



On Foot (and arriving by Train)

From the central location of George Square take a left on to Queen Street, turning right onto Royal Exchange Square which continues onto Royal Bank Place. Turning left onto the bustling shopping hub of Buchanan Street take a right onto Mitchell Lane - at the end of Mitchell Lane you will see Mitchell Street and Vienna Apartments straight ahead.

By Car

From the M8 westbound, take Junction 16, continuing straight ahead on the A999 following this road almost onto the A904. Turn left onto Port Dundas Road which continues straight onto Aiken Road and onto West Nile Street. Turn right onto Sauchiehall Lane and left onto McDonald Court. Continue straight ahead onto Renfield Street, turn left onto Gordon Street and right onto Mitchell Street. Parking is available on your right in the NCP car park. Vienna Apartments is nextdoor.

Premier Burrell Ltd

174 High Street
The Royal Mile
Edinburgh EH1 1QS
T: +44 (0) 131 220 3040
F: +44 (0) 131 220 2545
E: info@premierburrell.co.uk



phase two

Studio, 1 and 2 bedroom apartments.

Vienna Apartments Phase Two: 44 eclectic contemporary homes in the heart of cosmopolitan Glasgow.

individual specification

Apartment Interiors

These spacious apartments offer designed quality kitchens and bathrooms and a variety of floor coverings to the public areas. Please note that the design and specification of each apartment type may differ.



Lighting and Electrical

All properties have lighting designed to accommodate the requirements of each room. This may include combinations of low voltage downlighters, ceiling spots and pendants.



Kitchens

Each property layout has an individually designed kitchen layout by a leading kitchen manufacturer. Integrated combination washing machine/tumble driers are located within the kitchen design, or if located in a utility or hall cupboard will be freestanding. Appliances include: Oven and ceramic hob, cooker hood, integrated or freestanding fridge/freezer and where the kitchen design allows a dishwasher. Each apartment is also complemented by stylish sinks and taps with splash back behind hob.

Telephone and Television Points

Telephone and television points are installed in the Living Room and Master Bedroom. Properties have been wired to allow the purchaser to subscribe for Sky Plus+HD. Please consult the Sales Team for specific details.

Windows and Doors

Windows are either side or bottom hung for easy cleaning with the glazed doors provides access terraces and balconies. Due to the nature of the refurbishment of this Listed Building the windows have been replaced on a like for like basis in accordance with the Listed Building Consent, therefore all windows are double glazed. Internal pass doors are painted white to blend in with the walls. Doors are fitted with satin finished stainless steel ironmongery.

Bathrooms and Shower Rooms

All bathrooms and en-suite shower rooms have white sanitary ware, tiling to two sides of bath walls. En-suite showers are fully tiled with shower tray. Generally mirrors are fitted above wash hand basins. Thermostatically Controlled Showers are fitted above most baths. Shaver points are also included as standard.

Central Heating and Smoke Detectors

Integral thermostats are fitted to each electric heating panel with central timeclock and zone control within each property. Mains connected smoke detectors will be installed in appropriate positions in each property. Please consult the Sales Team for specific details and benefits of the electric heating system.



Property Management

All common areas within the development will become the responsibility of the Resident's Association and will be administered by a professional factor who will be appointed on the completion of the development. They will arrange for cleaning of the common areas in addition to the buildings insurance, landscape maintenance and payment of the common responsibilities charge. Please consult the Sales Team for specific details.

Security, Circulation Areas, Lifts and Bicycle Store

Entry to each property is controlled by a video door entry system with an intercom at the main entrance and a control panel located in the hall area of the property. A lift services each floor which is fitted with a contemporary interior. The entrance hallway is tiled. Common areas are illuminated attractive lighting. The development benefits from a lockable bicycle store.

Walls, Ceilings and Floors

Flooring is installed in the living areas and is oak engineered hardwood board. This has also been reflected in the hallways and kitchen areas. Bathroom and shower rooms have black floor tiles to complement the large format white and/or cream wall tiles. All walls are decorated in matt emulsion with woodwork in eggshell.

Documentation

A pack of relevant manuals for each property will be given to the purchaser on completion and handover of the individual properties.



about premier burrell

Premier Burrell

is a joint venture company established between The Burrell Company and The Premier Property Group with the objective of utilising the extensive experience of both companies creating highly distinctive developments.

Recent projects completed by the company include Raveling House, Balerno; Drumsheugh Gardens, Edinburgh; Elmhill House and The City in Aberdeen; and Schaw House in Bearsden.

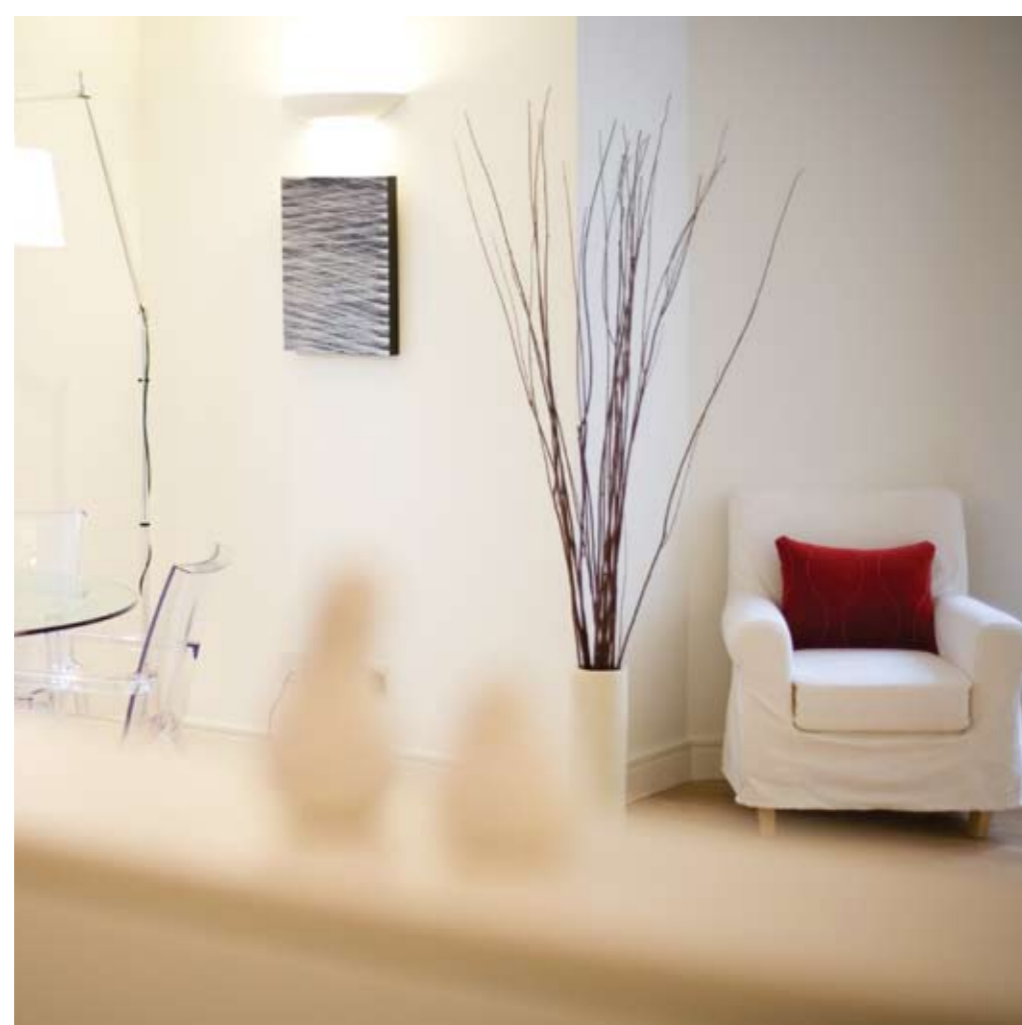
Property Management

All common areas within the development will become the responsibility of the Resident's Association and will be administered by a professional factor who will be appointed on the completion of the development. They will arrange for the cleaning of the common areas in addition to the buildings insurance, landscape maintenance and payment of the common responsibilities charge. Please consult the Selling Agent for specific details.

Reservations

Reservations will require to be accompanied by a reservation fee of £500. Thereafter, intended purchasers will be given fourteen days in which to enter into Missives. On exchange of the Missives a further 2.5% of the purchase price will require to be lodged with our solicitors:

Messrs Bell & Scott
16 Hill Street
Edinburgh
EH2 3LD
T: 0131 226 6703
F: 0131 226 7602



Important Notice

This brochure/web site has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers and tenants are given notice that:

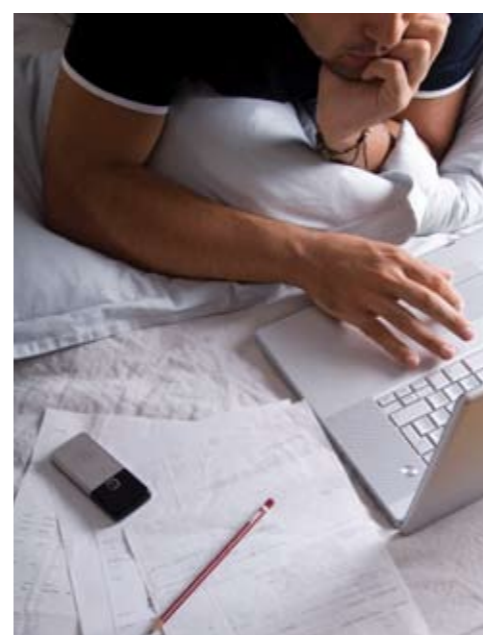
1. These particulars do not constitute any part of an offer or contract.
2. All statements made in these particulars are made without responsibility on the part of the agent or the developer.
3. None of the statements contained in these particulars are to be relied upon as statement or representative of fact.
4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of these statements contained in these particulars.
5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Vienna Apartments or any part thereof.
6. The Selling Agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Vienna Apartments or any part thereof.
7. Date of Publication December 2009.

Glasgow: one of the most vibrant places to live in Scotland.

glasgow living

Enjoy living in Glasgow

Glasgow is renowned for excellent shopping as well as its burgeoning restaurant scene, its range of accommodation is equally as impressive, embracing everything from boutique hotels to well-known chains.



Working

Glasgow is one of Europe's top 20 financial centres and is home to many of Scotland's leading businesses.

The City Council works with partner agencies including Scottish Enterprise, the Greater Glasgow and Clyde Valley Tourist Board, Greater Glasgow Health Board, public sector organisations, educational institutions and the private and voluntary sectors to raise the profile of the city and make it an attractive place to live in, study in, work in, or visit.

Leisure

There is a list of sport going on in Glasgow, with many great facilities that provide fantastic opportunities for people to get involved.

Sport is clearly a big part of Scottish life and with the Commonwealth Games coming to Glasgow in 2014 this will be a great way to showcase the wonderful venues Glasgow is lucky enough to have.

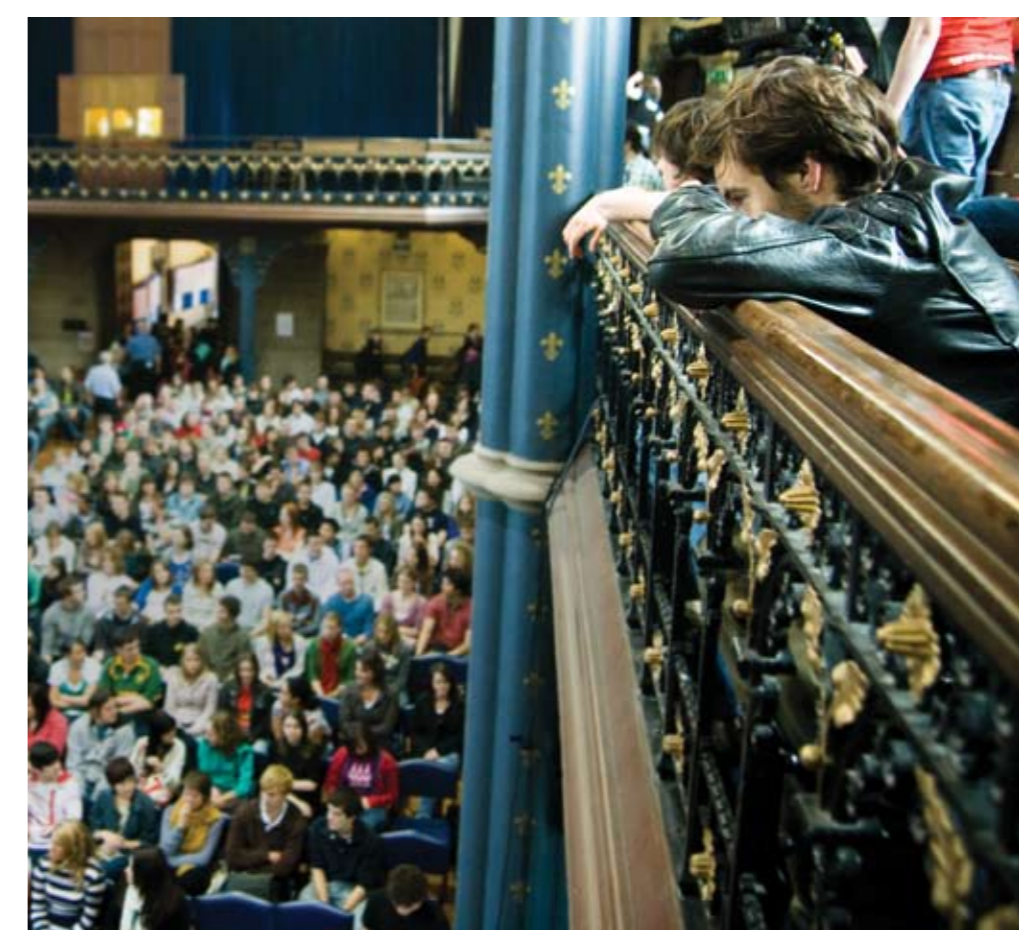
Culture

Glasgow as a city is culturally very strong is buzzing with energy. The contemporary music scene is legendary and nightlife eclectic.

Glasgow is home to the Scottish Opera, Scottish Ballet and the Citizens Theatre, as well as a plethora of annual celebrations including Celtic Connections and Piping Live!

The Arts & Culture scene provides lots to see and do from enjoying one of the many bands to see in the West End to listening to classical music in the City Halls. There really are so many things to see and do, every night of the week. Glasgow is always an eventful experience.

The unique style is also reflected in our year-round events programme which offers festivals, exhibitions, live performances and sporting fixtures.



Location

Vienna is Glasgow's latest and most exciting residential development and is a rare opportunity to live in the very heart of the City. Located close to the Lighthouse in Mitchell Lane, with car parking available in the adjacent NCP on Mitchell Street.

As addresses go, Mitchell Street is a rather impressive one. Surrounded by leisure facilities, shops, bars, restaurants and cultural interests - the location has something for everyone.

Opposite, Mitchell Lane provides a short walk to Buchanan Street, the pedestrianised thoroughfare, one of the ten best shopping streets in the world.



Transport
Mitchell Street can be found in the heart of the city centre between Buchanan Street, Glasgow's main pedestrianised shopping street and Glasgow Central Rail Station. The area is very well placed to benefit from the wide range of commuter networks with regular subway, railway and bus services operating to and from the city centre and beyond.

The largest suburban rail network in the UK outside London, a metro system, expansive bus routes, park and ride facilities and plans for even more river taxis. Our excellent public transport system means there is no need for cars.

A city that built its name on transport. Ships that were built in the famous Clyde shipyards travelled around the world for decades, providing the power for the industrial revolution. It's no surprise that Glasgow, with this fine tradition, has built a transport network fit for the 21st century.

Whether you are walking, cycling or using public transport, getting around Glasgow is affordable, convenient and stress free. Whether you are walking, cycling or using public transport, getting around Glasgow is affordable, convenient and stress free.



Architecture

Glasgow is an architectural dream, with Victorian red and honey sandstone, Italianate steeples and medieval spires, harmoniously juxtaposed with neo-gothic towers, the sensuous art nouveau of Charles Rennie Mackintosh, and contemporary titanium, glass and steel.

The architecture around the city is incredible - just look at Glasgow University, KeVingrove Art Gallery and Museum or the Botanic Gardens, all within easy reach.

