



Blairvadach House

SHANDON



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From its spectacular elevated position, overlooking the Gare Loch, Blairvadach is an exciting new development of just eight, highly individual and luxuriously appointed apartment conversions set within a lovingly restored blonde sandstone 19th century mansion house.



The Building

Built in the fashionable Scots baronial style, complete with massive keep, turrets and battlements, Blairvadach House has been recognised as a building of architectural and historical interest and has B-listed status. Over the years, various owners have come and gone, but from 1998, and up until recently, the building was used by the Argyll and Bute Council's planning department.

Recently sold by the local authority, Blairvadach was purchased by a well respected local developer and now enters an exciting new chapter in its history. Planning permission has been granted for the conversion of the building into eight completely individual and most impressive luxury apartments. Works started in early 2022, with completion dates for the properties due sometime in 2023. There will be a real diverse choice of apartments available, ranging from a spacious one bed roomed property of around 730 square feet, right up to arguably the centrepiece of the development: a simply stunning two storey duplex apartment with four bedrooms and around 2370 square feet of accommodation, complete with a jaw dropping private roof terrace with 360 degree views of the surrounding countryside and the waters of the Gare Loch. Many of the apartments will have their own private garden areas or terraces, there will be plenty of private parking provided and it goes without saying, the standard of finish will be exemplary, combining many of the original features of the building with high end, modern and stylish finishes.



The Locale

Shandon is a delightfully quiet village that is immensely popular due to its picturesque setting on the shore of the Gare Loch and being only a short distance by car or bus from the larger seaside town of Helensburgh. Helensburgh offers a wide selection of amenities that include shops, supermarkets, bars, restaurants, schools (both state and independent) and numerous leisure facilities. There are several train stations in Helensburgh serving Glasgow, Edinburgh, the West Highlands and even a sleeper to London.

The area is synonymous with those who enjoy the outdoors, with good sailing on the Gare Loch and the River Clyde (nearby is the Royal Northern and Clyde Yacht Club and Rhu Marina). There are lovely country walks nearby and with the iconic shores of Loch Lomond just a short distance away. Loch Lomond is home to the renowned Lomond Golf Club, Cameron House Hotel and the Cameron Club Golf Club and Spa, along with world class accommodation and watersport facilities. Glasgow is within forty five minutes' commute by car and the international airport is easily accessible via the A82 and Erskine Bridge.





Apartment One

170 sq m / 1829 sq ft

Ground Floor (faces West and North)

Private entrance Vestibule

Reception hall

Bay windowed open plan lounge/dining room and kitchen (door to garden). Loch views.

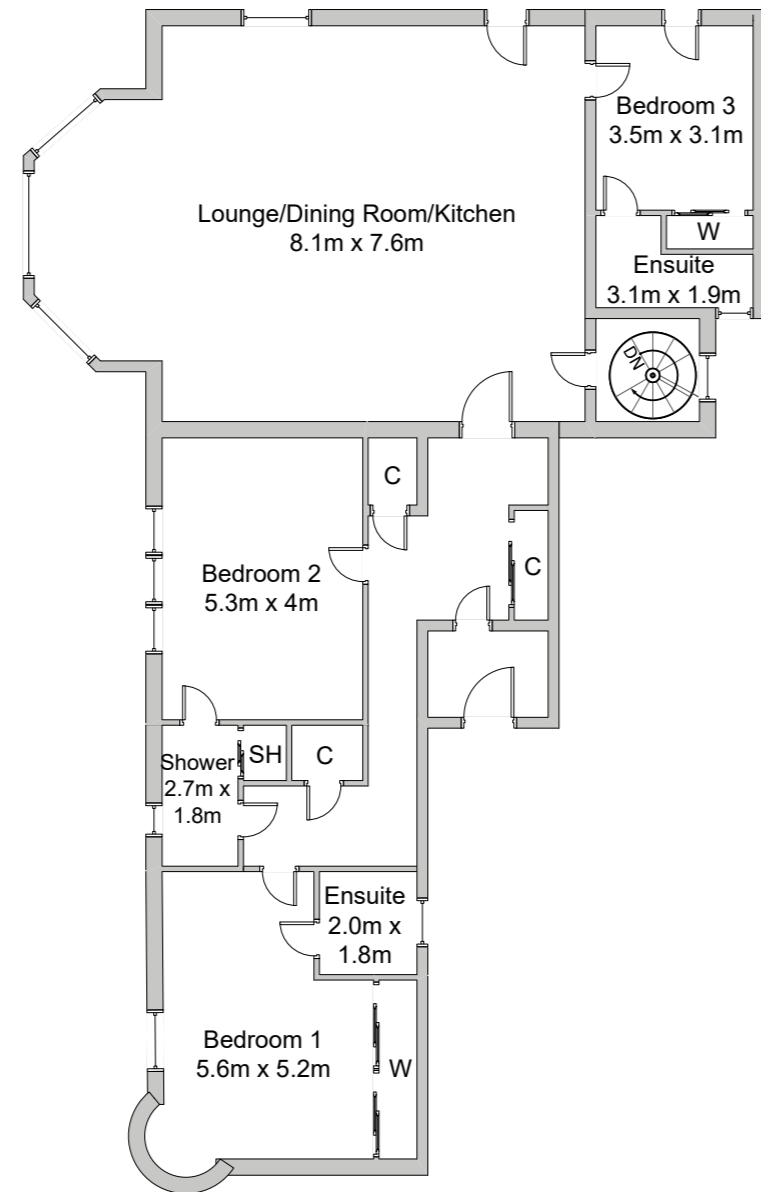
Master bedroom with ensuite shower room (loch views)

Bedroom 2 with ensuite shower room (loch views)

Bedroom 3 with ensuite shower room

Bathroom

Private garden



Please note: all plans are for illustrative purposes only and should not be relied on as a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

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Apartment Two

72 sq m / 774 sq ft

Ground Floor (faces South and East)

Shared entrance vestibule

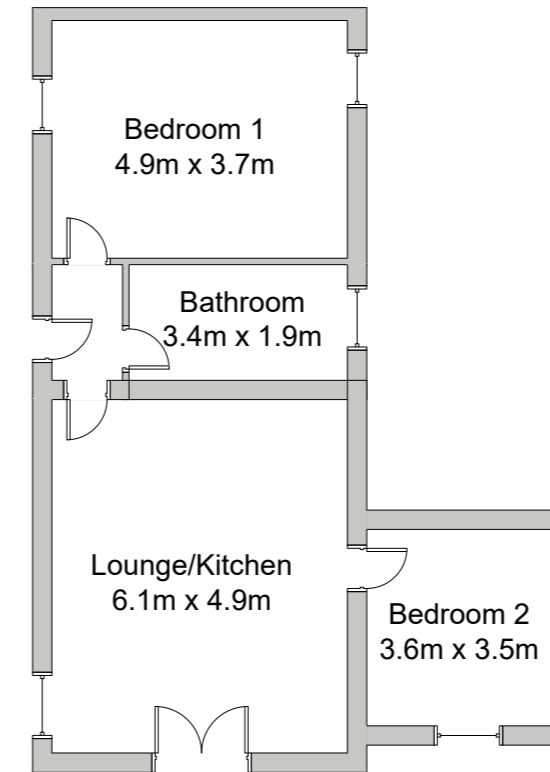
Reception hall

Open plan lounge and kitchen

Two bedrooms

Bathroom

Private garden



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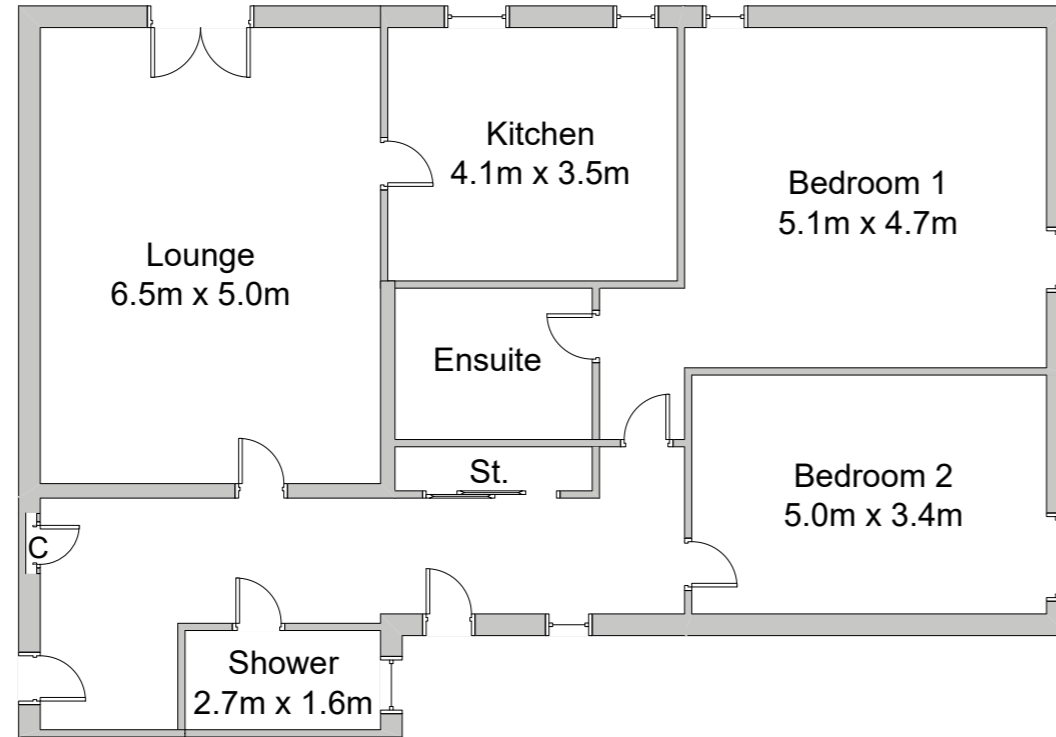


Apartment Three

128 sq m / 1377 sq ft

Ground Floor (faces North, East and South)

- Shared entrance vestibule
- Reception hall
- Lounge (French doors out to garden)
- Kitchen
- Master bedroom with ensuite bathroom
- Bedroom 2
- Bathroom
- Private garden



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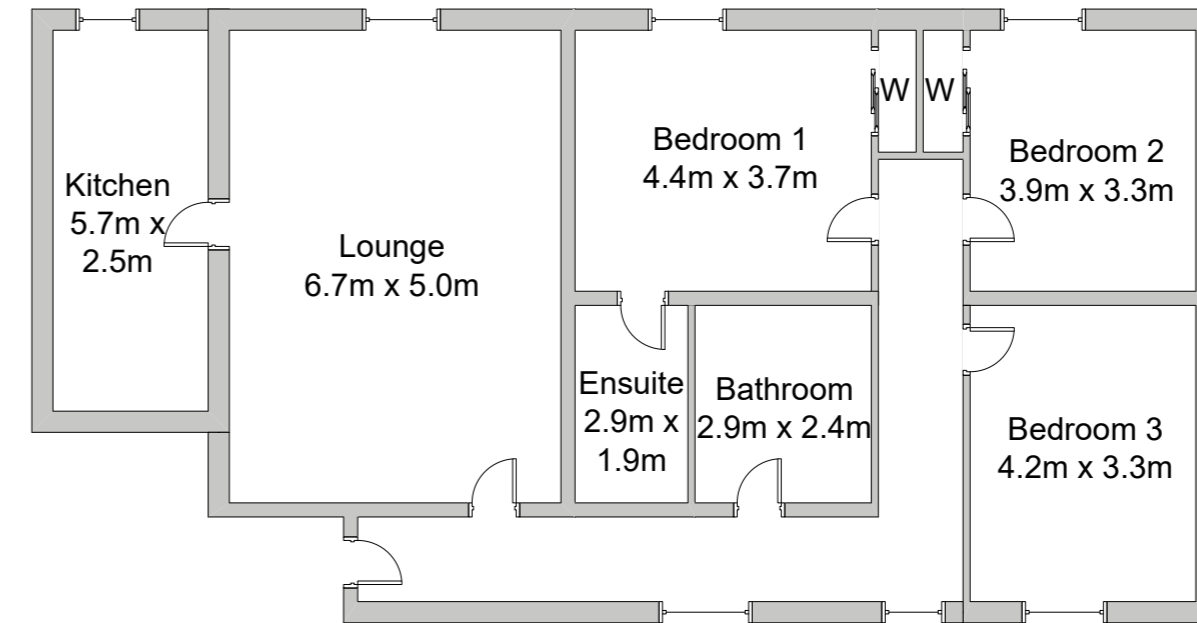


Apartment Four

136 sq m / 1463 sq ft

Mezzanine Level (faces North and South)

- Shared entrance vestibule
- Reception hall
- Lounge
- Kitchen
- Master bedroom with ensuite bathroom
- Bedroom 2
- Bedroom 3
- Bathroom
- Private garden



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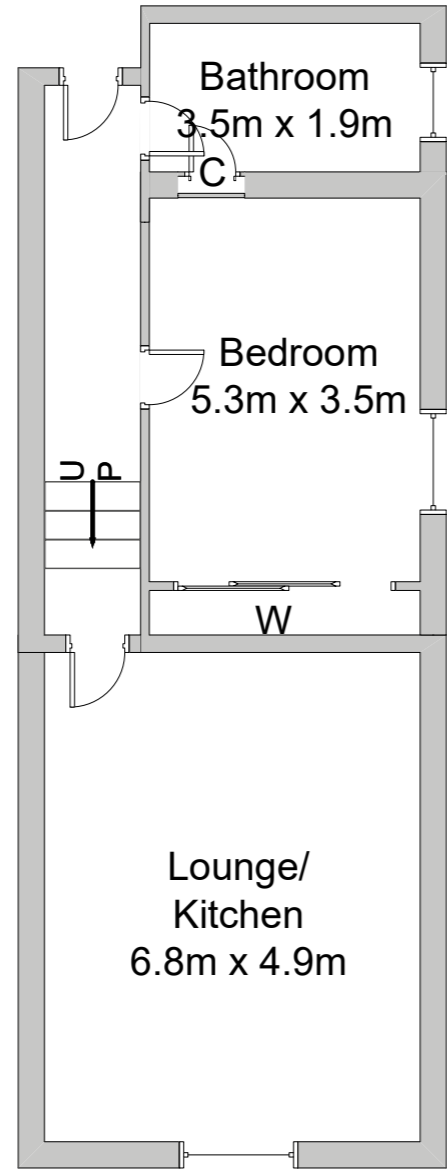


Apartment Five

68 sq m / 731 sq ft

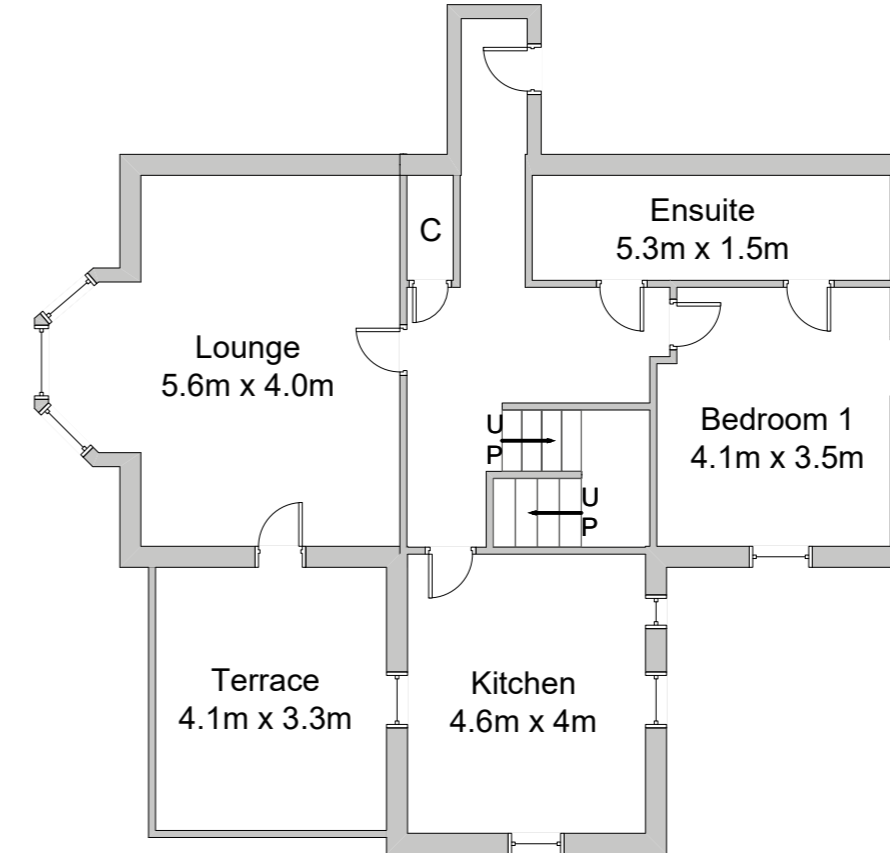
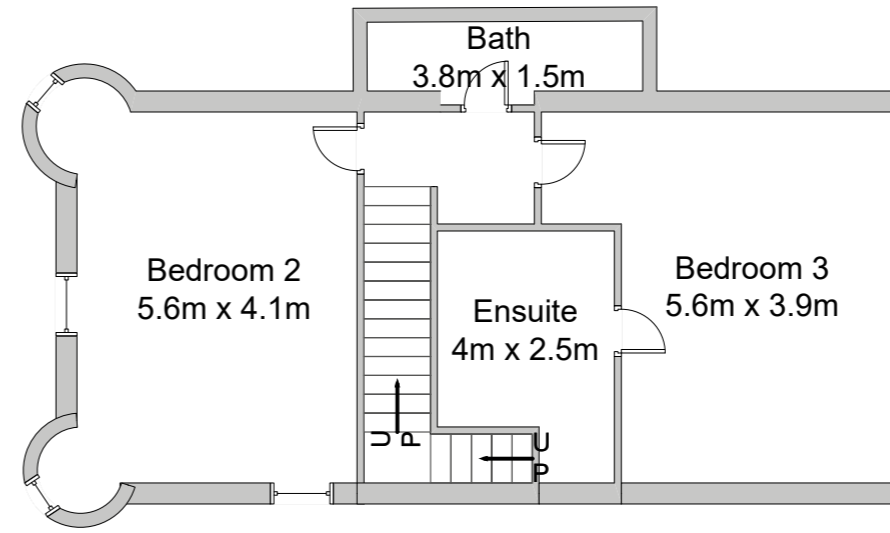
Mezzanine Level
(faces South and East)

- Shared entrance vestibule
- Reception hall
- Open plan lounge and kitchen
- Bedroom
- Bathroom
- Private garden



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Apartment Six

146 sq m / 1527 sq ft

First and Second Floor Duplex
(faces West, South and East)

- Private entrance vestibule
- Reception hall
- Bay windowed lounge with loch views
(access to private terrace, also with loch views)
- Kitchen
- Bedroom 1 with ensuite
- Cloaks/wc
- Bedroom 2 (loch views)
- Bedroom 3 with ensuite
- Bathroom
- Private garden



Apartment Seven

220 sq m / 2367 sq ft

First and Second Floor Duplex
(faces West and North)

Private entrance vestibule

Reception hall

Open plan bay windowed lounge/dining room
and kitchen (loch views)

Master bedroom with ensuite shower room
and walk-in wardrobe (loch views)

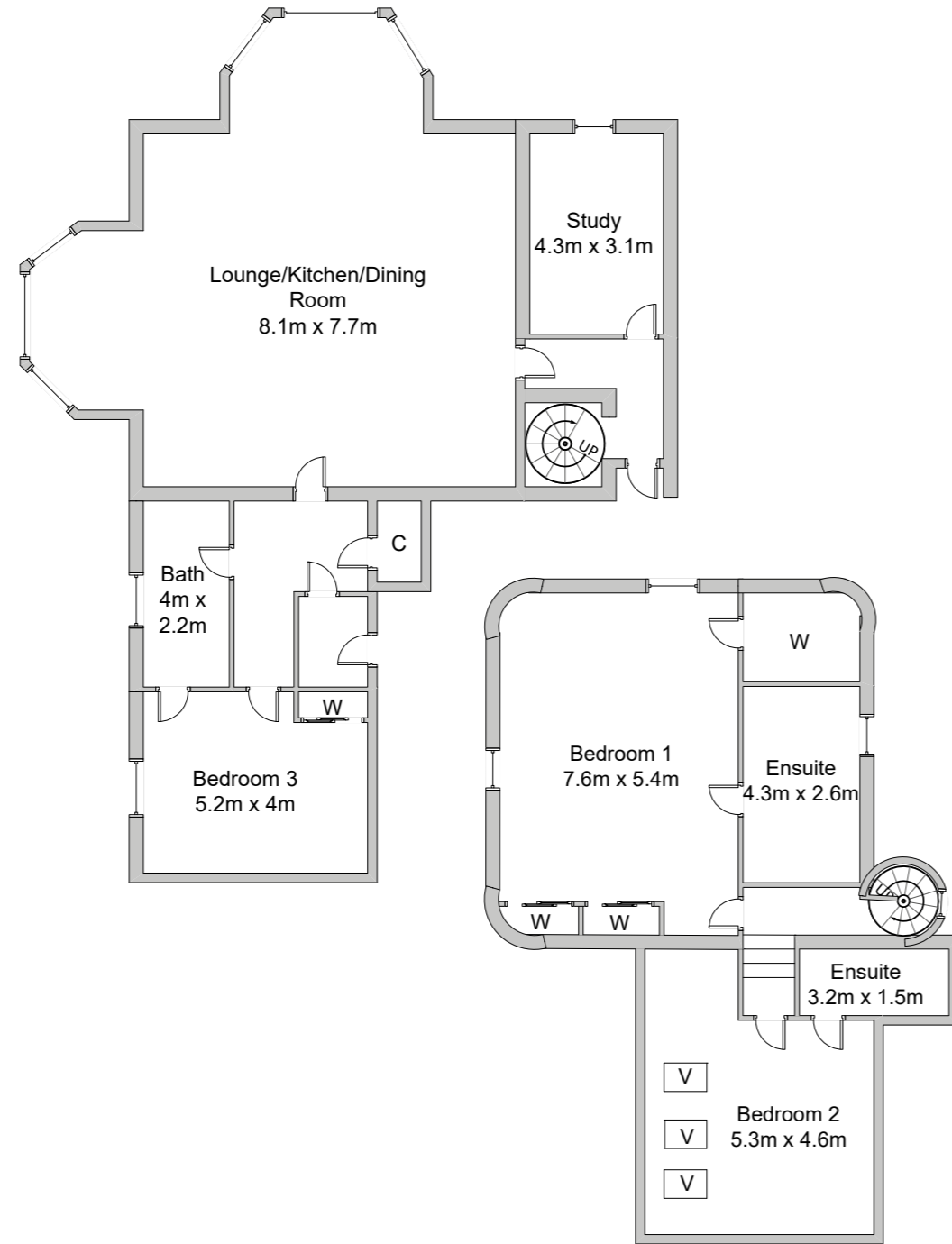
Bedroom 2 with ensuite shower room (loch views)

Bedroom 3

Bedroom 4 / Study

Bathroom (can be an ensuite from Bedroom 3)

Turreted staircase to large private roof
terrace with 360° views



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Apartment Eight

190 sq m / 2044 sq ft

First and Second Floor Duplex
(faces North and South)

Private entrance vestibule

Reception hall

Shower room

Open plan lounge and kitchen
(vaulted ceiling above)

Master bedroom with ensuite bathroom

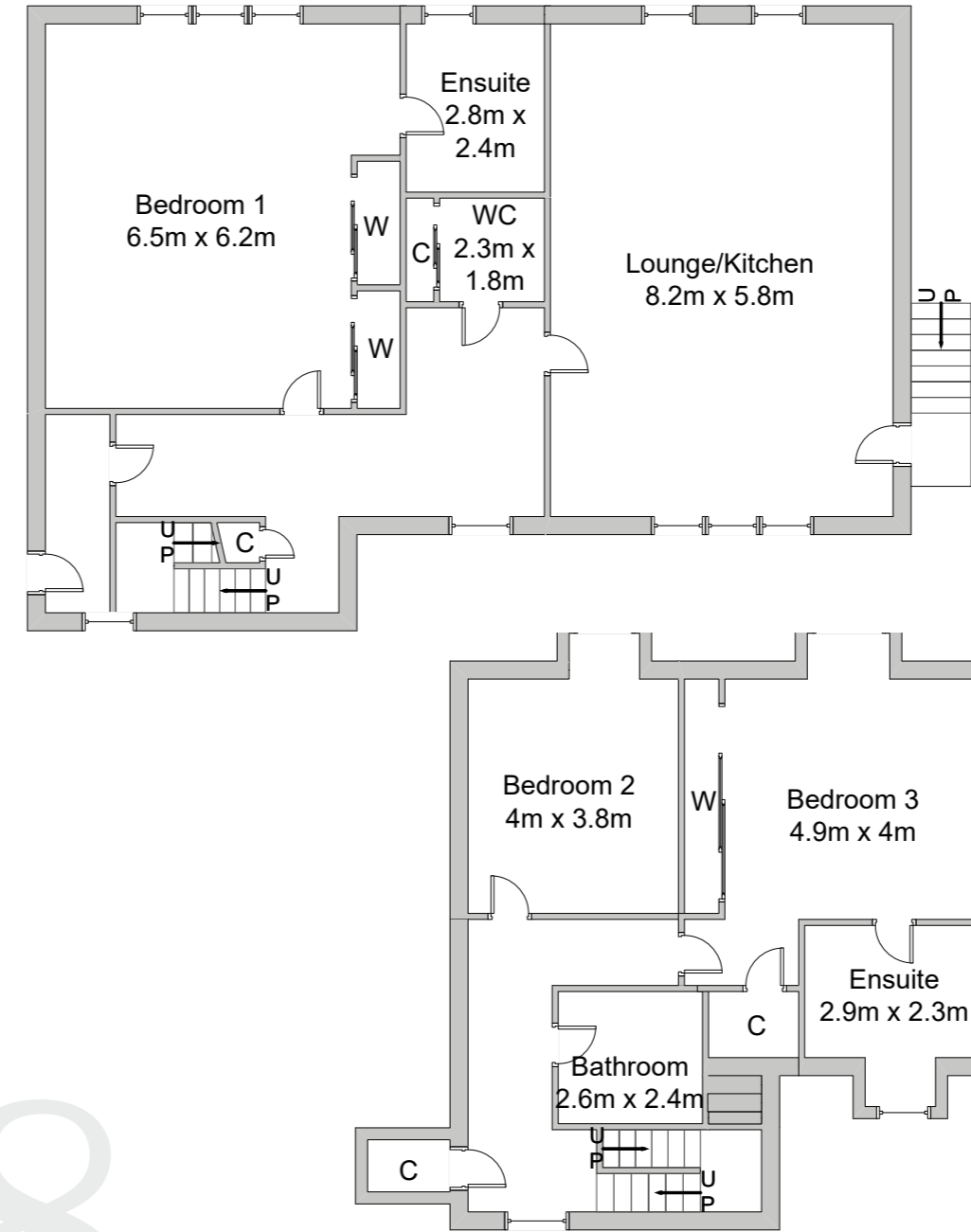
Bedroom 2

Bedroom 3 with ensuite shower room

Bathroom

Cloaks/WC

External staircase from lounge/kitchen
to parking area



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External Features

Major overhaul carried out on all roof areas

Cleaned and repointed stonework throughout the building

16 private car parking spaces (2 per apartment)

Resurfaced access road

Private garden areas or roof terraces for each apartment

Long communal terrace enclosed by ornate stone balustrade

Garden areas to incorporate sandstone slabbed patios and decorative gravelled areas (banked areas prepared for planting by owners).

Roof terraces will feature porcelain tiled flooring



East elevation showing main entrance



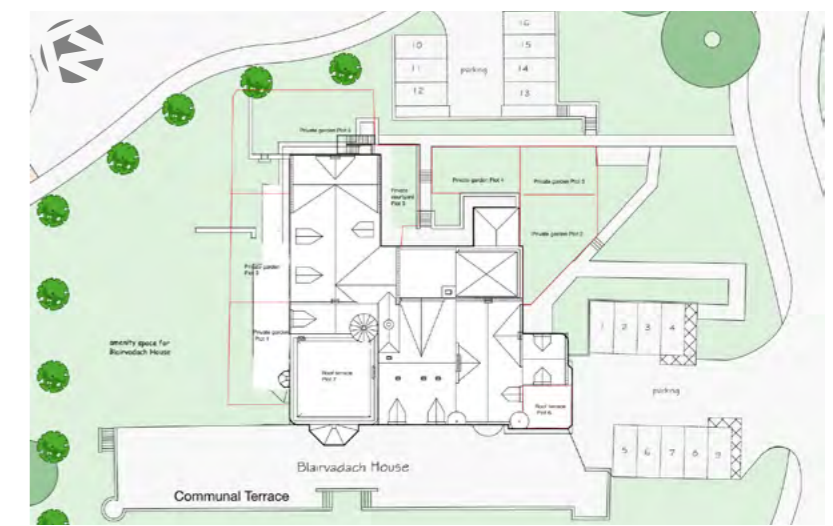
South elevation showing rooftop terrace



Nearby Rhu (1.5 miles) hosts a marina on the Gare Loch next to Rhu Point and the town of Helensburgh (3 miles).



Grounds and Location





Internal Features

High quality carpeting and Karndean flooring fitted throughout each apartment

New Victorian style four panel internal doors throughout
White finish walls, ceilings, facings, architraves and skirtings

Mains wired heat, smoke and carbon monoxide detectors (where required)

Gas fired central heating

Kitchens

High quality designer kitchens

Granite worksurfaces

Karndean flooring

High quality built in Bosch or Neff appliances including oven, hob, extractor fan

Bathrooms, Shower Rooms and En-Suites

Contemporary sanitary ware

Karndean flooring

Fully tiled shower enclosures

Full tiling around baths

Vanity wash basin

Back-to-wall WC



For further information or to
reserve a property, please contact:



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