



LARCH GARDENS

EDINBURGH





LARCH
GARDENS

Images are computer generated and therefore indicative



LARCH GARDENS

DESIGNER
LIVING WITH
NATURE
ON YOUR
DOORSTEP





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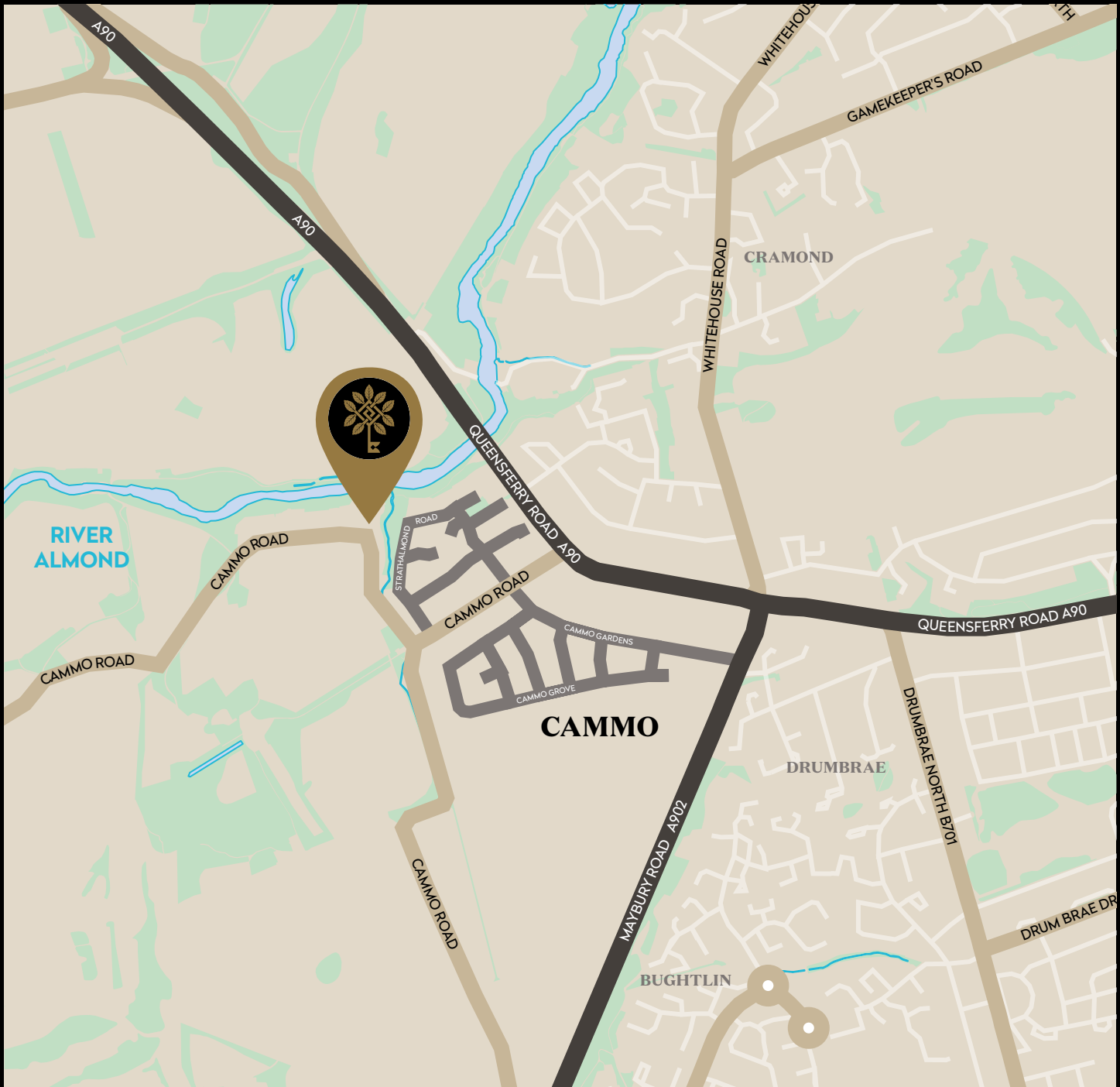
LOCATION

Larch Gardens is located on Cammo Road which is situated to the west of Edinburgh's city centre within the highly regarded area of Cammo. The village of Cramond is a short drive away and Edinburgh city centre is approximately 5 miles to the east. Larch Gardens benefits from being right on the edge of River Almond, with the 6 houses in the development sharing ownership of the land and the rights to the burn. Larch Gardens is superbly placed for swift access to the city bypass, Edinburgh Airport and Scotland's main motorway network. The local Barnton area provides a multitude of everyday services, with a wider range of shops available at the Gyle Shopping Centre and Craigleith Retail Park, both a short drive away.

For the outdoor enthusiast there is a wealth of activities nearby, with a range of golf courses locally, including the oldest golfing society in the world; The Royal Burgess. There is also the Barnton Park Tennis Club, sailing opportunities at Cramond and South Queensferry, and beautiful walks along the Firth of Forth towards Dalmeny House. Walks along the River Almond and around Cammo Estate are also on the doorstep.

Schooling is well catered for with Larch Gardens perfectly located to access many of Scotland's top independent schools, such as Cargilfield, Erskine Stewart's Melville Schools and Fettes College.





DESCRIPTION

Larch Gardens is a unique, bespoke development of only 6 luxury semi-detached houses in a tranquil, leafy setting. Every element of the houses have been meticulously designed to take advantage of the calming setting while considering every aspect of luxury living.

There are 4 type A houses (approx. 2770 sq. ft) and 2 type B houses (approx 3063 sq. ft)





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TYPE A

HOUSES 1, 3, 4 & 5

The houses enjoy a welcoming hallway with open-plan study area, a large cloakroom and store cupboard. At the end of the hall, a glazed door leads through to the spacious open-plan kitchen/ dining/ sitting room with a separate utility-room. Large sliding doors give access to the private garden.

Accessed via an elegant staircase with glass balustrades, the first floor comprises of two double bedrooms, family bathroom and convenient store cupboard. A glazed door leads through to the spacious lounge with enjoys a wonderful indoor/outdoor balcony offering year-round enjoyment.

The stair leads to a light-filled upper landing with store cupboard. There are 2 double bedrooms, one with ensuite and the principal master suite. The copious master suite has a glazed juliette balcony and leads through to a spacious dressing area. A luxurious ensuite is fitted out with a large central bathtub with a spacious walk in shower.

Each house benefits from a garage with an electric opening door, private driveway as well as a private front and rear garden.









TYPE B

HOUSES 2 & 6

Entered on the ground floor, this luxurious home boasts a welcoming hallway with seating area, a cloak hanging area and a cloakroom WC. There is also a utility room and direct access from the garage. At the end of the spacious hall, a glazed door leads to the spacious open plan kitchen/dining/ sitting room which has large double sliding doors to the private garden.

Accessed via an elegant staircase with glass balustrades, on the first floor, there are two double bedrooms, a large family bathroom and an impressive lounge with a spectacular indoor/ outdoor balcony offering year-round enjoyment.

On the second floor, there are two further double bedrooms, one with ensuite, a laundry storeroom and the principal master suite. The generous master suite has a glazed Juliette balcony opening onto the treetops and a large walk-through dressing room. The well-proportioned master ensuite has a deep central bathtub, large shower and "his & hers" sinks.

Each house benefits from a garage with an electric opening door, private driveway as well as a private front and rear garden.



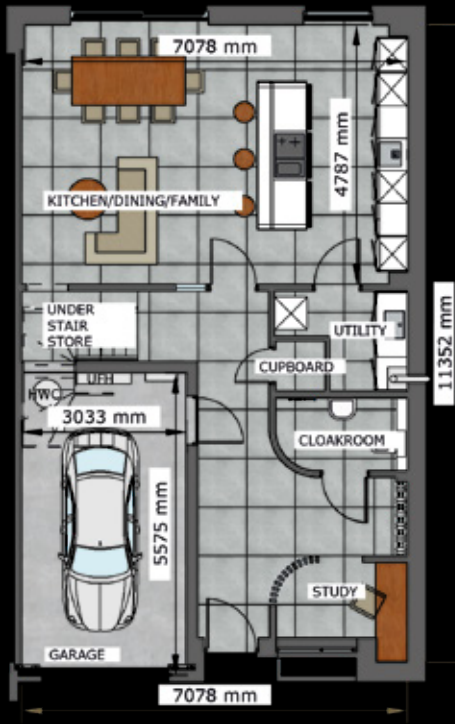






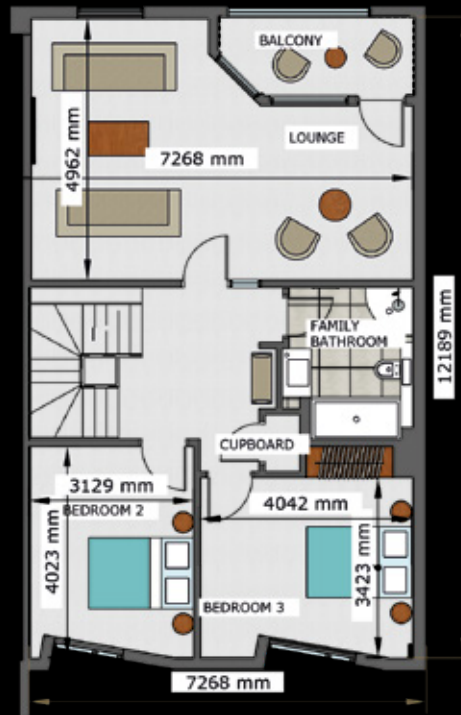
HOUSE TYPE A FLOOR PLANS

Total Approx Gross Floor Area 258 M² (2770 Ft²)
(All sizes are indicative)



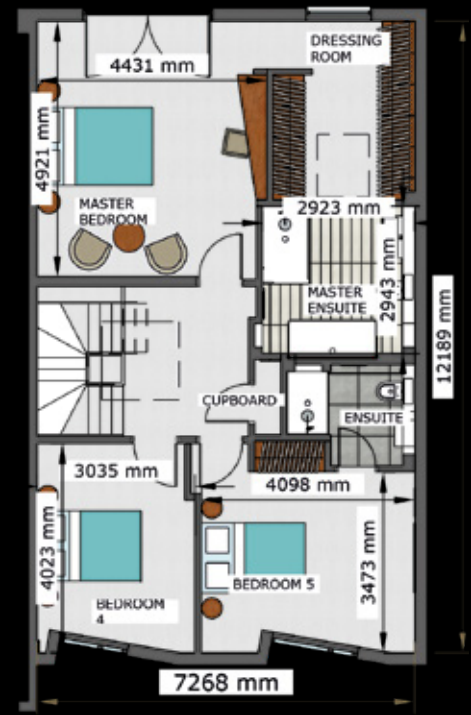
GROUND FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 80 M² (864 Ft²)



FIRST FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 89 M² (953 Ft²)



SECOND FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 89 M² (953 Ft²)

HOUSE TYPE B FLOOR PLANS

Total Approx Gross Floor Area 285 M² (3063 Ft²)
(All sizes are indicative)



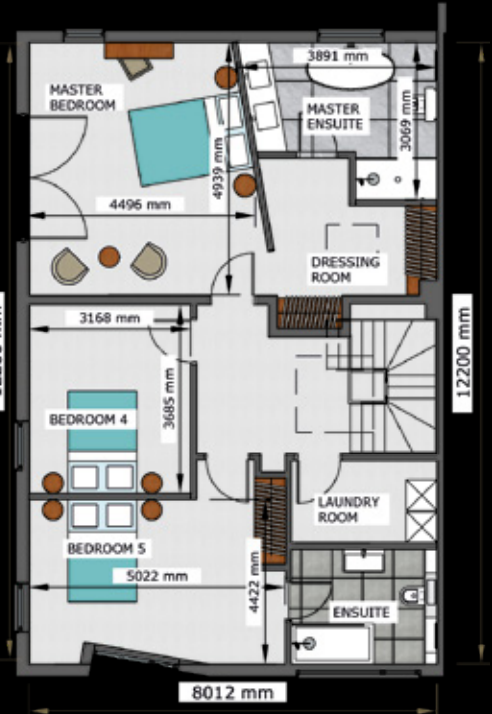
GROUND FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 89 M² (953 Ft²)



FIRST FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 98 M² (1055 Ft²)



SECOND FLOOR

TOTAL APPROX GROSS FLOOR AREA
= 98 M² (1055 Ft²)

SPECIFICATION

KITCHEN

- Luxury German handleless cabinetry by Hacker
- Premium quartz worktops by Silestone
- Kitchen appliances by Neff - tall fridge, built in freezer, dishwasher, slide and hide oven, combination oven/ microwave, warming drawer
- Premium ventilating induction hob by Novy
- Undermounted stainless steel sink with 3 in 1 Boiling water tap

UTILITY ROOM

- Cabinetry by Hacker of Germany
- Premium solid granite worktops
- Plumbed for buyer's own washing machine and tumble dryer
- Stainless steel Sink and tap

WINDOWS

- Premium triple glazed full aluminium windows with acoustic glass.
- Premium triple glazed rooflights

HEATING

- Gas fired boiler by Bosch/Worcester with separate 300 litre pressurised unvented cylinder
- Gas fired underfloor heating on ground floor
- Premium tall Radiators on upper floors
- Electric underfloor heating in upper bathrooms

BATHROOMS

- Sanitaryware by Vitra and Brassware by Grohe of Germany and Vitra
- Tiles - premium Spanish porcelain tiling on whole Ground floor and all bathrooms

INTERNAL DOORS

- All premium solid core fire timber veneered doors with premium brushed steel ironmongery (including cupboard doors)

ALARM

- Full alarm system with door contact, alarm box and PIR sensors (contract with MFA alarm solutions, paid for year 1, which can be continued/ cancelled after 1st 12 months)

GARAGE

- Electric car charging point
- Remote controlled aluminum door by Hormann of Germany

RENDER

- Premium silicone based render system by Baunit of Austria

ROOF

- Single ply rubber EPDM

RAINWATER PIPES

- Full aluminium downpipes and accessories by Lindab of Sweden

DATA

- Fully cabled for fibre by BT

SERVICES

- All water, power and gas are mains services
- Sewage - connected to mains and not by septic tank

SOCKETS AND SWITCHES

- All brushed steel

MAIN DOWNLIGHTS

- All premium Saxby Orbital energy-saving LEDs

All computer generated images, floor plans and furniture layouts are for indicative purposes only.



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