



DEVELOPMENTS

26 YORK PLACE

A COLLECTION OF SIX STUNNING APARTMENTS

LOCATION



26 York Place is exceptionally positioned at the heart of Edinburgh's vibrant city centre, within walking distance of the iconic retail destinations of Princes Street and George Street, home to a wide variety of flagship designer stores, fine restaurants and bars. The city's nearby financial district is within easy reach of the apartments for working professionals based in the city, with excellent transport links to other major commerce areas including The Gyle, Edinburgh's West End and Quartermile.

The newly redeveloped Edinburgh St James Centre will provide an abundance of retail and leisure facilities, as well as playing host to concerts, shows and other cultural events throughout the year, with Edinburgh's internationally famous Fringe Festival taking over the city centre for the month of August.

With Edinburgh's tram system on the doorstep, residents can enjoy regular transport links to the city's West End and the city airport. Edinburgh Waverley provides further transport links to and from the city, connecting Edinburgh to London in just over four hours.

Renowned for its green space throughout the city, some of Edinburgh's most scenic parks are within a short walk from York Place, including Calton Hill which provides panoramic views of Edinburgh and East Lothian, and Princes Street Gardens set under the towering walls of Edinburgh Castle. The purchaser of these flats is also eligible for a key to Queen Street Gardens (subject to a small fee).

A short walk down into Edinburgh's charming New Town offers further dining options, with an array of fine dining, pubs and bars, and artisan cafes/bakeries on the banks of the Water of Leith.



THE DEVELOPMENT

With only six apartments available at this stunning new development, 26 York Place offers an exclusive opportunity to own a truly unique conversion home within the heart of Scotland's capital. The building's period features and beautiful Georgian façade add to the attractiveness of this modern conversion, creating a lasting impression.

The beautifully renovated apartments have retained their period charm, with a bright and atmospheric stairwell at the heart of the building, accessed through the main door on York Place and lit by an exquisite cupola. A mix of studio, one and two bedroom apartments are available, spread over four floors. High ceilings add to the grandeur of the living areas and bedrooms. A generously proportioned kitchen also takes pride and place in each apartment, perfect for entertaining guests.



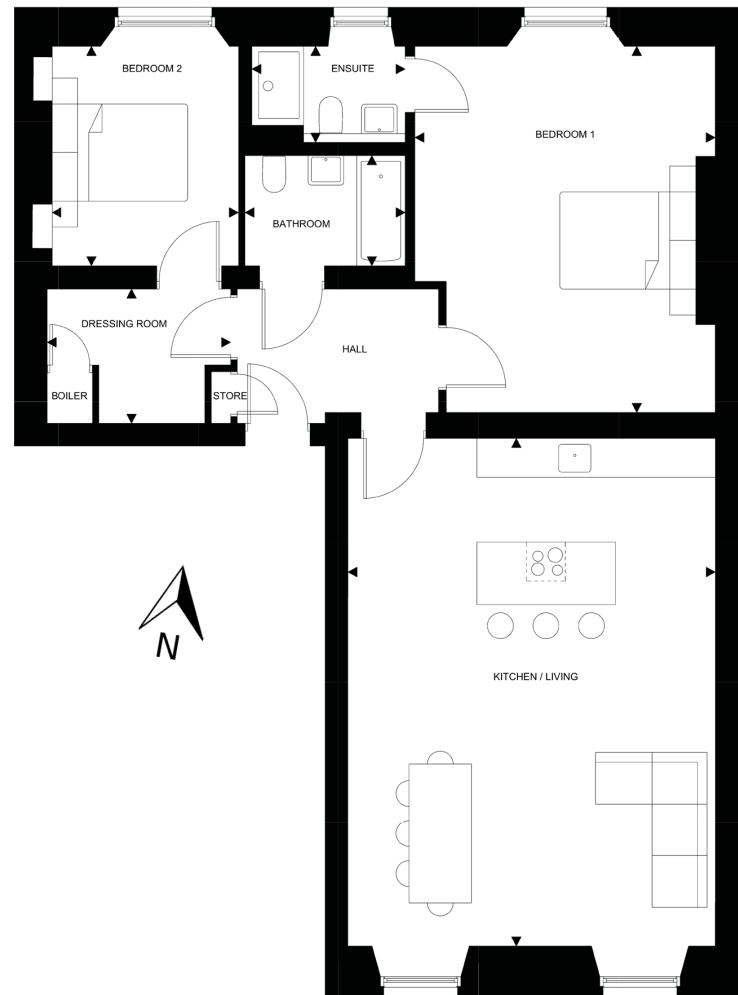
Apartments 3 and 5 enjoy exceptional, uninterrupted views towards the Firth of Forth and Fife, overlooking Edinburgh's majestic New Town while apartments 2 and 4 face south towards the newly constructed Edinburgh St James. Apartments 1 and 6 are both dual aspect. All of the handcrafted pied-à-terre apartments at 26 York Place benefit from an abundance of natural light creating a bright and airy atmosphere in every room.

A high specification interior is provided throughout the apartments, Next 125 kitchens accompanied with Siemens appliances, and bathrooms offering sleek designer sanitary ware and every modern convenience you could need. Graphite Oak timber flooring by Boen and Porcelain Persian Grey tiles by Keope wrap the internal floors delivering an outstanding and unique specification fitting the location.

APARTMENT 1 – SOLD

Ground Floor

Two bedroom / 109 sq.m . / 1,173 sq.ft.



	Metric	Imperial		Metric	Imperial
Living / dining / kitchen	7845 x 5685	25' 8" x 18' 7"	Bathroom	2475 x 1700	8' 1" x 5' 6"
Bedroom 1	5660 x 4650	18' 6" x 15' 3"	Ensuite	2370 x 1480	7' 9" x 4' 10"
Bedroom 2	3385 x 2885	11' 1" x 9' 5"	Dressing room	2080 x 2845	6' 9" x 9' 4"

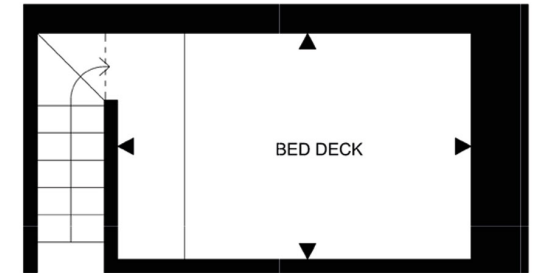
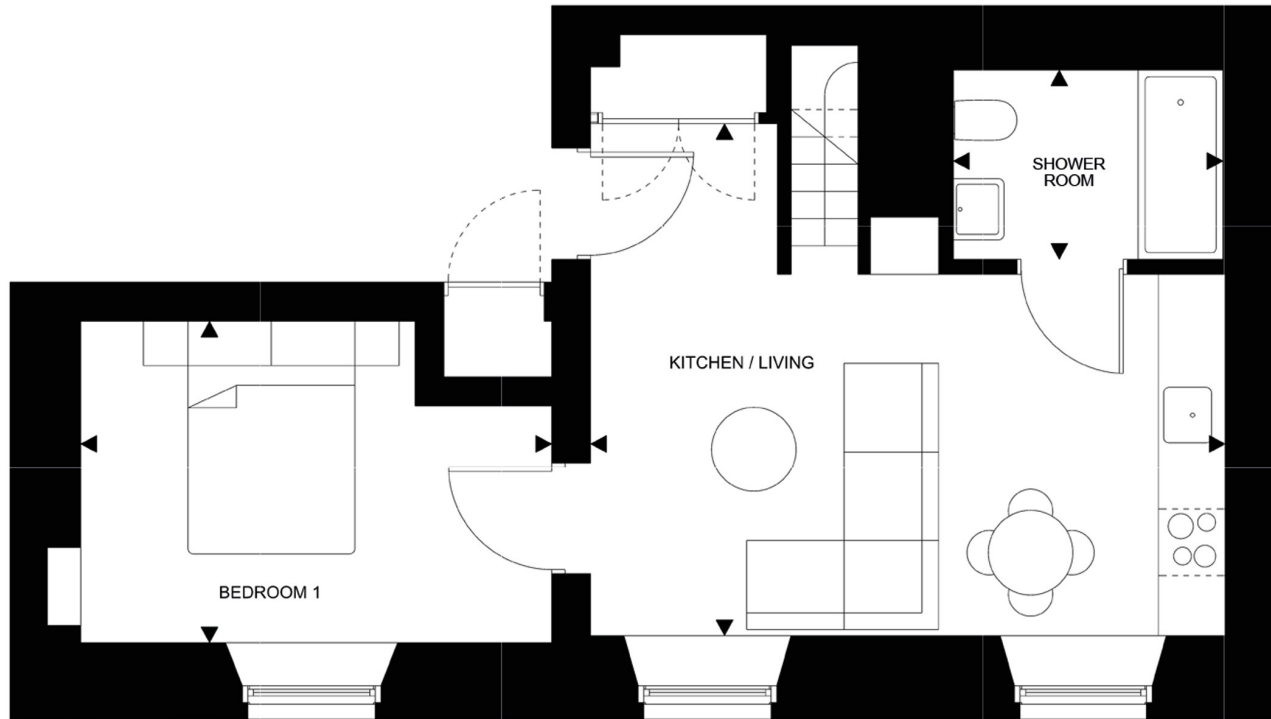
Please note, plans and measurements above are indicative and for guide purposes only. Please refer to the 'misrepresentation' section at the back of this brochure for further information.

APARTMENT 2 – **SOLD**

First Floor

One bedroom / 52 sq.m. / 554 sq.ft*

*inc. bed deck



	Metric	Imperial		Metric	Imperial
Living / dining / kitchen	5710 x 4600	18' 8" x 15'1"	Bed deck	2030 x 3185	6' 7" x 10' 5"
Bedroom 1	2900 x 4250	9' 6" x 13' 11"	Shower Room	1700 x 2430	5' 6" x 7' 11"

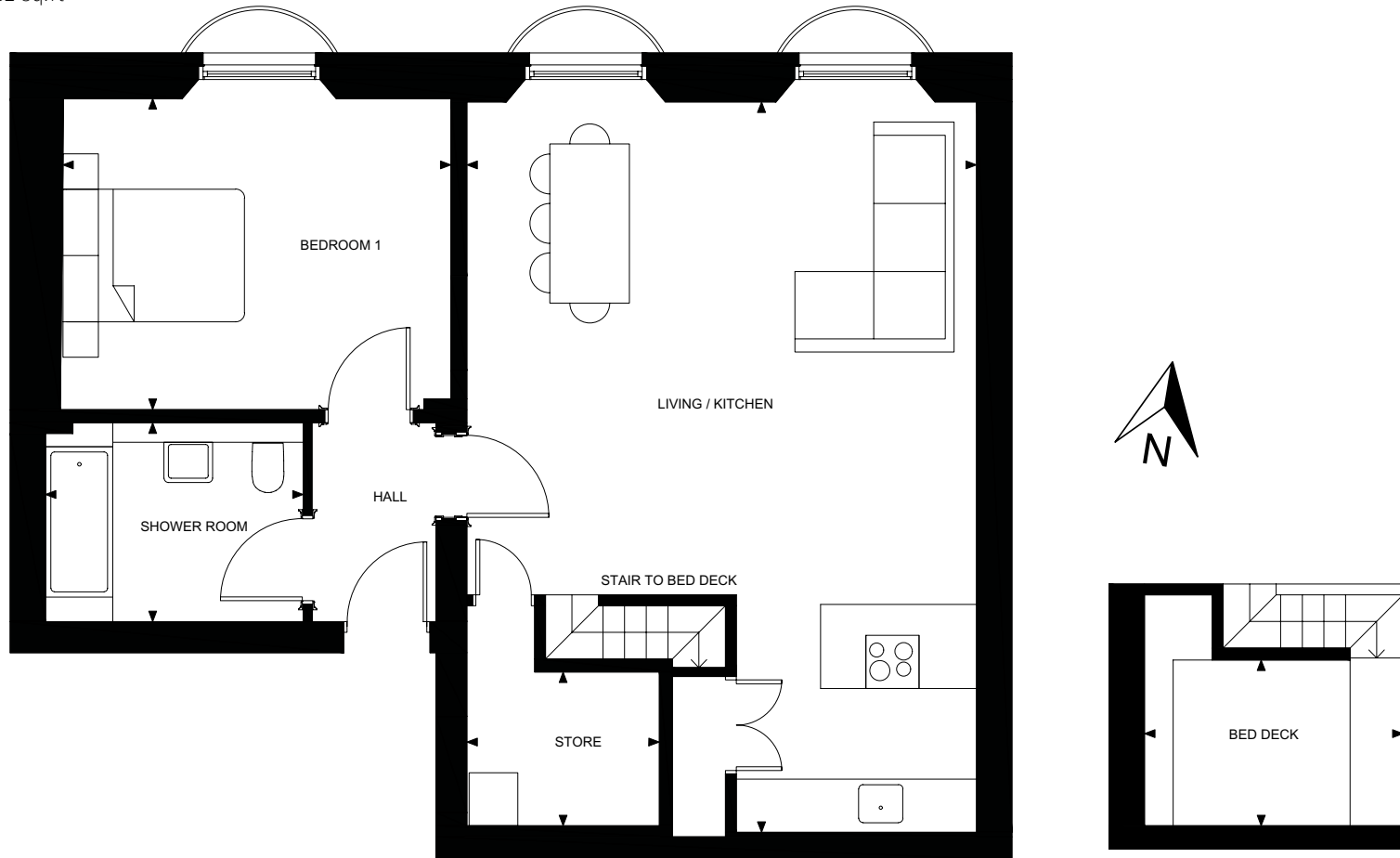
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APARTMENT 3

First Floor

One bedroom / 82 sq.m. / 882 sq.ft*

*inc. bed deck



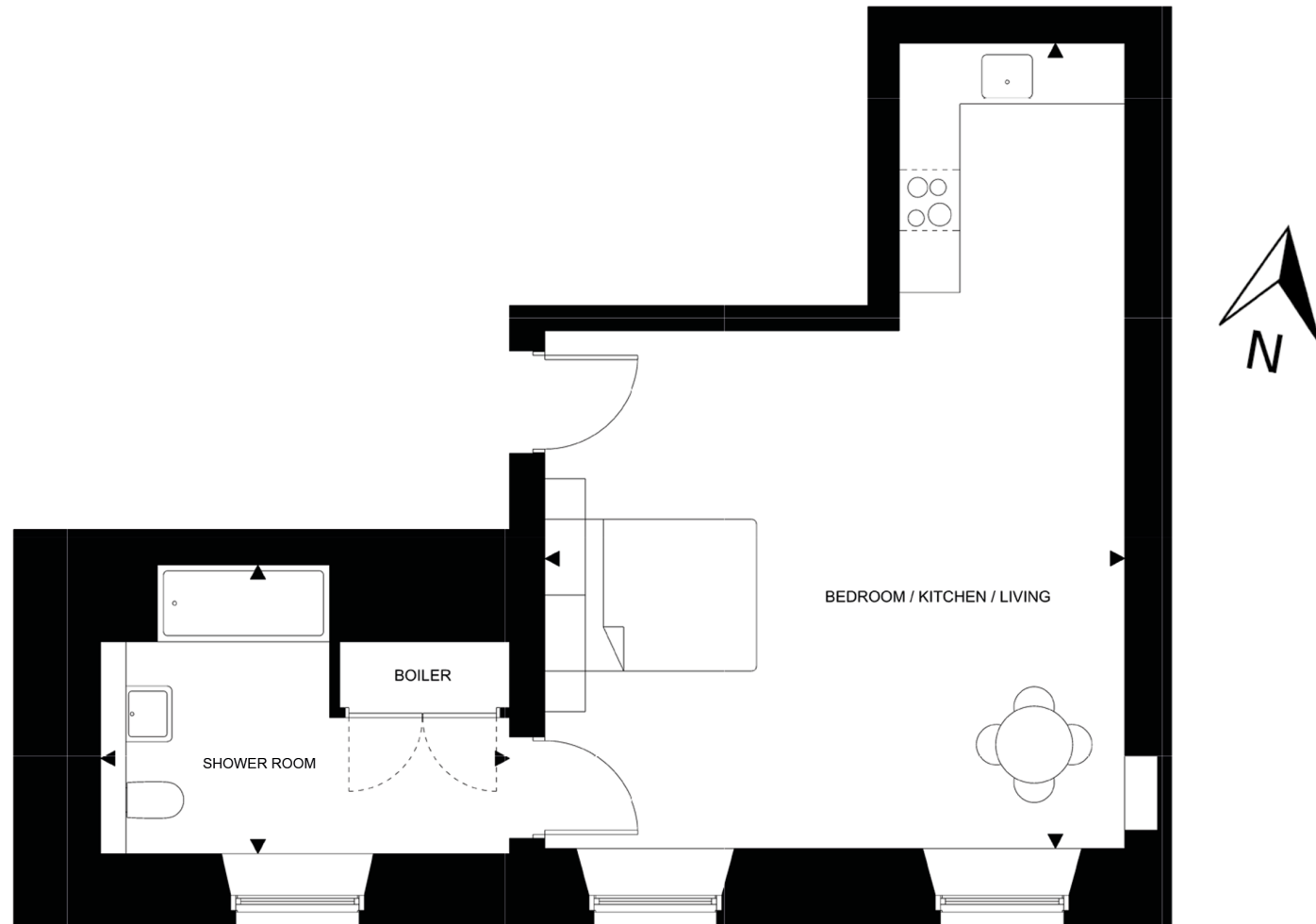
	Metric	Imperial		Metric	Imperial
Living / dining / kitchen	8305 x 5760	27' 4" x 18'10"	Bed deck	1875 x 2900	6' 1" x 9' 6"
Bedroom	3515 x 4365	11' 6" x 14' 3"	Shower Room	2250 x 2900	7' 4" x 9' 6"

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APARTMENT 4 – SOLD

Second Floor

Studio / 47 sq.m . / 501 sq.ft



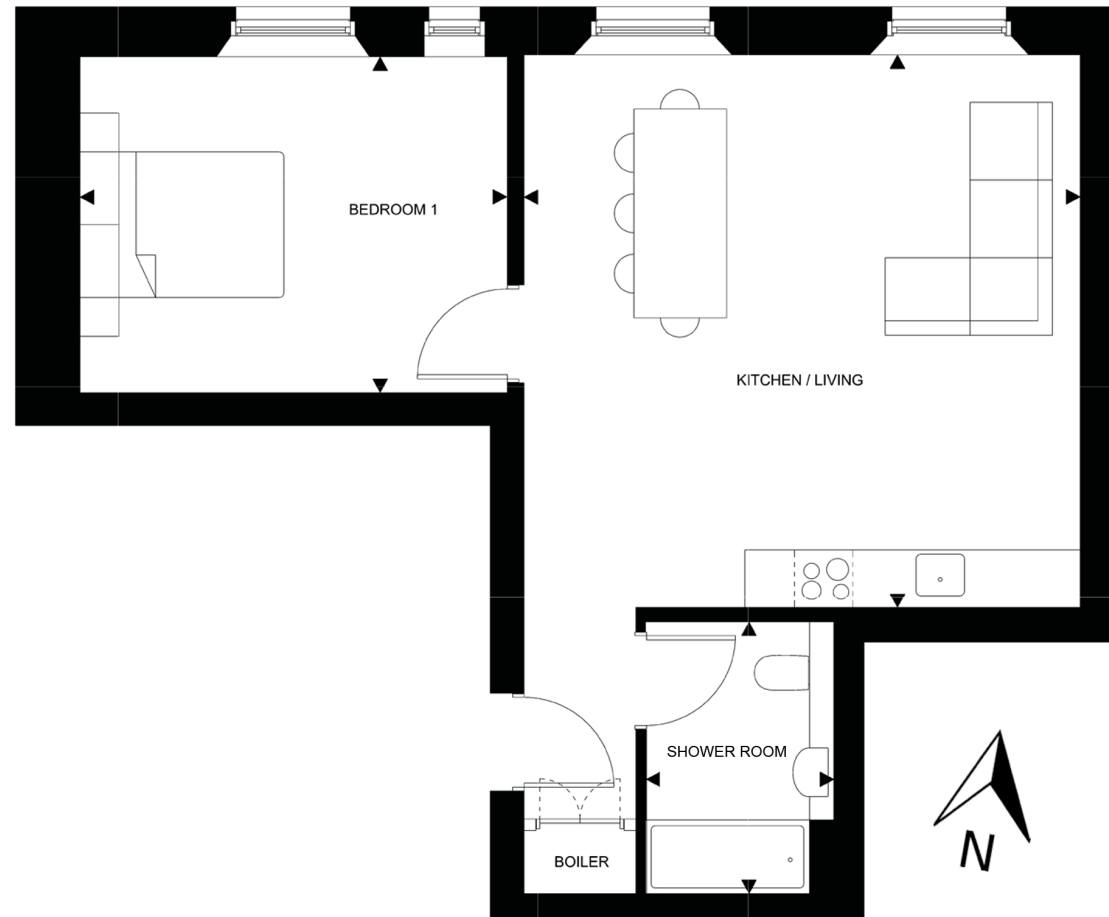
	Metric	Imperial
Living / dining / kitchen	7960 x 5740	26' 1" x 18'10"
Shower Room	4050 x 2850	13' 3" x 9' 4"

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APARTMENT 5 – SOLD

Second Floor

One bedroom / 58 sq.m . / 621 sq.ft



	Metric	Imperial
Living / dining / kitchen	5740 x 5700	18'10" x 18' 8"
Bedroom	3450 x 4400	11' 3" x 14' 5"
Shower Room	1940 x 2800	6' 4" x 9' 2"

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APARTMENT 6

Third Floor

One bedroom / 85 sq.m. / 910 sq.ft.



	Metric	Imperial
Living / dining / kitchen	5980 x 5570	19' 7" x 18' 3"
Bedroom	4340 x 4400	14' 2" x 14' 5"
Shower Room	2700 x 5370	8'10" x 17' 7"

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SPECIFICATION

KITCHENS

- Schuller Next 125 by Riddle & Coghill interiors
- Siemens Active-clean ovens
- Siemens fridge / freezer
- Siemens dishwasher
- Siemens washer / dryer
- Siemens induction hobs
- Siemens microwave (selected plots)
- Stainless steel taps by Blanco
- Caesarstone worktops
- Caesarstone splashback panels
- Stainless steel undermounted sinks

HEATING AND VENTILATION

- Highly efficient Heatrae Sadia electric boilers (plots 2 – 6)
- A+ rated gas combi boiler (plot 1)
- Highly efficient traditional steel column radiators to all rooms
- Terma Retro towel warmers to all wetrooms
- Centralised Vent Axia ventilation systems to all apartments

BATHROOMS AND EN SUITES

- Duravit wall mounted WC's with concealed cisterns and flush plates
- Bette steel baths with tiled bath panels
- Large low profile stone shower trays
- Duravit wash basins with Crosswater matt Black mixer taps
- Duravit matt Black wash basin consoles
- Vellamo LED wall mounted portrait mirrors including demister pads

DISCLAIMER

Individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract. Prospective purchasers should consult with the selling agent for the latest details prior to reservation.



SPECIFICATION

FLOORING

- Boen Oak Graphite engineered flooring
- Porcelain Persian Grey tiles by Keope to walls and floors in bathrooms /shower rooms

LIGHTING AND ELECTRICAL

- Recessed LED ceiling lighting to kitchens, living areas, ensuites, bathrooms /shower rooms and halls
- Pendant lighting to bedrooms, kitchen islands / peninsulas and living areas
- 5 amp lighting circuits to living areas
- Bedside light switching to master bedrooms
- Screwless Deco Mocha Bronze switches and sockets
- Shaver sockets to all bathrooms / shower rooms

GENERAL

- New timber double glazed windows
- Walls and ceilings painted in matt emulsion finish (client choices available)
- Traditional panel doors
- High quality finish to common stairs
- All apartments wired for BT, DigitalTV, SKYQ, CAT6
- Keys available for Queen Street Gardens on application
- Architect certificate suitable for mortgage lenders issued with all apartments
- Permit parking (contact Edinburgh Council for full details)

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For sales enquiries, please
contact the selling agent.



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