



ELLERGREEN

Role: Principal Contractor

Client: Private

This is an exciting project to redevelop a wonderful private site in a prime Glasgow commuter village with an impressive statement home. This project is due to complete November '26 when we will update this case study to show all the fit out elements and the hard/ soft landscaping that's currently ongoing.

This mansion house is a traditional build utilising blockwork, sandstone ashlar facades, precast columns and portico, beam and block floors, traditional slate roofs, full leadwork dormers, aluminium glazing systems.

Our works included:

Full fit out package incorporating cinema room, library, drinks room, dressing rooms, pantry, boot room and handmade bespoke kitchen

Spiral staircase over two floors finished with bespoke balustrading and stone treads

Smart controls – AV, Lighting, Blinds, CCTV, Security, Heating

Marble finishes throughout

Hardwood and leather flooring

Extensive hard and soft landscaping package



PROJECTS – SKILLS & EXPERIENCE

Another key example of our experience in delivering exceptional high-end residential accommodation is the bespoke mansion house at Ellergreen Road, Bearsden. This project represents the type of luxury residential development where architectural quality, specialist craftsmanship, bespoke finishes and detailed coordination are fundamental to achieving the required end product.

The house is being constructed using traditional methods, incorporating blockwork and structural steel internal walls, with a carefully detailed external envelope comprising a combination of red sandstone and white precast reconstituted stone. Beam and block floors provide the primary floor construction, while the roof incorporates traditional slate, extensive leadwork and detailed beadwork to the flat roof areas, together with a substantial portico and traditionally detailed dormer windows.

The internal fit-out is being delivered to an exceptionally high standard, with extensive bespoke joinery throughout the property. Specialist spaces include a library, cinema, drinks room, kitchen, boot room, pantry and laundry, incorporating a carefully selected mixture of timbers, materials and finishes. A substantial master dressing room includes bespoke jewellery and watch display cabinets, requiring a high level of precision and craftsmanship. Flooring throughout the house combines marble, timber and leather, creating a varied and highly detailed interior finish.

A significant architectural feature is the three-storey spiral stone staircase, incorporating bespoke metal balustrades and requiring close coordination between the structural, stonework and metalwork elements. The property also includes a personnel lift, integrated into the building design.

The external works form a substantial part of the project, with an extensive hard and soft landscaping package being delivered alongside the main house. This includes a heated driveway, new car parking areas, car port, bespoke planters and extensive external lighting. The landscaping and external works are being carefully coordinated with the building envelope, drainage, electrical infrastructure and architectural finishes to ensure a cohesive completed development.

The project also incorporates a comprehensive mechanical and electrical installation, including renewable energy systems, smart building controls, integrated AV, lighting controls, automated blind controls, CCTV, intruder detection and communications systems. The coordination of these systems within a highly detailed luxury residential environment requires careful planning and integration.

The Ellergreen Road project demonstrates our ability to manage the full range of requirements associated with a high-end bespoke residential development, from traditional construction and specialist stonework through to bespoke joinery, luxury finishes, building services, technology and extensive landscaping. The combination of multiple specialist trades, materials and systems requires close collaboration between our site teams, designers, specialist subcontractors and client throughout the project.

Contract SBCC without quantities

Duration 80 weeks