



THE WORKS

GLASGOW G3

20@ THE WORKS

WWW.THEWORKS-G3.CO.UK

AN EXCLUSIVE
COLLECTION OF
CONTEMPORARY
TWO-BEDROOM
APARTMENTS
FEATURING
A BEAUTIFULLY
DESIGNED
COMMUNAL
ROOF TERRACE



PERFECTLY LOCATED

The Works, G3 is situated in the quieter residential West End area of Yorkhill within walking distance to 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 some a fantastic selection of independent retailers, bars and restaurants including Porter and Rye, Ox and Finch and The Gannet. 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 world famous Kelvingrove Park which contains the highly acclaimed Kelvingrove Art Gallery and Museum and The Riverside 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 8LF



CONTEMPORARY SPECIFICATION WITH GENEROUS LIVING SPACES



DESIGNED FOR MODERN LIVING

KITCHENS

- Individually designed by Silver Birch Interiors.
- A handleless range of soft close kitchen doors and contemporary work surfaces.
- Fully integrated appliances including built in eye level oven and microwave, induction hob, extractor, fridge freezer and integrated dishwasher.
- Dedicated utility cupboard with washer dryer.
- Full height laminate splashback under wall units, 150mm high laminate upstand elsewhere, colour to match worktop.

BATHROOMS

- Porcelanosa sanitary ware including urban c wc to bathroom and soft close seat.
- Porcelanosa wall-hung vanity unit with stylish basin.
- Fixed panel bath tub with fitted pivot bath screen.
- Fixed rain fall shower with hand held shower.
- A range of Porcelanosa wall tiles – Full height tiling .
- Black fittings.

ENSUITE

- Porcelanosa sanitary ware low level concealed cistern with soft close seat and smartline double push flush button.
- Wall hung vanity unit with stylish basin.
- Shower tray with sliding shower screen door.
- City shower pack with hand-shower, slider rail and hose.
- A range of Porcelanosa wall tiles – Full height tiling.
- Black fittings.

GENERAL

- Internal vertical five panel white doors with contemporary iron mongery.
- White sockets and switches to all rooms.
- Nibe Air Exhaust Heat Pump.
- 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 – Gardiner Waters – Please speak to a sales advisor for indicative costs.
- Communal roof terrace for residents.

ENERGY RATING

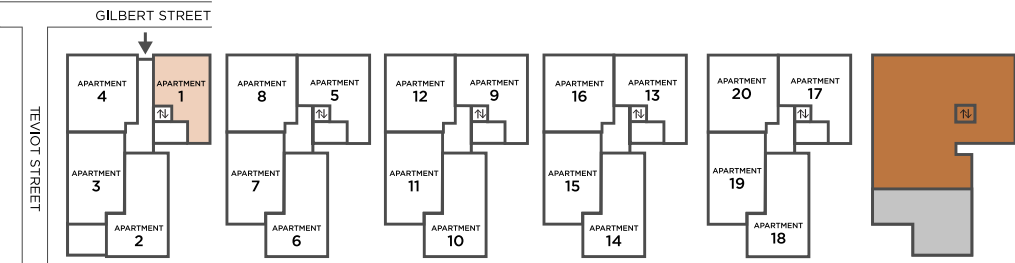
- EPC rating predicted to be band B.

OPTIONAL UPGRADES

- LVT flooring.
- Carpets.
- Extended tiling.
- Mirror feature walls to en suite / bathroom.
- Rainfall shower to en suite.

APARTMENT ONE

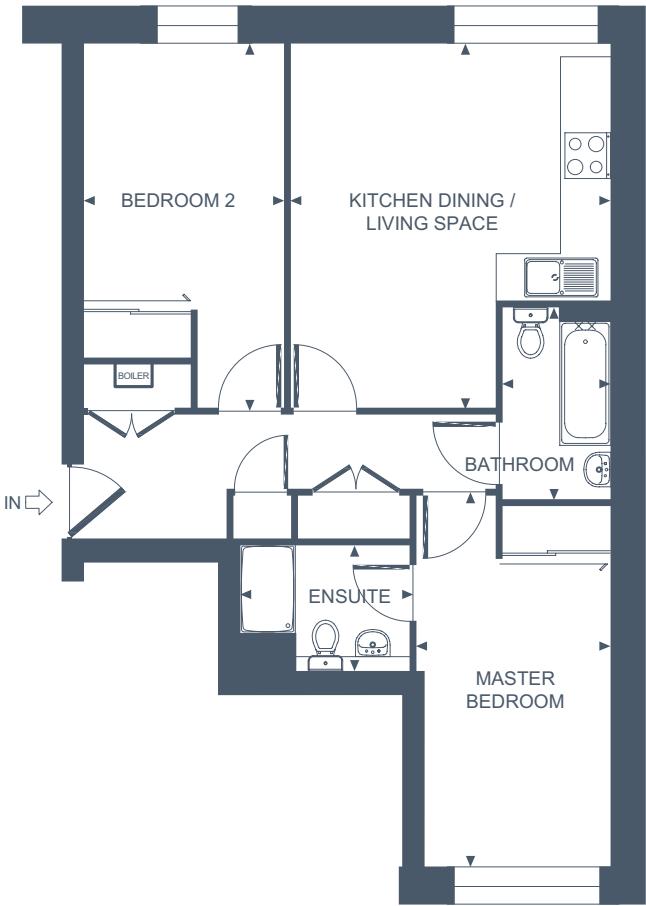
STYLE B - TWO BEDROOM, GROUND FLOOR



Apartment Dimensions

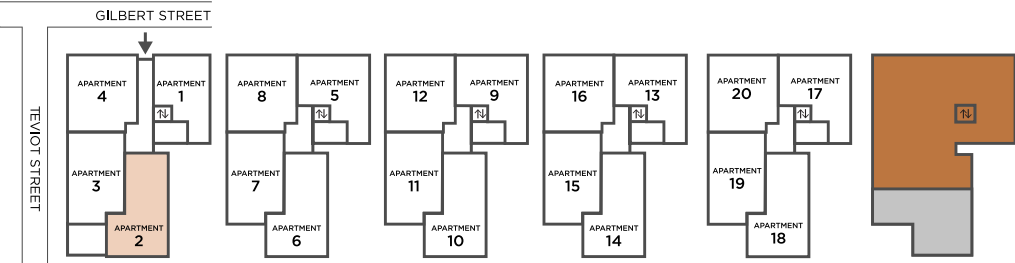
Kitchen / Dining	3.490m x 1.950m*	11'5" x 6'5"*
Living Space	4.430m x 5.030m*	14'6" x 16'6"*
Master Bedroom	5.215m x 2.655m*	17'1" x 8'9"*
Ensuite	2.385m x 1.475m*	7'10" x 4'10"*
Bedroom 2	5m x 2.895m*	16'5" x 9'6"*
Bathroom	2.710m x 1.550m*	8'11" x 5'11"*
Gross Internal Floor Area	68.2 Sqm*	735 Sq ft*

* All areas and measurements are approximate.



APARTMENT TWO

STYLE C - TWO BEDROOM, GROUND FLOOR



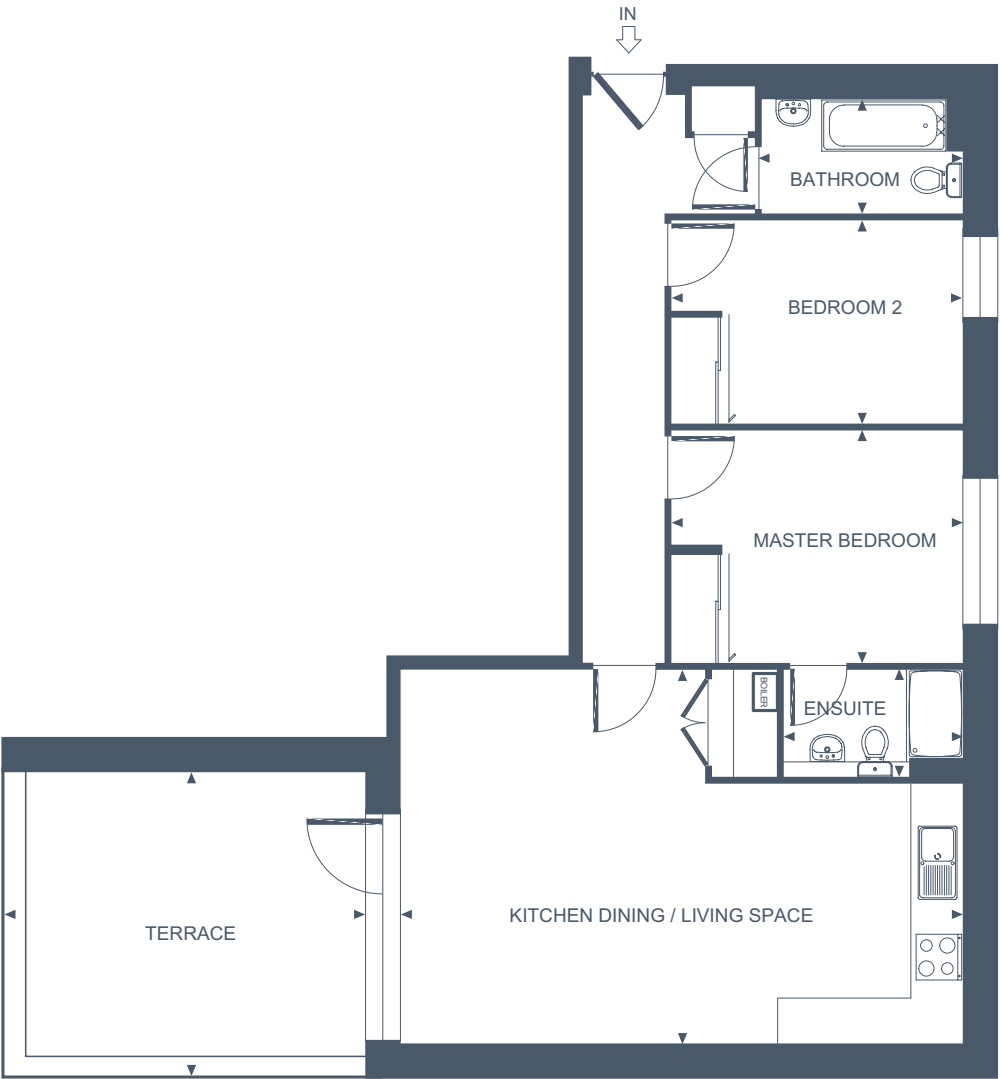
Apartment Dimensions

Kitchen / Dining	2.5m x 3.635m*	8'2" x 11'11"*
Living Space	5.520m x 5.280m*	18'1" x 17'4"*
Master Bedroom	4.115m x 3.105m*	13'6" x 10'2"*
Ensuite	2.615m x 1.505m*	8'7" x 4'11"*
Bedroom 2	4.115m x 2.815m*	13'6" x 9'3"*
Bathroom	2.915m x 1.730m*	9'7" x 5'8"*
Gross Internal Floor Area	84.3 Sqm*	907 Sq ft*

* All areas and measurements are approximate.

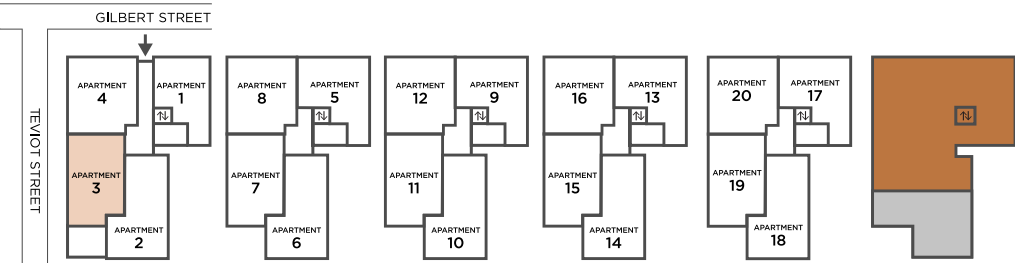


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APARTMENT THREE

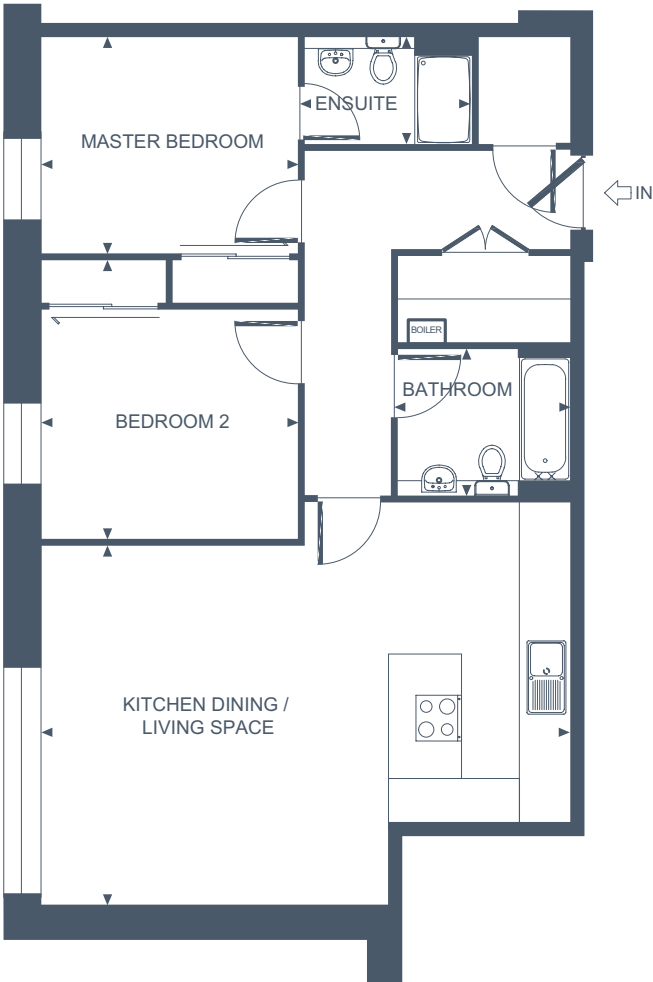
STYLE D - TWO BEDROOM, GROUND FLOOR



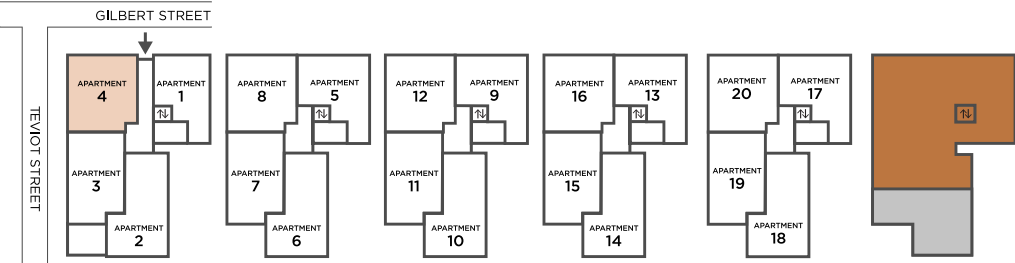
Apartment Dimensions

Kitchen Dining	2.730m x 4.370m*	9'0" x 14'4"*
Living Space	4.720m x 5.040m*	15'6" x 16'6"*
Master Bedroom	3.7m x 2.955m*	12'2" x 9'8"*
Ensuite	2.2m x 1.5m*	7'3" x 4'11"*
Bedroom 2	3.675m x 3.150m*	12'1" x 10'4"*
Bathroom	2.415m x 2.050m*	7'11" x 6'9"*
Gross Internal Floor Area	86.6 Sqm*	932 Sq ft*

* All areas and measurements are approximate.



APARTMENT FOUR
STYLE A - TWO BEDROOM, GROUND FLOOR



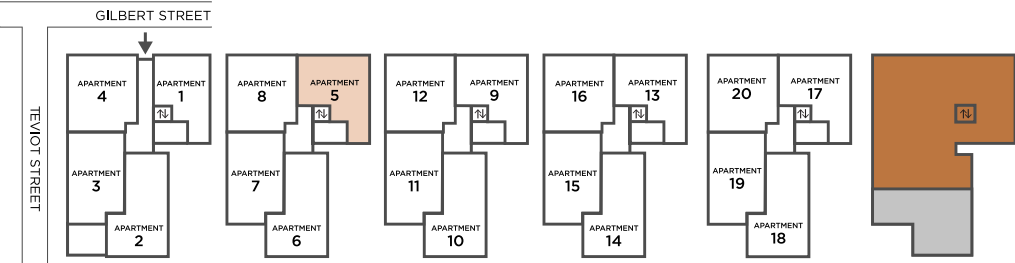
Apartment Dimensions

Living / Dining / Kitchen	9.145m x 4.130m*	30'0" x 13'7"*
Master Bedroom	4.965m x 2.850m*	16'3 x 9'4"*
Ensuite	2.350m x 1.530m*	7'9" x 5'0"*
Bedroom 2	4.965m x 2.885*	16'3" x 9'6"*
Bathroom	2.795m x 1.9m*	9'2" x 6'3"*
Gross Internal Floor Area	91.4 Sqm*	984 Sq ft*

* All areas and measurements are approximate.



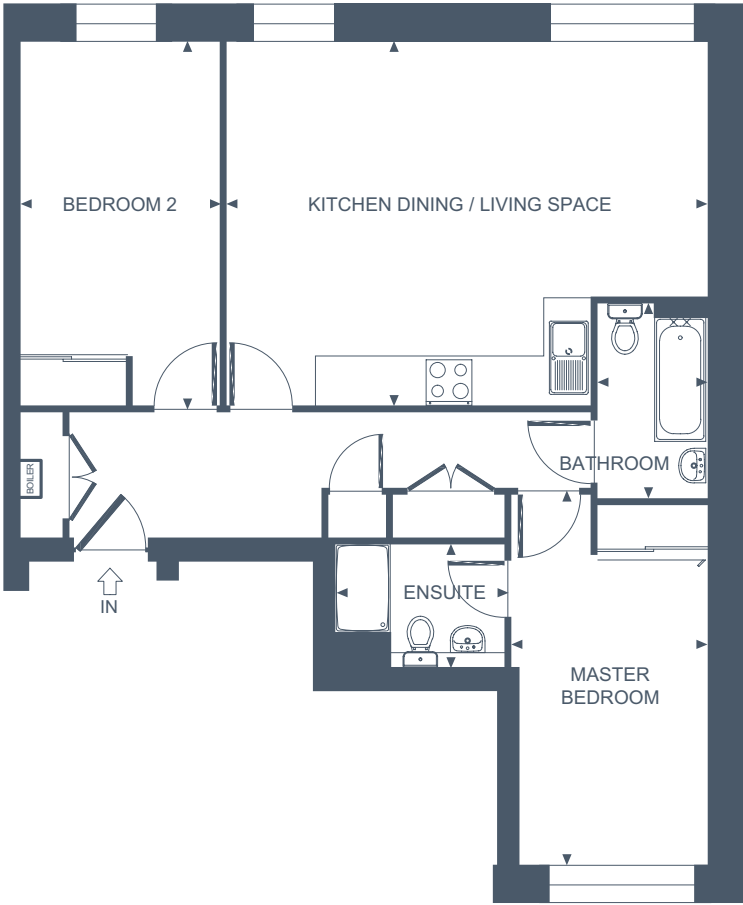
APARTMENT FIVE
STYLE E - TWO BEDROOM, FIRST FLOOR



Apartment Dimensions

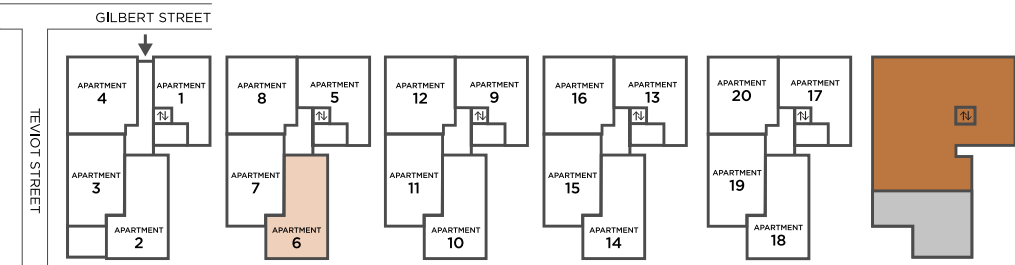
Kitchen / Dining	3.525m x 2m*	11'7" x 6'7"*
Living Space	4.6m x 5.505m*	15'1" x 16'7"*
Master Bedroom	5.215m x 2.655m*	17'1 x 8'9"
Ensuite	2.4m x 1.5m*	7'10" x 4'11"*
Bedroom 2	4.490m x 2.785m*	14'9" x 9'2"*
Bathroom	2.710m x 1.515*	8'11" x 5'0"*
Gross Internal Floor Area	83 Sqm**	893 Sq ft*

* All areas and measurements are approximate.



APARTMENT SIX

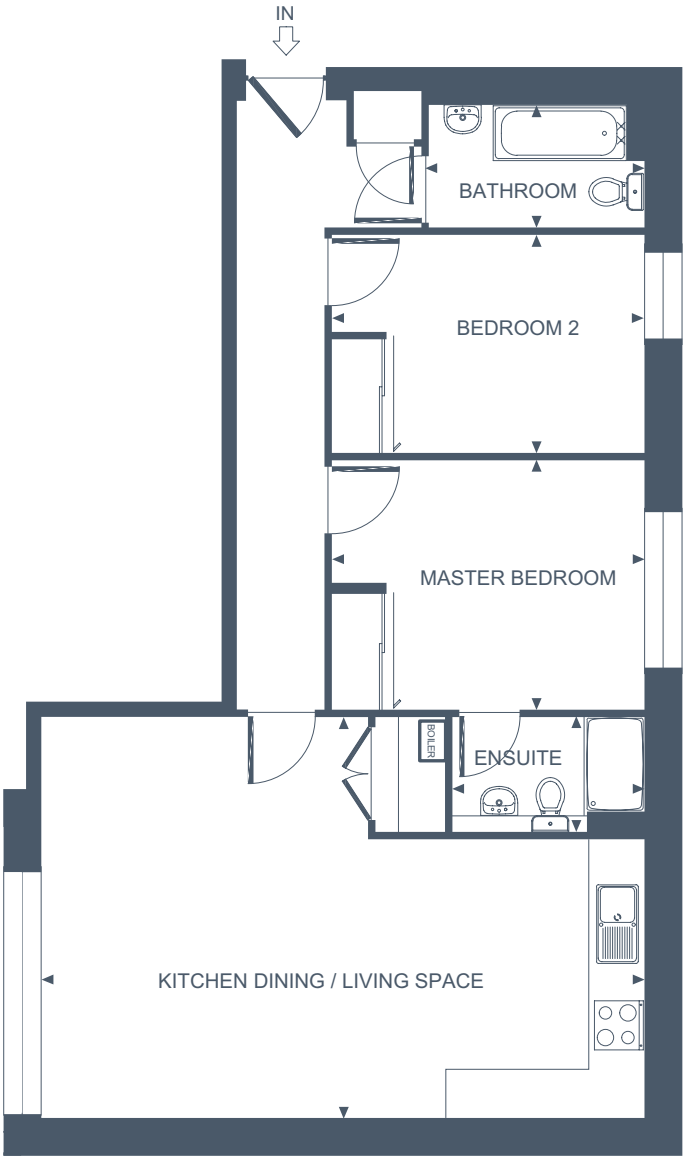
STYLE C - TWO BEDROOM, FIRST FLOOR



Apartment Dimensions

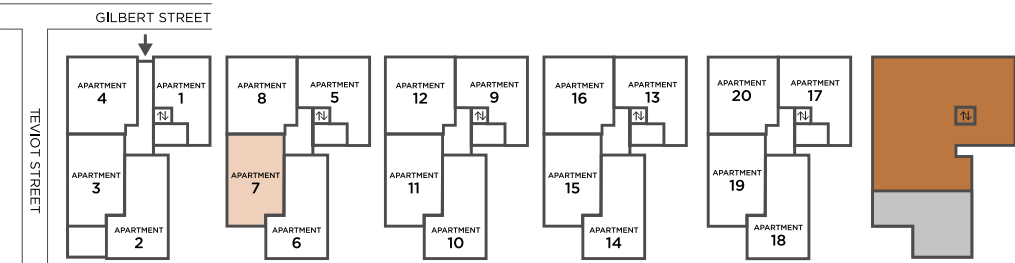
Kitchen / Dining	2.5m x 3.635m*	8'2" x 11'11"*
Living Space	5.520m x 5.280m*	18'1" x 17'4"*
Master Bedroom	4.115m x 3.105m*	13'6" x 10'2"*
Ensuite	2.615m x 1.505m*	8'7" x 4'11"*
Bedroom 2	4.115m x 2.815m*	13'6" x 9'3"*
Bathroom	2.915m x 1.730m*	9'7" x 5'8"*
Gross Internal Floor Area	84.3 Sqm*	907 Sq ft*

* All areas and measurements are approximate.



APARTMENT SEVEN

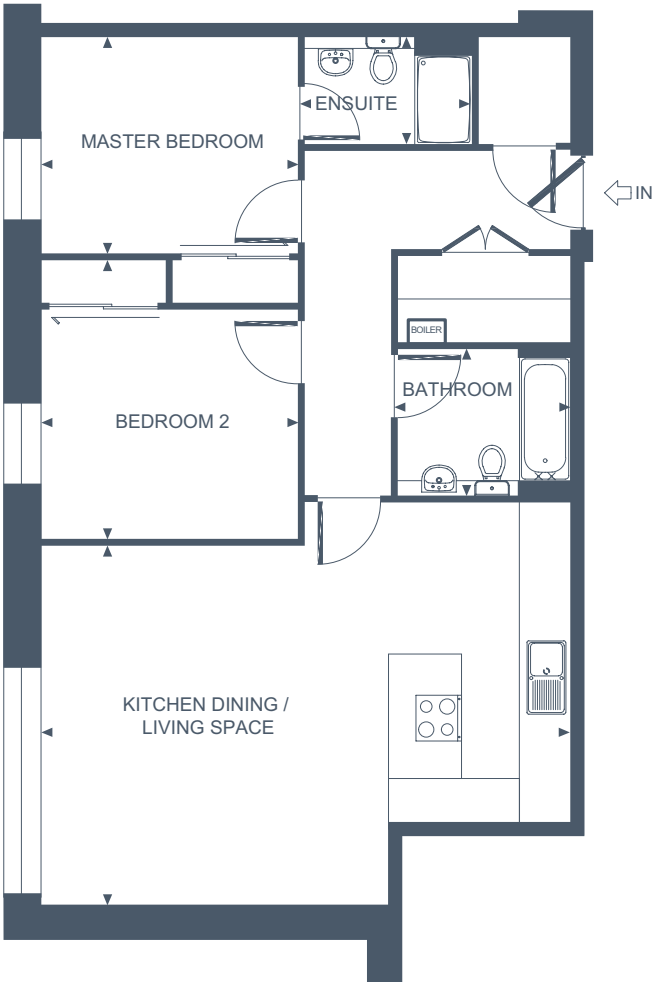
STYLE D - TWO BEDROOM, FIRST FLOOR



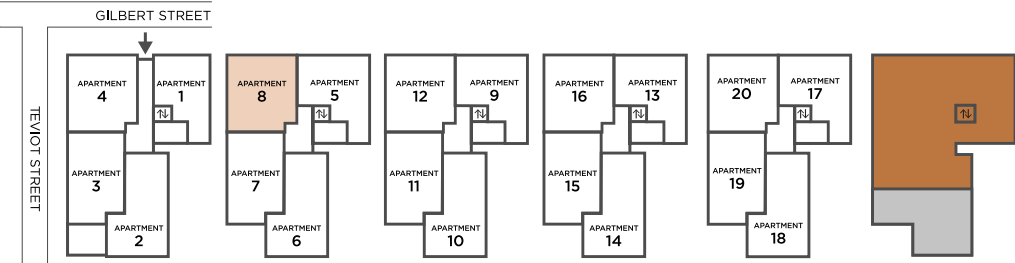
Apartment Dimensions

Kitchen Dining	2.730m x 4.370m*	9'0" x 14'4"*
Living Space	4.720m x 5.040m*	15'6" x 16'6"*
Master Bedroom	3.7m x 2.955m*	12'2" x 9'8"*
Ensuite	2.2m x 1.5m*	7'3" x 4'11"*
Bedroom 2	3.675m x 3.150m*	12'1" x 10'4"*
Bathroom	2.415m x 2.050m*	7'11" x 6'9"*
Gross Internal Floor Area	86.6 Sqm*	932 Sq ft*

* All areas and measurements are approximate.



APARTMENT EIGHT
STYLE A - TWO BEDROOM, FIRST FLOOR



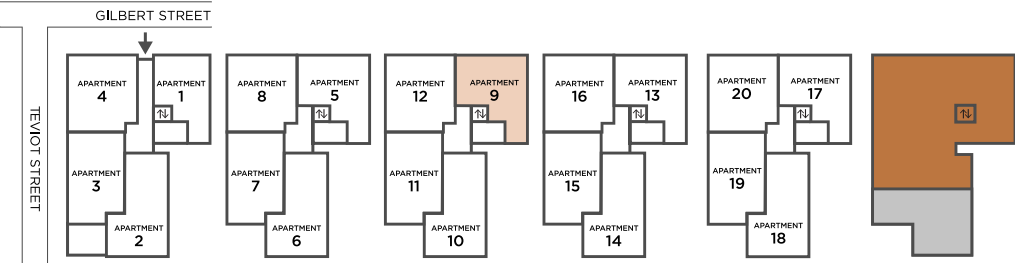
Apartment Dimensions

Living / Dining / Kitchen	9.145m x 4.130m*	30'0" x 13'7"*
Master Bedroom	4.965m x 2.850m*	16'3 x 9'4"*
Ensuite	2.350m x 1.530m*	7'9" x 5'0"*
Bedroom 2	4.965m x 2.885*	16'3" x 9'6"*
Bathroom	2.795m x 1.9m*	9'2" x 6'3"*
Gross Internal Floor Area	91.4 Sqm*	984 Sq ft*

* All areas and measurements are approximate.



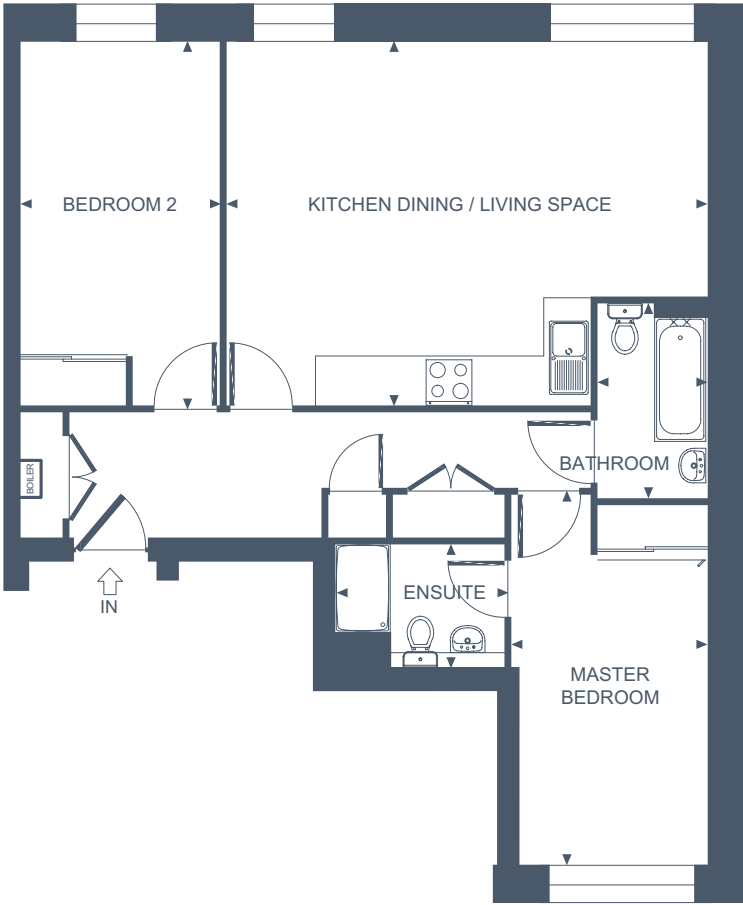
APARTMENT NINE
STYLE E - TWO BEDROOM, SECOND FLOOR



Apartment Dimensions

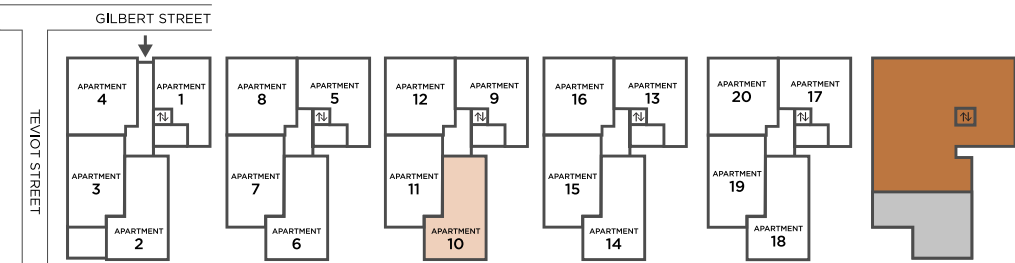
Kitchen / Dining	3.525m x 2m*	11'7" x 6'7"*
Living Space	4.6m x 5.505m*	15'1" x 16'7"*
Master Bedroom	5.215m x 2.655m*	17'1 x 8'9"
Ensuite	2.4m x 1.5m*	7'10" x 4'11"*
Bedroom 2	4.490m x 2.785m*	14'9" x 9'2"*
Bathroom	2.710m x 1.515*	8'11" x 5'0"*
Gross Internal Floor Area	83 Sqm**	893 Sq ft*

* All areas and measurements are approximate.



APARTMENT TEN

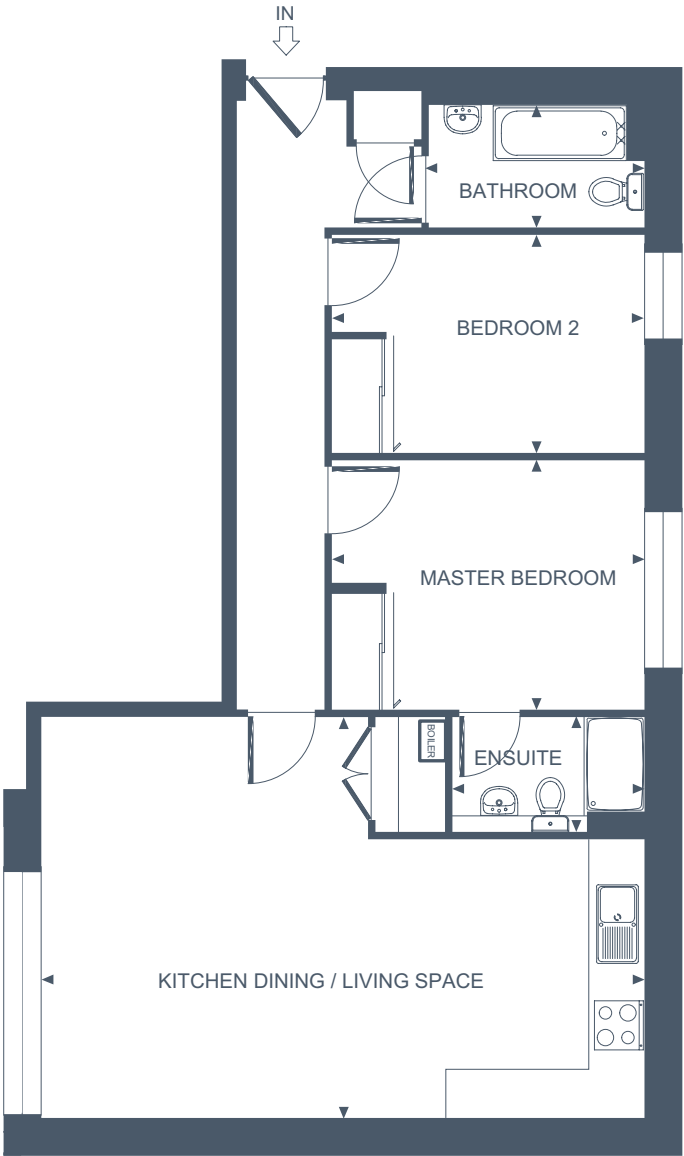
STYLE C - TWO BEDROOM, SECOND FLOOR



Apartment Dimensions

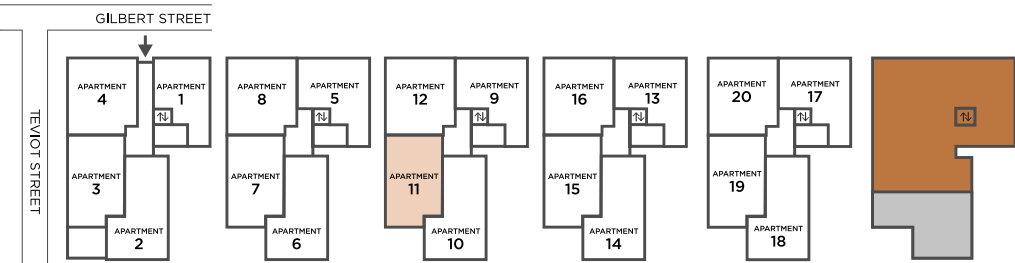
Kitchen / Dining	2.5m x 3.635m*	8'2" x 11'11"*
Living Space	5.520m x 5.280m*	18'1" x 17'4"*
Master Bedroom	4.115m x 3.105m*	13'6" x 10'2"*
Ensuite	2.615m x 1.505m*	8'7" x 4'11"*
Bedroom 2	4.115m x 2.815m*	13'6" x 9'3"*
Bathroom	2.915m x 1.730m*	9'7" x 5'8"*
Gross Internal Floor Area	84.3 Sqm*	907 Sq ft*

* All areas and measurements are approximate.



APARTMENT ELEVEN

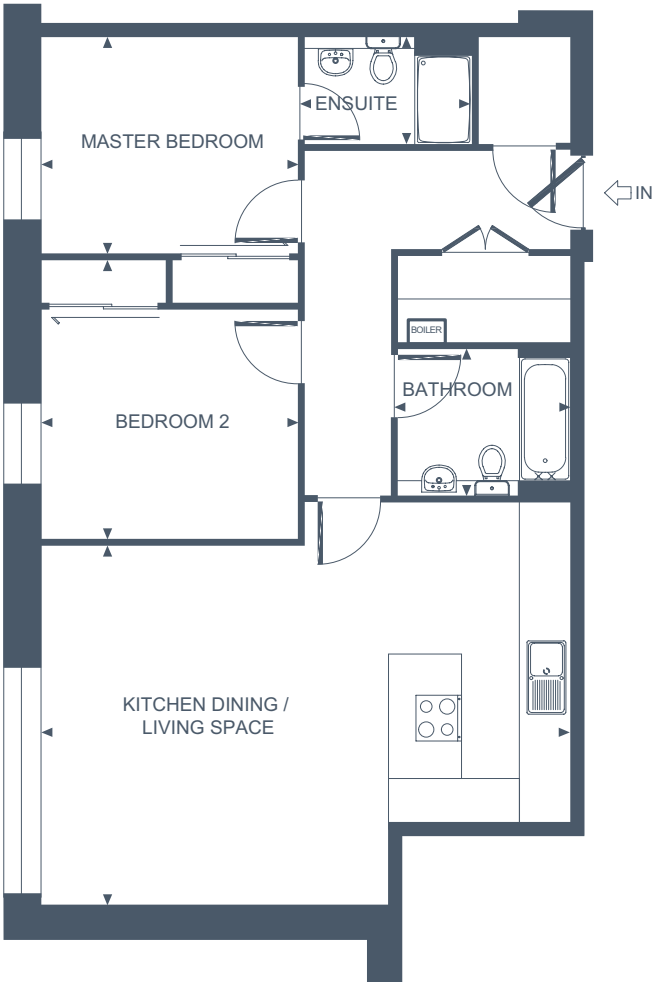
STYLE D - TWO BEDROOM, SECOND FLOOR



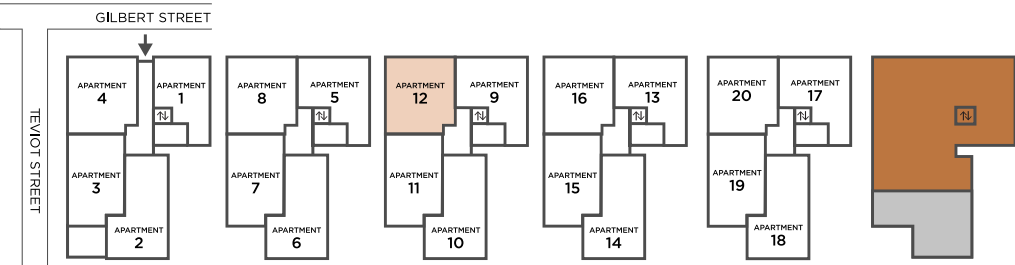
Apartment Dimensions

Kitchen Dining	2.730m x 4.370m*	9'0" x 14'4"*
Living Space	4.720m x 5.040m*	15'6" x 16'6"*
Master Bedroom	3.7m x 2.955m*	12'2" x 9'8"*
Ensuite	2.2m x 1.5m*	7'3" x 4'11"*
Bedroom 2	3.675m x 3.150m*	12'1" x 10'4"*
Bathroom	2.415m x 2.050m*	7'11" x 6'9"*
Gross Internal Floor Area	86.6 Sqm*	932 Sq ft*

* All areas and measurements are approximate.



APARTMENT TWELVE
STYLE A - TWO BEDROOM, SECOND FLOOR



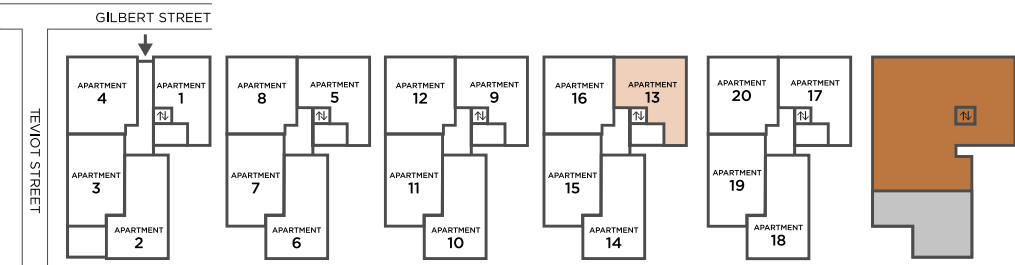
Apartment Dimensions

Living / Dining / Kitchen	9.145m x 4.130m*	30'0" x 13'7"*
Master Bedroom	4.965m x 2.850m*	16'3 x 9'4"*
Ensuite	2.350m x 1.530m*	7'9" x 5'0"*
Bedroom 2	4.965m x 2.885*	16'3" x 9'6"*
Bathroom	2.795m x 1.9m*	9'2" x 6'3"*
Gross Internal Floor Area	91.4 Sqm*	984 Sq ft*

* All areas and measurements are approximate.



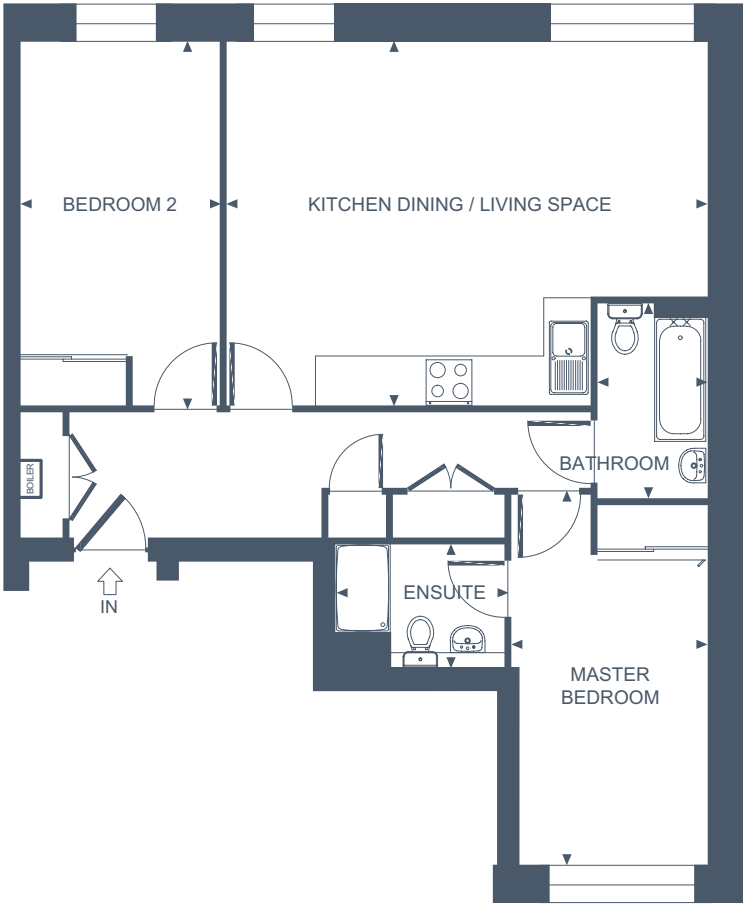
APARTMENT THIRTEEN
STYLE E - TWO BEDROOM, THIRD FLOOR



Apartment Dimensions

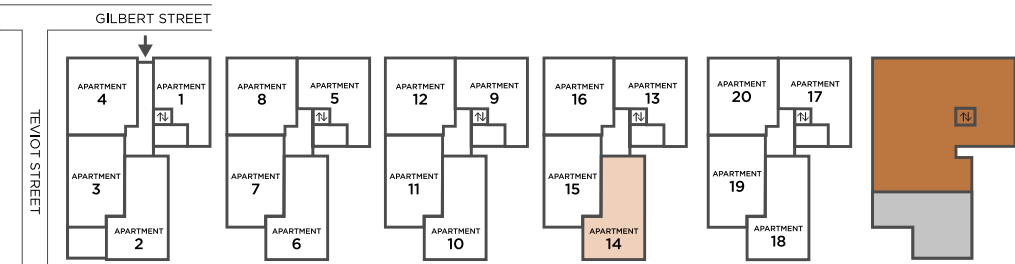
Kitchen / Dining	3.525m x 2m*	11'7" x 6'7"*
Living Space	4.6m x 5.505m*	15'1" x 16'7"*
Master Bedroom	5.215m x 2.655m*	17'1 x 8'9"
Ensuite	2.4m x 1.5m*	7'10" x 4'11"*
Bedroom 2	4.490m x 2.785m*	14'9" x 9'2"*
Bathroom	2.710m x 1.515*	8'11" x 5'0"*
Gross Internal Floor Area	83 Sqm**	893 Sq ft*

* All areas and measurements are approximate.



APARTMENT FOURTEEN

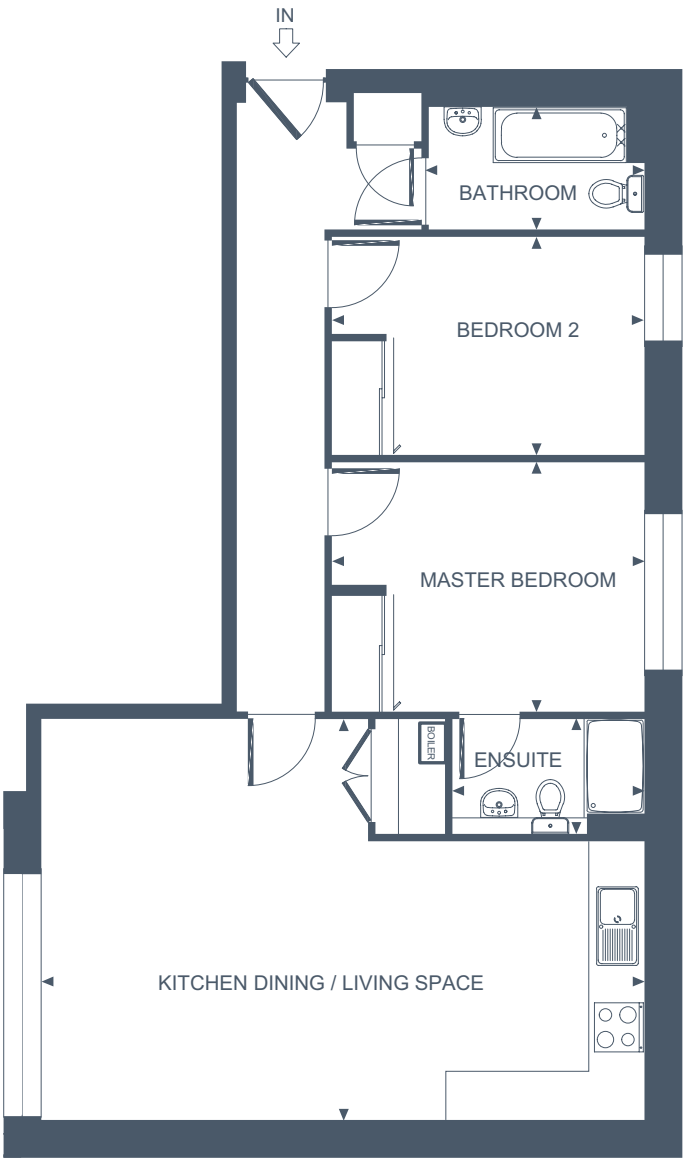
STYLE C - TWO BEDROOM, THIRD FLOOR



Apartment Dimensions

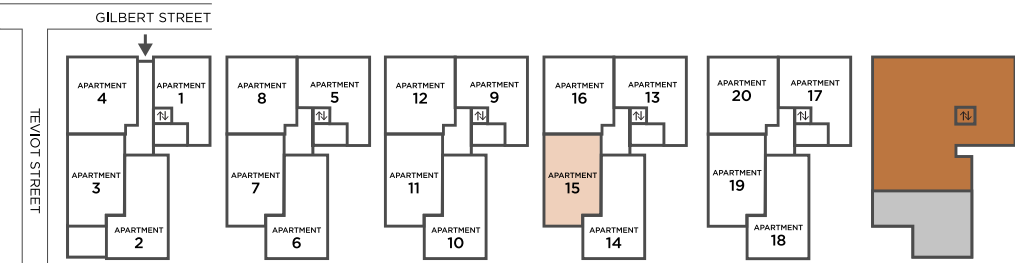
Kitchen / Dining	2.5m x 3.635m*	8'2" x 11'11"*
Living Space	5.520m x 5.280m*	18'1" x 17'4"*
Master Bedroom	4.115m x 3.105m*	13'6" x 10'2"*
Ensuite	2.615m x 1.505m*	8'7" x 4'11"*
Bedroom 2	4.115m x 2.815m*	13'6" x 9'3"*
Bathroom	2.915m x 1.730m*	9'7" x 5'8"*
Gross Internal Floor Area	84.3 Sqm*	907 Sq ft*

* All areas and measurements are approximate.



APARTMENT FIFTEEN

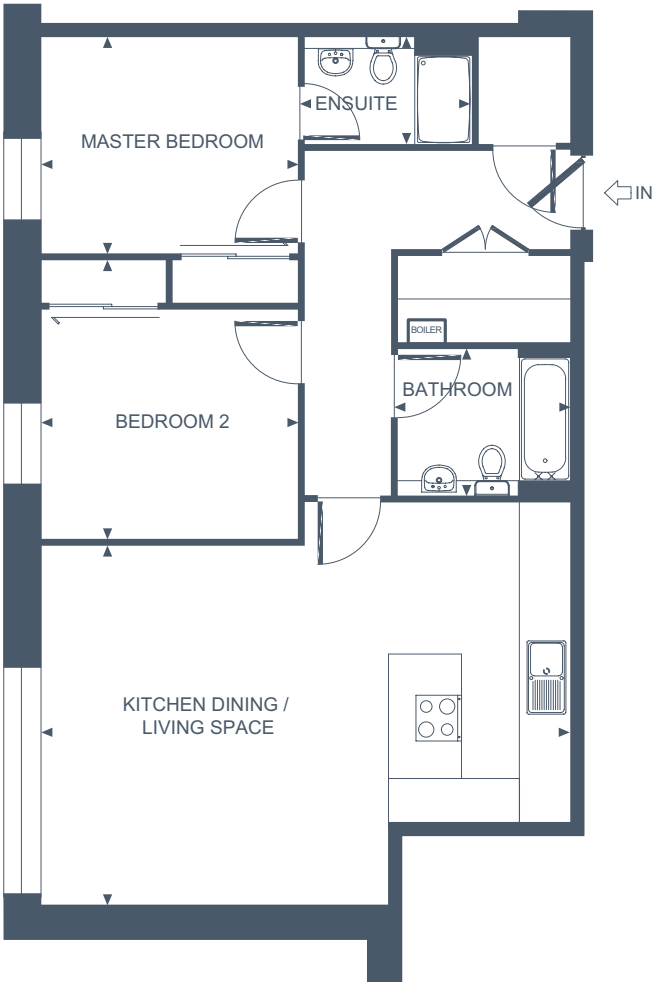
STYLE D - TWO BEDROOM, THIRD FLOOR



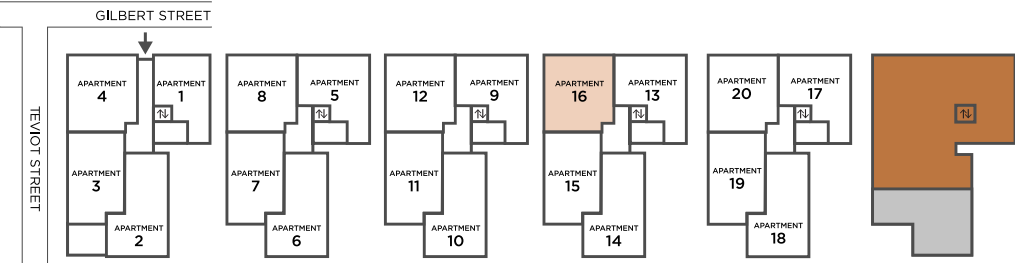
Apartment Dimensions

Kitchen Dining	2.730m x 4.370m*	9'0" x 14'4"*
Living Space	4.720m x 5.040m*	15'6" x 16'6"*
Master Bedroom	3.7m x 2.955m*	12'2" x 9'8"*
Ensuite	2.2m x 1.5m*	7'3" x 4'11"*
Bedroom 2	3.675m x 3.150m*	12'1" x 10'4"*
Bathroom	2.415m x 2.050m*	7'11" x 6'9"*
Gross Internal Floor Area	86.6 Sqm*	932 Sq ft*

* All areas and measurements are approximate.



APARTMENT SIXTEEN
STYLE A - TWO BEDROOM, THIRD FLOOR



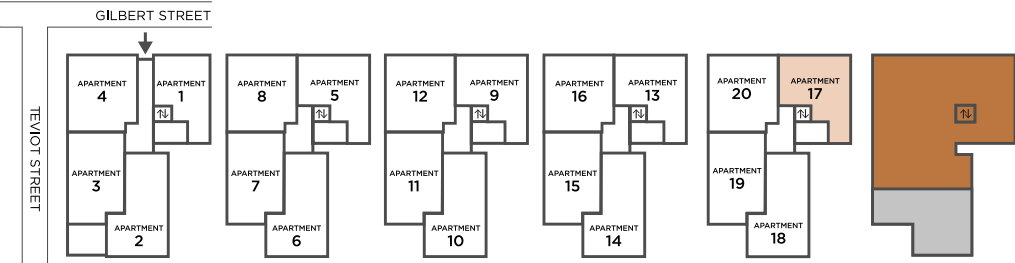
Apartment Dimensions

Living / Dining / Kitchen	9.145m x 4.130m*	30'0" x 13'7"*
Master Bedroom	4.965m x 2.850m*	16'3 x 9'4"*
Ensuite	2.350m x 1.530m*	7'9" x 5'0"*
Bedroom 2	4.965m x 2.885*	16'3" x 9'6"*
Bathroom	2.795m x 1.9m*	9'2" x 6'3"*
Gross Internal Floor Area	91.4 Sqm*	984 Sq ft*

* All areas and measurements are approximate.



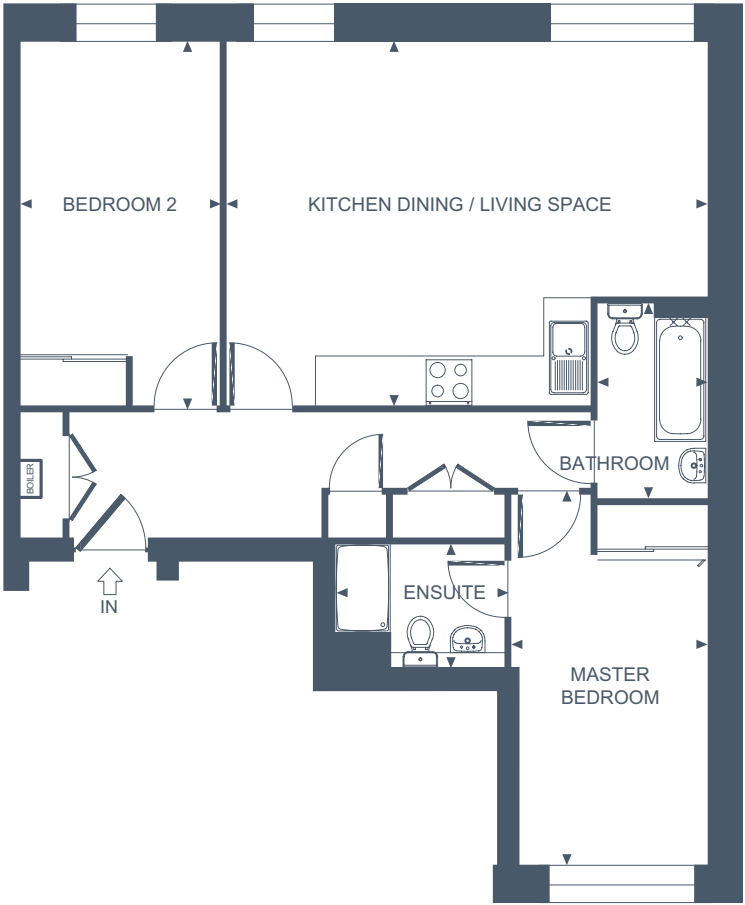
APARTMENT SEVENTEEN
STYLE E - TWO BEDROOM, FOURTH FLOOR



Apartment Dimensions

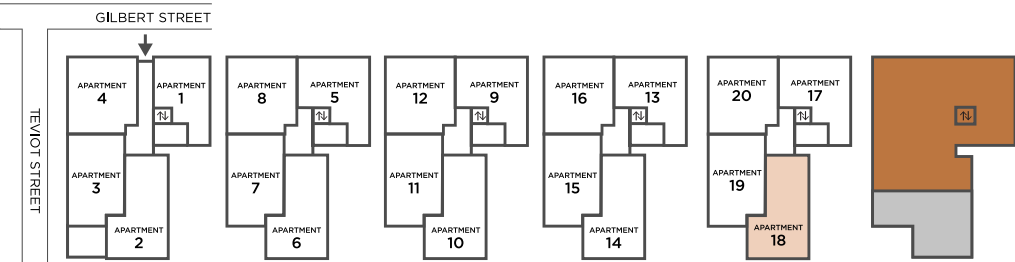
Kitchen / Dining	3.525m x 2m*	11'7" x 6'7"*
Living Space	4.6m x 5.505m*	15'1" x 16'7"*
Master Bedroom	5.215m x 2.655m*	17'1 x 8'9"
Ensuite	2.4m x 1.5m*	7'10" x 4'11"*
Bedroom 2	4.490m x 2.785m*	14'9" x 9'2"*
Bathroom	2.710m x 1.515*	8'11" x 5'0"*
Gross Internal Floor Area	83 Sqm**	893 Sq ft*

* All areas and measurements are approximate.



APARTMENT EIGHTEEN

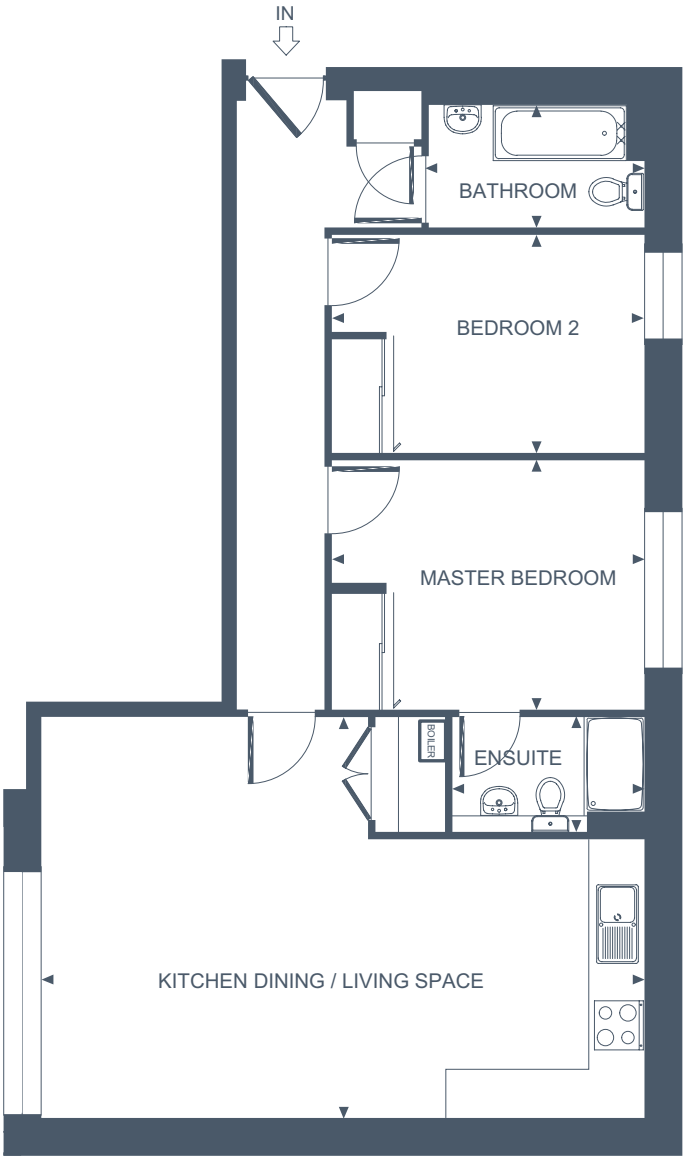
STYLE C - TWO BEDROOM, FOURTH FLOOR



Apartment Dimensions

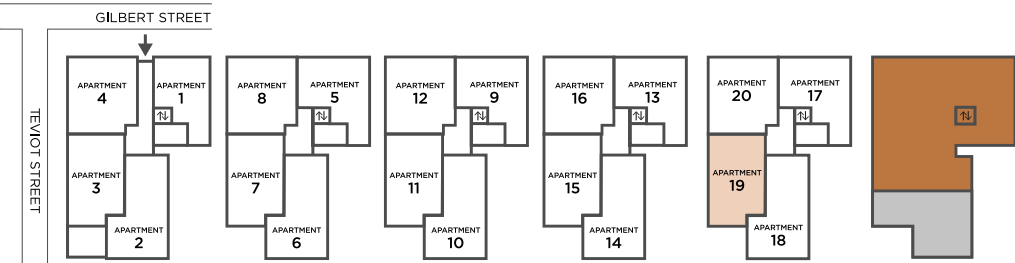
Kitchen / Dining	2.5m x 3.635m*	8'2" x 11'11"*
Living Space	5.520m x 5.280m*	18'1" x 17'4"*
Master Bedroom	4.115m x 3.105m*	13'6" x 10'2"*
Ensuite	2.615m x 1.505m*	8'7" x 4'11"*
Bedroom 2	4.115m x 2.815m*	13'6" x 9'3"*
Bathroom	2.915m x 1.730m*	9'7" x 5'8"*
Gross Internal Floor Area	84.3 Sqm*	907 Sq ft*

* All areas and measurements are approximate.



APARTMENT NINETEEN

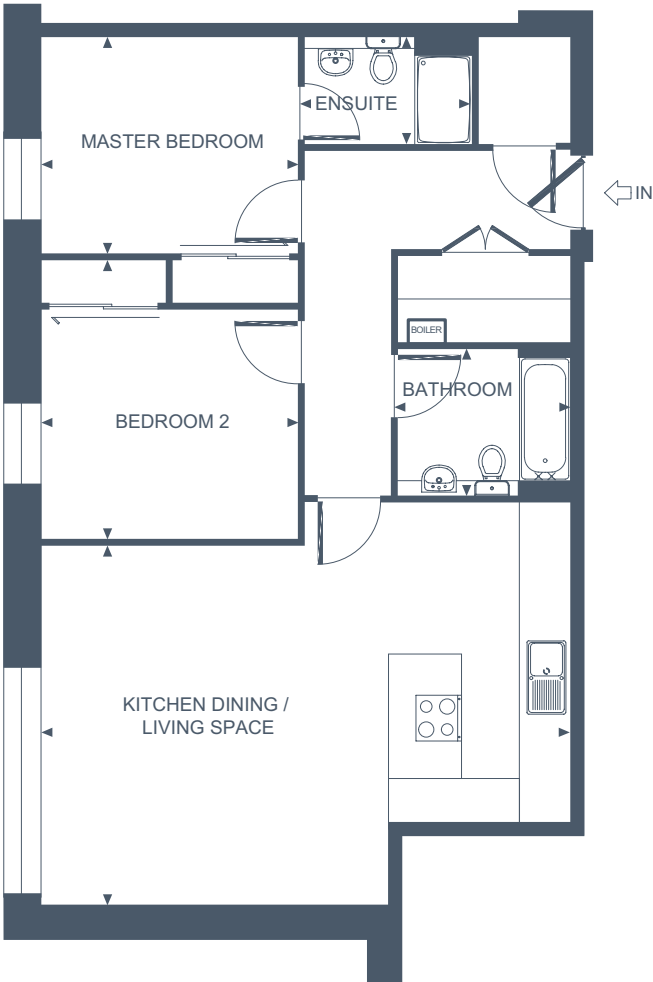
STYLE D - TWO BEDROOM, FOURTH FLOOR



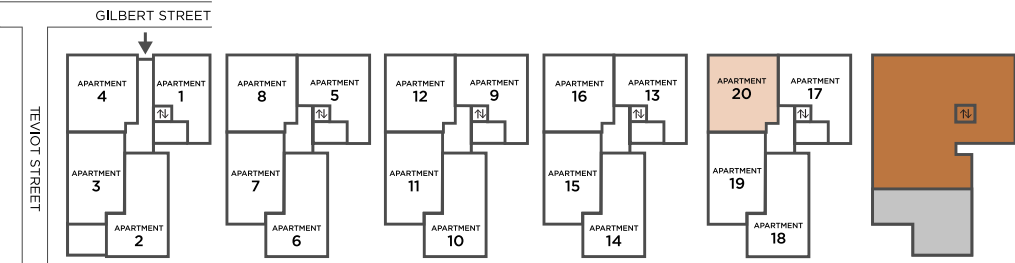
Apartment Dimensions

Kitchen Dining	2.730m x 4.370m*	9'0" x 14'4"*
Living Space	4.720m x 5.040m*	15'6" x 16'6"*
Master Bedroom	3.7m x 2.955m*	12'2" x 9'8"*
Ensuite	2.2m x 1.5m*	7'3" x 4'11"*
Bedroom 2	3.675m x 3.150m*	12'1" x 10'4"*
Bathroom	2.415m x 2.050m*	7'11" x 6'9"*
Gross Internal Floor Area	86.6 Sqm*	932 Sq ft*

* All areas and measurements are approximate.



APARTMENT TWENTY
STYLE A - TWO BEDROOM, FOURTH FLOOR



Apartment Dimensions

Living / Dining / Kitchen	9.145m x 4.130m*	30'0" x 13'7"*
Master Bedroom	4.965m x 2.850m*	16'3 x 9'4"*
Ensuite	2.350m x 1.530m*	7'9" x 5'0"*
Bedroom 2	4.965m x 2.885*	16'3" x 9'6"*
Bathroom	2.795m x 1.9m*	9'2" x 6'3"*
Gross Internal Floor Area	91.4 Sqm*	984 Sq ft*

* All areas and measurements are approximate.



PRIVATE PARKING EXCLUSIVELY FOR RESIDENTS



SOME OF OUR PREVIOUS DEVELOPMENTS

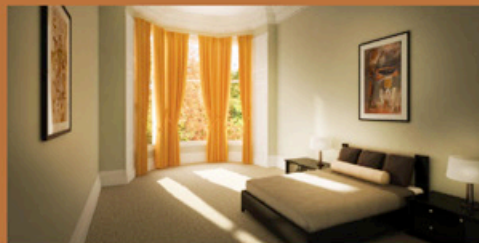
Notre Dame

Notre Dame was an impressive mix of twenty three, one, two and three bedroom apartments and one bespoke three bedroom penthouse, located in the desirable Glasgow neighbourhood of Dowanhill.



Huntly Gardens

Huntly Gardens was an exclusive development of one, two and three bedroom apartments, converted from located from two B listed blonde sandstone townhouses in the desirable Glasgow neighbourhood of Dowanhill.



The Works – Phase one

The Works Phase One was an exclusive development of 34 modern two-bedroom apartments, situated in the quieter residential West End area of Yorkhill, offering stylish contemporary living in a highly sought-after location.



Huntly Homes is a Scottish house builder that specialises in the creation of luxurious and intelligently-built homes.

For many years Huntly Homes has focused on the West End market, offering stunning properties of outstanding quality, full of innovative and creative design at an affordable price.

With an intimate knowledge of the West End, Huntly Homes combine specific experience of working with the historic beauty found in this part of Glasgow with highly professional and practical architectural, interior design and building skills.

**Huntly Homes –
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THE WORKS

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