



CRAIGHOUSE

LIVING BREATHING SPACE



BURTON

From the minute you
wake to birdsong outside
your window, to the
moment you catch the
evening sun glinting off
the pinnacles and spires
of Edinburgh's skyline,
you know you have
chosen a very special
place to live...



CRAIGHOUSE

LIVING BREATHING SPACE



Living breathing space

At Craighouse, some of Edinburgh's most magnificent historic buildings nestle in a vast expanse of parkland, enclosed by mature trees, offering panoramic views across this world famous city.

Now we are proud to reveal the portfolio of new homes and conversion properties that will breathe new life into this unique and much-loved setting.

Spacious yet secluded. Idyllic yet impressive.
A part of the city, yet apart from the city.

At Craighouse, your perfect lifestyle awaits.





Situated on Easter Craiglockhart Hill, Craighouse rises majestically over the city of Edinburgh.

Unrivalled views of Edinburgh Castle, the Firth of Forth and Arthur's Seat open up before you.

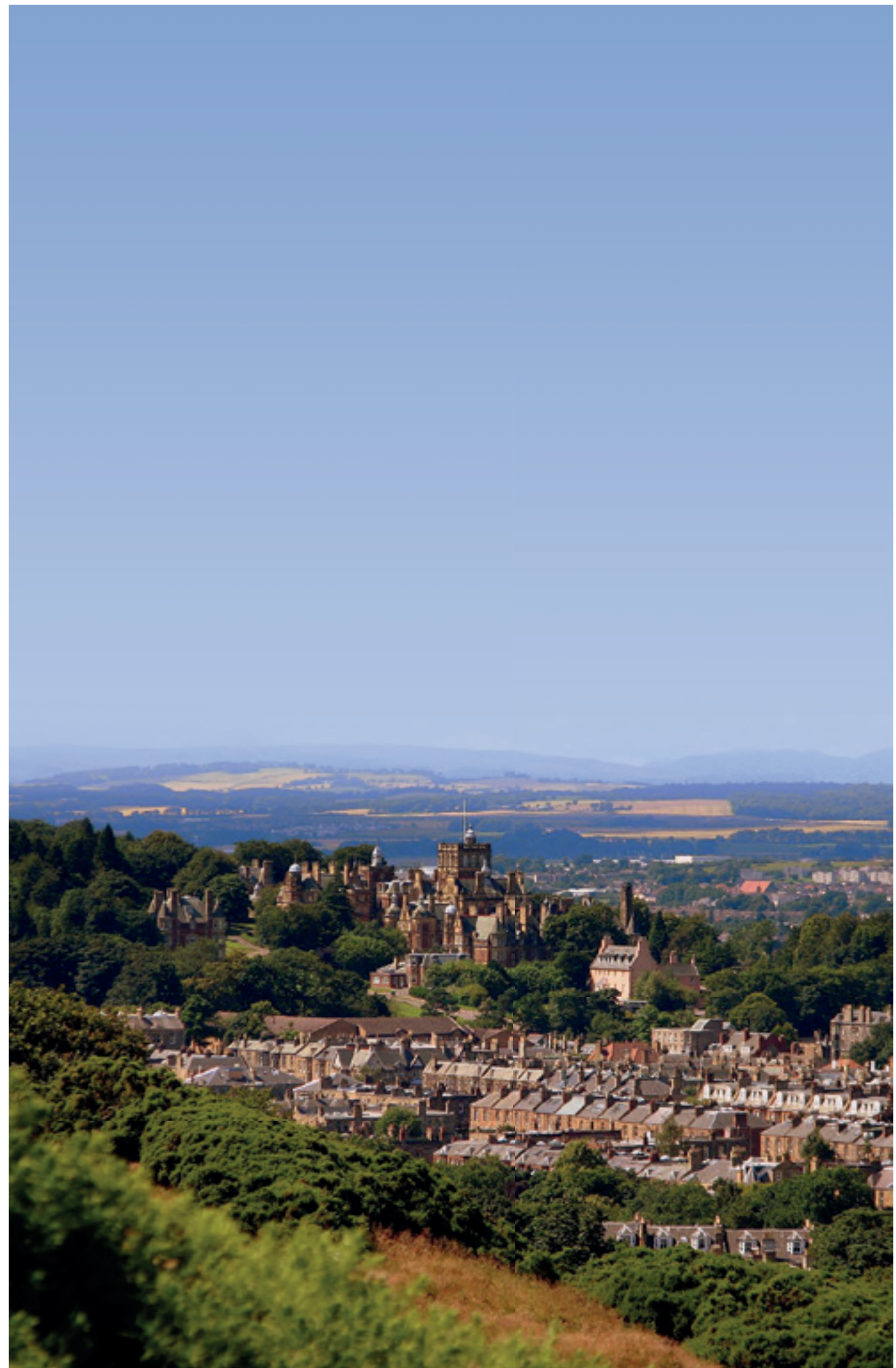
On your doorstep, the highly desirable neighbourhoods of Craiglockhart and Morningside.

Turn to page 34 for details about the local area.



Approaching Craighouse you will see,
emerging above the trees, the iconic tower
of New Craig – the largest and most famous
building on this historic site.

Located at the heart of the development,
New Craig will be surrounded by sensitively
restored conversions and sympathetically
designed new build properties, all set amidst
leafy parkland.





History in the making

The oldest building on the site is Old Craig, a 16th century house that has been home to a number of distinguished figures.

The remaining conversion properties were designed by the renowned Scottish architect Sydney Mitchell in 1889. Masterpieces of the flamboyant French Renaissance style, their rooflines are a symphony of towers, turrets, balustrades, gables, cupolas and chimneys. Every surface is adorned with rich architectural details to delight and impress the eye.

Dotted across the estate, Mitchell intended that these buildings should be unified by their architectural style, yet set apart from each other to provide a sense of both privacy and space.

Today, as then, every aspect of Craighouse is designed to make the most of the natural setting – its open lawns, meandering paths, mature woodland and breathtaking views.





The centrepiece of New Craig is the Great Hall. Built in the Baronial style, it features ornate oak panelling and classical pilasters soaring to a gilded cornice and clerestory of semicircular windows under an elaborately plastered ceiling.

This spectacular hall will be preserved as a social space for the exclusive use of New Craig residents.



The luxury of space

The setting of the buildings within their landscaped grounds makes Craighouse a unique and special place to live.

This exclusive address will become home to a close-knit community of friends and neighbours. Residents will have access to 52 acres of parkland, with space to live, breathe, cycle, walk the dog and take in those unrivalled city views.



The luxury of choice

The conversion and new build properties at Craighouse include apartments and townhouses.

Wherever you are in life, you'll find a style of property to suit you here.



- | | |
|------------------------|-------------------------|
| A Burton | G King's Craig |
| B New Craig | H East Craig |
| C Old Craig | I South Craig |
| D North Craig | J Clouston |
| E Queen's Craig | K Lodge |
| F West Craig | L Bevan |
| | M Craiglea Place |



Introducing Burton



A collection of new build townhouses
and apartments set within historic
landscaped grounds.



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Though unashamedly modern, the architecture of Burton is influenced by the decorative style of its 19th century neighbours. From the use of traditional stone, to the scale and design of the windows, every detail has been carefully considered to ensure that this brand new building blends with its historic surroundings.



Inspiring space, inside and out



Burton consists of 6 townhouses, 4 luxury penthouses,
2 duplexes and 20 apartments.

Each property has been designed to create an environment
that is light, spacious and flowing.

The interiors all feature designer kitchens and bathrooms,
and high quality fixtures and finishes throughout.
The contemporary and unique open plan layouts
are designed to be flexible spaces you can adapt
to suit your lifestyle.

Large south-facing windows offer views across the open
lawns and allow sunlight and warmth to flood into the home.
Mature woodland provides a sense of seclusion and privacy.



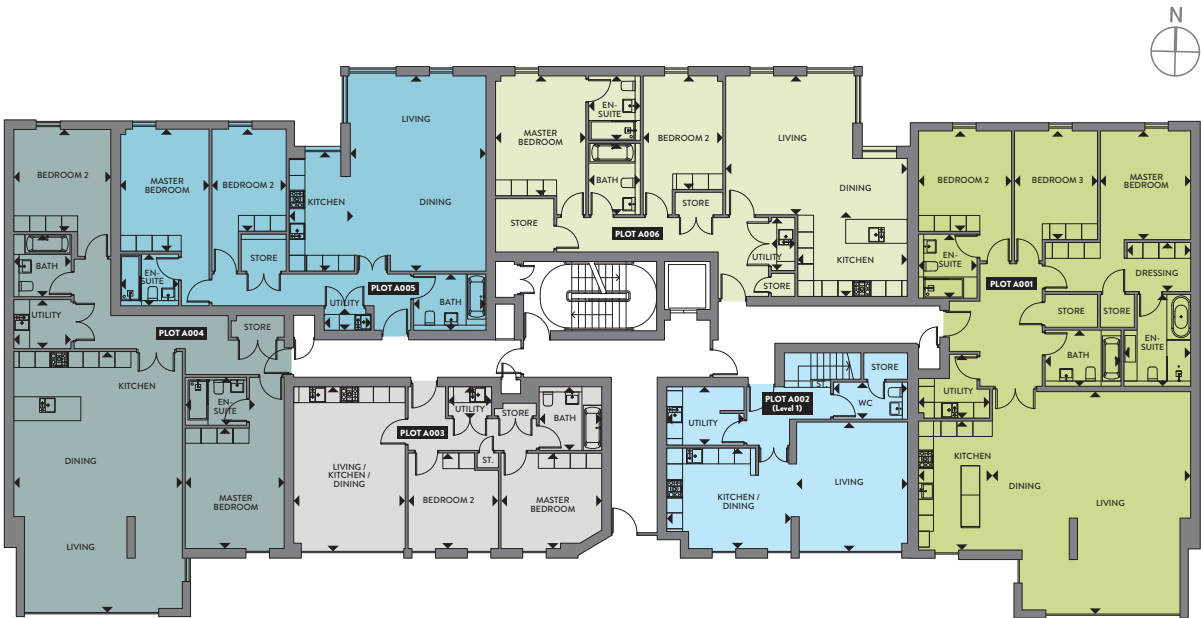


Floor Plans



PLOTS A001, A002, A003, A004, A005 & A006

Ground Floor Apartments



PLOT A001 • 3 BEDROOM			
Living / Dining	7.39m x 8.03m	24ft 2" x 26ft 4"	
Kitchen	2.68m x 4.76m	8ft 9" x 15ft 7"	
Utility	2.61m x 2.55m	8ft 6" x 8ft 4"	
Master Bedroom	3.36m x 4.00m	11ft 0" x 13ft 1"	
En-suite	2.52m x 3.24m	8ft 3" x 10ft 7"	
Dressing Room	2.40m x 1.86m	7ft 10" x 6ft 1"	
Bedroom 2	3.38m x 3.61m	11ft 1" x 11ft 10"	
En-suite	2.00m x 2.32m	6ft 6" x 7ft 7"	
Bedroom 3	3.16m x 4.00m	10ft 4" x 13ft 1"	
Bathroom	2.82m x 1.89m	9ft 2" x 6ft 2"	

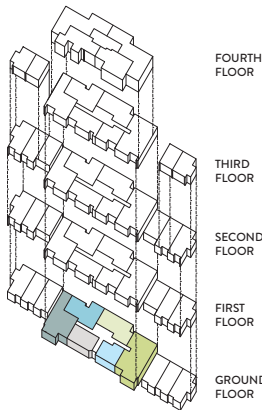
PLOT A003 • 2 BEDROOM			
Living / Dining / Kitchen	5.99m x 4.17m	19ft 7" x 13ft 8"	
Utility	0.91m x 1.63m	2ft 11" x 5ft 4"	
Master Bedroom	3.64m x 3.58m	11ft 11" x 11ft 8"	
Bedroom 2	3.64m x 3.26m	11ft 11" x 10ft 8"	
Bathroom	2.07m x 2.50m	6ft 9" x 8ft 2"	

PLOT A005 • 2 BEDROOM			
Living / Dining	7.20m x 5.06m	23ft 7" x 16ft 7"	
Kitchen	4.20m x 2.16m	13ft 9" x 7ft 1"	
Utility	0.70m x 2.00m	2ft 3" x 6ft 6"	
Master Bedroom	4.40m x 3.32m	14ft 5" x 10ft 10"	
En-suite	1.75m x 2.21m	5ft 8" x 7ft 2"	
Bedroom 2	3.80m x 2.71m	12ft 5" x 8ft 10"	
Bathroom	1.86m x 2.56m	6ft 1" x 8ft 4"	

PLOT A002 • 2 BEDROOM (Duplex Level 1)			
Living	4.66m x 4.14m	15ft 3" x 13ft 6"	
Kitchen / Dining	3.69m x 4.41m	12ft 1" x 14ft 5"	
WC	1.62m x 2.45m	5ft 3" x 8ft 0"	
Utility	2.22m x 2.69m	7ft 3" x 8ft 9"	

PLOT A004 • 2 BEDROOM			
Living / Dining / Kitchen	6.19m x 9.44m	20ft 3" x 30ft 11"	
Utility	2.17m x 1.81m	7ft 1" x 5ft 11"	
Master Bedroom	3.47m x 4.35m	11ft 4" x 14ft 3"	
En-suite	2.21m x 1.70m	7ft 2" x 5ft 6"	
Bedroom 2	3.54m x 3.76m	11ft 7" x 12ft 3"	
Bathroom	1.98m x 2.35m	6ft 5" x 7ft 8"	

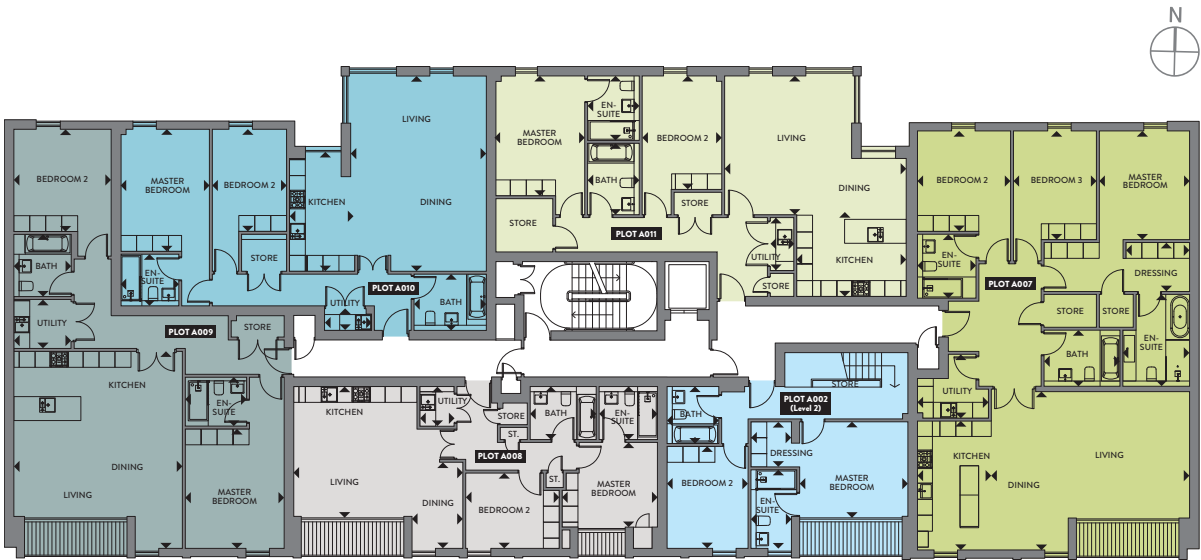
PLOT A006 • 2 BEDROOM			
Living / Dining	5.17m x 6.77m	16ft 11" x 22ft 2"	
Kitchen	2.85m x 4.06m	9ft 4" x 13ft 3"	
Utility	1.86m x 0.83m	6ft 1" x 2ft 8"	
Master Bedroom	4.42m x 3.21m	14ft 5" x 10ft 6"	
En-suite	2.39m x 1.75m	7ft 10" x 5ft 8"	
Bedroom 2	4.23m x 3.00m	13ft 10" x 9ft 10"	
Bathroom	2.69m x 1.75m	8ft 9" x 5ft 8"	



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PLOTS A002, A007, A008, A009, A010 & A011

First Floor Apartments



PLOT A007 • 3 BEDROOM			
Living / Dining	7.35m x 5.78m	24ft 1" x 18ft 11"	
Kitchen	2.68m x 4.76m	8ft 9" x 15ft 7"	
Utility	2.61m x 2.55m	8ft 6" x 8ft 4"	
Master Bedroom	3.36m x 4.00m	11ft 0" x 13ft 1"	
En-suite	2.52m x 3.24m	8ft 3" x 10ft 7"	
Dressing Room	2.40m x 1.86m	7ft 10" x 6ft 1"	
Bedroom 2	3.38m x 3.61m	11ft 1" x 11ft 10"	
En-suite	2.00m x 2.32m	6ft 6" x 7ft 7"	
Bedroom 3	3.16m x 4.00m	10ft 4" x 13ft 1"	
Bathroom	2.82m x 1.89m	9ft 2" x 6ft 2"	

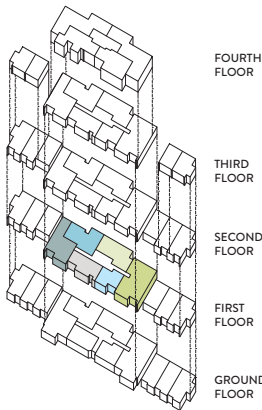
PLOT A008 • 2 BEDROOM			
Living / Kitchen	4.71m x 6.34m	15ft 5" x 20ft 9"	
Dining	2.75m x 1.91m	9ft 0" x 6ft 3"	
Utility	1.31m x 1.24m	4ft 3" x 4ft 0"	
Master Bedroom	3.21m x 3.66m	10ft 6" x 12ft 0"	
En-suite	1.81m x 2.17m	5ft 11" x 7ft 1"	
Bedroom 2	2.75m x 3.44m	9ft 0" x 11ft 3"	
Bathroom	1.82m x 2.50m	5ft 11" x 8ft 2"	

PLOT A010 • 2 BEDROOM			
Living / Dining	7.20m x 5.06m	23ft 7" x 16ft 7"	
Kitchen	4.20m x 2.16m	13ft 9" x 7ft 1"	
Utility	0.70m x 2.00m	2ft 3" x 6ft 6"	
Master Bedroom	4.40m x 3.32m	14ft 5" x 10ft 10"	
En-suite	1.75m x 2.21m	5ft 8" x 7ft 2"	
Bedroom 2	3.80m x 2.71m	12ft 5" x 8ft 10"	
Bathroom	1.86m x 2.56m	6ft 1" x 8ft 4"	

PLOT A002 • 2 BEDROOM (Duplex Level 2)			
Master Bedroom	3.44m x 4.09m	11ft 3" x 13ft 4"	
En-suite	3.03m x 1.26m	9ft 11" x 4ft 1"	
Dressing Room	1.54m x 1.74m	5ft 0" x 5ft 8"	
Bedroom 2	3.69m x 3.01m	12ft 1" x 9ft 10"	
Bathroom	2.21m x 1.73m	7ft 2" x 5ft 8"	

PLOT A009 • 2 BEDROOM			
Living / Dining / Kitchen	6.21m x 7.19m	20ft 4" x 23ft 6"	
Utility	2.17m x 1.81m	7ft 1" x 5ft 11"	
Master Bedroom	3.47m x 4.35m	11ft 4" x 14ft 3"	
En-suite	2.21m x 1.70m	7ft 2" x 5ft 6"	
Bedroom 2	3.54m x 3.76m	11ft 7" x 12ft 3"	
Bathroom	1.98m x 2.35m	6ft 5" x 7ft 8"	

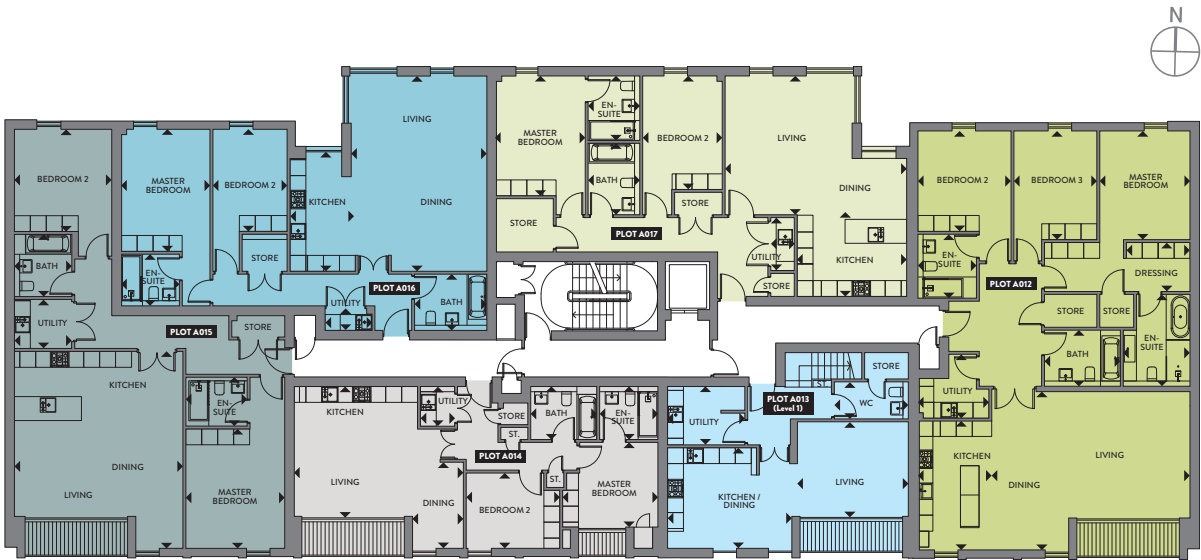
PLOT A011 • 2 BEDROOM			
Living / Dining	5.17m x 6.77m	16ft 11" x 22ft 2"	
Kitchen	2.85m x 4.06m	9ft 4" x 13ft 3"	
Utility	1.86m x 0.83m	6ft 1" x 2ft 8"	
Master Bedroom	4.42m x 3.21m	14ft 5" x 10ft 6"	
En-suite	2.39m x 1.75m	7ft 10" x 5ft 8"	
Bedroom 2	4.23m x 3.00m	13ft 10" x 9ft 10"	
Bathroom	2.69m x 1.75m	8ft 9" x 5ft 8"	



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PLOTS A012, A013, A014, A015, A016 & A017

Second Floor Apartments



PLOT A012 • 3 BEDROOM			
Living / Dining	7.35m x 5.78m	24ft 1" x 18ft 11"	
Kitchen	2.68m x 4.76m	8ft 9" x 15ft 7"	
Utility	2.61m x 2.55m	8ft 6" x 8ft 4"	
Master Bedroom	3.36m x 4.00m	11ft 0" x 13ft 1"	
En-suite	2.52m x 3.24m	8ft 3" x 10ft 7"	
Dressing Room	2.40m x 1.86m	7ft 10" x 6ft 1"	
Bedroom 2	3.38m x 3.61m	11ft 1" x 11ft 10"	
En-suite	2.00m x 2.32m	6ft 6" x 7ft 7"	
Bedroom 3	3.16m x 4.00m	10ft 4" x 13ft 1"	
Bathroom	2.82m x 1.89m	9ft 2" x 6ft 2"	

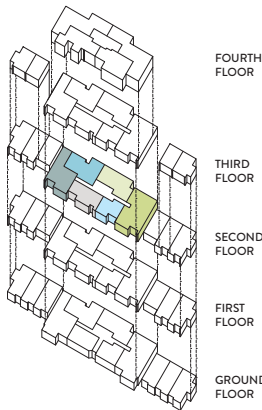
PLOT A014 • 2 BEDROOM			
Living / Kitchen	4.71m x 6.34m	15ft 5" x 20ft 9"	
Dining	2.75m x 1.91m	9ft 0" x 6ft 3"	
Utility	1.31m x 1.24m	4ft 3" x 4ft 0"	
Master Bedroom	3.21m x 3.66m	10ft 6" x 12ft 0"	
En-suite	1.81m x 2.17m	5ft 11" x 7ft 1"	
Bedroom 2	2.75m x 3.44m	9ft 0" x 11ft 3"	
Bathroom	1.82m x 2.50m	5ft 11" x 8ft 2"	

PLOT A016 • 2 BEDROOM			
Living / Dining	7.20m x 5.06m	23ft 7" x 16ft 7"	
Kitchen	4.20m x 2.16m	13ft 9" x 7ft 1"	
Utility	0.70m x 2.00m	2ft 3" x 6ft 6"	
Master Bedroom	4.40m x 3.32m	14ft 5" x 10ft 10"	
En-suite	1.75m x 2.21m	5ft 8" x 7ft 2"	
Bedroom 2	3.80m x 2.71m	12ft 5" x 8ft 10"	
Bathroom	1.86m x 2.56m	6ft 1" x 8ft 4"	

PLOT A013 • 2 BEDROOM (Duplex Level 1)			
Living	3.44m x 4.44m	11ft 3" x 14ft 6"	
Kitchen / Dining	3.69m x 4.54m	12ft 1" x 14ft 10"	
WC	1.62m x 2.45m	5ft 3" x 8ft 0"	
Utility	2.22m x 2.82m	7ft 3" x 9ft 2"	

PLOT A015 • 2 BEDROOM			
Living / Dining / Kitchen	6.21m x 7.19m	20ft 4" x 23ft 6"	
Utility	2.17m x 1.81m	7ft 1" x 5ft 11"	
Master Bedroom	3.47m x 4.35m	11ft 4" x 14ft 3"	
En-suite	2.21m x 1.70m	7ft 2" x 5ft 6"	
Bedroom 2	3.54m x 3.76m	11ft 7" x 12ft 3"	
Bathroom	1.98m x 2.35m	6ft 5" x 7ft 8"	

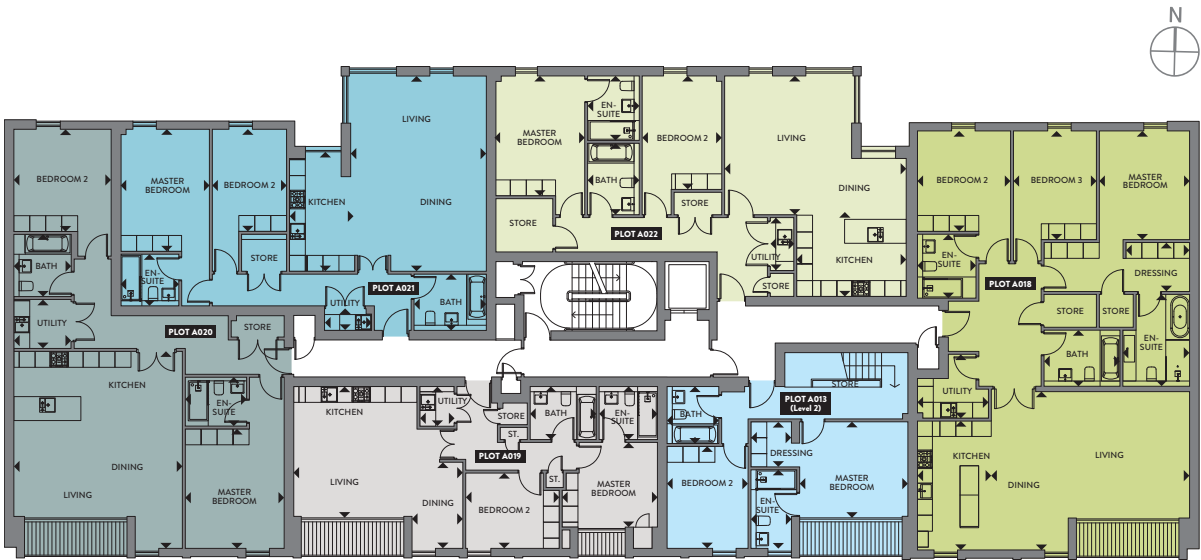
PLOT A017 • 2 BEDROOM			
Living / Dining	5.17m x 6.77m	16ft 11" x 22ft 2"	
Kitchen	2.85m x 4.06m	9ft 4" x 13ft 3"	
Utility	1.86m x 0.83m	6ft 1" x 2ft 8"	
Master Bedroom	4.42m x 3.21m	14ft 5" x 10ft 6"	
En-suite	2.39m x 1.75m	7ft 10" x 5ft 8"	
Bedroom 2	4.23m x 3.00m	13ft 10" x 9ft 10"	
Bathroom	2.69m x 1.75m	8ft 9" x 5ft 8"	



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PLOTS A013, A018, A019, A020, A021 & A022

Third Floor Apartments



PLOT A018 • 3 BEDROOM			
Living / Dining	7.35m x 5.78m	24ft 1" x 18ft 11"	
Kitchen	2.68m x 4.76m	8ft 9" x 15ft 7"	
Utility	2.61m x 2.55m	8ft 6" x 8ft 4"	
Master Bedroom	3.36m x 4.00m	11ft 0" x 13ft 1"	
En-suite	2.52m x 3.24m	8ft 3" x 10ft 7"	
Dressing Room	2.40m x 1.86m	7ft 10" x 6ft 1"	
Bedroom 2	3.38m x 3.61m	11ft 1" x 11ft 10"	
En-suite	2.00m x 2.32m	6ft 6" x 7ft 7"	
Bedroom 3	3.16m x 4.00m	10ft 4" x 13ft 1"	
Bathroom	2.82m x 1.89m	9ft 2" x 6ft 2"	

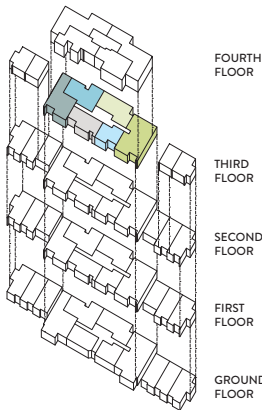
PLOT A019 • 2 BEDROOM			
Living / Kitchen	4.71m x 6.34m	15ft 5" x 20ft 9"	
Dining	2.75m x 1.91m	9ft 0" x 6ft 3"	
Utility	1.31m x 1.24m	4ft 3" x 4ft 0"	
Master Bedroom	3.21m x 3.66m	10ft 6" x 12ft 0"	
En-suite	1.81m x 2.17m	5ft 11" x 7ft 1"	
Bedroom 2	2.75m x 3.44m	9ft 0" x 11ft 3"	
Bathroom	1.82m x 2.50m	5ft 11" x 8ft 2"	

PLOT A021 • 2 BEDROOM			
Living / Dining	7.20m x 5.06m	23ft 7" x 16ft 7"	
Kitchen	4.20m x 2.16m	13ft 9" x 7ft 1"	
Utility	0.70m x 2.00m	2ft 3" x 6ft 6"	
Master Bedroom	4.40m x 3.32m	14ft 5" x 10ft 10"	
En-suite	1.75m x 2.21m	5ft 8" x 7ft 2"	
Bedroom 2	3.80m x 2.71m	12ft 5" x 8ft 10"	
Bathroom	1.86m x 2.56m	6ft 1" x 8ft 4"	

PLOT A013 • 2 BEDROOM (Duplex Level 2)			
Master Bedroom	3.44m x 4.07m	11ft 3" x 13ft 4"	
En-suite	3.03m x 1.26m	9ft 11" x 4ft 1"	
Dressing Room	1.54m x 1.53m	5ft 0" x 5ft 0"	
Bedroom 2	3.69m x 3.01m	12ft 1" x 9ft 10"	
Bathroom	2.21m x 1.75m	7ft 2" x 5ft 8"	

PLOT A020 • 2 BEDROOM			
Living / Dining / Kitchen	6.21m x 7.19m	20ft 4" x 23ft 6"	
Utility	2.17m x 1.81m	7ft 1" x 5ft 11"	
Master Bedroom	3.47m x 4.35m	11ft 4" x 14ft 3"	
En-suite	2.21m x 1.70m	7ft 2" x 5ft 6"	
Bedroom 2	3.54m x 3.76m	11ft 7" x 12ft 3"	
Bathroom	1.98m x 2.35m	6ft 5" x 7ft 8"	

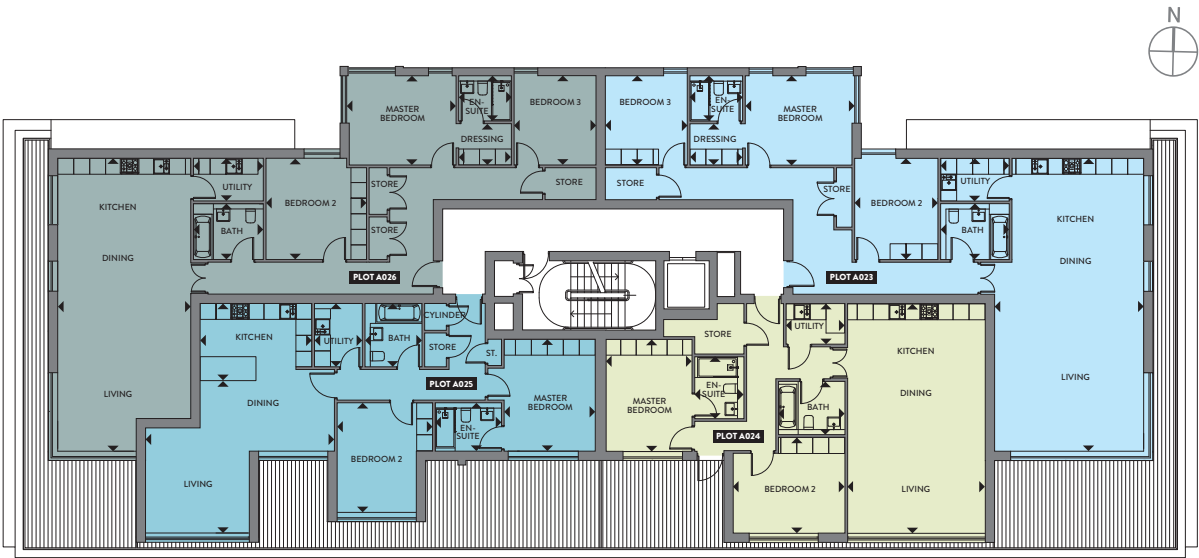
PLOT A022 • 2 BEDROOM			
Living / Dining	5.17m x 6.77m	16ft 11" x 22ft 2"	
Kitchen	2.85m x 4.06m	9ft 4" x 13ft 3"	
Utility	1.86m x 0.83m	6ft 1" x 2ft 8"	
Master Bedroom	4.42m x 3.21m	14ft 5" x 10ft 6"	
En-suite	2.39m x 1.75m	7ft 10" x 5ft 8"	
Bedroom 2	4.23m x 3.00m	13ft 10" x 9ft 10"	
Bathroom	2.69m x 1.75m	8ft 9" x 5ft 8"	



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PLOTS A023, A024, A025 & A026

Fourth Floor Penthouses

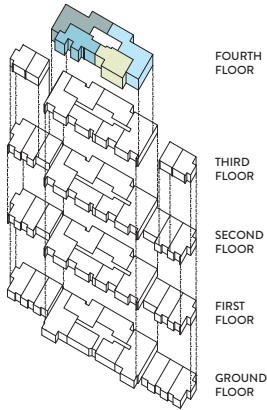


PLOT A023 • 3 BEDROOM			
Living / Dining / Kitchen	11.03m x 5.61m	36ft 2" x 18ft 4"	
Utility	1.66m x 2.58m	5ft 5" x 8ft 5"	
Master Bedroom	3.39m x 3.96m	11ft 1" x 12ft 11"	
En-suite	1.50m x 2.00m	4ft 11" x 6ft 6"	
Dressing Room	1.60m x 2.00m	5ft 2" x 6ft 6"	
Bedroom 2	3.86m x 3.18m	12ft 7" x 10ft 5"	
Bedroom 3	3.42m x 3.00m	11ft 2" x 9ft 10"	
Bathroom	1.90m x 2.38m	6ft 2" x 7ft 9"	

PLOT A025 • 2 BEDROOM		
Living / Dining	5.71m x 7.08m	18ft 8" x 23ft 2"
Kitchen	2.90m x 4.22m	9ft 6" x 13ft 10"
Utility	2.17m x 1.80m	7ft 1" x 5ft 10"
Master Bedroom	4.11m x 3.45m	13ft 5" x 11ft 3"
En-suite	1.80m x 2.48m	5ft 10" x 8ft 1"
Bedroom 2	4.32m x 3.56m	14ft 2" x 11ft 8"
Bathroom	2.44m x 2.16m	8ft 0" x 7ft 1"

PLOT A024 • 2 BEDROOM			
Living / Dining / Kitchen	8.65m x 5.10m	28ft 4" x 16ft 8"	
Utility	1.53m x 2.05m	5ft 0" x 6ft 8"	
Master Bedroom	4.11m x 3.27m	13ft 5" x 10ft 8"	
En-suite	2.32m x 1.59m	7ft 7" x 5ft 2"	
Bedroom 2	3.52m x 4.14m	11ft 6" x 13ft 6"	
Bathroom	1.75m x 2.59m	5ft 8" x 8ft 5"	

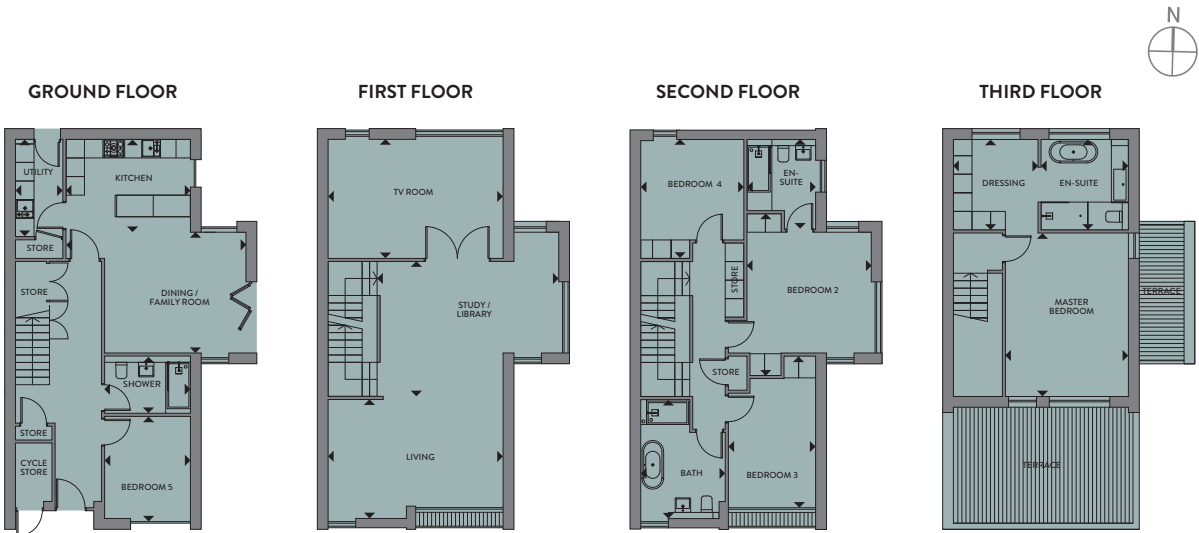
PLOT A026 • 3 BEDROOM			
Living / Dining / Kitchen	9.83m x 4.98m	32ft 2" x 16ft 4"	
Utility	1.66m x 2.49m	5ft 5" x 8ft 2"	
Master Bedroom	3.39m x 3.97m	11ft 1" x 13ft 0"	
En-suite	1.50m x 1.99m	4ft 11" x 6ft 6"	
Dressing Room	1.60m x 1.99m	5ft 2" x 6ft 6"	
Bedroom 2	3.90m x 3.73m	12ft 9" x 12ft 2"	
Bedroom 3	3.39m x 3.06m	11ft 1" x 10ft 0"	
Bathroom	2.14m x 2.69m	7ft 0" x 8ft 9"	



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PLOTS T01 & T06

Townhouse Type A

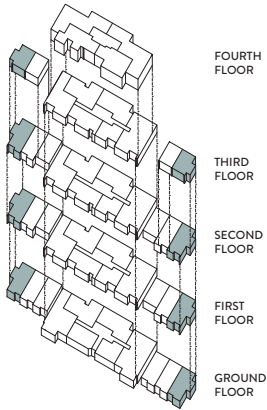


PLOTS T01 & T06 (Mirror Image) • GROUND FLOOR			
Kitchen	2.96m x 3.88m	9ft 8" x 12ft 8"	
Dining / Family Room	3.78m x 5.67m	12ft 4" x 18ft 7"	
Utility	2.91m x 1.60m	9ft 6" x 5ft 2"	
Bedroom 5	3.23m x 2.63m	10ft 7" x 8ft 7"	
Shower	1.68m x 2.67m	5ft 6" x 8ft 9"	

PLOTS T01 & T06 (Mirror Image) • SECOND FLOOR			
Bedroom 2	5.16m x 3.97m	16ft 11" x 13ft 0"	
En-suite	2.72m x 2.17m	8ft 11" x 7ft 1"	
Bedroom 3	4.78m x 2.80m	15ft 8" x 9ft 2"	
Bedroom 4	3.80m x 3.30m	12ft 5" x 10ft 9"	
Bathroom	3.55m x 2.74m	11ft 7" x 8ft 11"	

PLOTS T01 & T06 (Mirror Image) • FIRST FLOOR			
TV Room	3.80m x 5.57m	12ft 5" x 18ft 3"	
Study / Library	4.36m x 5.73m	14ft 3" x 18ft 9"	
Living	3.75m x 5.56m	12ft 3" x 18ft 2"	

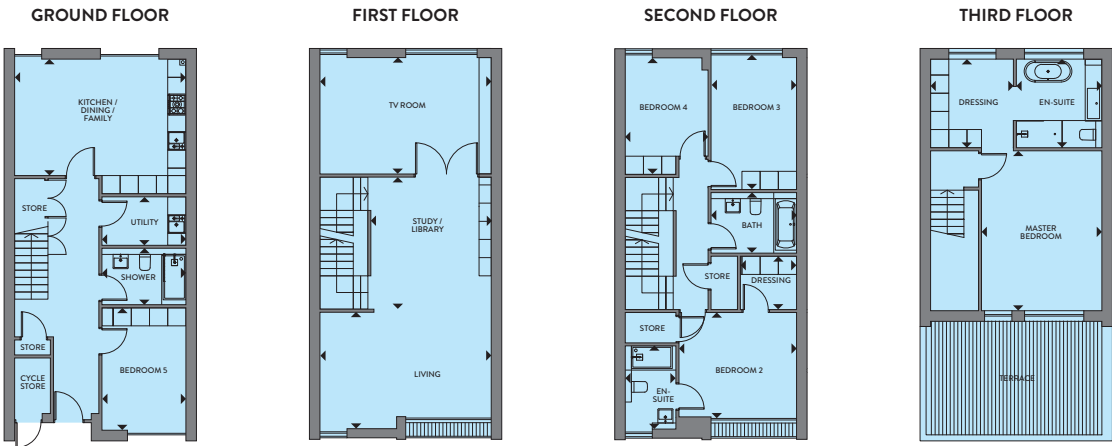
PLOTS T01 & T06 (Mirror Image) • THIRD FLOOR			
Master Bedroom	5.28m x 3.91m	17ft 3" x 12ft 9"	
En-suite	2.84m x 2.80m	9ft 3" x 9ft 2"	
Dressing Room	2.84m x 2.73m	9ft 3" x 8ft 11"	



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PLOTS T02 & T05

Townhouse Type B

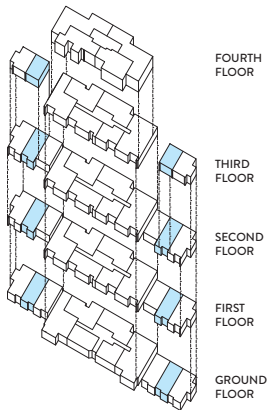


PLOTS T02 & T05 (Mirror Image) • GROUND FLOOR			
Kitchen / Dining / Family	3.80m x 5.71m	12ft 5" x 18ft 8"	
Utility	1.61m x 2.71m	5ft 3" x 8ft 10"	
Bedroom 5	3.95m x 2.73m	12ft 11" x 8ft 11"	
Shower	1.66m x 2.77m	5ft 5" x 9ft 1"	

PLOTS T02 & T05 (Mirror Image) • SECOND FLOOR			
Bedroom 2	3.33m x 3.84m	10ft 11" x 12ft 7"	
En-suite	2.66m x 1.56m	8ft 8" x 5ft 1"	
Dressing Room	1.76m x 1.84m	5ft 9" x 6ft 0"	
Bedroom 3	4.30m x 2.77m	14ft 1" x 9ft 1"	
Bedroom 4	3.80m x 2.83m	12ft 5" x 9ft 3"	
Bathroom	1.81m x 2.81m	5ft 11" x 9ft 2"	

PLOTS T02 & T05 (Mirror Image) • FIRST FLOOR			
TV Room	3.80m x 5.70m	12ft 5" x 18ft 8"	
Study / Library	4.36m x 4.10m	14ft 3" x 13ft 5"	
Living	3.75m x 5.70m	12ft 3" x 18ft 8"	

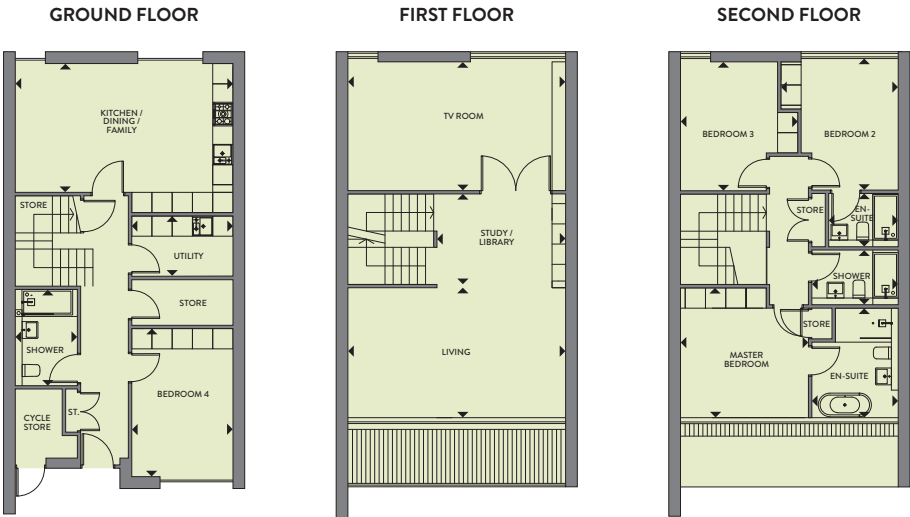
PLOTS T02 & T05 (Mirror Image) • THIRD FLOOR			
Master Bedroom	5.28m x 4.11m	17ft 3" x 13ft 5"	
En-suite	2.84m x 2.81m	9ft 3" x 9ft 2"	
Dressing Room	2.84m x 2.87m	9ft 3" x 9ft 4"	



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PLOTS T03 & T04

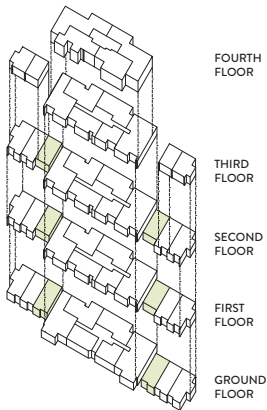
Townhouse Type C



PLOTS T03 & T04 (Mirror Image) • GROUND FLOOR			
Kitchen / Dining / Family	3.78m x 6.22m	12ft 4" x 20ft 4"	
Utility	1.80m x 2.82m	5ft 10" x 9ft 2"	
Bedroom 4	4.29m x 2.78m	14ft 0" x 9ft 1"	
Shower	2.85m x 1.60m	9ft 4" x 5ft 2"	

PLOTS T03 & T04 (Mirror Image) • SECOND FLOOR			
Master Bedroom	3.75m x 3.72m	12ft 3" x 12ft 2"	
En-suite	3.14m x 2.23m	10ft 3" x 7ft 3"	
Bedroom 2	3.76m x 3.42m	12ft 3" x 11ft 2"	
En-suite	1.38m x 2.03m	4ft 6" x 6ft 7"	
Bedroom 3	3.78m x 3.40m	12ft 4" x 11ft 1"	
Shower	1.43m x 2.43m	4ft 8" x 7ft 11"	

PLOTS T03 & T04 (Mirror Image) • FIRST FLOOR			
TV Room	3.78m x 6.21m	12ft 4" x 20ft 4"	
Study / Library	2.68m x 3.65m	8ft 9" x 11ft 11"	
Living	3.75m x 6.21m	12ft 3" x 20ft 4"	



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Specification

APARTMENTS

Kitchens <ul style="list-style-type: none">Bespoke kitchens designed by Kitchens InternationalIntegrated Siemens dishwasherIntegrated Siemens microwaveSiemens stainless steel ovenSiemens induction hobStainless steel sink with chrome monoblock mixer tapIntegrated fridge freezerIntegrated compartmental recycling bins	Lighting & Electrical <ul style="list-style-type: none">Brushed steel power sockets and light switches to public roomsDownlights to hall/lounge/ kitchen/bathroom and en-suite (including shower areas)Pendant light fittings to bedroomsTV/BT and USB charging points to all principal roomsMains operated smoke detectors and carbon monoxide detectorsShaver points to master en-suiteDoorbellExternal socket to penthouse terraceProvision for Satellite and Cable TV
Bathrooms & En-suites <ul style="list-style-type: none">Bespoke designed bathroomsVilleroy & Boch sanitary wareHansgrohe taps and shower fittingsShower enclosures or showers over baths and glass shower screensBathroom storageCeramic wall tiling	Internal Doors, Skirtings & Facings <ul style="list-style-type: none">Contemporary pre-finished solid core doors with chrome ironmongeryWhite satin skirtings and facings
Heating <ul style="list-style-type: none">Central heating systemElectric tile warming to main bathroomsChrome towel rails to bathrooms & en-suitesContemporary radiators throughout	

Decoration <ul style="list-style-type: none">White emulsion to ceilings and walls	Wardrobes <ul style="list-style-type: none">Integrated wardrobes
Floor Finishes <ul style="list-style-type: none">Ceramic floor tiles to bathrooms and en-suitesOak flooring to hall/lounge/ open plan kitchen areas	Entry & Security <ul style="list-style-type: none">Video entry system to apartment blocks with lift access to all floorsSecurity Alarm (ground floor apartments only)
Shared External <ul style="list-style-type: none">Landscaped common grounds	Parking <ul style="list-style-type: none">Allocated parking space
Warranty <ul style="list-style-type: none">NHBC Buildmark Cover	

TOWNHOUSES

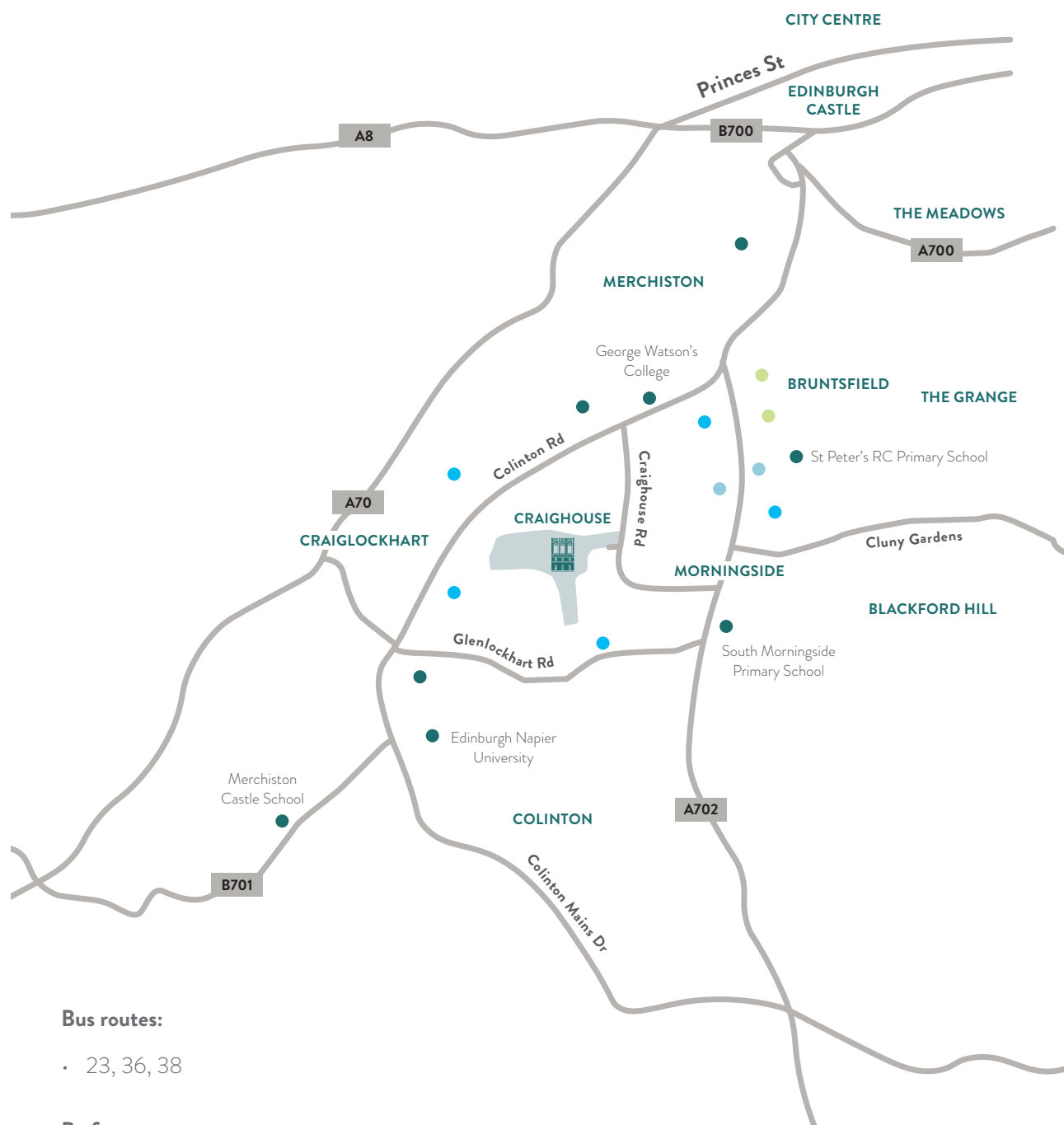
Kitchens <ul style="list-style-type: none">Bespoke kitchens designed by Kitchens InternationalIntegrated Siemens dishwasherIntegrated Siemens microwaveSiemens stainless steel ovenSiemens induction hobStainless steel sink with chrome monoblock mixer tapIntegrated fridge freezerIntegrated compartmental recycling bins	Decoration <ul style="list-style-type: none">White emulsion to ceilings and walls
Bathrooms & En-suites <ul style="list-style-type: none">Bespoke designed bathroomsVilleroy & Boch sanitary wareHansgrohe taps and shower fittingsShower enclosures or showers over baths and glass shower screensBathroom storageCeramic wall tiling	Lighting & Electrical <ul style="list-style-type: none">Brushed steel power sockets and light switches to public roomsDownlights to hall/lounge/ kitchen/bathroom and en-suite (including shower areas)Pendant light fittings to bedroomsTV/BT and USB charging points to all principal roomsMains operated smoke detectors and carbon monoxide detectorsShaver points to master en-suiteDoorbellExternal LED light fittings to front and rear doorsExternal socket to main terraceProvision for Satellite and Cable TV
Heating <ul style="list-style-type: none">Central heating systemElectric tile warming to main bathroomsChrome towel rails to bathrooms & en-suitesContemporary radiators throughout	Internal Doors, Skirtings & Facings <ul style="list-style-type: none">Contemporary pre-finished solid core doors with chrome ironmongeryWhite satin skirtings and facings

Wardrobes <ul style="list-style-type: none">Integrated wardrobes
Floor Finishes <ul style="list-style-type: none">Ceramic floor tiles to bathrooms and en-suitesOak flooring throughout ground floor and ground to 1st floor staircase
Stairs <ul style="list-style-type: none">Staircase with oak treads and feature balustrade (ground to 1st floor)
Entry & Security <ul style="list-style-type: none">Security Alarm
Shared External <ul style="list-style-type: none">Landscaped common grounds
Parking <ul style="list-style-type: none">Allocated parking space
Warranty <ul style="list-style-type: none">NHBC Buildmark Cover

Disclaimer

We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract. Prospective purchasers should consult the selling agent for the latest details prior to reservation.

- Entertainment
- Leisure
- Schools
- Shopping



Bus routes:

- 23, 36, 38

By foot:

- 2.5 miles to Princes Street

By car:

- 3 miles to Edinburgh bypass
- 8 miles to Edinburgh Airport

On your doorstep

Craighouse occupies a fantastic and enviable location. It is minutes from the affluent yet eclectic neighbourhood of Morningside, full of cosy cafes, independent shops, smart restaurants, quirky pubs and local charm. The area is well served by public transport, excellent sport and leisure facilities (including the neighbouring Merchants of Edinburgh Golf Club) and a high number of top tier schools.



QUARTERMILE DEVELOPMENTS

Craighouse is proudly brought to you by Quatermile Developments. Following the phenomenal global success of Quatermile, their award-winning team has a wealth of experience in developing new communities in Edinburgh, in particular marrying old and new buildings within a natural environment to create a unique sense of place.



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