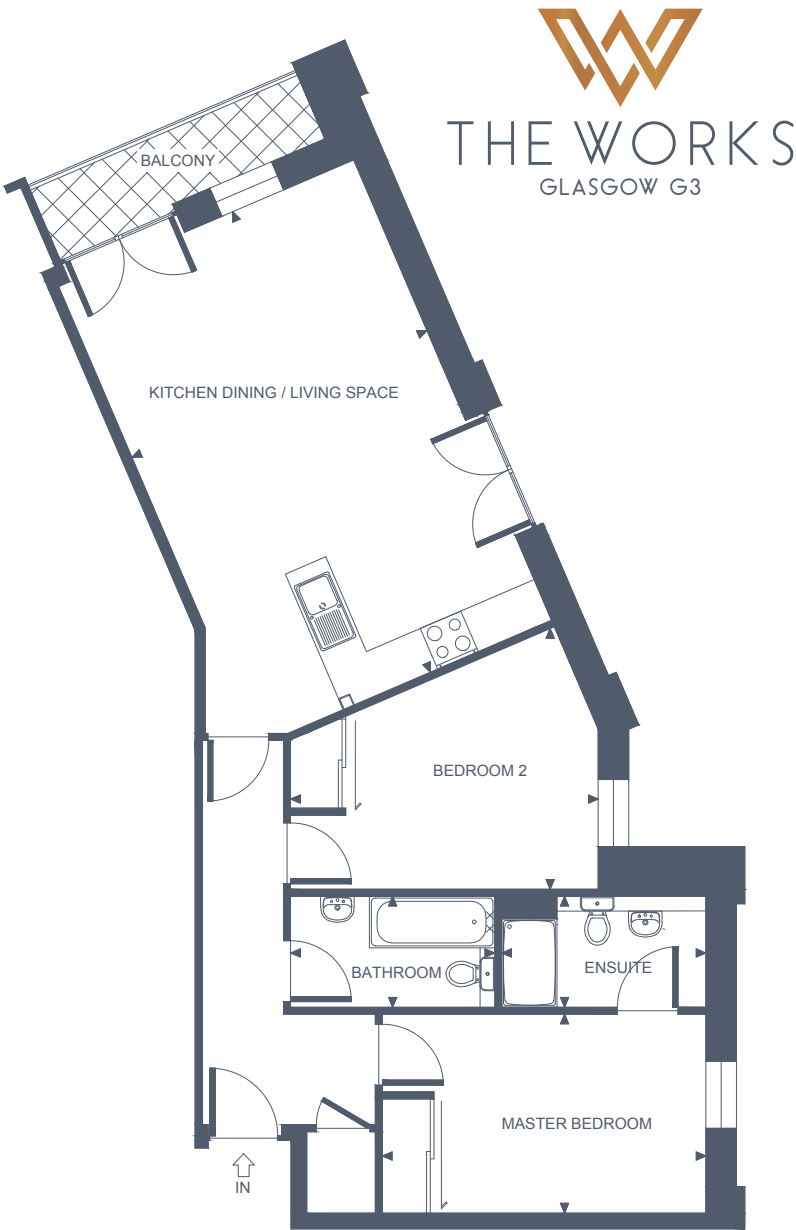
APARTMENT THIRTEEN

TWO BEDROOM, FIRST FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



APARTMENT FOURTEEN

TWO BEDROOM, FIRST FLOOR - BALCONY / LIFT ACCESS

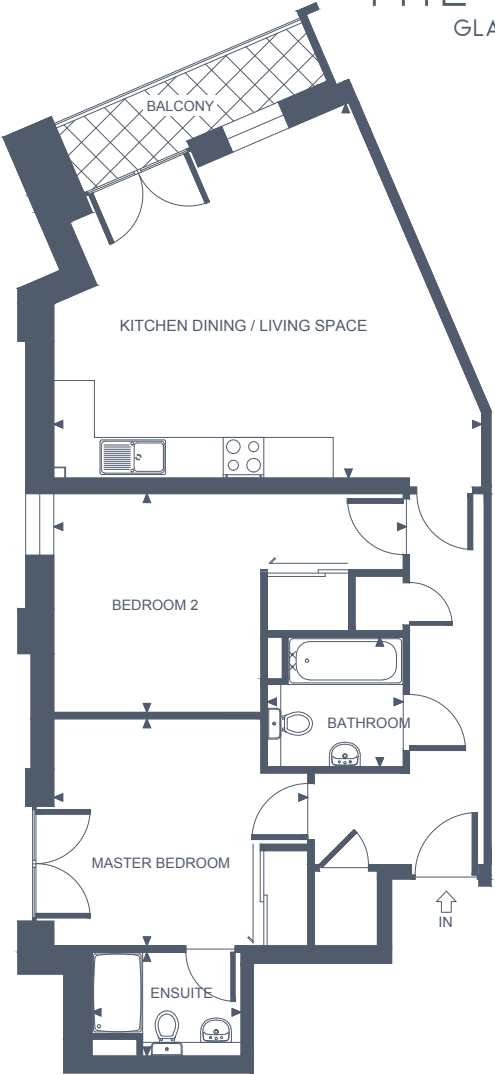
Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



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APARTMENT FIFTEEN
TWO BEDROOM, SECOND FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 4.2m	'29"9 x '13"11
Master Bedroom	4.6m x 2.7m	'15"2 x '8"10
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"3 x '10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	83 Sqm	894 Sq ft

All areas and measurements are approximate.

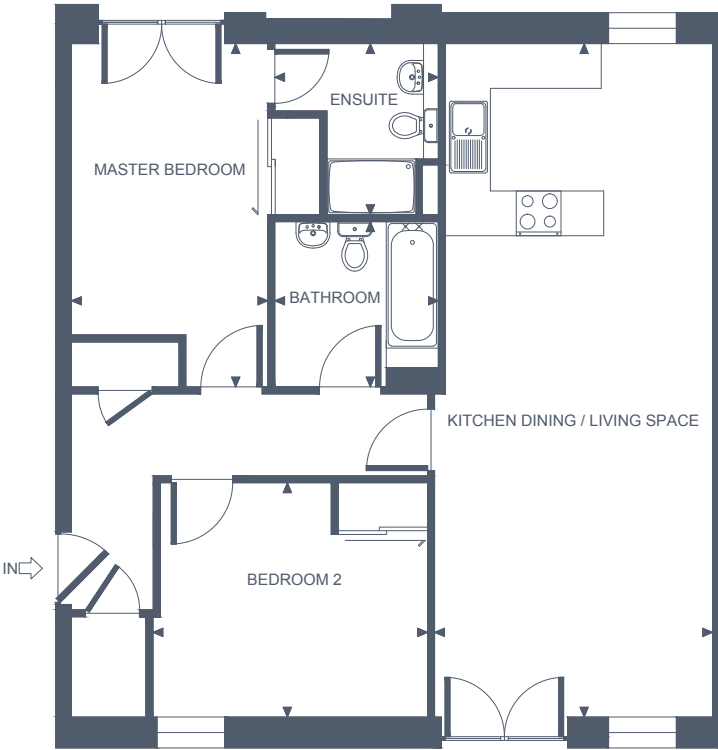


APARTMENT SIXTEEN
TWO BEDROOM, SECOND FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 3.7m	'29"9 x '12"3
Master Bedroom	4.6m x 2.6m	'15"2 x '8"8
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"1 x'10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	79 sqm	847 sq ft

All areas and measurements are approximate.

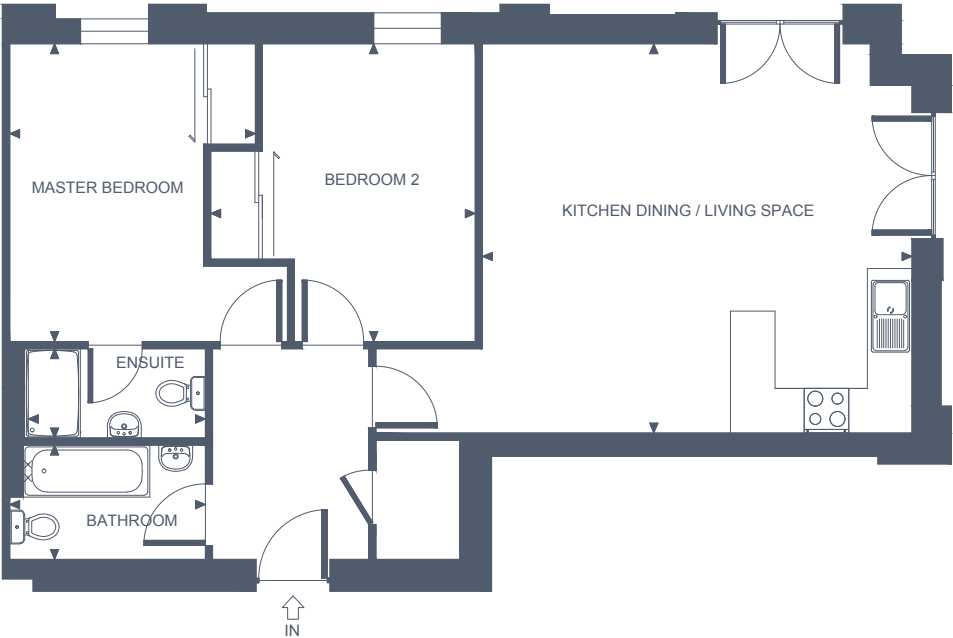


APARTMENT SEVENTEEN
TWO BEDROOM, SECOND FLOOR

Apartment Dimensions

Reception / Kitchen	5.8m x 5.2m	'18"11 x '17"2
Master Bedroom	4m x 3.3m	'13"2 x '10"11
Ensuite	2.4m x 1.2m	'8 x '3"11
Bedroom 2	4m x 3.6m	'13"2 x '11"8
Bathroom	2.6m x 1.5m	'8"8 x '5
Gross Internal Floor Area	73 sqm	786 Sq ft

All areas and measurements are approximate.

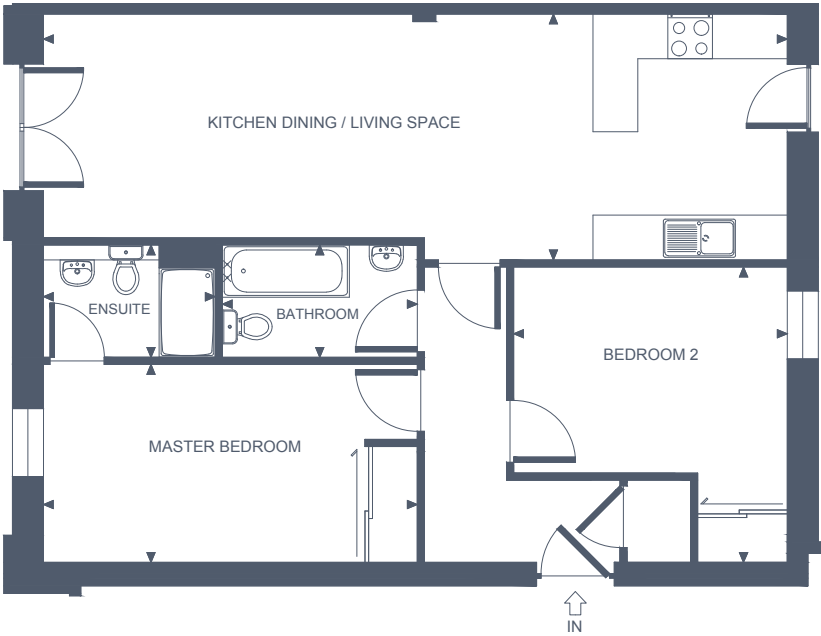


APARTMENT EIGHTEEN
TWO BEDROOM, SECOND FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"9
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 sqm	793 sq ft

All areas and measurements are approximate.



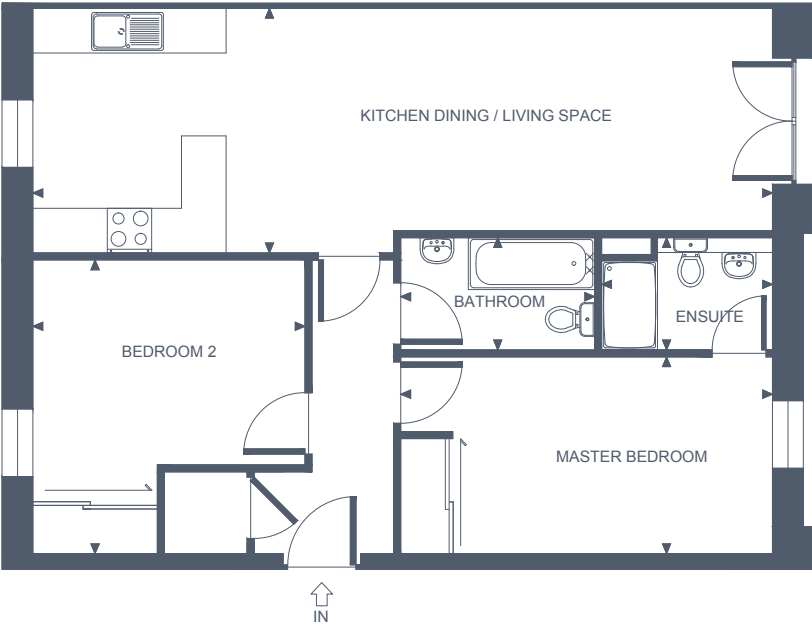
APARTMENT NINETEEN

TWO BEDROOM, SECOND FLOOR - LIFT ACCESS

Apartment Dimensions

Reception / Kitchen	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"6
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 Sqm	793 Sq ft

All areas and measurements are approximate.



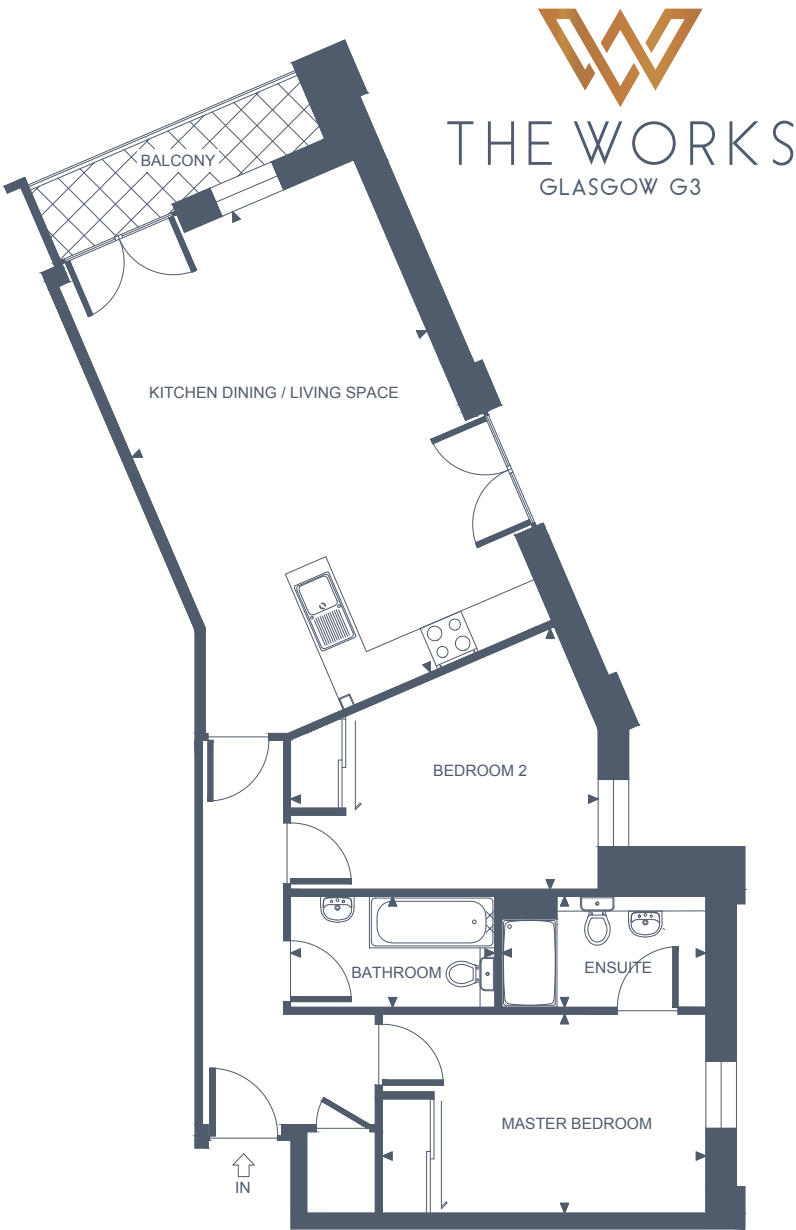
APARTMENT TWENTY

TWO BEDROOM, SECOND FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



APARTMENT TWENTY ONE

TWO BEDROOM, SECOND FLOOR - BALCONY / LIFT ACCESS

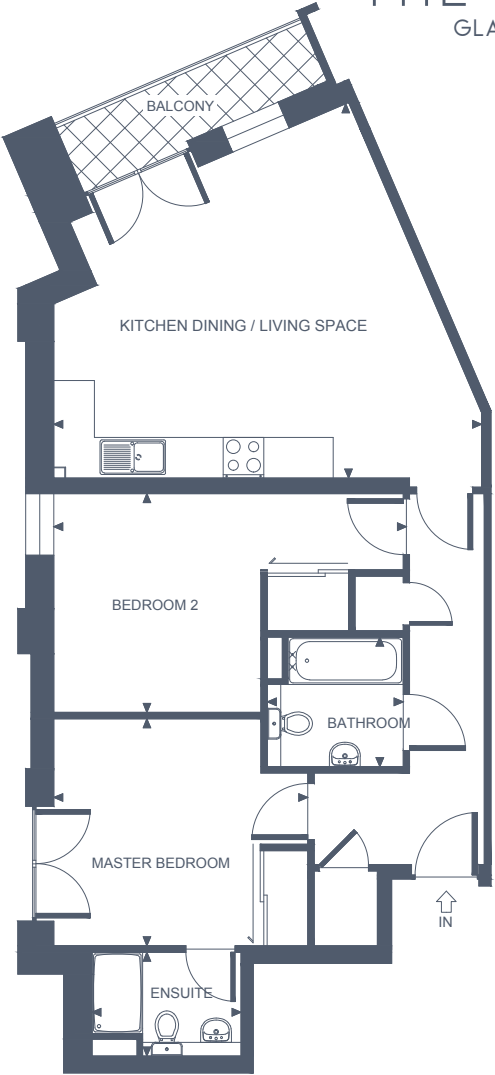
Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



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APARTMENT TWENTY TWO
TWO BEDROOM, THIRD FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 4.2m	'29"9 x '13"11
Master Bedroom	4.6m x 2.7m	'15"2 x '8"10
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"3 x '10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	83 Sqm	894 Sq ft

All areas and measurements are approximate.

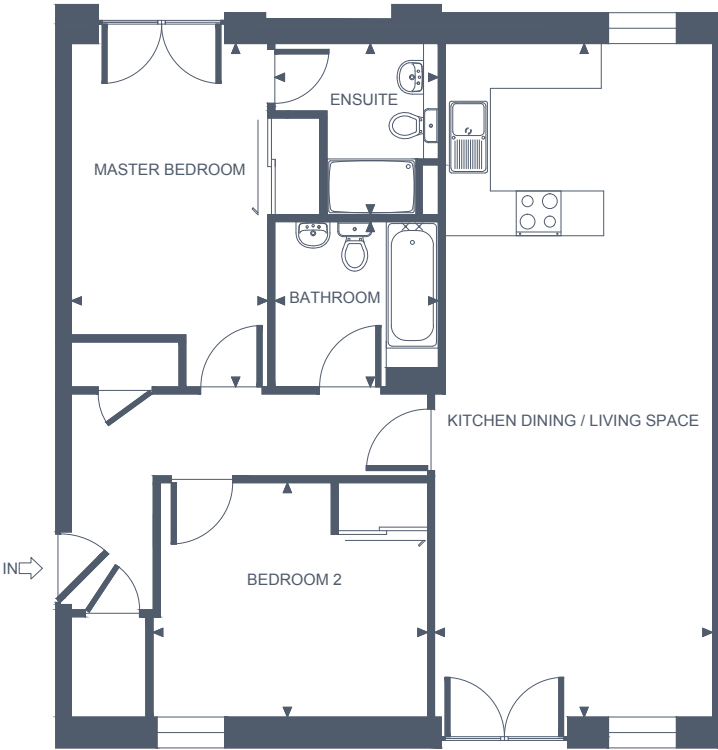


APARTMENT TWENTY THREE
TWO BEDROOM, THIRD FLOOR

Apartment Dimensions

Kitchen Dining / Living Space	9.1m x 3.7m	'29"9 x '12"3
Master Bedroom	4.6m x 2.6m	'15"2 x '8"8
Ensuite	2.3m x 2.2m	'7"7 x '7"3
Bedroom 2	3.7m x 3.2m	'12"1 x'10"4
Bathroom	2.2m x 2.2m	'7"3 x '7"3
Gross Internal Floor Area	79 sqm	847 sq ft

All areas and measurements are approximate.

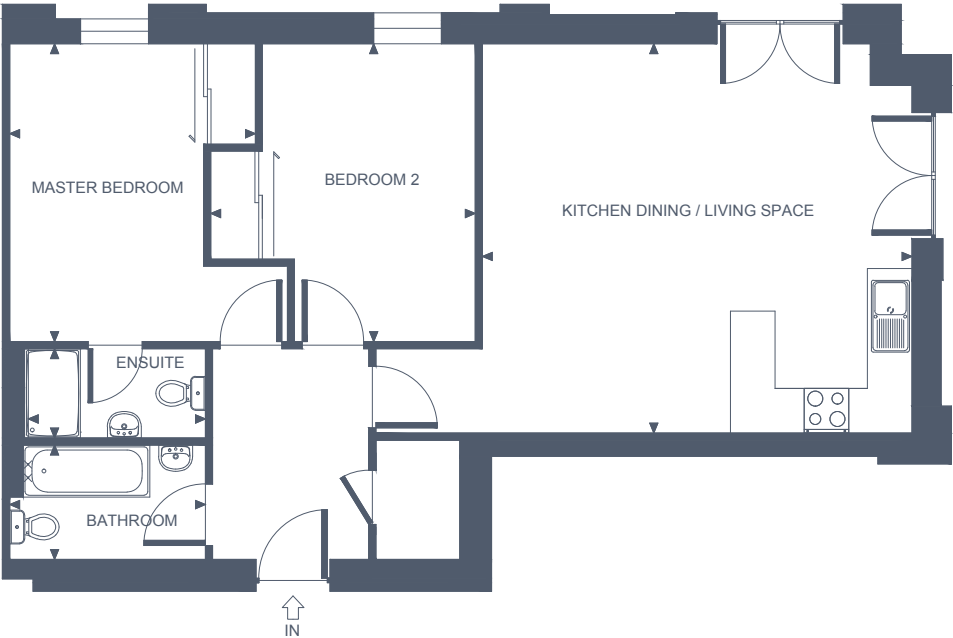


APARTMENT TWENTY FOUR
TWO BEDROOM, THIRD FLOOR

Apartment Dimensions

Reception / Kitchen	5.8m x 5.2m	'18"11 x '17"2
Master Bedroom	4m x 3.3m	'13"2 x '10"11
Ensuite	2.4m x 1.2m	'8 x '3"11
Bedroom 2	4m x 3.6m	'13"2 x '11"8
Bathroom	2.6m x 1.5m	'8"8 x '5
Gross Internal Floor Area	73 sqm	786 Sq ft

All areas and measurements are approximate.

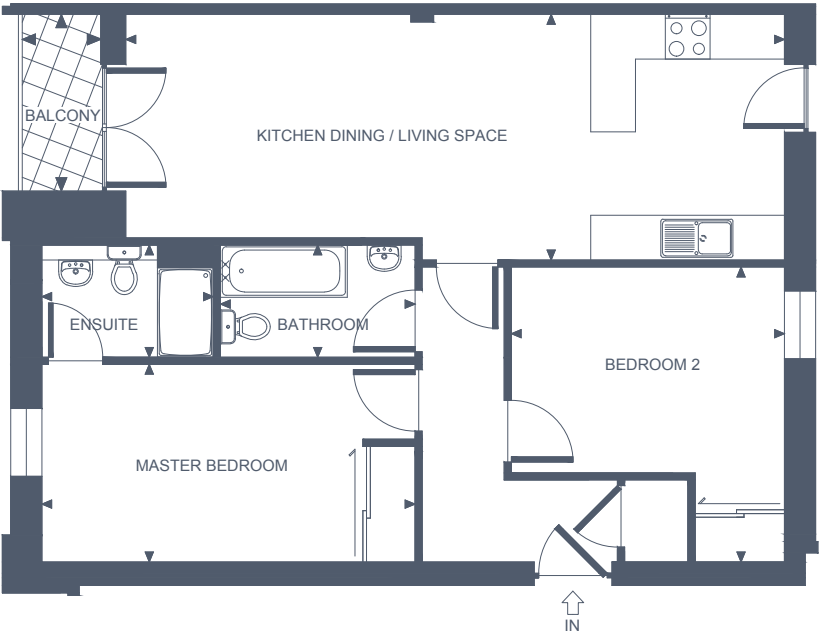


APARTMENT TWENTY FIVE
TWO BEDROOM, THIRD FLOOR - BALCONY

Apartment Dimensions

Kitchen Dining / Living Space	8.8m x 3.3m	'29 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"8
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Balcony	2.4m x 1m	'7"9 x '3"5
Gross Internal Floor Area	70 Sqm	750 Sq ft

All areas and measurements are approximate.



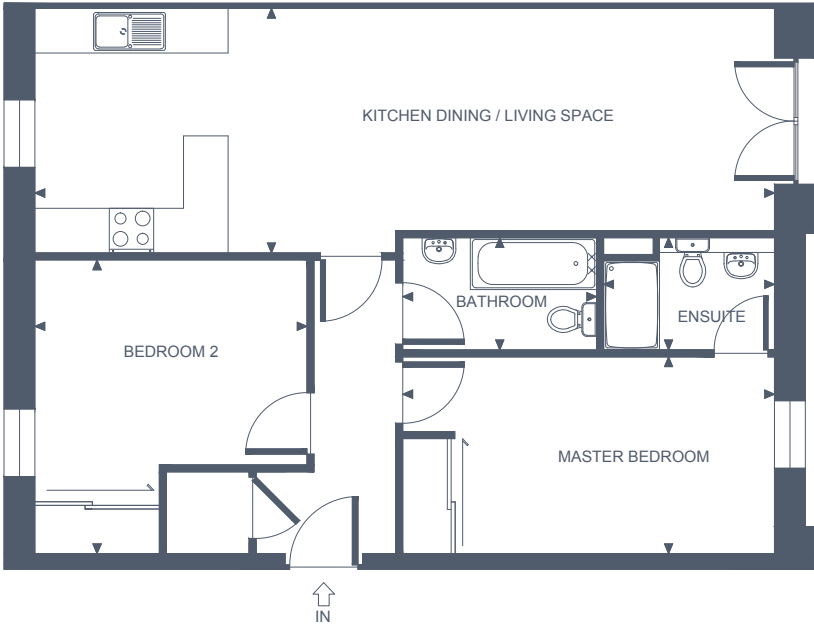
APARTMENT TWENTY SIX

TWO BEDROOM, THIRD FLOOR - LIFT ACCESS

Apartment Dimensions

Reception / Kitchen	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"6
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 Sqm	793 Sq ft

All areas and measurements are approximate.

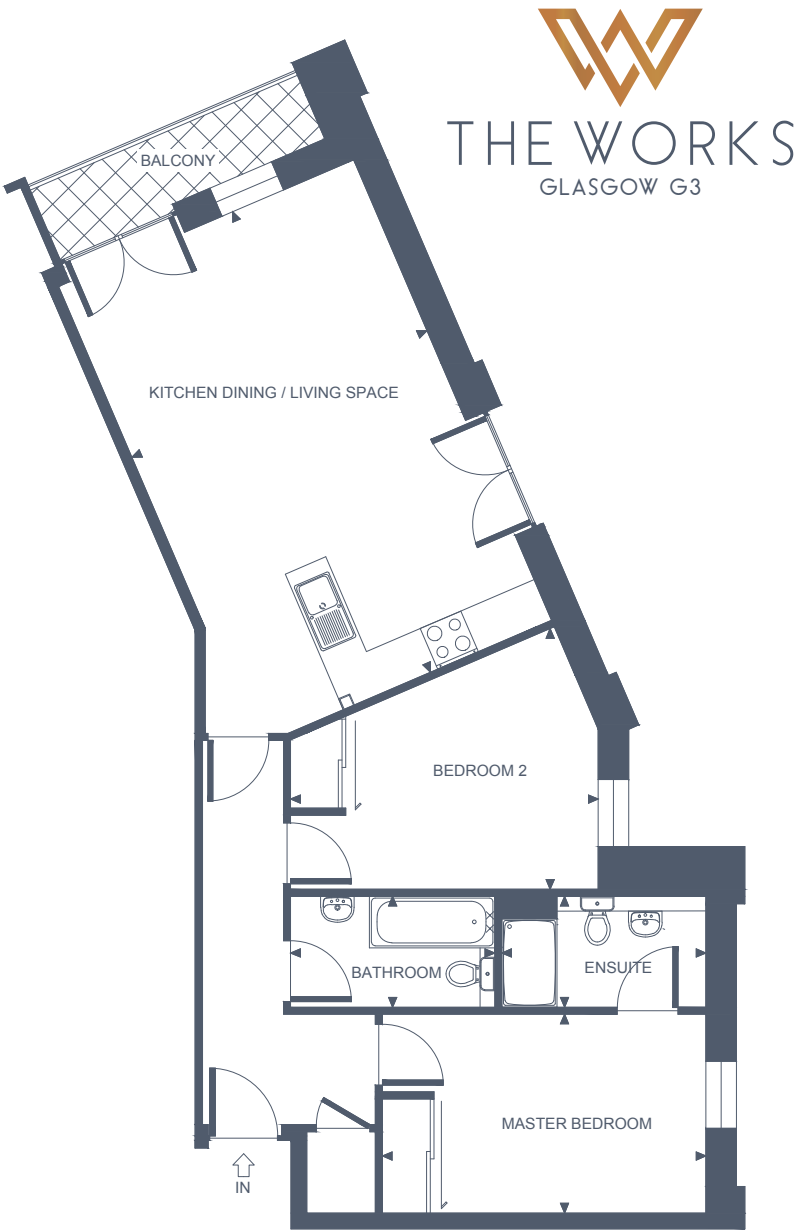


APARTMENT TWENTY SEVEN
TWO BEDROOM, THIRD FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



APARTMENT TWENTY EIGHT
TWO BEDROOM, THIRD FLOOR - BALCONY / LIFT ACCESS

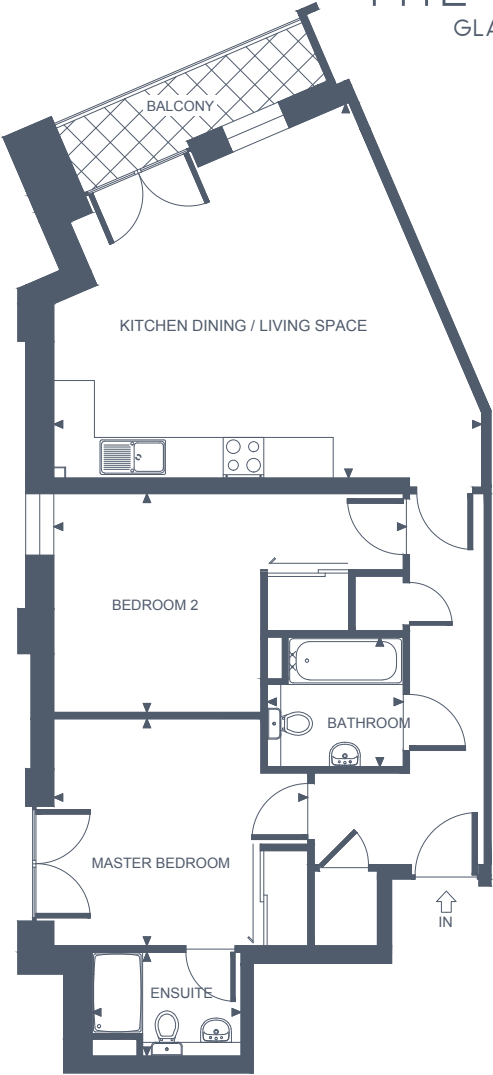
Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



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APARTMENT TWENTY NINE

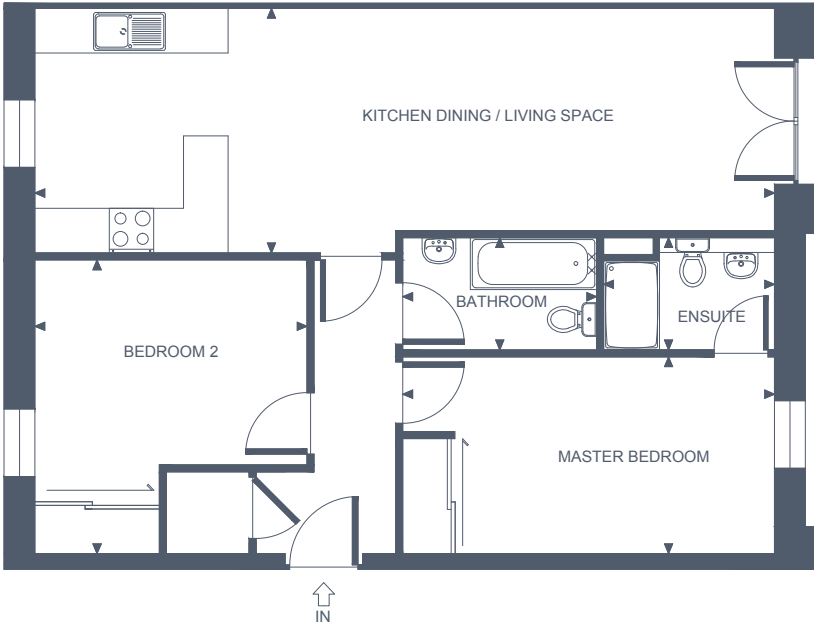
TWO BEDROOM, FOURTH FLOOR - LIFT ACCESS



Apartment Dimensions

Reception / Kitchen	10m x 3.3m	'32"8 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"6
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Gross Internal Floor Area	74 Sqm	793 Sq ft

All areas and measurements are approximate.



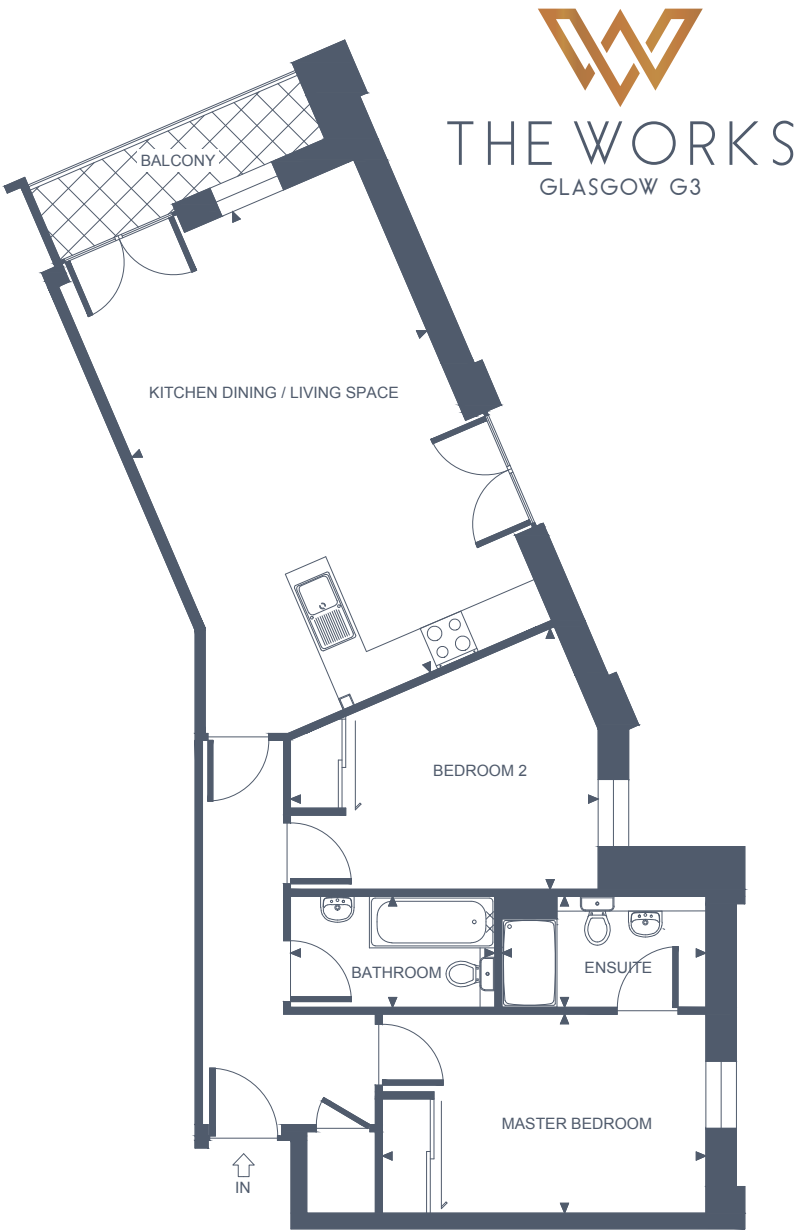
APARTMENT THIRTY

TWO BEDROOM, FOURTH FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



APARTMENT THIRTY ONE

TWO BEDROOM, FOURTH FLOOR - BALCONY / LIFT ACCESS

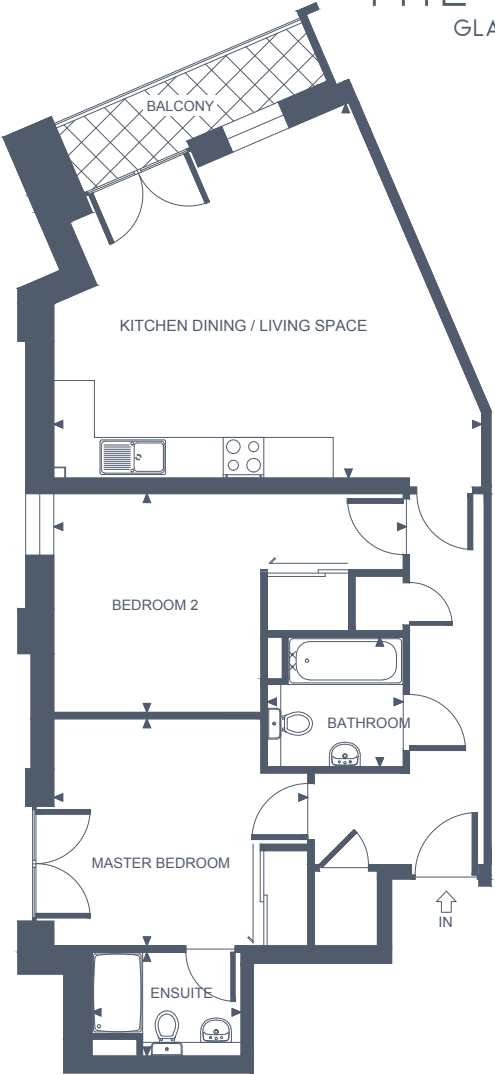
Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



THE WORKS
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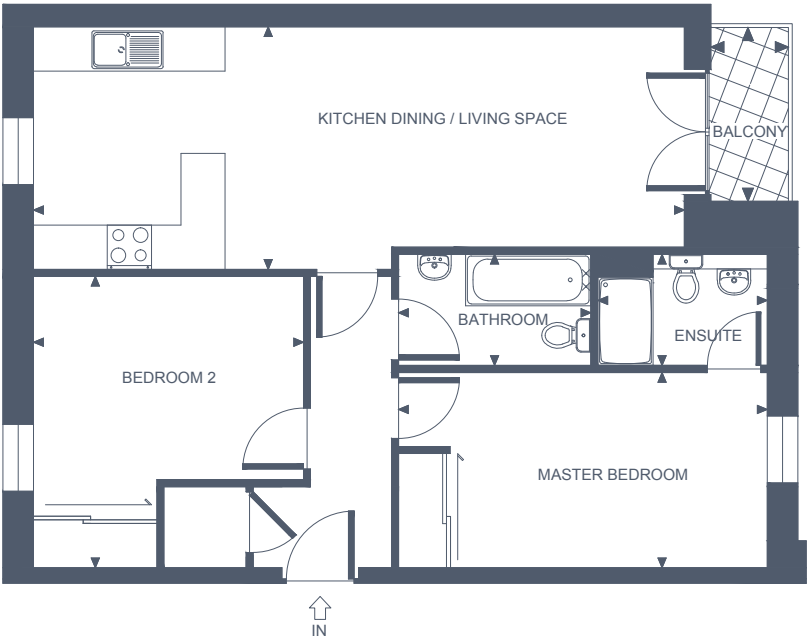


APARTMENT THIRTY TWO
TWO BEDROOM, FIFTH FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	8.8m x 3.3m	'29 x '10"10
Master Bedroom	5m x 2.6m	'16"5 x '8"8
Ensuite	2.3m x 1.5m	'7"7 x '4"11
Bedroom 2	4m x 3.7m	'13 x '12
Bathroom	2.6m x 1.5m	'8"7 x '4"11
Balcony	2.4m x 1m	'7"9 x '3"5
Gross Internal Floor Area	70 Sqm	750 Sq ft

All areas and measurements are approximate.



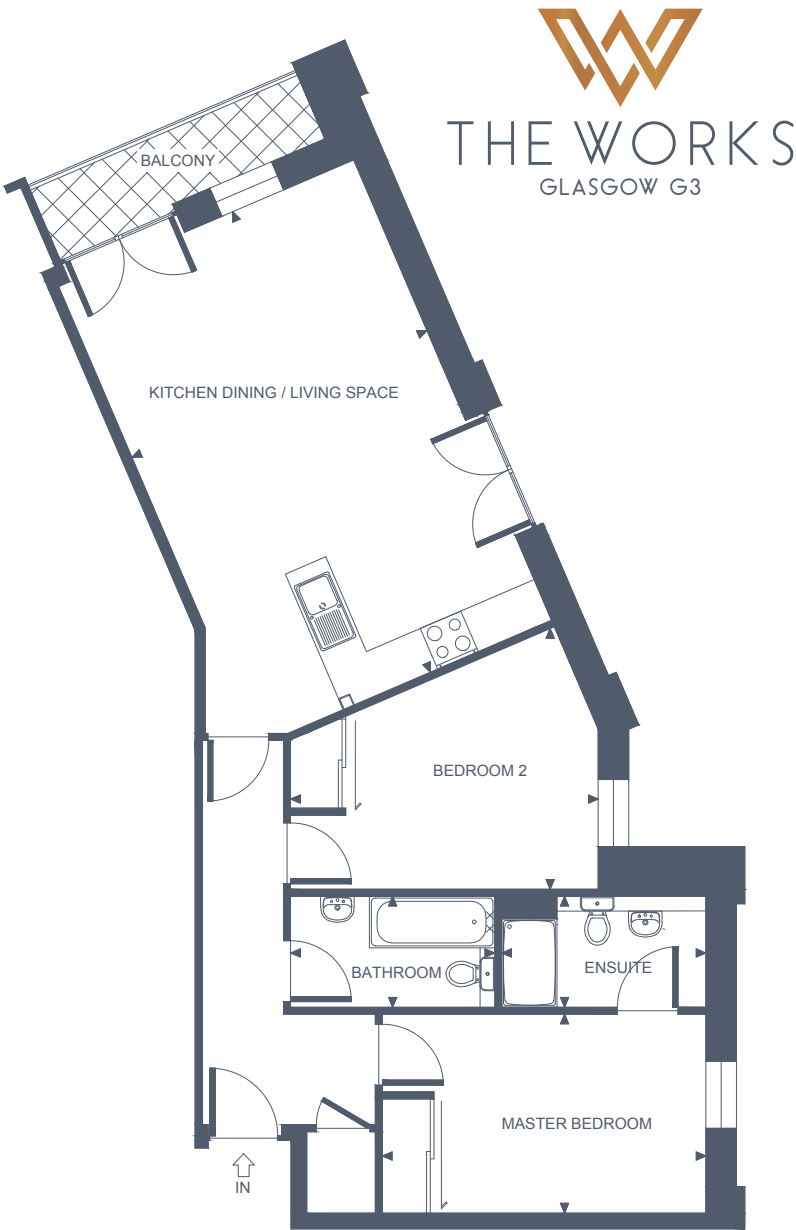
APARTMENT THIRTY THREE

TWO BEDROOM, FIFTH FLOOR - BALCONY / LIFT ACCESS

Apartment Dimensions

Kitchen Dining / Living Space	6.8m x 4.4m	'22"4 x '14"4
Master Bedroom	4.4m x 2.7m	'14"5 x '8"10
Ensuite	2.8m x 1.5m	'9"1 x '4"11
Bedroom 2	4.2m x 3.6m	'13"8 x '11"8
Bathroom	2.8m x 1.5m	'9"1 x '4"11
Gross Internal Floor Area	75 Sqm	808 Sq ft

All areas and measurements are approximate.



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APARTMENT THIRTY FOUR

TWO BEDROOM, FIFTH FLOOR - BALCONY / LIFT ACCESS

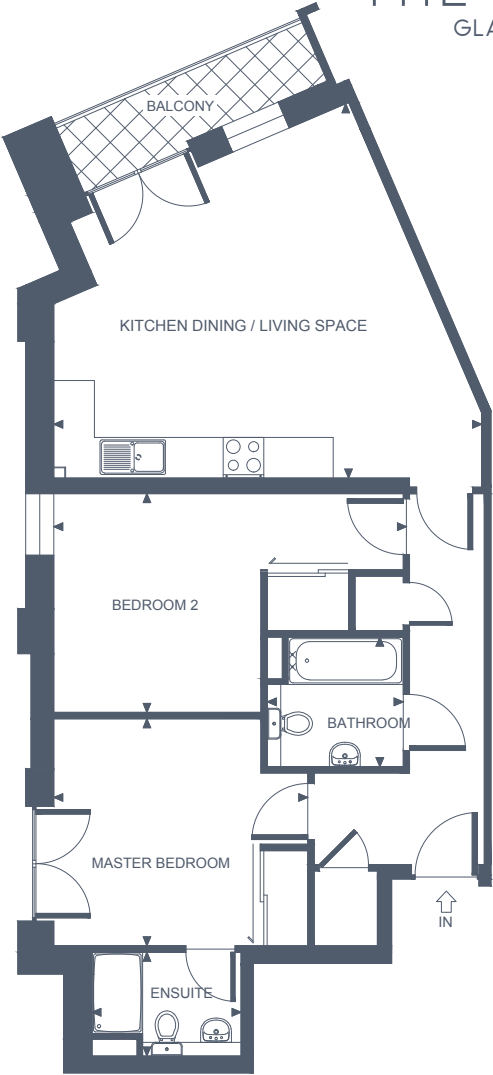
Apartment Dimensions

Kitchen Dining / Living Space	6.3m x 5.5m	'20"9 x '18"1
Master Bedroom	3.8m x 3.4m	'12"4 x '11
Ensuite	2.3m x 1.5m	'7"5 x '5
Bedroom 2	5.2m x 3.2m	'16"11 x '10"7
Bathroom	2m x 1.9m	'6"7 x '6"3
Gross Internal Floor Area	74 Sqm	800 Sq ft

All areas and measurements are approximate.



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