

US
union street
US

16 Union Street
EDINBURGH • EH1 3LT

US
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This is **US**
union street

**16 Union Street is an
exceptional contemporary
development in the heart
of Edinburgh's New Town.**



Location

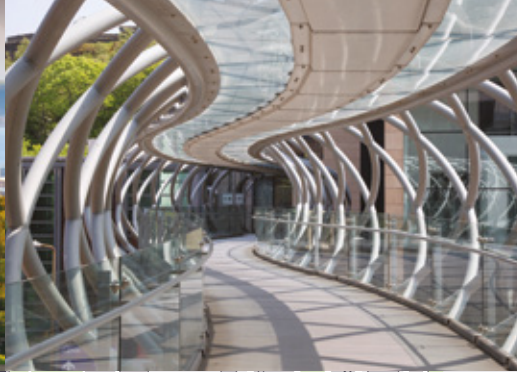
16 Union Street

St James Quarter

Carlton Hill

Princes Street

Waverly Station



Union Street is a quiet one way street located within the historic New Town area of Edinburgh and lies a short walk from the bustling city centre. The New Town boasts some of the finest and least spoilt architecture in Britain and continues to be one of the most popular residential areas in Edinburgh. The property enjoys all of the advantages of city centre living, with easy access to the main business and commercial centres.

A wide selection of local amenities, including a range of restaurants and fantastic shops are available on Broughton Street, George Street and Multrees Walk. The highly anticipated, billion pound Edinburgh St James development is expected to become Edinburgh's prime shopping destination and can be found around the corner from Union Street.

Edinburgh Waverley Rail Station and the tram network are both within easy walking distance. The University of Edinburgh, George Square and many of Edinburgh's top schools are also nearby.



Description

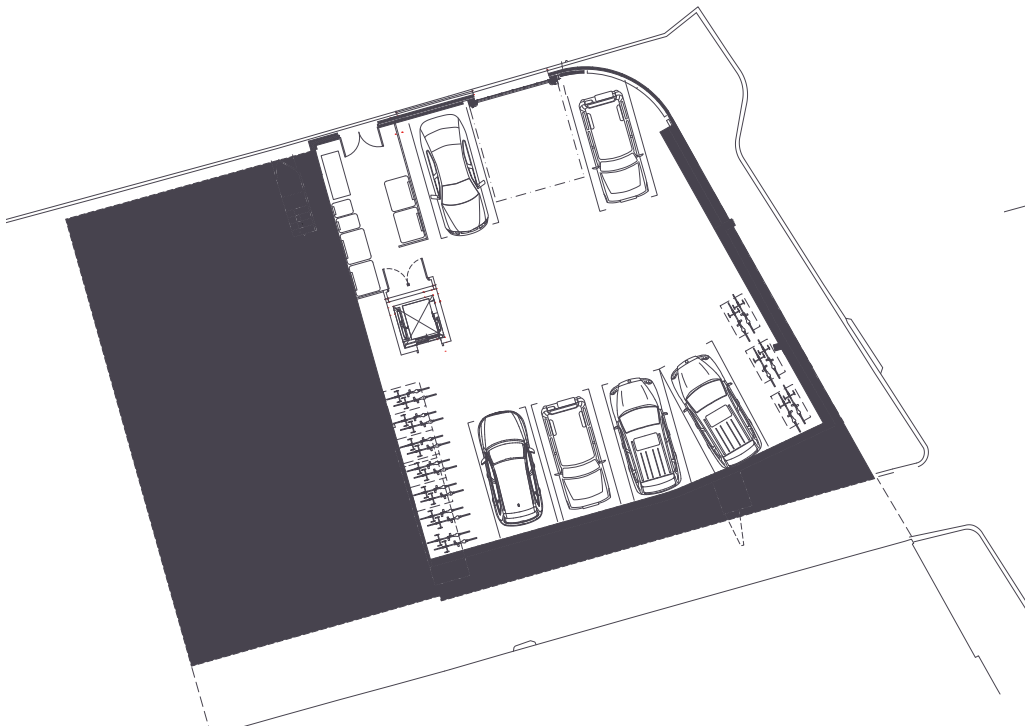
16 Union Street is a bespoke development which has been newly completed by Sundial Properties, who are highly regarded for their luxury, unique homes in Edinburgh. The development comprises a combination of part new build with an elegant curved facade and part conversion of an Edwardian warehouse, set around a central landscaped courtyard with lift access.

Benefiting from a wonderful central city location, the development incorporates 11 apartments comprising a mixture of one, two and three bedroom homes. There is lift access to all properties and secure underground parking (sold by separate negotiation), where there are also bin and bike storage areas.

There are superb views from the balconies to the front including the Georgian architecture of the surrounding buildings with a private westerly aspect to the rear.

Completion of this fantastic development is projected January 2021.

Lower Ground Floor



Ground Floor



For illustrative purposes only

Key

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

- Apartment 5
- Apartment 6
- Apartment 7
- Apartment 8

- Apartment 9
- Apartment 10
- Apartment 11

First Floor

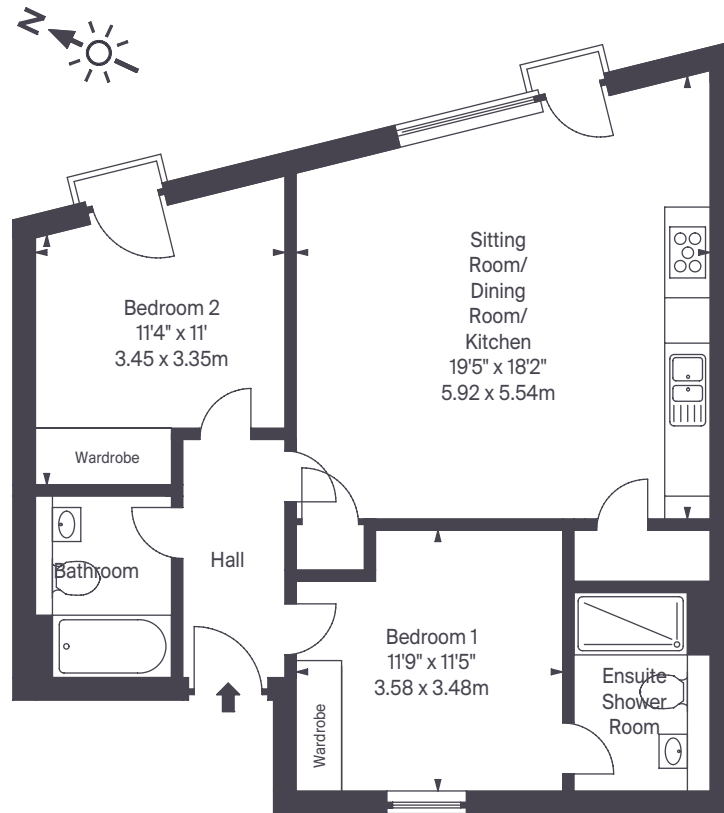


Second Floor



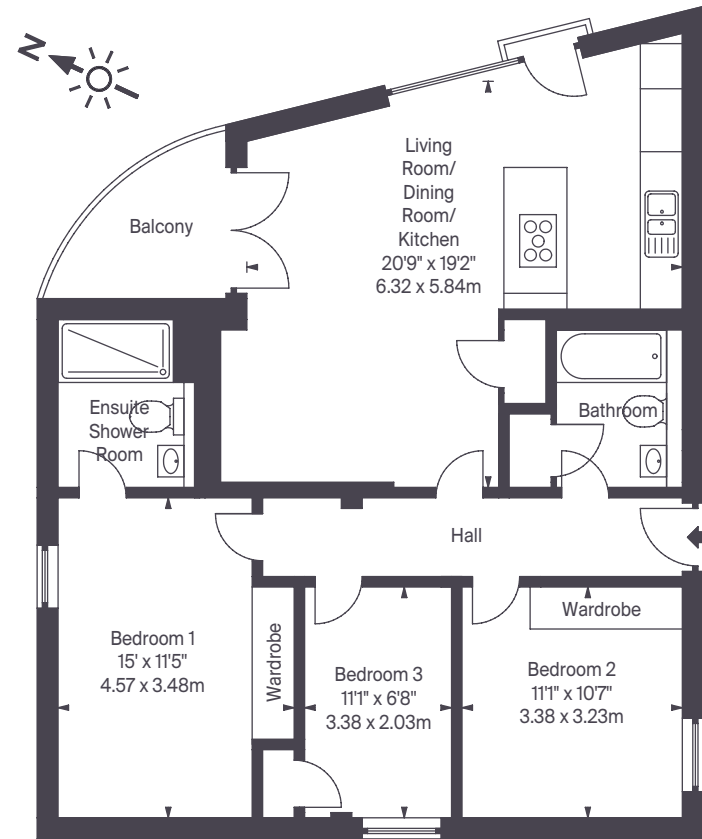
Ground Floor

Apartments 1 to 5



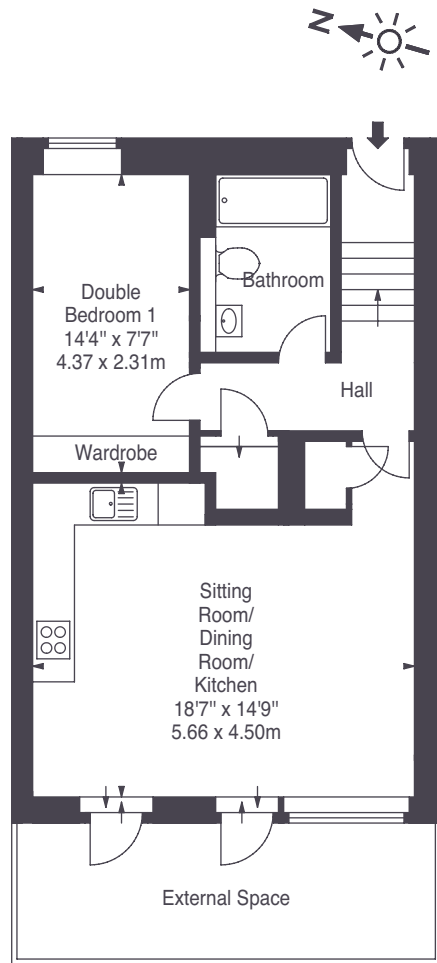
Apartment 1

Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M



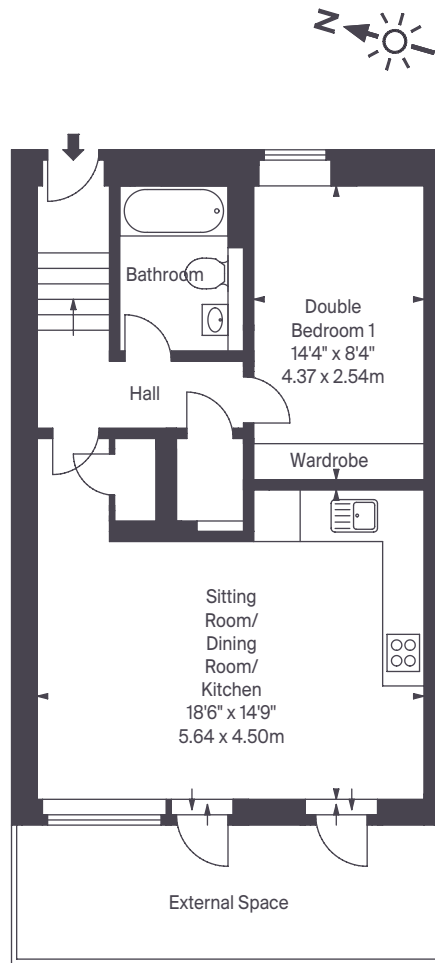
Apartment 2

Approx. Gross Internal Area
946 Sq Ft - 87.88 Sq M



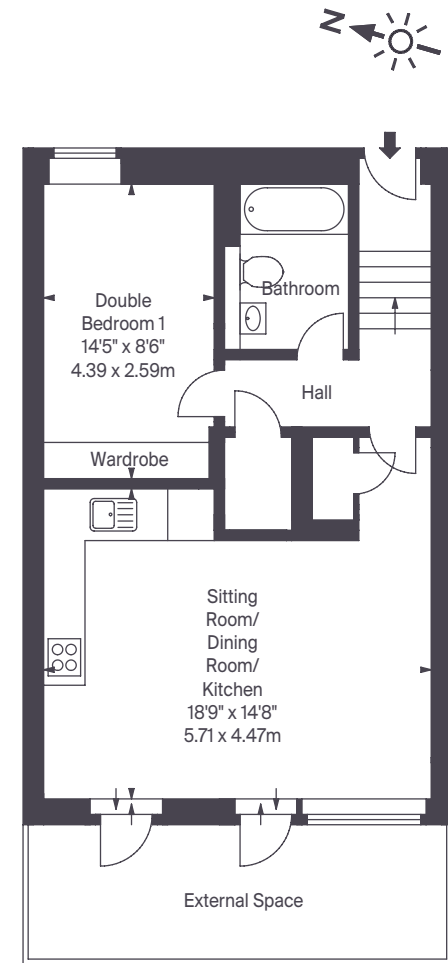
Apartment 3

Approx. Gross Internal Area
552 Sq Ft - 51.28 Sq M



Apartment 4

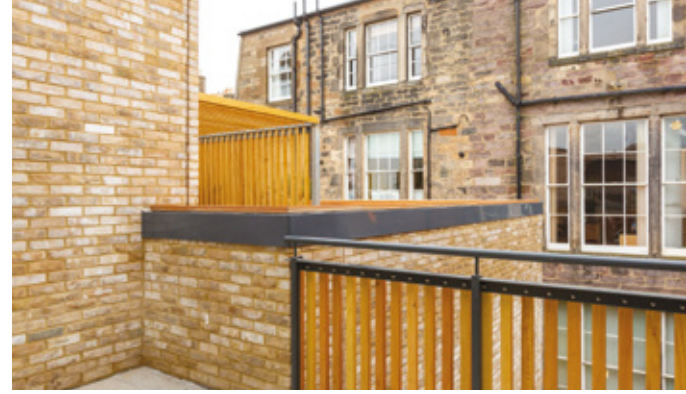
Approx. Gross Internal Area
566 Sq Ft - 52.58 Sq M



Apartment 5

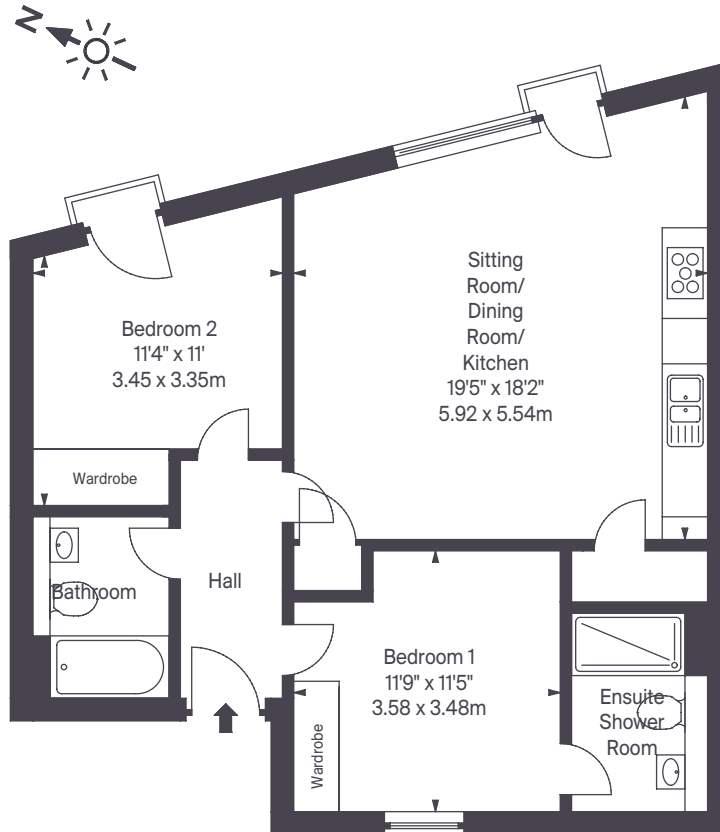
Approx. Gross Internal Area
566 Sq Ft - 52.58 Sq M





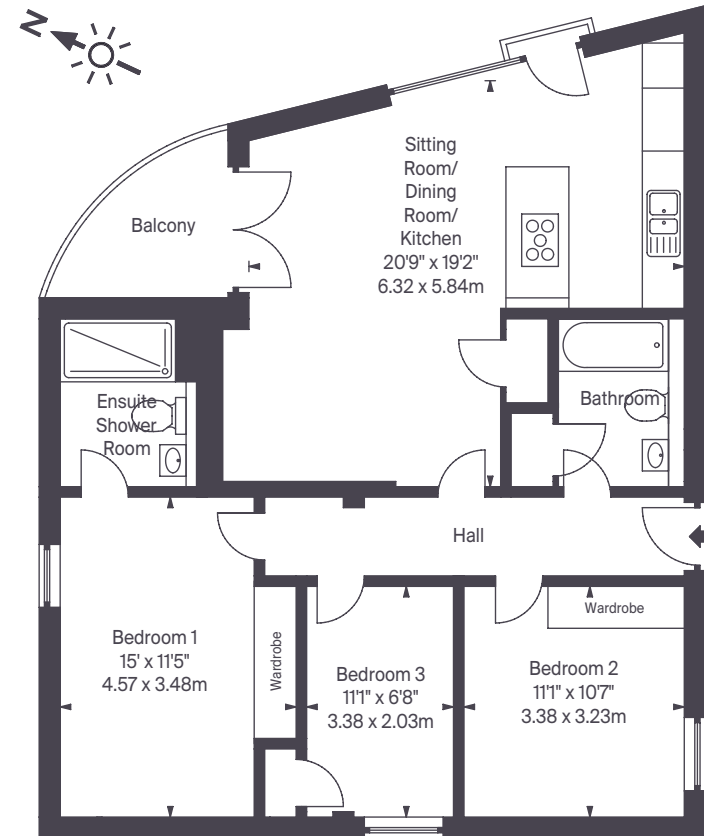
First Floor

Apartments 6 to 9



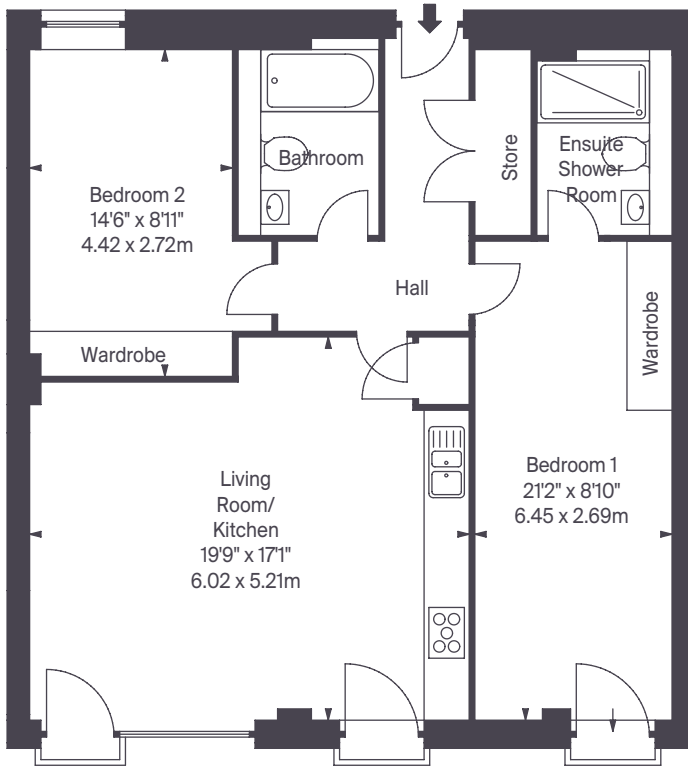
Apartment 6

Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M



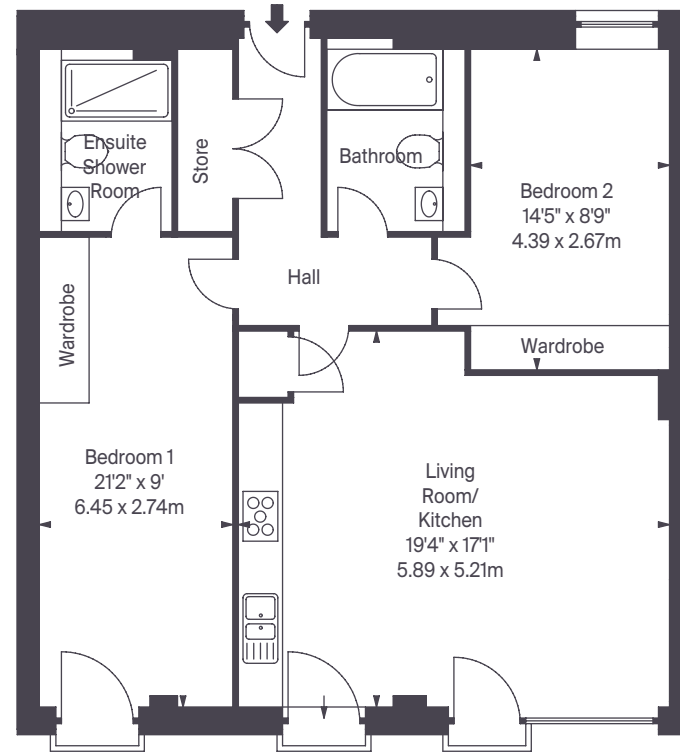
Apartment 7

Approx. Gross Internal Area
946 Sq Ft - 87.88 Sq M



Apartment 8

Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M



Apartment 9

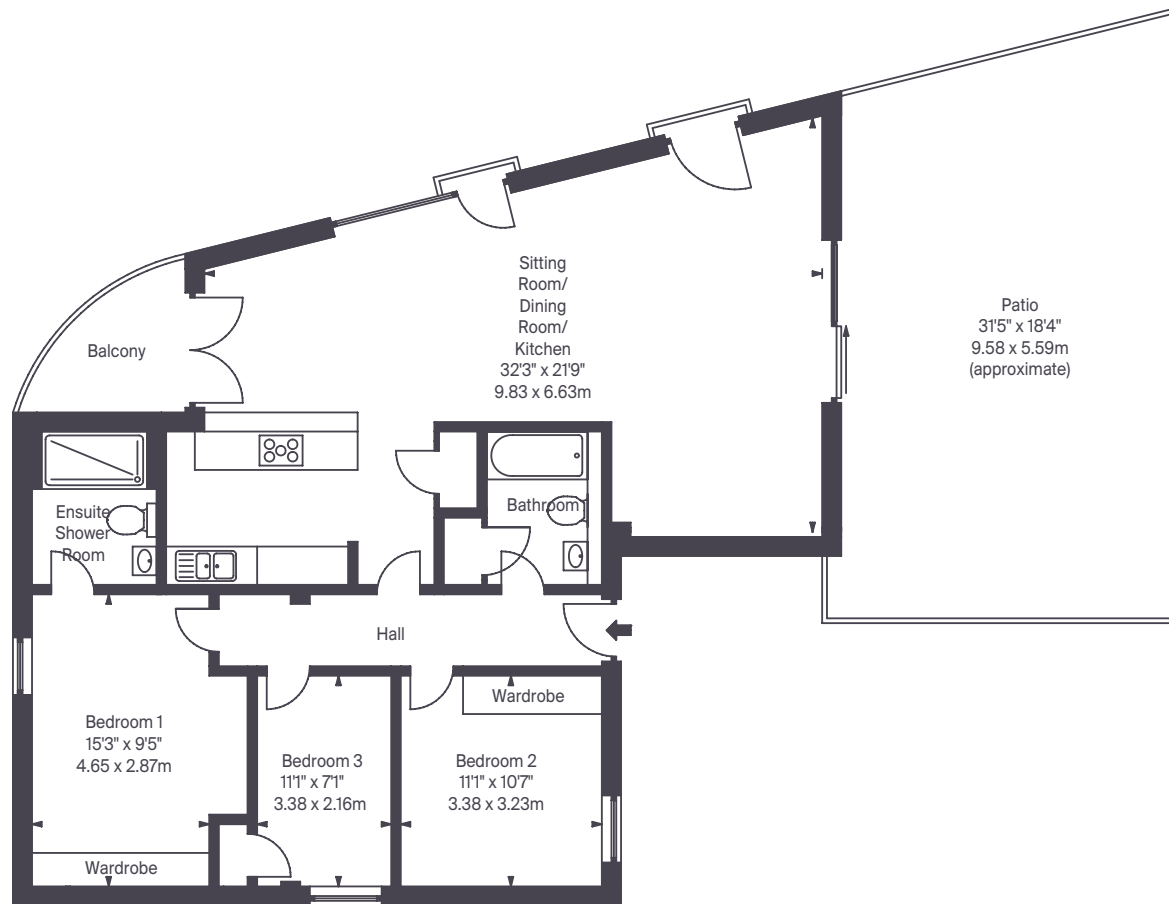
Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M





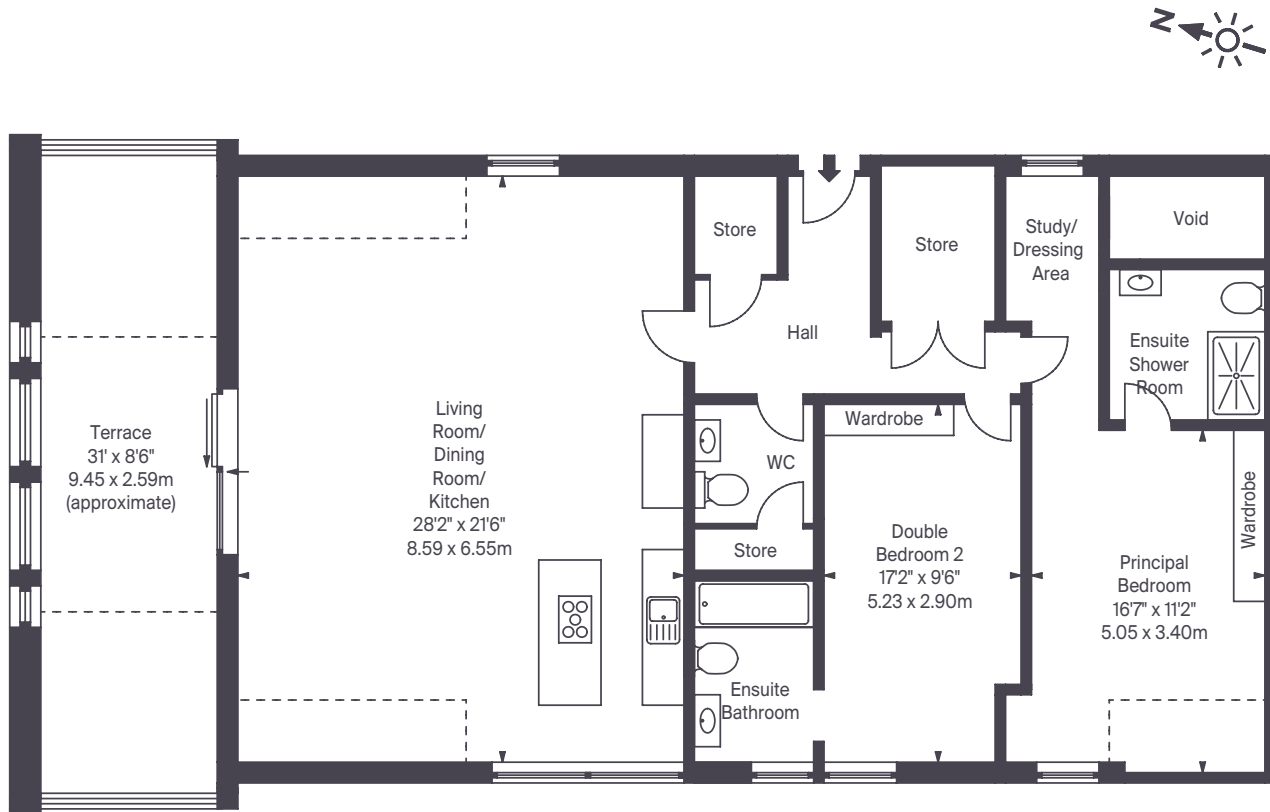
Second Floor

Apartments 10 to 11



Apartment 10

Approx. Gross Internal Area
1186 Sq Ft - 110.18 Sq M



Apartment 11

Approx. Gross Internal Area
1411 Sq Ft - 131.08 Sq M

Specification

The highest specification ensures that every aspect of modern day city living has been incorporated to create a stylish city centre home.

Kitchens

- Bespoke Kitchen with integral lighting designed by Cameron Interiors
- Appliances included:-
 - Bora Induction hob with integrated downdraft extractor
 - Siemens combination oven/microwave
 - Siemens Dishwasher
 - Siemens Fridge/Freezer or Fridge and freezer
 - Free standing Siemens Washing machine/tumble drier in Utility cupboard

Bathrooms and en suites

- Feature tiled bathroom and en-suite with deep oak storage shelf
- Vileroy & Boch suites with walk-in large shower area with dual head shower fittings
- Bath with electric shower over, some may have dual head mains shower
- Wash hand basins with integral storage unit below
- Shaver point
- Wall mirror with integral lighting/blue tooth speaker
- Merlin luxury shower door/screen, bath screen
- Heated towel rail
- Composite wood effect oak floor
- Plots 3, 4 and 5 have mains shower over bath

Heating

Gas fired combination boilers serving panelled radiators and an instant domestic hot water supply with heated towel rail in en suite and bathroom.

Floor coverings

- Oak engineered wood floor to living/dining/kitchen and hall areas
- Luxury carpeted bedrooms
- Composite oak wood effect floor to bathroom and en suite

Decor

From the Farrow and Ball colour palette the decor is contemporary using a combination of Wimborne white and Pointing throughout. (The paint used is not Farrow and Ball).

Other

- LED recessed spotlights to all rooms
- Matt black slim line feature sockets and switches
- Video entry phone
- Security alarm
- Wall mounted TV points to living area and all bedrooms
- Mains smoke and CO² detectors
- Cat 6 wiring
- Wired for Virgin fibre

Windows

Velfac double glazed windows with feature living room patio doors/and or opening feature window.

Balconies

- Feature covered and/or juliet balconies.
- Penthouse - large private covered roof terrace (Plot 11 only)
- Ground floor one bedroom apartments - private west facing patio

Courtyard

Delightful secure central paved courtyard and landings, incorporating lift and central steel staircase with stainless steel treads and vertical wood features. Designer planted areas with feature tree. Video entry system. Solar roof panels serving external/common lighting and lift.

Garage

Lift access to lower ground floor integral garage with 6 car parking spaces served with charging points. (Available by separate negotiation). Bike and bin storage areas. Remote controlled up and over door.

Factor

Hacking & Patterson have been commissioned to manage the development which includes the maintenance of all communal areas and the common building's insurance.



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