



**JORDANHILL**  
PARK

**GRAHAM** HOUSE

APARTMENTS

PHASE ONE





**JORDANHILL**  
PARK



# GRAHAM HOUSE



Computer generated image of Graham House.





## INTRODUCTION

# A HOME FOR ALL SEASONS

Jordanhill Park is a truly unique development that gives the  
best of city living.

Set in acres of beautiful parkland, and just a stone's throw from  
Glasgow city centre, this historic site is the perfect place for life  
to flow in an environment that will continue to grow.



VISION

# A VIEW THAT GROWS WITH YOU







Designed by award-winning architects 7N, Jordanhill Park maintains the Edwardian look and feel of the local community while offering a wide choice of contemporary homes.

Its neo-classical entrance lobby, reminiscent of large residential buildings in New York of the same period, creates a wonderfully elegant entrance

**“Jordanhill Park retains its woodland setting, with around a third of the development remaining as open space that protects the site’s historic parkland.”**

At the heart of the development is the striking B-listed David Stow building, which has been converted into luxury apartments created from its former teaching spaces.

while its design around two central courtyards, delivers superb views of the surrounding landscape and beyond.

New public paths, cycle ways and children’s play areas complement the innovative design of the development.







Enjoying clever design features and situated in parkland close to the urban attractions of Glasgow's sought-after West End, Jordanhill Park has something to offer everyone.

The development is within reach of many cosmopolitan cafes, restaurants and

Families are also catered for, with numerous primary and secondary schools in the vicinity, including some of Glasgow's highly desirable private schools. Several of the city's most popular parks, such as Victoria Park, are nearby, providing an abundance of entertainment for little ones and opportunities to enjoy the outdoors.

**“Close to the urban attractions of Glasgow's sought-after West End, Jordanhill Park has something to offer everyone.”**

bars while the city centre is also in close proximity for those who wish to explore Glasgow's many art galleries, museums, parks and renowned retail offering.

Glasgow's Buchanan Street, known as the Style Mile, is ranked as being amongst the UK's top shopping locations.

Jordanhill Park is within walking distance of the train stations and bus routes whilst also being close to major road networks, providing ease of access for commuters and leisure enthusiasts alike.

LIFESTYLE

## LIFE AT JORDANHILL PARK

JORDANHILL PARK

# GRAHAM HOUSE

## Apartments

Completed in 1917, Graham House is a former student residence for those studying at the David Stow teacher training college within Jordanhill Park.

The beautifully crafted red sandstone façade commands magnificent period frontage, whilst the interior of the building has been reimagined to offer a contemporary collection of 20 bespoke 1, 2 and 3 bedroom apartments, including two grand 3 bedroom duplexes.







Computer generated image of Graham House.



Computer generated image  
of a Graham House apartment.









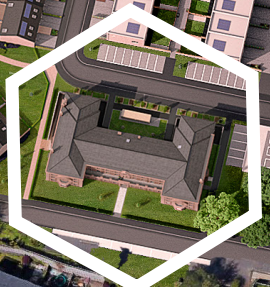
Computer generated image  
of a Graham House apartment.





Previous Cala showhomes







# JORDANHILL PARK

# GRAHAM HOUSE

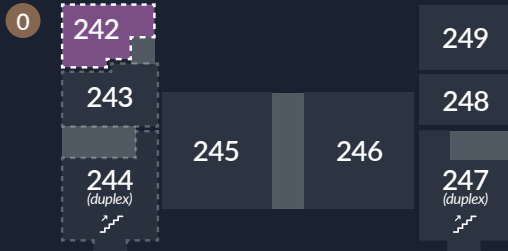
## Phase One





# PLOT 242

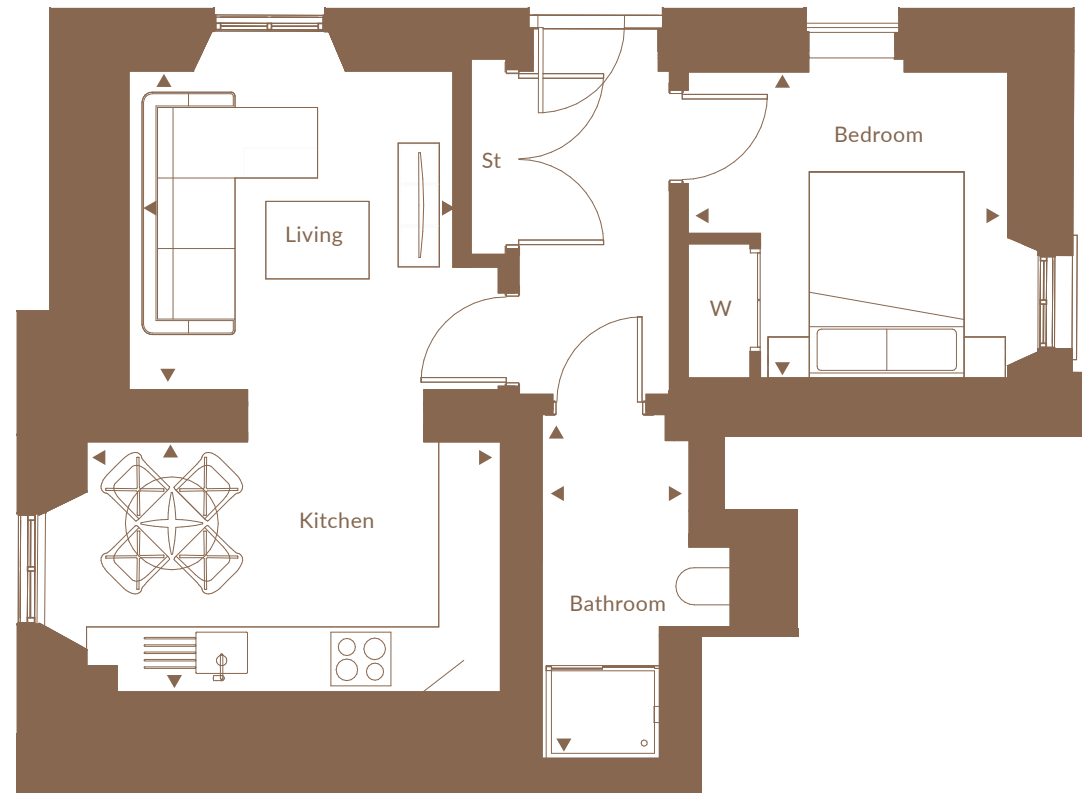
## One bed apartment



Space	Metres	Feet/Inches
Living	3.15m x 3.09m	10' 4" x 10' 2"
Kitchen	4.02m x 2.43m	13' 2" x 7' 12"
Bedroom	3.10m x 2.97m	10' 2" x 9' 9"
Bathroom	1.43m x 3.34m	4' 8" x 10' 11"

Total sq ft

472 sqft



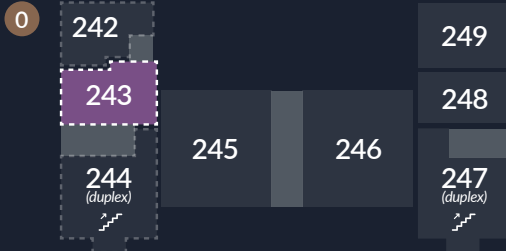
St: Store cupboard

W: Wardrobe



# PLOT 243

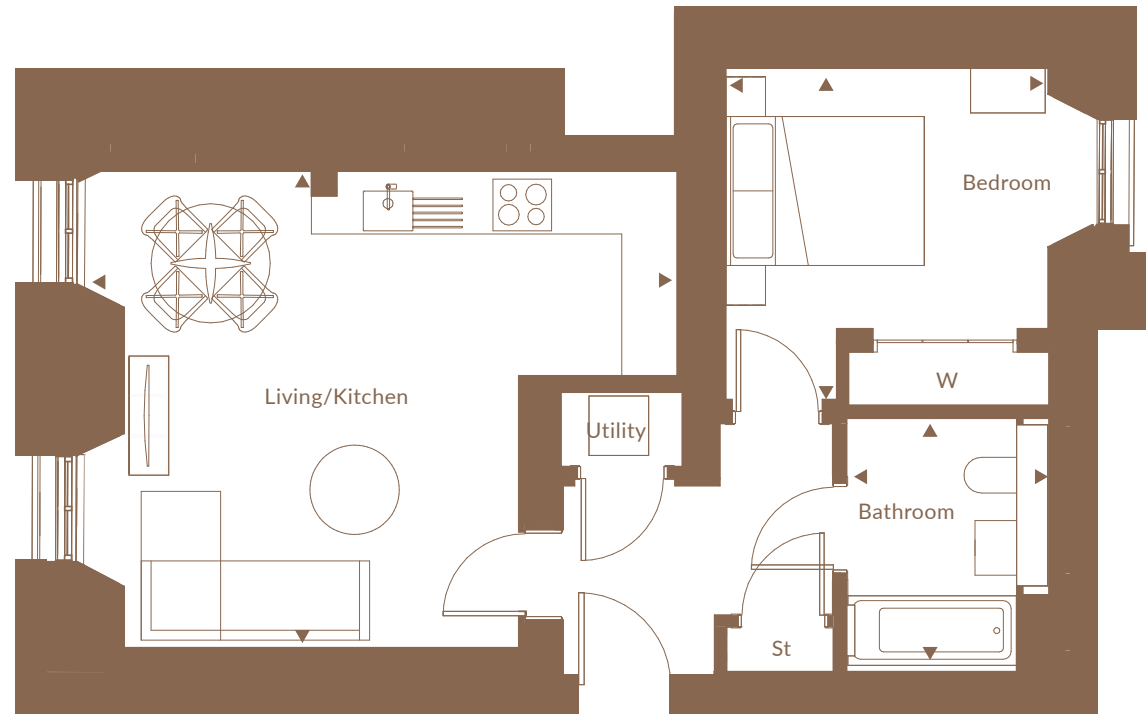
## One bed apartment



Space	Metres	Feet/Inches
Living/Kitchen	5.57m x 4.80m	18' 3" x 15' 9"
Bedroom	3.25m x 3.34m	10' 8" x 10' 11"
Bathroom	2.04m x 2.55m	6' 8" x 8' 4"

Total sq ft

531 sqft

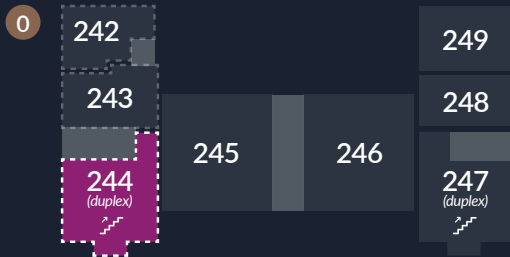


St: Store cupboard

W: Wardrobe

# PLOT 244

Three bedroom duplex apartment

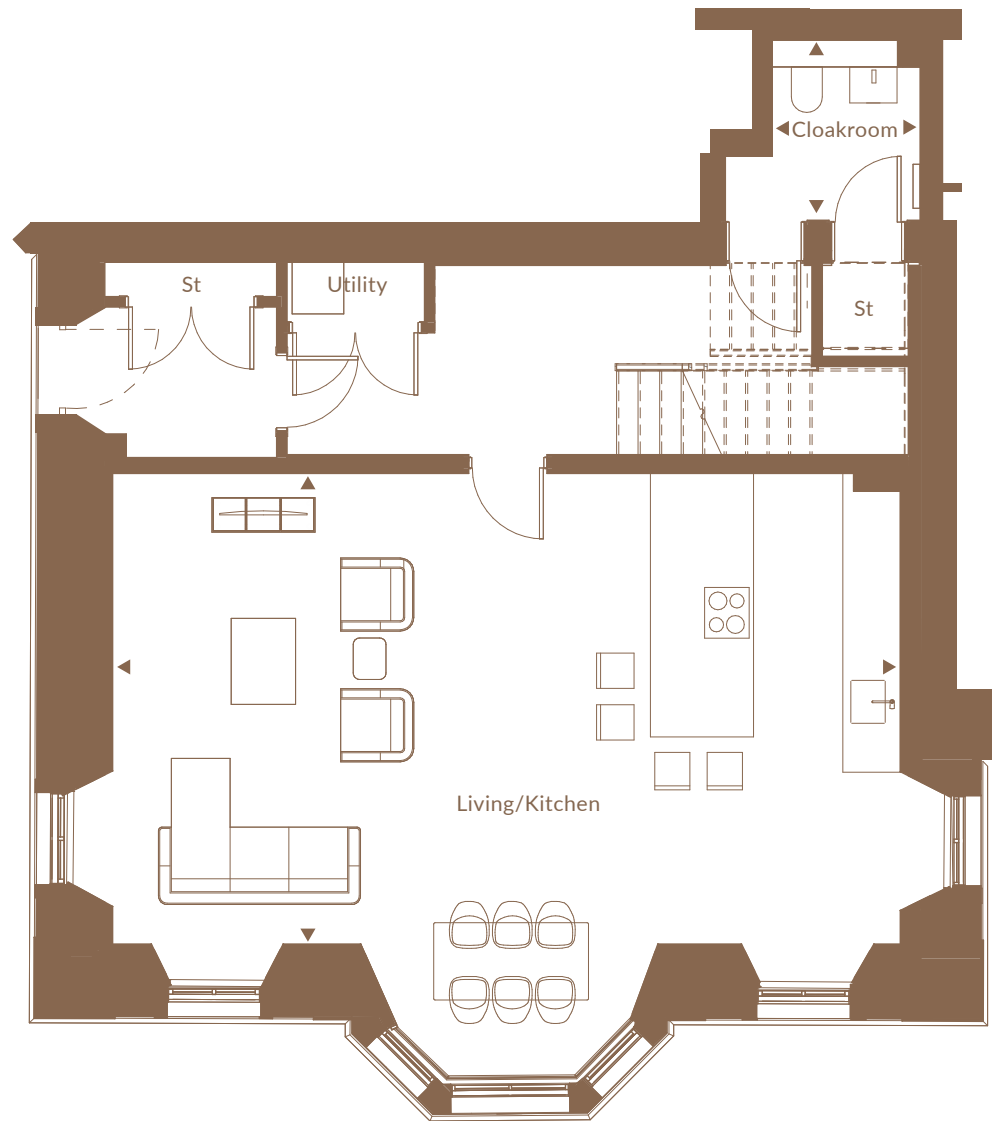


Space	Metres	Feet/Inches
Living/Kitchen	9.16m x 5.48m	30' 1" x 17' 12"
Cloakroom	1.72m x 2.10m	5' 10" x 6' 11"

Total sq ft

Level 0 = 884 sqft

Overall area = 1691 sqft



St: Store cupboard

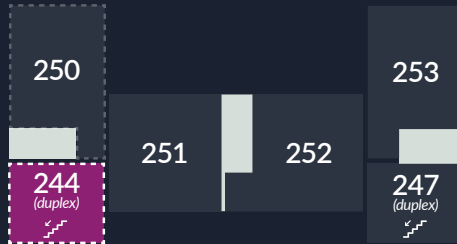
W: Wardrobe



# PLOT 244

## Three bedroom duplex apartment

1

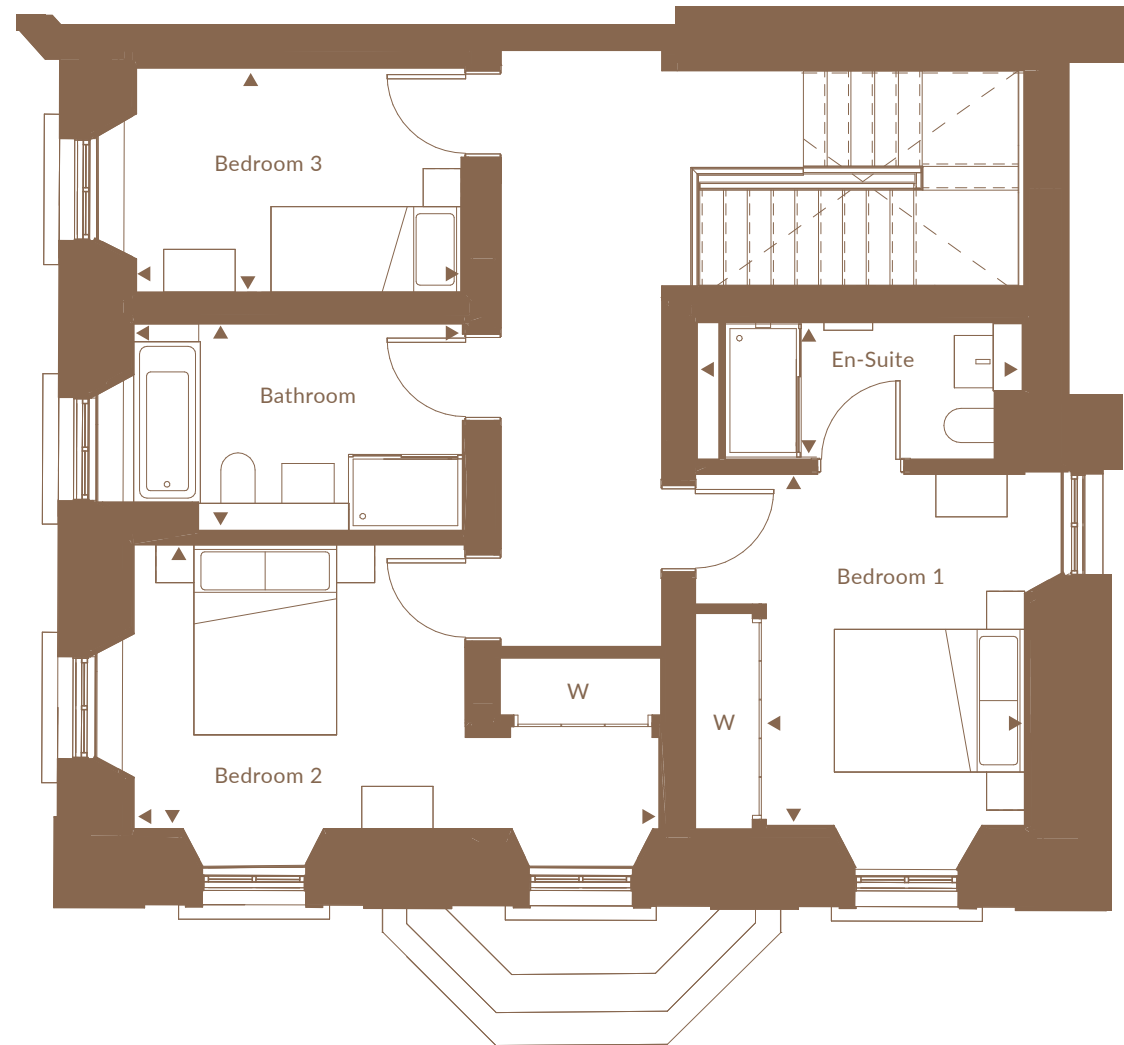


Space	Metres	Feet/Inches
Bedroom 1	2.72m x 3.69m	8' 11" x 12' 1"
Bedroom 2	5.52m x 2.99m	18' 1" x 9' 6"
Bedroom 3	3.41m x 2.36m	11' 3" x 7' 9"
Ensuite	3.42m x 1.44m	11' 3" x 4' 9"
Bathroom	3.56m x 2.17m	11' 4" x 7' 1"

Total sq ft

Level 1 = 807 sqft

Overall area = 1691 sqft

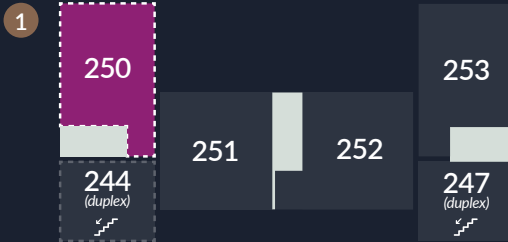


St: Store cupboard

W: Wardrobe

# PLOT 250

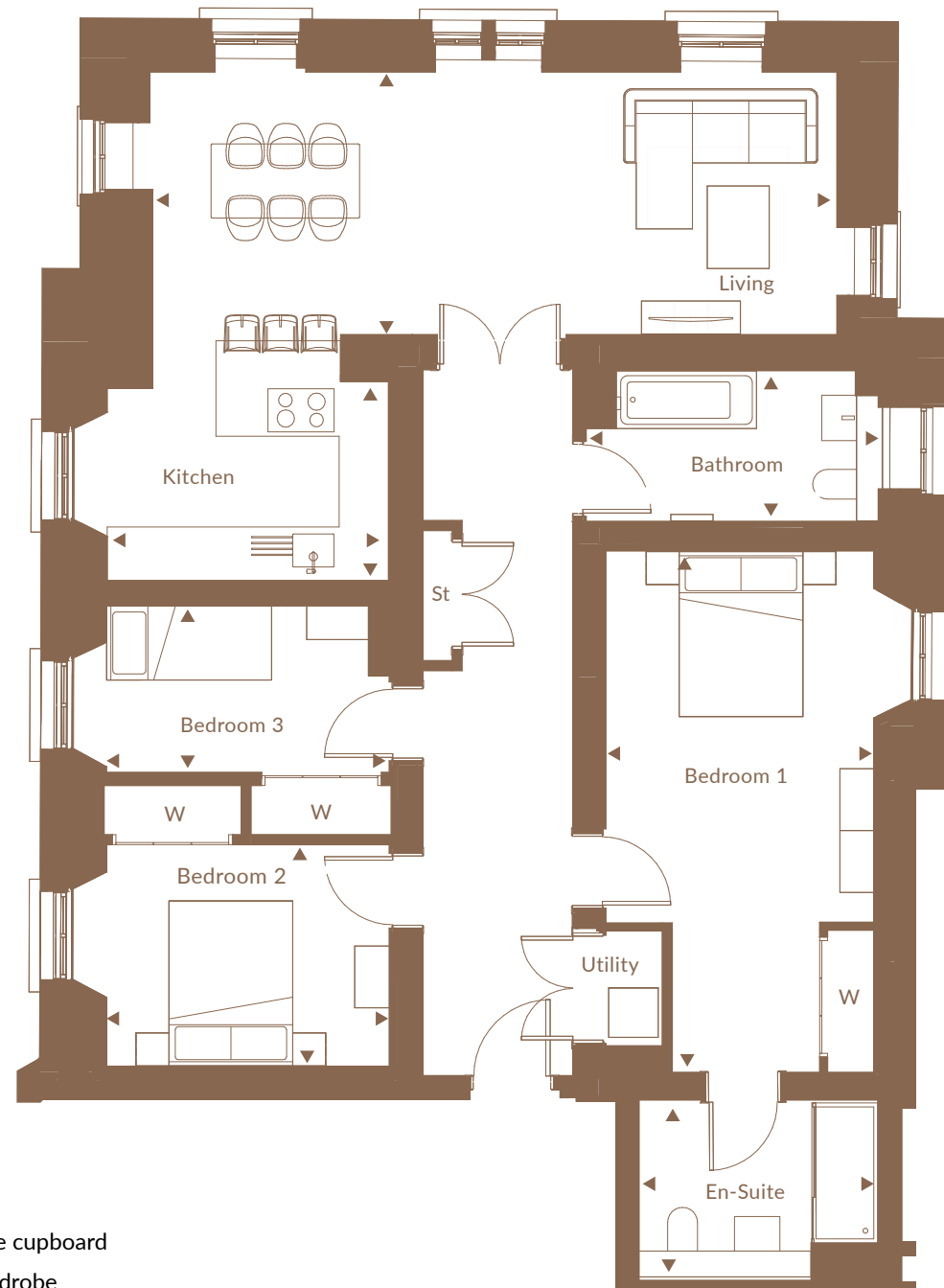
## Three bed apartment



Space	Metres	Feet/Inches
Living	8.33m x 3.18m	27' 4" x 10' 5"
Kitchen	3.41m x 2.42m	11' 2" x 7' 11"
Bedroom 1	3.25m x 6.32m	8" x 20' 9"
Bedroom 2	3.34m x 2.69m	11' 3" x 8' 10"
Bedroom 3	3.43m x 2.02m	11' 3" x 6' 7"
Bathroom	3.54m x 1.82m	11' 8" x 5' 12"
Ensuite	2.90m x 2.19m	9' 7" x 7' 2"

Total sq ft

1253 sqft



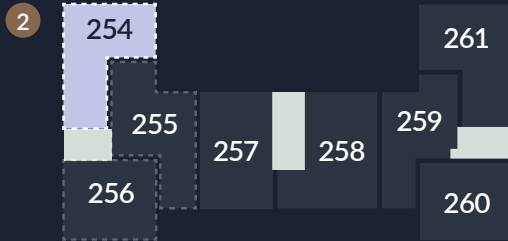
St: Store cupboard

W: Wardrobe



# PLOT 254

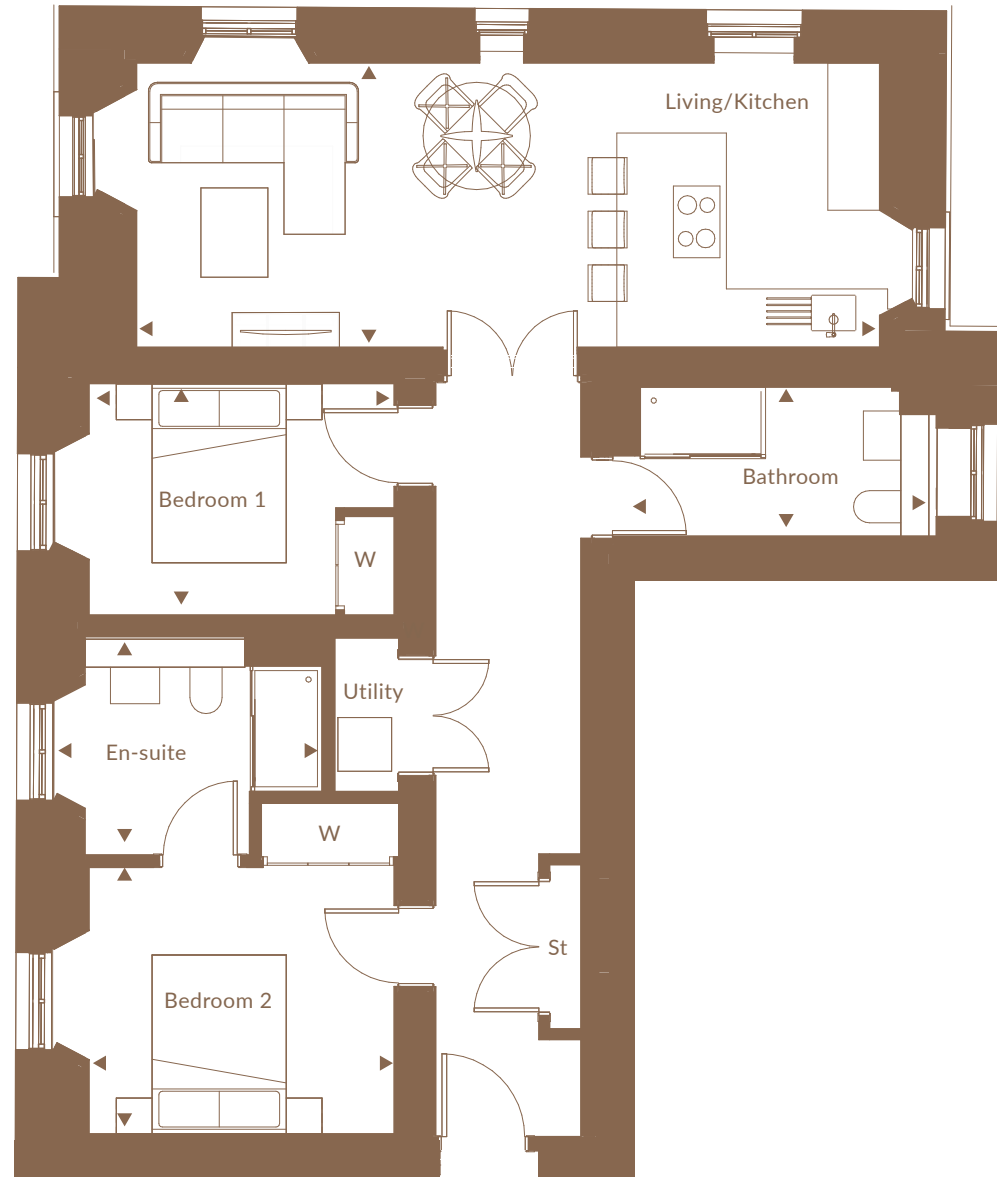
## Two bed apartment



Space	Metres	Feet/Inches
Living/Kitchen	8.31m x 3.18m	27' 3" x 10' 5"
Bedroom 1	3.41m x 2.59m	11' 2" x 8' 6"
Bedroom 2	3.41m x 2.98m	11' 2" x 9' 0"
Bathroom	3.71m x 1.67m	12' 2" x 5' 6"
Bathroom	2.66m x 2.44m	8' 8" x 7' 11"
Ensuite	2.65m x 2.44m	8' 8" x 8' 0"

Total sq ft

892 sqft

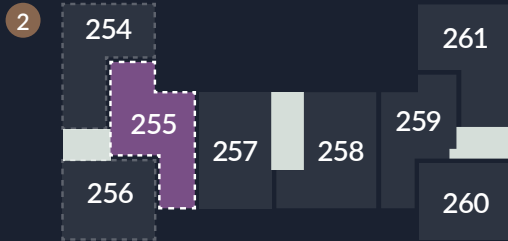


St: Store cupboard

W: Wardrobe

# PLOT 255

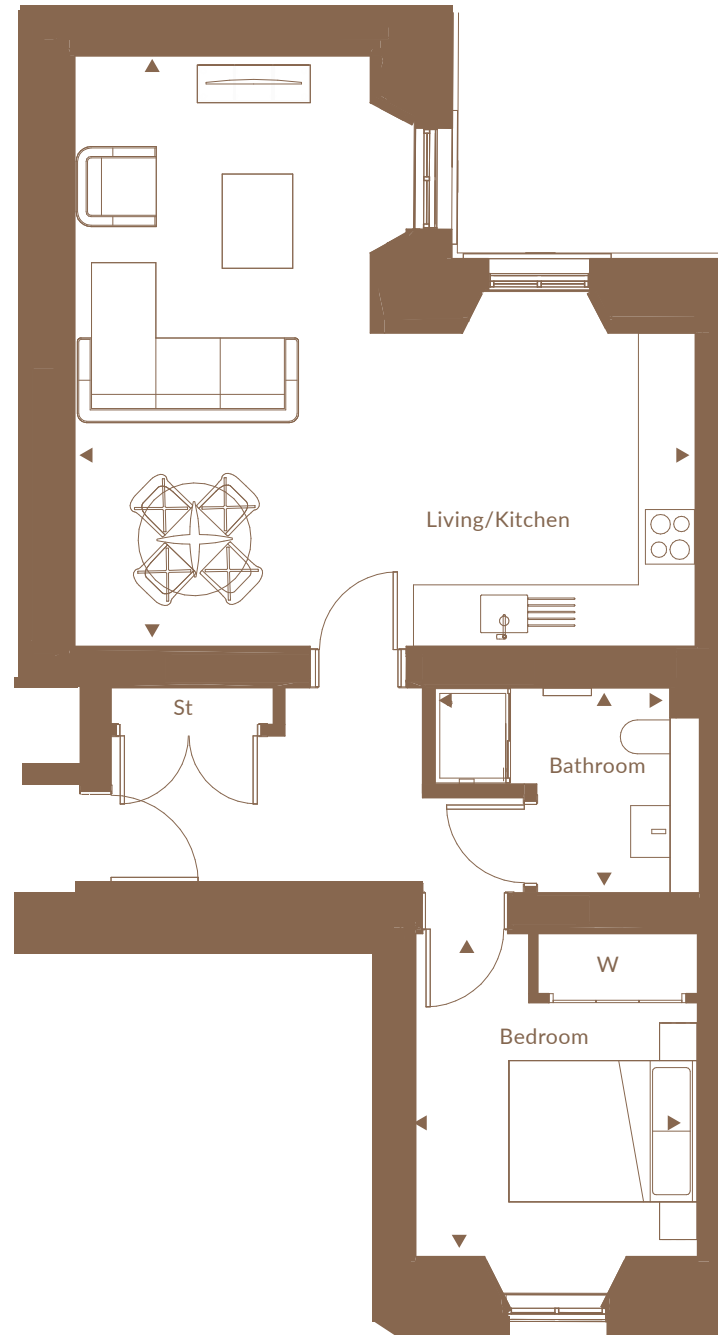
## One bed apartment



Space	Metres	Feet/Inches
Living/Kitchen	6.59m x 6.27m	21' 7" x 20' 7"
Bedroom	2.99m x 3.43m	9' 10" x 11' 3"
Bathroom	2.81m x 2.18m	9' 3" x 7' 2"

Total sq ft

633 sqft



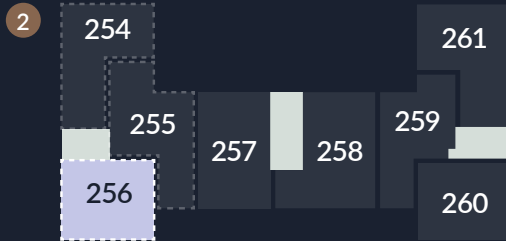
St: Store cupboard

W: Wardrobe



# PLOT 256

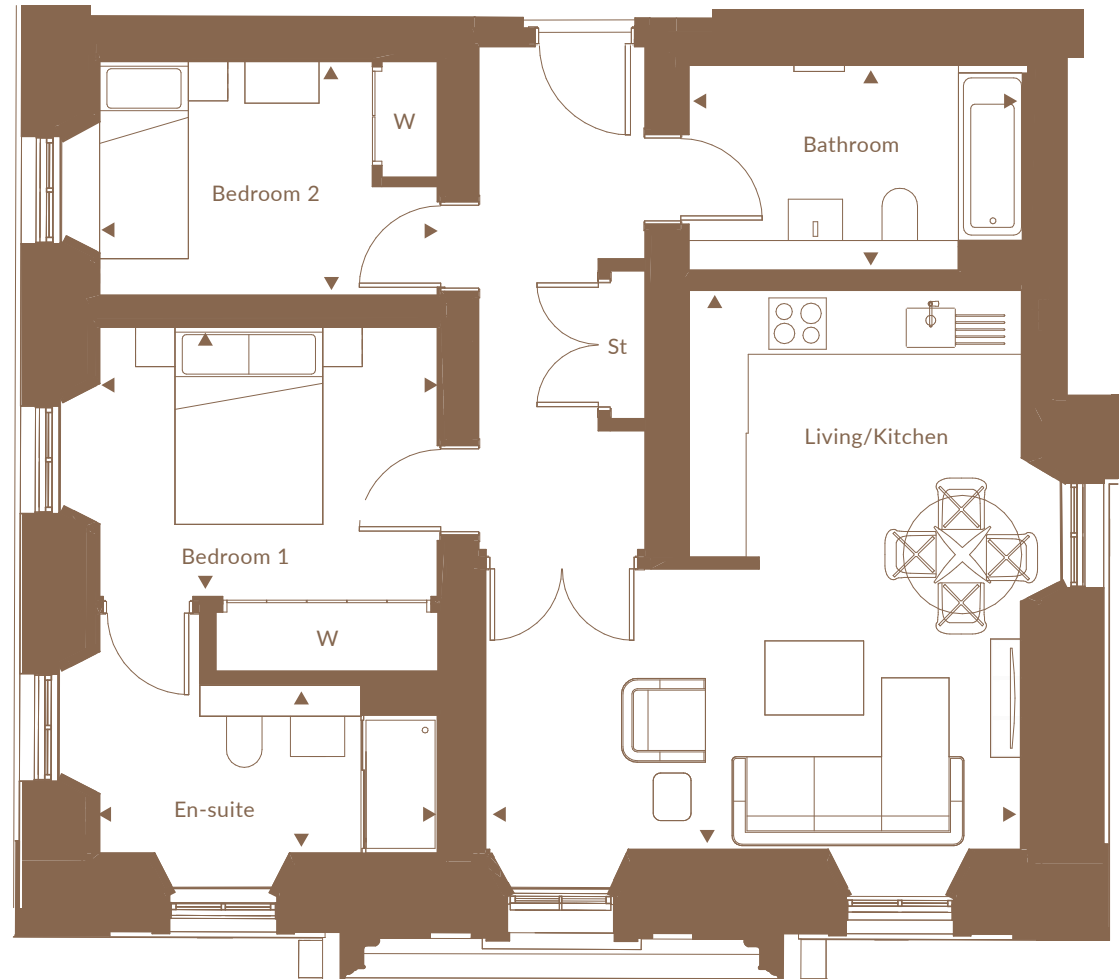
## Two bed apartment



Space	Metres	Feet/Inches
Living/Kitchen	5.42m x 5.67m	17' 9" x 18' 7"
Bedroom 1	3.42m x 2.73m	11' 3" x 8' 11"
Bedroom 2	2.76m x 2.37m	9' 1" x 7' 9"
Bathroom	3.37m x 2.08m	11' 1" x 6' 10"
Ensuite	3.42m x 1.70m	11' 3" x 5' 7"

Total sq ft

807 sqft



St: Store cupboard

W: Wardrobe

# SPECIFICATION

## The Graham House Apartments

### Kitchens

- Stylish German crafted kitchens by Nolte
- Silestone worktops with undermount sink in gunmetal finish
- Siemens built-in single oven
- Siemens built-in microwave combination oven  
(Plots 244, 245, 247, 250, 251, 252 & 253 only)
- Siemens 4 zone induction hob  
(Plots 242, 243, 248, 249, 255, 256, 257, 258, 259 & 260 only)
- Siemens 5 zone induction hob  
(Plots 251 & 252 only)
- Siemens 800mm venting hob  
(Plots 244, 245, 246, 247, 250, 253, 254 & 261 only)
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated washer/dryer  
(Plots 242, 248, 249, 255, 256, 257, 258, 259 & 260 only)
- Bosch freestanding washer/dryer  
(Plots 243, 244, 245, 246, 247, 250, 251, 252, 253, 254 & 261 only)
- Under unit LED lighting

### Bathrooms

- Contemporary white sanitaryware from the Laufen range and baths by Carron
- Contemporary slimline mixer taps
- Under sink Laufen vanity units to main bathroom and en-suite
- Full height wall tiling by Porcelanosa to bath and shower enclosure
- Thermostatic shower to main bathroom and en-suites
- Thermostatic combination bath filler and handheld spray to baths
- Shaver sockets to all bathrooms and en-suites
- Stylish towel warmers to all bathrooms and en-suites
- Fitted mirror above wash hand basin in bathrooms and en-suites

### Decoration

- Internal walls and ceilings will be finished in white emulsion
- Pre-finished white pass doors internally
- Contemporary lever style handles
- Gloss white paint to all woodwork (including frames, facings, skirtings, cills & aprons)



# SPECIFICATION

## The Graham House Apartments

### Wardrobes

- Stylish fitted wardrobes with shelves and hanging rails as design dictates

### Heating & Electrical

- Communal District Heating System
- Horizontal and/or vertical radiator styles (as apartment design dictates)
- Master TV media plate in main lounge with CAT 6 cabling
- Communal satellite dish to apartments (connection required)
- Ample power, TV and telephone points throughout
- USB & USBC charging points in selected rooms
- Hyperoptic and BT Openreach fibre installations

### Security

- Video door entry and access control system (where applicable)
- Intruder alarm system to ground floor apartments with external access
- Mains powered smoke detectors
- LED lighting to corridors and stairwells

### External and Common Areas

- Allocated private external parking
- External bike shelter with individual bike racks

### Factor

- An annual factors fee will be payable by all residents at Jordanhill Park. Please consult our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty



## ABOUT CALA

For 150 years, CALA has been a name synonymous with style, elegance and quality. Across the decades we have secured a firm foothold as one of the UK's premier homebuilders. With this highly coveted position comes responsibility, and so we take great pride in providing premium homes in some of the UK's most sought-after areas.

CALA operates nationally through eight regional businesses, three in Scotland covering the principal cities of Edinburgh, Glasgow and Aberdeen, with our Scottish headquarters in Edinburgh, four within the Home Counties, including our southern headquarters at Beaconsfield in Buckinghamshire, and an eighth in the Midlands.

From conservation area to brownfield development, we are driven by new challenges, selecting prime locations in which to build exceptional properties.

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CALA continues to set standards, seeking out new directions in design, incorporating the very latest ideas in architecture and embracing cutting edge innovation. From a one bedroom apartment to a six-bedroom family mansion, we will always apply the same exacting standards of quality, craftsmanship and attention to detail, for which we are renowned.

With highly acclaimed developments throughout the country, CALA takes great care to ensure that we remain sensitive to the areas we develop, taking inspiration from our surroundings and creating properties with both poise and purpose, reflective of local history and habitat. CALA places ultimate emphasis on the needs of our customers, surpassing their expectations, for decades to come.

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## Enquire about life at Jordanhill Park

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- 🌐 [www.jordanhillpark.com](http://www.jordanhillpark.com)
- ✉ [jordanhillpark@cala.co.uk](mailto:jordanhillpark@cala.co.uk)

