



WATER OF LEITH

A P A R T M E N T S

LANARK ROAD | EDINBURGH



www.waterofleithapartments.com



LUXURY RIVERSIDE LIVING

A stunning collection of twenty-five one to four-bedroom apartments, nestled around the Water of Leith, surrounded by lush established trees. Each apartment is finished to a very high standard and offer buyers a range of choices and upgrades.

Most apartments will benefit from off-street parking. Delivering significantly beyond the minimum energy efficiency levels determined by building regulations, Water of Leith Apartments incorporate solar panels, energy-efficient boilers with heat recovery units and enhanced glazing that will help reduce your carbon footprint now and in the future.


WATER OF LEITH
APARTMENTS
LANARK ROAD | EDINBURGH





LOCAL AREA

Water of Leith Apartments is well placed to take advantage of the Water of Leith walkway and cycle route, which links directly into the existing canal paths, offering a direct route into Edinburgh city centre. With local shops and cafes close by, it is ideal for those who want an easy commute to work without compromising on the standard of living.

Where urban meets suburban. Water of Leith apartments are ideally located to put you just moments from Edinburgh city centre, and with green spaces and cycle routes on your doorstep, life couldn't be easier.

As property developers, we believe that it's not enough to meet the required standards for energy efficiency alone; we go above and beyond what is expected, providing more for less. We understand that new property buyers want a property that offers all of the modern conveniences without having to compromise environmentally.



APARTMENT SPECIFICATION

GREEN ENERGY EFFICIENT BUILDING
A-RATED EPC



BATHROOM/EN-SUITE

Luxury design by Porcelanosa

- Porcelanosa sanitaryware with chrome fixture and fittings
- A stylish range of Porcelanosa wall and floor tiling with a mix of full height to wet areas and ½ height to other areas (see sales agent for full details)
- Feature mirror above sink
- Vanity unit to Principle en suite
- Shaver points
- WWHR - Waste water heat recovery system
- Chrome heated towel rails
- Chrome shower over bath in main bathroom with glass shower screen
- Contemporary rainfall shower and handheld shower spray attachment with low profile shower tray and glass screen to principle en suite
- Chrome Blender Mixer Taps

KITCHENS

- Contemporary Leicht kitchens designed by Kitchens International
- A stylish range of doors, laminate worktops and handles to choose from
- Fully integrated Siemens appliances – fridge freezer/ dishwasher/induction hob/eye level oven/telescopic cooker hood/microwave
- Sockets, switches and USB points to kitchen
- LED Trio-Tone Feature cabinet lighting
- Soft closing drawers and cupboards

EXTERNALS

- Energy-efficient Triple Acoustic Glazing to principal rooms
- Timber front doors
- Sliding patio doors
- Solar panels to roof/energy efficiency
- Outside lights to amenity areas
- All 25 apartments have outside space with balcony

LUXURY RIVERSIDE LIVING

- USB sockets at selected points
- BT Fibre Optic
- Sky Q Media points to living, kitchen and all bedrooms
- White feature frames and skirtings to all rooms
- Gas central heating with heat recovery unit
- Chrome mirrored sliding wardrobes with shelf and hanging rail
- Combination of LED and pendant lighting
- All homes fitted with smoke alarms, carbon monoxide alarms and carbon dioxide monitors
- Fire suppression system to all homes

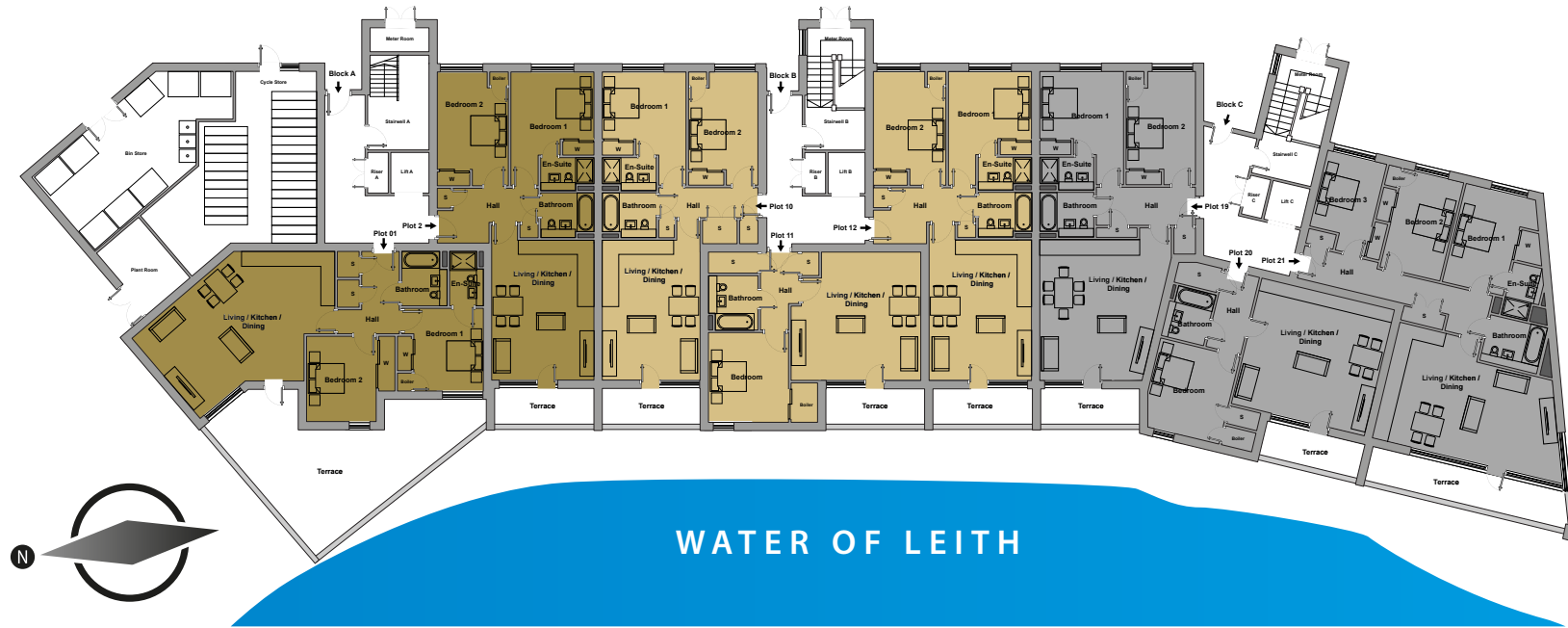
COMMUNAL AREAS

- Secure door entry system
- Lift access to all homes
- Automatic lighting to stairs
- Allocated parking to all 2 and 3 bed homes



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GROUND FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 01	944
APARTMENT 02	848

BLOCK B

Apartments	SQFT
APARTMENT 10	837
APARTMENT 11	654
APARTMENT 12	859

BLOCK C

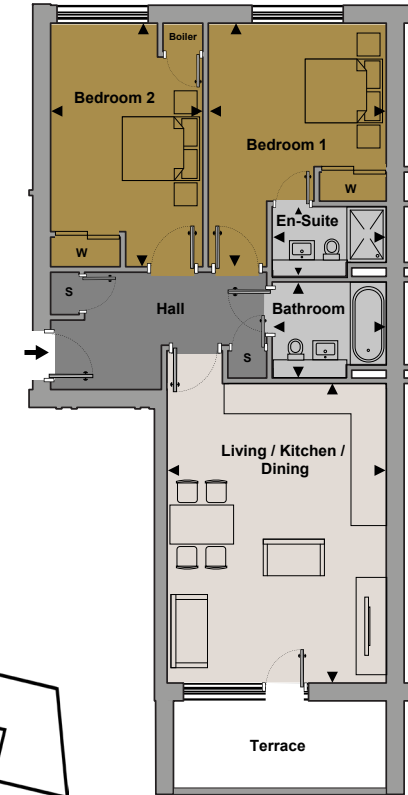
Apartments	SQFT
APARTMENT 19	903
APARTMENT 20	692
APARTMENT 21	1200

Ground Floor APARTMENT 01



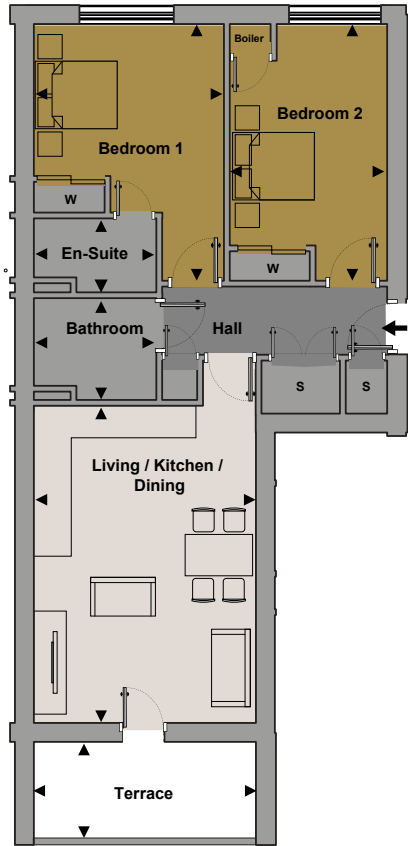
Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/ Dining Area	19' 0" x 18' 7"	5800 x 5700
Bedroom 1	11' 8" x 11' 11"	3600 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 1" x 12' 4"	3100 x 3800
Bathroom	6' 6" x 7' 8"	2000 x 2300
Terrace Area	68.7SQFT	

Ground Floor APARTMENT 02



Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/ Dining Area	14' 07" x 20' 02"	4400 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

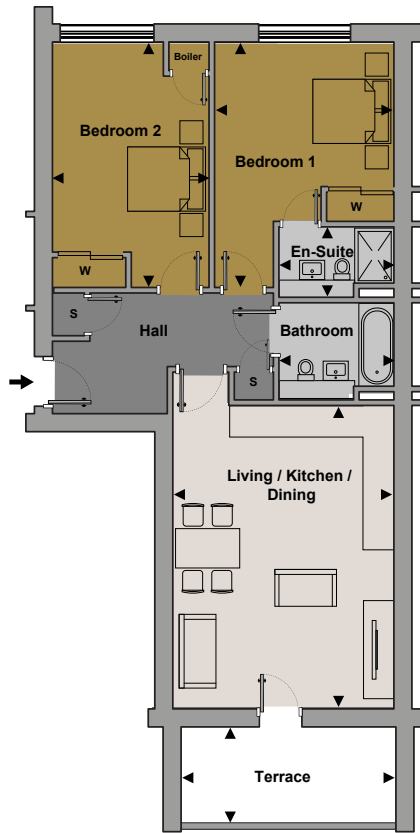
Ground Floor
APARTMENT 10



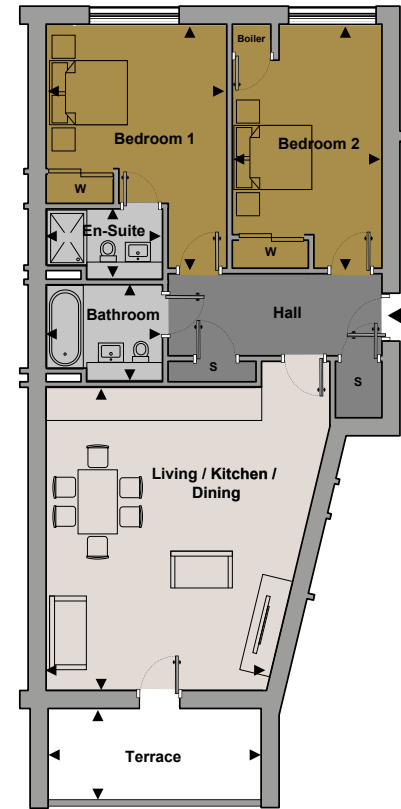
Ground Floor
APARTMENT 11



Ground Floor
APARTMENT 12



Ground Floor
APARTMENT 19



Ground Floor
APARTMENT 20



Ground Floor
APARTMENT 21



Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	18' 8" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Terrace Area	77.5SQFT	

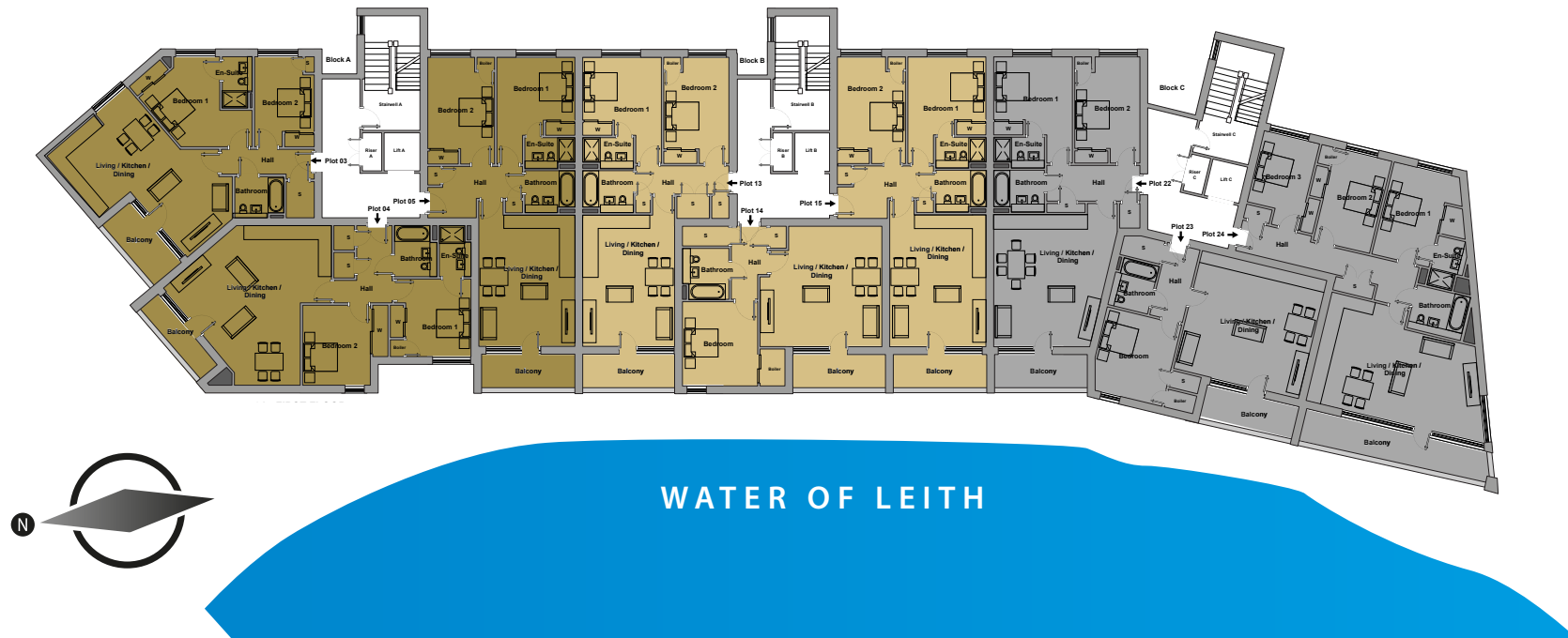
Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	14' 07" x 20' 02"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	18' 11" x 20' 1"	5800 x 6100
Bedroom 1	11' 11" x 16' 2"	3600 x 4900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 11' 8"	3000 x 5000
Bathroom	7' 9" x 6' 6"	2400 x 2000
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	19' 6" x 18' 6"	6000 x 5600
Bedroom 1	11' 10" x 12' 11"	3600 x 3900
Bathroom	6' 3" x 7' 7"	1900 x 2300
Terrace Area	75.3SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	28' 1" x 14' 0"	8600 x 4300
Bedroom 1	9' 2" x 14' 6"	2800 x 4400
Ensuite	4' 11" x 7' 10"	1500 x 2400
Bedroom 2	8' 10" x 14' 6"	2700 x 4400
Bedroom 3	8' 6" x 13' 9"	2600 x 4200
Bathroom	8' 3" x 6' 9"	2300 x 2400
Terrace Area	161.46SQFT	

FIRST FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 03	862
APARTMENT 04	943
APARTMENT 05	838

BLOCK B

Apartments	SQFT
APARTMENT 13	827
APARTMENT 14	654
APARTMENT 15	841

BLOCK C

Apartments	SQFT
APARTMENT 22	886
APARTMENT 23	682
APARTMENT 24	1184

First Floor APARTMENT 03



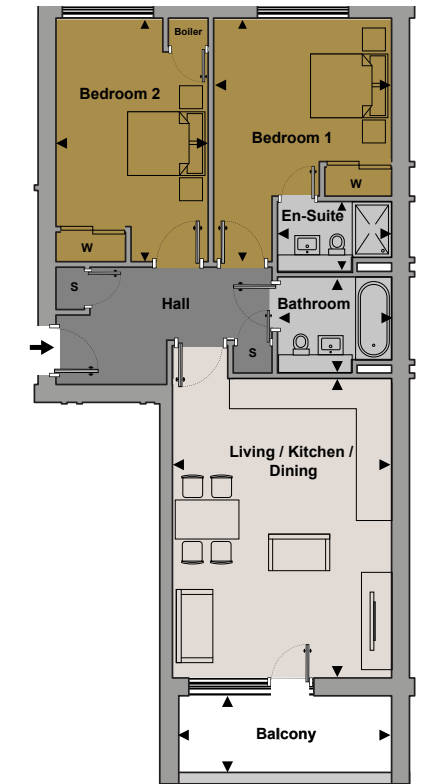
Space.	(Feet / Inches)	(Millimetres)
Kitchen/Dining/	12' 4" x 16' 4"	3700 x 5000
Living Area	13' 1" x 10' 2"	4000 x 3100
Bedroom 1	10' 10" x 13' 9"	3300 x 4200
Ensuite	4' 8" x 7' 1"	1400 x 2400
Bedroom 2	9' 0" x 13' 9"	2700 x 4200
Bathroom	7' 6" x 6' 1"	2300 x 1900
Balcony	12' 3" x 5' 0"	3700 x 1500

First Floor APARTMENT 04



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/	16' 10" x 14.4"	5100 x 4400
Dining Area		
Bedroom 1	9' 11" x 11' 11"	3000 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 4" x 12' 4"	3100 x 3800
Bathroom	6' 6" x 7' 8"	2000 x 2300
Balcony	14' 11" x 3' 8"	4500 x 1100

First Floor APARTMENT 05

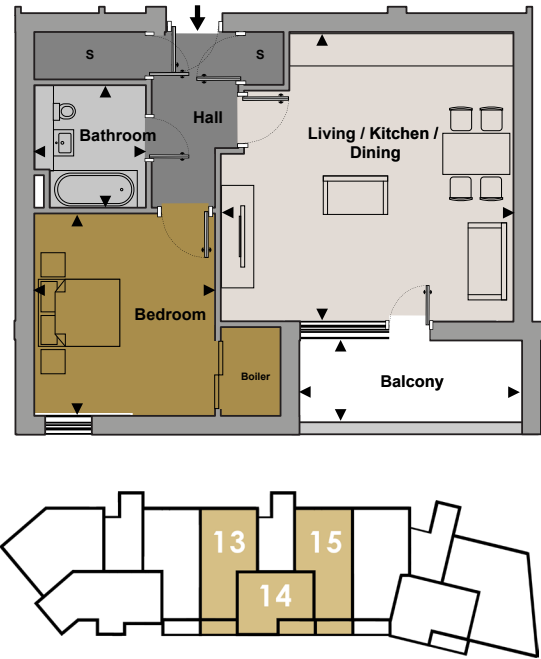


Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/	14' 7" x 20' 2"	4400 x 6100
Dining Area		
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 9"	4300 x 1700

First Floor
APARTMENT 13



First Floor
APARTMENT 14



First Floor
APARTMENT 15



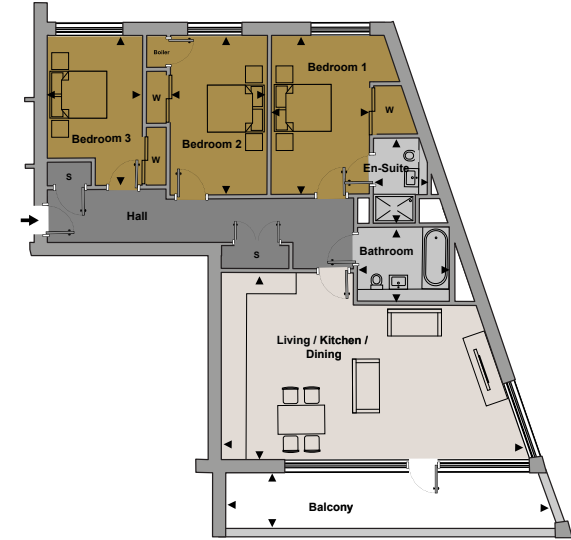
First Floor
APARTMENT 22



First Floor
APARTMENT 23



First Floor
APARTMENT 24



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 9"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	18' 7" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Balcony	14' 1" x 5' 7"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	14' 7" x 20' 2"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 7"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	18' 11" x 20' 1"	5800 x 6100
Bedroom 1	11' 11" x 16' 2"	3600 x 4900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 16' 3"	3000 x 5000
Bathroom	7' 8" x 6' 6"	2300 x 2000
Balcony	14' 1" x 5' 7"	4300 x 1700

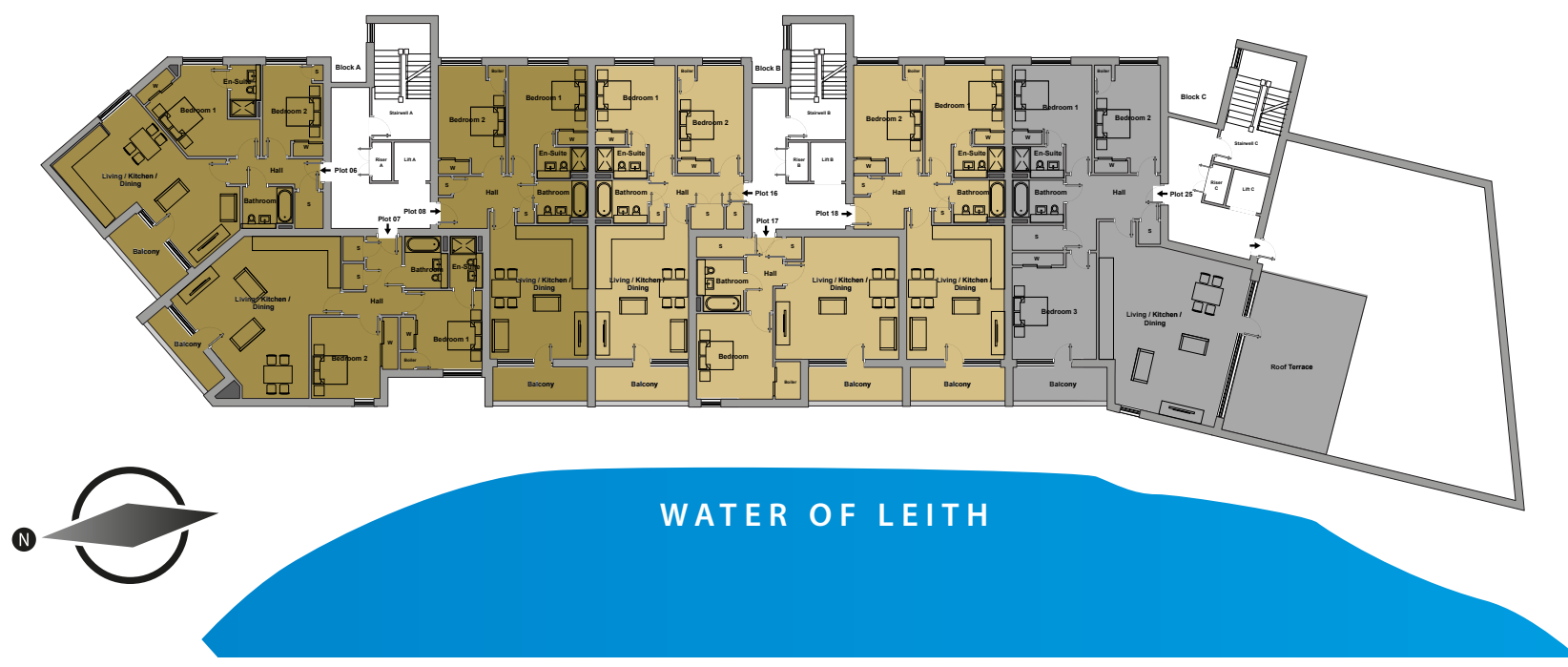
Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	19' 6" x 18' 7"	6000 x 5700
Bedroom 1	11' 9" x 12' 11"	3600 x 3900
Bathroom	6' 3" x 7' 8"	1900 x 2300
Balcony	14' 4" x 5' 6"	4400 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/ Dining Area	28' 3" x 17' 0"	8600 x 5200
Bedroom 1	9' 2" x 14' 7"	2800 x 4400
Ensuite	4' 11" x 7' 10"	1500 x 2400
Bedroom 2	8' 10" x 14' 7"	2700 x 4400
Bedroom 3	8' 6" x 13' 9"	2600 x 4200
Bathroom	8' 3" x 6' 9"	2500 x 2100
Balcony	29' 8" x 5' 6"	9000 x 1700



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SECOND FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 06	862
APARTMENT 07	937
APARTMENT 08	838

BLOCK B

Apartments	SQFT
APARTMENT 16	827
APARTMENT 17	654
APARTMENT 18	841

BLOCK C

Apartments	SQFT
APARTMENT 25	1332

Second Floor APARTMENT 06



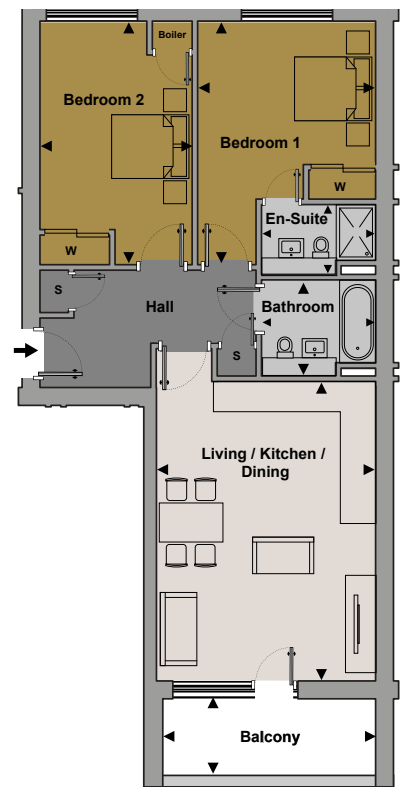
Space.	(Feet / Inches)	(Millimetres)
Kitchen/Dining	12' 4" x 16' 4"	3700 x 5000
Living Area	13' 2" x 10' 4"	4000 x 3100
Bedroom 1	10' 10" x 13' 9"	3300 x 4200
Ensuite	4' 8" x 7' 11"	1400 x 2400
Bedroom 2	9' 0" x 13' 9"	2700 x 4200
Bathroom	7' 6" x 6' 1"	2300 x 1900
Balcony	12' 3" x 6' 3"	3700 x 1900

Second Floor APARTMENT 07



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	17' 1" x 14' 6"	5200 x 4400
Bedroom 1	9' 11" x 11' 11"	3000 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 4" x 12' 4"	3200 x 3800
Bathroom	6' 6" x 7' 9"	2000 x 2400

Second Floor APARTMENT 08

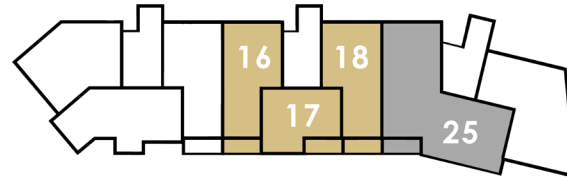
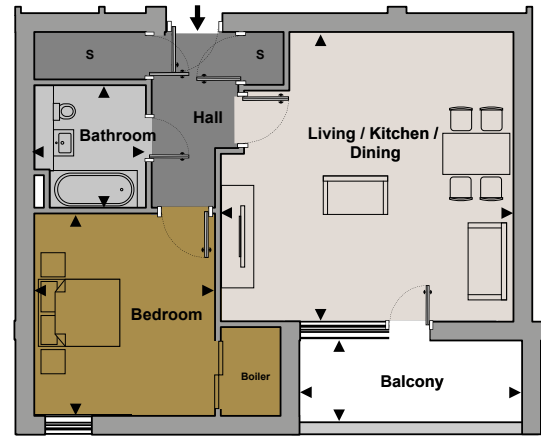


Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 7" x 20' 2"	4400 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Second Floor
APARTMENT 16



Second Floor
APARTMENT 17



Second Floor
APARTMENT 18



Second Floor
APARTMENT 25



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	18' 7" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Balcony	14' 1" x 5' 3"	4300 x 1600

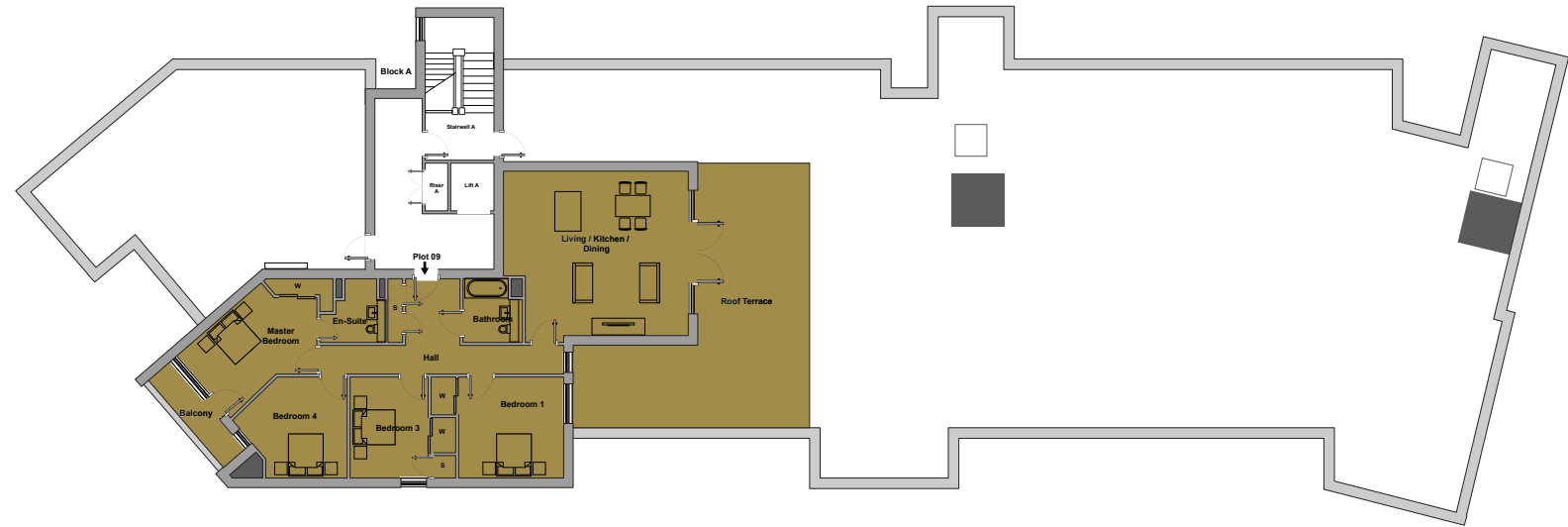
Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 7" x 20' 2"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	15' 7" x 24' 9"	4700 x 7500
Bedroom 1	11' 11" x 16' 2"	3600 x 2900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 16' 3"	3000 x 5000
Bedroom 3	12' 9" x 13' 8"	3900 x 4200
Bathroom	7' 9" x 6' 6"	2400 x 2000
Balcony	12' 9" x 5' 3"	3900 x 1600
Roof Terrace	16' 9" x 23' 3"	5100 x 7100



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THIRD FLOOR

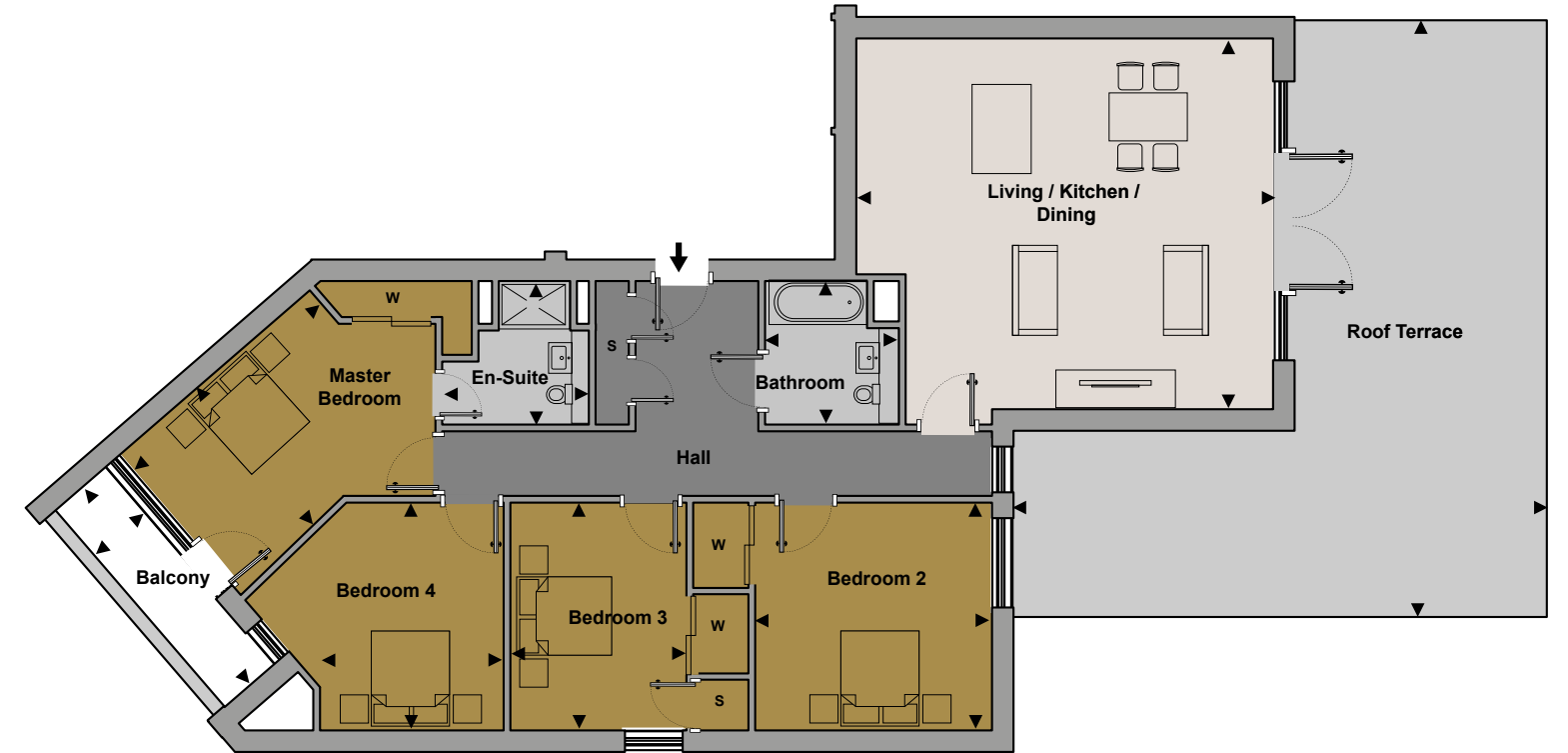


WATER OF LEITH

BLOCK A

Apartments	SQFT
APARTMENT 09	1423

Third Floor APARTMENT 09



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	22' 3" x 20' 0"	6800 x 6100
Master Bedroom	10' 3" x 13' 9"	3100 x 4200
Ensuite	6' 0" x 7' 10"	1800 x 2400
Bedroom 2	12' 10" x 12' 5"	3900 x 3800
Bedroom 3	9' 8" x 12' 4"	2900 x 3800
Bedroom 4	10' 0" x 12' 5"	3100 x 3800
Bathroom	7' 3" x 7' 10"	2200 x 2400
Roof terrace	29' 10" x 31' 5"	9000 x 9600
Balcony	14' 11" x 4' 1"	4500 x 1300



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