

11B
ABERCORN
TERRACE

PORTOBELLO
EDINBURGH

IIB Abercorn Terrace Portobello EH15

A collection of bespoke 1 & 2 bed apartments, all with private parking in sought-after Portobello.

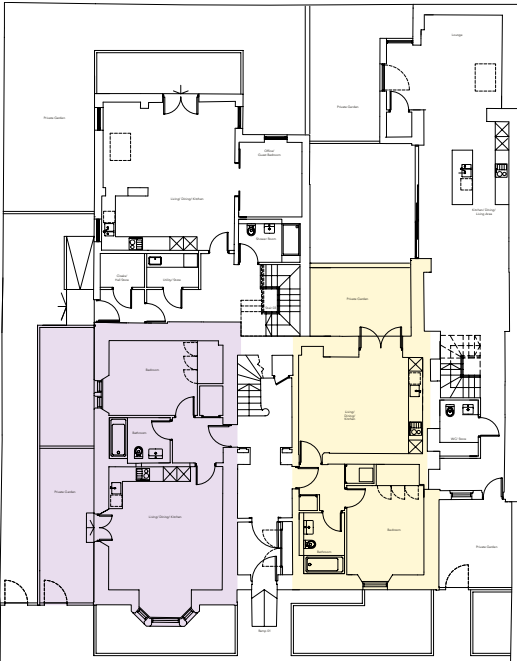
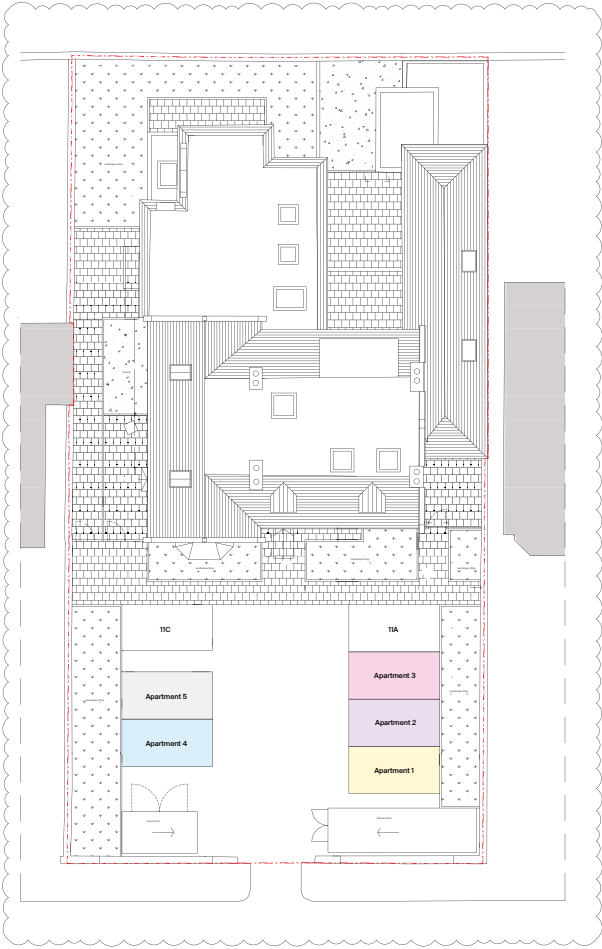


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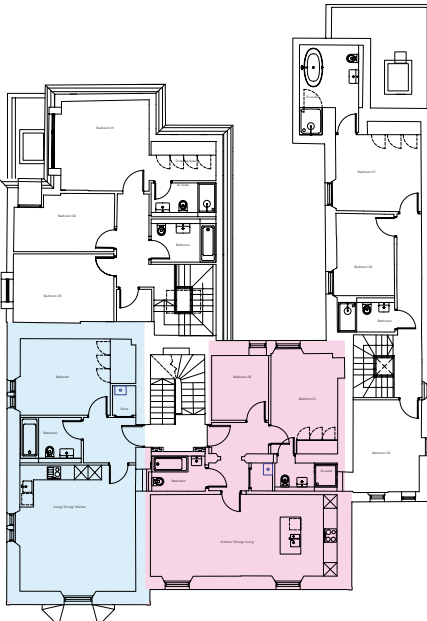
Overview

Abercorn Terrace offers a collection of one and two bedroom apartments. Exceptionally designed, all properties provide fantastic open plan living space making for the ideal coastal home or escape. All homes will be finished to a very high standard, with modern specifications throughout. Externally, each benefits from a private parking space and communal bike storage.

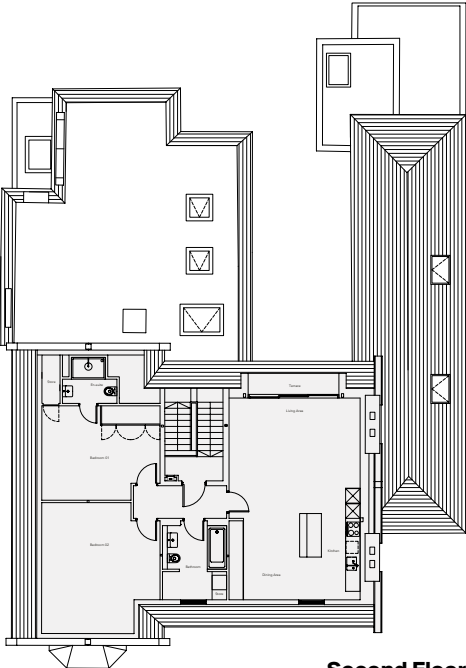
Allocated Parking Spaces



Ground Floor



First Floor



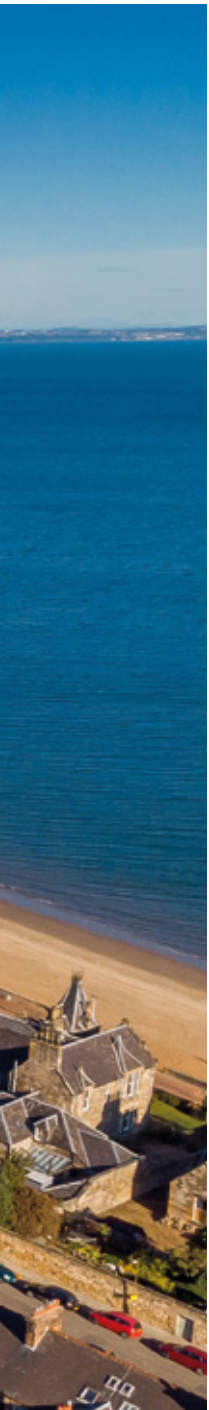
Second Floor

Key

- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4
- Apartment 5

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Location

Situated a few minutes' walk from the beachfront, Abercorn Terrace is located in the heart of charming Portobello. Portobello is a vibrant and thriving area to the East of the city centre; benefitting from a vast array of independent shops and cafes, restaurants and bars, and the fantastic beach promenade. Notably the much loved Smith and Gertrude has recently opened a few minutes' walk away, serving wines, cheeses and charcuteries all day. For fine Scottish cooking and cuisine, the Foresters Guild offers a unique alfresco dining experience in their beach huts. On the first Sunday of every month the Portobello Market comes to Brighton Park selling local and organic fruit, veg, meat, fish, baking, plus locally made and upcycled gifts.

Many leisure and recreational facilities can be found in the surrounding area; along the promenade, there are annual events such as the Big Beach Busk and Art Walk Party Festival, a two-week contemporary art event celebrating the local community and creative spirit of Portobello. The beach is also a constant hub of activity, The Portobello Kayaking and Sailing Club and RowPorty can regularly be seen on the water, as well as a few keen wild swimmers and paddle boarders. Further amenities include a Yoga & Pilates centre, the Swim Centre & Turkish Baths, Sailing & Kayak Club, 5-a-side football pitches and outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll, home to a fantastic variety of birds and other aquatic animals which draws many for a spot of feeding the ducks.

Several major bus routes pass nearby, giving easy access into Edinburgh City Centre in around 20 minutes and Abercorn Terrace is particularly convenient for access to the City Bypass. There are highly regarded state primary and secondary schools in the area and independent schools in the city centre and East Lothian.

11B, Apartment 1

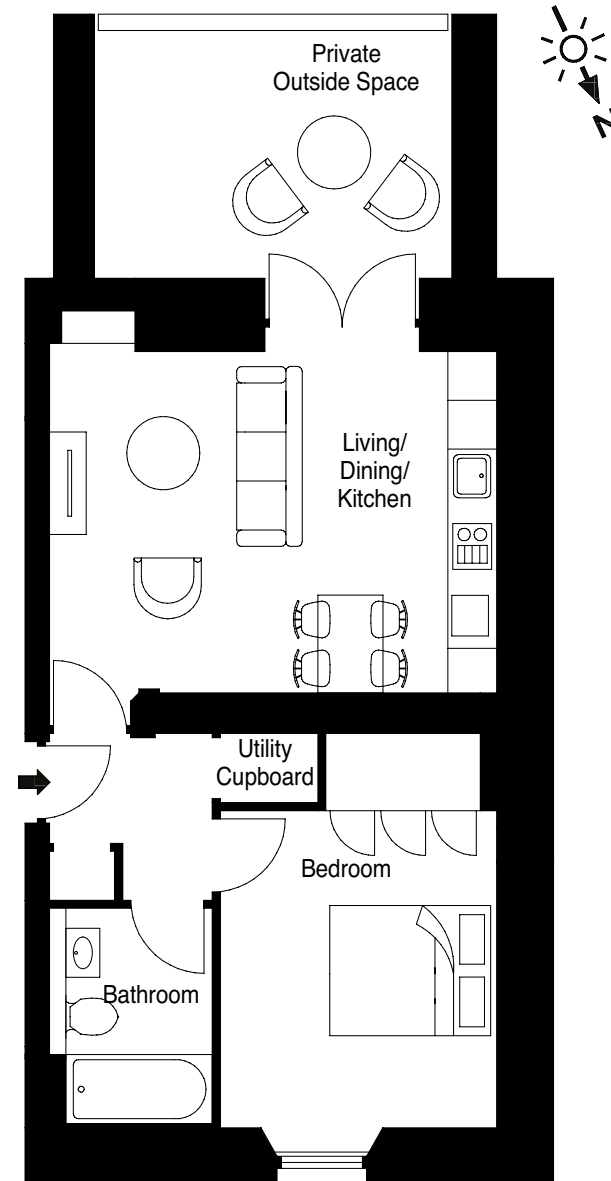
A stylish one bedroom ground floor apartment with private parking and rear south-facing outside space. The outside space is accessed directly from the open plan living kitchen via double doors. The bedroom benefits from fabulous sea views.



Ground Floor		
Living/Dining/Kitchen	5.5 x 4.2m	18'1" x 13'9"
Bedroom	3.9 x 3.4m	12'9" x 11'2"
Bathroom	2.65 x 2 m	8'8" x 6'7"
Utility Cupboard	1.20 x 0.85m	4' x 2'10"
Hall	2.05 x 2 m	6'9" x 6'7"
Private Outside Space	13.42 sq m	144.46 sq ft

**Approximate Gross Internal Floor Area
580 Sq Ft - 53.88 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



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11B, Apartment 2

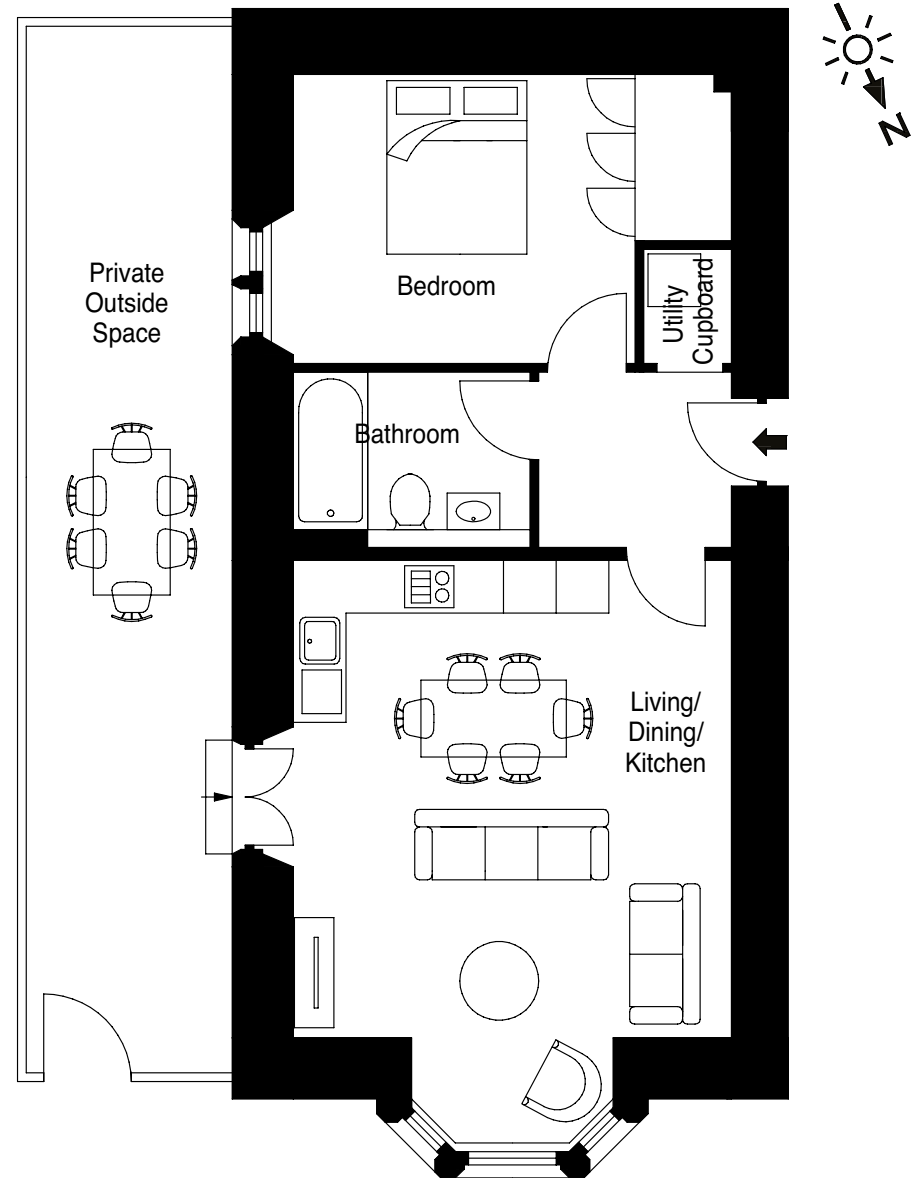
An exceptional ground floor one bedroom apartment with sought-after private parking and outside space. The open plan living space features a beautiful bay window, providing attractive views and plenty of natural light. From here, there is direct access out onto the private southeast-facing outside space.



Ground Floor		
Living/Dining/Kitchen	6.75 x 5m (into bay)	22'2" x 16'5"
Bedroom	3.90 x 3.30m	12'9" x 10'10"
Bathroom	2.7 x 2m	8'10" x 6'7"
Utility Cupboard	1.30 x 1m	4'3" x 3'3"
Hall	2.2 x 2m	7'2" x 6'7"
Private Outside Space	28.08 sq m	302.26 sq ft

**Approximate Gross Internal Floor Area
633 Sq Ft - 58.81 Sq M**

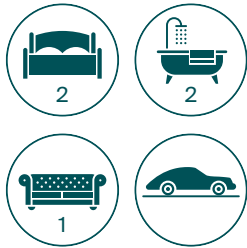
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Ground Floor

11B, Apartment 3

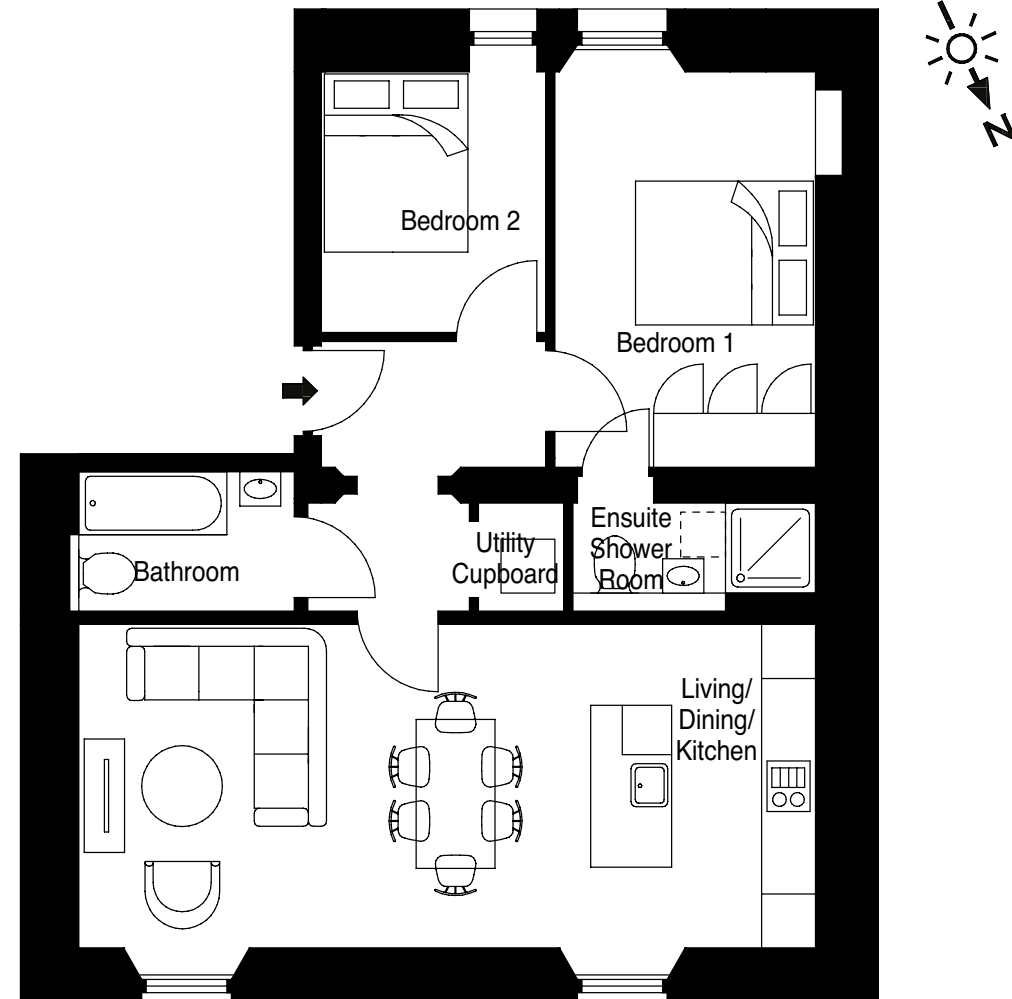
Well-designed two bedroom apartment with uninterrupted sea views, generous open plan living space and private parking.



First Floor		
Living/Dining/Kitchen	8.2 x 3.6m	26'4" x 11'10"
Bedroom 1	4.4 x 2.9m	14'5" x 9'6"
Bedroom 2	2.9 x 2.5m	9'6" x 8'3"
Bathroom	2.4 x 1.55m	7'10" x 5'1"
En suite Shower Room	2.7 x 1.2m	8'10" x 3'11"
Utility Cupboard	1.2 x 0.95m	3'11" x 3'1"
Hall	2.5 x 1.5m	8'3" x 4'11"

**Approximate Gross Internal Floor Area
751 Sq Ft - 69.77 Sq M**

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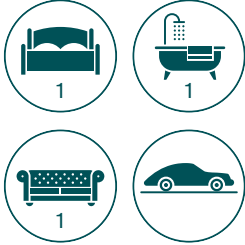
First Floor



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11B, Apartment 4

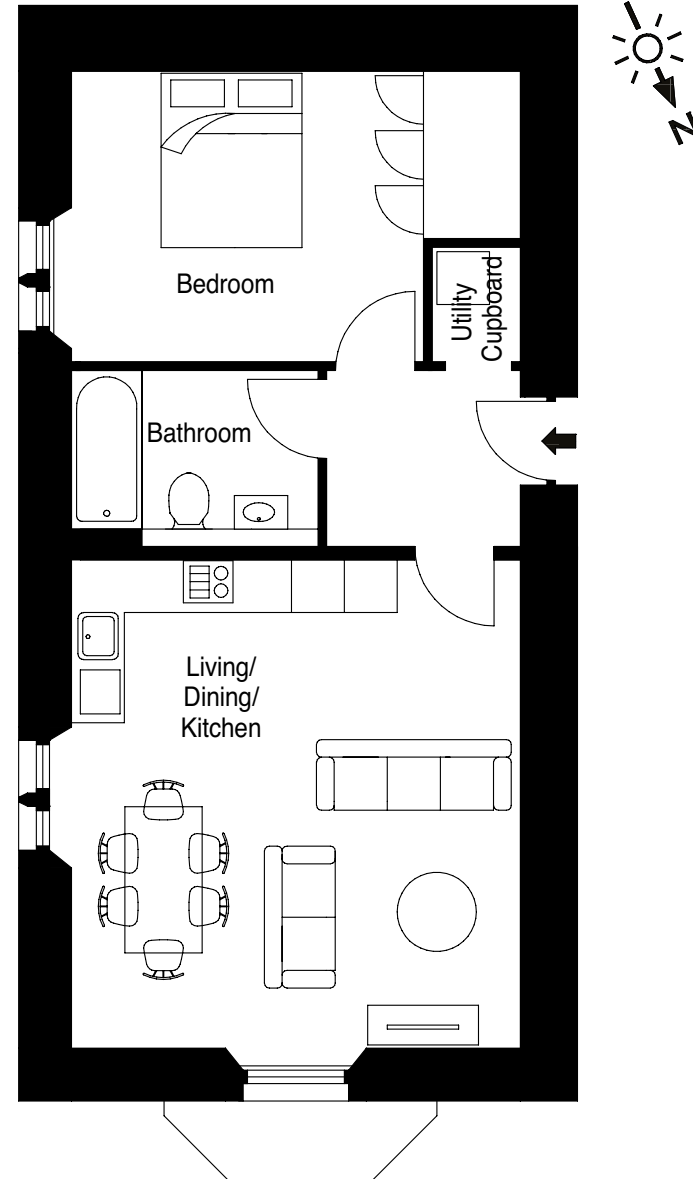
A bright first floor, one bedroom apartment incorporating open plan kitchen and living space with spectacular sea views and private parking.



First Floor		
Living/Dining/Kitchen	5.5 x 5.1m	18'1" x 16'5"
Bedroom	4 x 3.3m	13'2" x 10'10"
Bathroom	2.8 x 2 m	9'2" x 6'7"
Utility Cupboard	1.30 x 1 m	4'3" x 3'3"
Hall	2.2 x 2 m	7'3" x 8'7"

**Approximate Gross Internal Floor Area
623 Sq Ft - 57.88 Sq M**

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First Floor

11B, Apartment 5

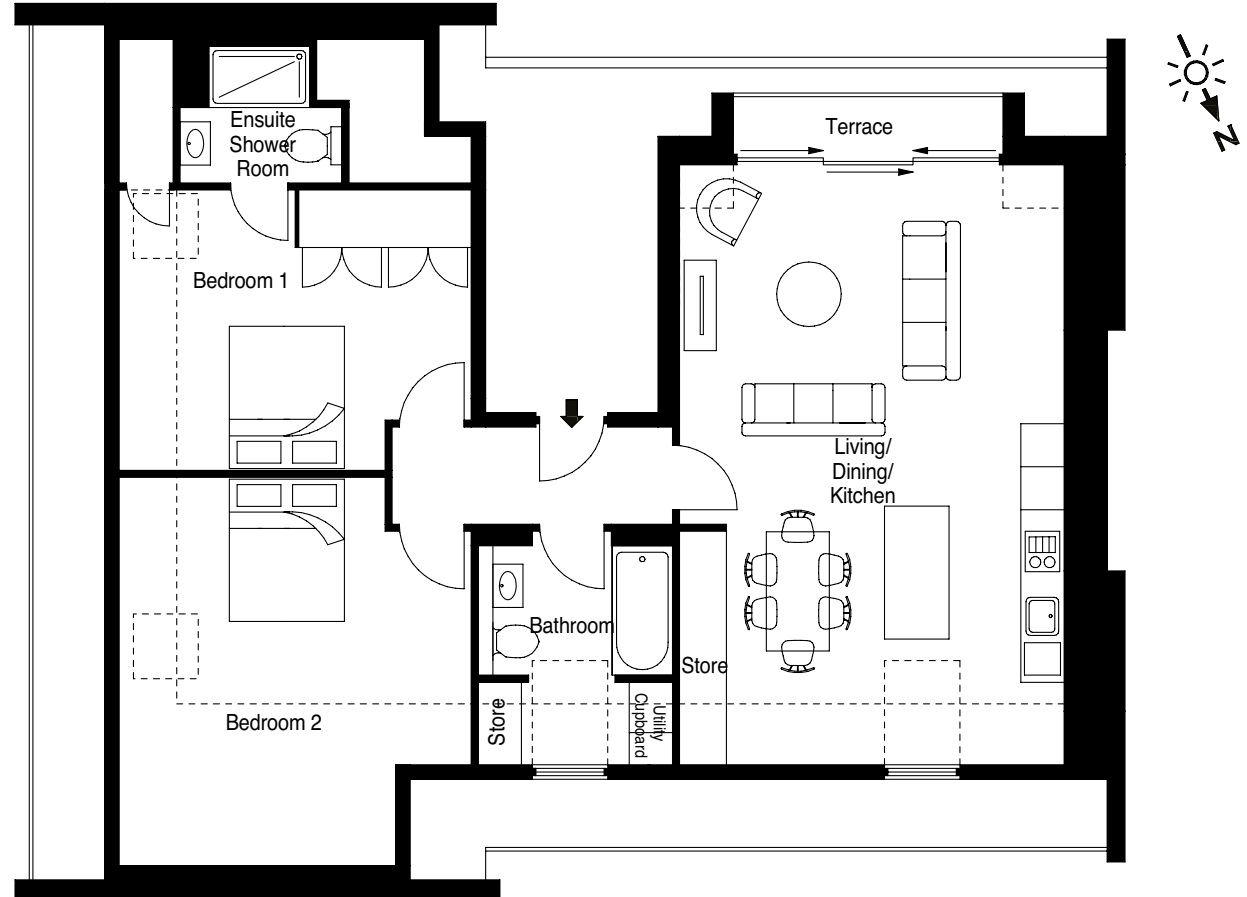
A striking second floor two bedroom apartment benefiting from a private terrace with far-reaching views and private parking.



Second Floor		
Living/Dining/Kitchen	8.35 x 5.35m	27'5" x 17'7"
Bedroom 1	4.9 x 3.9m	16'1" x 12'10"
Bedroom 2	4.9 x 5.4m	16'1" x 17'9"
En suite Shower Room	2.25 x 1.9m	7'5" x 6'3"
Bathroom (Includes Utility Cupboard & Store)	3.25 x 2.7m	10'8" x 8'10"
Hall	3.9 x 1.35m	12'10" x 4'5"
Private Terrace Area	3 sq m	32.29 sq ft

Approximate Gross Internal Floor Area
1174 Sq Ft - 109.06 Sq M

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Second Floor



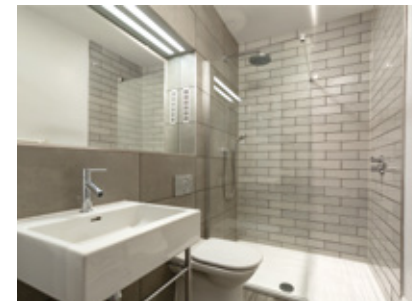
Apartment 5 – Computer generated image for illustrative purposes only.

STONE ACRE

The Developer - Stone Acre

Stone Acre is a forward thinking and dynamic property development company creating considered, design focused homes with individuality and detail that makes them unique.

Please see some images below of previous developments completed by Stone Acre to give an idea of the quality of their finishes and attention to detail.



Specification

Kitchen

- High quality Schuller kitchens with Miami Vena Silestone worktops
- Siemens oven, Siemens microwave, 4 ring induction hob, integrated 70/30 fridge freezer, integrated dishwasher. Hotpoint canopy hood
- Under cabinet lighting

Bathrooms & En suite

- Laufen sanitary ware & vanity units
- VADO taps, showers, and fittings
- Rain head and handheld shower over bath (Rain head not included in Apartment 3 & Apartment 5 bathroom as have separate shower room)
- Dual fuel towel radiators
- High quality mirrors with LED feature lighting and shaver point
- High quality tiling to walls and floors

Decoration & Finishes

- Panelled bedhead with oak capping piece and matching wardrobes in principal bedroom
- New timber double glazed sash and case windows fitted throughout
- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors

- Satin nickel lever door handles and hinges
- Fitted carpets in all bedrooms
- High quality oak flooring to hall, living dining, and kitchen areas

Plumbing & Heating

- Gas fired central heating; combi boiler
- Contemporary radiators in bedrooms
- Dual fuel towel radiators to bathrooms and en suites

Electrical

- Low energy lighting fitted throughout
- Spotlights in kitchen, living areas, bathrooms, and hallways
- Pendants in bedrooms
- Metal face plates to all sockets and switches

Security & Safety

- Hardwired heat and smoke detectors
- Mains fed sprinkler system

Storage

- Separate utility cupboard with plumbing for washing machine (washing machine not included)
- Built in wardrobe in principal bedroom
- Timber built cycle store (communal use)

Technology

- Wired with BT Fibre Optic broadband
- Nest Smart Thermostat
- Cat 6 Data cabling and free view TV capability to every bedroom and living space
- Audio door entry system

Externals

- Off street, private parking (one space per apartment)
- Common area planting
- Secure bin and recycling store
- Timber built cycle store (communal use)

Sustainability Features

- Electric car charging point capability for each individual parking space, wired back to electric meter for each individual property (homeowner to install car specific charging equipment)
- New timber double glazed sash and case windows fitted throughout

NB. Some of the images are computer generated and for illustration purposes only. The developer has the right to vary the specification as required.

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Connecting people & property, perfectly.

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