



QUEENSBERRY
PROPERTIES

WAVERLEY SQUARE
EDINBURGH



QUEENSBERRY

PROPERTIES

Waverley Square is an exciting new development located in the heart of Edinburgh's historic Old Town, a UNESCO World Heritage site steeped in history and culture. Featuring 66 stylish apartments, mews and galleried penthouses, this striking new destination will appeal to anyone seeking a contemporary home that is anything but ordinary.

Situated just off the world famous Royal Mile, everything you could wish for is right on your doorstep at Waverley Square, including some of Edinburgh's finest shopping, cosmopolitan bars, restaurants and live entertainment. And you won't have to go far to find some of the capital's most iconic landmarks, with Edinburgh Castle, the Scottish Parliament and Arthur's Seat all close at hand. For travel further afield, the development enjoys unrivalled connectivity – Waverley Train Station is right next door and access to the city's bus and tram network is just a short walk away.

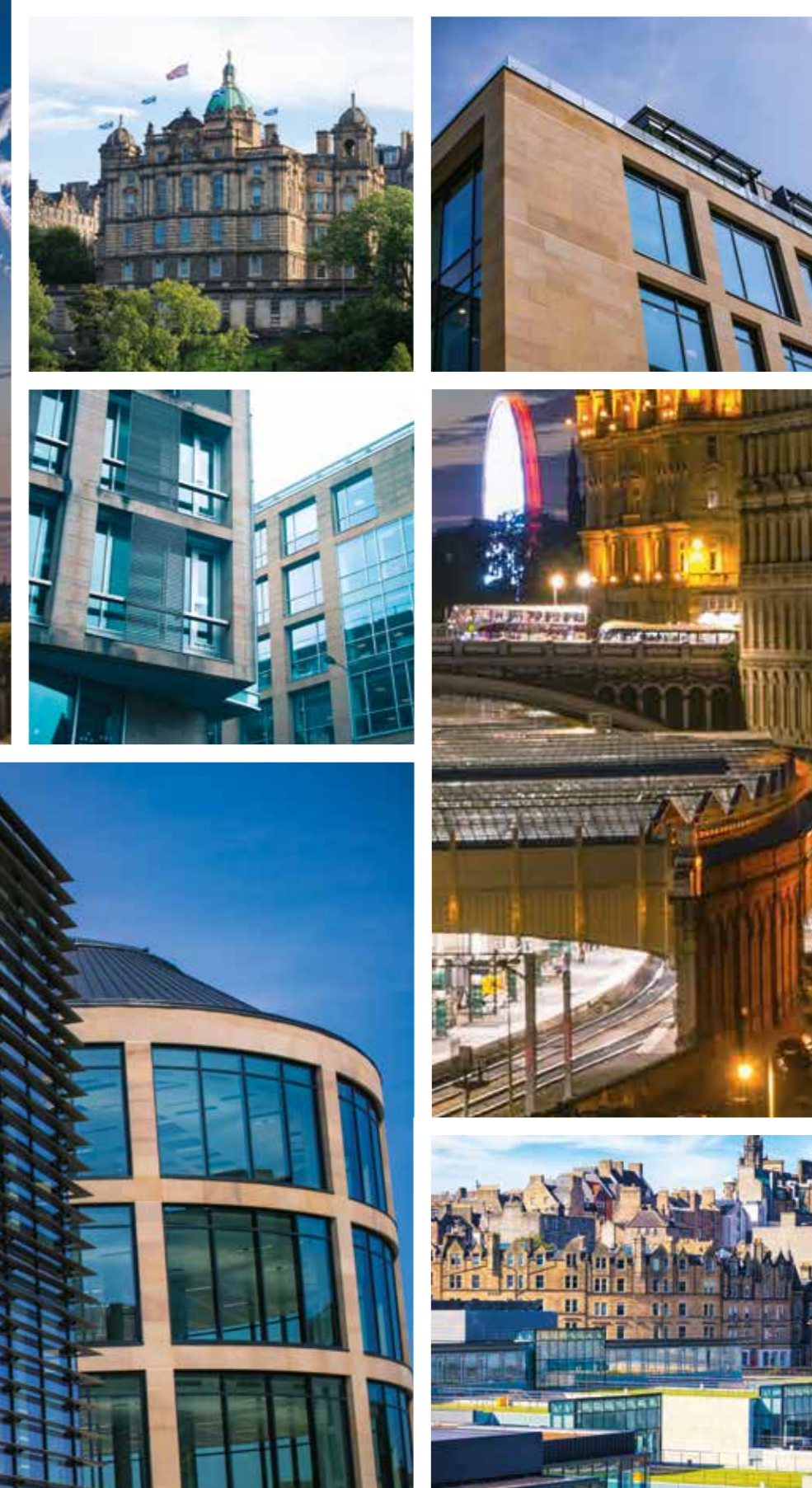
Forming part of the 7.5 acre/£240m New Waverley regeneration initiative, Waverley Square is set to become one of the most sought after addresses in one of the world's most popular cities.



ECONOMICS OF EDINBURGH

EDINBURGH: A WORLD CLASS CITY

Renowned as the UK's largest finance centre outside London, Edinburgh is also recognised as a fast growing, world class tech hub. Home to many FTSE 100 companies and boasting one of the most vibrant and dynamic professional services sectors in the world, Scotland's capital enjoys a thriving property market with strong rental demand. Key employers in Edinburgh include Natwest Group, Standard Life, Lloyds Banking Group, Tesco Bank, Aegon, HSBC, Skyscanner, JP Morgan, BT, Telewest, Fujitsu, Rockstar North and Diageo.



A CITY OF CULTURE

CULTURE AND CHARM

Rich in history and culture, this fabulous city is a major tourism centre, attracting over 4m visitors annually, and plays host to the world's largest arts festival. But it's not just for visitors, Edinburgh is a great place to live too, known for providing an excellent quality of life and recently named 'Greenest City in the UK' in 2019 in a study by First Mile.





LOCATION

FETTES COLLEGE
Walk 46 mins | Drive 17 mins

MULTREES WALK
Walk 9 mins | Drive 4 mins

EDINBURGH AIRPORT
8.3 miles | Drive 30 mins

EDINBURGH NEW TOWN

PRINCES STREET
Walk 9 mins | Drive 4 mins

FINANCIAL DISTRICT
Walk 23 mins | Drive 7 mins

WAVERLEY SQUARE

EDINBURGH WAVERLEY
Walk 5 mins | Drive 2 mins

PALACE OF HOLYROOD HOUSE
Walk 8 mins | Drive 2 mins

EDINBURGH CASTLE
Walk 9 mins | Drive 5 mins

SCOTTISH PARLIAMENT BUILDING
Walk 6 mins | Drive 3 mins

London: 5 hrs	Leeds: 3 hrs
Manchester: 3 hrs	Newcastle: 1.5 hrs
Birmingham: 5 hrs	Glasgow: 1hr

HAYMARKET STATION

ROYAL MILE
Walk 1 mins | Drive 1 mins

ARTHUR'S SEAT
Walk 34 mins | Drive 5 mins

EDINBURGH OLD TOWN

UNIVERSITY OF EDINBURGH
Walk 18 mins | Drive 7 mins

GEORGE HERIOT'S SCHOOL
Walk 18 mins | Drive 8 mins

THE MEADOWS
Walk 23 mins | Drive 8 mins

EDINBURGH NAPIER UNIVERSITY
Walk 45 mins | Drive 14 mins

Waverley Square is within easy access of Edinburgh's world-class theatres, concert halls, museums and historic buildings. Located in Edinburgh's Old Town and steeped in history, its cobbled streets are surrounded by beautiful architecture and home to the annual Edinburgh Festival.

For families with children of school age or those embarking on further education, Waverley Square offers the perfect home. Most of the University's main campus buildings can be reached on foot, as can the

city's College of Art. A wide choice of other educational establishments are also easily accessible, including many world-renowned independent schools.

Waverley Square also boast enviable connectivity. It's adjacent to Edinburgh's Waverley Station, which puts Glasgow, London and the rest of the UK within easy reach. The city's bus and tram network is within easy reach of Waverley Square, with Edinburgh International Airport just a short tram ride away.

AT THE HEART OF EVERYTHING

Step out of your home at Waverley Square and, within a few minutes, you could be walking down to The Palace of Holyroodhouse, the Scottish Parliament and Holyrood Park, making your way up to Edinburgh Castle or having a stroll through Princes Street Gardens. It's not just the city's historic sites that are close by, there's also great shopping, including luxury brands, such as Harvey Nichols and Burberry, on George Street and Multrees Walk, and the quirkier boutiques of the West End. When dining out you will be spoiled for choice, from fine dining at Michelin starred restaurants like The Kitchin, to enjoying Scottish specialities in the many pubs throughout the Capital.

SITE PLAN

EDINBURGH AIRPORT

EDINBURGH NEW TOWN

FINANCIAL DISTRICT

PRINCES STREET

MULTREES WALK

EDINBURGH CASTLE

EDINBURGH WAVERLEY

EDINBURGH OLD TOWN

ROYAL MILE

UNIVERSITY OF EDINBURGH



SCOTTISH PARLIAMENT BUILDING

DESIGN AND LUXURY

Waverley Square is at the heart of the £240m/7.5 acre New Waverley regeneration initiative – one of the most visionary re-development projects ever to be undertaken in the city. The quality of Waverley Square's design, which features panoramic windows, balconies and roof terraces, is reflected in the materials and finishes that have been used to construct it. These include natural sandstone, fine timber and metal cladding, brick, render and glass. They combine superbly to create a striking exterior style, which sits beautifully within its famous surroundings.

VIBRANT CITY LIVING

CITY ON YOUR DOORSTEP

In many ways Waverley Square reflects the city around it – a place of festivals and fun, comedy and culture, good food and conviviality. The development also wins out in a more practical way – because of its centrality, it removes the drudgery of having to commute to work, and gifts residents more time to enjoy life. The homes at Waverley Square have been cleverly designed to allow their residents to take part in everything that Edinburgh has to offer, but to also escape at the end of the day. They offer the ultimate city-centre base – a launch-pad from which to embrace the city and a hide-away in which to switch off and recharge.



EAT OUT AND SHOPPING



THE PLACE TO BE

Waverley Square is right in the heart of Edinburgh's historic Old Town. However, what really sets it apart is the fact that it's surrounded by a wide range of new luxury shops, destination restaurants, elegant public areas and dynamic workspaces. As a result, Waverley Square is a great place to meet friends, relax and take in the buzz of life. Because of its central position and its enviable array of attractions, the area around Waverley Square has an atmosphere that is artistic and inspiring, cutting edge and cool – in short, it is a new creative, cultural hub for Edinburgh.



WAVERLEY SQUARE

Waverley Square comprises in this first phase a mix of 1, 2 and 3 bedroom apartments, mews and galleried penthouses. In all, 66 properties are available. The apartments and duplexes offer stylish contemporary living.



THE DEVELOPMENT

STYLISH NEW HOMES

An exciting selection of luxury apartments and duplexes offering stylish contemporary living. Open plan kitchen and living rooms are perfect for entertaining and socialising. With large light-filled living spaces, leading to your private balcony, providing a peaceful place to unwind and relax.

A high specification is included throughout. Sleek kitchens with integrated appliances, bedrooms include fitted wardrobes and bathrooms and en suites feature vanity units and heated towel rails.



**APARTMENT
TYPE T02**



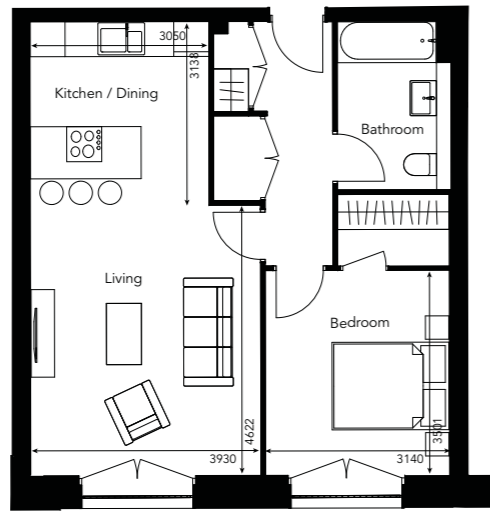
**APARTMENT
TYPE T25**

MODERN CITY LIVING

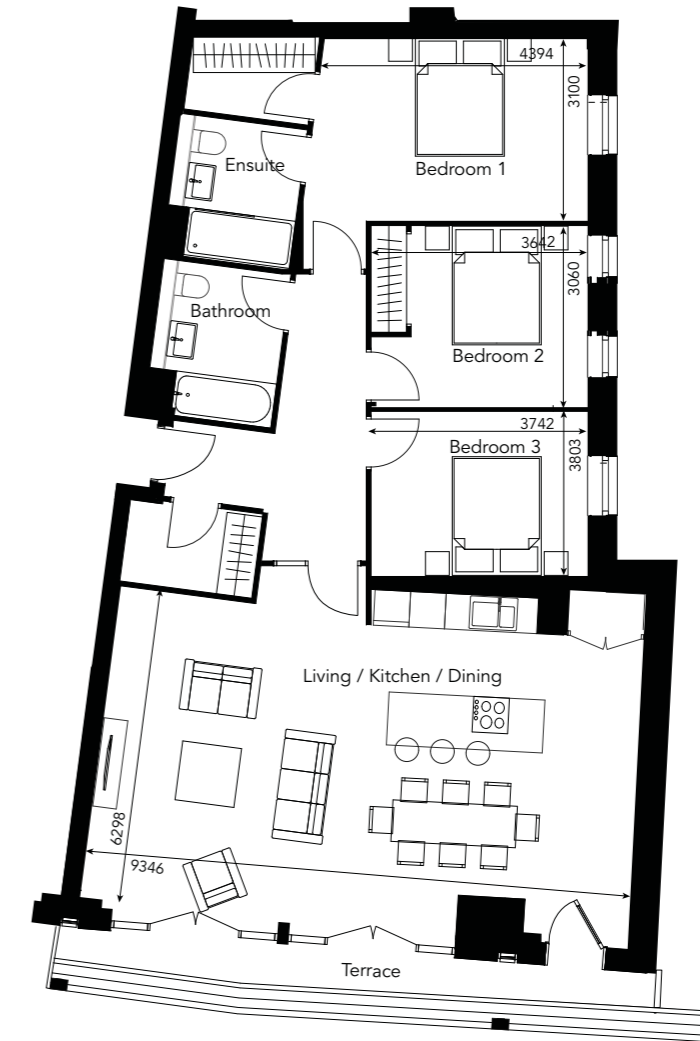
Many of the apartments also have balconies or terraces on which to relax and watch the world go by. In the basement, there are 59 secure parking spaces exclusively for residents.

The mews offer a different take on the contemporary aesthetics of the development, providing ample living and entertaining space over three levels, whilst the galleried penthouse apartments are the epitome of modern city living, with doubleheight living spaces and a choice of balconies and enclosed terrace areas.

TYPE: T06
1 bed apartment



TYPE: T17
3 bed apartment



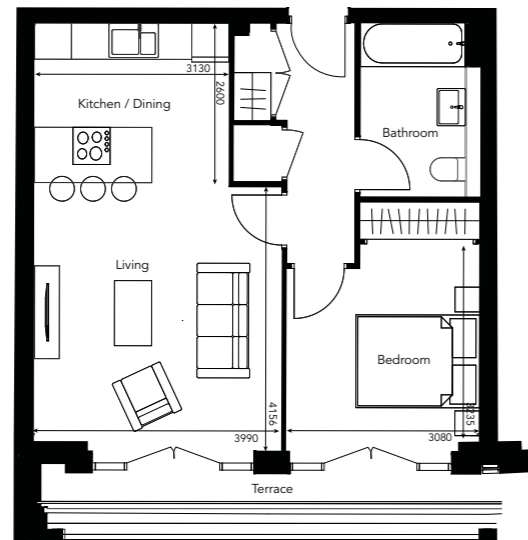
BLOCK A		
PLOT NUMBER	FLOORS	AREA
7,11,15	1,2,3	56 m ² 603 sq.ft

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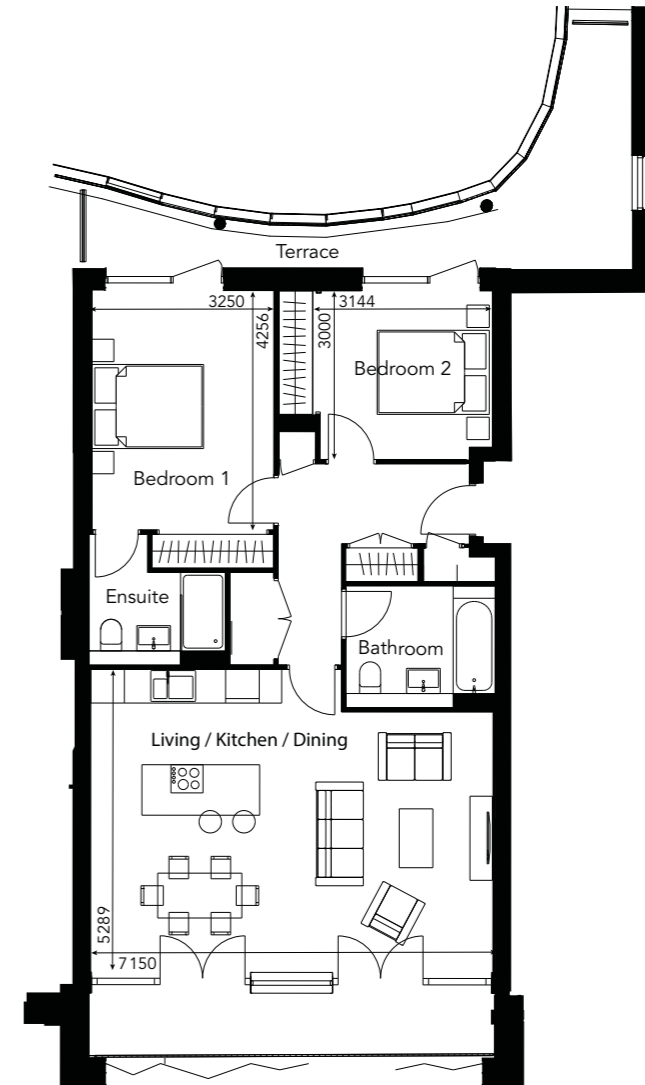
BLOCK A		
PLOT NUMBER	FLOORS	AREA
18	4	118 m ² 1270 sq.ft

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TYPE: T18
1 bed apartment



TYPE: T19
2 bed apartment



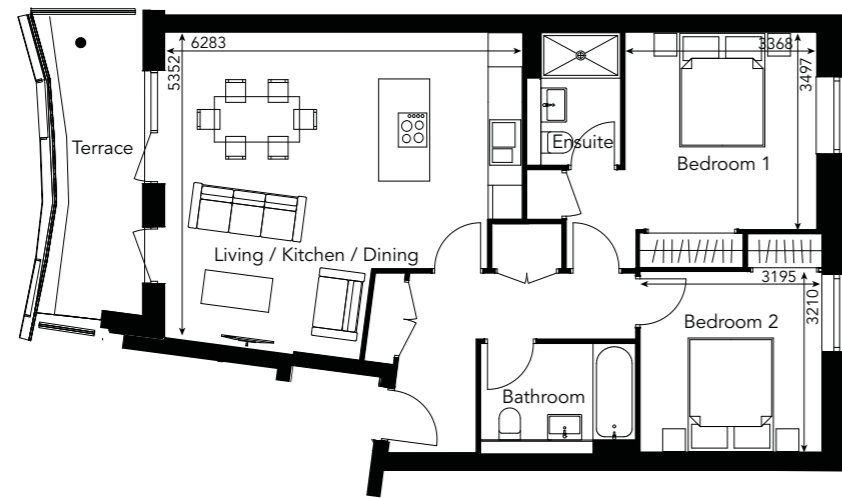
BLOCK A		
PLOT NUMBER	FLOORS	AREA
19	4	49 m ² 527 sq.ft

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BLOCK A		
PLOT NUMBER	FLOORS	AREA
8, 12, 16, 20	1, 2, 3, 4	86 m ² 926 sq.ft

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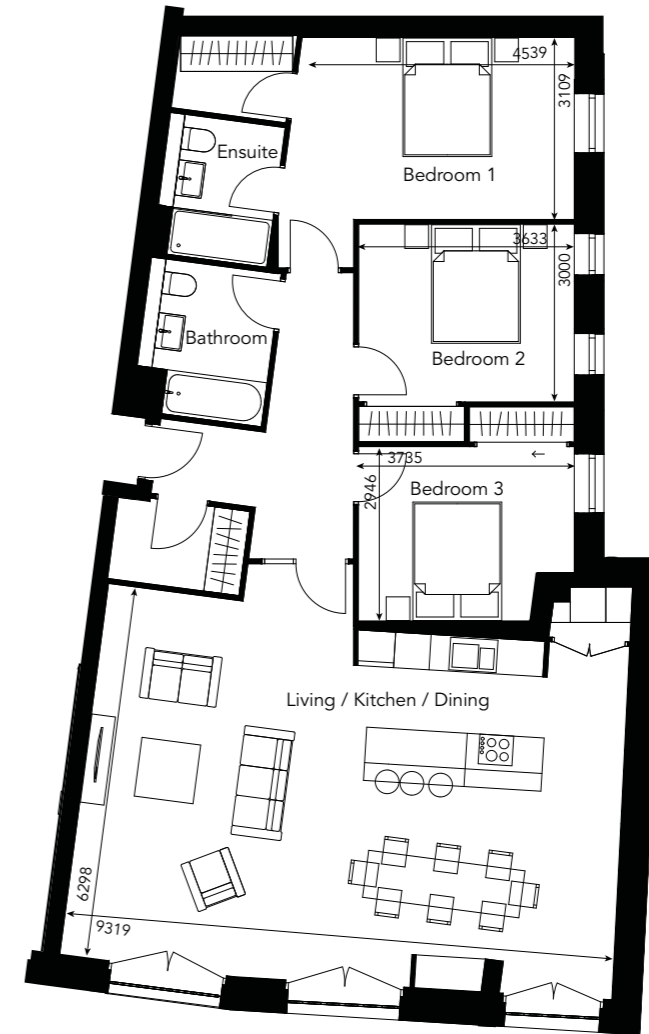
TYPE: T04
2 bed apartment



BLOCK A		
PLOT NUMBER	FLOORS	AREA
5, 9, 13, 17	1, 2, 3, 4	78 m ² 840 sq.ft

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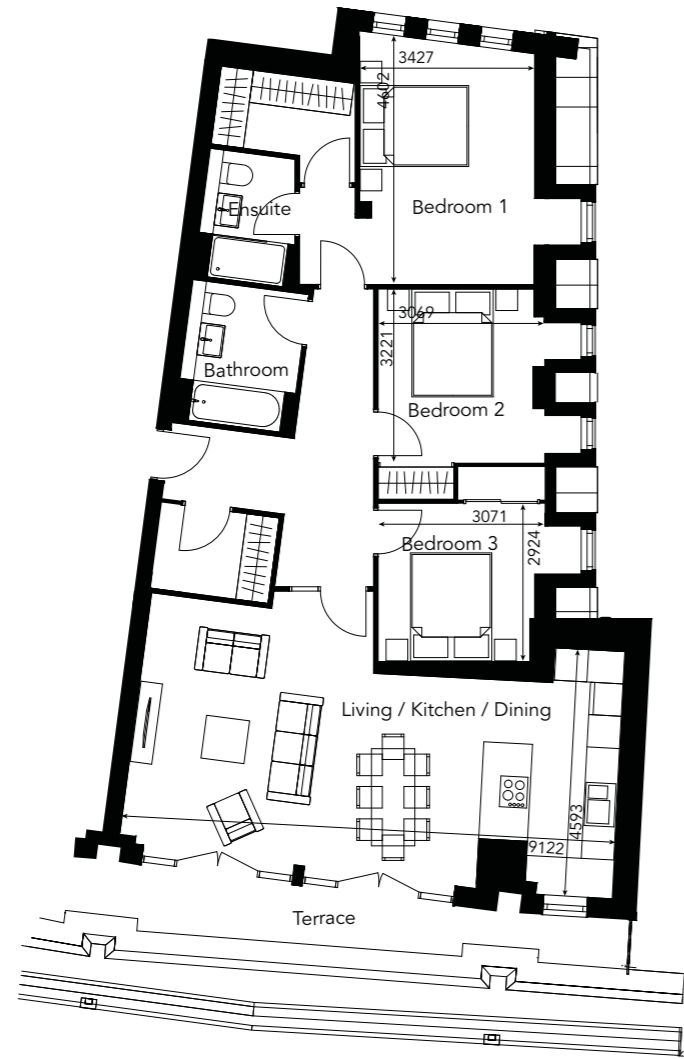
TYPE: T05
3 bed apartment



BLOCK A		
PLOT NUMBER	FLOORS	AREA
6, 10, 14	1, 2, 3	127 m ² 1367 sq.ft

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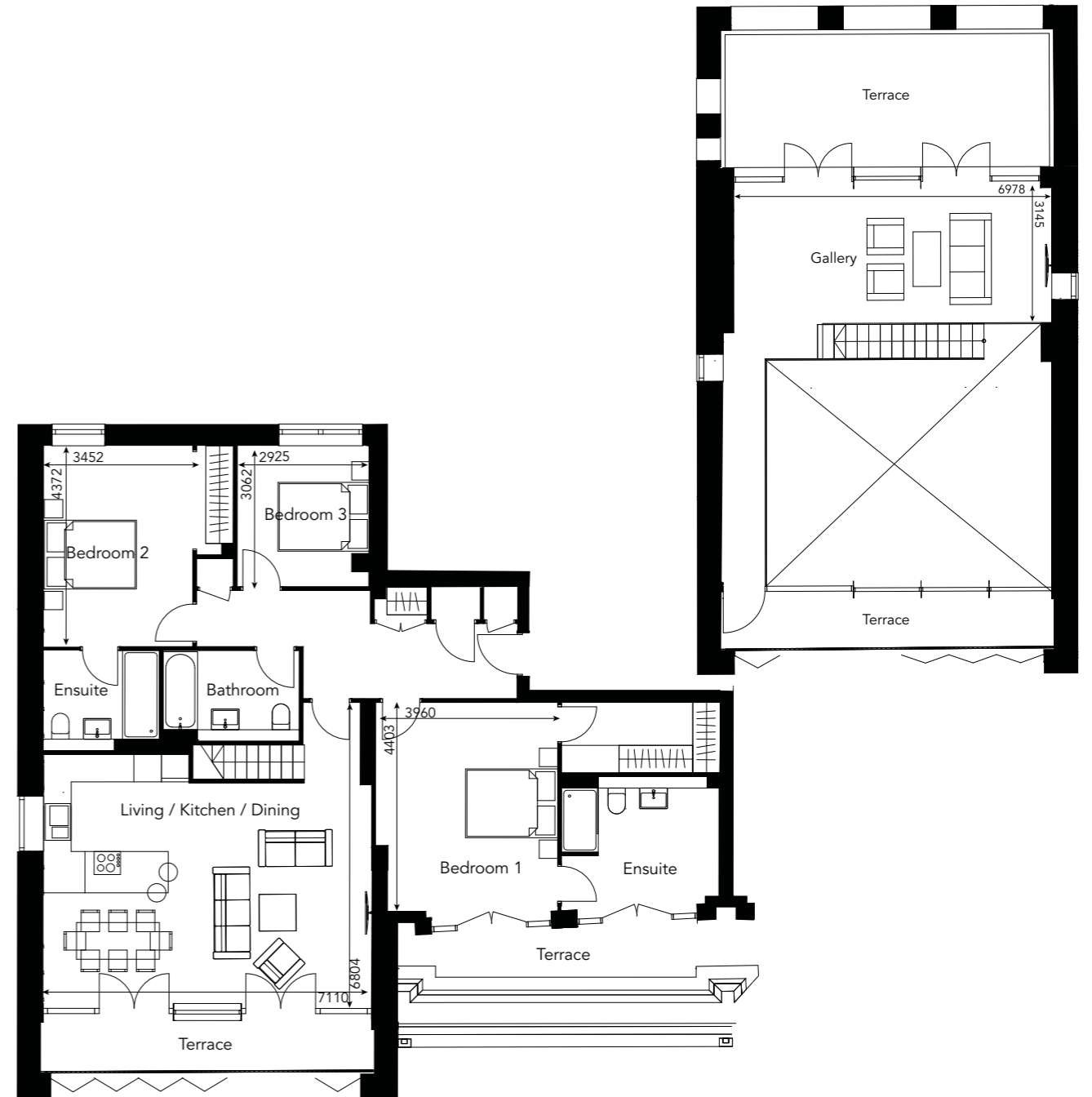
TYPE: T24
3 bed apartment



BLOCK A		
PLOT NUMBER	FLOORS	AREA
21	5	111 m ² 1195 sq.ft

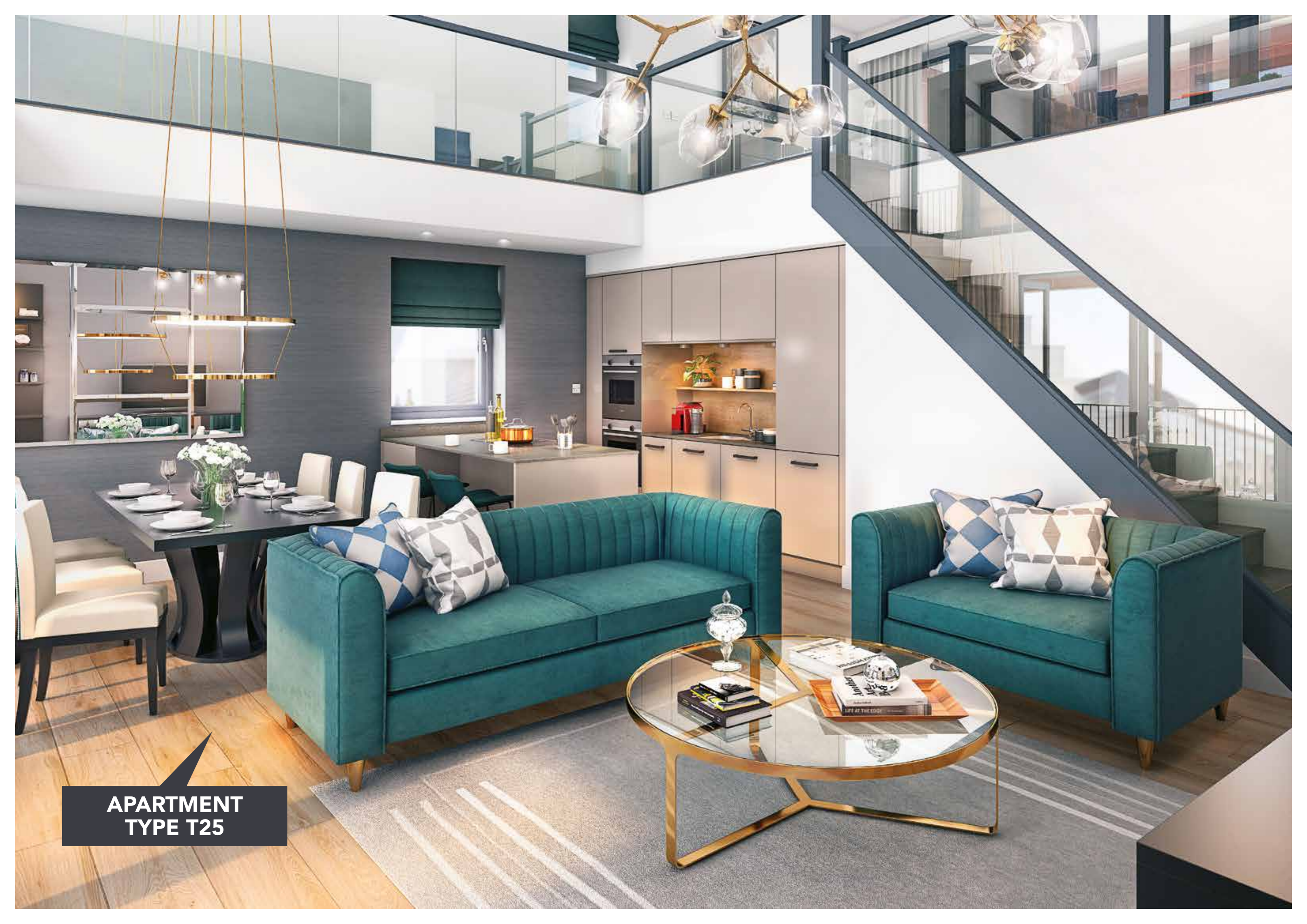
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TYPE: T25
3 bed apartment



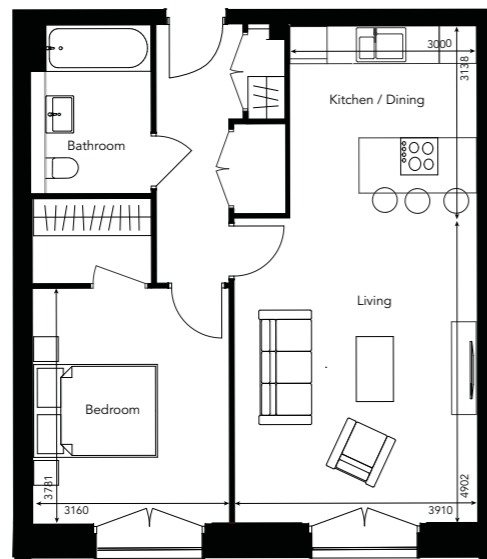
BLOCK A		
PLOT NUMBER	FLOORS	AREA
22	5 & 6	157 m ² 1690 sq.ft

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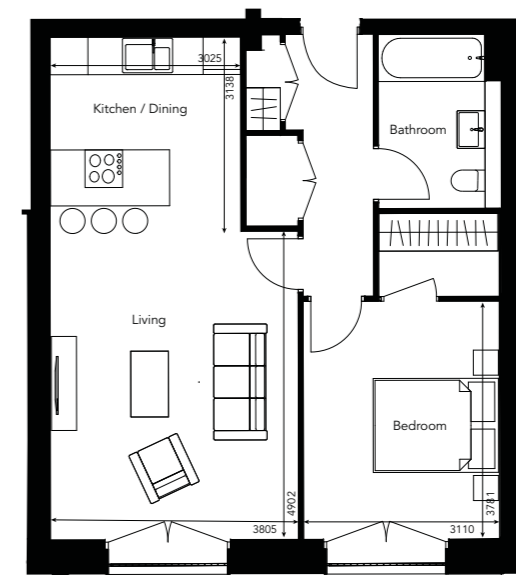


**APARTMENT
TYPE T25**

TYPE: T07
1 bed apartment



TYPE: T08
1 bed apartment



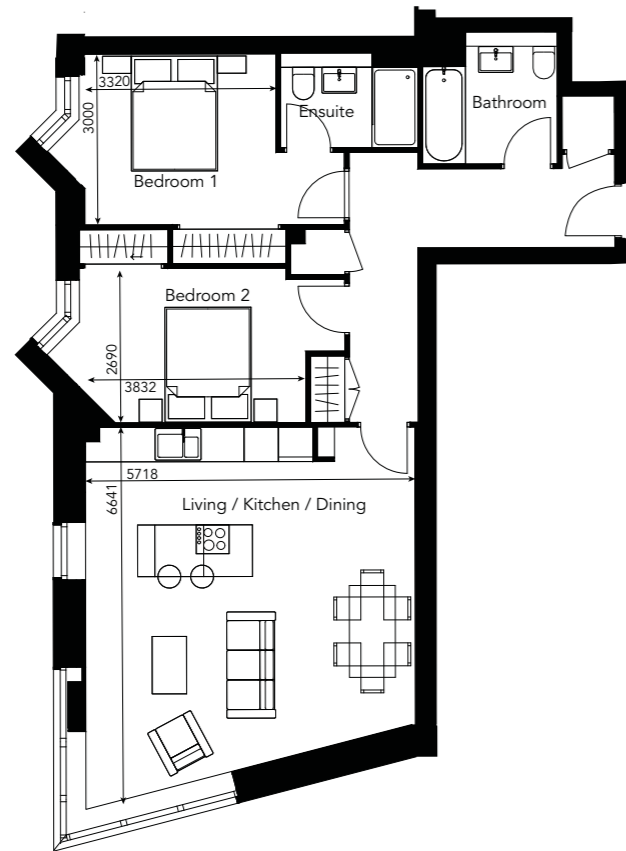
BLOCK B		
PLOT NUMBER	FLOORS	AREA
24, 30, 36	1, 2, 3	58 m ² 624 sq.ft

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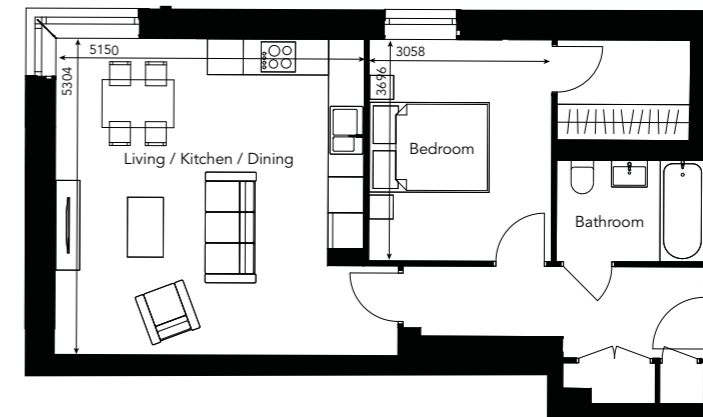
BLOCK B		
PLOT NUMBER	FLOORS	AREA
25, 31, 37	1, 2, 3	57 m ² 614 sq.ft

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TYPE: T09
2 bed apartment



TYPE: T10
1 bed apartment



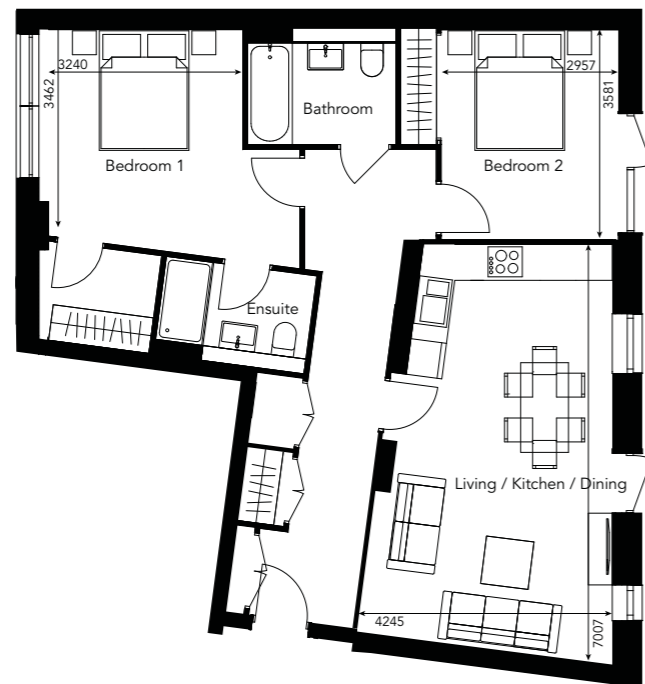
BLOCK B		
PLOT NUMBER	FLOORS	AREA
26	1	85 m ² 915 sq.ft

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BLOCK B		
PLOT NUMBER	FLOORS	AREA
27, 33, 39	1, 2, 3	59 m ² 635 sq.ft

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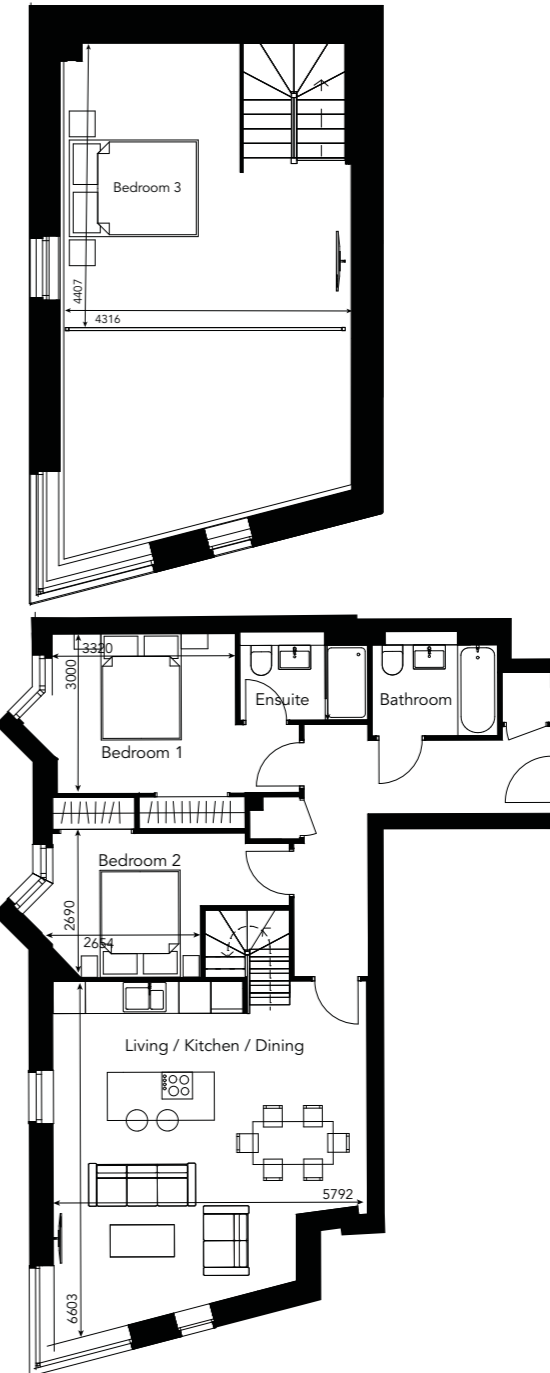
TYPE: T11
2 bed apartment



BLOCK B		
PLOT NUMBER	FLOORS	AREA
28, 34, 40	1, 2, 3	81 m ² 872 sq.ft

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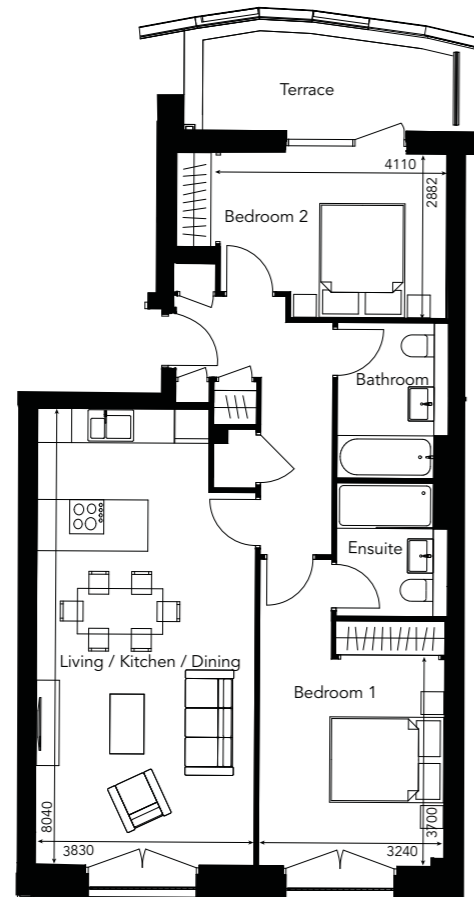
TYPE: T16
3 bed apartment



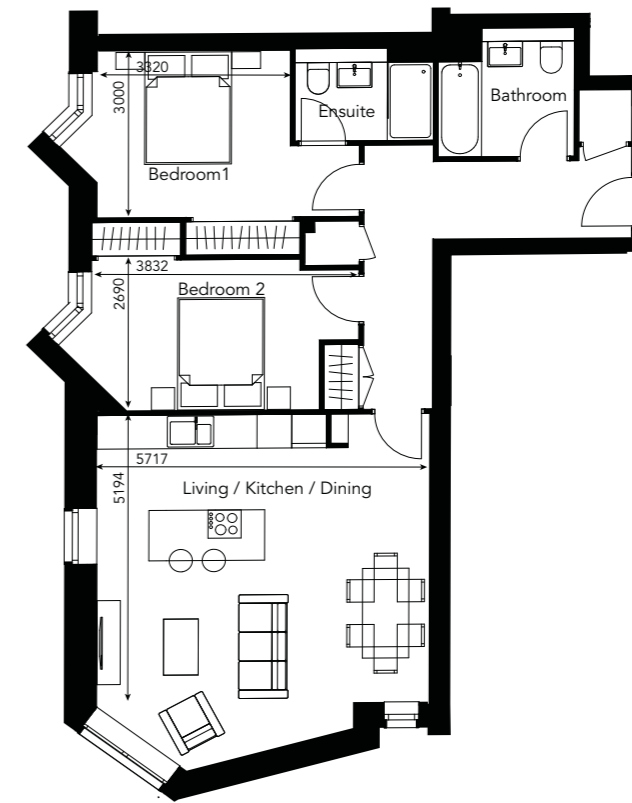
BLOCK B		
PLOT NUMBER	FLOORS	AREA
44	4 & 5	100 m ² 1076 sq.ft

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TYPE: T20
2 bed apartment



TYPE: T21
2 bed apartment



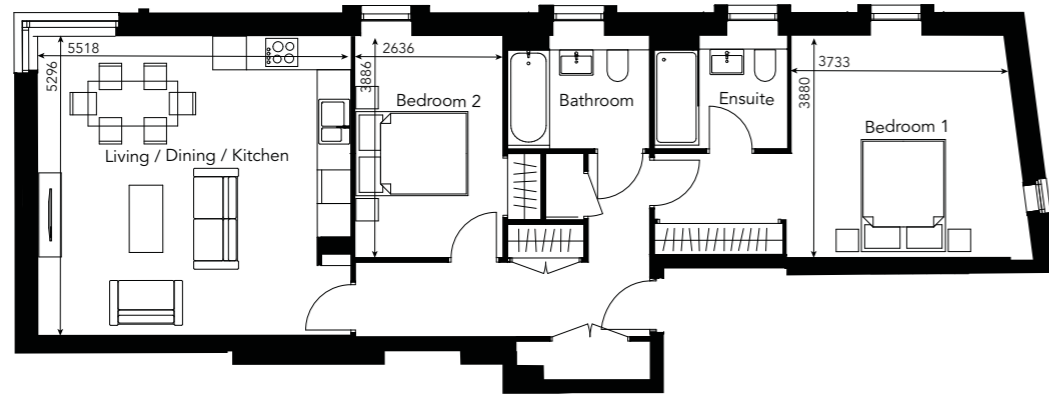
BLOCK B		
PLOT NUMBER	FLOORS	AREA
23, 29, 35	1, 2, 3	79 m ² 850 sq.ft

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BLOCK B		
PLOT NUMBER	FLOORS	AREA
32, 38	2, 3	84 m ² 904 sq.ft

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TYPE: T22
2 bed apartment



TYPE: T31
1 bed apartment



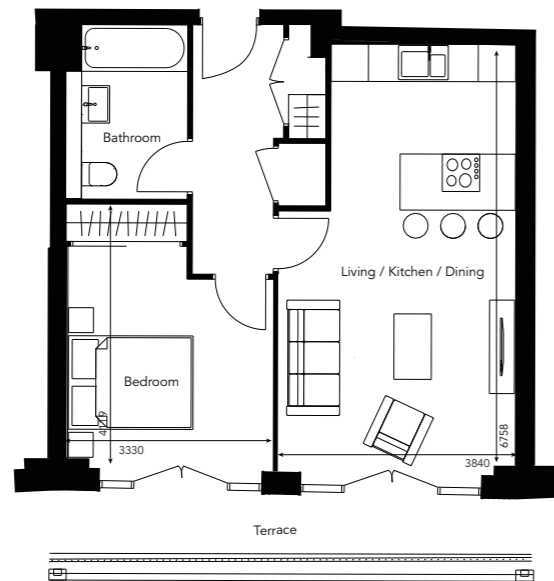
BLOCK B		
PLOT NUMBER	FLOORS	AREA
45	4	84 m ² 904 sq.ft

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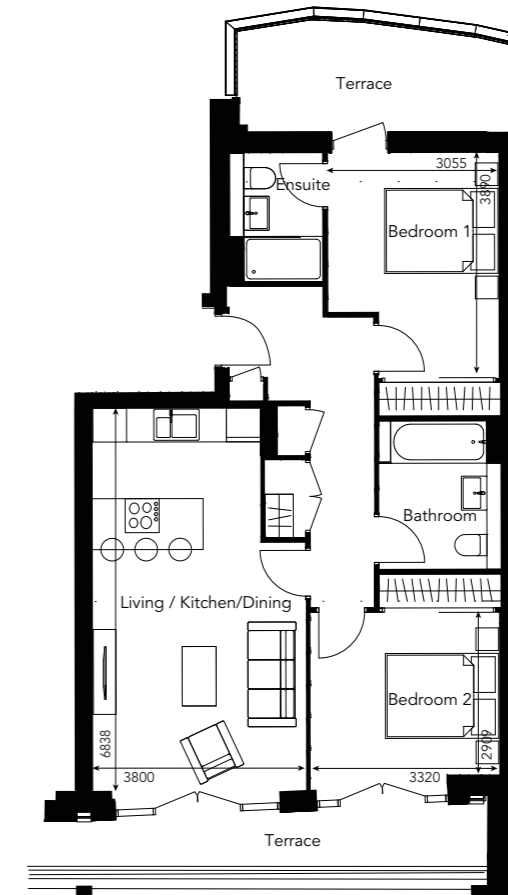
BLOCK B		
PLOT NUMBER	FLOORS	AREA
43	4	52 m ² 560 sq.ft

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TYPE: T30
1 bed apartment



TYPE: T29
2 bed apartment

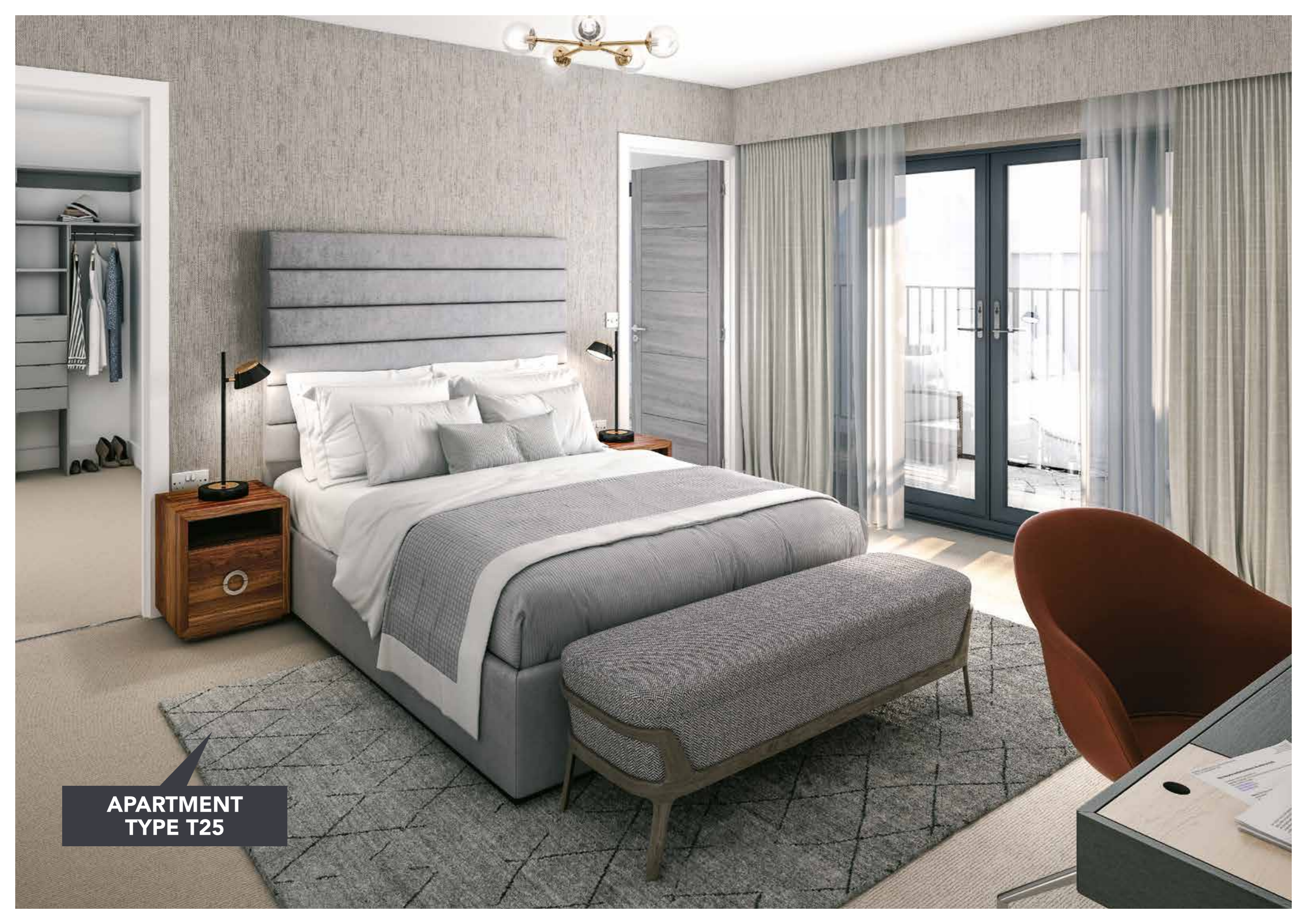


BLOCK B		
PLOT NUMBER	FLOORS	AREA
42	4	52 m ² 560 sq.ft

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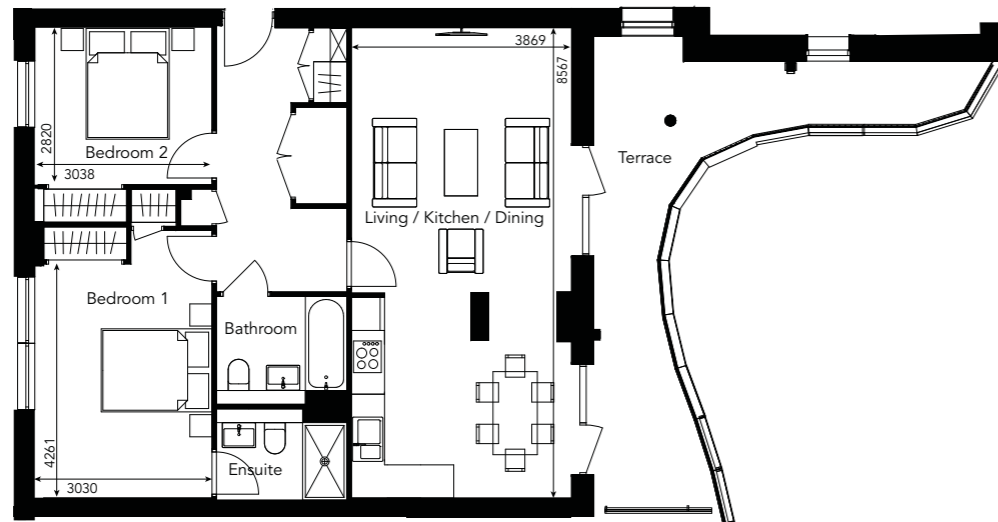
BLOCK B		
PLOT NUMBER	FLOORS	AREA
41	4	69 m ² 743 sq.ft

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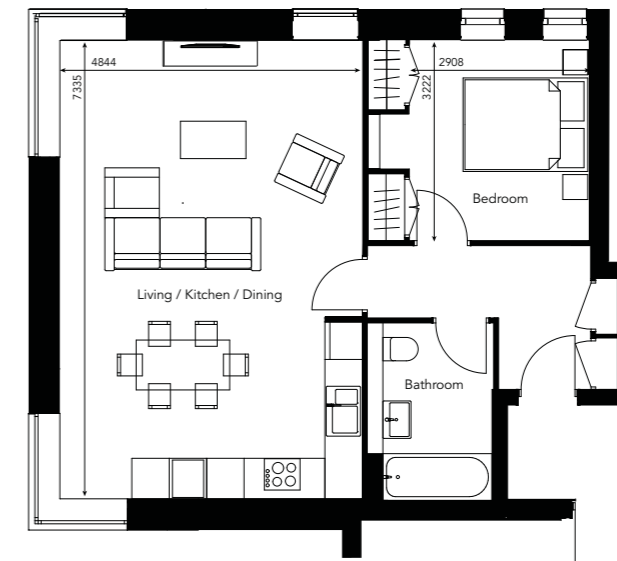


**APARTMENT
TYPE T25**

TYPE: T12
2 bed apartment



TYPE: T13
1 bed apartment



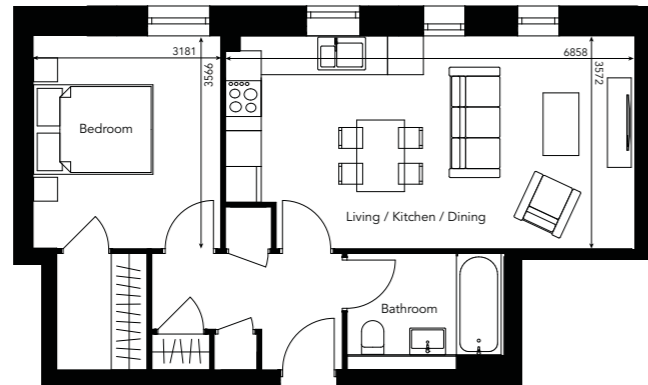
BLOCK C		
PLOT NUMBER	FLOORS	AREA
49, 52, 55	1, 2, 3	81 m ² 872 sq.ft

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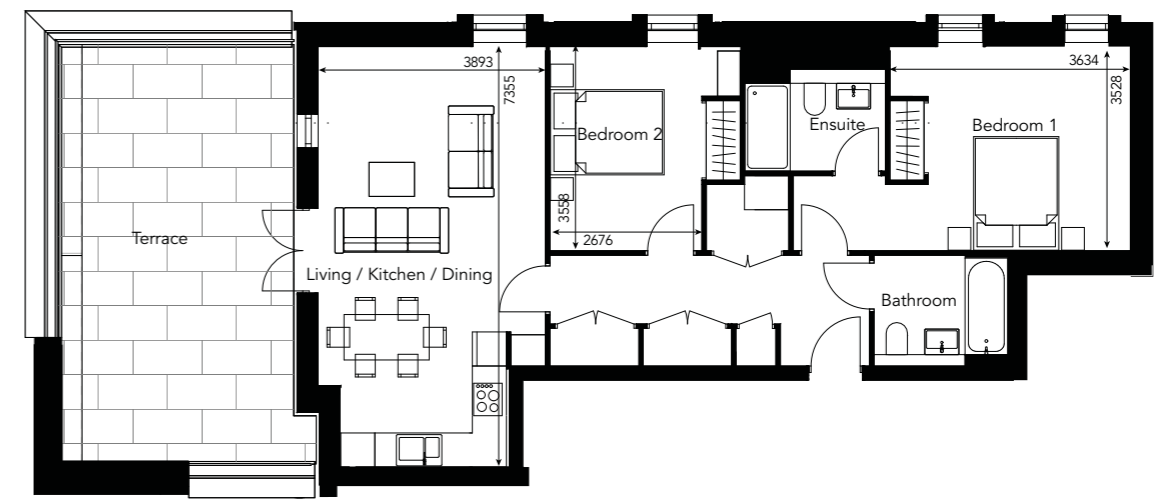
BLOCK C		
PLOT NUMBER	FLOORS	AREA
50, 53	1, 2	60 m ² 646 sq.ft

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TYPE: T14
1 bed apartment



TYPE: T15
2 bed apartment



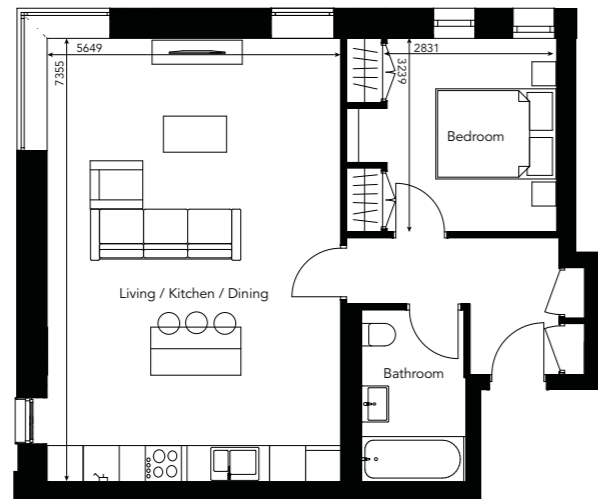
BLOCK C		
PLOT NUMBER	FLOORS	AREA
48, 51, 54	G, 1, 2	52 m ² 560 sq.ft

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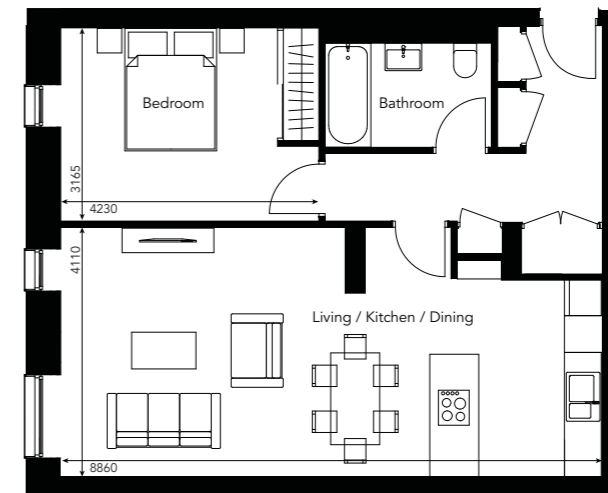
BLOCK C		
PLOT NUMBER	FLOORS	AREA
56	3	80 m ² 861 sq.ft

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TYPE: T28
1 bed apartment



TYPE: T28A
1 bed apartment



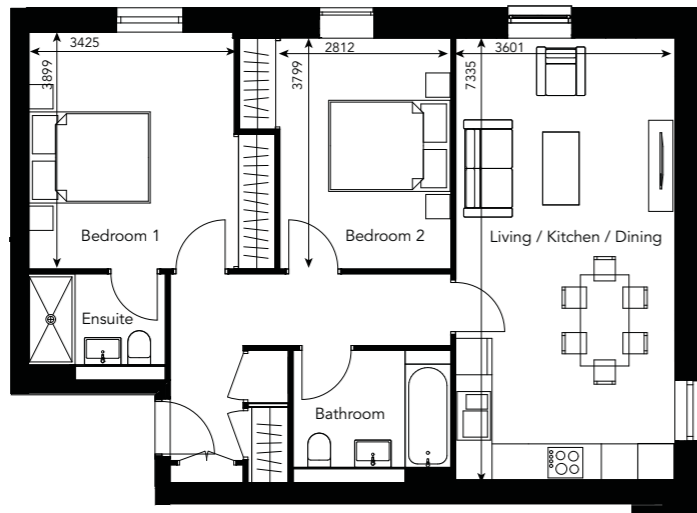
BLOCK C		
PLOT NUMBER	FLOORS	AREA
47	G	60 m ² 646 sq.ft

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BLOCK C		
PLOT NUMBER	FLOORS	AREA
46	G	65 m ² 700 sq.ft

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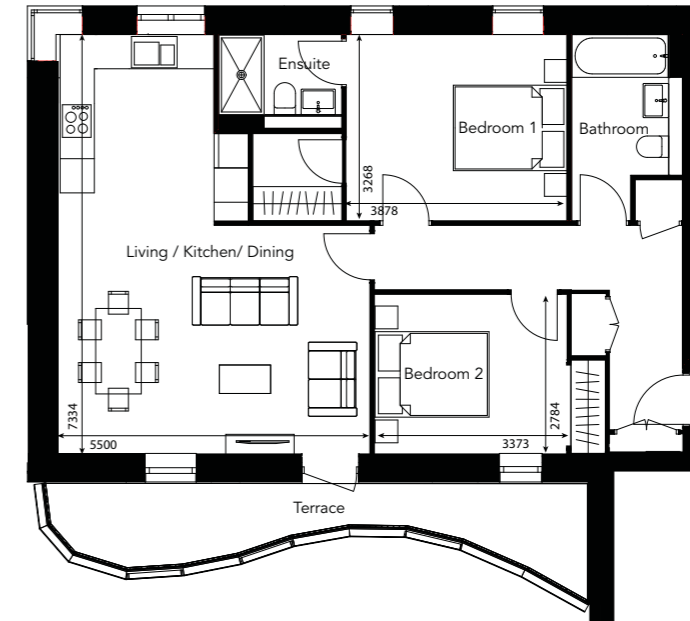
TYPE: T01
2 bed apartment



BLOCK D		
PLOT NUMBER	FLOORS	AREA
61, 64, 67	1, 2, 3	74 m ² 797 sq.ft

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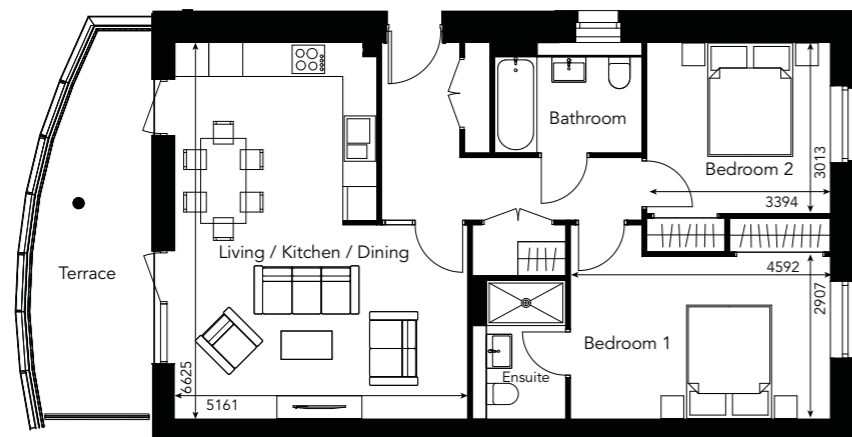
TYPE: T02
2 bed apartment



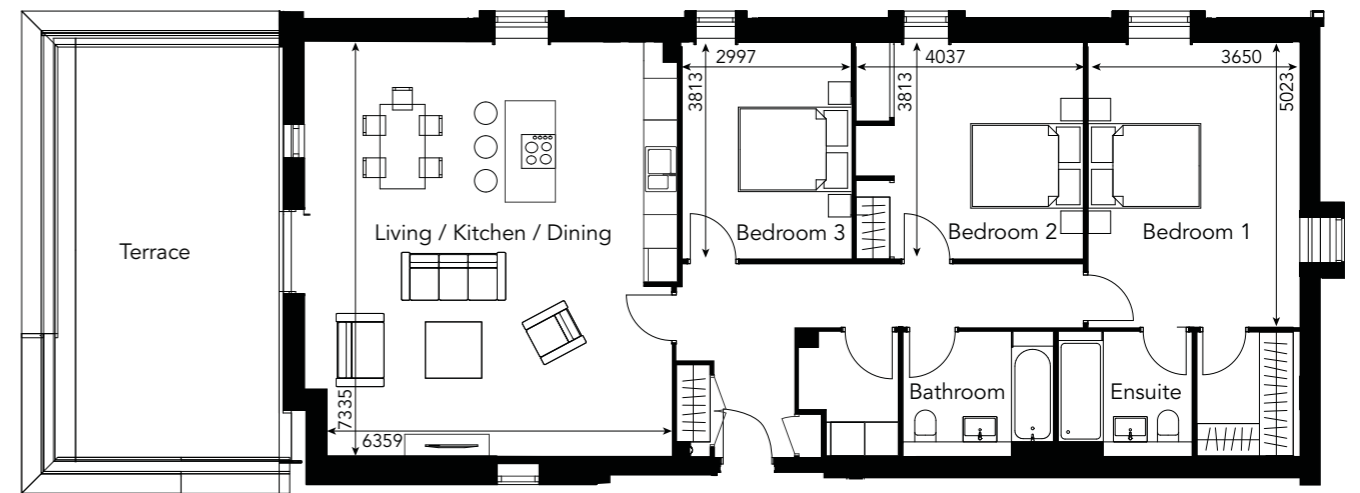
BLOCK D		
PLOT NUMBER	FLOORS	AREA
60, 63, 66	1, 2, 3	81 m ² 872 sq.ft

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TYPE: T03
2 bed apartment



TYPE: T23
3 bed apartment



BLOCK D		
PLOT NUMBER	FLOORS	AREA
62, 65, 68, 70	1, 2, 3, 4	77 m ² 829 sq.ft

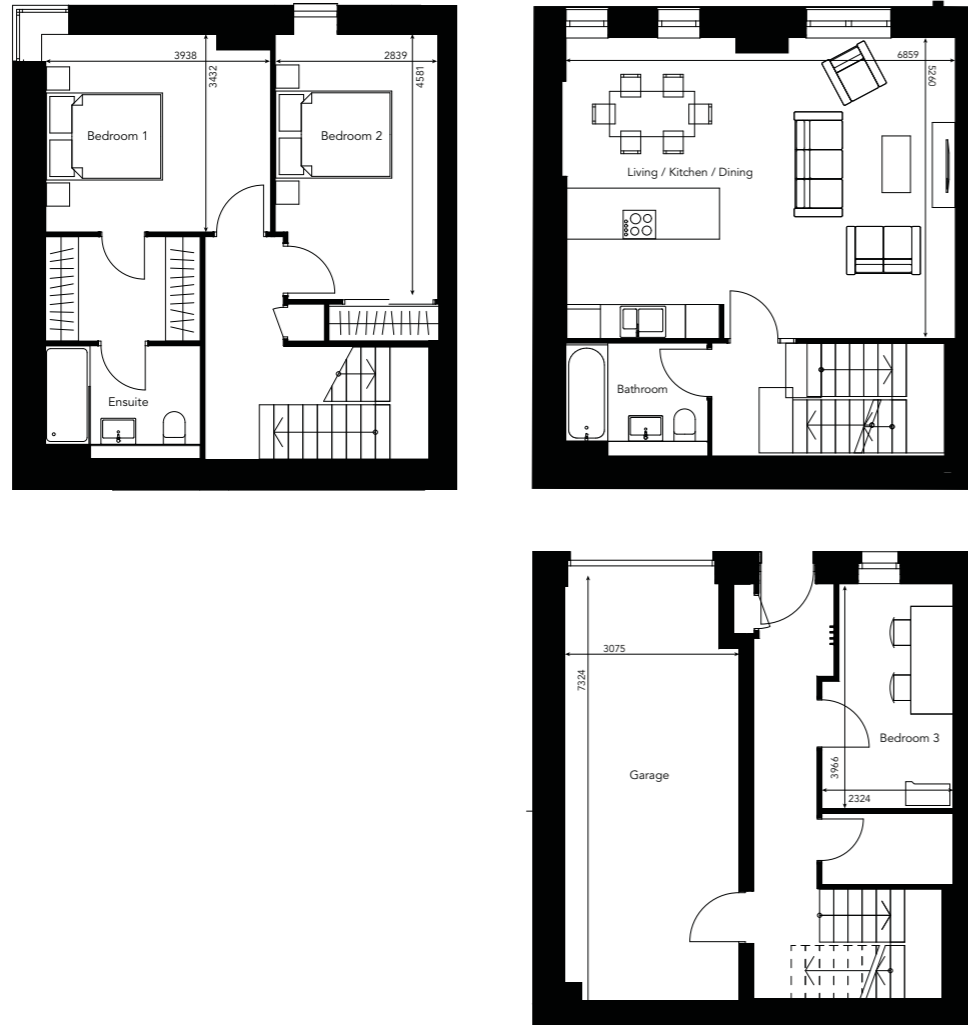
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BLOCK D		
PLOT NUMBER	FLOORS	AREA
69	4	127 m ² 1367 sq.ft

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TYPE: M1

3 bed mews



TYPE: M2

2 bed mews



BLOCK D		
PLOT NUMBER	FLOORS	AREA
57	LB & UB & G	126 m ² 1356 sq.ft

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BLOCK D		
PLOT NUMBER	FLOORS	AREA
58	LB & UB & G	124 m ² 1335 sq.ft

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this property type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

TYPE: M3

3 bed mews



BLOCK D		
PLOT NUMBER	FLOORS	AREA
59	LB & UB & G	150 m ² 1615 sq.ft

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QUALITY FINISHES

A modern living room with a beige sofa, a white coffee table with gold legs, and a dark kitchen area in the background. The room features a mix of textures and colors, including a patterned rug, a potted plant, and a framed abstract painting. The lighting is warm and contemporary, with a pendant light fixture hanging from the ceiling.

LUXURIOUS FINISHING TOUCH

The specification of all new apartments, mews and penthouses at Waverley Square has been carefully considered by a range of specialist architects, interior designers and suppliers of fine, quality products. Featuring luxury German kitchens, sophisticated bathrooms and considerate touches throughout, the end result is an elegant and striking finish that reflects the beautiful, contemporary design of the development itself.

SPECIFICATION

KITCHEN

- ▶ Contemporary German kitchens by Leicht supplied by Kitchens International
- ▶ Systemstone work surface
- ▶ Siemens electric stainless steel single oven and microwave (1 & 2 beds)
- ▶ Siemens electric stainless steel single oven and microwave combination oven (3 beds)
- ▶ Siemens cooker hood (Bosch when ceiling mounted over island)
- ▶ Siemens 4 burner induction hob to 1 & 2 beds
- ▶ Siemens flex zone induction hob to 3 beds
- ▶ Siemens integrated fridge freezer
- ▶ Siemens integrated dishwasher
- ▶ Siemens washer/dryer (integrated in kitchen/freestanding in utility)
- ▶ Blanco sink and tap
- ▶ Recessed LED tri tone spot lights below wall units and in flyover shelves
- ▶ Recessed LED strip lighting in floating shelves
- ▶ Cutlery tray
- ▶ Pull out bin/waste separation
- ▶ USB point

BATHROOM/EN-SUITE

- ▶ Ladder style matt anthracite heated towel rail
- ▶ Laufen sanitaryware
- ▶ Vanity unit below basin and matching bath panel
- ▶ Vado chrome pillar mixer tap
- ▶ Low profile white shower tray with frameless glass door and thermostatic shower (en-suite)
- ▶ Matt white chrome downlights
- ▶ Mirror above bulkhead

BEDROOMS

- ▶ Single digital TV point (Master bedroom only)
- ▶ Fitted wardrobes – (Master bedroom and bedroom 2 only)

ELECTRICAL

- ▶ Provision for SkyQ
- ▶ Combined TV/DAB/Satellite outlet with double telephone outlet to lounge
- ▶ Ample sockets throughout (satin stainless steel sockets/light switches to kitchen above worktop and open plan lounge (white elsewhere).
- ▶ Low energy light bulbs to all lighting points

HEATING

- ▶ Combination boiler/single-zone heating system with programmable controls
- ▶ Thermostatic heating control
- ▶ Contemporary vertical flat panel radiators to living/kitchen in anthracite, horizontal anthracite elsewhere

DECORATION, FIXTURES & FITTINGS

- ▶ Contemporary solid flush foil faced pass doors in Alpine finish
- ▶ Timber/Aluminium clad windows – grey internally and externally
- ▶ Ironmongery - matching contemporary satin stainless steel lever handle and rose to all internal doors

EXTERNAL/COMMUNAL

- ▶ Wireless alarm system and hard wired sounder with LED light (mews only)
- ▶ External light (to balcony/terrace/mews)
- ▶ Privacy screens to balconies/terrace where applicable
- ▶ Secure video entry system
- ▶ Private basement parking
- ▶ Landscaped courtyard

FLOORING

- ▶ Luxury vinyl tiling (LVT) to halls/kitchen/living/dining areas, quality carpet to bedrooms, designer tiling to wet areas

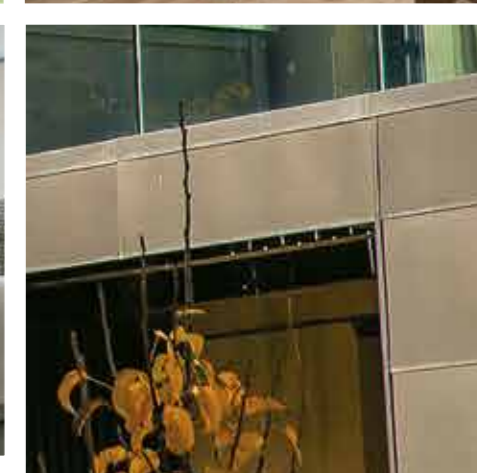
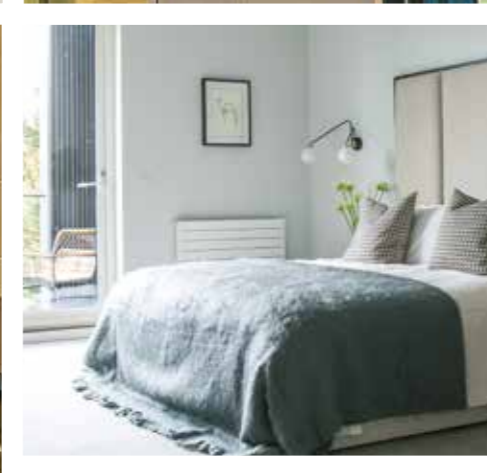


ABOUT QUEENSBERRY

AWARD WINNING

Queensberry Properties is a multi-award winning* partnership between Cruden Homes, one of Scotland's leading privately owned housebuilders and developers, and Buccleuch Property, one of the country's most established land and property groups. Queensberry's vision for high quality and truly inspirational new homes has resulted in some of Edinburgh's finest prime property developments in recent years.

Housing Development of the Year* – 2018 Scottish Home Awards
Private Development of the Year – 2016 Homes for Scotland Awards
House Builder of the Year 2016 – Homes for Scotland Awards
Show Home of the Year 2016 – Scottish Home Awards.





QUEENSBERRY
PROPERTIES

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Queensberry Properties. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.



QUEENSBERRY
PROPERTIES

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