

NO  
13



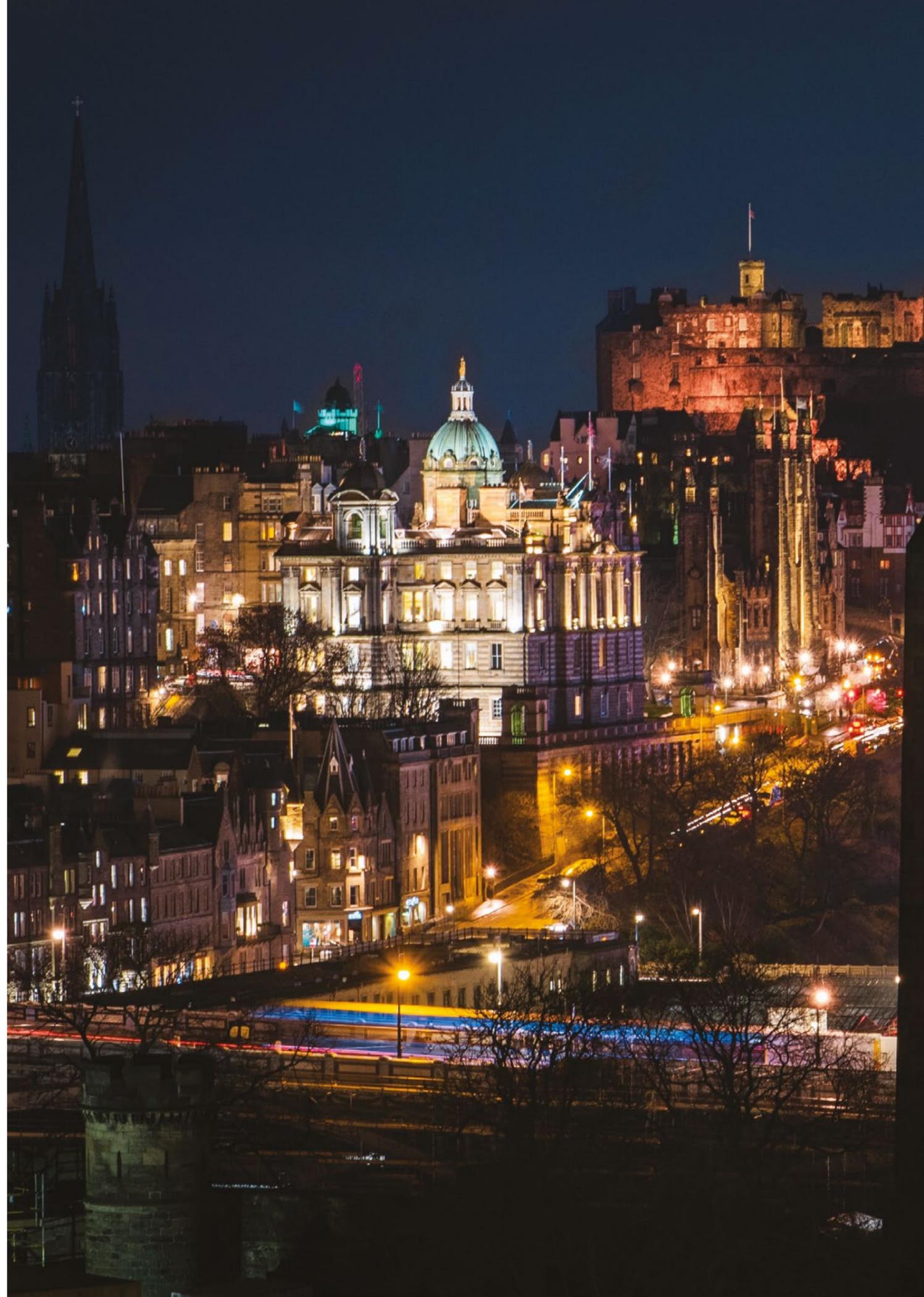
ETTRICK ROAD

EDINBURGH

No  
13



In quiet and leafy Merchiston  
on Edinburgh's South Side,  
No.13 Ettrick Road offers elegant  
living within easy reach of the  
best the city has to offer.





The green and peaceful surroundings of Ettrick Road are just a stroll away from the bustling shops, bars and restaurants of Bruntsfield and Morningside.

Built in the 1800s as a prestigious family home, 13 Ettrick Road was owned by an Edinburgh lawyer, a Fife businessman, a Glasgow grain merchant and a Blackhall jute manufacturer before being bought by the family who would turn it into a hotel in 1963.

For many years the Royal Ettrick was a popular hotel in this quiet corner of Edinburgh. Located in desirable Merchiston, to the southwest of the city centre, 13 Ettrick Road has now been developed into an exclusive collection of ten, two and three bedroom apartments which offer the perfect balance of modern living and traditional charm.





## In the heart of Scotland's Capital City.

There is easy access to the centre of Edinburgh by bus, car and bicycle. The nearby city bypass makes car travel straightforward, whether to the airport, across country or over the Forth.

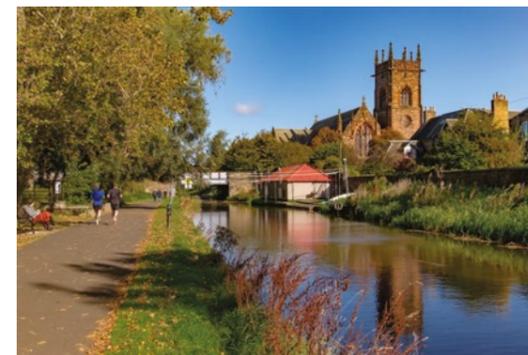




Bruntsfield Links, The Meadows, Blackford Hill and the Hermitage of Braid promise beautiful walks in all weathers. No. 13 Ettrick Road nestles amid trees, gardens and its own landscaped grounds. Every one of its apartments has its own balcony or garden terrace.



## Merchiston is surrounded by open space.

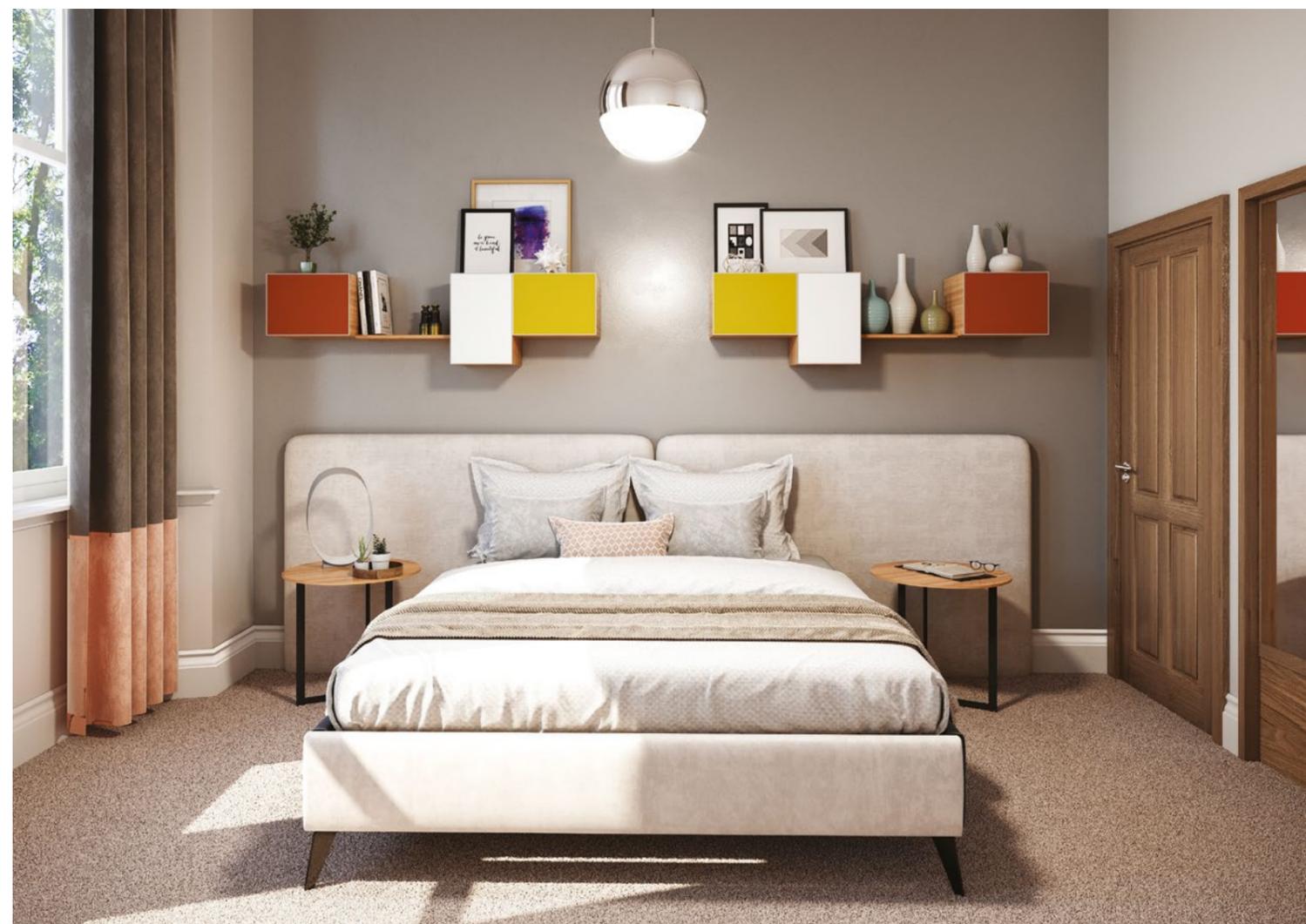






They range from luxurious modern spaces with underfloor heating and sliding glass doors to traditional properties that showcase the high ceilings and gracious bay windows of the original house.

## Apartments at No.13 are finished to exceptionally high standards.





Engineered oak flooring flows through kitchen, dining and living spaces and bedrooms are warmly carpeted. Woodwork and finishes are sensitive to the beauty of the historic sandstone building.

Properties benefit from smart, zoned thermostats, remotely controllable timed heating and a secure video-entry system.



## Sleek bespoke kitchens and luxurious bathrooms.



# Specification

## Kitchens

- Bespoke Siematic kitchens designed by award-winning LDP Kitchens
- Integrated Neff appliances
- Bora downdraught hob
- Silestone / Dekton work surfaces
- Integrated recycling provision

## Bathrooms & en-suites

- Designed by Bagno Design, with Bagno sanitaryware and taps
- High-quality contemporary tiling
- Timed, heated towel rail
- Underfloor heating

## Storage

- Integrated wardrobes or storage in many bedrooms

## Floor finishes

- Kahrs engineered oak flooring to living, dining and kitchen areas
- High quality carpeting to bedrooms and other selected areas
- Contemporary ceramic tiling in bathrooms and en-suites

## Heating

- Efficient Worcester Bosch gas boilers for central heating and hot water
- Underfloor heating throughout new-build apartments
- New central heating systems throughout conversion apartments
- Underfloor heating to bathrooms and en-suites in conversion apartments
- Wifi-connected, app-enabled, zoned thermostat
- Controllable heated towel rails in bathrooms and en-suites

## Electrical & lighting

- High quality LED downlighters throughout
- Feature pendant lighting in selected areas
- High quality electronic dimmers to living areas
- 5 amp lamp circuit in selected rooms
- Brushed steel switch plates and sockets, USB charging in selected areas
- Wired for TV, satellite, BT phone and broadband, Virgin Fibre
- TV points in selected bedrooms
- Shaver points
- Mains-operated smoke and CO2 detectors
- Video entry system
- Wireless intruder alarms to ground floor properties
- External lighting and power

## Doors & woodwork

- Solid-core oak veneered doors to new build properties
- Original, bespoke replica or solid-core oak veneer doors to conversion properties
- Original or bespoke replica skirtings and facings to conversion properties
- Light oak skirtings and facings to new build apartments

## Terraces, outdoor spaces and external areas

- Every apartment has a balcony, terrace or outdoor space
- One car space per property
- Secure bike store
- Access to common garden grounds

## Common areas and factoring

Redpath Bruce have been appointed as factor to administer the common services and costs. A common service charge will be payable to the factor to cover services including gardening, common lighting and insurance, etc.

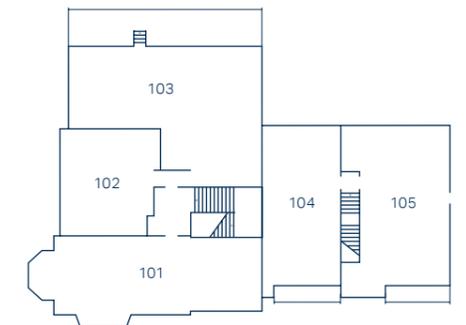
# Ground Floor

| Apartment | Floorspace area                                   | Bedrooms | Bathrooms |
|-----------|---|----------|-----------|
| G01       | Approx 149m <sup>2</sup> (1,607 ft <sup>2</sup> ) | 3        | 3         |
| G02       | Approx 92m <sup>2</sup> (987 ft <sup>2</sup> )    | 2        | 2         |
| G03       | Approx 120m <sup>2</sup> (1,292 ft <sup>2</sup> ) | 2        | 2         |
| G04       | Approx 86m <sup>2</sup> (926 ft <sup>2</sup> )    | 2        | 2         |
| G05       | Approx 101m <sup>2</sup> (1,092 ft <sup>2</sup> ) | 3        | 2         |



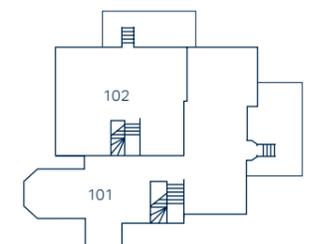
# 1st Floor

| Apartment | Floorspace area                                   | Bedrooms | Bathrooms |
|-----------|---|----------|-----------|
| 101       | Approx 219m <sup>2</sup> (2,361 ft <sup>2</sup> ) | 3        | 3         |
| 102       | Approx 130m <sup>2</sup> (1,399 ft <sup>2</sup> ) | 3        | 3         |
| 103       | Approx 122m <sup>2</sup> (1,313 ft <sup>2</sup> ) | 3        | 3         |
| 104       | Approx 78m <sup>2</sup> (840 ft <sup>2</sup> )    | 2        | 2         |
| 105       | Approx 95m <sup>2</sup> (1,027 ft <sup>2</sup> )  | 3        | 2         |



# 2nd Floor

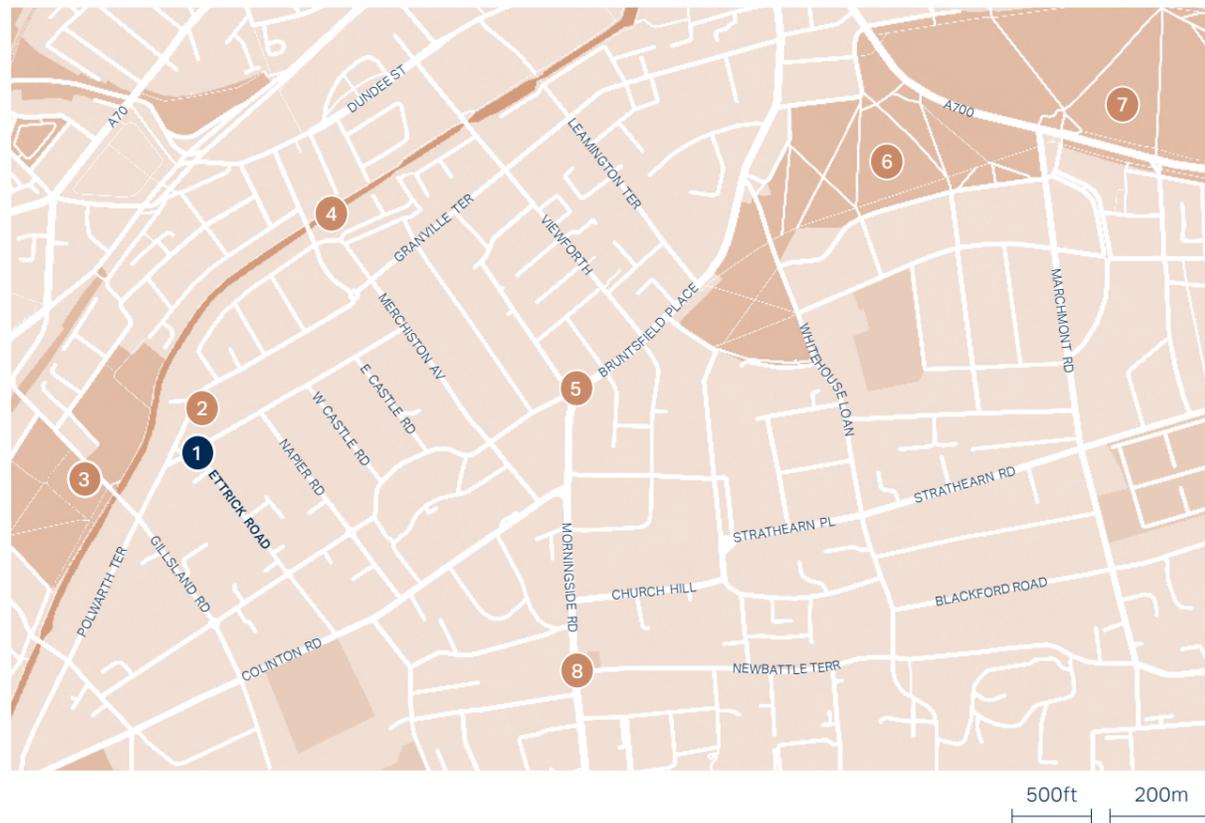
| Apartment | Floorspace area |
|-----------|-----------------|
| 101       | As above        |
| 102       | As above        |



# Location

## Key

1. No. 13 Etrick Road
2. Merchiston Tennis Club
3. Harrison Park
4. The Union Canal
5. Bruntsfield Place
6. Bruntsfield Links
7. The Meadows
8. Morningside Road



# Contact

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