



WEMYSS
PROPERTIES

CRAIGLEITH ROAD
EDINBURGH EH4 2AH

CONTEMPORARY STYLE FOR DISCERNING FAMILIES

Craigleith Road offers eight four-bedroom townhouses in a sought after location close to the centre of Edinburgh. Step inside and you will find beautifully designed contemporary accommodation arranged over three floors. With panoramic windows to living spaces and a large skylight flooding the core of each home with sunlight, these homes offer the perfect backdrop for modern family life.

The open-plan living and kitchen areas are at the heart of each property and cleverly designed for relaxation and entertainment. Upstairs four bedrooms offer private space, alongside storage, with three boasting external terraces. There is a practical utility/laundry room, two en-suites and a high-spec family bathroom. Each townhouse has been designed to accommodate the latest technology.

The contemporary elegance of Craigleith Road's interiors, is reflected in the pared-back sophistication of its brick and metal-clad architecture. With designated off-street parking, front and back garden space, the homes enhance their leafy surroundings, making a strong statement of contemporary style.

EIGHT FOUR-BEDROOM TOWNHOUSES,
ARRANGED OVER THREE FLOORS



Please note that all the photography and computer generated imagery (CGI) used in this brochure is indicative and does not form part of any contract.

Interiors from
Newbattle Terrace,
Edinburgh



THE BEST OF EDINBURGH

Craigleith Road is just a fifteen minute bus journey from Princes Street and the West End. Located within easy reach of Edinburgh's world-famous culture and attractions.

The surrounding area is made up of quiet leafy streets and includes a number of lovely parks, including Edinburgh's beautiful Royal Botanic Gardens. The Scottish Gallery of Modern Art and the Ravelston and Murrayfield Golf Clubs are also close by.

The development is in the catchment of many excellent state and private schools, including Fettes College. For day-to-day requirements, it is close to Waitrose, the Craigleith Retail Park and the many independent shops and cafes in fashionable Stockbridge.

On multiple bus routes and offering easy access to motorway, train and airport connections, Craigleith is perfectly placed for those working in the city or further afield.



GROUND FLOOR

PLOT INFORMATION

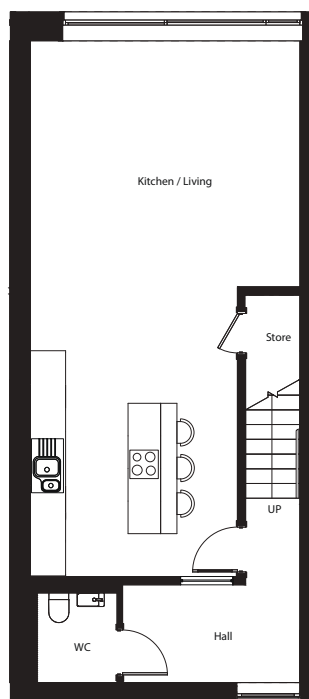
The floor plans shown are indicative of all 8 plots available at Craigeith Road

BEDROOMS: 4

TOTAL AREA: 1,601 ft² | 149 m²



AREA	M	FT
GROUND FLOOR		
Kitchen/Living	9.9 x 5.0	32'5" x 16'4"
Hall	3.3 x 1.8	10'9" x 5'10"
WC	1.7 x 1.5	5'6" x 4'11"
Store	1.7 x 1.0	5'6" x 3'3"



Please note that these floor plans depict a typical layout of this house style. The floor plan and dimensions have been prepared with care and are correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract. Measurements have been taken at the widest point.

FIRST FLOOR

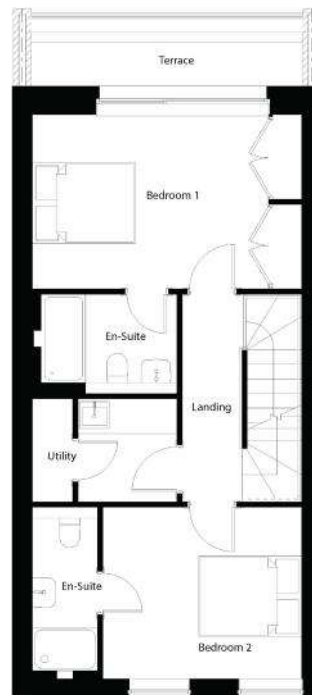
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BEDROOMS: 4
TOTAL AREA: 1,601 ft² | 149 m²



AREA	M	FT
FIRST FLOOR		
Landing	1.1 x 3.8	3'7" x 12'5"
Bedroom 1	4.4 x 3.2	14'5" x 10'5"
En-Suite 1	2.5 x 1.8	8'2" x 5'10"
Bedroom 2	3.7 x 3.2	12'1" x 10'5"
En-Suite 2	3.0 x 1.2	9'10" x 3'11"
Utility	1.9 x 1.8	6'2" x 5'10"
Store	0.8 x 1.9	2'7" x 6'2"
Terrace	5 x 1.2	16'4" x 3'11"



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SECOND FLOOR

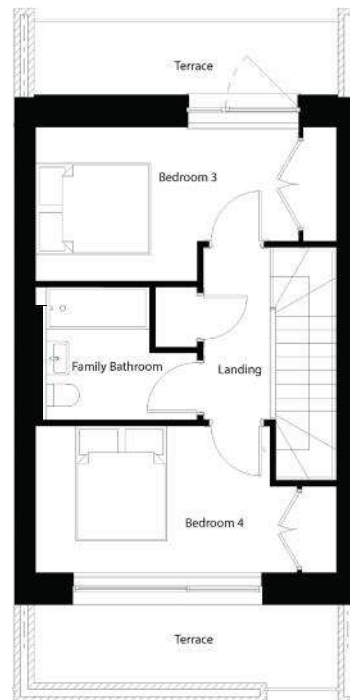
PLOT INFORMATION

The floor plans shown are indicative of all 8 plots available at Craigeith Road

BEDROOMS: 4
TOTAL AREA: 1,601 ft² | 149 m²



AREA	M	FT
SECOND FLOOR		
Landing	1.1 x 2.8	3'7" x 9'2"
Bedroom 3	4.3 x 2.5	14'1" x 8'2"
Bedroom 4	4.3 x 2.4	14'1" x 7'10"
Family Bathroom	2.5 x 2.2	8'2" x 7'2"
Terrace 1	5 x 1.2	16'4" x 3'11"
Terrace 2	5 x 1.2	16'4" x 3'11"



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SPECIFICATION

KITCHEN

Kitchens and Utility Rooms by Riddell & Coghill, with a choice of door finishes, Silestone work surfaces and glass splash backs. All townhouses benefit from separate utility rooms.

- Siemens single oven (active clean)
- Siemens combi oven
- Siemens induction hob
- Siemens Integrated fridge freezer (70/30 split)
- Siemens Integrated dishwasher

BATHROOM AND EN-SUITES

White bathroom suites designed and supplied by Scope Bathrooms.

- Duravit ME by Starck, wall hung WC with soft close seat
- Laufen wash hand basins and vanity units
- Vado Origins taps and shower fitting
- Thermostatic showers throughout
- Shower over bath & hand held shower with glass screen to main bathroom
- Choice of vanity unit finish *
- Choice of wall tiling *
- Integrated mirror with mirror demisting pad to bathrooms and en-suites

ELECTRICAL

- Satin chrome metal switches and sockets throughout the townhouses
- Mains operated smoke alarms with standby supply
- Down lighters throughout (with additional pendant lighting to kitchen area)
- Structured Cat 6 cabling platform allowing the allocation of telephone points, network computers, printers, internet access, satellite, cable or terrestrial television and audio throughout the property
- Provision for BT and Virgin. The purchaser will be responsible for arranging for their provider of choice to complete the connection

CENTRAL HEATING

- Flat panel modern radiators to all rooms
- Chrome wall-mounted towel rails to bathrooms and en-suites, with dual functionality for use with or without central heating system
- Floor tile warming mats within bathrooms and en suites
- Worcester Bosch, high efficiency boiler

FLOOR FINISHES

- Engineered oak wood flooring to living, kitchen and hallways
- Choice of carpet colours to bedrooms *
- Choice of floor tiles to WC, bathrooms and en suites *

INTERNAL FINISHES AND DECORATION

- Feature open tread staircase with wood balustrade from first to second floor
- Colour matched Farrow & Ball matt emulsion walls *
- Colour matched Farrow & Ball eggshell woodwork *

WINDOWS AND DOORS

- New double glazed Nordan windows throughout
- Satin Chrome window ironmongery
- Modern internal wood doors throughout, fire doors where required
- Satin Chrome door ironmongery

SECURITY AND SAFETY

- Alarm system with sensors on each terrace

EXTERNAL

- Allocated parking to the front of each property (one space)
- Private landscaped garden to the rear
- Individual secure bin / bike store to the rear of each garden
- Private and secure terraces off three bedrooms



LAUFEN

Riddell & Coghill
INTERIORS
Kitchens • Bedrooms • Home offices

scope
bathrooms

VADO

schüller
kitchens for life

ROMAN
REFINED ENGINEERING

SIEMENS

Atkinson
& Kirby

REAR VIEW OF DEVELOPMENT SHOWING GARDENS



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Interiors from
Newbattle Terrace,
Edinburgh

A photograph of a modern dining room. In the center is a dark, rectangular dining table surrounded by white, high-backed chairs. The table is set with white dishes and glasses. On the left wall, a framed landscape painting is displayed. In the foreground, a portion of a grey sofa is visible. The room has light-colored walls and a wooden floor.

“WE CREATE EXCEPTIONAL
HOMES THAT WILL
BE VALUED BY FUTURE
GENERATIONS. CRAIGLEITH
ROAD ADDS ANOTHER
CHAPTER TO OUR STORY.”

EXPERTISE AND EXPERIENCE

At Wemyss Properties we are driven by a commitment to achieve the highest of standards and to create developments that are award winning. With Wemyss Properties, you will enjoy the pleasure of ownership that comes from knowing you have something bespoke and unique.

Buying a new home should be an exciting, enjoyable and aspirational process. That is why we invest so much time, effort and expertise in ensuring that everyone who chooses a Wemyss Properties home has a buying experience that is second-to-none – one that reflects the quality and style of our developments and the reputation of our brand.

Our approach ensures that you will be totally involved in the creation of your new property, so that, when you come to move in, you can be sure that you will take possession of the type of home you have always promised yourself.

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DISCLAIMER

The Seller has a policy of continuous improvement and therefore must reserve the right to change the specification of individual properties without prior notice. The Seller reserves the right to amend the specification as necessary without prior notice, but will use all reasonable endeavours to ensure that any changed specification will be of an equal standard.

Although every care has been taken to ensure the accuracy of all the information provided, the contents of this brochure and any supporting information provided do not form part of any contract, or constitute a representation of warranty, and as such should be treated as a guide only. Details should be confirmed with the Selling Agent and the interested party is advised to consult their solicitor.

All kitchen, bathroom and en-suite layouts are provisional and may be subject to alteration. The plans represented in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract.

The development detailed in this brochure is new build project, which is under construction at the time of production of this brochure. Measurements provided have not been surveyed on site and have been taken from the architects plans. As such they may be subject to variation during the course of construction. None of the properties described have been completed at the time of

this brochure going to print therefore please consult the appointed Selling Agent or representative of the Seller before making a purchasing decision.

Please note that items specified in literature and later in our show home (if applicable) may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images and specification photographs are for illustrative purposes only and are indicative only. External appearances, including any external landscaping (where relevant) may be subject to variation upon completion of the project.

* Subject to the stage of construction, the Seller / Selling Agent will make available detailed information including the proposed kitchen designs, the choices available and the cut-off date by which any variations to the standard choices must be made. The same applies for bathroom floor and wall tile choices. Should the Purchaser(s) incur additional costs as a result of any changes made, these must be agreed and paid in full prior to the cut-off date, otherwise they will not be accepted and not included in the final finish to the property. In the event that additional costs are incurred by the Purchaser(s), these will not be refundable in the event that the sale of the property does not complete, regardless of the reason.