A square graphic with a white background and a dark blue, textured, wood-grain-like pattern. The word "SIMON" is written in large, bold, white, sans-serif capital letters across the middle of the square. Below the square, the word "SQUARE" is written in a smaller, white, sans-serif font.

**SIMON**  
SQUARE



SEVEN HILLS

PROPERTY

**A CONTEMPORARY  
ECO-FRIENDLY  
DEVELOPMENT  
OF 6 EXCLUSIVE  
1 & 2 BEDROOM  
APARTMENTS**



# OVERVIEW

Simon Square is a new development of six unique apartments. The unique aspect of these apartments is not only their stylish design but their environmental and sustainability benefits. This is due to the Cross Laminated Timber (CLT) structure which has a lighter carbon footprint and is more energy efficient compared to traditional new build constructs. The development features five well-proportioned one bedroom apartments and one luxury two bedroom duplex featuring a spacious roof terrace. Working with one of Scotland's best architects, Simon Square comprises a contemporary design which is not only sympathetic to the historic surroundings of Edinburgh's city centre but is environmentally and eco-friendly.



# LOCATION

Situated to the south of the city centre, Simon Square is located in the popular Newington district of Edinburgh. Holyrood Park, Arthur's Seat, Salisbury Crags and Blackford Hill are all nearby, offering fantastic walking opportunities. The Royal Observatory can also be found in close proximity. The property is conveniently located for access to The University of Edinburgh, Edinburgh College of Art and the Royal Infirmary. The wide open spaces of The Meadows, as well as the Royal Commonwealth Pool are also within walking distance. The Edinburgh City Bypass is easily reached, allowing swift access to Edinburgh International Airport and to Scotland's motorway network. There is also an excellent bus service nearby linking the area to the rest of the city and beyond.







# WHAT IS CLT AND ITS BENEFITS?

Developed in Europe in the 1990s, CLT is produced from softwood timber and made up of sections that are laid across each other at right angles then industrially laminated. Panels are specially fabricated to precise dimensions in architectural plans, including window, door, plumbing and ventilation openings.

The wood is manufactured from sustainably managed forests, which is a naturally growing and renewable material. Studies have shown that wood consistently outperforms steel and concrete in terms of embodied energy, air pollution and water pollution. The wood products continue to store carbon while growing as trees and the manufacturing results in less greenhouse gas emissions.

In addition to being environmentally friendly and sustainable, there are also health and wellbeing benefits to living in a CLT building. The wood provides a natural, calming environment which studies have shown can help reduce stress and have therapeutic benefits. A biophilic design helps boost occupant well-being through a connection to nature with the use of natural elements such as a wood construct as well as natural light and plants.







# DEVELOPMENT LAYOUT

There are six new apartments arranged over a stepped three and four-storey form, planned around a central stair. Each flat layout is detailed below.

## 3 Simon Square

### Ground Floor

Main door  
1 bed  
Shower room  
Living/kitchen/dining room

## 4 Simon Square – Flat 1

### First Floor

1 bed  
Shower room  
Living/kitchen/dining room

## 4 Simon Square – Flat 3

### Second & Third floor duplex

Principal bedroom with ensuite shower room  
Bedroom 2 with ensuite bathroom  
Living/kitchen/dining room  
Study  
Roof terrace  
WC

## 5 Simon Square

### Ground Floor

1 bed  
Shower room  
Living/kitchen/dining room  
Private patio

## 4 Simon Square – Flat 2

### First Floor

1 bed  
Shower room  
Living/kitchen/dining room

## 4 Simon Square – Flat 4

### Second Floor

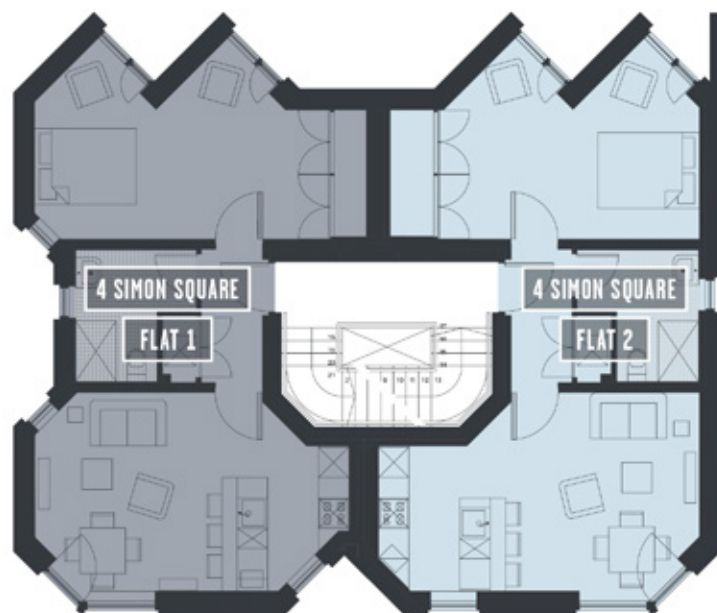
1 bed  
Shower room  
Living/kitchen/dining room







**Ground Floor**



**First Floor**





**Second Floor**

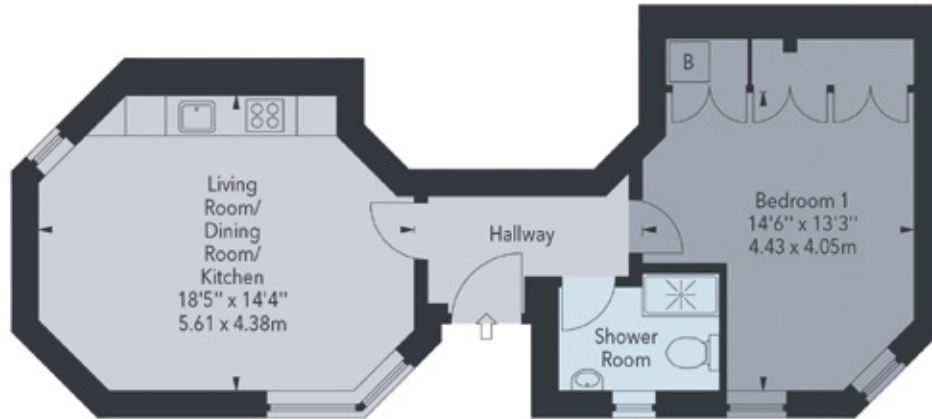


**Third Floor**

# 3 SIMON SQUARE

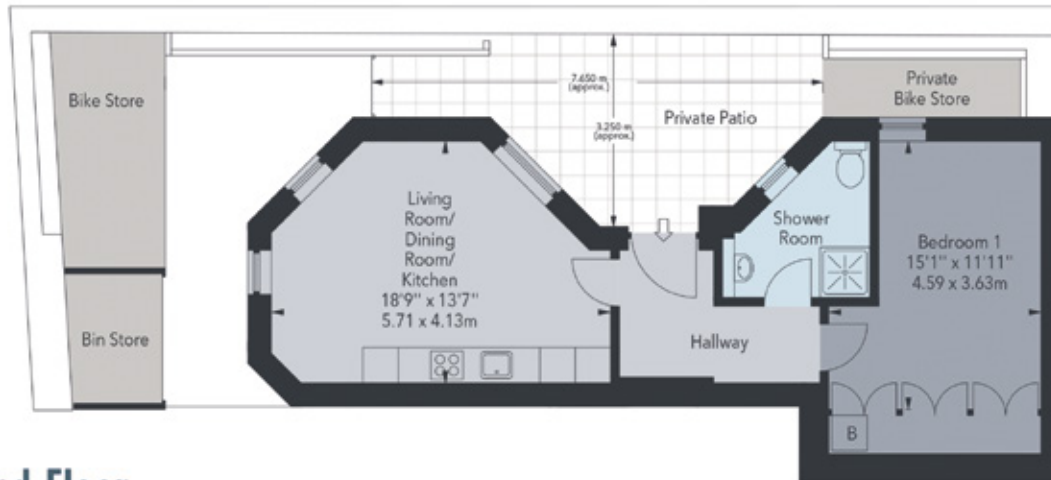


Approx. Gross Internal Area: 526 Sq Ft - 48.87 Sq M



# 5 SIMON SQUARE

Approx. Gross Internal Area: 528 Sq Ft - 49.05 Sq M

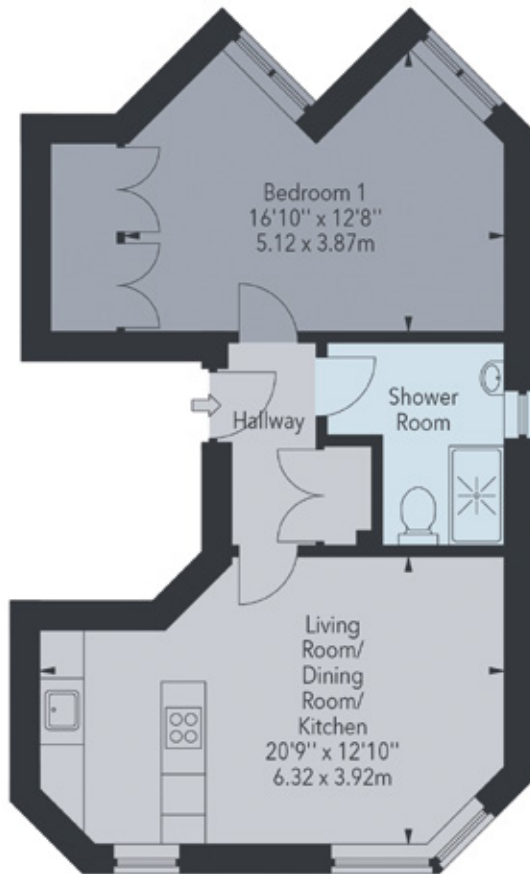


Ground Floor



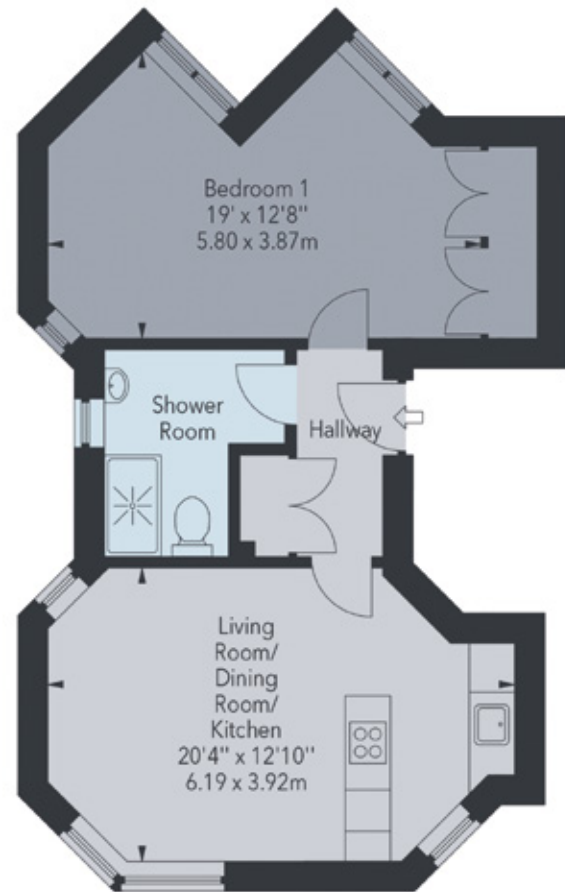
# 4 SIMON SQUARE — FLAT 1

Approx. Gross Internal Area  
560 Sq Ft - 52.02 Sq M



# 4 SIMON SQUARE — FLAT 2

Approx. Gross Internal Area  
561 Sq Ft - 52.12 Sq M

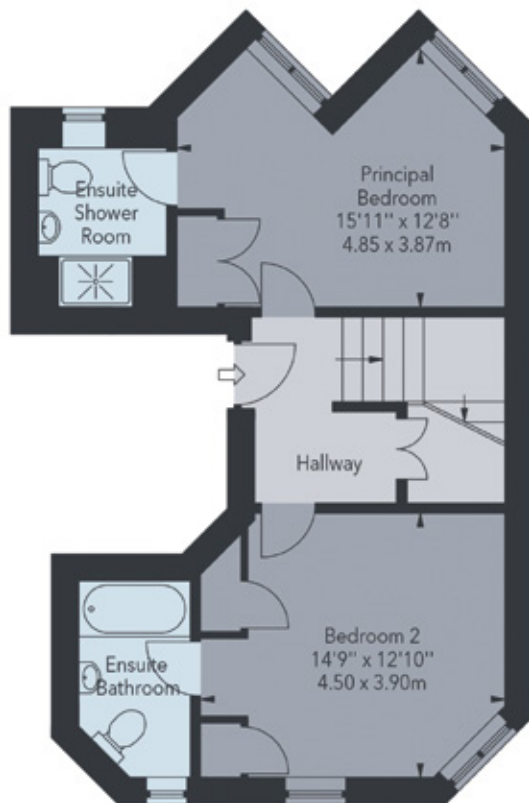


First Floor

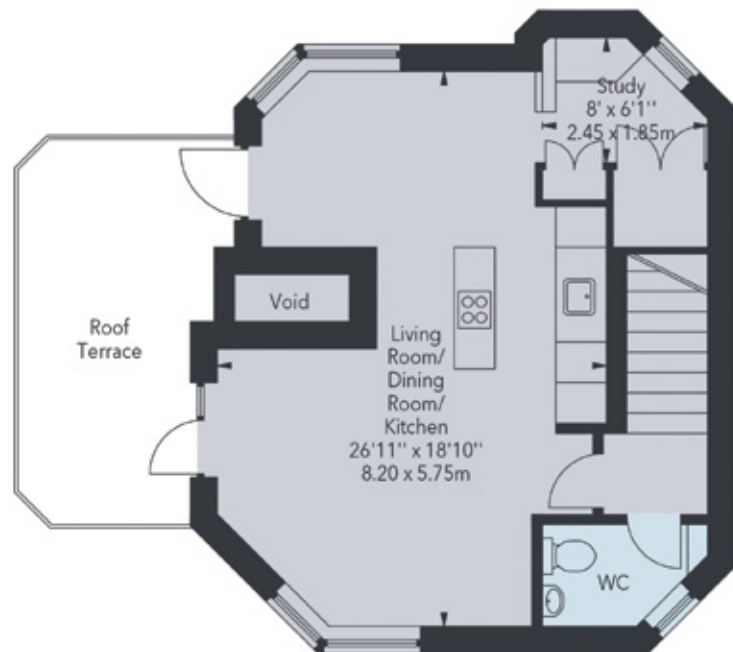
# 4 SIMON SQUARE — FLAT 3



Approx. Gross Internal Area  
1147 Sq Ft - 106.56 Sq M



Second Floor



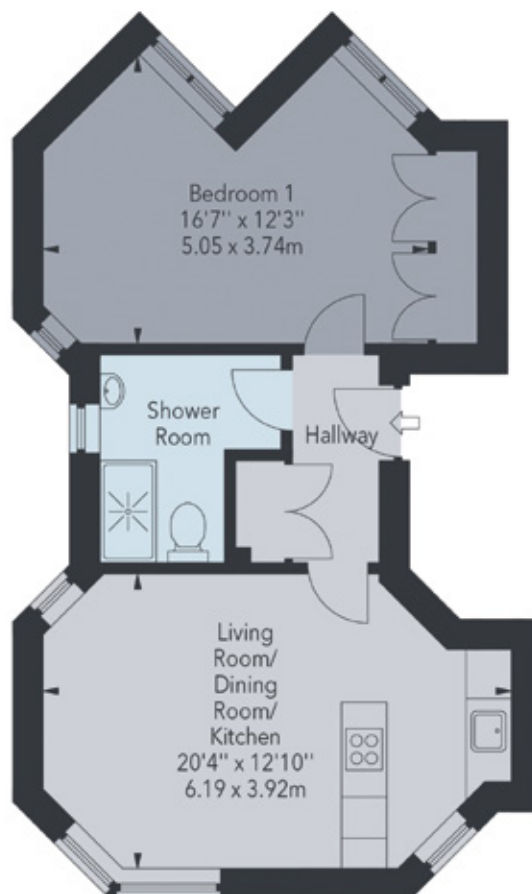
Third Floor



# 4 SIMON SQUARE — FLAT 4



Approx. Gross Internal Area  
540 Sq Ft - 50.17 Sq M



Second Floor

# SPECIFICATION

## KITCHEN

- Stylish kitchen designed by Archispek
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch series 4 oven
- Bosch microwave oven
- Bosch washer/dryer

## BATHROOMS

- Laufen Pro WC
- Laufen Val basin
- Vado Life slimline tap and fittings
- Vado Walk-in shower enclosure
- Vado Saturn and Vado Zoo shower head and fittings
- Ballymore chrome heated rail towel warmers
- Tiled shower enclosure
- Laufen Base vanity unit
- Carron Profile bath (Flat 3, 4 Simon Square only)

## DECORATION & FINISHES

- Ceilings will be finished in white emulsion (except top storey which will be exposed CLT)
- Industrial look exposed conduit
- White gloss finish to internal pass doors
- RAL 7011 apartment entry doors
- Contemporary lever style door handles to internal doors

## HEATING

- Underfloor low-temperature hot water heating system
- This underfloor heating is throughout all flats except for in stores and not in communal landings or the stairwell
- Ideal Heating gas - fired boiler

## ELECTRICAL

- Downlighters to kitchen, bathroom, hall utility and ensuites
- Low energy pendant light fitting to living rooms
- Entrance intercom link to each apartment
- Shaver socket
- Multigrid switching of kitchen appliances
- Wiring for broadband available
- TV and data distribution point

## SECURITY AND SAFETY

- Mains-wired smoke detectors
- Heat detector in kitchen
- Carbon monoxide detectors
- Mains operated carbon dioxide monitors
- Sprinkler system in Flat 3, 4 Simon Square only

## EXTERNALS

- Windows with Juliette balconies with double glazing
- CLT feature entrances
- A factor will be appointed to maintain all common areas with an annual fee payable by residents

# THE DEVELOPER – SEVEN HILLS PROPERTY

Following a number of successful developments in London, Seven Hills Property was established in 2013 with the aim of creating desirable homes from properties in need of love and investment. With a focus on merging contemporary living with the traditional aspects of Edinburgh property, they combine their energy and enthusiasm with luxury details, quality finishes and thoughtful design to create special properties for owner occupiers as well as investors.



















**0131 222 9600**

**edres@knightfrank.com**

80 Queen Street

Edinburgh

EH2 4NF

**knightfrank.co.uk**

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated May 2021. Photographs dated 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing\\_help@knightfrank.com](mailto:marketing_help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com).