

No. 9

BARNTON AVENUE WEST



WELCOME TO N^o. 9

With bespoke finishes and spacious, considered layouts, No. 9 is a collection of eleven exclusive apartments and penthouses in the sought-after Cramond area of Edinburgh.

The generous living space and exquisite quality of finishes mean these apartments are unlikely to stay on the market for long. Interested parties are highly encouraged to contact Rettie & Co. to express their interest.

To register your interest:

[EMAIL NO9-BARNTON@RETTIE.CO.UK](mailto:NO9-BARNTON@RETTIE.CO.UK)

Or call Rettie & Co. New Homes on: 0131 243 3858

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CHAPTER ONE
THE DEVELOPMENT

CHAPTER ONE

THE DEVELOPMENT

To register your interest:

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No. 9 is an exclusive new build development of eleven premium homes. With eight spacious three-bed apartments and three outstanding penthouses, this is a truly exceptional opportunity.

This development sits in the sought-after location of Barnton; one of Edinburgh's most desirable postcodes. Its proximity to both local amenities and the centre of Edinburgh highlights Cramond's attractiveness for those who are looking to relocate. Our development at Barnton

is perfect for buyers who are seeking a brand-new bespoke home in a fantastic community. The development has a remote controlled entrance gate fitted with video entry technology

With the added benefit of lush, landscaped grounds that are consistently and carefully maintained, a luxury, stress-free lifestyle is assured.

External views of the development.

CGIs are for illustrative purposes only





Aerial view of No.9, the surrounding Barnton area, and view towards Cramond Island.

CGIs are for illustrative purposes only



View of the development's vestibule.

Each apartment is equipped with a secure, dedicated mailbox and a common secure store for parcel deliveries.

CGIs are for illustrative purposes only



CHAPTER TWO: THE APARTMENTS

GROUND FLOOR

CHAPTER TWO: GROUND FLOOR THE APARTMENTS

To register your interest:

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Each ground floor apartment at No. 9 is bespoke and carefully crafted, from layouts to specifications which will suit all tastes and lifestyles.

There is scope for customisation with regards to both fixtures and fittings, which are finished to an incredibly high standard.

All of our ground floor apartments feature utility rooms, family shower rooms and master

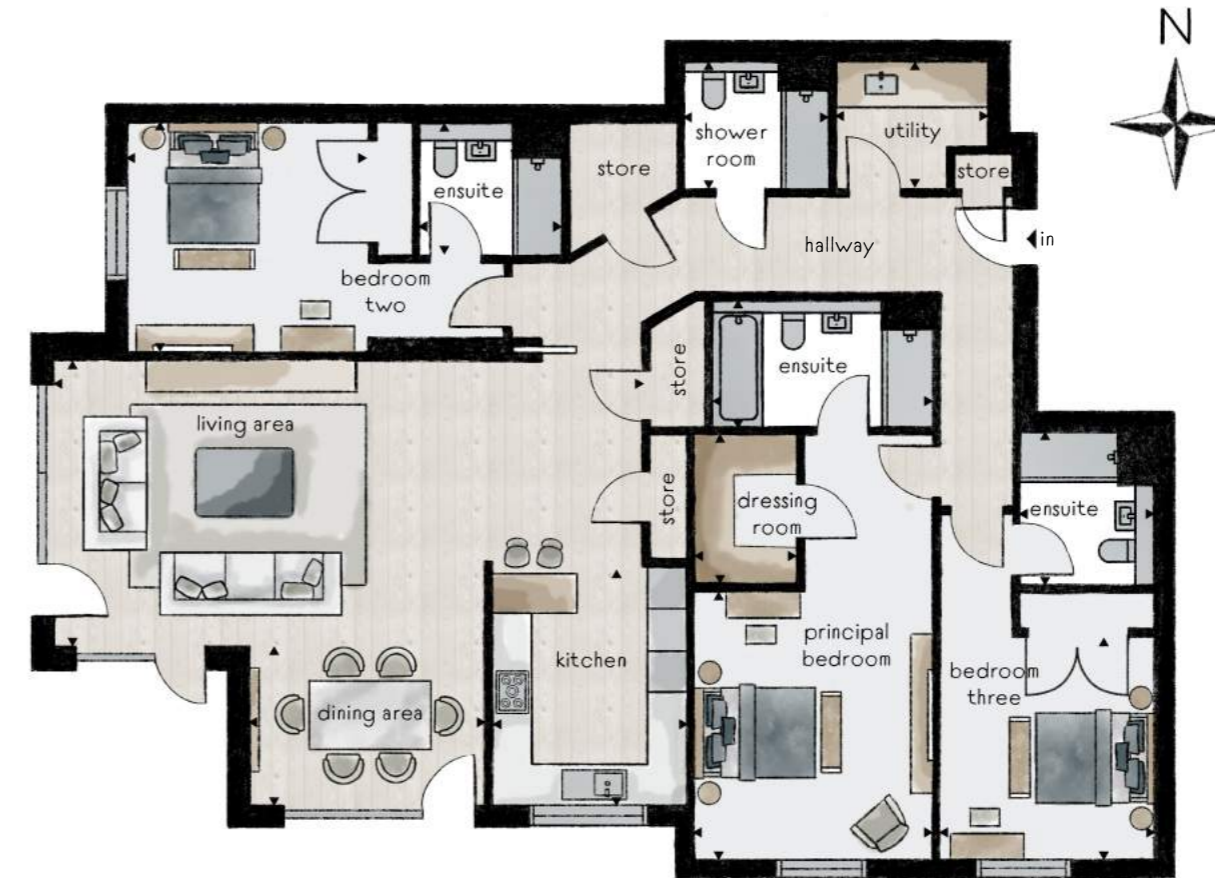
en-suites, containing baths and separate walk-in showers.

Ground floor apartments also feature generous terrace spaces.

The development also features allocated private parking and allocated individual cycle storage.



Floorplans are for illustrative purposes only



GROUND FLOOR¹³ APARTMENT ONE

A sizable apartment with an open-plan living and kitchen area, featuring three spacious bedrooms, all of which boast high quality en-suite bathrooms.

Apartment One is an exceptional ground floor apartment which benefits from elegant patio doors, offering direct access to the wonderful development grounds. The breathtaking garden views can be enjoyed from your very own kitchen table, whilst enjoying a morning coffee.

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INTERNAL AREA: 1804 SQFT / 167.6 SQM
TERRACE AREA: 201 SQFT / 18.7 SQM

ROOM	FEET	METRES
Kitchen	9'10" x 12' 1"	3 x 3.7
Living Room	29' 8" x 14' 5"	9 x 4.4
Dining Room	11'10" x 8' 2"	3.6 x 2.5
Principal Bedroom	12' 2" x 13' 9"	3.7 x 4.2
Dressing Room	5'3" x 7'7"	1.6 x 2.3
En-suite	11'3" x 6' 7"	3.4 x 2
Bedroom Two	12' 1" x 11' 5"	3.7 x 3.5
En-suite	7' 5" x 6' 7"	2.3 x 2
Bedroom Three	10' 8" x 11' 5"	3.3 x 3.5
En-suite	6' 8" x 7' 7"	2 x 2.3
Shower Room	7' 5" x 6' 5"	2.3 x 2
Utility	7' 7" x 6' 5"	2.3 x 2

14 GROUND FLOOR APARTMENT TWO

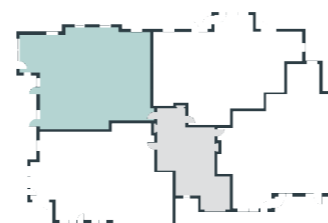
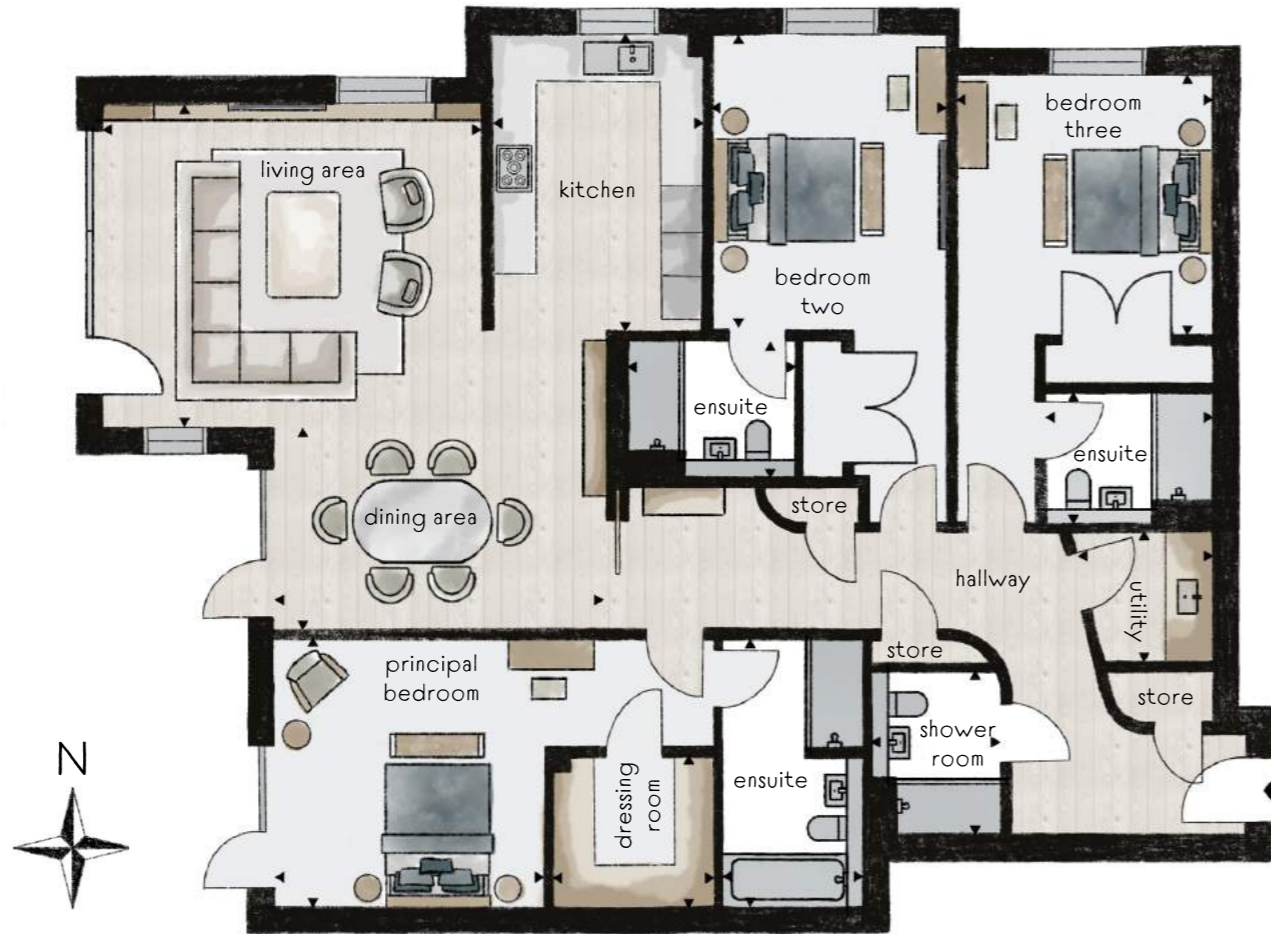
With convenient outdoor access from the principal bedroom and the living area into No. 9's thriving gardens, Apartment Two is a fantastically bright and airy space on the development's ground floor. This stunning home boasts three generously sized bedrooms, all of which offer high spec ensuites, as well as an additional shower room.

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INTERNAL AREA: 1748 SQFT / 162.4 SQM
TERRACE AREA: 137 SQFT / 12.7 SQM

ROOM	FEET	METRES
Kitchen	9' 10" x 13' 7"	3 x 4.1
Living Room	17' 6" x 14' 10"	5.3 x 4.5
Dining Room	15' 3" x 9' 4"	4.7 x 2.9
Principal Bedroom	12' 5" x 12' 3"	3.8 x 3.7
Dressing Room	7' 5" x 7' 0"	2.3 x 2.1
En-suite	6' 7" x 12' 4"	2 x 3.8
Bedroom Two	10' 9" x 13' 7"	3.3 x 4.1
En-suite	7' 8" x 6' 2"	2.3 x 1.9
Bedroom Three	11' 10" x 11' 10"	3.6 x 3.6
En-suite	7' 10" x 6' 10"	2.4 x 1.8
Shower Room	6' 2" x 7' 5"	1.9 x 2.3
Utility	6' 7" x 5' 11"	2 x 1.8



Floorplans are for illustrative purposes only

15 GROUND FLOOR APARTMENT THREE

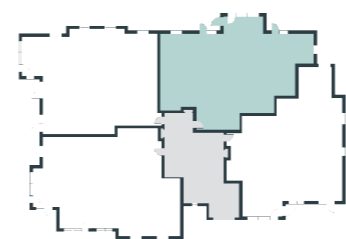
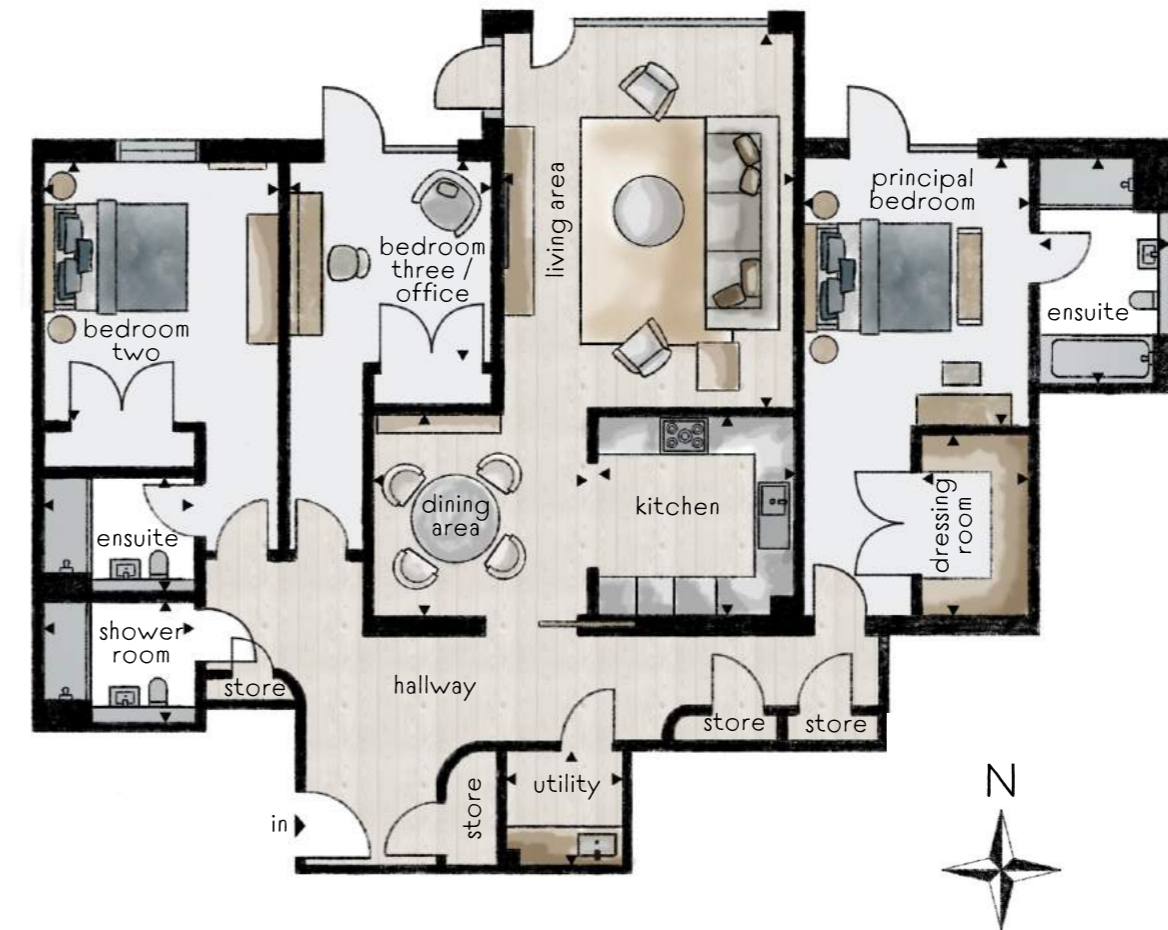
Apartment Three is the perfect three-bedroom apartment. The large living area offers convenient access to the excellent gardens, whilst the kitchen and dining space sits just around the corner in this expertly designed room. Enjoy a more private cooking experience, whilst family and friends are entertained close by.

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INTERNAL AREA: 1751 SQFT / 162.7 SQM
TERRACE AREA: 133 SQFT / 12.4 SQM

ROOM	FEET	METRES
Kitchen	10' 3" x 10' 4"	3.1 x 3.2
Living Room	15' 1" x 19' 4"	4.6 x 5.9
Dining Room	11' 4" x 10' 4"	3.5 x 3.2
Principal Bedroom	11' 11" x 13' 8"	3.6 x 4.2
Dressing Room	6' 7" x 9' 5"	2 x 2.9
En-suite	6' 7" x 11' 5"	2 x 3.5
Bedroom Two	12' 3" x 13' 7"	3.7 x 4.1
En-suite	7' 10" x 6'	2.4 x 1.8
Bedroom Three	10' 7" x 10' 4"	3.2 x 3.2
Shower Room	7' 10" x 6' 3"	2.4 x 1.9
Utility	5' 11" x 5' 11"	1.8 x 1.8



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GROUND FLOOR APARTMENT FOUR

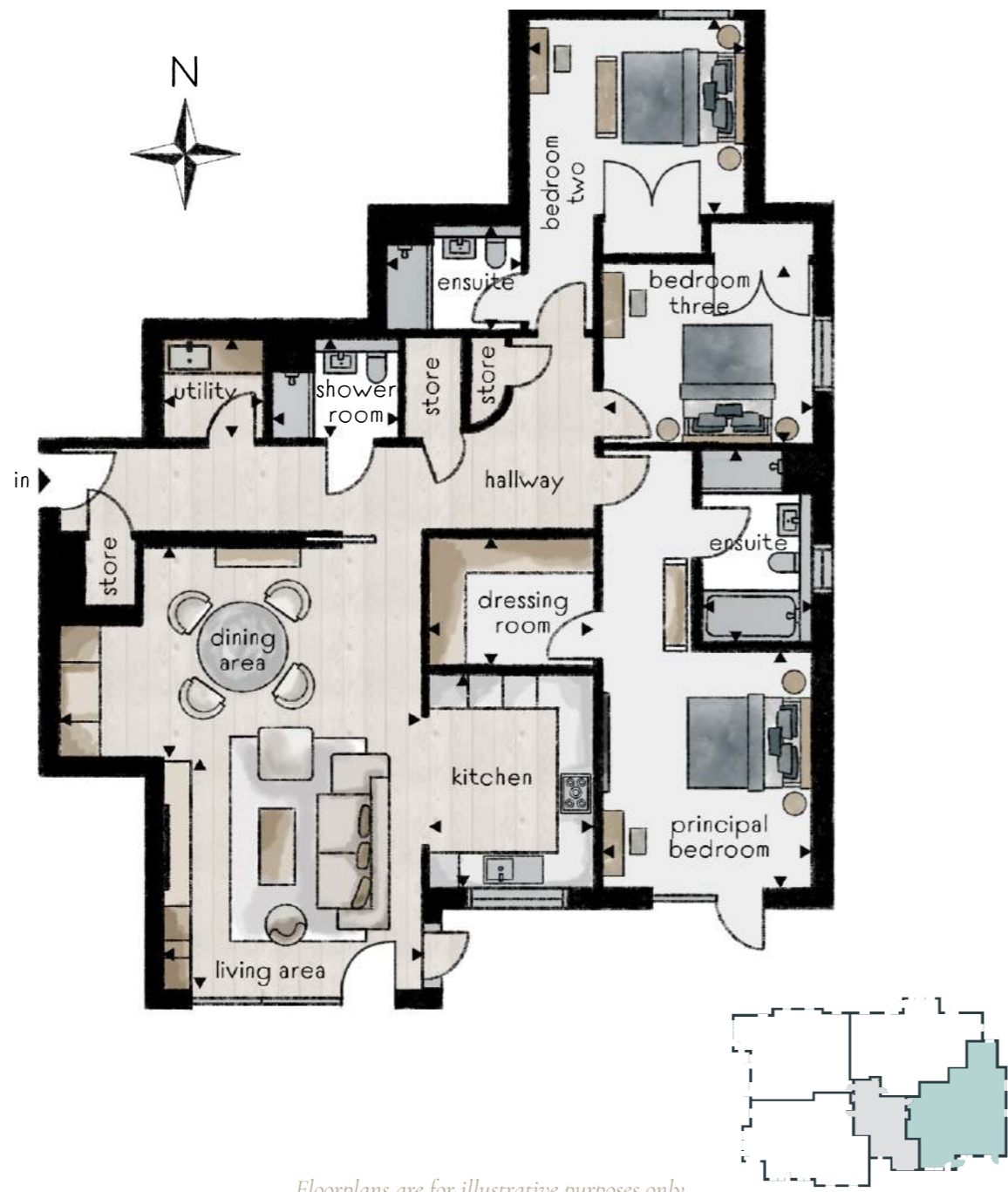
Situated on the ground floor, Apartment Four boasts a fantastic open-plan kitchen, living area alongside three generous bedrooms. What's more, this apartment features direct access to the breathtaking grounds at No. 9 from the living area, offering idyllic, tranquil views from the comfort of your home.

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INTERNAL AREA: 1721 SQFT / 159.9 SQM
TERRACE AREA: 122 SQFT / 11.3 SQM

ROOM	FEET	METRES
Kitchen	9' 7" x 12' 6"	2.9 x 3.8
Living Room	15' 1" x 13' 7"	4.6 x 4.1
Dining Room	16' 4" x 12' 1"	5 x 3.7
Principal Bedroom	12' 3" x 13' 11"	3.7 x 4.2
Dressing Room	9' 7" x 7' 5"	2.9 x 2.3
En-suite	6' 7" x 11' 4"	2 x 3.5
Bedroom Two	12' 7" x 11' 5"	3.8 x 3.5
En-suite	8' x 6'	2.4 x 1.8
Bedroom Three	12' 3" x 10' 7"	3.7 x 3.2
Shower Room	7' 5" x 5' 11"	2.3 x 1.8
Utility	5' 11" x 5' 11"	1.8 x 1.8



Floorplans are for illustrative purposes only

(RIGHT)
Apartment One



(RIGHT BELOW)
Apartment Two



(BELOW LEFT)
Apartment Two

CGIs are for illustrative purposes only





CHAPTER THREE: THE APARTMENTS
FIRST FLOOR

CHAPTER THREE: FIRST FLOOR THE APARTMENTS

To register your interest:

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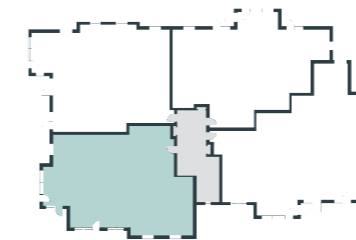
Each first floor apartment at No. 9 is bespoke and carefully crafted, from layouts to specifications which will suit all tastes and lifestyles.

There is a scope for customisation with regards to both fixtures and fittings, which are finished to an incredibly high standard.

All of our first floor apartments feature utility rooms, family shower rooms and master en-suites, containing baths and separate walk-in showers.

All first floor apartments feature pleasant and generously sized balcony spaces - perfect for a taste of the outdoors.

The development also features allocated private parking and allocated individual cycle storage. Each apartment can be accessed via stairs or lift, for added convenience.



Floorplans are for illustrative purposes only



FIRST FLOOR APARTMENT FIVE

An incredibly spacious apartment with three bedrooms, all featuring en-suites and plenty of storage space. Sitting on the first floor, Apartment Five also offers an exceptional South-facing balcony, providing the perfect space for a relaxing glass of wine during the summer months.

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Or call Rettie & Co. New Homes on: 0131 243 3858

INTERNAL AREA: 1804 SQFT / 167.6 SQM
BALCONY AREA: 192 SQFT / 17.8 SQM

ROOM	FEET	METRES
Kitchen	9' 10" x 12' 1"	3 x 3.7
Living Room	29' 8" x 14' 5"	9 x 4.4
Dining Room	11' 10" x 8' 2"	3.6 x 2.5
Principal Bedroom	12' 2" x 13' 9"	3.7 x 4.2
Dressing Room	5' 3" x 7' 7"	1.6 x 2.3
En-suite	11' 3" x 6' 7"	3.4 x 2
Bedroom Two	12' 1" x 11' 5"	3.7 x 3.5
En-suite	7' 5" x 6' 7"	2.3 x 2
Bedroom Three	10' 8" x 11' 5"	3.3 x 3.5
En-suite	6' 8" x 7' 7"	2 x 2.3
Shower Room	7' 5" x 6' 5"	2.3 x 2
Utility	7' 7" x 6' 5"	2.3 x 2

22 **FIRST FLOOR**
APARTMENT SIX

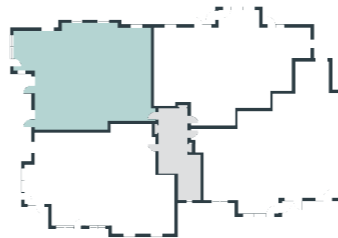
A fantastic three-bedroom apartment, on the first floor, boasting a desirable balcony; the perfect private space for summer days, and for keeping your own city-friendly garden. This home also features a sizable principal bedroom with the added luxury of a separate dressing room, as well as two additional bedrooms, both with convenient ensuites - designed to your personal taste.

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INTERNAL AREA: 1748 SQFT / 162.4 SQM
BALCONY AREA: 131 SQFT / 12.2 SQM

ROOM	FEET	METRES
Kitchen	9' 10" x 13' 7"	3 x 4.1
Living Room	17' 6" x 14' 10"	5.3 x 4.5
Dining Room	15' 3" x 9' 4"	4.7 x 2.9
Principal Bedroom	12' 5" x 12' 3"	3.8 x 3.7
Dressing Room	7' 5" x 7' 0"	2.3 x 2.1
En-suite	6' 7" x 12' 4"	2 x 3.8
Bedroom Two	11' 2" x 13' 7"	3.2 x 4.1
En-suite	7' 8" x 6' 2"	2.3 x 1.9
Bedroom Three	11' 10" x 11' 10"	3.6 x 3.6
En-suite	7' 10" x 6' 0"	2.4 x 1.8
Shower Room	6' 2" x 7' 5"	1.9 x 2.3
Utility	6' 7" x 5' 11"	2 x 1.8



Floorplans are for illustrative purposes only

23 **FIRST FLOOR**
APARTMENT SEVEN

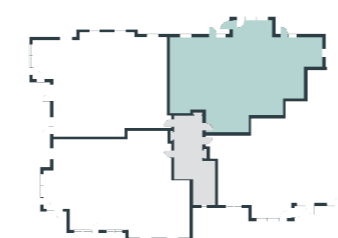
An impressive apartment with three bedrooms, the principal of which features a beautiful Juliet balcony, making it a bright space to relax and unwind. Apartment Seven also boasts a utility room in addition to four convenient store cupboards - the perfect space for golf clubs, before playing one of the nearby courses.

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INTERNAL AREA: 1751 SQFT / 162.7 SQM
BALCONY AREA: 127 SQFT / 11.8 SQM

ROOM	FEET	METRES
Kitchen	10' 3" x 10' 4"	3.1 x 3.2
Living Room	15' 1" x 19' 4"	4.6 x 5.9
Dining Room	11' 4" x 10' 4"	3.5 x 3.2
Principal Bedroom	11' 11" x 13' 8"	3.6 x 4.2
Dressing Room	6' 8" x 9' 5"	2 x 2.9
En-suite	6' 8" x 11' 5"	2 x 3.5
Bedroom Two	12' 3" x 13' 7"	3.7 x 4.1
En-suite	7' 10" x 6' 0"	2.4 x 1.8
Bedroom Three	10' 7" x 10' 4"	3.2 x 3.2
Shower Room	7' 10" x 6' 3"	2.4 x 1.9
Utility	5' 11" x 5' 11"	1.8 x 1.8



Floorplans are for illustrative purposes only



(UPPER RIGHT)
Apartment Seven

(UPPER LEFT)
Apartment Seven

(RIGHT)
Apartment Seven

CGIs are for illustrative purposes only



FIRST FLOOR APARTMENT EIGHT

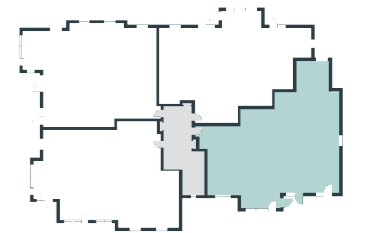
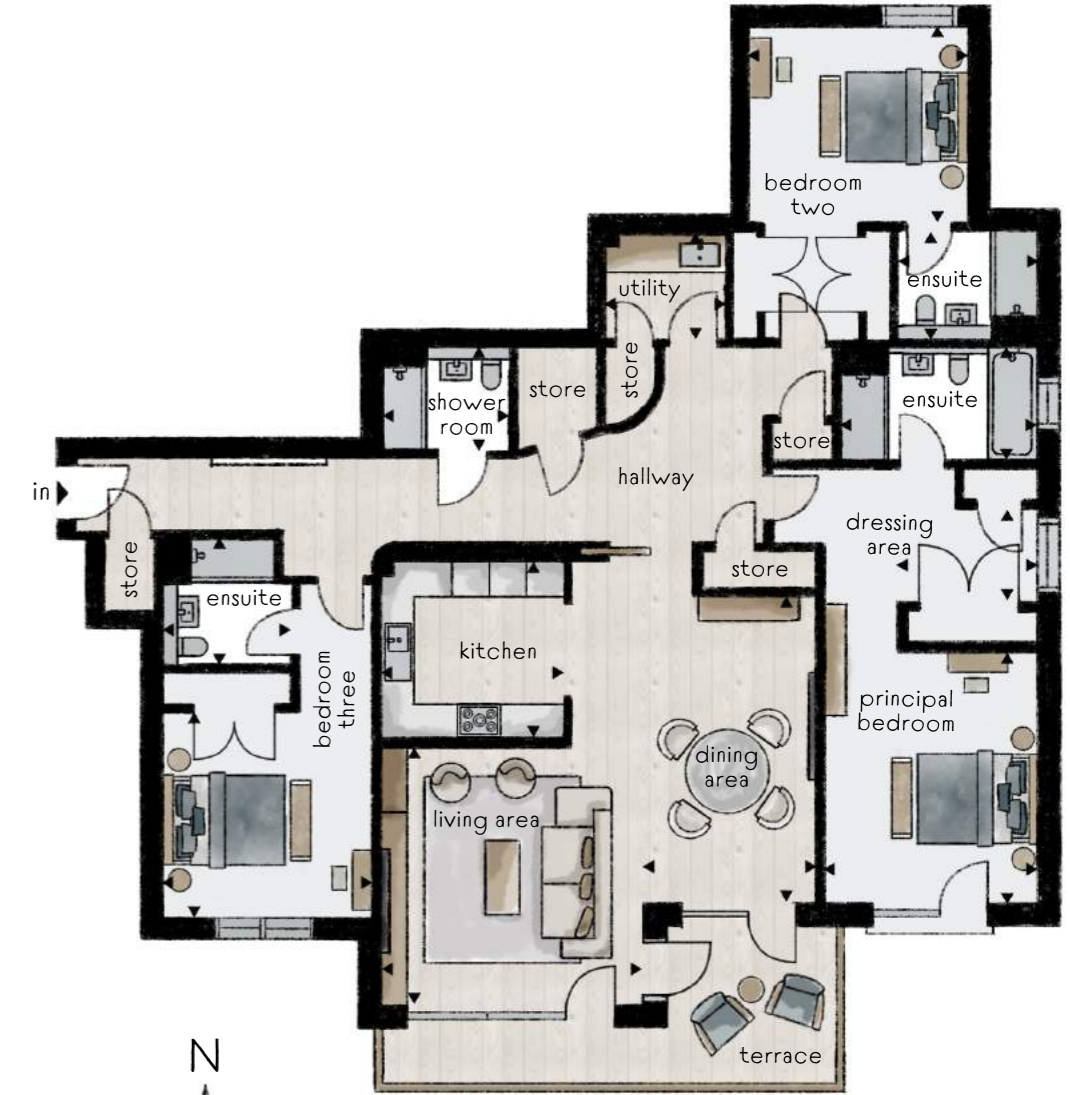
Apartment Eight is the perfect home for anyone looking for a spacious apartment. Featuring a fabulously designed open-plan kitchen and living area, which leads to an elegant south-facing balcony. Located on the first floor, this home has three wonderful bedrooms, all offering high quality private ensuites - ideal for hosting guests.

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INTERNAL AREA: 1992 SQFT / 185.1 SQM
BALCONY AREA: 116 SQFT / 10.8 SQM

ROOM	FEET	METRES
Kitchen	10' 9" x 10' 3"	3.3 x 3.1
Living Room	15' 1" x 15'	4.6 x 4.6
Dining Room	10' x 17' 10"	3 x 5.4
Principal Bedroom	12' 3" x 14' 8"	3.7 x 4.5
Dressing Room	7' 11" x 5' 8"	2.4 x 1.7
En-suite	11' 3" x 6' 7"	3.4 x 2
Bedroom Two	12' 7" x 11' 5"	3.8 x 3.5
En-suite	8' 1" x 6' 3"	2.5 x 1.9
Bedroom Three	12' 1" x 11' 10"	3.7 x 3.6
En-suite	7' 7" x 7' 5"	2.3 x 2.3
Shower Room	7' 5" x 5' 11"	2.3 x 1.8
Utility	6' 10" x 6' 0"	2.1 x 1.8



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CHAPTER FOUR: PENTHOUSE APARTMENTS
SECOND FLOOR



CHAPTER FOUR PENTHOUSE APARTMENTS

To register your interest:

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Or call Rettie & Co. New Homes on: 0131 243 3858

The three penthouse apartments at No. 9 are exceptional opportunities to acquire a new luxury home. Each features an individual private terrace, with breathtaking views over the development's tranquil gardens.

The building's lift makes the penthouses fully accessible and ensures the homes are suitable and available for all.

Not only is there ample parking available for guests but each penthouse comes with a sizable double garage - fully equipped with a power supply. All the penthouses' fixtures

and fittings are finished to the highest standard, with certain customisable options for a bespoke result. We recommend expressing interest for the penthouses promptly with Rettie & Co., as these apartments are unlikely to stay on the market for long.



30 SECOND FLOOR APARTMENT NINE

Offering one of the most spacious kitchens and living areas in the development, with a delightful dining nook, Apartment Nine is the first of three stunning penthouses. This home features the perfect South-facing terrace for those relaxing Summer evenings and, with two of the bedrooms offering dressing rooms, this apartment is the height of luxury living.

To register your interest:
EMAIL NO9-BARNTON@RETTIE.CO.UK

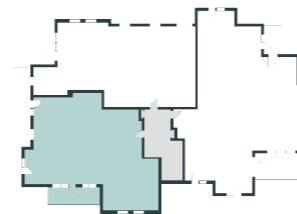
Or call Rettie & Co. New Homes on: 0131 243 3858



Floorplans are for illustrative purposes only

INTERNAL AREA: 1938 SQFT / 180.0 SQM
TERRACE AREA: 163 SQFT / 15.1 SQFT

ROOM	FEET	METRES
Kitchen	10'11" x 17'2"	3.3 x 5.2
Living Room	21'2" x 14'5"	6.5 x 4.4
Dining Room	13'6" x 9'5"	4.1 x 2.9
Principal Bedroom	15'11" x 11'10"	4.8 x 3.6
Dressing Room	8'8" x 5'7"	2.6 x 1.7
En-suite	12'1" x 6'7"	3.7 x 2
Bedroom Two	11'5" x 13'9"	3.5 x 4.2
Dressing Room	4'9" x 7'10"	1.4 x 2.4
En-suite	7'5" x 6'8"	2.3 x 2
Bedroom Three	11'5" x 11'5"	3.5 x 3.5
En-suite	6'8" x 7'7"	2 x 2.3
Shower Room	7'5" x 6'8"	2.3 x 2
Utility	7'1" x 6'8"	2.2 x 2



31 SECOND FLOOR APARTMENT TEN

Apartment Ten is a spacious three-bedroom penthouse which provides a generous open-plan kitchen living area, ideal for hosting friends and family. The principal bedroom is particularly special, with ample living and dressing space alongside an en-suite featuring both a walk-in shower and luxurious bath. What's more, this gorgeous home boasts an incredibly spacious terrace, providing Apartment Ten with some of the most picturesque views of the greenery at No. 9.

To register your interest:
EMAIL NO9-BARNTON@RETTIE.CO.UK

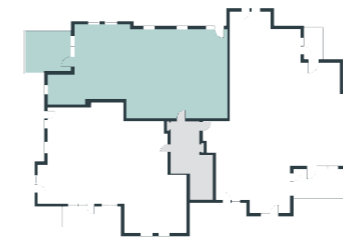
Or call Rettie & Co. New Homes on: 0131 243 3858



Floorplans are for illustrative purposes only

INTERNAL AREA: 1941 SQFT / 180.3 SQM
TERRACE AREA: 265 SQFT / 24.6 SQM

ROOM	FEET	METRES
Kitchen	15'5" x 11'4"	4.7 x 3.5
Living Room	21' x 13'1"	6.4 x 4
Dining Room	12'9" x 15'2"	3.9 x 4.7
Principal Bedroom	12'7" x 17'1"	3.8 x 5.2
Dressing Room	7'5" x 9'	2.3 x 2.7
En-suite	12'8" x 6'7"	3.9 x 2
Bedroom Two	12'2" x 13'9"	3.7 x 4.2
En-suite	6'5" x 7'5"	2 x 2.3
Bedroom Three	10'5" x 13'9"	3.2 x 4.2
En-suite	5'11" x 7'5"	1.8 x 2.3
Shower Room	7'5" x 6'8"	2.3 x 2
Utility	5'11" x 6'8"	1.8 x 2



32 SECOND FLOOR APARTMENT ELEVEN

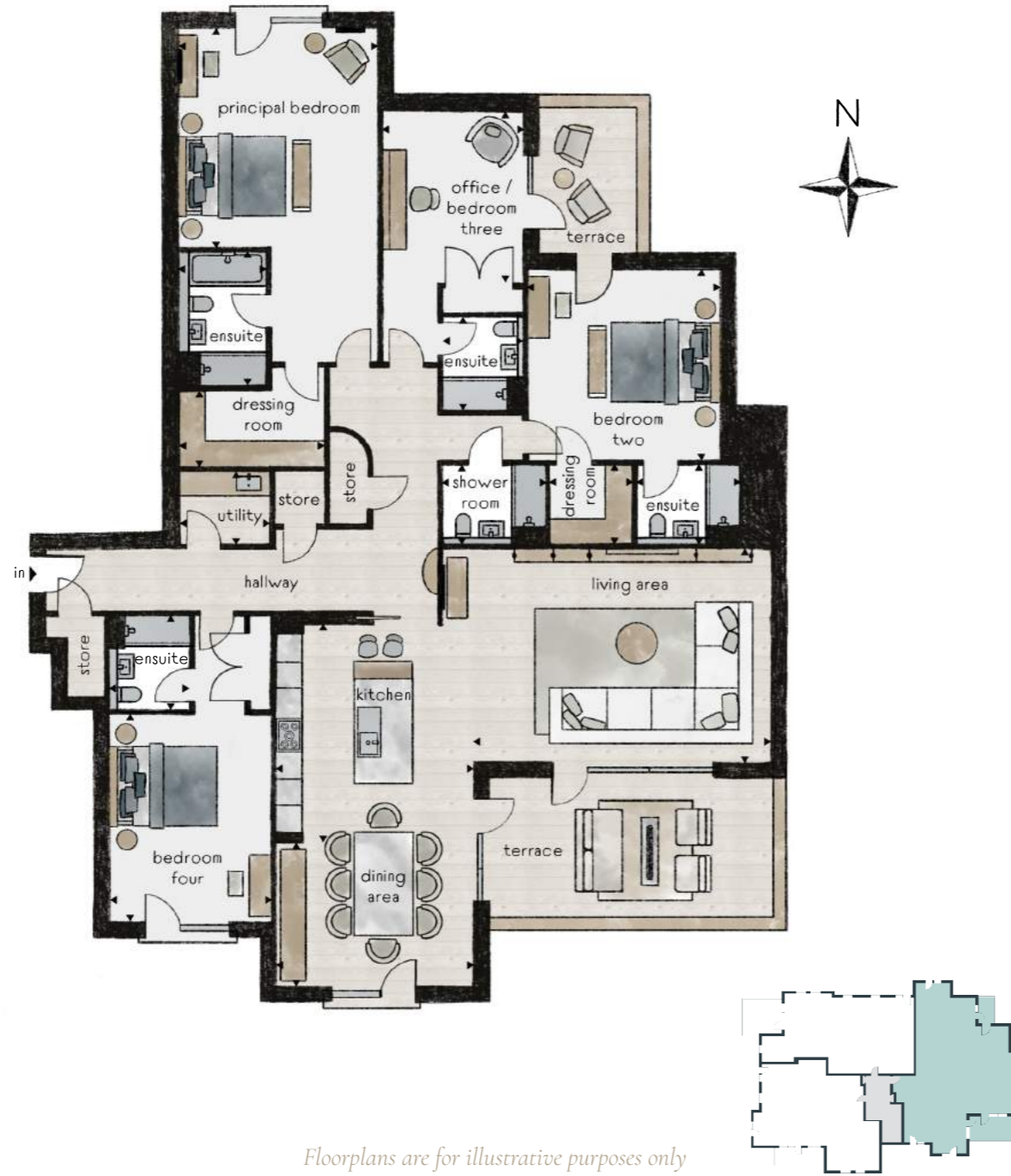
Apartment Eleven is the only four-bedroom apartment in the development, which makes this an exceptional opportunity. The versatile fourth bedroom creates the option for an exercise room or an office space, in the comfort of your own home. This penthouse is more than generous when it comes to space, offering a stunning L-shaped kitchen, living and dining area which opens onto the South-facing terrace. Unbeatable views in one of Cramond's finest new homes.

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Or call Rettie & Co. New Homes on: 0131 243 3858

INTERNAL AREA: 2681 SQFT / 249.1 SQM
 TERRACE AREA: 328.3 SQFT / 30.5 SQM

ROOM	FEET	METRES
Kitchen	15' 1" x 17' 3"	4.6 x 5.3
Living Room	22' 8" x 16' 9"	6.9 x 5.1
Dining Room	15' 1" x 11' 4"	4.6 x 3.5
Principal Bedroom	15' 1" x 17' 4"	4.6 x 5.3
Dressing Room	11' 3" x 6' 1"	3.4 x 1.8
En-suite	6' 7" x 10' 6"	2 x 3.2
Bedroom Two	14' 6" x 15'	4.4 x 4.6
Dressing Room	6' 3" x 6' 4"	1.9 x 1.9
En-suite	7' 11" x 6' 4"	2.4 x 1.9
Bedroom Three	10' 10" x 13' 7"	3.3 x 4.1
En-suite	6' 3" x 7' 5"	1.9 x 2.3
Bedroom Four	12' 2" x 16' 4"	3.7 x 5
En-suite	6' 1" x 7' 5"	1.9 x 2.3
Shower Room	7' 10" x 6' 4"	2.4 x 1.9
Utility	6' 11" x 5' 11"	2.1 x 1.8



Floorplans are for illustrative purposes only





(LEFT)
Apartment Eleven

*CGIs are for illustrative
purposes only*

(ALL IMAGES)
Apartment Eleven

*CGIs are for illustrative
purposes only*





CHAPTER FIVE

THE LOCATION

Although these high-end homes are only a short commute to Edinburgh's city centre, their location and meticulously designed, leafy grounds offer much-needed respite from the hustle and bustle of the city.

The surrounding area is a popular destination for both tourists and locals - we've highlighted just a few of the local attractions here.



LOCAL HIGHLIGHTS

No. 9 is perfectly situated in the sought after area of Cramond. There are a number of excellent, scenic walks close by, whilst the notable travel links into the city-centre mean this development offers an ideal balance for all residents.



RIVER ALMOND WALKWAY

Barnton and No.9 are ideally placed for access to the River Almond Walkway, which leads to the local beauty spot of Cramond Falls, eventually ending at Cramond Beach. This gentle walk is reached within 10 minutes of the doorstep of No.9 and highlights some of the best natural beauty Edinburgh has to offer.



CRAMOND ISLAND

Outstanding views of the Forth, opportunities to see some of Scotland's most stunning sea birds and WWII lookout posts, make Cramond Island one of Edinburgh's most popular tourist destinations. This exceptional coastal walk is only a short distance away from your exquisite apartment at Barnton.



GOLF COURSES

Some of the best golfing in the central belt is found on the doorstep of the development. Both Bruntsfield Links Golfing Society and the Royal Burgess Golfing Society are within short walking distance of the apartments, with welcoming club houses for private members and regular social events.

CHAPTER SIX

LUXURY FIXTURES
& FITTINGS

Ensuring top-of-the-line finishes throughout, the desirable specification of No. 9 was devised in conjunction with expert interior designers. Bespoke kitchens, luxurious bathrooms and quality flooring choices have been carefully chosen for the apartments, with an additional level of luxury on offer in the penthouses.

Those who purchase early will benefit from the opportunity to choose from a range of custom options, while all purchasers have the option to instruct an expert interior design service to assist with interior schematics and the creation of a tailored living space at No. 9.



KITCHENS

All kitchens are manufactured and supplied/fitted by Kitchens International, featuring bespoke Leicht German furniture. Silestone work surfaces with tiled splash backs are fitted to all ground and first floor apartments. Our standard apartments boast fully integrated appliances, which include Siemens microwave, oven, fridge/freezer, dishwasher and combined washer dryers. There are also a range of custom options available (subject to change, based on timing and build status).



BATHROOMS

All bathrooms feature Atlas Concorde porcelain tiles to the floors and walls, as well as high quality Villeroy & Boch sanitary ware and Hansgrohe taps and showers. All master en-suites are fitted with wall showers and separate Villeroy & Boch baths, and shower en-suites are fitted with Hansgrohe recessed, controlled showers. Our bathrooms feature electric underfloor tile warming systems plus bespoke wall mounted mirrors with integrated mood lighting and demisters.



FLOORING

The ground and first floor properties' entrance, reception, utility rooms and kitchen boast high-quality timber or luxury vinyl tiles. All bathrooms, cloakrooms and ensuites use our luxury vinyl or ceramic tiles. Bedrooms are finished with high-quality carpeting throughout.



KITCHENS

All penthouse kitchens will feature glass or Silestone splash backs, as well as fully integrated appliances, including Miele microwave, oven, fridge/freezer, dishwasher, and combined washer dryer. All kitchens are supplied and fitted by Kitchen International with bespoke German furniture by Leicht. Our luxurious penthouse apartments feature built-in Quooker taps and enviable wine fridges as standard. There are also a range of custom options available (subject to change, based on timing and build status).



BATHROOMS

Penthouse bathrooms are meticulously designed with style and comfort in mind. All bathrooms feature Atlas Concorde porcelain tiles to the floors and walls, as well as high quality Villeroy & Boch sanitary ware and Hansgrohe taps and showers. All master en-suites are fitted with wall showers and separate Villeroy & Boch baths, and shower en-suites are fitted with Hansgrohe recessed, controlled showers. Our bathrooms feature electric underfloor tile warming systems plus bespoke wall mounted mirrors with integrated mood lighting and demisters.



FLOORING

Penthouse flooring is of the highest standard throughout. The property entrance, reception, utility rooms and kitchen boast high-quality timber or luxury vinyl tiles. All bathrooms, cloakrooms and ensuites use our luxury vinyl or ceramic tiles. Penthouse bedrooms offer incredible quality carpeting, offering a luxurious and comfortable space to rest and unwind.



CHAPTER SEVEN PARKING & ACCESSIBILITY

GARDENS

All of our first and ground floor apartments come with allocated parking spaces and allocated private cycle stores - fully secured for your peace of mind.

Our penthouses include double garages with lighting and power.

The carefully landscaped gardens of No. 9 feature an extensive woodland area with timber pergola. Seating for residents can also be found in this

Our development also features two disabled parking bays and four visitor parking spaces - perfect for hosting family and friends. Two EV chargers are supplied in the visitor spaces.

area, the perfect spot for relaxing on a warm afternoon. Bespoke planted shrub beds provide additional elegance to the garden grounds.

EXTERNAL SPECIFICATION

Feature walls in Scottish whinstone - ethically and sustainably sourced

Smooth white render finish to remaining areas

Roof in large format Rivius interlocking Riven tile by Sandtoft

External terraces to first and top floor apartments & penthouses finished in timber composite decking

Glazed balustrading to first floor balconies and top floor terraces

High performance timber windows with Alu-Clad external finish

ENTRANCE RECEPTION

Interior designed entrance vestibule, common stair and hall areas have bespoke interior designed finish by Jeffreys Interiors, including high quality, carpeted floor finishes

Feature glazed entrance timber screen leading to spacious entrance vestibule

Allocated post & parcel communal delivery stores

Timber panelling feature wall

Remote controlled driveway entrance gate

Video entry access to both external building front door and driveway entrance gates

Feature metal stair case with timber handrail access to first and second floors

Lift access to first and second floors from inner vestibule area

INTERNAL SPECIFICATION

Enhanced timber frame construction

Ceilings boarded plasterboard on suspended ceiling with painted finish

Timber or luxury vinyl tiles to hall, public rooms and kitchen

Luxury vinyl tiles or ceramic tiles to bathrooms cloakrooms and ensuites

Luxury vinyl tiles to utility rooms

High quality carpeting to all bedrooms

White emulsion paint to ceilings & walls

Double glazed rooflights to the penthouse apartments

PARKING

Allocated parking spaces for all ground and first floor apartments

Allocated private cycle stores for ground and first floor apartments – one cycle storage space per apartment

Double garages for each penthouse which are privately metered and can have EV points installed should the owners require them

Two disabled parking and four visitor parking spaces which have electric vehicle charging points

LANDSCAPING

Extensive landscaped woodland area with pergola and external seating for residents

Bespoke shrub beds designed adjacent to the building

JOINERY FINISHES

All front doors to common halls to be Walnut veneered feature doors with painted timber architrave

Walnut veneer solid core internal doors with high quality brushed satin-finished ironmongery throughout

Painted MDF skirtings, architraves and window cills

AUDIO VISUALS & SECURITY

CAT 6 wiring fitted throughout for connection of TVs, home office and telephone points

Distributed TV provision for digital services including terrestrial and satellite

All apartments fitted with touchscreens located in the hall, providing video entry and intercom

Each apartment is fitted with a wireless integrated alarm system

LIGHTING & POWER

LED lighting provided to principal rooms, kitchens and master bedrooms. Pendants will be provided in all bedrooms and feature positions in living and dining areas

5 amp circuit to all principal rooms

Moisture resistant downlights in all bathrooms

Integrated feature lighting provided in kitchens where appropriate

White screwless flat plate light switches and sockets in all rooms, including charging outlets within principal rooms, kitchens and master bedroom

KITCHENS

Bespoke German Leicht manufactured kitchens supplied and fitted by Kitchens International

Silestone work surfaces with tiled splashbacks to ground and first floor apartments

Silestone work surfaces with Glass/Silestone splashbacks to penthouse apartments

Fully integrated appliances which include Siemens microwave, oven, fridge/freezer, dishwasher and combined washer dryer in ground and first floor apartments

Penthouse apartments have Miele appliances together with Quooker taps and wine fridges

Penthouse apartments are fitted with Siemens combined washer dryer

BATHROOMS & EN-SUITES

Atlas Concorde porcelain tiles to floors and walls in all bathrooms

Villeroy & Boch sanitary ware to all apartments with Hansgrohe taps and shower fittings

Master en-suites include showers and separate V&B baths

En-suite showers fitted with Hans Grohe controlled showers all with shower screens

Wall mounted mirrors with integrated lighting including demisters

Electric underfloor tile warming systems in all bathrooms and en-suites

Electric towel rails in all bathrooms and en-suites

CHAPTER NINE OUR PARTNERS



JEFFREYS INTERIORS

Following the expert input of Jeffreys Interiors into the beautifully designed interior specification at No. 9, new homeowners can benefit from our exclusive collaboration with the creative team at Jeffreys. From the detailed design of one room to an interior schematic for the whole apartment, the Jeffreys team is available for instruction by any purchaser looking for tailored interior design services and bespoke furniture, catering to individual needs and working with purchasers to create a perfect home.

Established in 2006, Jeffreys Interiors award-winning design studio built its reputation on delivering exceptional interiors for homes across Scotland, the UK and further afield.

Led by Design Director Jo Aynsley, the internationally recognised team of creative talent are dedicated to reflecting the tastes, lifestyle and character of their clients. Seamlessly executed and always beautifully finished, their intelligent use of colour, pattern, scale, and proportion combine to create functional, liveable and comfortable spaces with an inherent sense of style. Alongside imaginative solutions and off the wall thinking, clients can be sure of a thoroughly enjoyable experience with a personalised touch, and an impeccably finished home to enjoy for years to come.



KITCHENS INTERNATIONAL

Kitchens provided by Kitchens International.



ICW

10 Year Structural Warranty by ICW



NAD
NEW AGE DEVELOPERS

CHAPTER TEN

ABOUT THE DEVELOPER

New Age Developers is an Edinburgh based property developer, founded in 2009. Having successfully completed several developments throughout the capital, New Age Developers have lengthy experience and local knowledge of the city.

At New Age Developers, we pride ourselves on the high quality fixtures, fittings and specifications, ensuring that every home we build is bespoke and one that you will love for years to come.

We are delighted to be teaming up with Rettie & Co. as our selling agent, to make sure that an apartment at No.9 is the perfect fit for you, your family and your lifestyle.

To find out more, visit:

[VISIT:
NEWAGEDEVELOPERS.CO.UK](http://NEWAGEDEVELOPERS.CO.UK)

CHAPTER ELEVEN

TERMS & CONDITIONS

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.

No.9 Barnton Avenue West 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



For more information, please contact Rettie & Co. New Homes:

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OPENING HOURS



Monday to Friday 9am to 5.30pm

WWW.NO9-BARNTON.CO.UK
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