

QUEENSWATER
APARTMENTS

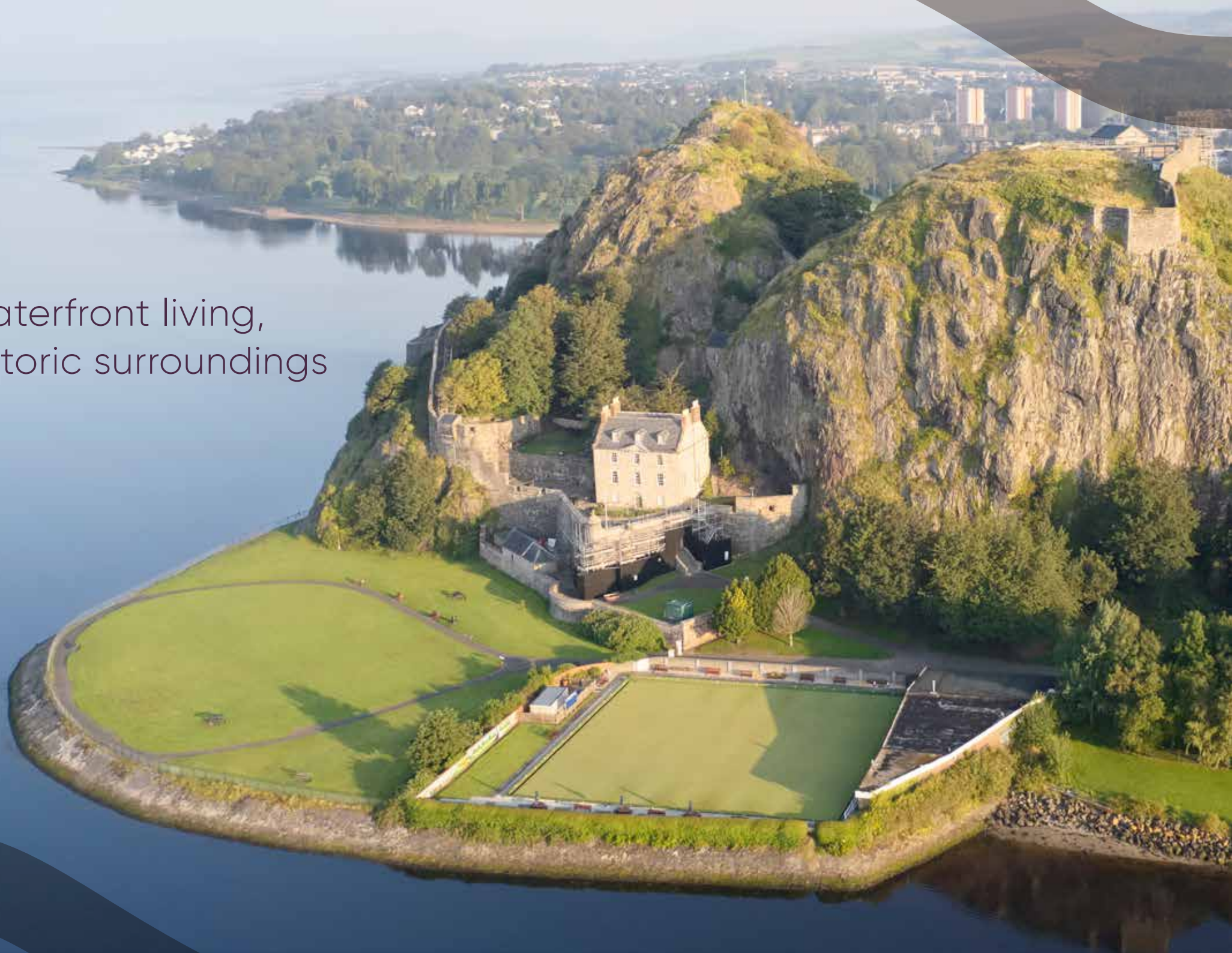
2 BEDROOM LUXURY APARTMENTS

Queenswater Apartments is a brand new development of 2 bedroom luxury apartments in a truly stunning setting by Dumbarton Rock and the River Clyde.

TURNBERRY
HOMES
BE AT HOME



Waterfront living,
historic surroundings





Breath-taking views

WATERFRONT LIVING WITH DISTINCTION

Many apartments offer lift access and balconies so you can enjoy the breath-taking views of the rock or across the water.

Open plan living spaces and large windows give a sense of space and light, adding to this luxury apartment living experience.

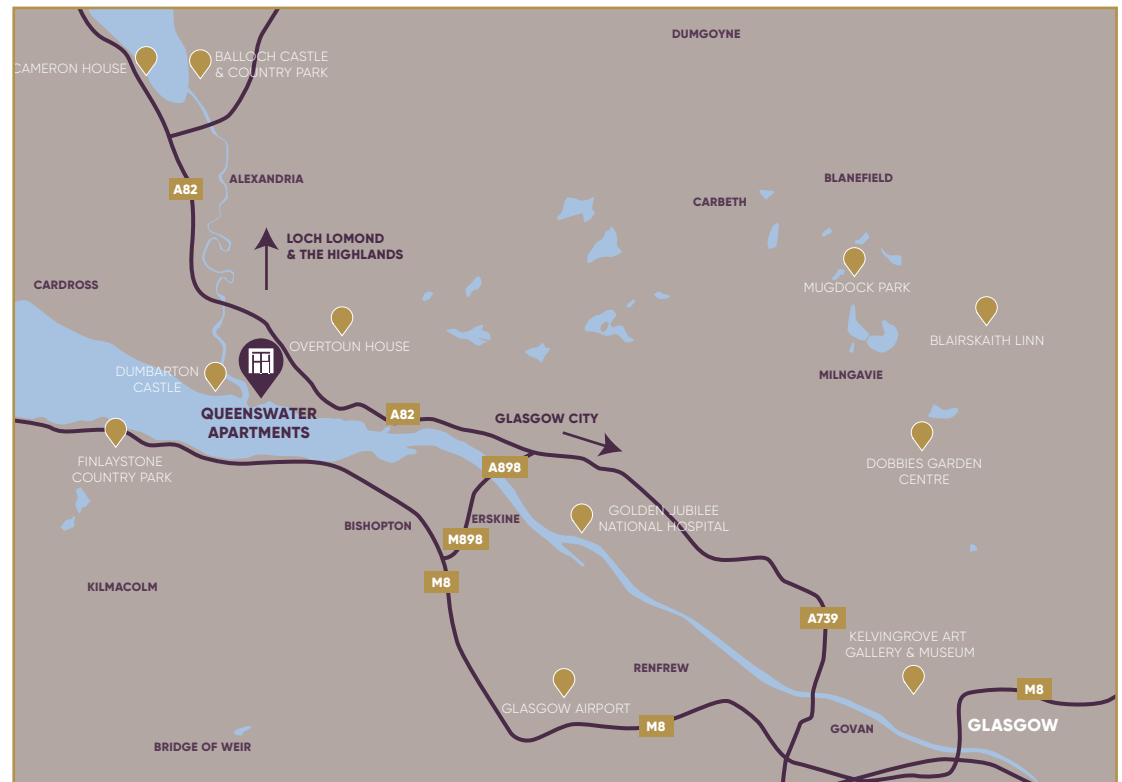


Balconies and full height windows

CITY OR COUNTRY

Located just off the A82, north of Glasgow City Centre and en-route to Loch Lomond and The Trossachs, the position is ideal for daily commutes and weekend adventures.

Dumbarton offers everything you need from shops, bars, restaurants, local football club, attractive golf course and a choice of leisure facilities. A wealth of picturesque outdoor space surrounds the development, or you can venture further afield to Scotland's Highlands, just a short drive away.





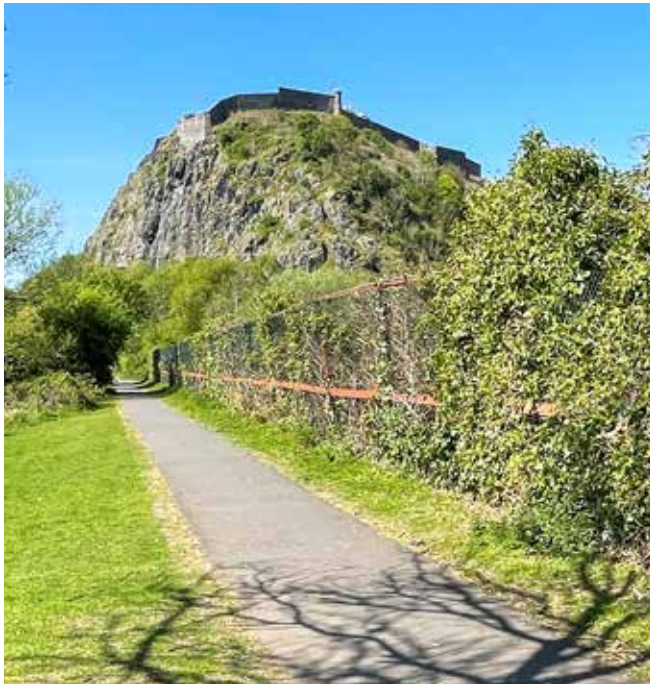


A PLACE TO CALL HOME

The town of Dumbarton has seen much investment in recent years and benefits from a variety of shops, restaurants and leisure facilities.

Queenswater Apartments are conveniently situated on the waterfront with access to the walkway along the River Clyde, a stunning place for cycling, dog walking or a daily stroll. Nearby, there is access to Levensgrove Park or Overtoun House - an ideal place to explore the wild moors, crags and woods of the Kilpatrick Hills.





A modern bedroom with a large bed, a window with a view, and a contemporary light fixture. The room is bright and airy, with a neutral color palette. The bed is made with white linens and a beige throw. A large window on the right side of the room offers a view of a balcony and greenery. A modern light fixture with multiple glass shades hangs from the ceiling. A framed abstract painting is on the wall above the bed. The overall atmosphere is clean, minimalist, and inviting.

STUNNING, INSIDE AND OUT

Turnberry Homes takes pride in creating your place to be at home.

Our living spaces are carefully designed for the way you live today, with multi-functional uses for dining, socialising, home working and relaxation.





With style and quality at the forefront, our luxury apartments are finished to an exceptional standard with a careful eye for detail throughout.

We use only the highest quality products which reflect our reputation for building remarkable homes.







SITE PLAN



Existing development Landscaping (Factored to Development) Open Space

LUXURY SPECIFICATION

KITCHENS

- Designer kitchen choices and styles for units, worktops and upstands*
- Built-in single oven
- Built-in microwave
- 4 Zone ceramic hob
- Extractor hood
- 1½ bowl stainless steel sink
- Integrated fridge freezer
- Integrated dishwasher

**Selection available dependent on build stage*

WARDROBES

- Stylish sliding wardrobes to both bedrooms

SHOWER ROOM & EN-SUITES

- Designer white sanitaryware
- Contemporary chrome taps and shower enclosures
- White shower trays
- White towel warmers to shower and en-suite
- Choice of tiling from designer ranges

DECORATION

- Internal doors finished in white with contemporary satin aluminium lever handles
- Internal walls and ceilings will be finished in white emulsion
- All woodwork painted in white gloss
- Grey PVCu and aluminium double glazed window on exterior with internal white finishes

ELECTRICAL

- Ample power, TV and telephone points throughout
- Under unit strip lighting to kitchen wall units
- Multigrid switching of kitchen appliances on wall above the worktop
- Downlighters to kitchen, en-suite and shower room
- Chrome socket fittings to kitchen - white elsewhere

PLUMBING & HEATING

- Gas central heating via a combi boiler system with radiators
- Freestanding washer dryer to utility cupboard in selected apartments
- Individual thermostatic control valves on radiators (except those in rooms/areas with programmable thermostat)

SECURITY & SAFETY

- Alarm system to ground floor apartments only
- Mains wired smoke and carbon monoxide detectors are installed within each apartment

EXTERNALS

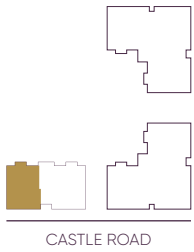
- Landscaping works as per landscaping design drawing
- A private parking space will be allocated to each apartment

Although we make every effort to ensure our specification details are accurate, they may vary from time to time.



THE MARY

BLOCK 4



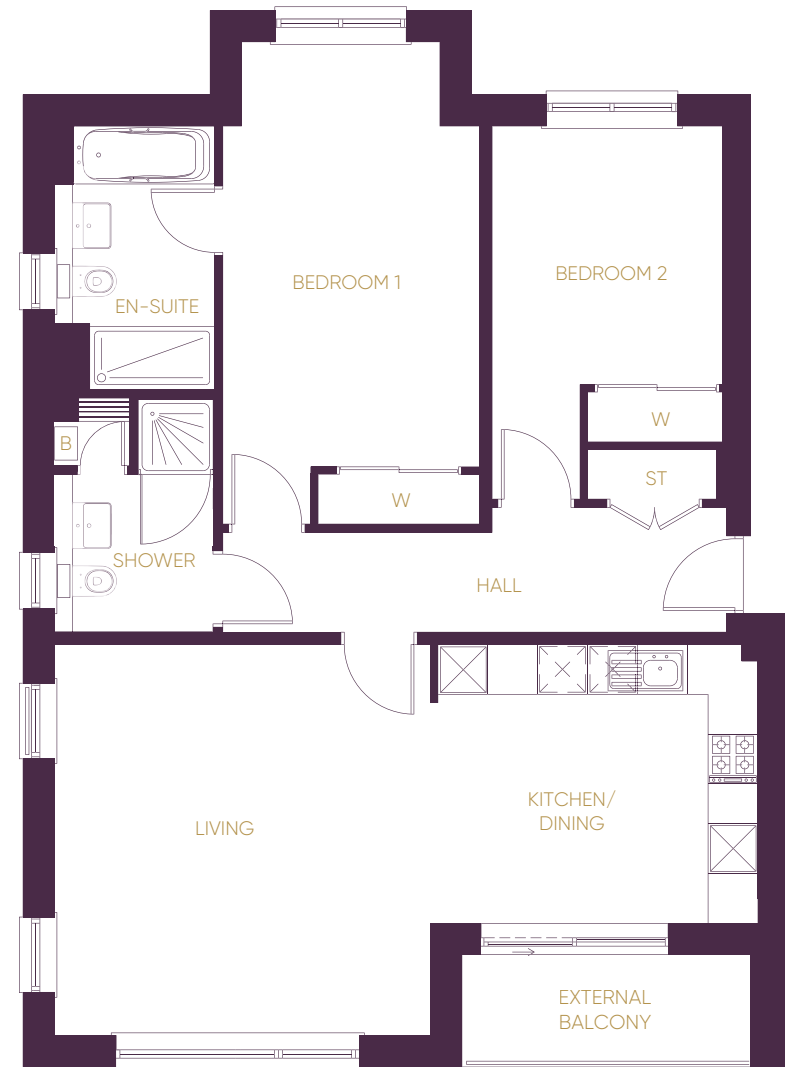
THE MARY | STIRLING

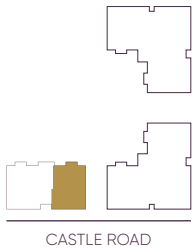
Ground 137, First 140, Second 142, Third 144

A generous, open-plan living, kitchen and dining area, benefits from full height windows and a private balcony, creating a light filled living space. This practical and beautiful 2 bedroom apartment also boasts an en-suite, storage space and family shower room.

Living Room	15'5" x 14'10"	4700 x 4525
Kitchen/Dining Room	11'0" x 12'10"	3355 x 3935
Bedroom 1	19'0" x 10'1"	5805 x 3090
Bedroom 2	14'8" x 9'1"	4485 x 2770
En-Suite	10'4" x 6'3"	3170 x 1925
Shower Room	9'1" x 6'3"	2790 x 1905

Total Area	938 sqft	87.14 sqm
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THE MARY | BALMORAL

Ground 138, First 139, Second 141, Third 143

A generous, open-plan living, kitchen and dining area, benefits from full height windows and a private balcony, creating a light filled living space. This practical and beautiful 2 bedroom apartment also boasts an en-suite, storage space and family shower room.

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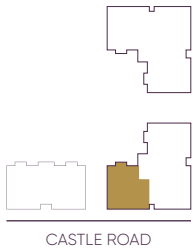
Total Area	938 sqft	87.14 sqm
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THE VICTORIA

BLOCK 5



THE VICTORIA | BRAEMAR

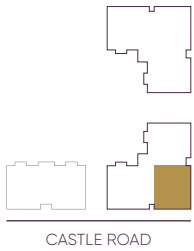
Ground 146, First 150, Second 153, Third 156, Fourth 159

A generous, open-plan living, kitchen and dining area boasts a kitchen island for sociable cooking and entertaining as well as access to an external balcony to take in the stunning surrounding views. This practical and beautiful 2 bedroom apartment also offers an en-suite, utility cupboard, storage space and family shower room.

Living/Dining Room	16'8" x 23'6"	5100 x 7165
Kitchen	12'3" x 12'10"	3755 x 3935
Bedroom 1	18'11" x 9'8"	5775 x 2960
Bedroom 2	14'7" x 9'8"	4470 x 2975
En-Suite	11'2" x 6'3"	3415 x 1920
Shower Room	8'4" x 12'7"	2565 x 3885

Total Area	1222 sqft	113.6 sqm
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THE VICTORIA | GLAMIS

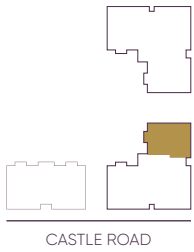
Ground 145, First 149, Second 152, Third 155, Fourth 158

This open-plan living, kitchen and dining area opens onto a generous wrap around balcony, offering stunning views of Dumbarton Rock and the River Clyde. A practical and beautiful 2 bedroom apartment, the Glamis also offers an en-suite, utility cupboard, storage space and family shower room.

Living Room	13'1" x 10'8"	4000 x 3265
Kitchen/Dining Room	17'6" x 16'1"	5350 x 4915
Bedroom 1	13'9" x 18'1"	4215 x 5520
Bedroom 2	9'6" x 12'1"	2920 x 3685
En-Suite	11'2" x 6'3"	3420 x 1920
Shower Room	8'6" x 6'1"	2600 x 1870

Total Area	1049 sqft	97.5 sqm
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THE VICTORIA | KENMURE

Ground 147, First 148, Second 151, Third 154, Fourth 157

A generous, open-plan living, kitchen and dining area, benefits from full height windows and a private balcony, creating a light filled living space. This practical and beautiful 2 bedroom apartment also boasts an en-suite, utility cupboard, storage space and family shower room.

Living Room	16'6" x 16'9"	5030 x 5110
Kitchen/Dining Room	12'3" x 12'7"	3850 x 3755
Bedroom 1	9'4" x 18'11"	2855 x 5785
Bedroom 2	9'8" x 14'7"	2970 x 4465
En-Suite	6'6" x 11'2"	1985 x 3415
Shower Room	6'5" x 8'4"	1990 x 2565
Total Area	1026 sqft	95.37 sqm





THE ELIZABETH

BLOCK 6



THE ELIZABETH | BRAEMAR

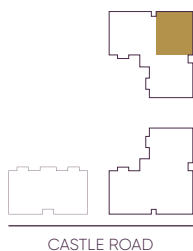
Ground 161, First 163, Second 166, Third 169, Fourth 172

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THE ELIZABETH | GLAMIS

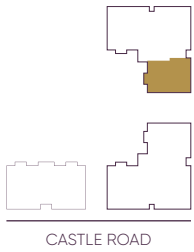
Ground 162, First 164, Second 167, Third 170, Fourth 173

This open-plan living, kitchen and dining area opens onto a generous wrap around balcony, offering stunning views of Dumbarton Rock and the River Clyde. A practical and beautiful 2 bedroom apartment, the Glamis also offers an en-suite, utility cupboard, storage space and family shower room.

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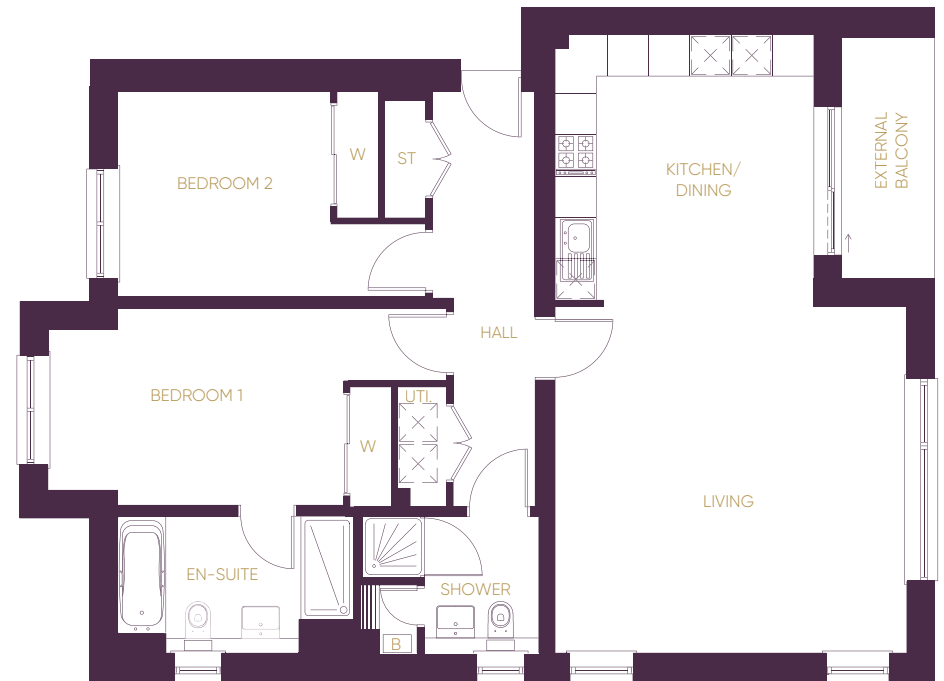




THE ELIZABETH | KENMURE

Ground 160, First 165, Second 168, Third 171, Fourth 174

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Every care has been taken to ensure that the information given is accurate. However these particulars are outline, and are supplied only as guidance to prospective purchasers and do not form the whole or any part of any contract. Turnberry Homes Ltd reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



TURNBERRY HOMES HAS BEEN
BUILDING OUTSTANDING
NEW HOMES ACROSS THE WEST
CENTRAL BELT OF SCOTLAND
FOR 30 YEARS.



ABOUT TURNBERRY HOMES

As a premium, family-owned, housing developer, we take extra care to create homes that are built to last and to bring you joy for years to come.

We build our homes with attention to detail and that care is also reflected in your buying journey and aftercare. Our Sales Advisors will guide you through the buying process and take the time to help you choose what you need to finish your home to reflect your own personal taste.

Upon moving in, we will give you a fully guided tour of your new home and demonstrate how to operate all the new appliances and equipment, so that you can settle in seamlessly.

You will also receive a personalised HomeCare Pack, giving you all the essential information about your new home, a place to store all your warranties and some handy tips on how to care for your new home.

GIVING YOU EXTRA PEACE OF MIND

Turnberry Homes Ltd is a proud member of the NHBC - the UK's leading warranty provider, recognised by home owners and trusted by all major lenders. Your new home comes with a 10 year NHBC warranty.

We also comply with the 'Consumer Code for Home Builders' - developed by the home-building industry to make the home buying process fairer and more transparent for purchasers.

As a member of 'Homes for Scotland', a body representing 200 organisations delivering the vast majority of the country's new homes, we are jointly ensuring that the housing needs and aspirations of our growing population are met.

ENQUIRE



0141 222 5869

TURNBERRY
HOMES
BE AT HOME



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V3/08/23