



COLINTON ROAD

— CRAIGLOCKHART —



DUNEDIN HOUSE
PROPERTIES

FIND US AT
116 COLINTON ROAD

Please note, all CGI's are for illustrative purposes only



ABOUT DUNEDIN

Dunedin House Properties are one of Edinburgh's most experienced developers, working in many of the city's most desirable postcodes to deliver contemporary living in the form of one to four-bedroom homes. Stylish refurbishments within the capital are similarly crucial to their reputation as a prestigious developer, whilst their dedication to innovative design is found across all Dunedin House Properties projects.

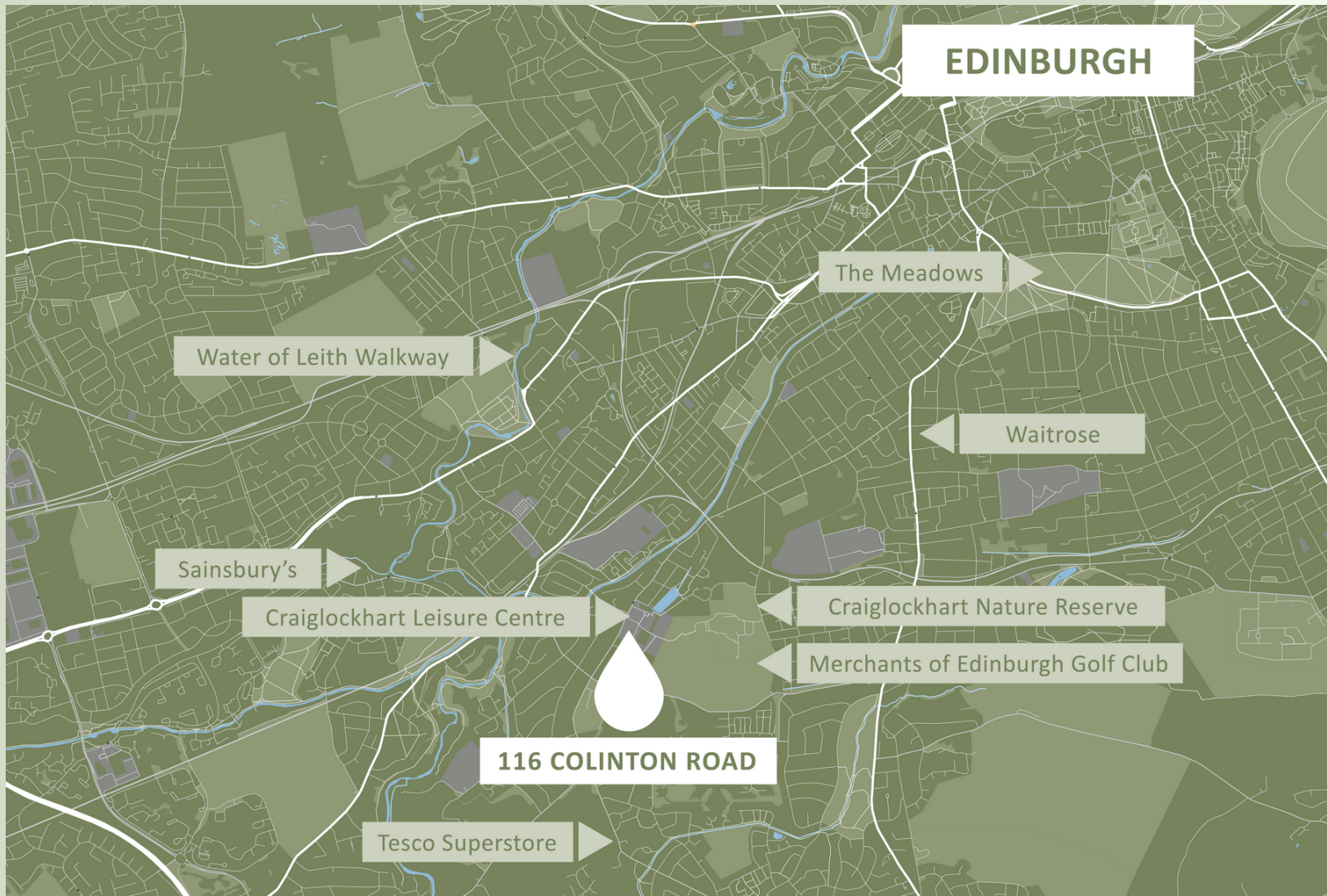
Whilst continually striving to offer a timeless and elegant living experience, they also pride themselves on delivering energy-efficient homes and maintaining a strong relationship with both local communities and businesses.



Please note, all CGIs are for illustrative purposes only

PRIME LOCATION

116 Colinton Road sits in the desirable neighbourhood of Craiglockhart, lying just to the east of Colinton. Surrounded by a convenient range of shops, sporting facilities and green spaces - with easy transport links across Edinburgh - this really is an idyllic spot for city living.





WHAT'S NEARBY?

The development is neighboured by an excellent variety of open spaces - from the popular Water of Leith to the tranquil Craiglockhart Hill Nature Reserve - making it ideally situated for leisurely weekend walks. Craiglockhart Leisure Centre sits just across the road, an advantageous amenity for keen sports enthusiasts or those wishing to increase fitness. Their gym, tennis and swimming facilities are favourable for all skill levels, whilst those who play golf are also provided for at the Merchants of Edinburgh Golf Club, found within a short five minutes drive.

Within a similarly short distance are both a Tesco Superstore and popular Sainsbury's, making the weekly shop as easy as could be.

Please note, all CGIs are for illustrative purposes only





Please note, all CGIs are for illustrative purposes only

THE DEVELOPMENT

The homes found at 116 Colinton Road completely encompass the phrase "contemporary living". With a total of 19 premium apartments, ranging from two to three bedrooms, each home is designed to offer a light and airy haven. All boast incredibly generous layouts - the largest of which is over 150 square metres - alongside the added benefit of multi-use spaces throughout and lift access to all floors and apartments. Desirable balconies and terraces offer in-demand outdoor space, whilst the communal gardens provide a tranquil charm, inviting residents to relax and reconnect with nature.

The meticulously designed verdant gardens of 116 Colinton Road feature pathways and a thoughtfully arranged shrubbery, adding to this development's allure and charm.

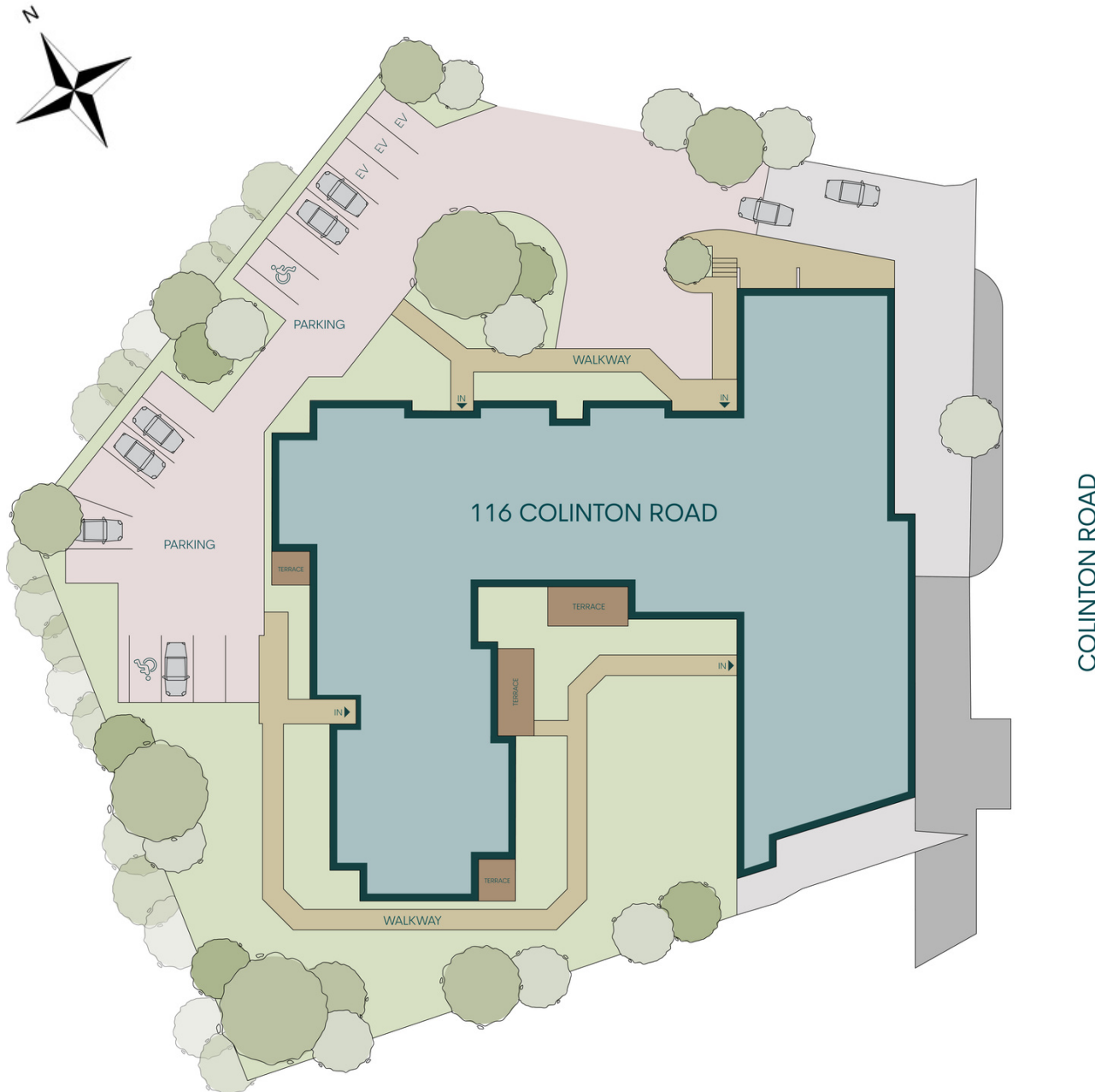


Please note, all CGIs are for illustrative purposes only

Please note, all CGIs are for illustrative purposes only



SITE PLAN



A total of 19 car parking spaces can be found in the grounds; three of which include electric vehicle charging, and two of which are accessible. Ample bicycle parking is found on the garden level. The development is sheltered by leafy trees which offer residents a private garden to enjoy.

Please note, site plan is not to scale and is for illustrative purposes only.

GARDEN LEVEL APARTMENTS



Please note, site plan is not to scale and is for illustrative purposes only.

GARDEN LEVEL APARTMENTS

A P T . 1 (M 1)

3 Bedrooms

Style 4.0



A spacious L-shaped apartment, this apartment boasts three generous bedrooms and a bright kitchen, living space. This remarkable home boasts a private terrace area that can be accessed seamlessly from the living room, offering a retreat for unwinding during summer evenings.

The principal bedroom benefits not only from an ensuite but also from a useful dressing room.

112.9 SQM / 1,215 SQFT

Room	Metres	Feet
Kitchen	3.65 x 4.32	12' x 14'2"
Living Room	3.84 x 4.46	12'7" x 14'8"
Bedroom 1	4.53 x 2.82	14'9" x 9'3"
Bedroom 1 Ensuite	2.41 x 2.05	7'9" x 6'7"
Bedroom 2	4.09 x 3.43	13'5" x 11'3"
Bedroom 3/Study	3.16 x 2.62	10'4" x 8'7"
Bathroom	1.98 x 3.49	6'5" x 12'9"
Utility	1.51 x 1.94	4'11" x 6'4"
Terrace	2.9 x 2.7	9'6" x 8'10"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GARDEN LEVEL APARTMENTS

APT. 2 (M2)

3 Bedrooms

Style 3.0

This apartment is perfectly equipped for entertaining both friends and family, with a generous living room and spacious kitchen next door.

The principal bedroom boasts both a dressing room and ensuite, whilst a large family bathroom can be found in the spacious hallway.

113.8 SQM / 1,225 SQFT

Room	Metres	Feet
Kitchen	4.07 x 2.71	13'4" x 8'11"
Living Room	4.18 x 4.93	13'8" x 16'2"
Bedroom 1	4.34 x 2.98	14'3" x 9'9"
Bedroom 1 Ensuite	2.55 x 1.76	8'4" x 5'9"
Bedroom 2	4.34 x 2.8	14'3" x 9'2"
Bedroom 3/Dining	4.34 x 2.94	14'3" x 9'8"
Bathroom	2 x 3.33	6'6" x 10'11"
Utility	3 x 1.63	9'10 x 5'4"
Terrace	2.9 x 2.7	9'6" x 8'10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GARDEN LEVEL APARTMENTS

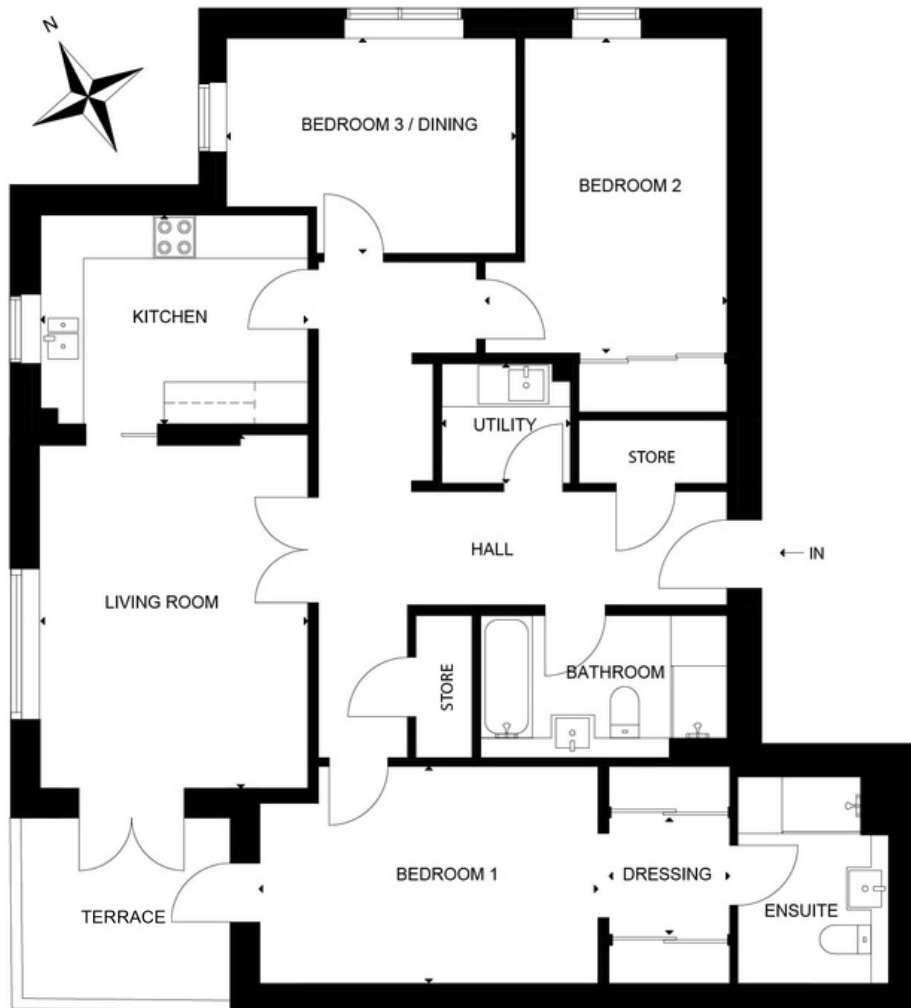
APT. 3 (M3)

3 Bedrooms

Style 1.0

Apartment 3 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. This layout offers ample storage throughout, as well as a convenient utility room.

117.4 SQM / 1,263 SQFT



Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"
Terrace	2.9 x 2.4	9'6" x 7'10"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GARDEN LEVEL APARTMENTS

APT. 4 (M4)

2 Bedrooms

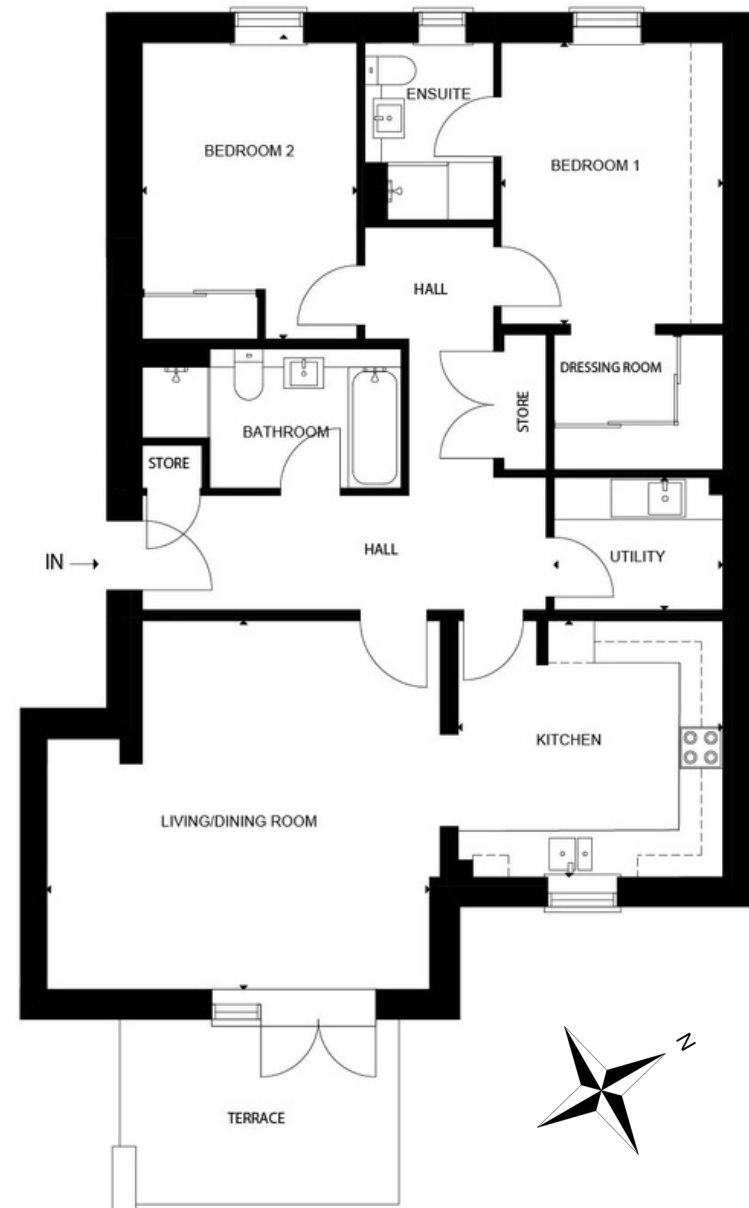
Style 2.0

Featuring two spacious bedrooms, this apartment benefits from carefully designed open plan living which leads onto a private terrace area.

The principal bedroom benefits from an ensuite and dressing room, whilst a large family bathroom can be found just off the main hall.

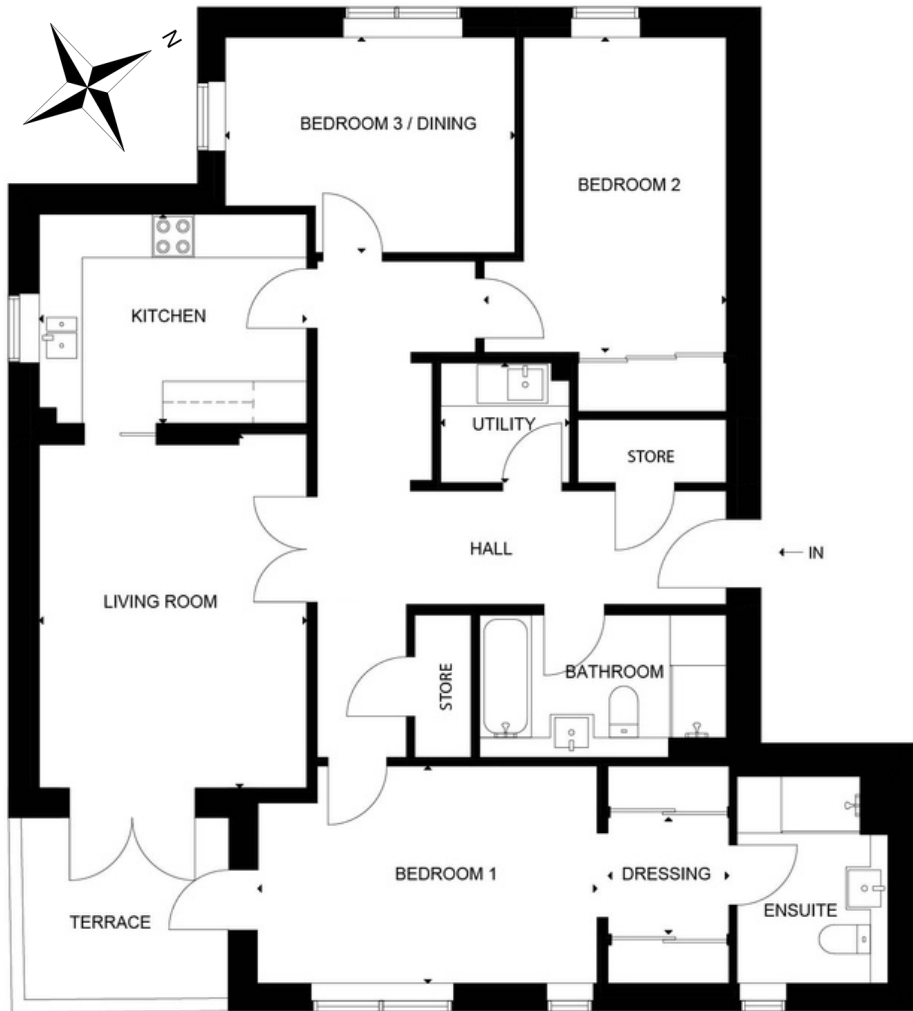
106.2 SQM / 1,143 SQFT

Room	Metres	Feet
Kitchen	3.71 x 3.59	12'2" x 11'9"
Living/Dining Room	5.36 x 5.17	17'7" x 16'11"
Bedroom 1	3.11 x 3.95	10'2" x 12'11"
Ensuite	1.83 x 2.48	6' x 8'1"
Bedroom 2	3.01 x 4.15	9'10" x 13'8"
Bathroom	3.68 x 1.95	12' x 6'4"
Utility	2.37 x 1.86	7'9" x 6'1"
Terrace	3.7 x 2.5	12'2" x 8'2"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GARDEN LEVEL APARTMENTS



APT. 5 (M5)

3 Bedrooms

Style 1.0

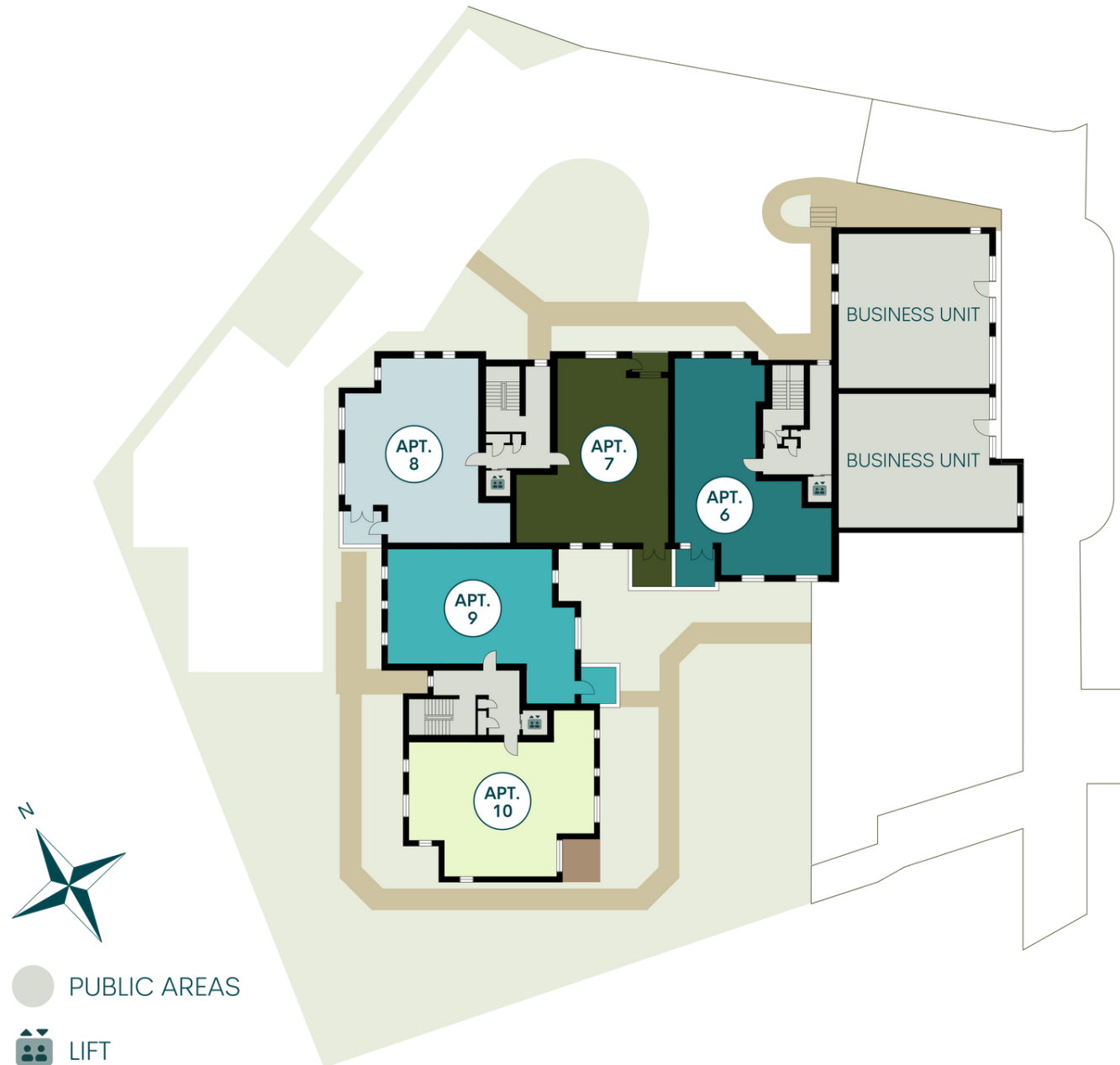
Apartment 5 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. This layout offers ample storage throughout, as well as a convenient utility room.

117.4 SQM / 1,263 SQFT

Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"
Terrace	3.0 x 2.7	9'10" x 8'10"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GROUND FLOOR APARTMENTS



Please note, site plan is not to scale and is for illustrative purposes only.

GROUND FLOOR APARTMENTS

APT. 6 (M8)

3 Bedrooms

Style 4.1

Featuring three versatile bedrooms, the benefits of this apartment include an open plan kitchen and living space, and a private balcony.

The principal bedroom features it's own ensuite and dressing area, whilst built in storage can be found throughout the apartment.

115.7 SQM / 1,245 SQFT

Room	Metres	Feet
Kitchen	3.64 x 4.32	11'11" x 14'2"
Living Room	3.84 x 4.46	12'7" x 14'7"
Bedroom 1	4.53 x 2.82	14'10" x 9'3"
Bedroom 1 Ensuite	2.41 x 2.05	7'9" x 6'7"
Bedroom 2	3.64 x 3.43	11'11" x 11'3"
Bedroom 3	3.15 x 3.49	10'4" x 11'6"
Bathroom	1.98 x 3.49	6'5" x 11'5"
Utility	1.54 x 1.91	5'1" x 6'3"
Balcony	2.9 x 2.7	9'6" x 8'10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GROUND FLOOR APARTMENTS

BEDROOM 1

APT. 7 (M9)

3 Bedrooms

Style 3.0

This apartment is perfectly equipped for entertaining both friends and family, with a generous living room and spacious kitchen next door. The principal bedroom boasts both a dressing room and ensuite, whilst a modern family bathroom can be found in the hallway.

A final benefit to this excellent apartment is the not one, but two private balcony spaces. Balcony 1 is accessed via Bedroom 3, whilst Balcony 2 is a more social area, accessed from the living room.

113.8 SQM / 1,225 SQFT

Room	Metres	Feet
Kitchen	4.07 x 2.71	13'4" x 8'11"
Living Room	4.18 x 4.93	13'8" x 16'2"
Bedroom 1	4.34 x 2.98	14'3" x 9'9"
Bedroom 1 Ensuite	2.55 x 1.76	8'4" x 5'9"
Bedroom 2	4.34 x 2.8	14'3" x 9'2"
Bedroom 3/Dining	4.34 x 2.94	14'3" x 9'8"
Bathroom	2 x 3.33	6'6" x 10'11"
Utility	3 x 1.63	9'10" x 5'4"
Balcony 1	2.9 x 2.7	9'6" x 8'10"
Balcony 2	2.5 x 1.4	8'2" x 4'7"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GROUND FLOOR APARTMENTS

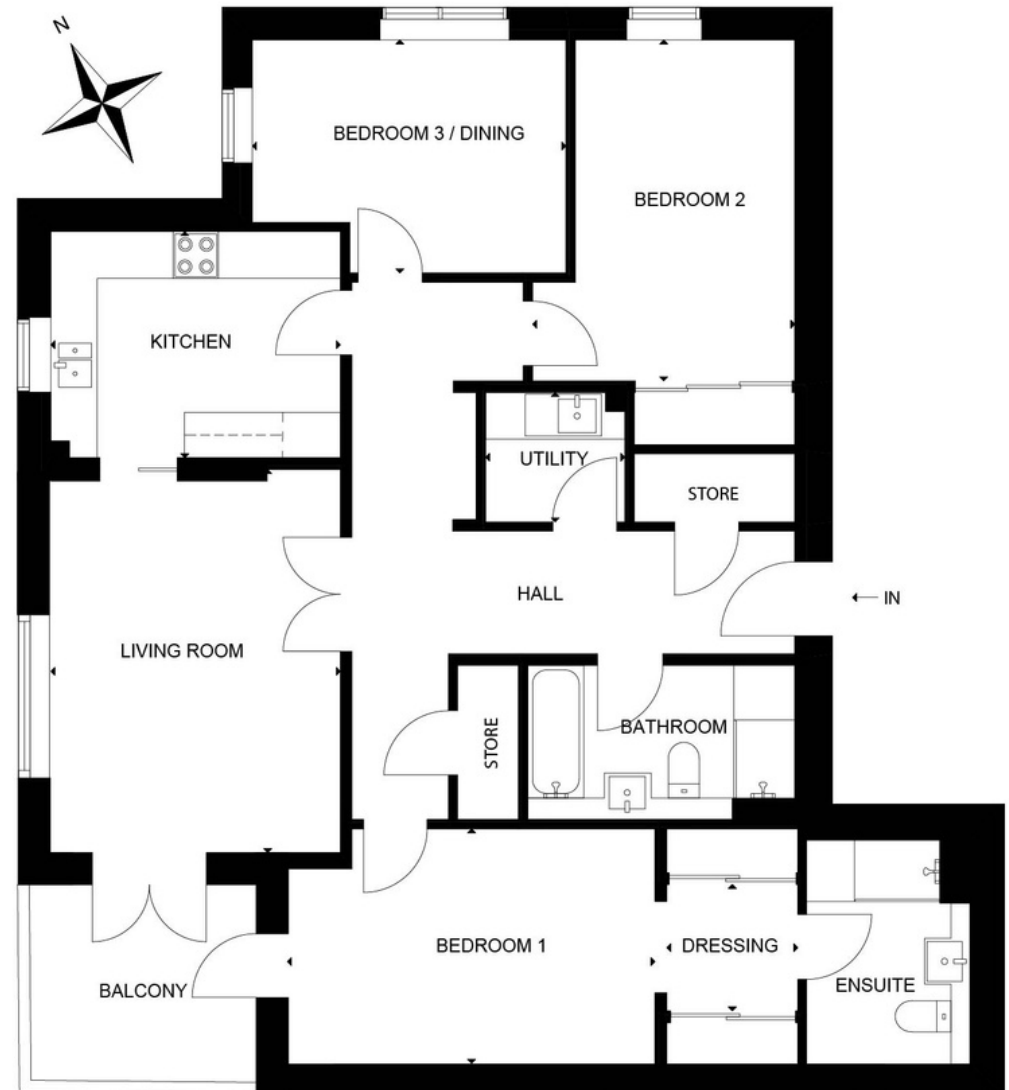
APT. 8 (M10)

3 Bedrooms
Style 1.0

Apartment 8 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. The principal bedroom also extends out to a private balcony. This apartment offers ample storage throughout, as well as a convenient utility room.

117.4 SQM / 1,263 SQFT

Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"
Balcony	2.9 x 2.4	9' 6" x 7' 10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GROUND FLOOR APARTMENTS



APT. 9 (M11)

3 Bedrooms
Style 2.1

Apartment 9 boasts a bright living and dining area, which opens onto a desirable balcony. Furthermore, this home features three spacious bedrooms and fantastic storage throughout.

111.4 SQM / 1,199 SQFT

Room	Metres	Feet
Kitchen	3.16 x 3.46	10'4" x 11'4"
Living Room	4.32 x 5.17	14'2" x 16'11"
Bedroom 1	3.10 x 3.95	10'2" x 12'11"
Bedroom 1 Dressing	1.65 x 1.18	3'10" x 5'4"
Bedroom 1 Ensuite	1.83 x 1.48	4'10" x 6'
Bedroom 2	3.01 x 4.14	9'10" x 13'7"
Bedroom 3/Dining	3.71 x 3.59	12'2" x 11'9"
Bathroom	3.68 x 1.95	6'4" X 12'
Utility	2.36 x 1.85	7'9" x 6'1"
Balcony	2.6 x 2.5	8'6" x 8' 2"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

GROUND FLOOR APARTMENTS

APT. 10 (M12)

3 Bedrooms

Style 1.0

Apartment 10 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. This layout offers ample storage throughout, as well as a convenient utility room.

117.4 SQM / 1,263 SQFT

Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"

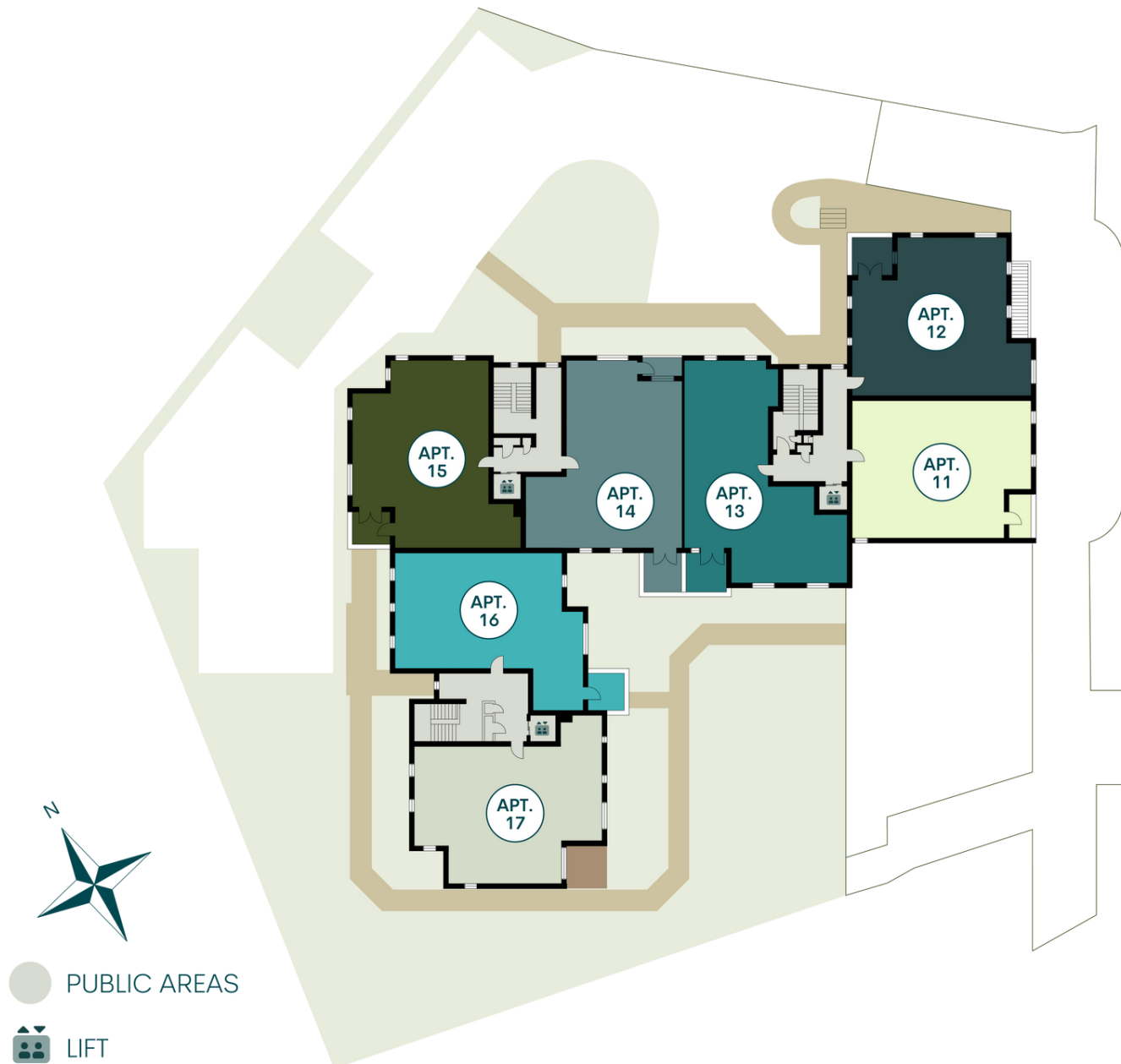


Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

Please note, all CGIs are for illustrative purposes only

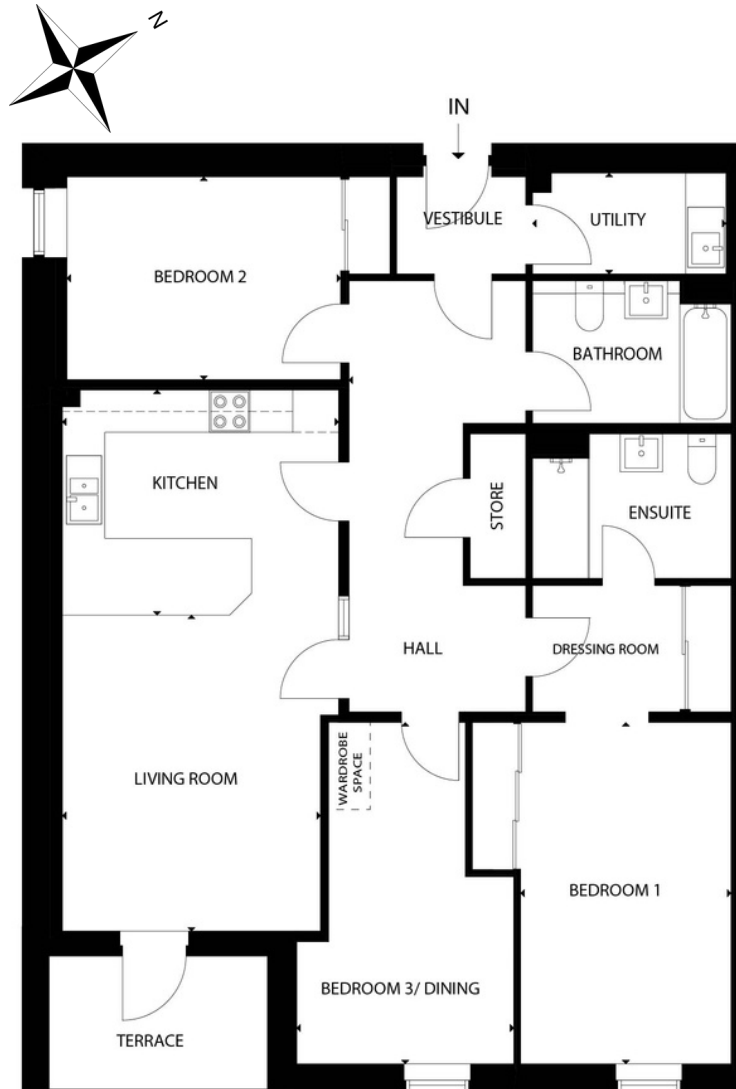


FIRST FLOOR APARTMENTS



Floor plan not to scale and for illustrative purposes only.

FIRST FLOOR APARTMENTS



APT. 11 (M13)

3 Bedrooms

Style 5.0

Bright and modern living is in no short supply with this stunning three bedroom layout. You can enjoy a practical and welcoming entrance via the private vestibule. This apartment features an open-plan kitchen living space, both entertaining guests and having a cosy evening in are suited to this home.

The spacious bedrooms all boast large windows, whilst the principal has the added benefit of an ensuite and dressing room.

114.2 SQM / 1,229 SQFT

Room	Metres	Feet
Kitchen	3.97 x 3.2	13' x 10'6"
Living Room	3.71 x 4.5	12'2" x 14'9"
Bedroom 1	2.96 x 4.85	9'8" x 15'11"
Bedroom 1 Dressing	2.11 x 1.81	6'9" x 5'9"
Bedroom 1 Ensuite	2.84 x 2.05	9'3" x 6'7"
Bedroom 2	3.93 x 2.89	12'11" x 9'6"
Bedroom 3/Dining	3.12 x 4.85	10'3" x 15'11"
Bathroom	2.84 x 2.03	9'3" x 6'7"
Utility	2.79 x 1.43	9'2" x 4'8"
Terrace	3.0 x 2.5	9'10" x 8'2"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS

APT. 12 (M14)

3 Bedrooms
Style 6.0

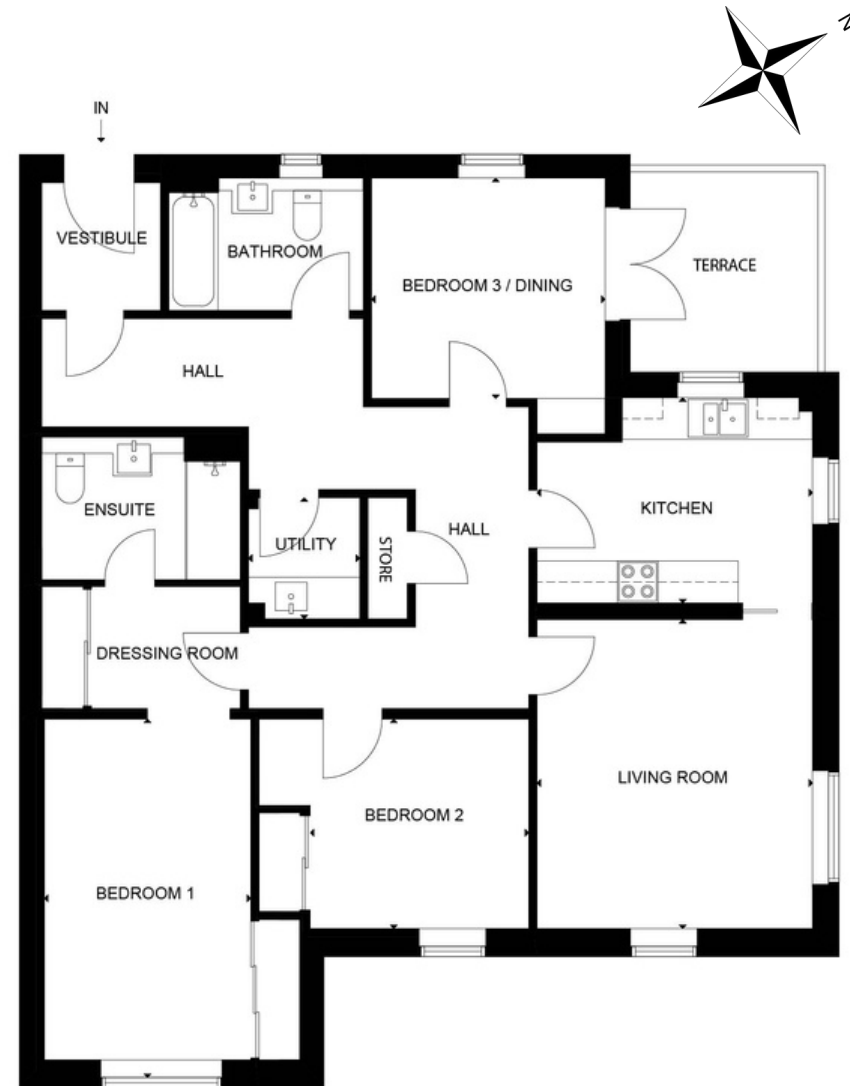
Invite your family and friends into this apartment through a private vestibule.

A private kitchen leads into the bright living room of this incredibly spacious three bedroom layout.

The third bedroom is exceedingly versatile, either as a home office, guest bedroom or dining room. This space also contains uninterrupted access to the desirable private terrace.

116.9 SQM / 1,258 SQFT

Room	Metres	Feet
Kitchen	3.97 x 2.95	13' x 9'8"
Living Room	3.97 x 4.44	13' x 14'7"
Bedroom 1	2.97 x 4.90	9'9" x 16'1"
Bedroom 1 Ensuite	2.86 x 2.05	9'4" x 6'7"
Bedroom 2	3.14 x 3.01	10'4" x 9'11"
Bedroom 3/Dining	3.36 x 3.17	11'0" x 10'5"
Bathroom	2.8 x 1.9	9'2" x 6'2"
Utility	1.60 x 1.75	5'3" x 5'9"
Terrace	2.0 x 2.7	6'7" x 8'10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS

APT. 13 (M15)

3 Bedrooms

Style 4.1

Featuring three versatile bedrooms, the benefits of this apartment include an open plan kitchen and living space, and a private balcony.

The principal bedroom features its own ensuite and dressing area, whilst built in storage can be found throughout the apartment.

115.7 SQM / 1,245 SQFT

Room	Metres	Feet
Kitchen	3.64 x 4.32	11'11" x 14'2"
Living Room	3.84 x 4.46	12'7" x 14'7"
Bedroom 1	4.53 x 2.82	14'10" x 9'3"
Bedroom 1 Ensuite	2.41 x 2.05	7'9" x 6'7"
Bedroom 2	3.64 x 3.43	11'11" x 11'3"
Bedroom 3	3.15 x 3.49	10'4" x 11'6"
Bathroom	1.98 x 3.49	6'5" x 11'5"
Utility	1.54 x 1.91	5'1" x 6'3"
Balcony	2.9 x 2.7	9'6" x 8'10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS

APT. 14 (M16)

3 Bedrooms

Style 3.0

This apartment is perfectly equipped for entertaining both friends and family, with a generous living room and spacious kitchen next door. The principal bedroom boasts both a dressing room and ensuite, whilst a modern family bathroom can be found in the hallway.

A final benefit to this excellent apartment is the not one, but two private balcony spaces. Balcony 1 is accessed via Bedroom 3, whilst Balcony 2 is a more social area, accessed from the living room.

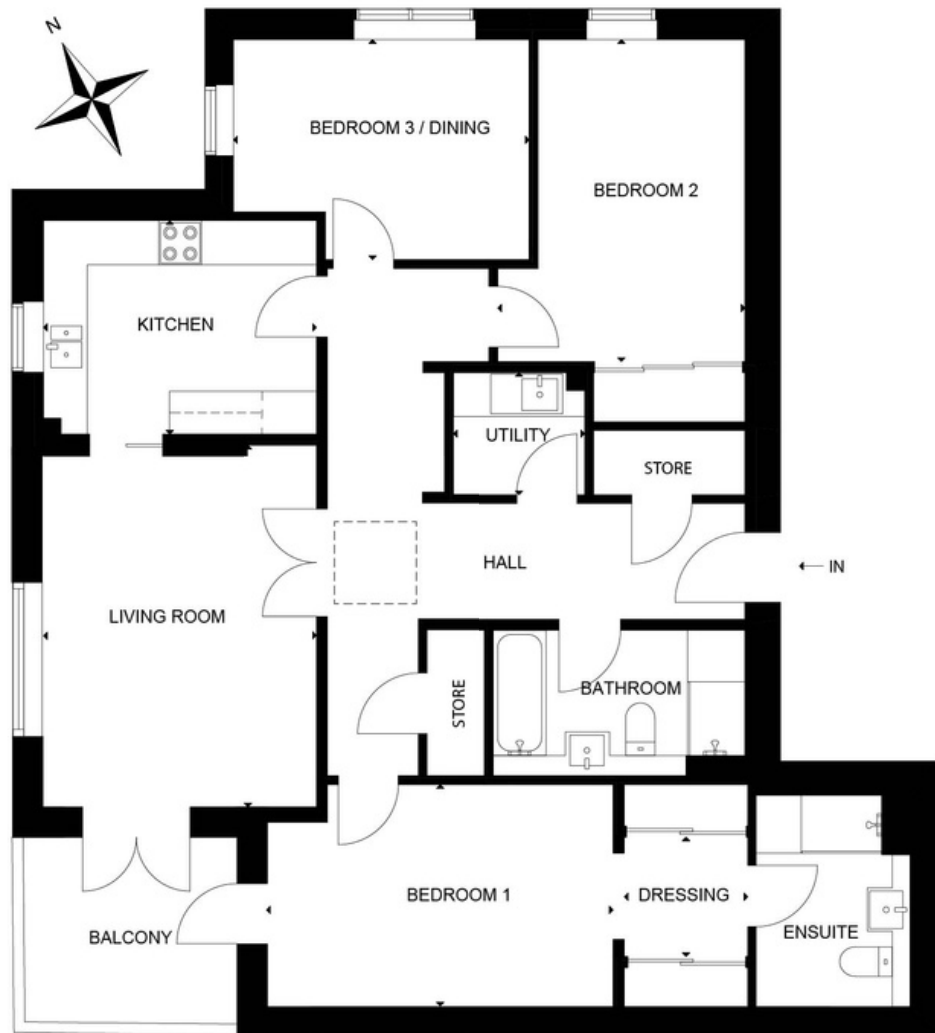
113.8 SQM / 1,225 SQFT

Room	Metres	Feet
Kitchen	4.07 x 2.71	13'4" x 8'11"
Living Room	4.18 x 4.93	13'8" x 16'2"
Bedroom 1	4.34 x 2.98	14'3" x 9'9"
Bedroom 1 Ensuite	2.55 x 1.76	8'4" x 5'9"
Bedroom 2	4.34 x 2.8	14'3" x 9'2"
Bedroom 3/Dining	4.34 x 2.94	14'3" x 9'8"
Bathroom	2 x 3.33	6'6" x 10'11"
Utility	3 x 1.63	9'10" x 5'4"
Balcony 1	2.9 x 2.7	9'6" x 8'10"
Balcony 2	2.5 x 1.4	8'2" x 4'7"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS



APT. 15 (M17)

3 Bedrooms

Style 1.0

Apartment 15 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. This layout offers ample storage throughout, as well as a convenient utility room.

A roof light is featured in the hallway, allowing for a bright and welcoming entrance.

117.4 SQM / 1,263 SQFT

Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"
Balcony	2.9 x 2.4	9' 6" x 7' 10"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS

APT. 16 (M18)

3 Bedrooms

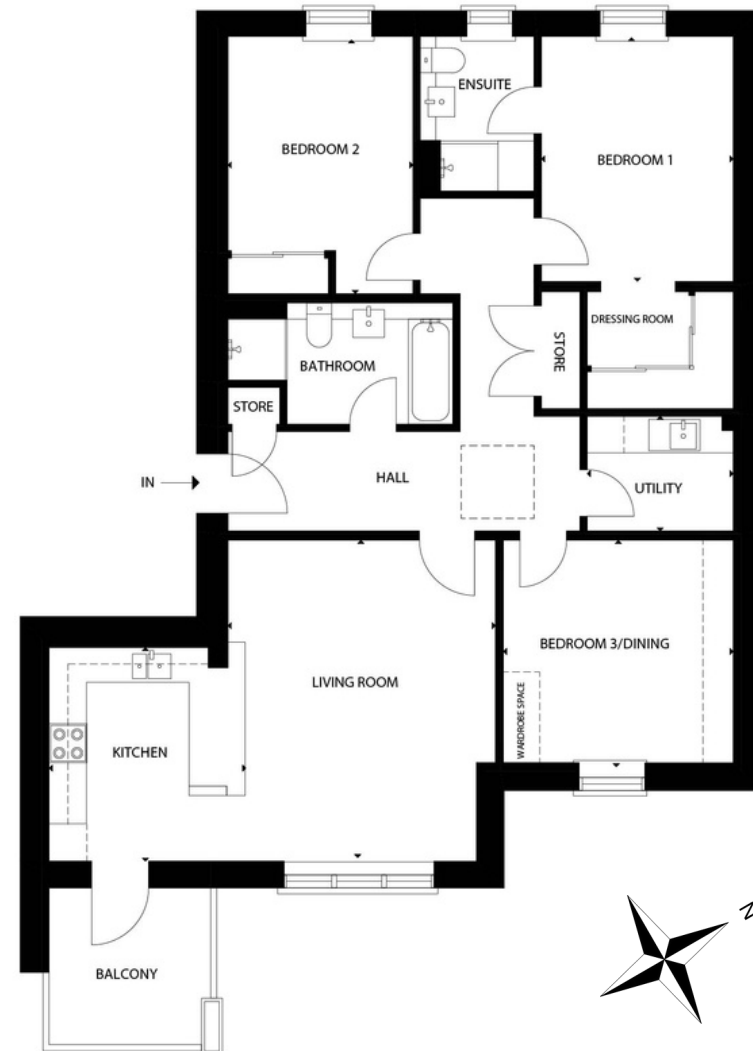
Style 2.1

Apartment 16 boasts a bright living and dining area, which opens onto a desirable balcony. Furthermore, this home features three spacious bedrooms and fantastic storage throughout.

Furthermore, a bright and desirable roof light features in the hallway.

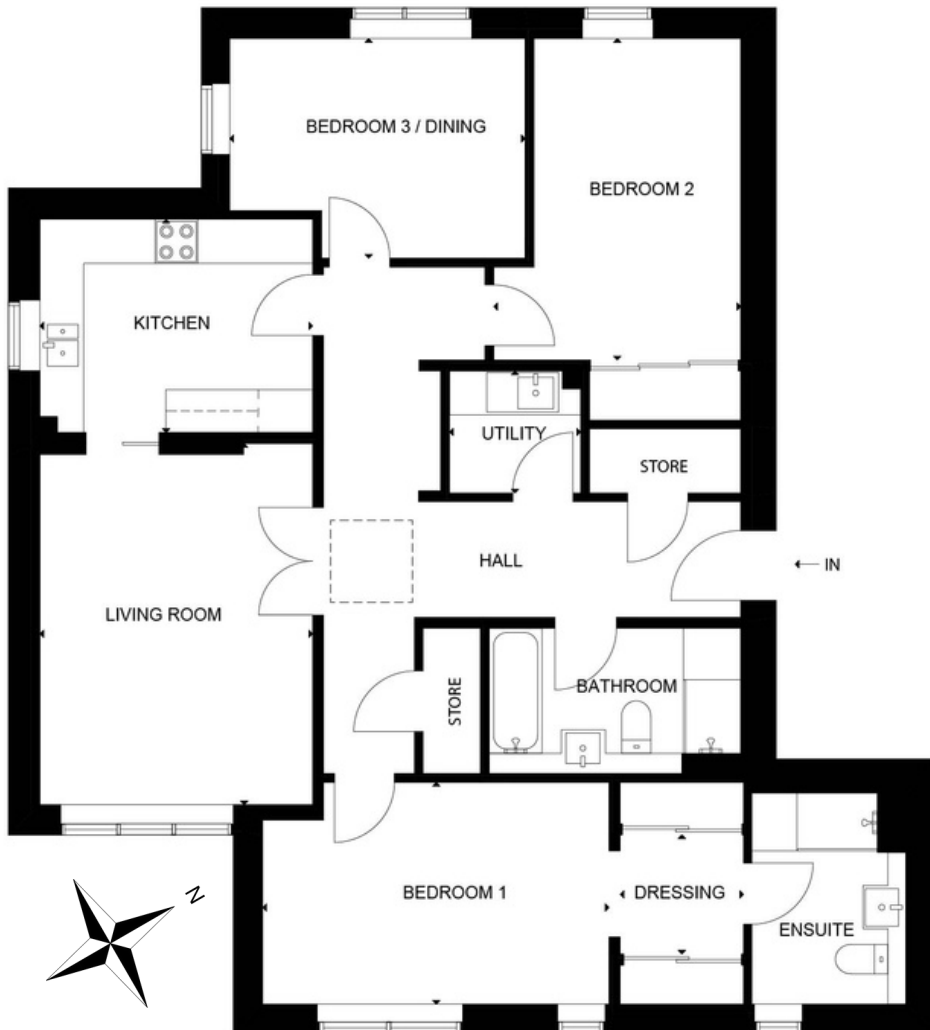
111.4 SQM / 1,199 SQFT

Room	Metres	Feet
Kitchen	3.16 x 3.46	10'4" x 11'4"
Living Room	4.32 x 5.17	14'2" x 16'11"
Bedroom 1	3.10 x 3.95	10'2" x 12'11"
Bedroom 1 Dressing	1.65 x 1.18	3'10" x 5'4"
Bedroom 1 Ensuite	1.83 x 1.48	4'10" x 6'
Bedroom 2	3.01 x 4.14	9'10" x 13'7"
Bedroom 3/Dining	3.71 x 3.59	12'2" x 11'9"
Bathroom	3.68 x 1.95	6'4" x 12'
Utility	2.36 x 1.85	7'9" x 6'1"
Balcony	2.6 x 2.5	8'6" x 8'2"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

FIRST FLOOR APARTMENTS



APT. 17 (M19)

3 Bedrooms

Style 1.0

Apartment 17 offers flexible living at its finest, with three versatile bedrooms, the principal of which boasts a luxurious dressing room and ensuite. This layout offers ample storage throughout, as well as a convenient utility room.

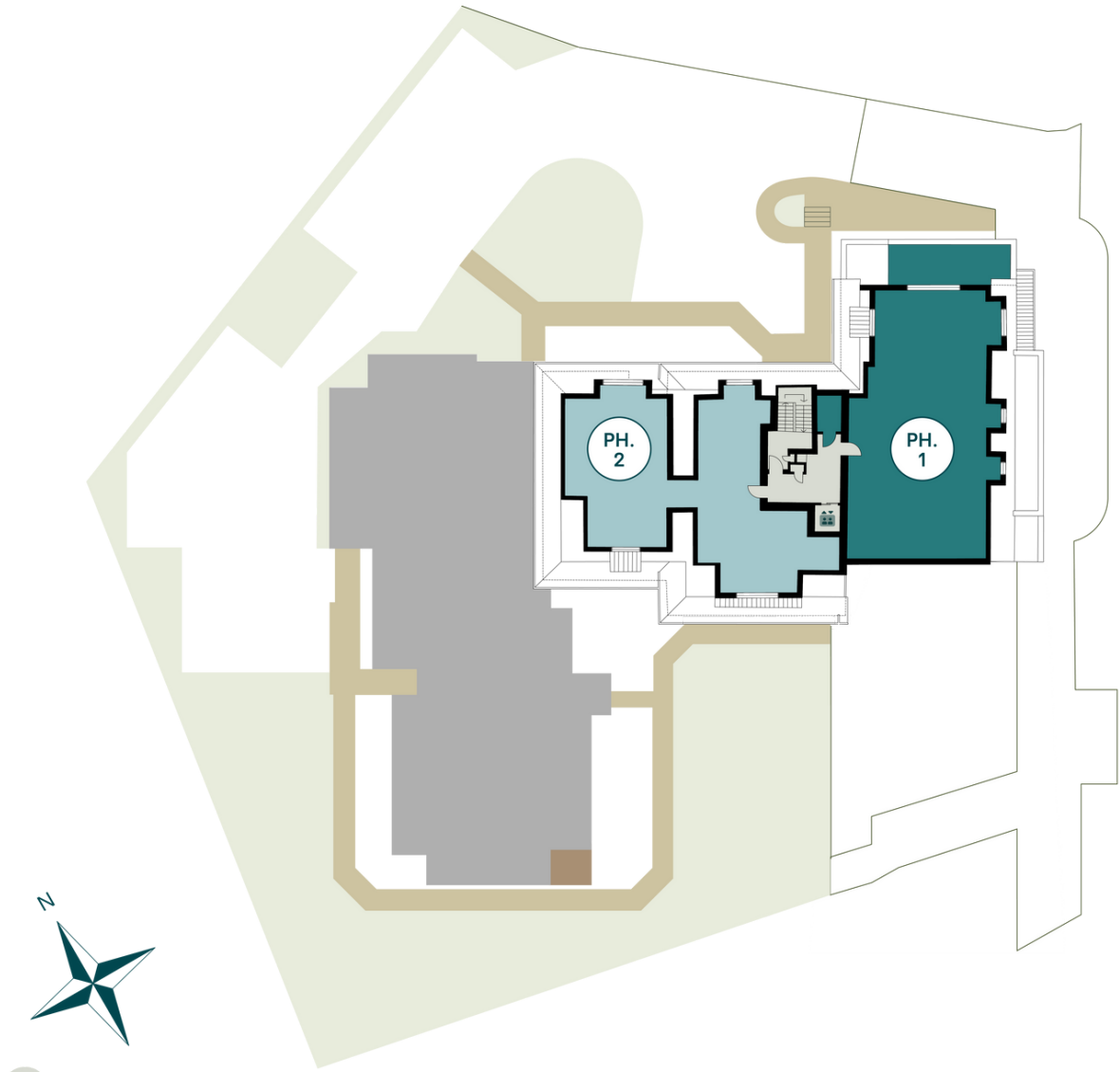
A roof light is featured in the hallway, allowing for a bright and welcoming entrance.

117.4 SQM / 1,263 SQFT

Room	Metres	Feet
Kitchen	3.72 x 2.9	12' 5" x 9' 5"
Living Room	3.72 x 4.92	12' 2" x 16' 2"
Bedroom 1	4.72 x 3.02	15' 5" x 9' 9"
Bedroom 1 Dressing	1.68 x 1.62	5' 5" x 5' 3"
Bedroom 1 Ensuite	2.10 x 2.88	6' 10" x 9' 4"
Bedroom 2	3.37 x 4.38	11' 1" x 14' 4"
Bedroom 3/Dining	4.02 x 2.99	13' 2" x 9' 8"
Bathroom	1.98 x 3.43	6' 5" x 11' 3"
Utility	1.79 x 1.66	5' 9" x 5' 4"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

THE PENTHOUSES



● PUBLIC AREAS

🏠 LIFT

Floor plan not to scale and for illustrative purposes only.

THE PENTHOUSES

PENTHOUSE 1

(M20)

3 Bedrooms

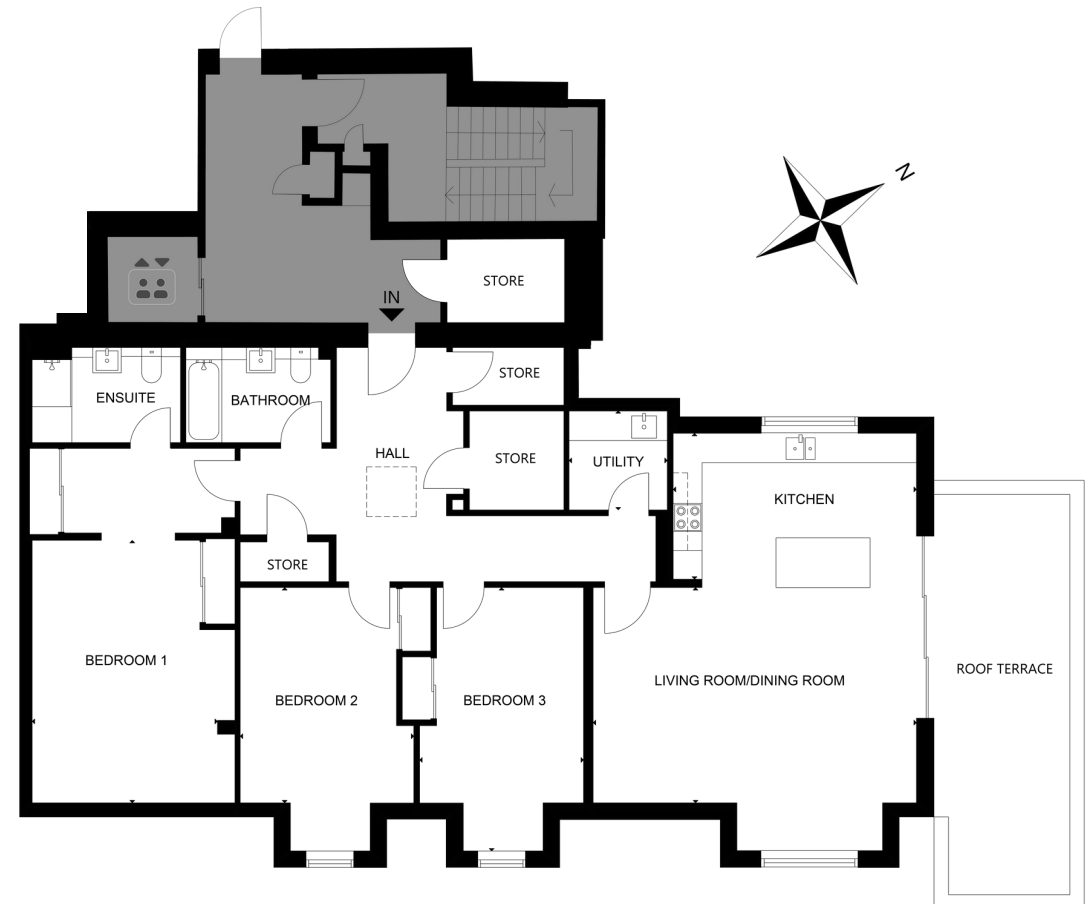
Style 7.0

The first of two impressive penthouses, this property benefits from three spacious bedrooms and an incredibly luxurious kitchen, living, dining space which leads onto the expansive roof terrace.

What's more, there is plentiful storage located throughout the penthouse, alongside a utility room, stylish family bathroom and ensuite for the principal bedroom.

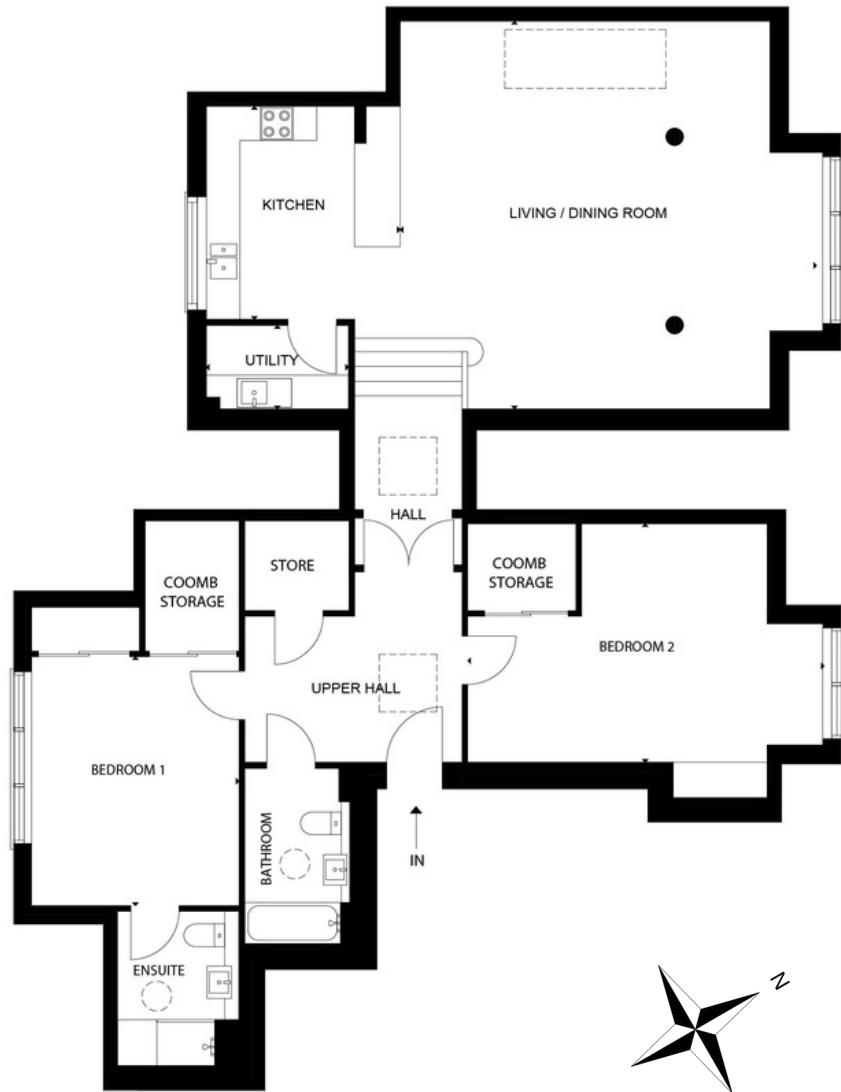
158.5 SQM / 1,707 SQFT

Room	Metres	Feet
Kitchen	4.95 x 2.96	16'3" x 9'9"
Living/Dining Room	6.55 x 4.36	21'6" x 14'4"
Bedroom 1	3.76 x 5.32	12'4" x 17'5"
Bedroom 1 Ensuite	3.01 x 1.94	9'9" x 6'4"
Bedroom 2	3.52 x 4.37	11'7" x 14'4"
Bedroom 3	3.33 x 5.34	10'11" x 17'6"
Bathroom	2.97 x 1.94	9'7" x 6'4"
Utility	1.99 x 2.01	6'6" x 6'7"
Roof Terrace	7.7 x 2.7	25'3" x 8'10"



Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.

THE PENTHOUSES



PENTHOUSE 2

(M21)

2 Bedrooms

Style 8.0

The second penthouse offers luxury, bright living at it's finest. With two large bedrooms and an open-plan kitchen, living and dining space, this home is bathed in light from roof lights throughout.

The perfect apartment for hosting guests, whilst ensuring a comfortable homely feel throughout - this is an opportunity not to be missed.

143.7 SQM / 1,547 SQFT

Room	Metres	Feet
Kitchen	3.4 x 3.74	11'2" x 12'3"
Living/Dining Room	8.2 x 6.81	24'4" x 22'4"
Bedroom 1	3.63 x 4.37	11'11" x 14'4"
Bedroom 1 Ensuite	2.13 x 2.71	6'12" x 8'9"
Bedroom 2	6.22 x 4.18	20'5" x 13'9"
Bathroom	1.7 x 3.1	5'6" x 10'2"
Utility	2.5 x 1.47	6'2" x 4'10"

Please note, all floorplans are for illustrative purposes only. Terrace and Balcony dimensions are approximate and should be independently verified.



Please note, all CGIs are for illustrative purposes only



Please note, all CGIs are for illustrative purposes only

SPECIFICATION

EXTERNAL

- Timber front doors offer a welcoming entrance to each apartment.
- Efficient solar panels support common areas, which are similarly fitted with external lighting for your convenience.
- There are 19 private parking spaces for resident use, including two disabled spaces and three spaces with EV charging provision.
- All apartments have access to the leafy gardens, whilst 85% of our homes benefit from private balcony and terrace areas.
- Each balcony or terrace has twin waterproof electrical sockets.

INTERNAL

- Interior walls and ceilings are painted in a clean matt white shade for a bright finish.
- Windows are Timber Aluclad, finished internally with timber for a soft look, whilst are externally aluminium clad ensuring very low maintenance.
- Brushed chrome switches and sockets, alongside oak internal doors and modern mirrored sliding wardrobe doors are found within each apartment.

KITCHENS

- Modern Leicht German Kitchens, designed and expertly fitted by Kitchens International, are found in each apartment.
- Each kitchen is equipped with an abundance of built-in Siemens appliances, including an oven, microwave, induction hob, fully integrated fridge/freezer and dishwasher.
- In keeping with the classic décor of the development, the worktop, cupboards and back panels of each kitchen are finished in a complementary colour palette.

BATHROOMS

- All bathrooms benefit from Hansgrohe Chrome shower and tap fittings. Main bathrooms feature a shower over bath, whilst en-suites benefit from sizeable showers.
- Stylish tiling is found on both the floors and the walls, extending to full height in wet areas and half height in the remainder of the room.
- Chrome heated towel rails, convenient shaver points and feature mirrors above each sink complete the contemporary feel of the bathrooms.

FLOORING

- Bedrooms benefit from soft and comfortable carpets.
- All other spaces feature stylish Naked Oak water resistant hard flooring, whilst bathrooms and en-suites boast tiled floors.

GENERAL

- All homes are fitted with smoke alarms, carbon monoxide detectors and carbon monoxide monitors.
- Vaillant ecotEC Green iQ boilers are included as standard for high efficiency usage.
- Each apartment features a video handset, with Security Fob entry to ground floor main entrance doors.
- Enforcer burglar alarm systems are installed throughout. This includes motion detector to hallways, door contacts on all external doors for garden and ground floor apartments, and balcony/terrace doors on floors one and two.
- The heating in all homes is monitored via a Hive thermostat, allowing the heating to be controlled remotely via an easy-to-use app.
- Lift and stair access to all apartments.

WARRANTY

- 10 Year structural Warranty by ICW.



Please note, all CGIs are for illustrative purposes only



IMPORTANT NOTICE

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract or constitute a representation or 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.

Colinton Road is the marketing name for the development.

The developer operates a policy of continuous product development and reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

Measurements (metric and imperial) provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during construction and are therefore indicative. The units described may not have been completed at the time of going to print.

CGIs are for illustrative purposes only and are therefore indicative, and photography may be from previous developments or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.



CONTACT US

— TODAY —



0131 243 3858



colintonroad@rettie.co.uk



RETTIE



DUNEDIN HOUSE
PROPERTIES