



48 POLWARTH TERRACE

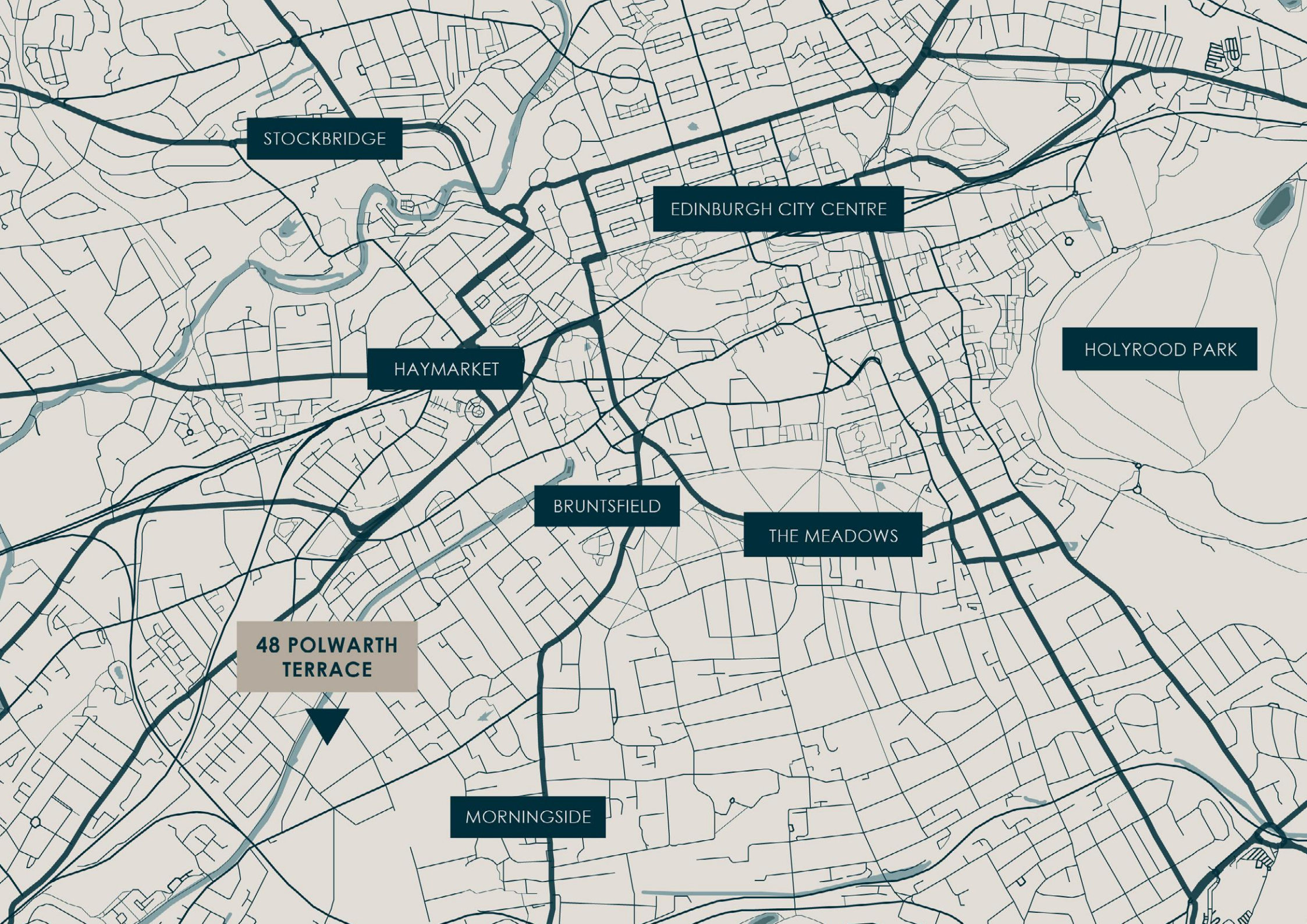
EDINBURGH



ABOUT THE DEVELOPER

Canal View Care Limited are experienced developers of exquisite homes. Finished to an incredibly high specification, these developments are designed to follow you through every stage of life.

(CGI FOR ILLUSTRATIVE PURPOSES ONLY)



STOCKBRIDGE

EDINBURGH CITY CENTRE

HAYMARKET

HOLYROOD PARK

BRUNTSFIELD

THE MEADOWS

48 POLWARTH
TERRACE



MORNINGSIDE

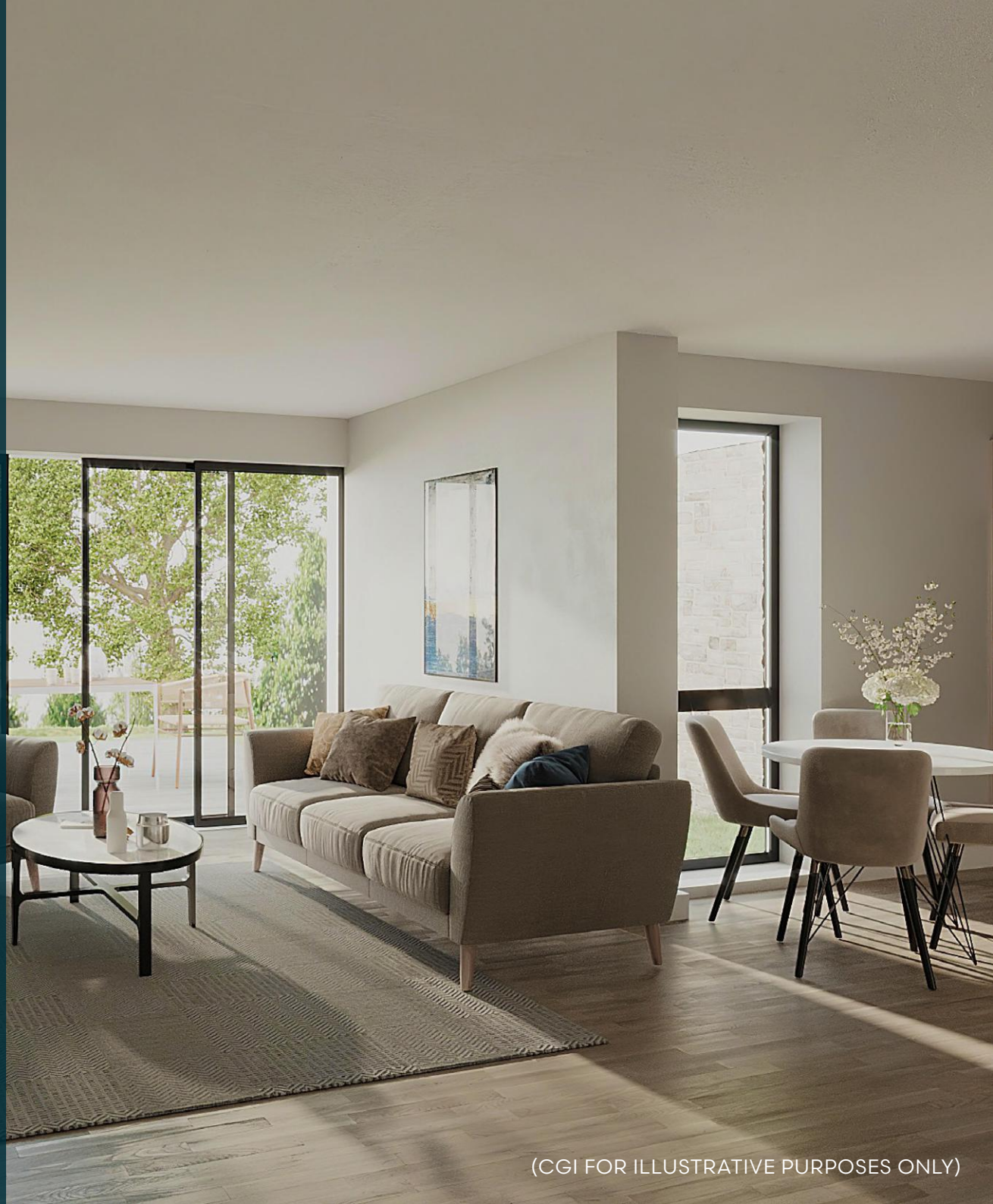
SUMMARY

48 Polwarth Terrace is a collection of eight stunning new build and conversion apartments. These two-bed and three-bed apartments boast an appealing canalside setting in a quiet residential area of Edinburgh.

There are a total of six two-bed apartments, located across the ground, first and second floors of the new build and conversion elements of the development. The three-bed apartments are both located in the conversion element of the development, with one ground floor apartment and one cottage apartment situated over the ground and first floor at the back of the building.

Each apartment is finished to an incredibly high specification and features a high-end kitchen from Kitchens International. In terms of design and technology, this development is of the highest standard.

The charming layouts and highly desirable location of 48 Polwarth Terrace make for an exceptionally attractive opportunity for downsizers and young professionals.



(CGI FOR ILLUSTRATIVE PURPOSES ONLY)



(CGI FOR ILLUSTRATIVE PURPOSES ONLY)



(CGI FOR ILLUSTRATIVE PURPOSES ONLY)

LOCATION

Home to 48 Polwarth Terrace and located south-west of Edinburgh's city centre, Polwarth is a quiet residential area with excellent local amenities and easy transport links into the centre.

You'll find an enviable selection of specialist shops in the neighbouring areas of Merchiston, Morningside and Bruntsfield, and the local area has a wide variety of leisure facilities including Craiglockhart Sports and Tennis Centre.

Also in proximity is Fountain Park leisure centre, an entertainment hub featuring Nuffield Health gym, a multi-screen cinema, arcade, bowling alley and an abundance of restaurants and bars.

There is a wide variety of local eateries within walking distance, including the famous S. Luca's ice-cream parlour, The Blackbird restaurant and cocktail bar, and gastropubs such as The Caley Tasting House. Local pharmacies, medical practices and supermarkets are all within short walking distance - including Waitrose & Partners, Sainsbury's and ALDI.

The rear of this development boasts charming views onto the Union Canal and its canal path, with nearby easy access to the Water of Leith walkway and local greenspaces at Harrison Park. From family bike rides to dog walks along the canal, these popular spaces are perfect for exercise and enjoying the local wildlife.

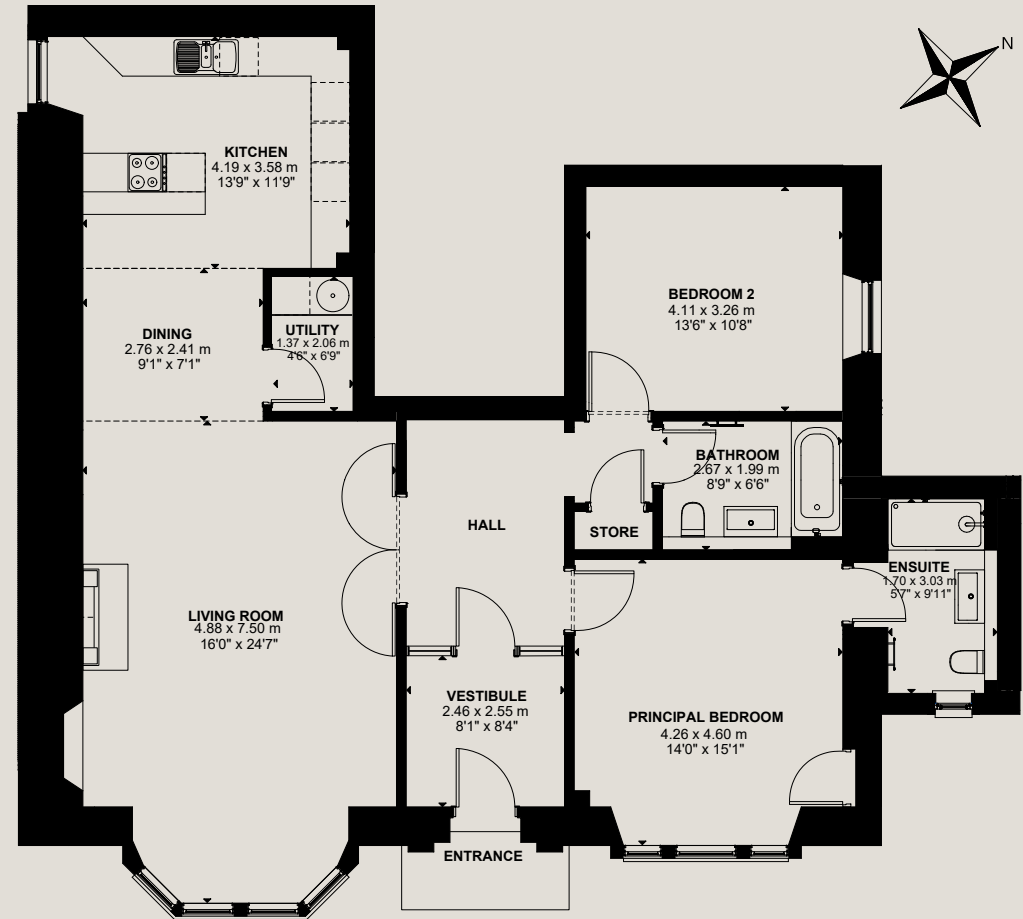


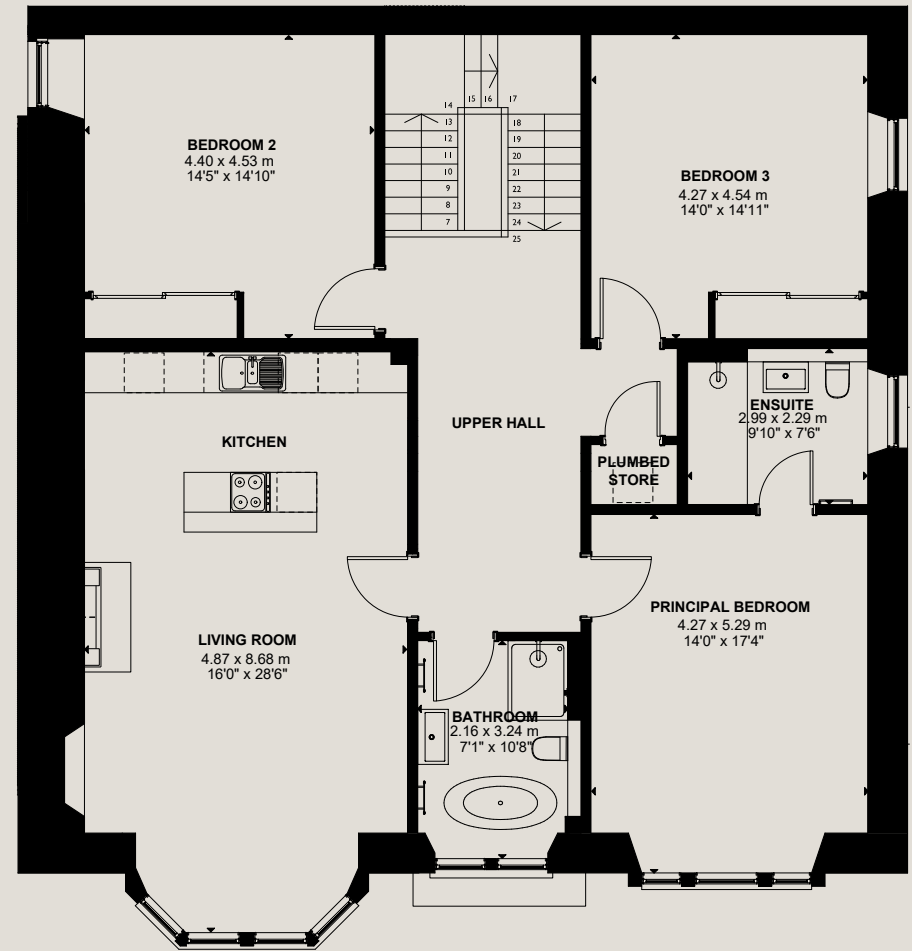
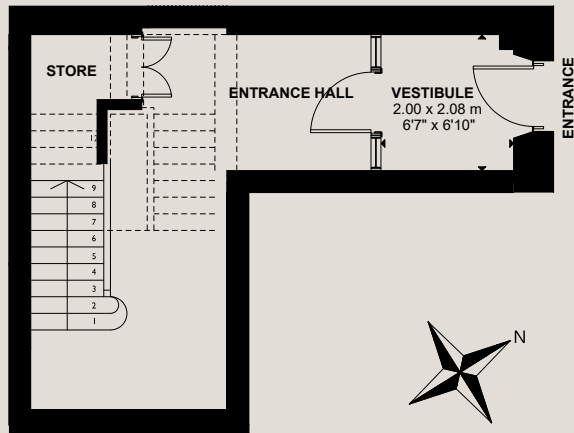
(CGI FOR ILLUSTRATIVE PURPOSES ONLY)

APT ONE

1324 SQFT, GROUND FLOOR

With a beautiful private entrance via the front door of the converted building, this sizeable two bedroom apartment sits on the ground floor of the development. The exceptionally large open-plan kitchen, living and dining space retains original features including detailed cornicing and a dramatic ceiling rose. The charming layout also boasts a large family bathroom, en-suite bathroom off the principal bedroom, a utility room and ample storage.





APT TWO

1862 SQFT, GROUND AND FIRST FLOOR

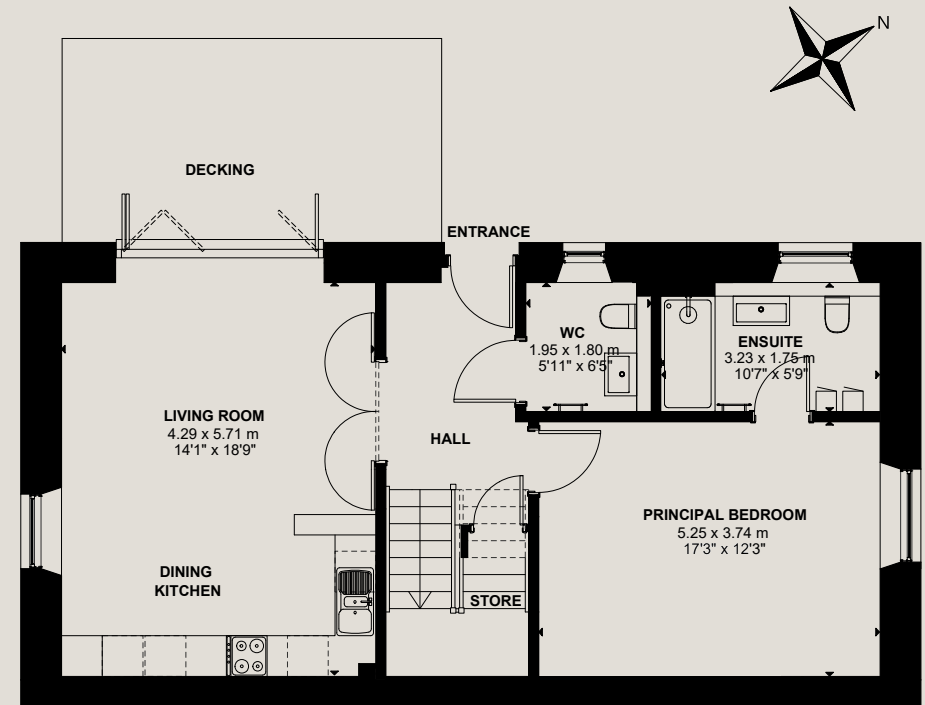
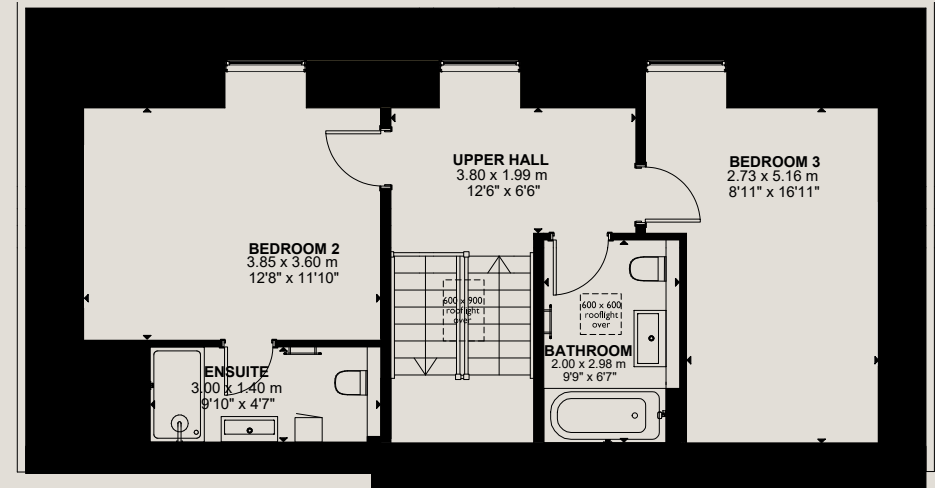
Entered via the ground floor, this spectacular three bedroom duplex apartment sits within the converted area of the development with a welcoming entrance hall centred around a superb dark wood staircase and large upper floor window. Original features abound in this apartment with intricate cornicing and window shutters in the kitchen/living space and principal bedroom. The large master bedroom boasts a sizable en-suite bathroom while the second and third bedrooms share a stylish, high-spec family bathroom just off the upper hall.

THE COTTAGE

1367 SQFT, GROUND & FIRST FLOOR

A unique offering within the development, The Cottage is a sizable three bedroom apartment within the converted area of the development. The central draw of this three-bedroom duplex is, naturally, the generous decking and direct access to the garden, which is accessed by attractive French doors from the open plan living and kitchen space. Perfect for al fresco dining in the summer months!

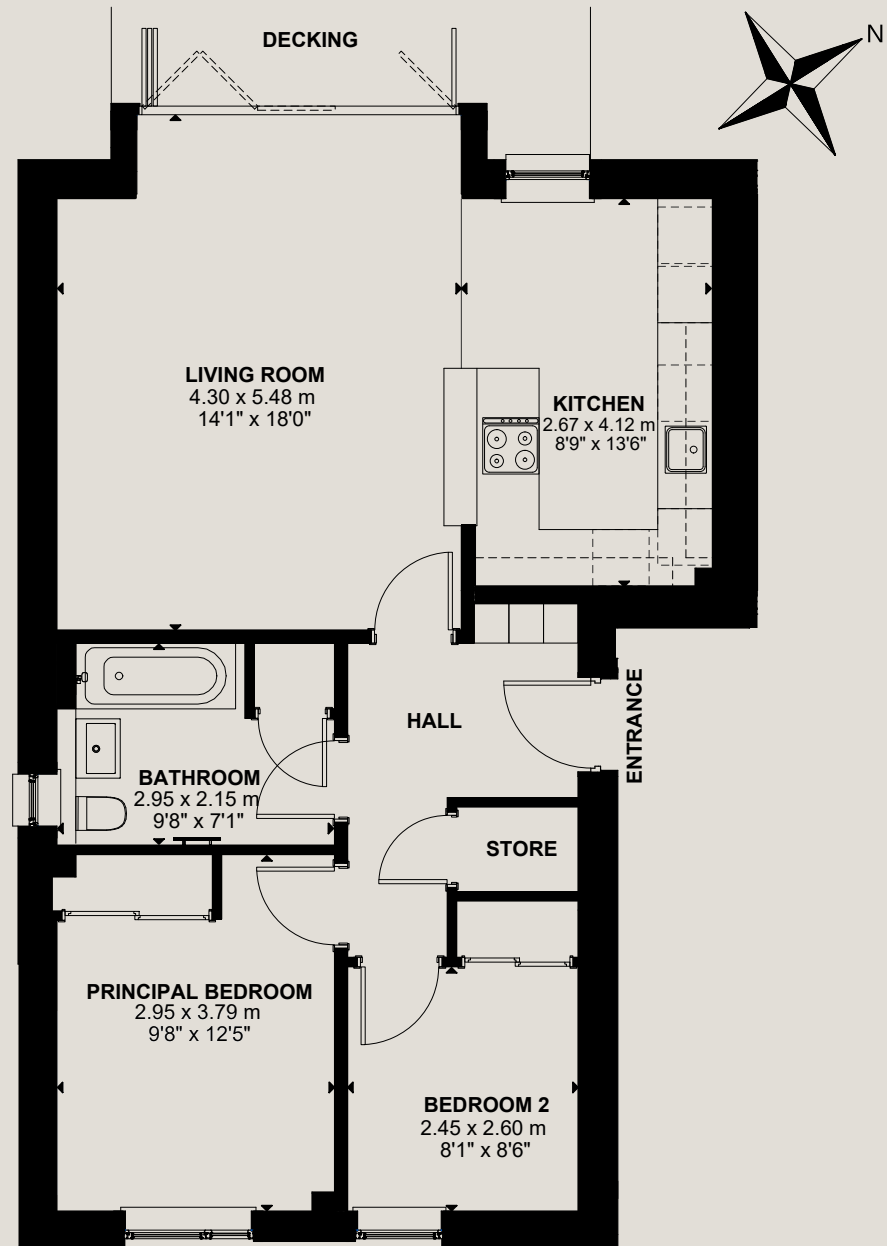
En-suite bathrooms can be found off both the principal and second bedroom, and there is a sizable upstairs family bathroom and separate WC on the ground floor.

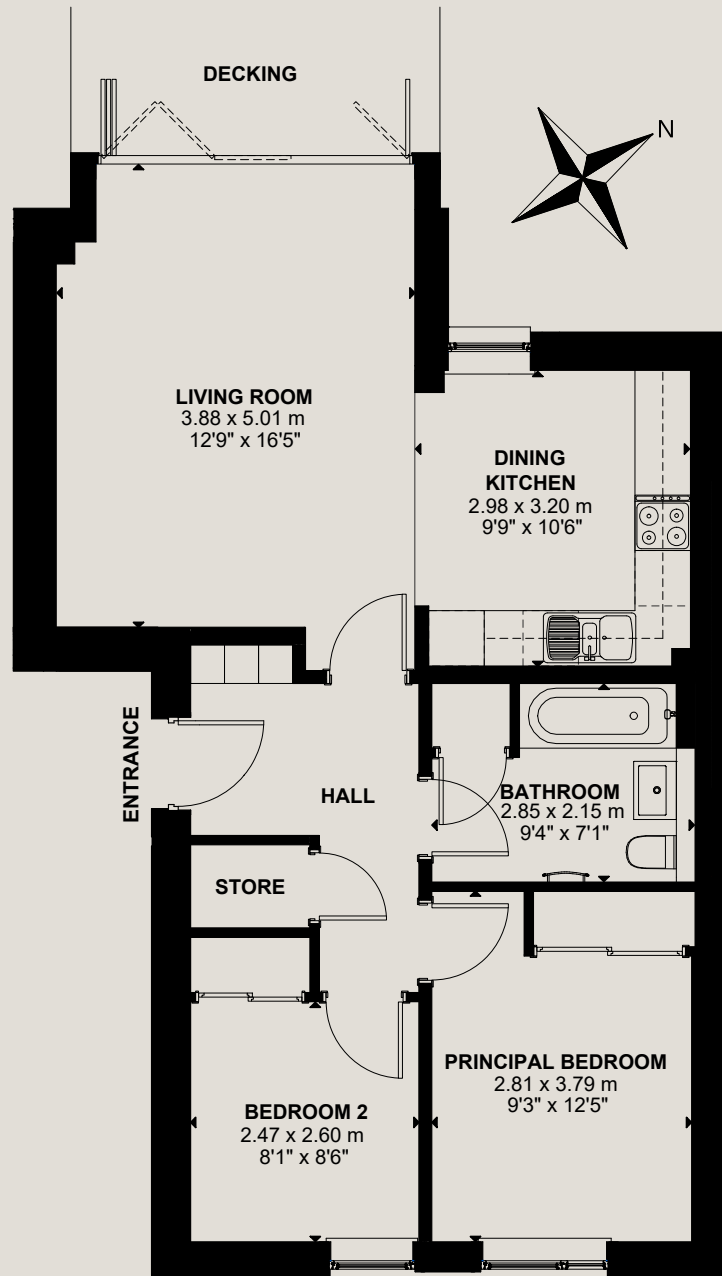


APT FOUR

753 SQFT, GROUND FLOOR

Apartment four, a charming two bedroom apartment in the newly built part of the development, benefits from direct access to a large private patio area – ideal for al fresco dining and pretty garden views. At the rear, the open plan living and kitchen space spans the width of the apartment, while at the front the two bedrooms are joined by a large main bathroom, ample storage and no shortage of natural light, making this a highly desirable property.

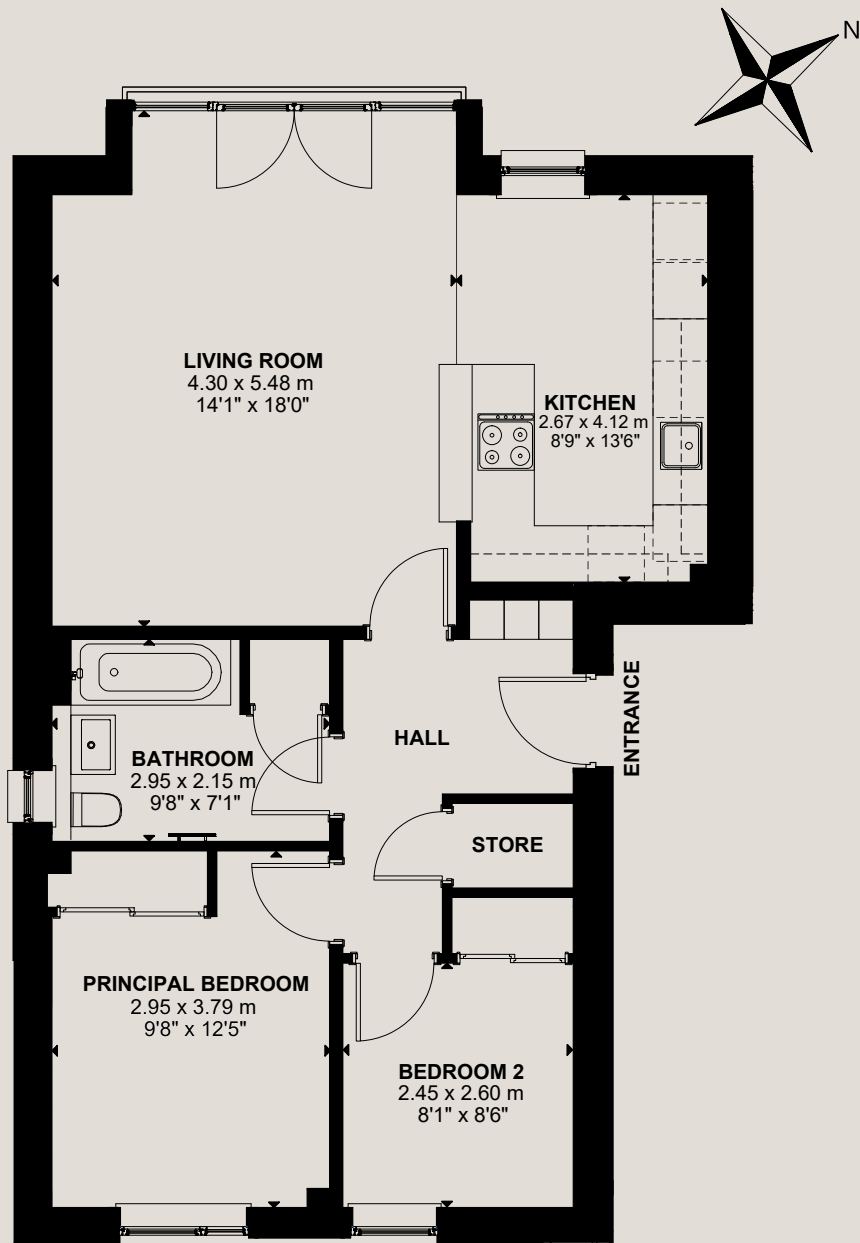




APT FIVE

710 SQFT, GROUND FLOOR

Located on the ground floor, apartment five is charming two bedroom apartment positioned in the newly built part of the property. With wonderful views across the leafy garden from the open plan living and kitchen area, and French doors opening onto a sizeable private patio, this is a fabulous space for indoor-outdoor living in the summer months. The apartment benefits from a generous main bathroom plus ample storage areas in both bedrooms and the hallway.



APT SIX

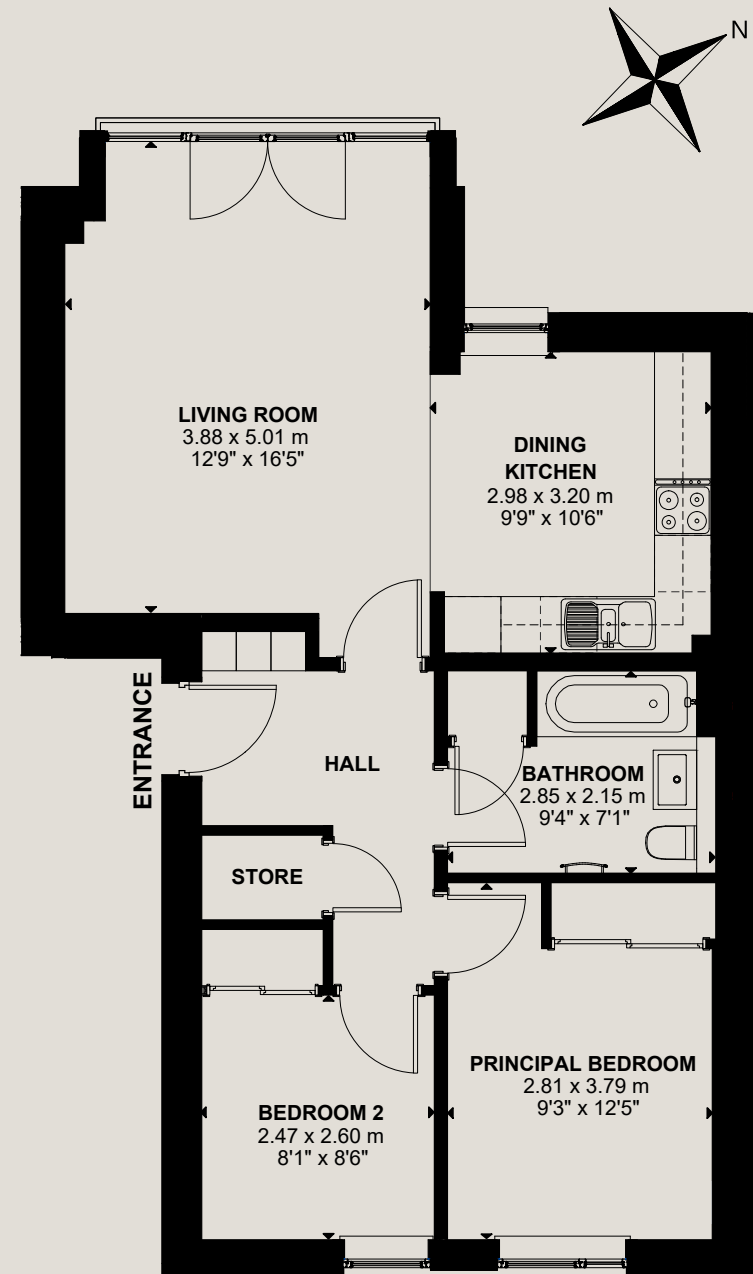
753 SQFT, FIRST FLOOR

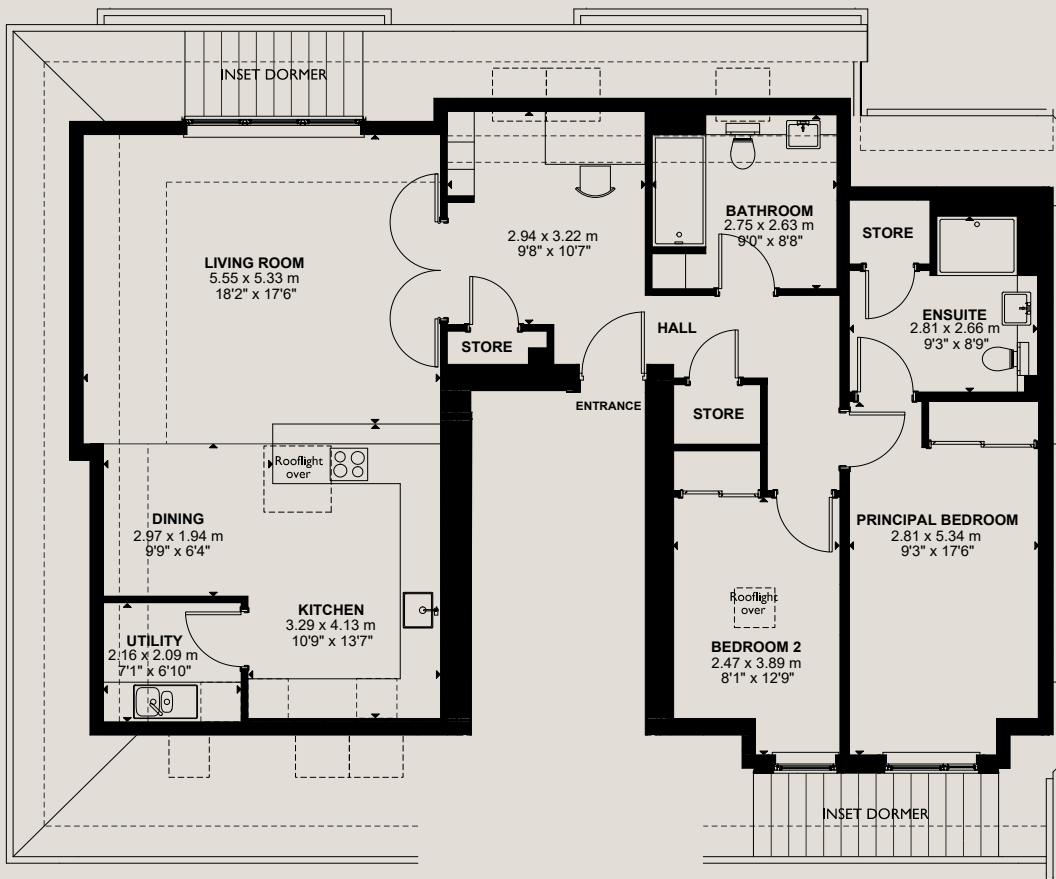
Apartment six is a two bedroom apartment in the newly-built part of the development, with a generous, open plan living, kitchen and dining space, large principal bedroom and ample storage space. The folding French windows in the living area flood the space with natural light and offer wonderful views from the Juliet balcony over the garden and Union Canal to Harrison Park beyond.

APT SEVEN

710 SQFT, FIRST FLOOR

Apartment seven is one of the desirable two bedroom apartments in the newly-built part of the development. The apartment benefits from a large folding French doors and Juliet balcony in the living/dining area offering leafy views over the garden and tree-lined canal. A large bathroom, ample storage in all rooms and no shortage of natural light are some of the main draws of this pleasant space.





APT EIGHT

1125 SQFT, SECOND FLOOR

Apartment eight is a truly exceptional two bedroom apartment sitting at the top of the newly built part of the development. The only apartment on the second floor of the new build, skylights and generous windows throughout the property flood the space with natural light.

The phenomenal open plan living area and kitchen/dining space, with its high ceiling and double doors, is a perfect space for entertaining. A spacious principal bedroom and en suite shower room offer a private oasis, and the hall offers the perfect nook for a spacious home study.

There is ample storage across the apartment and a utility room accessed via the kitchen – ideal for keeping the living spaces clear of clutter.



(CGI FOR ILLUSTRATIVE PURPOSES ONLY)

NEW BUILD SPECIFICATION (APT 4 - 8)

.....

Kitchens – New Builds

Kitchens by Kitchens International. Integrated appliances to include:

- Siemens dishwasher
- Full size Siemens single oven
- Siemens Combi microwave
- Siemens induction hob with integrated downdraft extractor (Downdraft extractor to Apartment 4, 6, 8. Cooker hood to 5 & 7)
- Integrated Fridge Freezer (Separate integrated fridge freezer in Apartment 8)
- Leicht laminate worktop
- LED kitchen unit lighting
- Integrated washing machines and condensing dryer in Apts 4-7. Washing machine/dryer in utility room in Apt 8.
- Single bowl inset sink

Lighting & Electrical

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas and certain kitchens
- LED kitchen unit lighting
- Feature external lighting
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites

Bathrooms & En-suites

High quality contemporary bathrooms and en-suites to include:

- Duravit wall mounted WCs with flush plates and concealed cisterns
- Duravit baths with tiled bath panels, free standing in certain apartments
- Duravit vanity units with moulded basins in master en-suites and bathrooms
- Wall mounted taps and shower bath valves by Crosswater
- Electric tall towel radiators in all bathrooms
- Electric underfloor tile heating with 24-7 controls in all bathrooms
- Full bodied porcelain tiles on floors and full height on certain walls including feature wall tiles in main bathroom
- Brushed stainless steel shaver socket

Flooring

- Full bodied Italian porcelain tiles in kitchen areas, bathrooms and en-suites
- Luxury floor finishes to all rooms excluding all areas to be tiled and floored

Heating & Ventilation

- 100% efficient single phase EHC 7kw Electric Flow Boiler with a 5-year warranty
- High efficiency Gledhill unvented 150L indirect hot water cylinder with a 25-year warranty
- 24/7 twin channel digital heating controls
- Stylish contemporary flat panel designer radiators with manual thermostatic and lockshield radiator valves (wet central heating)
- Tall electric towel radiators in bathrooms and en-suites
- Individual extract ventilation systems in kitchen, bathrooms and en-suites
- Trickle ventilation to all windows

Security

- Video entry phone system to apartments accessed from common hall
- Keyed alike 5-lever mortice deadbolt and mortice night latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- Allocated access and individual letter plates
- Wireless Intruder Alarms for Apartments 4 & 5

Audio Visual

All apartments are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV, CAT6, SKY Q

General

- Timber casement double glazed windows
- Walls and ceilings painted in matt emulsion finish
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Common areas will be factor managed
- Carpeted internal common area and stairwell
- High-quality stainless-steel ironmongery throughout
- Communal bicycle store with space for 20 bikes
- Communal bin area for all residents

Parking

- Each apartment has one off-road designated parking space
- Two electrical car charging points for use of all residents
- Option to apply for on-street residents' permit parking if additional parking space required

CONVERSION SPECIFICATION (APT 1, 2 & THE COTTAGE)



Kitchens – Conversions

Kitchens by Kitchens International. Integrated appliances to include:

- Full size Siemens single oven with microwave functions included
- Siemens Single Oven with warming drawer
- Siemens Combi Microwave
- Siemens induction hob with integrated downdraft extractor for Apartments 1 & 2, Cooker hood provided in The Cottage.
- Siemens fridge freezer
- Siemens integrated dishwasher
- Solid surface worktop
- LED kitchen unit lighting
- Undermounted single bowl sink
- Integrated washing machine and condensing dryer in The Cottage. Washing machine/dryer in utility room in Apt 1 and in hall cupboard in Apt 2.

Lighting & Electrical

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas and certain kitchens
- LED kitchen unit lighting
- Feature external lighting
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites

Bathrooms & En-suites

High quality contemporary bathrooms and en-suites to include:

- Duravit wall mounted WCs with flush plates and concealed cisterns
- Duravit baths with tiled bath panels, free standing in certain apartments
- Duravit vanity units with moulded basins in master en-suites and bathrooms
- Large low profile shower trays with frameless glass screens in Apartments 1, 2 & The Cottage
- Wall mounted taps and shower bath valves by Crosswater
- Electric tall towel radiators in all bathrooms
- Electric underfloor tile heating with 24-7 controls in all bathrooms and en-suites in Apts 1 and 2. Electric underfloor tile heating with 24-7 controls in both en-suites in The Cottage
- Made to measure mirrors with LED lighting & demister backing pads in en-suites and bathrooms
- Full bodied porcelain tiles on floors and full height on certain walls including feature wall tiles in main bathroom

Flooring

- Hardwood flooring in living, kitchen and halls (Hardwood Flooring to lower hall only in Apartment 2)
- Luxury carpet in bedrooms and staircases in Apartment 1, Apartment 2 and The Cottage
- Full bodied Italian porcelain tiles in bathrooms and en-suites with feature tiling in vestibule in Apartments 1 & 2

Heating & Ventilation

- High efficiency Natural gas A-Rated Alpha 30kw boilers with concentric flue and a 7-year warranty
- High efficiency Gledhill unvented 250L indirect hot water cylinder with a 25-year warranty
- 24/7 twin channel digital heating controls
- Stylish traditional column style radiators with manual thermostatic and lockshield radiator valves (wet central heating)
- Electric underfloor tile heating with 24-7 controls in all bathrooms and en-suites in Apts 1 and 2. Electric underfloor tile heating with 24-7 controls in both en-suites in The Cottage
- Tall electric towel radiators in bathrooms and en-suites
- Individual extract ventilation systems in kitchen, bathrooms and en-suites (with integrated humidity controls)
- Trickle ventilation to all windows
- Feature stone fireplace with feature gas fire insert in Apt 1 and Apt 2

Security

- Video entry phone for Apartment 2 & door bells installed for Apartment 1 & The Cottage
- Keyed alike 5-lever mortice deadbolt and mortice night latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- Wireless Intruder Alarms for Apartment 1, 2 & The Cottage

Audio Visual

All apartments are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV, CAT6, SKY Q

General

- New timber sash and case double glazed windows
- Walls and ceilings painted in matt emulsion finish
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Common areas will be factor managed
- High-quality stainless-steel ironmongery throughout
- Communal bicycle store with space for 20 bikes
- Communal bin area for all residents

Parking

- Each apartment has one off-road designated parking space
- Two electrical car charging points for use of all residents
- Option to apply for on-street residents' permit parking if additional parking space required



(CGI 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.

48 Polwarth Terrace 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.

CANAL VIEW CARE
LIMITED

FOR MORE INFORMATION PLEASE CONTACT:
RETTIE & CO. NEW HOMES

0131 243 3858

48polwarthterrace@rettie.co.uk



RETTIE