



AB15

# Welcome

Discover our luxury residential sales offering  
at the most prestigious post code in Aberdeen's  
west end.



BAYVIEW ESTATE

AB15









# The Estate



## The Setting

Phase 1 introduces 6 superior apartments contained within the Historic Grade C listed Aberdeen Grammar School Former Pupils Club. The 1.6acre development sits on a south facing elevated site commanding the corner of Queens road and Bayview Road in the heart of Aberdeen's residential West End.







“

We wanted to create the pinnacle of luxury living in the heart of Aberdeen. With our residences connecting with the past, celebrating the present and becoming landmarks of the future.





## Queens Road

The beating heart of Aberdeen's West End. A harmonious mix of elegant homes, modern workspaces, stylish restaurants, bars, and hotels where the city's architectural heritage proudly stands shoulder to shoulder with the sophisticated demands of modern living.

As timeless as it is contemporary, its historical significance exudes an irresistible charm to residents, visitors and businesses alike, a reflection of the city's rich narrative.

For the discerning buyer, Queens Road is more than just a location; it is a statement—where elegance and prestige are not just aspirations but realities.





# Location

Bayview Estate offers the perfect blend of urban convenience and rural tranquillity. Nestled in the vibrant West End location, residents can enjoy a vast range of local amenities. However, what truly sets this community apart is the close proximity to the stunning Aberdeenshire countryside and the famed Whisky Trail, to name a few.

A short journey from the idyllic West End, residents have the luxury of experiencing Scotland's most beautiful landscapes. Whether it's exploring the prestigious Royal Deeside, visiting Balmoral Castle or savouring the finest Speyside whisky, Bayview Estate provides an unparalleled living experience at the heart of Scotland's natural beauty.





# The Apartments



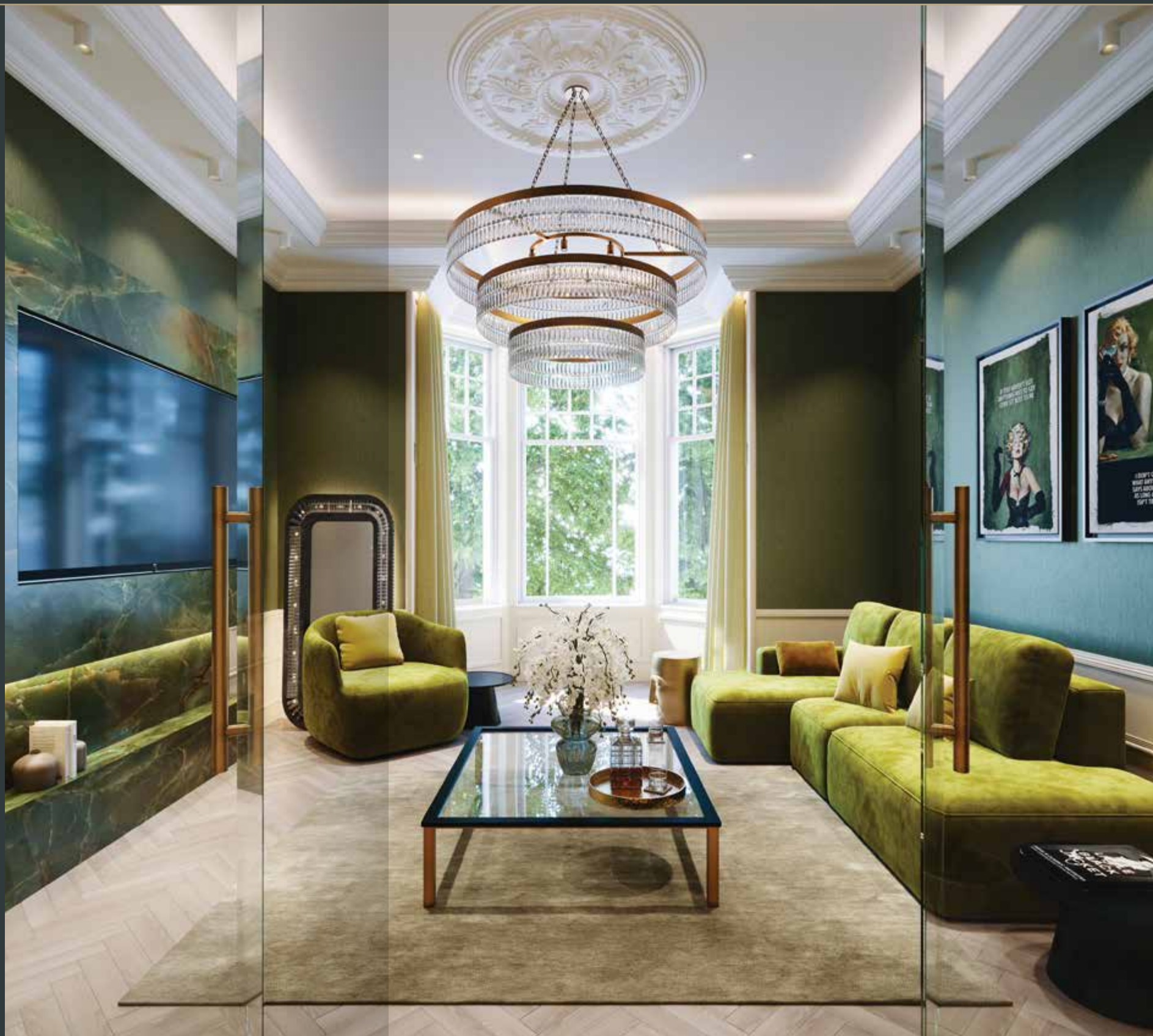


Our properties are hand crafted to the highest standard, from bespoke traditional finishes to contemporary cinema designs.

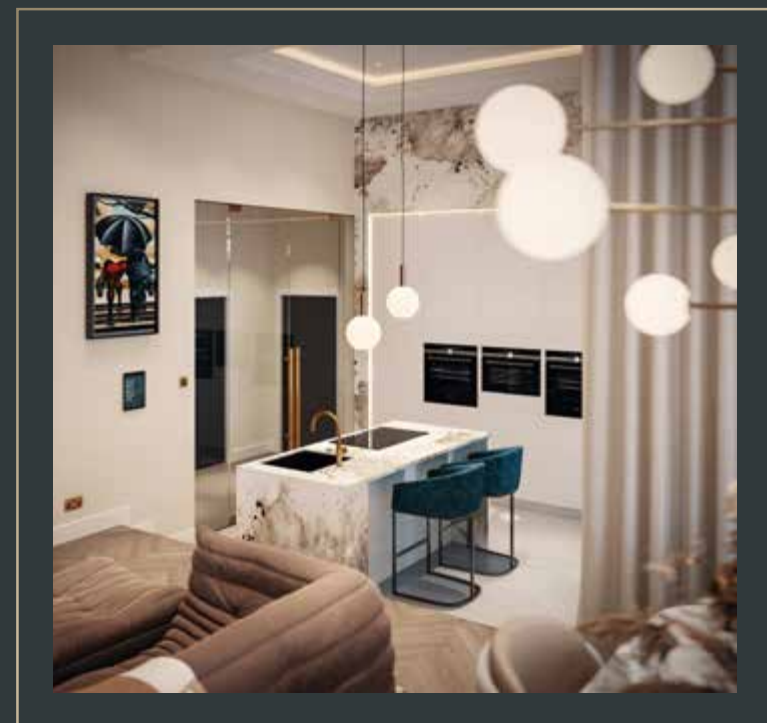




Exceptional  
Luxury  
Experience













# Apartment One

✿ 136 sqm (1464 sq ft)

GF/LGF Duplex with an external terrace.

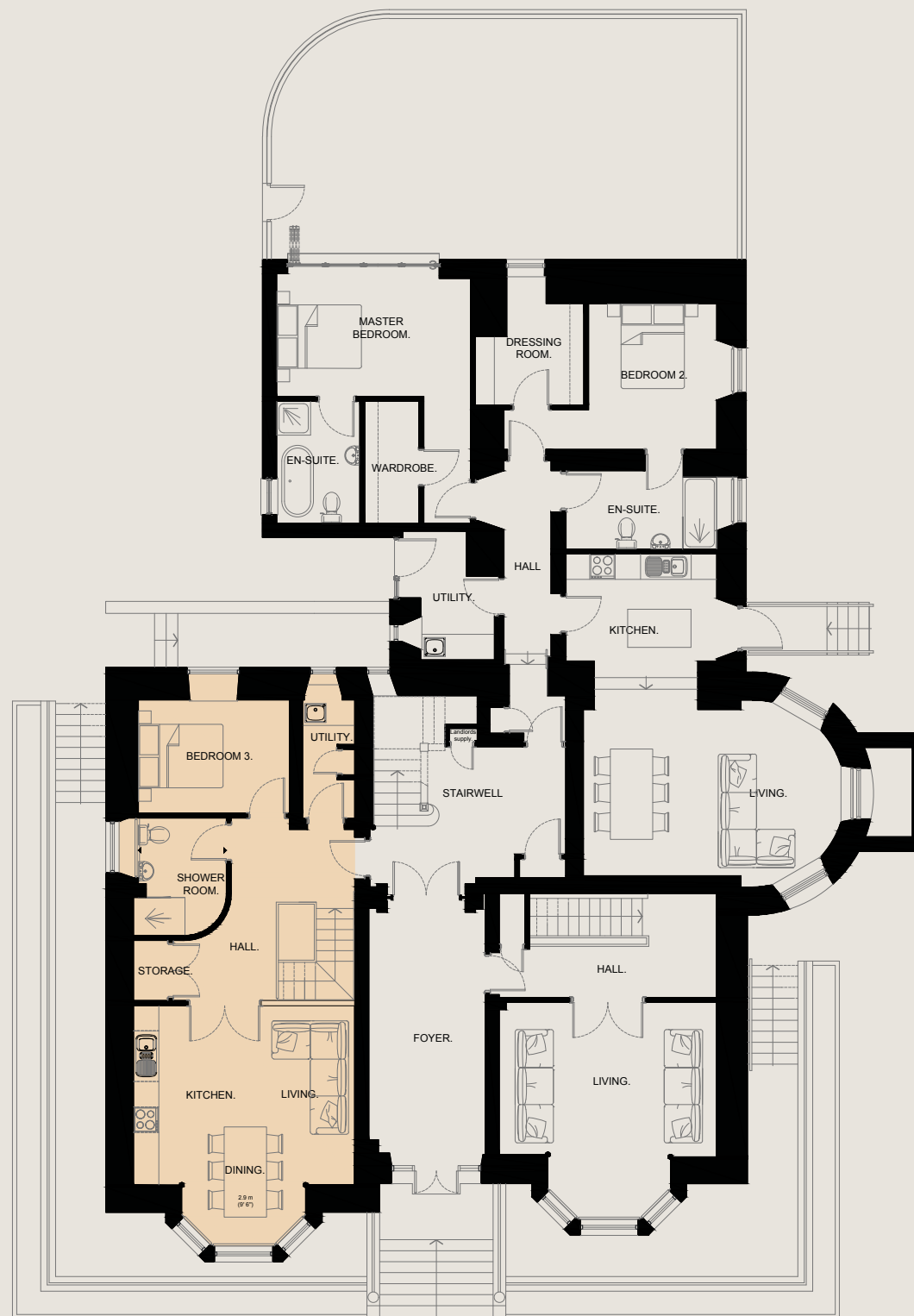
Lower Ground Floor	Size(m)	Size(ft)
Master Bedroom	4.0m x 4.1m	13' 1" x 13' 5"
En-suite Shower Room	2.6m x 1.4m	8' 6" x 4' 7"
Bedroom 2	4.7m x 2.9m	15' 5" x 9' 6"
En-suite Shower Room	2.8m x 2.1m	9' 5" x 6' 10"
Private Terrace	1.4m x 11m	4' 6" x 36' 0"
Cinema	3.4m x 2.1m	11' 2" x 6' 10"
Ground Floor		
Kitchen   Living   Dining	4.2m x 5.2m	13' 9" x 17' 1"
Shower Room	2.6m x 2.2m	8' 6" x 7' 2"
Bedroom 3	2.7m x 3.6m	8' 10" x 11' 8"
Utility	2.8m x 1.2m	9' 2" x 3' 11' 0"

# 01

LOWER GROUND FLOOR



GROUND FLOOR





# Apartment Two

[Sold]

# 02

137 sq m (1475 sq ft)

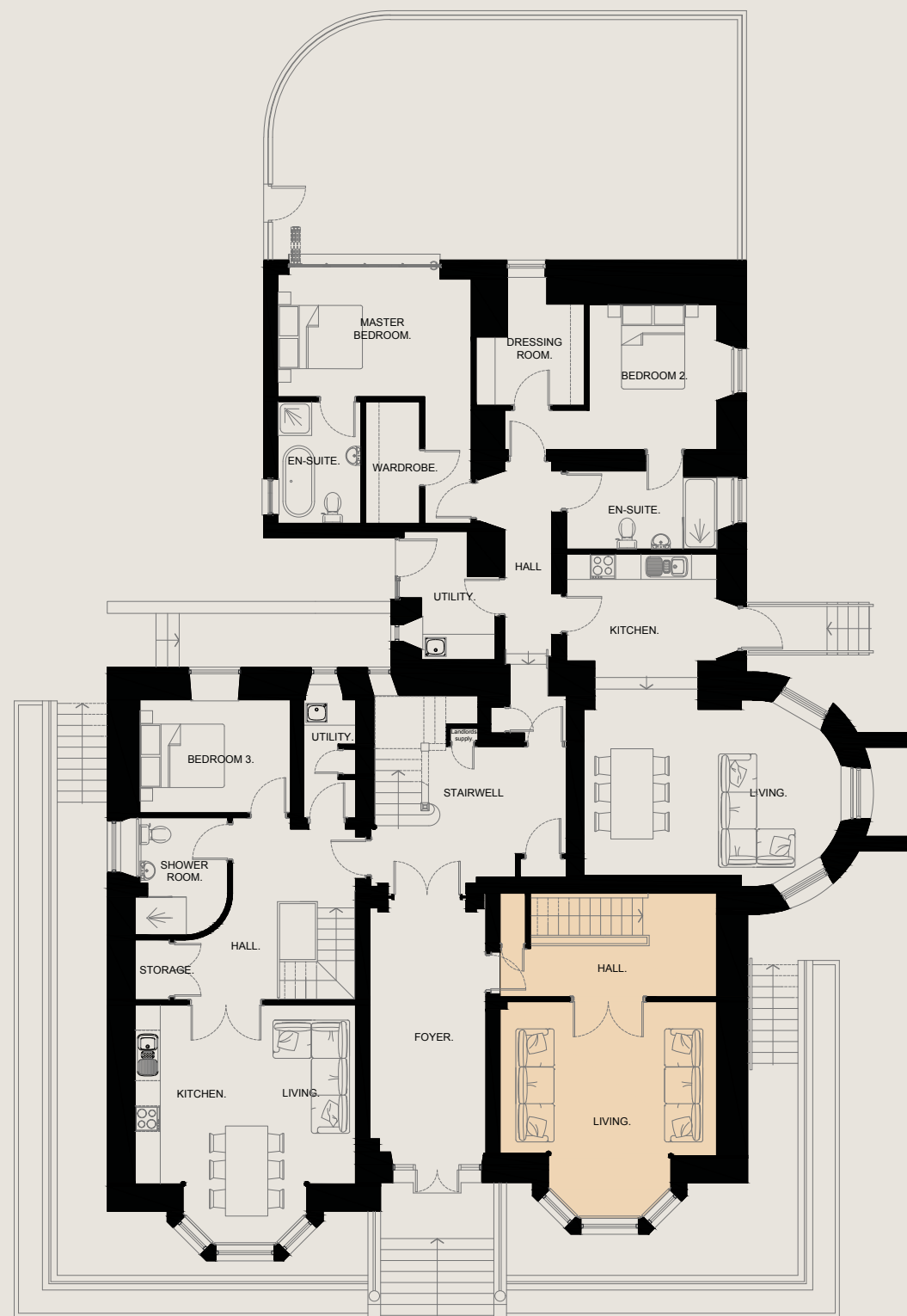
GF/LGF Duplex with an external terrace.

Lower Ground Floor	Size(m)	Size(ft)
Kitchen   Dining	6.0m x 4.9m	19' 8" x 16' 1"
Master Bedroom	3.2m x 4.1m	13' 5" x 10' 6"
En-suite Shower Room	2.9m x 1.8m	9' 6" x 5' 11"
Bedroom 2	3.7m x 3.0m	11' 2" x 9' 10"
Shower Room	2.7m x 1.7m	8' 10" x 5' 7"
Cinema	2.3m x 3.3m	7' 6" x 10' 10"
Utility	1.6m x 1.7m	5' 3" x 5' 7"
Private Terrace	2m x 10m	6' 6" x 33' 0"
Ground Floor		
Living	3.6m x 5.1m	12' 0" x 16' 9"

LOWER GROUND FLOOR



GROUND FLOOR





# Apartment Three

[Under offer]

# 03

🌿 120 sqm (1292 sq ft)

GF apartment with an external terrace.

Ground Floor	Size(m)	Size(ft)
Master Bedroom	2.9m x 4.5m	9' 6" x 14' 9"
En-suite Shower Room	2.8m x 2.0m	9' 6" x 6' 6"
Bedroom 2	3.4m x 3.0m	11' 1" x 9' 10"
Shower Room/En-suite	1.8m x 3.5m	5' 10" x 11' 6"
Utility	2.8m x 1.7m	9' 6" x 5' 9"
Kitchen	2.5m x 3.5m	8' 2" x 11' 6"
Living   Dining	4.0m x 6.0m	13' 1" x 19' 8"
Private Terrace (External)	5.7m x 11.0m	18' 8" x 36' 1"



GROUND FLOOR





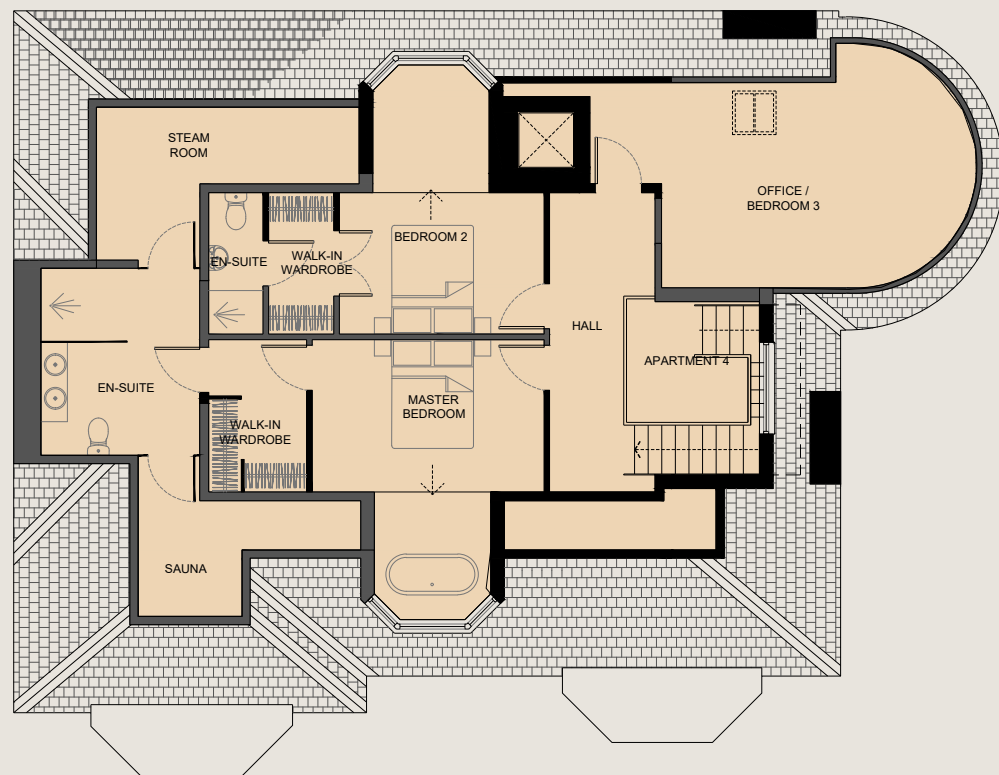
# Apartment Four

183 sqm (1970 sq ft)  
Penthouse Duplex apartment.

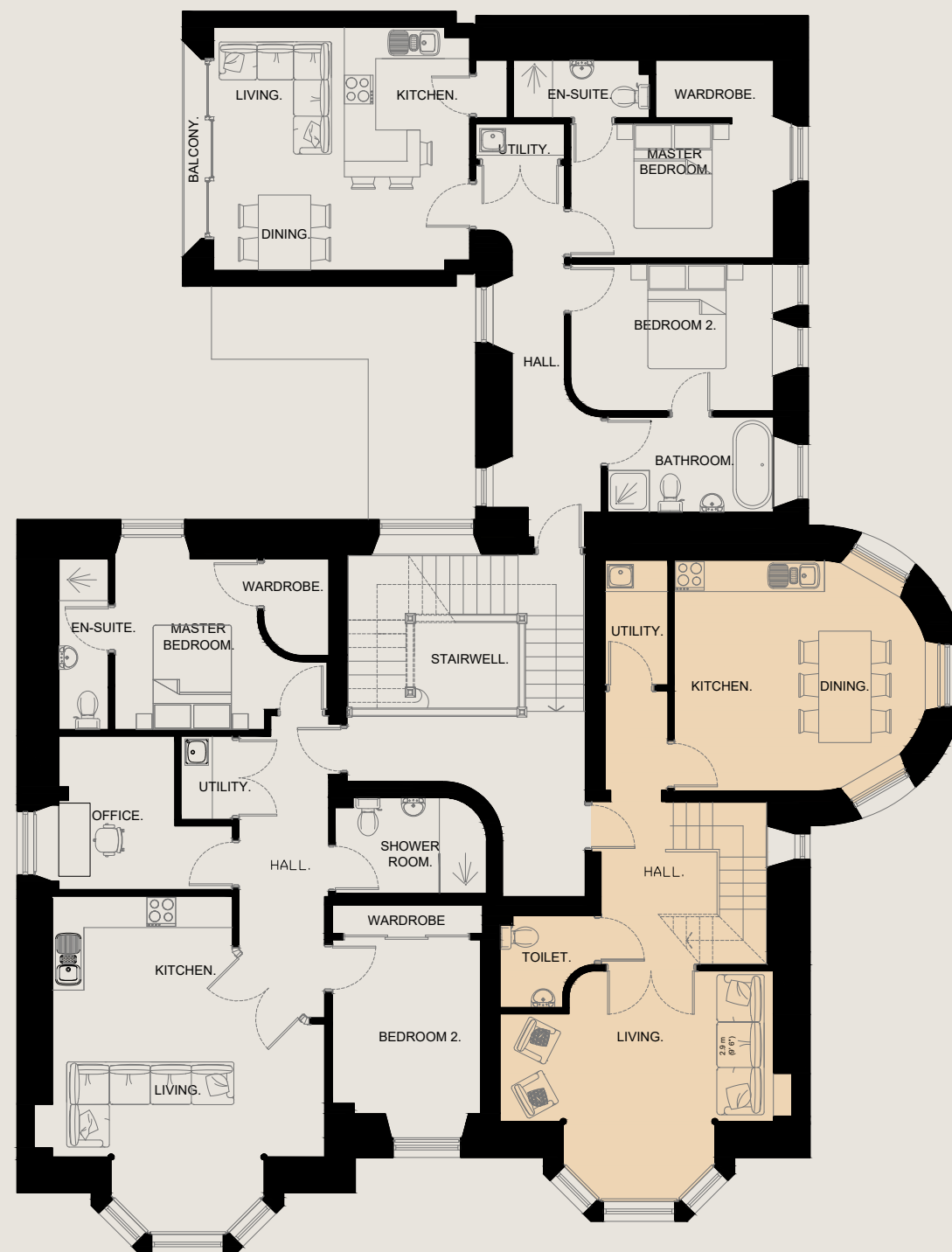
First Floor	Size(m)	Size(ft)
Living	4.4m x 5.2m	14' 5" x 17' 1"
Kitchen   Dining	4.4m x 4.8m	14' 5" x 15' 9"
Utility	2.4m x 1.2m	7' 10" x 3' 11"
Second Floor		
Office/Bedroom 3	3.7m x 5.7m	12' 1" x 18' 8"
Master Bedroom	2.8m x 4.3m	9' 2" x 14' 1"
En-suite (Exc. Steam Room & Sauna)	3.4m x 2.9m	11' 2" x 9' 6"
Bedroom 2	2.6m x 3.7m	8' 6" x 12' 2"
En-suite	2.6m x 1.0m	8' 6" x 3' 3"

# 04

SECOND FLOOR



FIRST FLOOR





# Apartment Five

[Under offer]

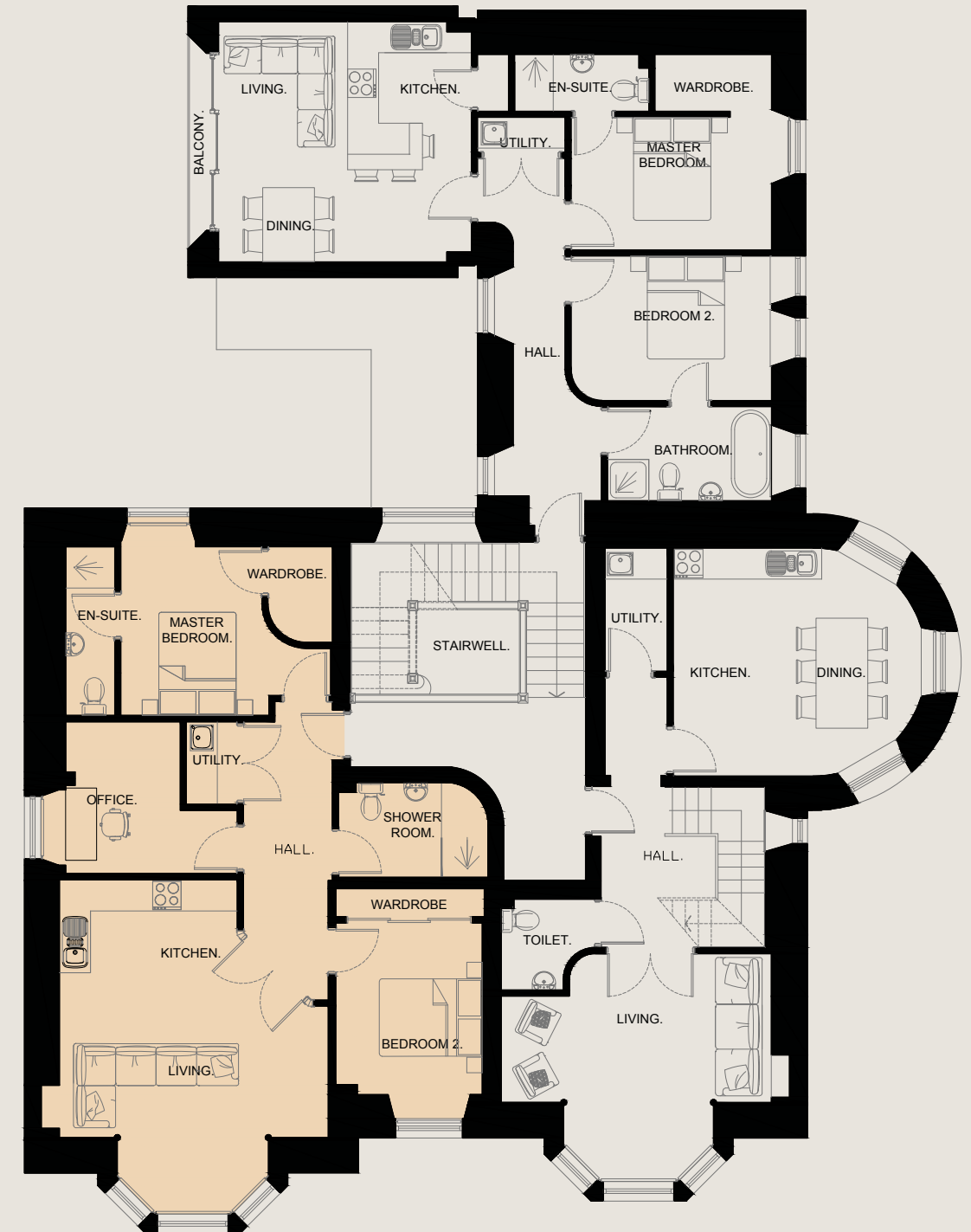
# 05

85 sqm (914 sq ft)  
First Floor apartment.

First Floor	Size(m)	Size(ft)
Master Bedroom	3.3m x 2.9m	10' 10" x 9' 6"
En-suite Shower Room	3.3m x 1.0m	10' 10" x 3' 3"
Office	2.9m x 3.3m	9' 6" x 10' 10"
Shower Room	1.8m x 2.8m	5' 10" x 9' 2"
Utility	0.9m x 1.6m	2' 11" x 5' 3"
Bedroom 2	3.3m x 2.8m	10' 10" x 9' 2"
Living   Dining   Kitchen	5.0m x 5.2m	16' 5" x 17' 1"



FIRST FLOOR





# Apartment Six

# 06

73 sqm (786 sq ft)

First Floor apartment.

First Floor	Size(m)	Size(ft)
Master Bedroom	2.6m x 3.9m	8' 6" x 13' 0"
En-suite Shower Room	1.1m x 2.6m	3' 7" x 8' 6"
Bedroom 2	2.8m x 3.9m	9' 2" x 13' 0"
Bathroom/En-suite	1.8m x 3.2m	5' 10" x 10' 6"
Utility	0.7m x 1.7m	2' 3" x 5' 7"
Living   Dining   Kitchen	4.6m x 4.9m	15' 2" x 16' 1"



FIRST FLOOR





# Specifications

## KITCHEN & UTILITY

- High quality Porcelanosa kitchens and feature stone worktops
- Siemens ovens and Elica Hob
- High specification Siemens integrated appliances
- Separate utility room with sink, cabinets, and washer / drier

## BATHROOMS & ENSUITE

- Porcelanosa NK sanitaryware
- Porcelanosa NK taps, showers, and fittings
- Stylish towel radiators
- High quality mirrors with LED feature lighting
- High quality Porcelanosa tiles to walls and floors

## DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- Fully Glazed partitions and doors throughout
- High specification solid timber doors
- Stainless steel lever door handles and hinges
- Luxurious fitted carpets in all bedrooms
- High quality Porcelanosa tiled living, dining, and kitchen areas

## PLUMBING & HEATING

- Gas central heating
- Worcester combination boilers with grade A efficiency
- Stylish traditional radiators
- Nest thermostats allowing smart controlled technology

## ELECTRICAL

- Low energy spotlights fitted throughout.
- Flush plate Scolmore electrical accessories
- Low level moody lighting in living, kitchen, and hallways
- Feature lighting in kitchen, bathrooms, and ensuites

## MEDIA

- Apple iPad controlled media system
- Sonance ceiling speakers
- Bluetooth system operated via iPad or smart phone

## EXTERNALS

- Illuminated entrance walkway.
- High performance timber external doors fitted with three-point locking system.
- Private secured parking

## SECURITY & SAFETY

- LD2 fire alarm system with enhanced detection
- Private Videx door entry system with video display
- Sprinkler system

## CONSTRUCTION

- High quality timber frame materials
- Real slate roof
- Cast iron rainwater goods
- Utility, drainage and water connections

## STORAGE

- Separate utility room with additional storage
- Large principal suite with bespoke dressing room and ensuite
- Bespoke walk-in wardrobes for additional bedrooms
- Extra storage cupboards throughout

## SUSTAINABILITY FEATURES

- MVHR system throughout that lowers heating costs, improves air quality and reduces condensation.
- Fully refurbished double-glazed sash and case windows
- The apartments have a predicted EPC rating of B
- Very low cost of heating due to high levels of insulation and B rating for EPC





# Future Plans



Diamond Property Developments ethos is to deliver luxury living, to not only become a place of residence for the occupants, but a way of life. The exclusive brand has gained acclaim for signature style of modern elegance, innovation in design and flawless craftsmanship.

For Bayview Estate we will continue to work closely with Aberdeen City Council planning and conservation departments. This will afford sympathetic phased completion whilst meeting local demand and retaining sufficient amenity to this gated residential space.



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