

of

DUNFORTH
GARDENS

TRINITY





DUNFORTH GARDENS

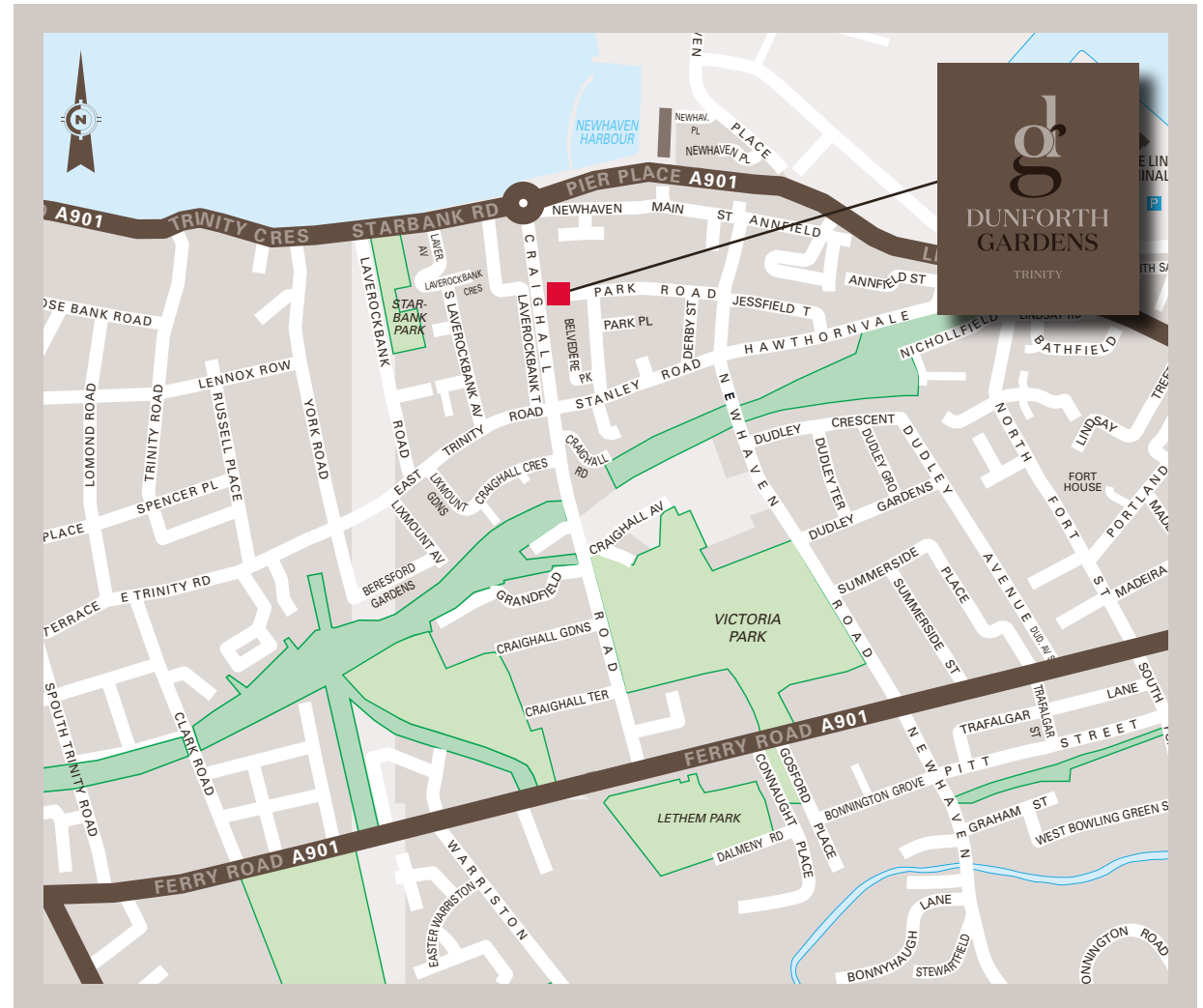
A collection of 4 bespoke,
luxury family homes with private
gardens and parking in a
leafy part of Trinity

TRINITY EDINBURGH

The area of Trinity is a very popular residential district located a short distance north of the city centre. Dunforth Gardens is located on Park Road, within walking distance of local amenities and shopping facilities on Ferry Road.

Local recreational provisions include the David Lloyd leisure centre and Ocean Terminal, which plays host to a fantastic selection of shops, restaurants, a gym and a cinema. There are several parks within close proximity and pleasant walks can be enjoyed along the Forth waterfront and The Water of Leith Walkway. The Botanical Gardens and Inverleith Park are also nearby for further open green spaces.

There are excellent bus services as well as convenient road links to other parts of the city. Trinity is well served by nursery education, excellent primary and secondary schooling at Trinity Academy, in addition to being within easy distance of a wide variety of private schools, including Fettes College and The Edinburgh Academy.



THE DEVELOPMENT

Dunforth Gardens offers a wonderful collection of four unique, luxury family homes. The development consists of two contemporary new homes as well as two newly renovated homes within Dunforth House, a beautiful period building, which is being meticulously renovated to create two fabulous homes, perfect for modern living. Each house will be finished to the highest of specification.

All homes benefit from two private parking spaces within the development, as well as all having spacious private gardens.





46C Kitchen/diner – Computer generated image for illustrative purposes only.



46A - Computer generated image for illustrative purposes only.

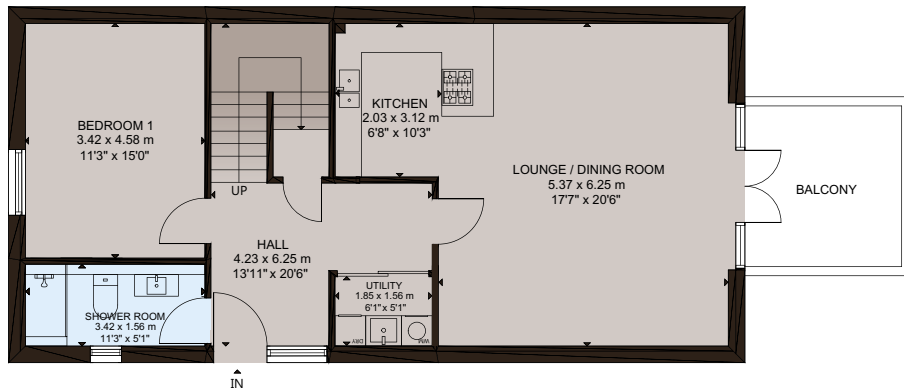
46A

Detached, two storey,
modern three bedroom family home

Approx. Gross Internal Area (up to 1.5m height)
1,819 Sq Ft / 169 Sq M
For identification only. Not to scale.



FIRST FLOOR

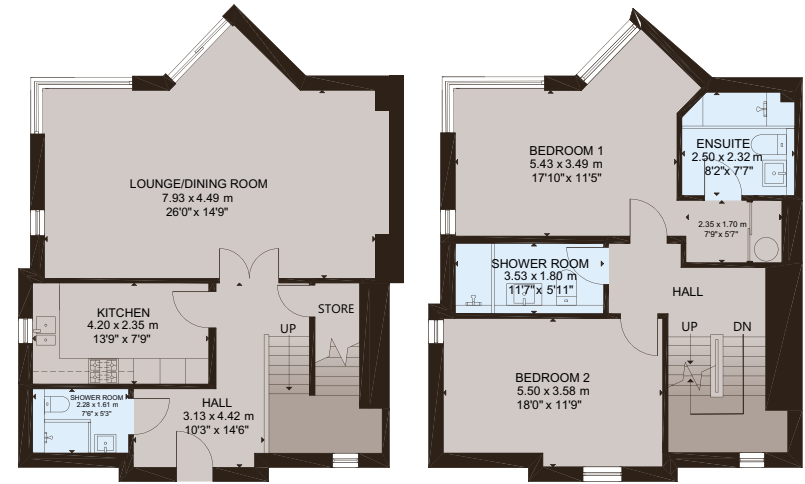


GROUND FLOOR

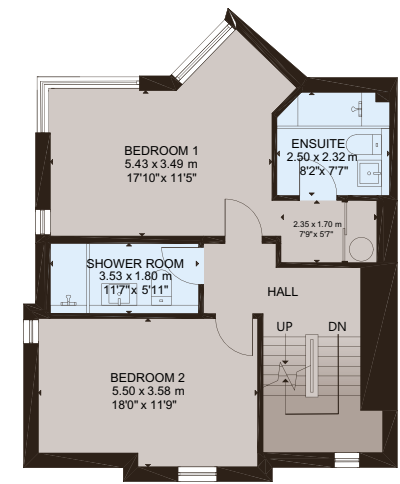
46B

Semi-detached, three storey,
modern four bedroom family home

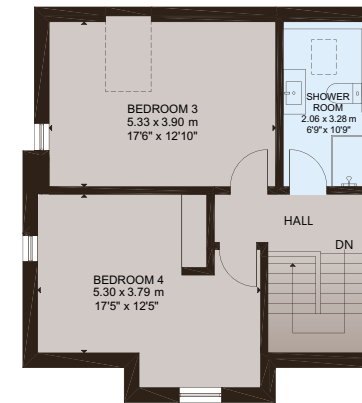
Approx. Gross Internal Area (up to 1.5m height)
2,303 Sq Ft / 214 Sq M
For identification only. Not to scale.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

46C

Terraced, three storey, four/five bedroom house
spanning over 3,000 sq ft

Approx. Gross Internal Area (up to 1.5m height)
3,509 Sq Ft / 326 Sq M
For identification only. Not to scale.



GROUND FLOOR

FIRST FLOOR

46D

Semi-detached, three storey,
three bedroom house

Approx. Gross Internal Area (up to 1.5m height)
1,851 Sq Ft / 172 Sq M
For identification only. Not to scale.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



46C principal bedroom – Computer generated image for illustrative purposes only.



46C principal en suite shower room - Computer generated image for illustrative purposes only.

GENERAL SPECIFICATION

Please note there are differences between each house so please ask for detailed specification document from Knight Frank.

KITCHEN & UTILITY

- High quality kitchen and worktops from Kitchen International
- Siemens appliances
- Siemens washing machine and tumble dryer

BATHROOMS & ENSUITE

- Duravit sanitaryware
- Crosswater shower components & brassware
- Dual fuel towel radiators
- Electric underfloor heating mats
- High quality tiling to walls and floors

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors
- Stainless steel lever door handles and hinges
- Fitted carpets in all bedrooms
- High quality engineered timber flooring to living, halls, dining, and kitchen areas (46C and 46D have tiles in hallway).

PLUMBING & HEATING

- Daikin Altherma 2 hybrid heat pump (full details on request)
- Underfloor heating on ground tiled floors with radiators on other floors
- Electric underfloor heating mats in bathrooms and ensuite
- Dual fuel towel radiators in bathroom and ensuite

ELECTRICAL

- Low energy LED lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants & ceiling downlights in lounge, bedrooms, and landings.

SECURITY & SAFETY

- Alarm system
- Heat and smoke detectors

EXTERNALS

- 2 parking spaces per house with provision for future EV charging point
- Communal electric entrance gates
- External lighting to main house and communal parking area
- External bin storage unit
- Sliding glass door to rear balcony area
- Monobloc driveway
- Outside cold water tap
- Seeding and planting to garden area

CONSTRUCTION

- See individual specifications
- Utility, drainage and water connections

SUSTAINABILITY FEATURES

- Houses have a predicted EPC rating of B – EPC confirmed on completion
- Rainwater harvesting: some rainwater harvesting is possible - demand for re-usable water would include toilet flushing water use and car washing

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Particulars dated November 2022. Photographs dated November 2022.

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