

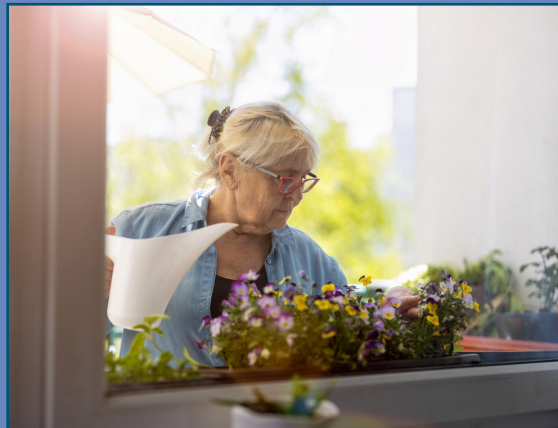


01324 417 159
www.linkhousing.org.uk/BBP2
HouseSales@linksharedequity.co.uk

Butterbiggins Road

**Retirement Living in
Glasgow's South Side.**





Retirement Living at Butterbiggins Road

Butterbiggins Road provides an opportunity to purchase a new-build one or two-bedroom apartment, exclusively for over 55's.

Located in Glasgow's vibrant Southside, Butterbiggins Road provides affordable retirement living approximately one mile south of the city centre. The development is within walking distance of a variety of local amenities including supermarkets, a medical centre (0.1 miles), green spaces (0.1 miles), library (0.4 miles), and a gym (0.6 miles) in addition to being within easy reach of the attractions, shops, cafes, and restaurants that the city has to offer.

Excellent transport links, including regular bus and rail services and access to the M74 motorway, makes reaching Glasgow city centre (and beyond) very straightforward. Using the closest bus stop (less than 0.1 miles), you can be in the city centre within 20 minutes.

Butterbiggins Road has been designed specifically for retirement living. The communal lounge and outdoor space are great places to socialise and get to know your neighbours. Step-free access to apartments, a lift to all floors, and low threshold shower-trays mean you can be confident your new home will meet your needs for years to come.

All apartments benefit from excellent storage and natural light through large windows, complemented by a balcony or outside space.

We even offer a mobility scooter store for recharging batteries.

Our homes provide energy-efficient heating and double glazing, creating a well-insulated home and helping to keep down heating costs.

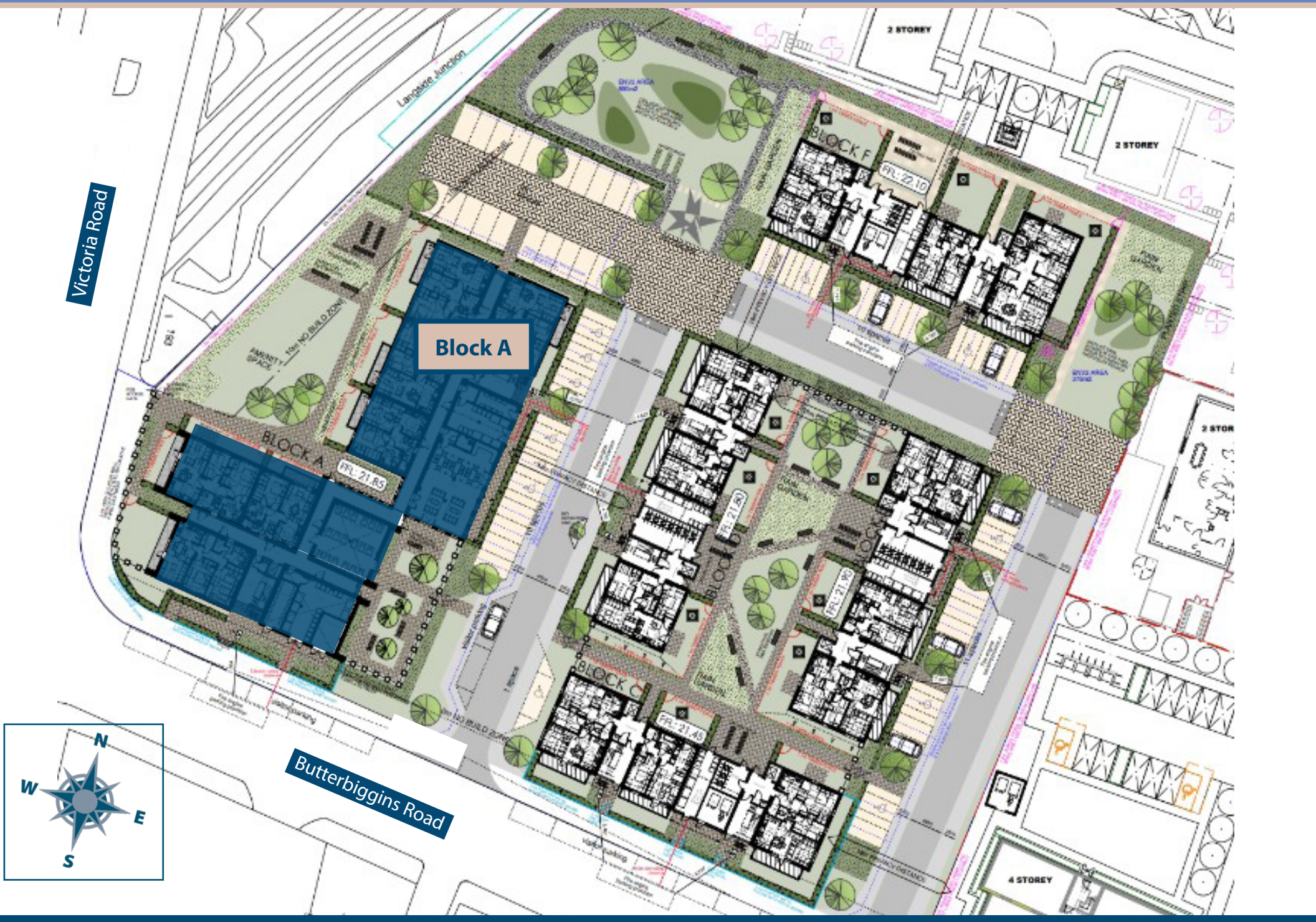
New Supply Shared Equity

Apartments are exclusively available to purchase through the Scottish Government's New Supply Shared Equity (NSSE) scheme. You can purchase an equity stake in the property of between 60 and 80%, subject to criteria. **Buyers must be 55 years of age and over and be able to live independently.**

Buyers fund the majority share of the purchase of their property and own the property outright, with The Scottish Government holding the remaining share of the property under a shared equity agreement. The Scottish Government's percentage is repaid at point of sale, or you can choose to increase your share up to 100% in future. There are no ongoing payments on the Scottish Government's share. Buyers over 60 do not need to take a mortgage to access the scheme.

Please visit www.linkhousing.org.uk/NSSE

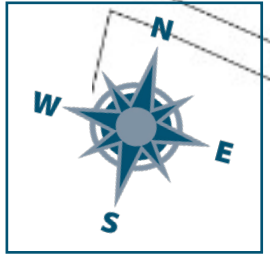
Site Plan

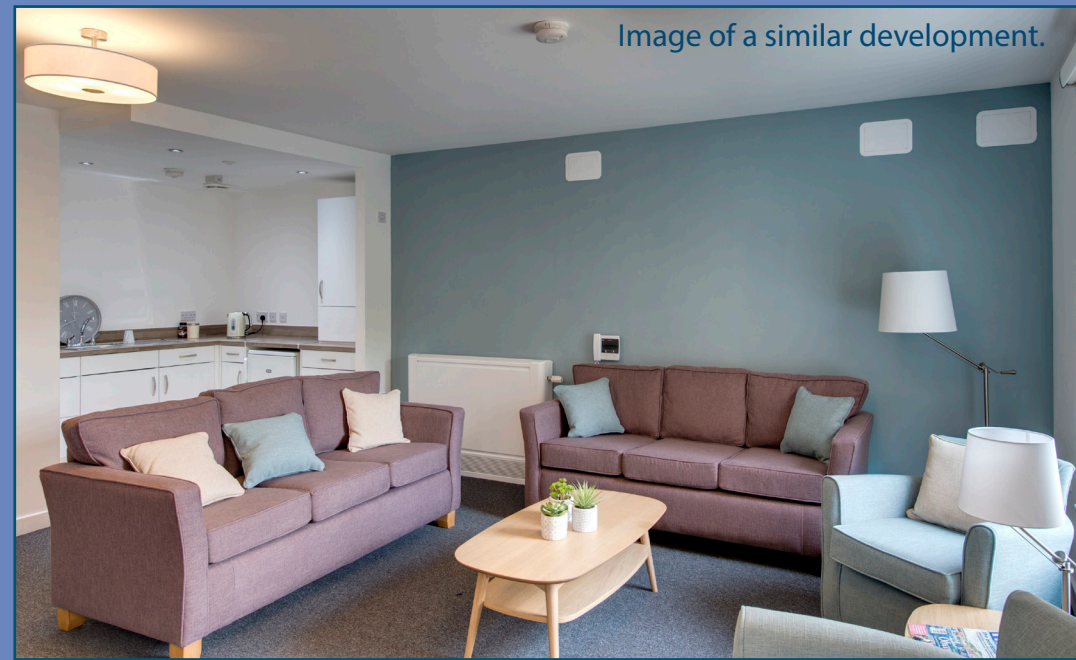


Victoria Road

Block A

Butterbiggins Road





“I have better access to everything and will be more sociable... I only wish I did it sooner! I highly recommend to anyone who is looking for something more suitable!”

– NSSE retirement living buyer

Development features

- Shared lounge with kitchen area and WC
- Shared landscaped gardens
- Two lifts providing access to all floors
- Mobility scooter store with battery charging facilities
- Limited unallocated residents parking
- Pets allowed
- Step free access to building
- Build warranty provided by Premier Guarantee
- Bus stop within 0.1 miles
- Communal areas with features and signage to help the visually impaired

Apartment features

GENERAL

- Janex double glaze composite windows
- Energy efficient central heating with 5 year parts and labour warranty on the boiler
- Television and telephone point in living room and main bedroom
- Easy to reach power points and light switches
- Spacious hallways with storage cupboards
- Fitted wardrobes in bedrooms

SHOWER ROOM

- Low threshold shower with 9.8kw electric shower
- Recessed sliding shower screen with modern tile wall to all sides
- LED downlighters
- Extractor ventilation

KITCHEN

- Quality high gloss white kitchen with black laminate worktop (ground floor apartments) and wooden block effect worktop (upper floor apartments)
- Soft close mechanisms on doors and drawers
- White goods package including integrated electric oven, hob and cooker hood
- LED downlighters

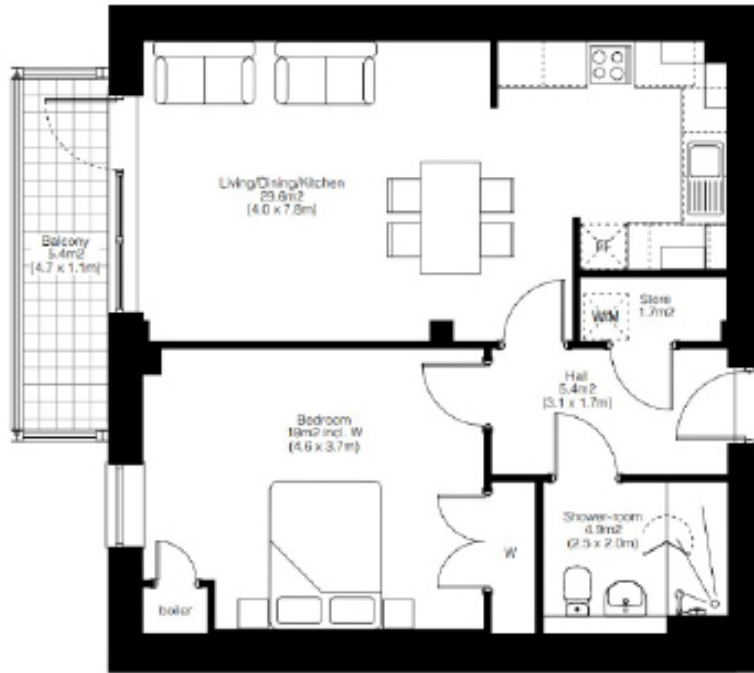
FINISHES

- Internal walls and ceilings finished in matt white emulsion
- Wood effect veneer doors with chrome handles

SAFETY AND SECURITY

- Video-controlled entry system to flat with handset located in hall
- Mains connected smoke and heat detectors

Type D - One-bedroom apartment



Type D

One-bedroom apartment with balcony.
Total floor area: 62 square metres

Plots

Ground floor: -
First floor: **11, 15**
Second floor: **22, 26**
Third floor: **33, 37**
Fourth floor: **44, 48**

Note: The above dimensions and room areas are based on architects drawings only and actual building dimensions may vary. Dimensions measured from the widest point in the room. Images are for illustration purposes only. Layout may be reversed, depending upon which side of the building the property is on.

Type C - Two-bedroom apartment



Type C

Two-bedroom apartment with balcony.
Total floor area: 83 square metres

Plots

Ground floor: -
First floor: **12, 13, 14, 16**
Second floor: **23, 24, 25, 27**
Third floor: **34, 35, 36, 38**
Fourth floor: **45, 46, 47, 49**



Accessible properties

In addition to the apartment features listed, plots **4, 5, 6** and **7** have been specifically designed to be accessible and have the following features.

GENERAL

- Private garden, including patio area and rotary dryer (plot 7 has private patio area only)
- Step free access to communal entrance, apartments and parking spaces
- All doors have level threshold and clear opening width of at least 800mm
- Entrance door positioned with space of at least 550mm beyond handle edge
- Area inside door and circulation areas of adequate size for wheelchair turning and manoeuvre
- Heating and ventilation controls are easily and safely accessed, reached and operated

KITCHEN

- Clear space of at least 1200mm in front of all fittings and appliances
- Worktops, kitchen fittings and sink are of suitable design
- Slip-resistant floor finish

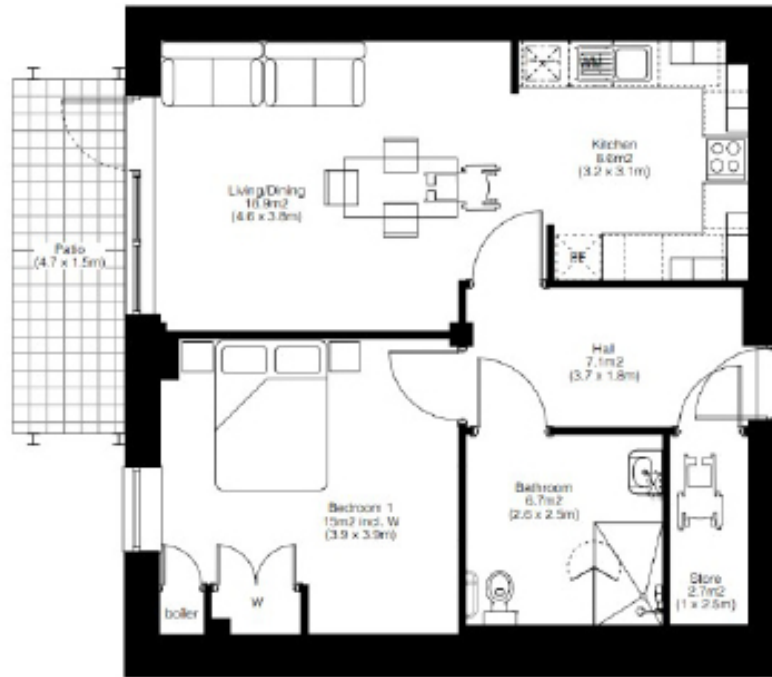
LIVING AND SLEEPING AREAS

- Living room and dining space allow for increased circulation space
- Bedrooms allow for increased circulation space, and at least one bed can be accessed on three sides
- Double bedrooms allow for twin beds
- Wheelchair storage space within property

SHOWER ROOM

- Wet floor shower room – level access with a 9.8kw electric shower
- Future proofed for the addition of ceiling mounted hoist
- Future proofed for the addition of grab and support rails
- Slip-resistant floor finish
- Outward opening door

Type B - One-bedroom apartment (with accessible features)



Type B

One-bedroom apartment with private garden and accessible features.

Total floor area: 64 square metres

Plots

Ground floor: **4**

First floor: -

Second floor: -

Third floor: -

Fourth floor: -



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Type A - Two-bedroom apartment (with accessible features)



Type A

Two-bedroom apartment with private garden and accessible features.

Total floor area: 83 square metres

Plots

Ground floor: **5, 6, 7**

First floor: -

Second floor: -

Third floor: -

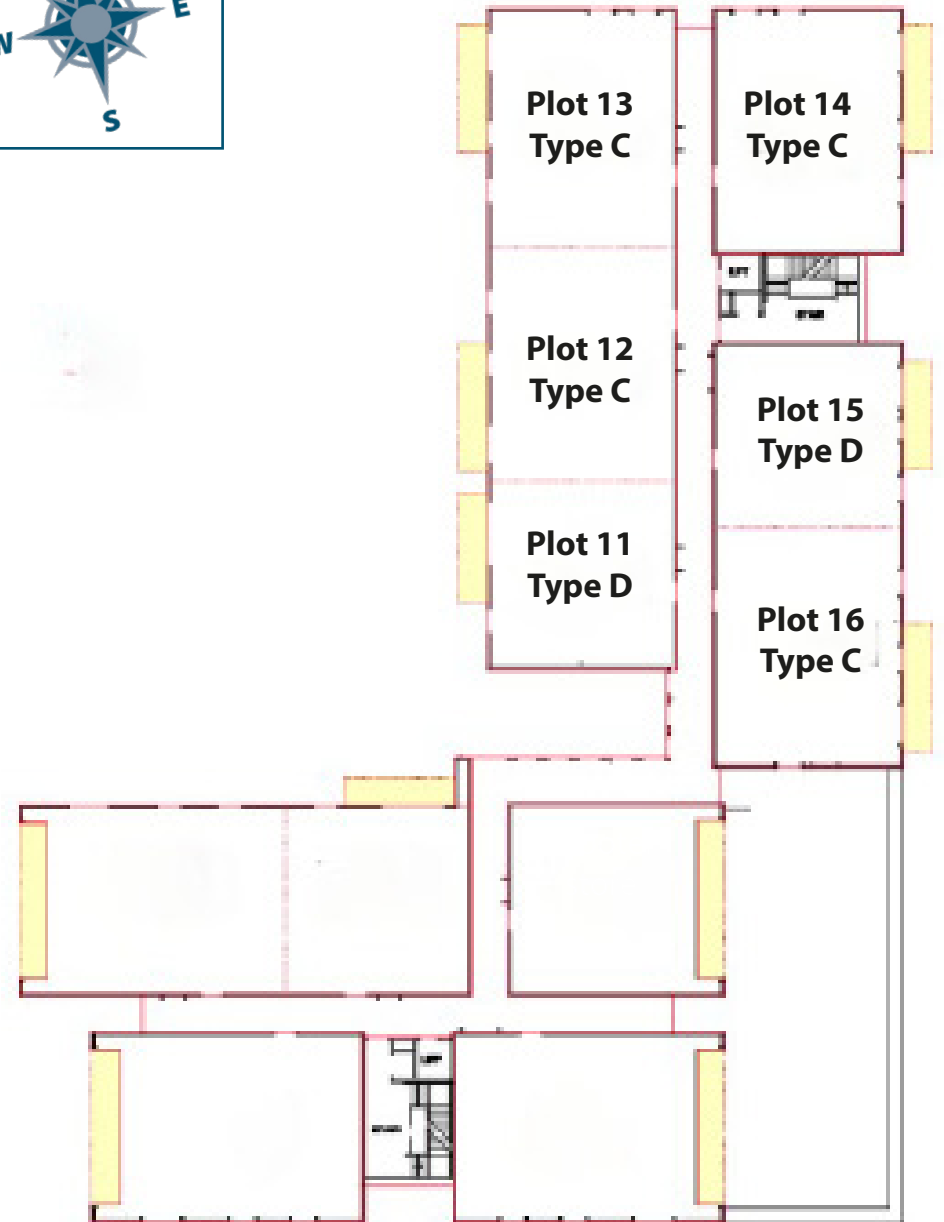
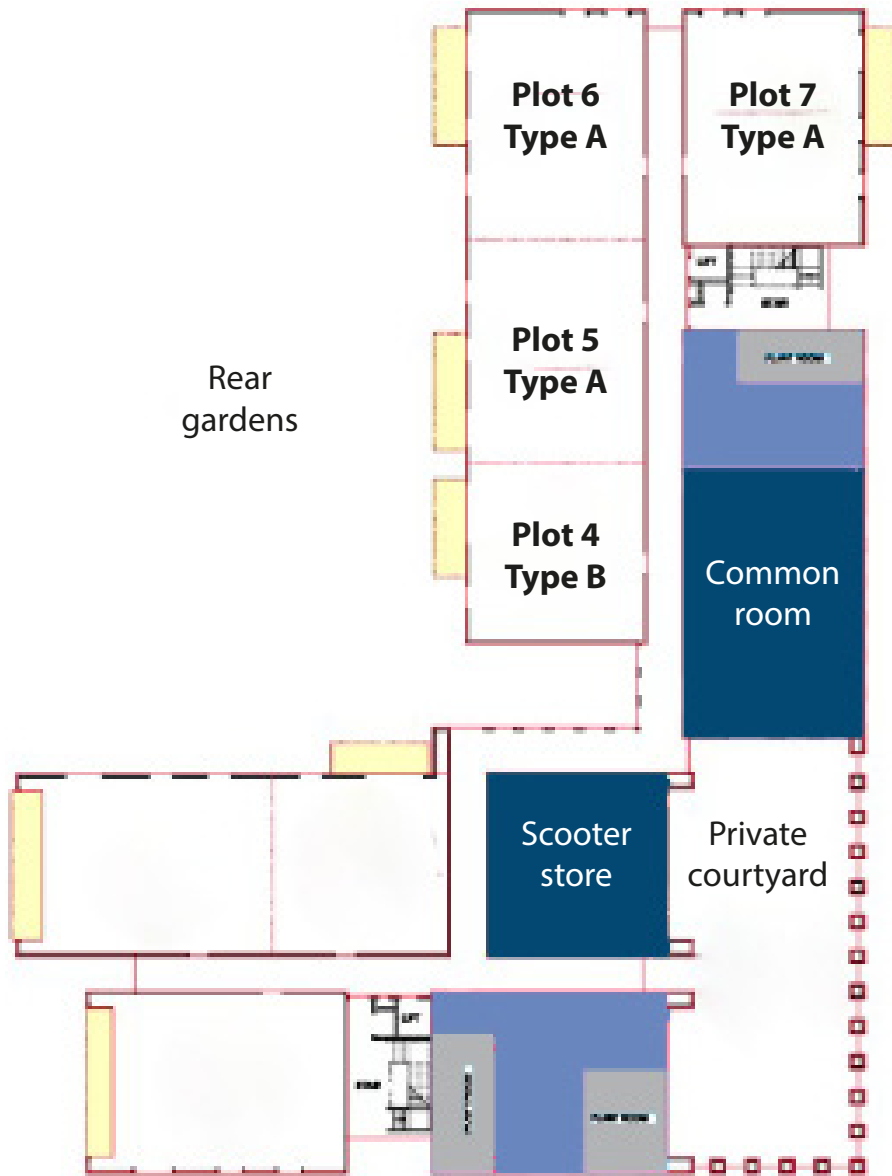
Fourth floor: -



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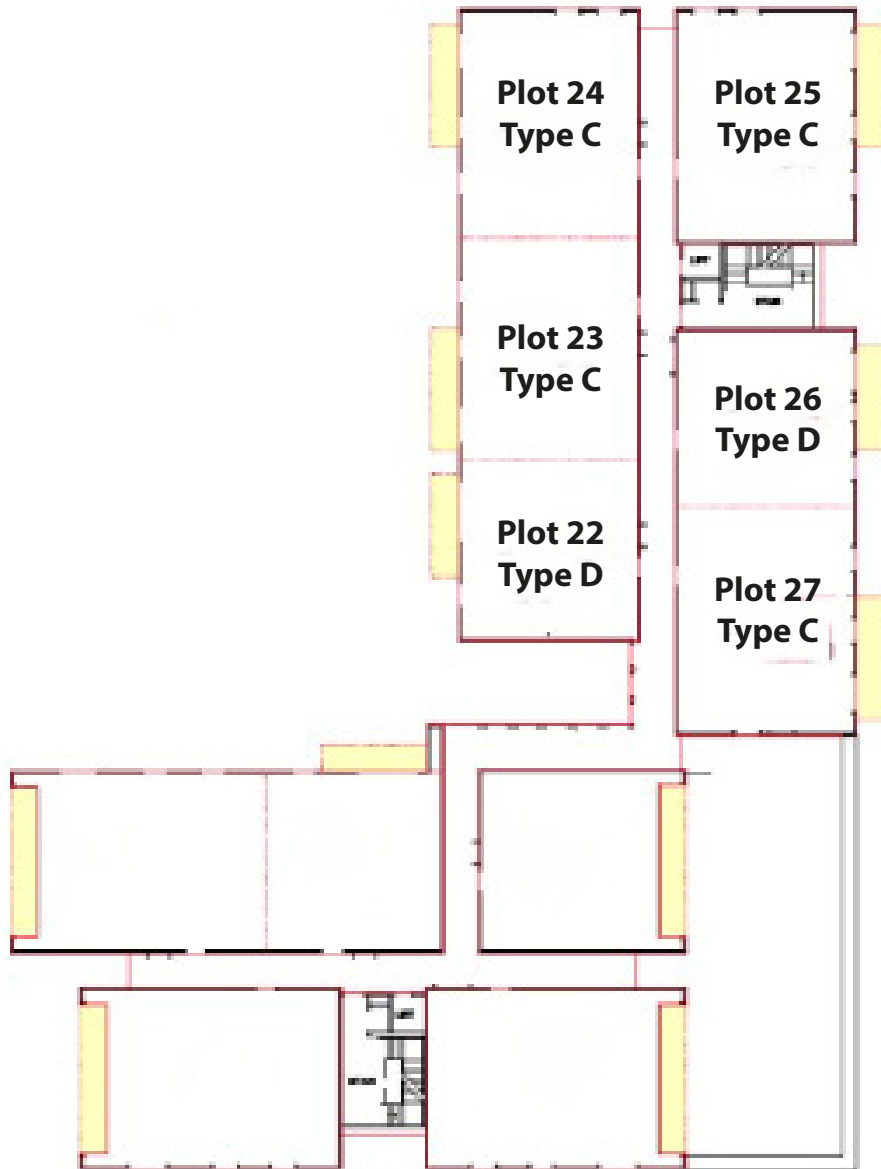
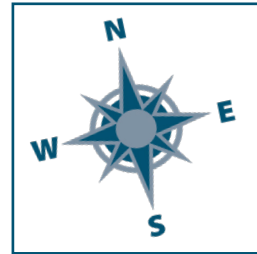
Ground floor

First floor

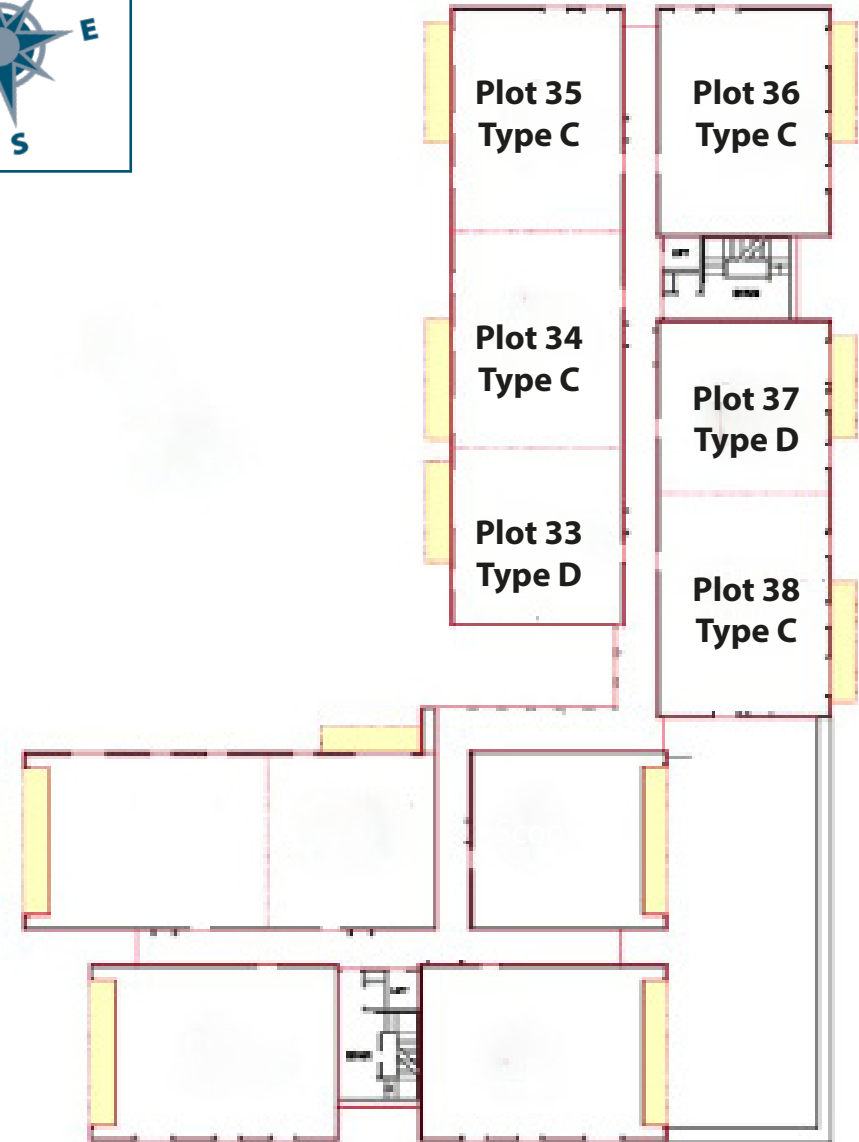


Second floor

Third floor

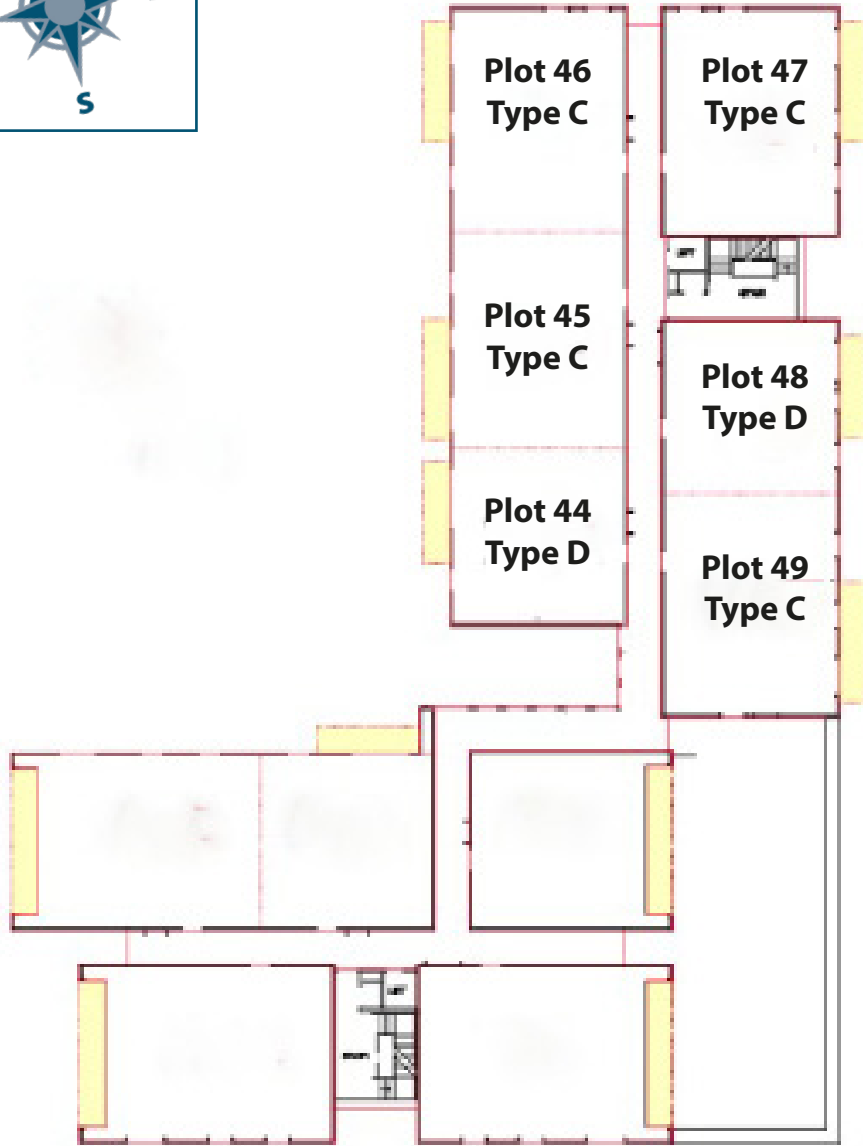
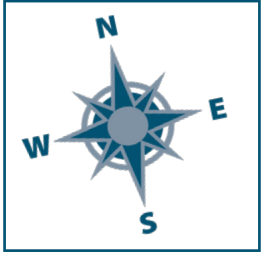


Facing Butterbiggins Road



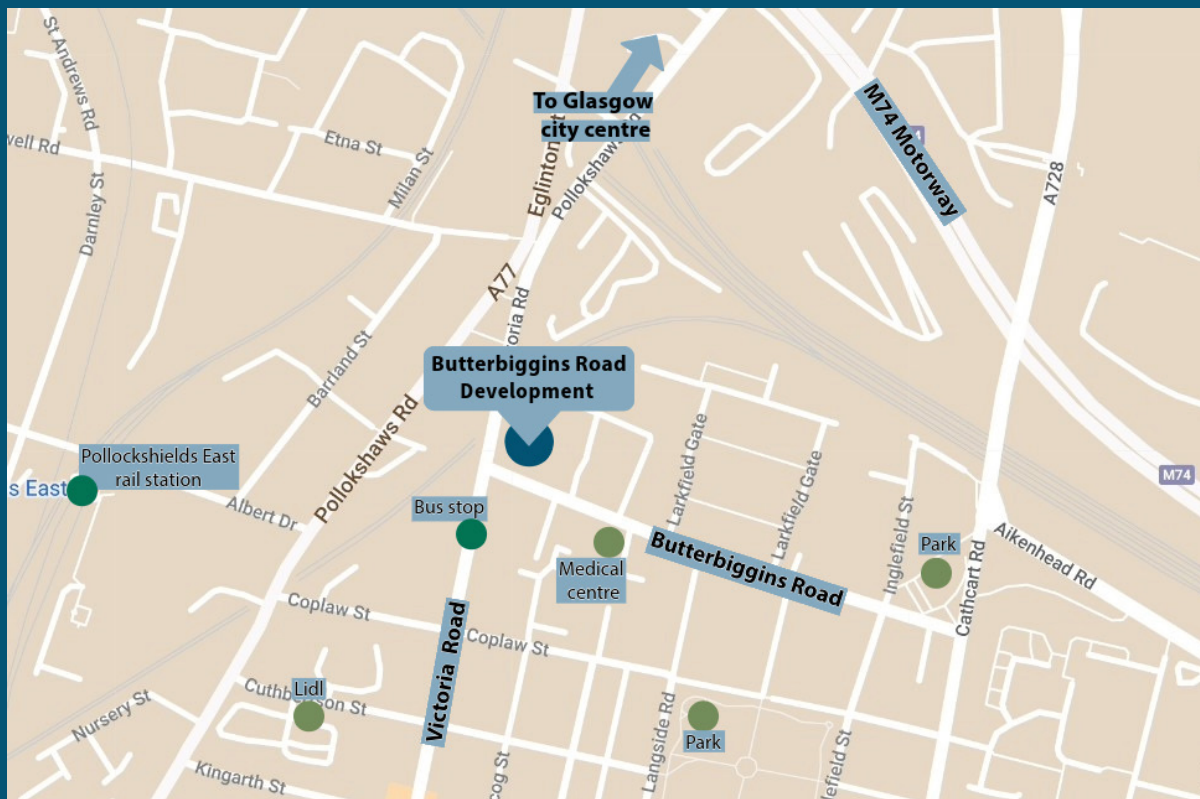
Facing Butterbiggins Road

Fourth floor



Facing Butterbiggins Road





Butterbiggin Road, Glasgow, G42 7BG

Butterbiggin Road

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Register your interest:

01324 417 159

www.linkhousing.org.uk/BBP2

HouseSales@linksharedequity.co.uk

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