

MEADOWFIELD
TERRACE

EDINBURGH

Meadowfield Terrace Duddingston EH8



**A bespoke collection of six newly developed homes
in a popular suburban setting.**

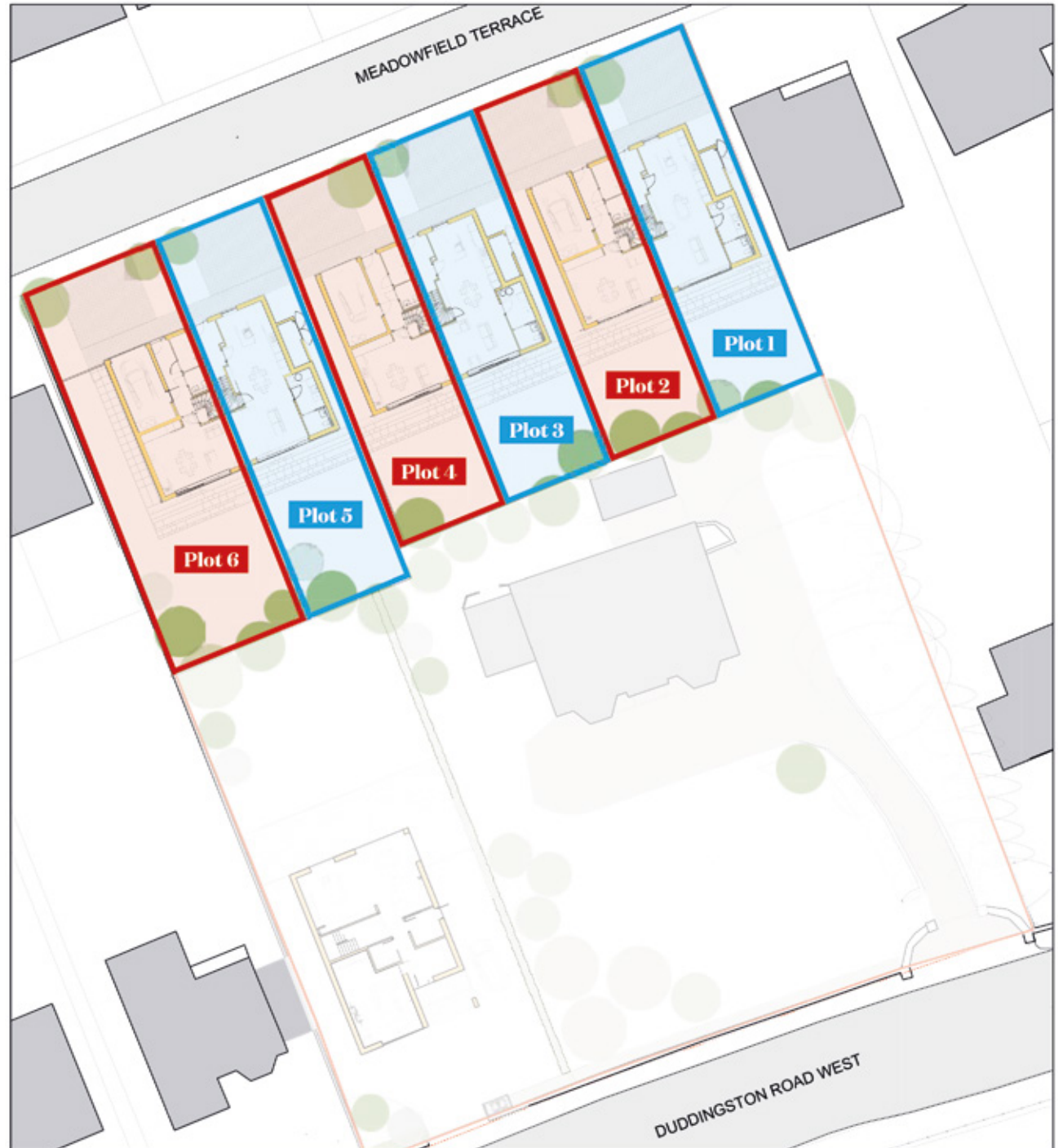


Overview

Meadowfield Terrace offers a collection of three and four bedroom homes. Designed by award winning architects Studio LBA, these six homes have been designed to provide exceptional family living space over two and three floors. These homes are finished to a very high standard, with modern specifications throughout. Externally, each home benefits from sizeable private gardens and driveways.

The development comprises:

-  House Type A (Plots 1, 3 & 5)
-  House Type B (Plots 2, 4 & 6)





Location

Meadowfield Terrace lies in a suburban location, close to the historic village of Duddingston, on the east side of Edinburgh, yet only a short drive from the city centre. Surrounded by Duddingston Loch, Duddingston Golf Club, Figgate Park, Holyrood Park, The Salisbury Crags and Arthur's Seat there is easy access to many local leisure amenities and picturesque walks direct from the doorstep. In addition to this, the popular sandy beaches and promenades of Portobello are less than 1.5 miles to the east.

Edinburgh city centre lies less than 3 miles to the north east, providing an extensive array of shopping, dining, leisure and cultural opportunity, whilst the Fort Kinnaird retail Park is also within close proximity. For more local shopping there is a Tesco supermarket 0.3 miles to the north. The properties are conveniently situated close to a number of highly regarded primary and secondary schools, such as George Watson's College, Merchiston Castle School, Holy Rood RC High and Portobello High School. The location allows for easy access to the local bus network as well as the Edinburgh City Bypass, which in turn leads to Scotland's motorway network.





House Type A (Plots 1, 3 & 5)

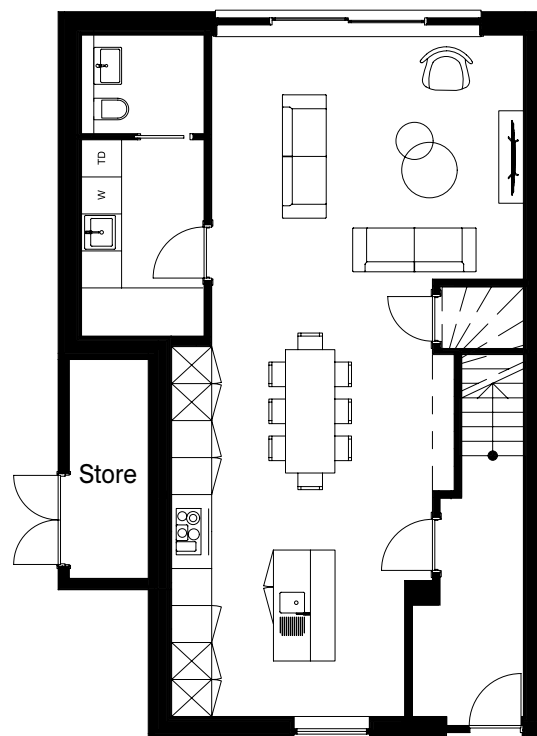
House Type A offers flexible, well-proportioned accommodation over two levels. On entering the property, there is a practical hallway which leads into the show stopping kitchen/dining/living room spanning across the whole ground floor level, a perfect space for the whole family to enjoy. This room opens out onto the patio and generous south facing garden. A practical utility room and WC also occupy the ground floor. On the first floor, there are three generous double bedrooms, a family bathroom and a large storage cupboard. The principal bedroom benefits from a dressing area and ensuite. Externally, to the front of the property, there is a private driveway along with a practical store. Please note furniture is not included in the sale and images used on pages 2, 5, 7, & 9 are computer generated and for illustrative purposes only.



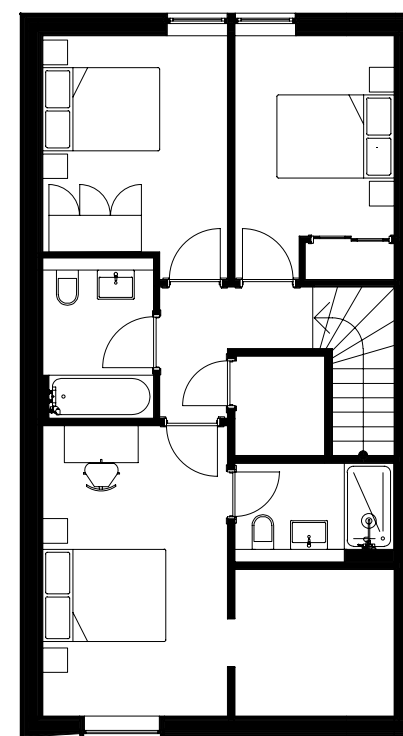
Ground Floor		
Hall	14'7" x 6'0"	4.45 x 1.82m (at widest points/from first step to front door)
Sitting Room/Dining Room/Kitchen	36'3" x 16'9"	11.05 x 5.10m
Utility	10'6" x 6'7"	3.20 x 2.00m
WC	5'3" x 6'7"	1.60 x 2.00m
Store	11'4" x 4'3"	3.45 x 1.30m
First Floor		
Bedroom 1 (Front)	15'5" x 9'10"	4.70 x 3.00m
Dressing Room	8'6" x 7'9"	2.60 x 2.35m
Ensuite Shower Room	8'6" x 5'3"	2.60 x 1.60m
Bedroom 2 (Rear Left)	11'8" x 9'10"	3.55 x 3.00m
Bedroom 3 (Rear Right)	13' x 8'6"	3.95 x 2.60m
Bathroom	8'6" x 5'11"	2.60 x 1.80m

Approximate Gross Internal Floor Area
1447 Sq Ft - 134.42 Sq M
Store: 48 Sq Ft - 4.48 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



First Floor



House Type B (Plots 2, 4 & 6)

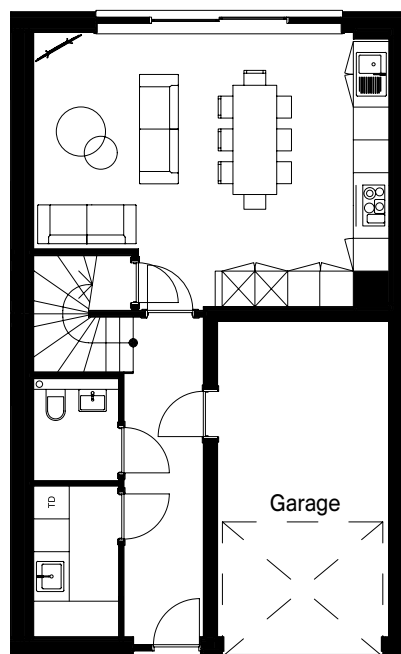
House Type B is an impressive family home spanning over three levels. On entering the property the large hallway flows through to the stunning open plan kitchen/dining/family room to the rear, a sociable space for entertaining guests or relaxing with the family. Wall to wall glazed doors open out to the patio and generous south facing garden. A useful utility, WC, single garage and storage cupboard complete the ground floor. The first floor comprises a separate lounge, a family bathroom and two bedrooms, one with en suite. A further two bedrooms with practical storage cupboards are located on the second floor with another family bathroom. This property also enjoys a private driveway. Please note furniture is not included in the sale and images used on pages 2, 5, 7, & 9 are computer generated and for illustrative purposes only.



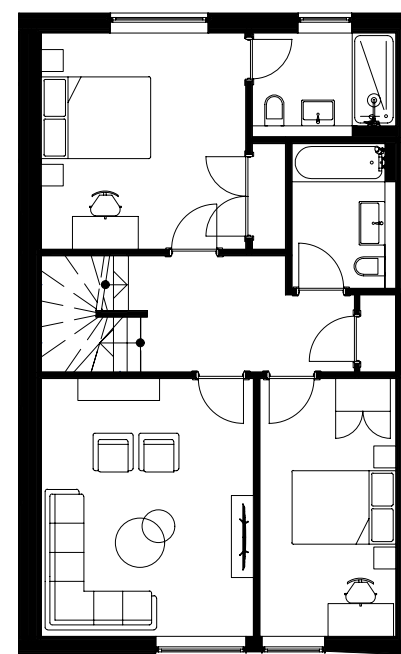
Ground Floor		
Hall	19'10" x 4'9"	6.05 x 1.45m
Sitting Room/Dining Room/Kitchen	21'4" x 16'5"	6.50 x 5.00m
Utility	9'2" x 4'9"	2.80 x 1.55m
WC	5'11" x 4'9"	1.80 x 1.55m
Garage	19' x 10'4"	5.80 x 3.15m
First Floor		
Sitting Room	15'5" x 13'	4.70 x 3.95m
Bedroom 1 (Rear)	13' x 12'6"	3.95 x 3.80m
Ensuite Shower Room	8'4" x 6'5"	2.55 x 1.95 m
Bedroom 2 (Front)	15'5" x 8'	4.70 x 2.45m
Bathroom	8'8" x 6'3"	2.65 x 1.90m
Second Floor		
Bedroom 3 (Front)	18'8" x 15'5"	5.70 x 4.70m
Bedroom 4 (Rear)	18'8" x 13'	5.70 x 3.95m
Bathroom	8'4" x 5'9"	2.55 x 1.75m

Approximate Gross Internal Floor Area
2,119 Sq Ft - 196.89 Sq M
Garage: 196 Sq Ft - 18.27 Sq M

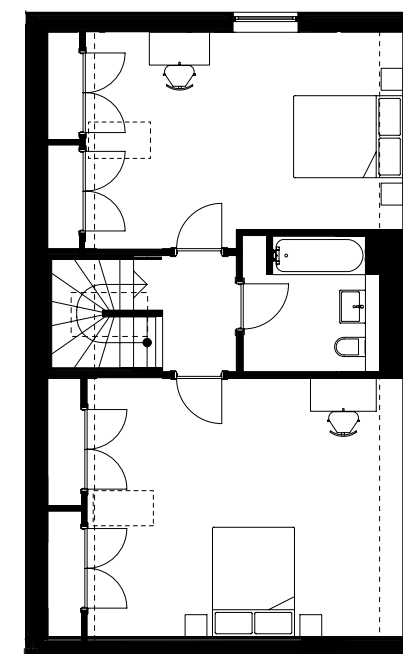
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Ground Floor



First Floor



Second Floor

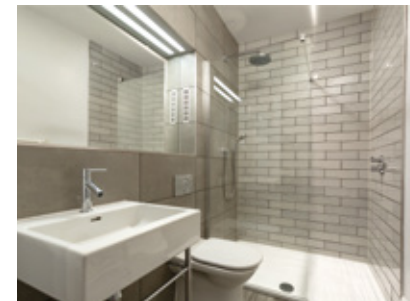


STONE ACRE

The Developer - Stone Acre

Stone Acre is a forward thinking and dynamic property development company creating considered, design focused homes that captivate the end user and achieve maximum impact in the market place.

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 & Utility

- High quality Schuller kitchens with Silestone worktops
- Siemens single oven, microwave, 5 ring induction hob, 70/30 fridge freezer, 60cm dishwasher. Hotpoint canopy hood.
- Integrated bin unit and cutlery tray
- Under cabinet lighting
- Separate utility room with laminate worktop, sink, cabinets and plumbed for washer / drier (washer /drier not included)

Bathrooms & Ensuite

- Laufen sanitaryware & vanity units
- Hansgrohe taps showers and fittings
- Heated towel radiators
- Electric underfloor heating mats
- High quality mirrors with LED feature lighting
- 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 & stairs
- High quality Amtico flooring to living, dining, and kitchen areas

Plumbing & Heating

- Air Source Heat Pump – provides hot water and heating
- Underfloor heating on ground floors with radiators on upper floors
- Electric underfloor heating mats in Bathrooms and Ensuite

Electrical

- Low energy lighting fitted throughout
- Spotlights in kitchen, bathrooms, halls and landings.
- Pendants in bedrooms and living areas.

Security & Safety

- Hardwired heat and smoke detectors

Storage

- House type A – numbers 1, 3 and 5 (3 bedroom house)
 - Separate utility room with additional storage space
 - Large first floor cupboard
 - Large walk in dressing room just off master bedroom (dressing room fittings not provided)
 - Built in wardrobe in second bedroom with hanging pole and shelf provided
- House type B – Numbers 2, 4 and 6 (4 bedroom house)
 - Garage for car or general equipment storage
 - Large utility room with generous space for general storage
 - Built in wardrobe in master bedroom with hanging pole and shelf
 - First floor storage cupboard for linen or other general storage
 - Large storage cupboards in both bedrooms on the second floor
 - Second floor bathroom has large accessible storage area

Technology

- Wired with BT Fibre Optic incoming broadband and phone supply
- Cat 6 Data cabling and free view TV capability to every bedroom and living space
- Provision provided for future fitting of electric car charging point (car charging unit not provided)

Construction & Externals

- Built with high quality timber frame
- Aluminium Clad timber doubled glazed windows
- Real Slate roof
- Aluminium rainwater goods
- High performance timber external doors fitted with three point locking system
- Sliding glass doors to rear terrace area
- 1.8m slatted screen fence to front and rear boundary
- Monobloc driveway
- Slabbed pathways
- Paved patio area to rear garden
- Outside cold water tap
- Turf and tree planting to garden areas

Sustainability Features

- Air source heat pump is a low carbon heating system, and does not require a separate gas boiler.
- The houses have a predicted EPC rating of B
- Very low cost of heating due to high levels of insulation and B rating for EPC.
- Provision of cabling for future brand specific electric car charging points to be fitted by owners
- Timber frame procured from sustainably managed forests
- Air source heat pumps fitted ahead of the 2024 target for all new build homes to be fitted with sustainable heating methods.

Building Warranty

- 10 year structural defect warranty from ICW is offered with the properties

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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