



DEVELOPMENTS

TEMPLE PARK

EDINBURGH | EH11 1JR

WWW.TEMPLEPARK-EDINBURGH.CO.UK





W E L C O M E

Temple Park is a contemporary, sustainable residential development situated on the banks of Union Canal overlooking Pentland Hills to the west and the historic Edinburgh City Centre skyline to the east.

A unique collection of 1, 2 and 3 bedroom apartments and a stunning 3 bedroom penthouse, all designed to offer high quality amenity spaces with private balconies or terraces to selected properties supplementing a large, communal, canal-front garden accessible to all residents. The development also features a highly efficient and gas-free, air source communal heating system - individually metered and billed by market specialist Insite Energy.

Since 2007, S1 Developments have completed award winning projects across some of Edinburgh's most challenging prime locations. Our role as main contractor and developer allows exceptional schemes to be designed, built and delivered efficiently while guaranteeing quality.



THE KEY TO CANAL- SIDE LIVING



Temple Park is situated to take advantage of all that makes this part of the city unique.



Bruntsfield and Morningside, with its mix of independent shops, boutiques, cafés and restaurants, are within easy walking distance.



The Union Canal, once the lifeblood of Edinburgh's industrial engine, is now a leisure activity hotspot and a direct walk / cycle route into the city centre.



Regular bus services to Edinburgh's wider public transport network are all within a few minutes' stroll.





UNLOCK ALL THAT THE CAPITAL CITY HAS TO OFFER

ART & CULTURE

- 1 National Museum of Scotland
- 2 Scottish National Portrait Gallery
- 3 Scottish National Gallery of Modern Art

EDUCATION

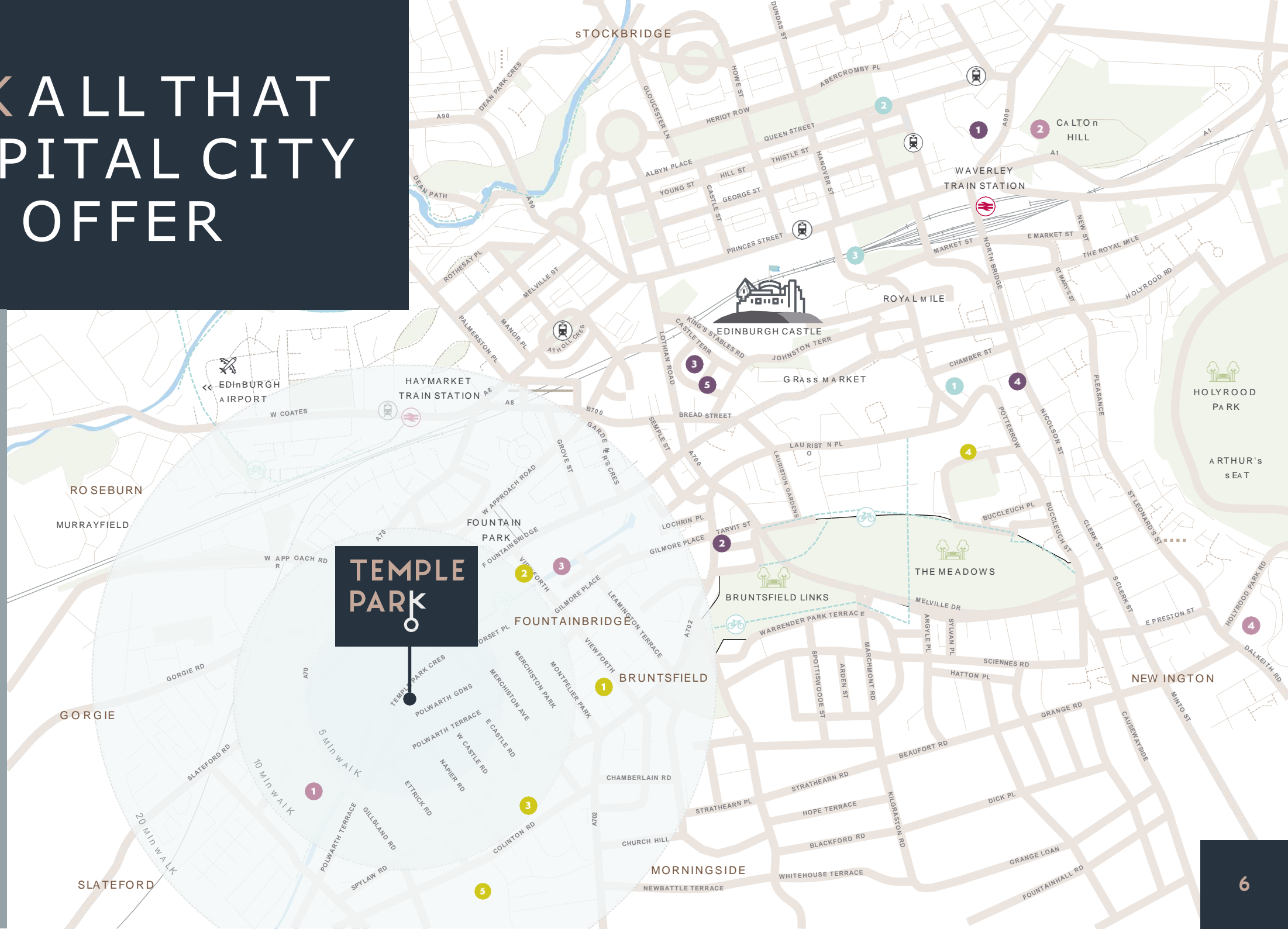
- 1 Bruntisfield Primary School
- 2 Boroughmuir High School
- 3 Edinburgh Napier
- 4 University of Edinburgh
- 5 George Watson College

ENTERTAINMENT & SHOPPING

- 1 St James Quarter
- 2 King's Theatre
- 3 Usher Hall
- 4 Festival Theatre
- 5 Lyceum Theatre

AMENITY

- 1 Harrison Park
- 2 Calton Hill
- 3 Union Canal Towpath
- 4 Royal Commonwealth Pool



KEY INFORMATION & SPECIFICATION

Each of the apartments will be designed and built to the highest standard. With the option of customisation, the standard specification will include:

KITCHENS

German manufactured kitchens featuring:

- High quality laminate worktops & solid unit doors
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Built in single fan oven and grill
- 4 ring touch control induction hob
- Under unit LED lighting
- Washer/Dryer located within a separate Utility space in selected properties

Optional upgrades available on enquiry - Silestone worktops, cabinets and appliances

BATHROOMS AND EN-SUITES

- Washbasins with wall mounted vanity unit in each bathroom
- Wall hung w.c. with dual flush and soft close seat
- Large bespoke feature mirrors
- Shaver and toothbrush charging point
- Contemporary wall mounted heated towel rails
- Matt finished porcelain wall tiles

BEDROOMS

Fitted wardrobes to selected bedrooms - please refer to brochure plans for details

FLOORING

- Matt lacquered wide timber effect flooring to open plan living spaces and hallways
- Matt finished porcelain floor tiles to all bathrooms and en-suites
- Carpets to all bedrooms

HEATING / VENTILATION

- A sustainable highly efficient communal heating system (ASHP) individually metered and billed by market specialist Insite Energy
- White panel radiators
- Centralised low energy ventilation system to each kitchen, utility and bathroom

LIGHTING / SOCKETS / MEDIA

- Low energy LED recessed down lights to halls, kitchens, bathrooms and en-suites
- Pendant lighting to bedrooms and living spaces
- White low profile power sockets and switch plates
- Infrastructure cabling for BT Openreach, Virgin Media, SKY and Freeview

DECORATION

- All ceiling and walls painted matt emulsion Chalk White
- All woodwork painted Satinwood White

DOORS / WINDOWS

- 5 lever British standard dead bolt locking systems to entrance doors
- Satinwood white entrance doors and internal doors
- Highly efficient double-glazed windows with black-grey external finish

PARKING

- The development is located within the extended controlled parking zone and each property is eligible to apply for one residential parking permit (please contact City of Edinburgh Council for full details)

WARRANTIES

10 year Premier Guarantee building warranty issued with all properties

GENERAL

- Kassandra Multi brickwork finish by Wienerberger
- Black-Grey aluminium roof finishes by Prefa
- High performance flat roofing systems
- Private balcony or terrace to selected properties - please refer to brochure plans for details
- Shared landscaped common garden along Union Canal frontage
- The building and its common or shared facilities are factored by Ross & Liddell (Managing Agents)

**The developer operates a process of constant improvement and as such this spec is for guidance only and may be subject to change. Please consult the selling agents for more detail.*

Important Notice

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FLOOR PLANS

[PRINT FLOOR PLANS](#)

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



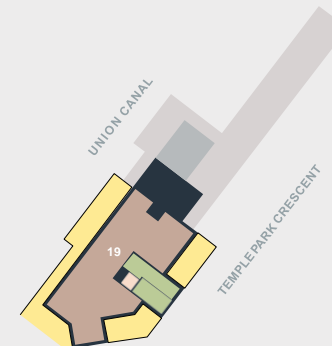
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



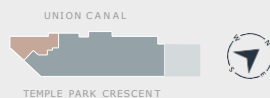
KEY

- | | |
|----------------------------------|------------------------------------|
| TEMPLE PARK | LIFT |
| PRIVATE RENTAL - S1 DEVELOPMENTS | BIKE STORAGE |
| AFFORDABLE MID-MARKET RENTAL | BIN STORAGE |
| COMMON STAIR/ LOBBY | PRIVATE TERRACE, BALCONY OR GARDEN |

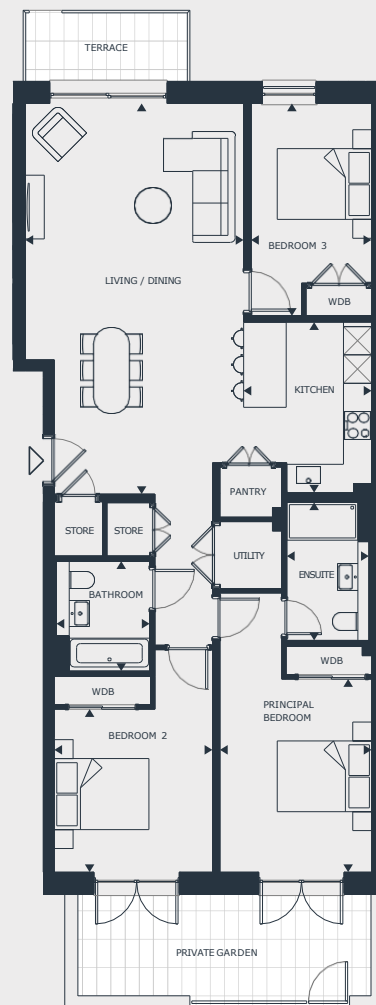
THREE BEDROOM APARTMENT PLOT01 (GROUND FLOOR)



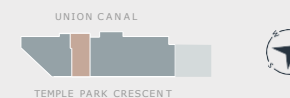
SCHEDULE OF AREAS		
Living/Dining/Kitchen	7.0 x 8.4m	23'0" x 27'7"
Principal Bedroom	3.6 x 3.0m	11'10" x 9'10"
Bedroom 2	2.7 x 3.7m	8'10" x 12'2"
Bedroom 3	2.4 x 3.7m	7'10" x 12'2"
Bathroom	2.3 x 2.0m	7'7" x 6'7"
Ensuite	2.2 x 1.5m	7'3" x 4'11"
G I A	119 sqm	1,280 sqft
Terrace	6.7 x 1.4m	22'0" x 4'7"



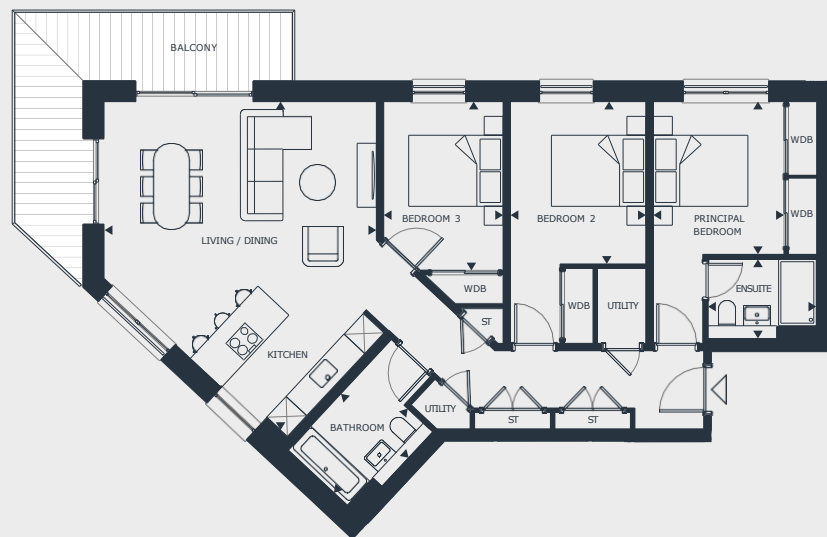
THREE BEDROOM APARTMENT PLOT02 (GROUND FLOOR)



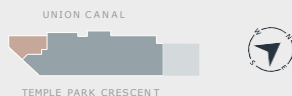
SCHEDULE OF AREAS		
Living/Dining	4.6 x 8.2m	15'1" x 26'11"
Kitchen	2.7 x 3.6m	8'10" x 11'10"
Principal Bedroom	3.2 x 4.0m	10'6" x 13'1"
Bedroom 2	3.3 x 3.4m	10'10" x 11'2"
Bedroom 3	2.5 x 3.8m	8'2" x 12'6"
Bathroom	1.9 x 2.3m	6'3" x 7'7"
Ensuite	1.7 x 2.9m	5'7" x 9'6"
G I A	112 sqm	1,205 sqft
Terrace	3.5 x 1.4m	11'5" x 4'7"
Private Garden	6.1 x 2.1m	20'0" x 6'10"



THREE BEDROOM APARTMENT
PLOTS 03, 07, 11 & 15 (1ST, 2ND, 3RD & 4TH FLOOR)



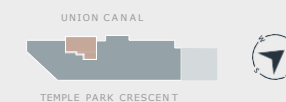
SCHEDULE OF AREAS		
Living/Dining/ Kitchen	5.7 x 6.9m	18'8" x 22'8"
Principal Bedroom	2.7 x 3.2m	8'10" x 10'6"
Bedroom 2	2.8 x 3.4m	9'2" x 11'2"
Bedroom 3	2.5 x 3.5m	8'2" x 11'6"
Bathroom	2.3 x 1.9m	7'7" x 6'3"
Ensuite	2.2 x 1.6m	7'3" x 5'3"
G I A	97 sqm	1,044 sqft
Balcony	5.8 x 5.7 x 1.4m	19'0" x 18'8" x 4'7"



TWO BEDROOM APARTMENT
PLOTS 04, 08 & 12 (1ST, 2ND & 3RD FLOOR)



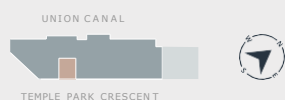
SCHEDULE OF AREAS		
Living/Dining/ Kitchen	4.6 x 6.2m	15'1" x 20'4"
Principal Bedroom	3.6 x 4.5m	11'10" x 14'9"
Bedroom 2	2.5 x 3.2m	8'2" x 10'6"
Bathroom	1.9 x 2.3m	6'3" x 7'7"
Ensuite	1.6 x 2.2m	5'3" x 7'3"
G I A	75 sqm	807 sqft
Balcony	3.4m x 1.0-1.4m	11'2" x 3'3"-4'7"



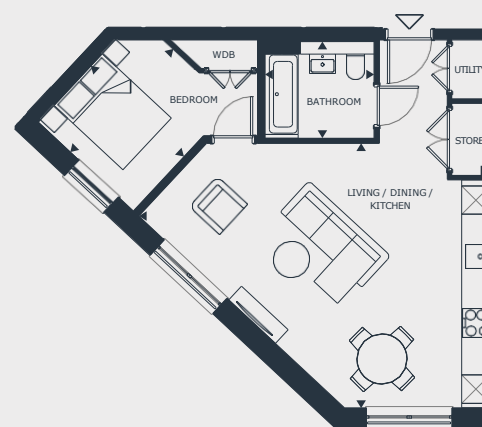
ONE BEDROOM APARTMENT
PLOTS 05, 09, 13 & 17 (1ST, 2ND, 3RD & 4TH FLOOR)



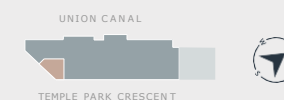
SCHEDULE OF AREAS		
Living/Dining	3.7 x 4.9m	12'2" x 16'1"
Kitchen	2.8 x 3.5m	9'2" x 11'6"
Bedroom	2.7 x 2.9m	8'10" x 9'6"
Bathroom	2.3 x 1.9m	7'7" x 6'3"
G I A	52 sqm	559 sqft



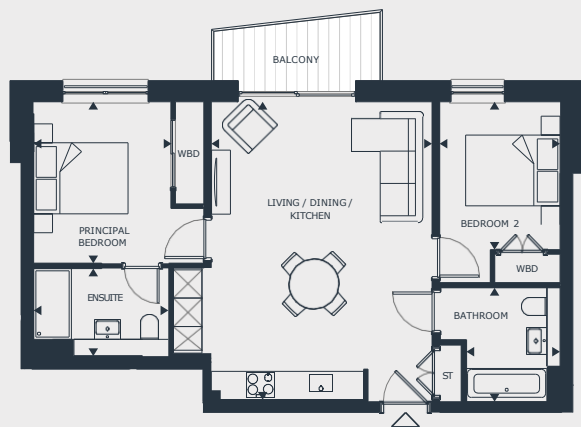
ONE BEDROOM APARTMENT
PLOTS 06, 10, 14 & 18 (1ST, 2ND, 3RD & 4TH FLOOR)



SCHEDULE OF AREAS		
Living/Dining/ Kitchen	7.4 x 5.5m	24'3" x 18'0"
Bedroom	3.0 x 2.7m	9'10" x 8'10"
Bathroom	2.3 x 2.0m	7'7" x 6'7"
G I A	53 sqm	570 sqft

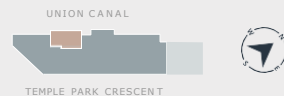


TWO BEDROOM APARTMENT
PLOT 16 (4TH FLOOR)

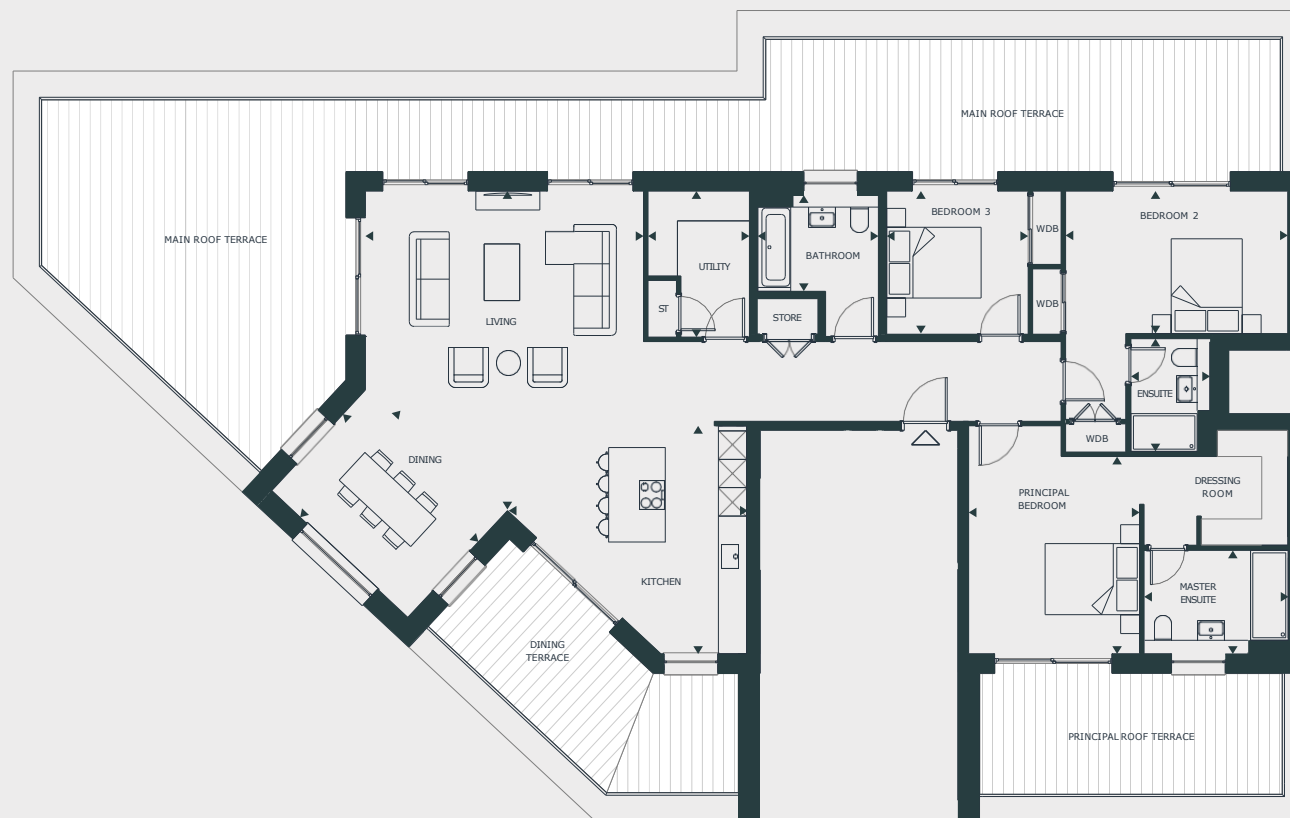


SCHEDULE OF AREAS

Living/Dining/Kitchen	4.6 x 6.3m	15'1" x 20'8"
Principal Bedroom	2.9 x 3.4m	9'6" x 11'2"
Bedroom 2	2.5 x 3.1m	8'2" x 10'2"
Bathroom	1.9 x 2.4m	6'3" x 7'10"
Ensuite	2.8 x 1.8m	9'2" x 5'11"
G I A	66.5 sqm	715 sqft
Balcony	3.4m x 1.0-1.4m	11'2" x 3'3"-4'7"

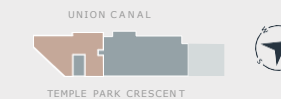


THREE BEDROOM PENTHOUSE
PLOT 19 (5TH FLOOR)



SCHEDULE OF AREAS

Living	5.8 x 6.7m	19'0" x 22'0"
Dining	2.9 x 3.9m	9'6" x 12'9"
Kitchen	5.0 x 4.8m	16'5" x 15'9"
Principal Bedroom	3.6 x 4.1m	11'10" x 13'5"
Bedroom 2	4.6 x 2.9m	15'1" x 9'6"
Bedroom 3	2.9 x 3.0m	9'6" x 9'10"
Bathroom	2.5 x 2.0m	8'2" x 6'7"
Principal Ensuite	3.0 x 2.1m	9'10" x 6'11"
Ensuite	1.6 x 2.3m	5'3" x 7'7"
Utility	2.1 x 3.0m	6'11" x 9'10"
G I A	157 sqm	1,690 sqft
Main Roof Terrace	82sqm	882 sq ft
Dining Terrace	17sqm	182 sq ft
Principal Bedroom Terrace	16sqm	172 sq ft





A DEVELOPMENT BY:



DEVELOPMENTS

CONTACT

templspark@rettie.co.uk
0131 243 3858



RETTIE

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SEPTEMBER 2022

[Produced by Designworks](#)

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