



# QUEEN'S CRAIG

CRAIGHOUSE



LIVING BREATHING SPACE

# The crowning jewel

At Craighouse, a collection of majestic historic buildings, modern townhouses and contemporary apartments nestle in a vast expanse of parkland, offering panoramic views across the Edinburgh skyline.

Now we are proud to unveil the final conversion at this exclusive development: **Queen's Craig**.





# A home like no other



This highly anticipated release comprises just ten properties. Whether apartment, duplex or penthouse, each unique home combines historic character with exquisite modern design.



# Pride of place



Located at the highest point of the Craighouse development, Queen's Craig is a leafy oasis affording expansive city views. Prestigious yet private. Spectacular yet secluded.

Here you can be part of the city, yet apart from the city. A place where 52 acres of open green space are on your doorstep. And you're surrounded by nature, dazzling architecture and a warm community, all within one of the world's greatest cities.



# Delight in every detail

Queen's Craig is an architectural delight. A glorious red brick and yellow sandstone villa stretching along the wooded hillside, its walls and roofline adorned with chimneys, gables, lanterns, pediments and turrets.

Today this Victorian jewel has been lovingly restored to its former glory, its interior sensitively converted into ten exquisite 1, 2 and 3 bedroom homes.



# Refined modern living



At Craighouse, our ethos is to create luxurious homes designed for modern living within unique, historic buildings. Comfort, elegance and individuality are the hallmarks of Queen's Craig.

The carefully considered interiors feature bespoke designer kitchens and bathrooms, and enjoy the highest quality floors, fixtures and finishes throughout.

- **Designated private parking**
- **EV charging points**
- **Maintained common grounds**
- **Spectacular views**
- **Characterful interiors**

# Walk, rest and play



This exclusive address is already home to a growing community of neighbours and friends.

As a resident of Craighouse, you will enjoy a quality of life that's second to none. With open lawns, meandering paths and mature woodland, you have an abundance of space to live, breathe, cycle, walk the dog and enjoy unrivalled views across the city of Edinburgh.



# Floor plans



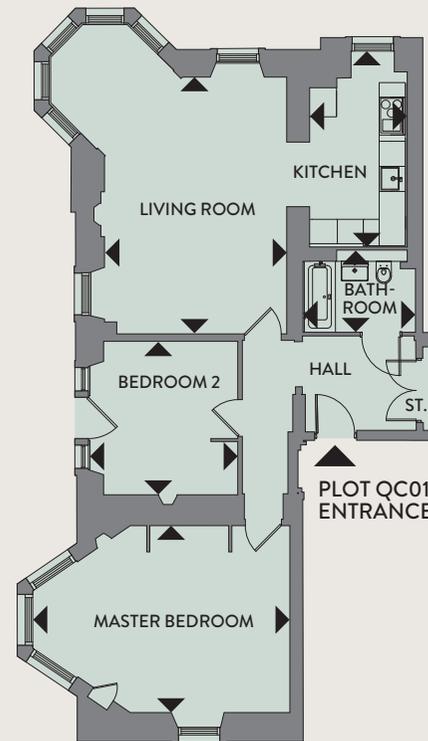
Each property at Queen's Craig has its own unique layout, details and period features.

Step inside to discover where you feel most at home.

# PLOT QC01

## Garden Apartment

Situated on the ground floor and accessed from a shared inner hall, this 2 bedroom property boasts some truly unique features. The elegant hall features original neo-classical columns and arches. The master bedroom, with south and west facing windows, is exceptionally bright. The large bay window overlooks the private west-facing garden terrace, which is accessed through bedroom 2/study. The spacious living room is flooded with light from the magnificent turret window.



**Kitchen**  
2.300m x 4.600m 7ft 7" x 15ft 1"

**Bathroom**  
2.505m x 1.880m 8ft 3" x 6ft 2"

**Master bedroom**  
6.100m x 4.420m 20ft 0" x 14ft 6"

**Living room**  
4.340m x 6.090m 14ft 3" x 20ft 0"

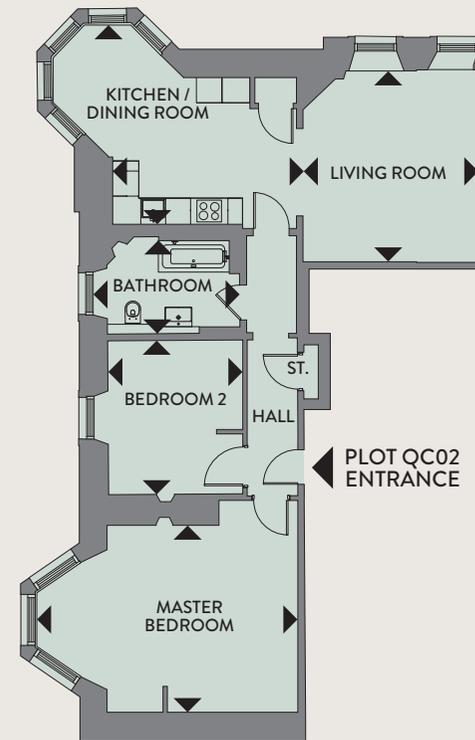
**Bedroom 2**  
3.510m x 3.620m 11ft 6" x 11ft 11"

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# PLOT QC02

## First Floor Apartment

A fantastic west-facing apartment with 2 bedrooms. Occupying a prime position on the first floor, the generous master bedroom features a large west-facing bay window. The spacious living room flows into a light and airy open-plan kitchen with dining area set in a characterful turret window.



**Kitchen / Dining room**  
4.370m x 4.715m 14ft 4" x 15ft 6"

**Bathroom**  
3.435m x 2.170m 11ft 3" x 7ft 1"

**Master bedroom**  
6.135m x 4.420m 20ft 1" x 14ft 6"

**Living room**  
4.150m x 4.460m 13ft 7" x 14ft 8"

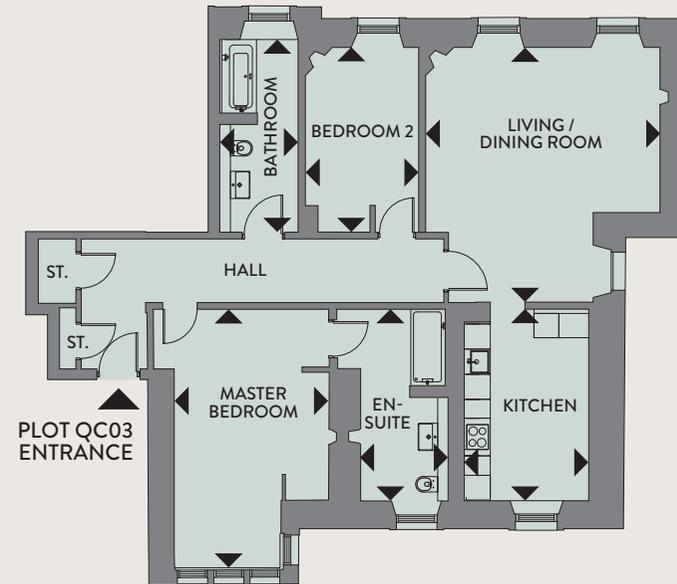
**Bedroom 2**  
3.185m x 3.630m 10ft 5" x 11ft 11"

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# PLOT QC03

## First Floor Apartment

A spacious and beautifully proportioned 2 bedroom apartment on the first floor. The hallway leads past the bedrooms to a superb living/dining room. The adjacent kitchen/breakfast room enjoys plenty of light from the south-facing window, while the spacious master bedroom has a south-facing feature window and large, bright en-suite.



### Master bedroom

3.600m x 6.120m 11ft 10" x 20ft 1"

### En-suite

2.075m x 4.525m 6ft 10" x 14ft 10"

### Kitchen

2.960m x 4.525m 9ft 9" x 14ft 10"

### Bathroom

1.830m x 4.550m 6ft 0" x 14ft 11"

### Living / Dining room

5.630m x 6.035m 18ft 6" x 19ft 10"

### Bedroom 2

2.675m x 4.360m 8ft 9" x 14ft 4"

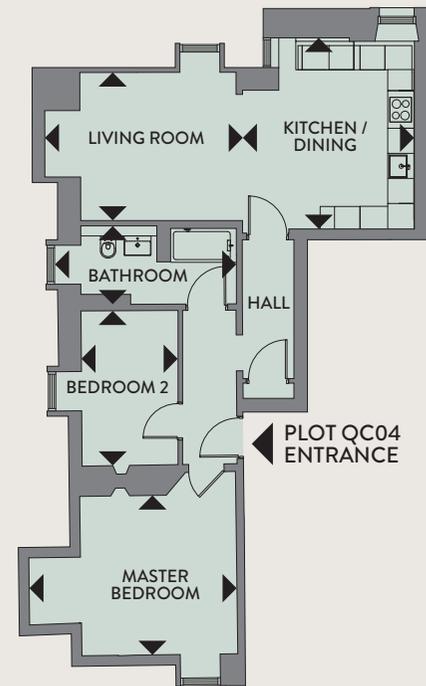
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# PLOT QC04

## Second Floor Apartment

A delightful 2 bedroom apartment on the second floor. The entrance hall with rooflight leads to the bedrooms and bathroom, then on to a generous living room and open-plan kitchen/dining room with arched window. Throughout, the coombed ceilings and unusual room shapes create cosy, characterful spaces, while the dormer windows and skylights bring in an abundance of natural light.



**Kitchen / Dining**  
3.270m x 4.520m 10ft 9" x 14ft 10"

**Bathroom**  
4.335m x 1.830m 14ft 3" x 6ft 0"

**Master bedroom**  
4.860m x 3.760m 15ft 11" x 12ft 4"

**Living room**  
4.710m x 2.490m 15ft 4" x 8ft 2"

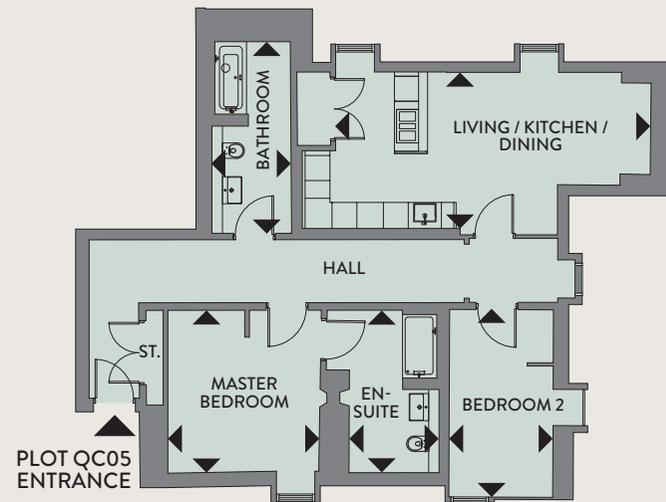
**Bedroom 2**  
2.250m x 3.660m 7ft 5" x 12ft 0"

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# PLOT QC05

## Second Floor Apartment

A bright and airy 2 bedroom apartment on the second floor. The light-filled hall, which sweeps the length of the property, has a cupola and window with feature window seat. All the rooms open off this hall: a master bedroom with en-suite, a second bedroom with south-facing window, a family bathroom and an open-plan living/kitchen/dining room.



### Master bedroom

3.590m x 3.850m 11ft 9" x 12ft 8"

### En-suite

2.120m x 3.840m 7ft 0" x 12ft 7"

### Living / Kitchen / Dining

7.570m x 3.800m 24ft 10" x 12ft 6"

### Bedroom 2

2.460m x 4.440m 8ft 1" x 14ft 7"

### Bathroom

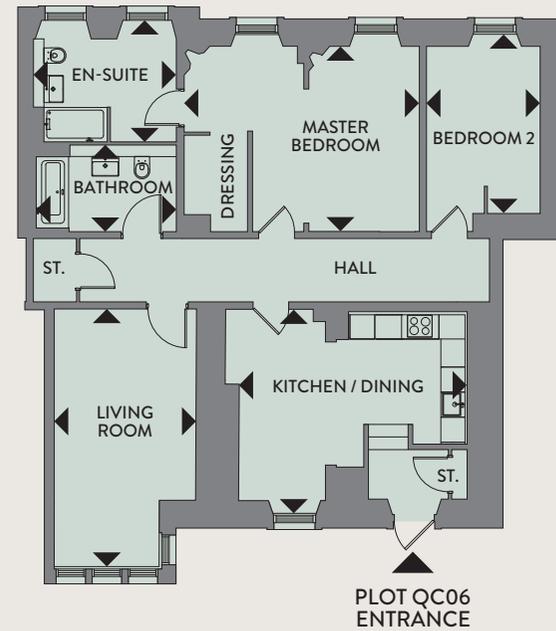
1.860m x 4.530m 6ft 1" x 14ft 10"

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# PLOT QC06

## Garden Apartment

A beautifully proportioned 2 bedroom apartment with private south-facing terrace. The main door opens onto a vestibule leading to a large and welcoming kitchen/dining room. Adjacent is the spacious south-facing living room with huge feature window. The impressive master suite boasts a spacious bedroom with dressing area and en-suite bathroom.



### Kitchen / Dining

5.440m x 4.830m 17ft 10" x 15ft 10"

### Living room

3.375m x 6.110m 11ft 1" x 20ft 1"

### Master bedroom

5.620m x 4.375m 18ft 5" x 14ft 4"

### En-suite

3.390m x 2.835m 11ft 2" x 9ft 4"

### Bathroom

3.290m x 2.000m 10ft 10" x 6ft 7"

### Bedroom 2

2.690m x 4.240m 8ft 10" x 13ft 11"

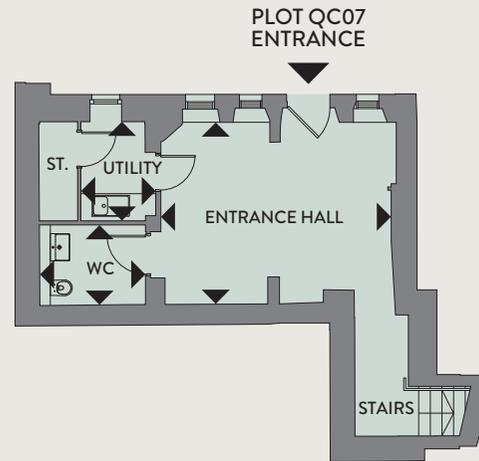
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# PLOT QC07

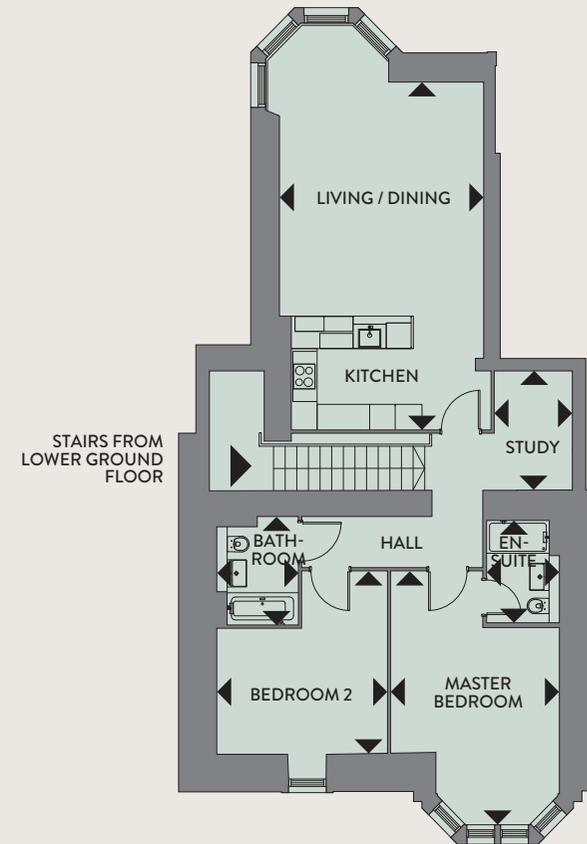
## Garden Duplex

A spectacular 2 bedroom duplex with private garden terrace. Split over two floors, the property's main door opens into a spacious hall. A flight of stairs rises to the main accommodation – a master bedroom with south-facing bay window and en-suite, a second south-facing bedroom, study and generous living/ dining space with open-plan kitchen and striking turret window feature.

Lower ground floor



Ground floor



**Entrance hall**  
5.500m x 4.300m 18ft 0" x 14ft 1"

**En-suite**  
1.700m x 2.490m 5ft 7" x 8ft 2"

**WC**  
2.600m x 1.860m 8ft 6" x 6ft 1"

**Living / Dining / Kitchen**  
8.250m x 4.875m 27ft 0" x 16ft 0"

**Bathroom**  
1.900m x 2.520m 6ft 3" x 8ft 3"

**Study**  
1.815m x 2.800m 6ft 0" x 9ft 2"

**Master bedroom**  
4.000m x 6.000m 13ft 2" x 19ft 8"

**Bedroom 2**  
4.040m x 4.350m 13ft 3" x 14ft 3"

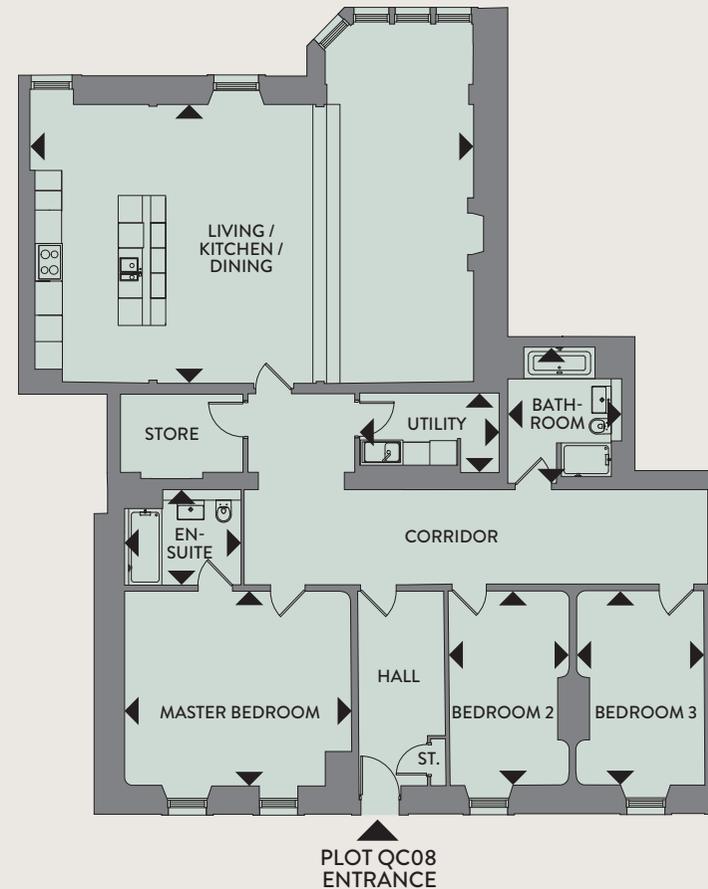
**Utility**  
1.730m x 2.260m 5ft 8" x 7ft 5"

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# PLOT QC08

## Ground Floor Apartment

An exceptional main door apartment with huge light-filled rooms and period features. All three bedrooms have south-facing windows, with the generous master bedroom enjoying its own en-suite. The large hall flows into an impressive and wonderfully spacious split-level living/kitchen/dining space with original moulded fireplace, ornate rooflight and vast feature window.



### Master bedroom

5.400m x 4.600m 17ft 9" x 15ft 1"

### En-suite

2.625m x 2.225m 8ft 7" x 7ft 4"

### Living / Kitchen / Dining

10.500m x 6.600m 34ft 5" x 21ft 8"

### Utility

3.300m x 1.830m 10ft 10" x 6ft 0"

### Bedroom 2

2.850m x 4.600m 9ft 4" x 15ft 1"

### Bedroom 3

3.020m x 4.600m 9ft 11" x 15ft 1"

### Bathroom

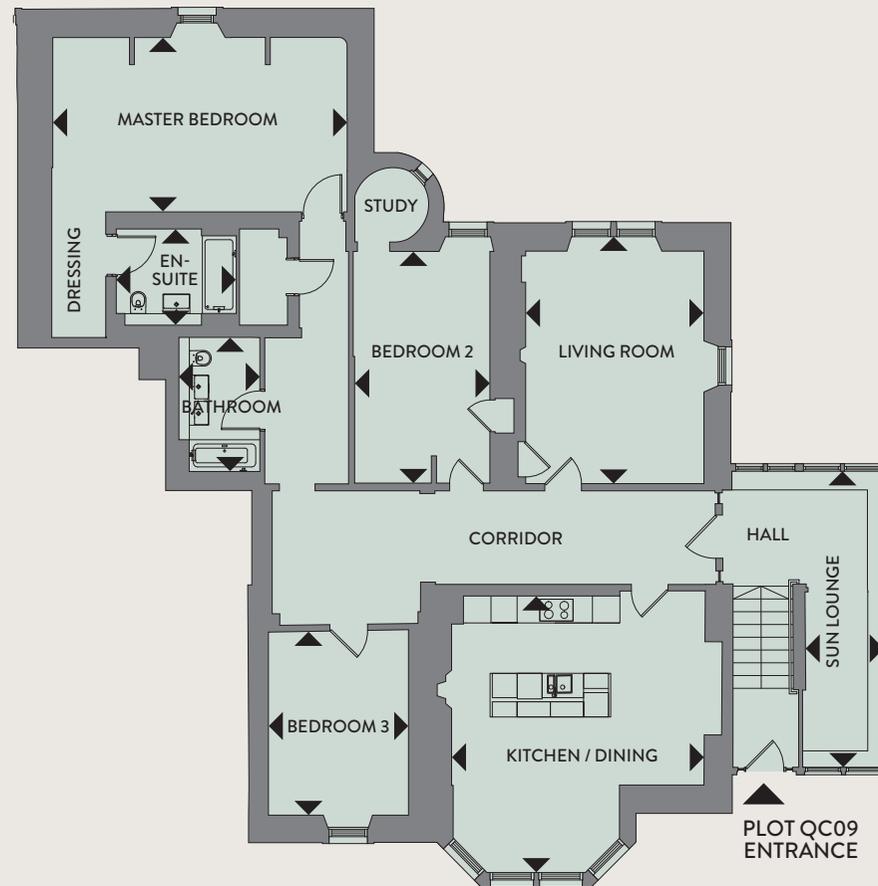
2.675m x 3.175m 8ft 9" x 10ft 5"

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# PLOT QC09

## Ground Floor Apartment

A stunning 3 bedroom apartment with sun lounge. The lower level main door opens into a vestibule with staircase ascending to the ground floor. Here there is an expansive kitchen/dining room with south-facing bay window and a spacious living room. The master bedroom is generously proportioned with its own dressing room and en-suite. Bedroom 2 features a unique circular study, while south-facing bedroom 3 enjoys plenty of space and natural light.



### Sun lounge

1.820m x 7.030m 6ft 0" x 23ft 1"

### En-suite

2.800m x 2.125m 9ft 2" x 7ft 0"

### Bedroom 2

3.200m x 5.475m 10ft 6" x 18ft 0"

### Kitchen / Dining

6.050m x 6.525m 19ft 10" x 21ft 5"

### Bedroom 3

3.175m x 4.375m 10ft 5" x 14ft 4"

### Bathroom

1.900m x 3.000m 6ft 3" x 9ft 10"

### Master bedroom

7.040m x 4.125m 23ft 1" x 13ft 6"

### Living room

4.200m x 5.860m 13ft 9" x 19ft 3"

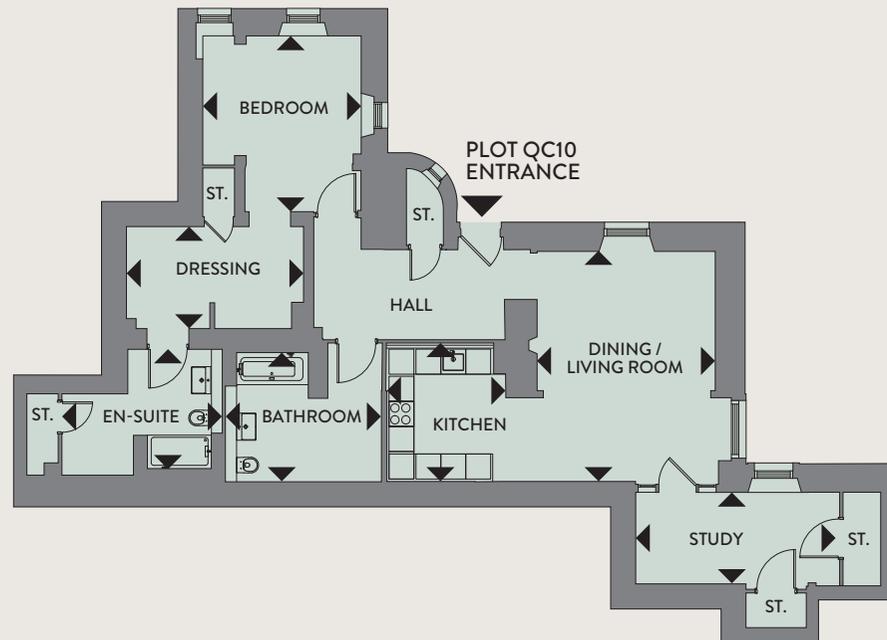
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# PLOT QC10

## Garden Apartment

A charming 1 bedroom apartment with study and private garden terrace. The main door opens into a spacious hall, which leads to a generous living/dining room and kitchen. The bedroom suite comprises a spacious room with dual aspect windows, large dressing area and en-suite.



### Kitchen

2.815m x 3.100m 9ft 3" x 10ft 2"

### Master bedroom

3.765m x 4.125m 12ft 4" x 13ft 6"

### Dining / Living room

4.245m x 5.460m 13ft 11" x 17ft 11"

### Dressing

4.220m x 2.390m 13ft 10" x 7ft 10"

### En-suite

3.775m x 2.790m 12ft 5" x 9ft 2"

### Study

4.830m x 2.140m 15ft 10" x 7ft 0"

### Bathroom

3.690m x 3.020m 12ft 1" x 9ft 11"

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# Specification



## Kitchens

- Designer kitchens
- Integrated Siemens dishwasher
- Integrated Siemens microwave
- Siemens stainless steel oven
- Siemens induction hob
- Stainless steel sink with chrome monobloc mixer tap
- Integrated fridge freezer
- Integrated compartmental recycling bins

## Bathrooms & En-suites

- Bespoke designed bathrooms
- Villeroy & Boch sanitary ware
- Hansgrohe taps and shower fittings
- Shower enclosures or showers over baths and glass shower screens (dependent on layout)
- Ceramic wall tiling

## Heating

- Individual gas fired boilers
- Towel rails to bathrooms & en-suites (dependent on layout)
- Contemporary radiators throughout

## Lighting & Electrical

- Pendant lighting in living areas, hallways & kitchens. Downlights in bathrooms, en-suites and mezzanines
- Brushed steel power sockets and light switches to public rooms
- TV points in living room and all bedrooms
- USB charging points in living room, kitchen and all bedrooms
- BT points in living room and master bedrooms
- Mains operated smoke detectors and carbon monoxide detectors
- Shaver points to master en-suite
- Doorbell or door entry system
- Provision for Satellite and Cable TV

## Internal Doors, Skirtings & Facings

- White satin skirtings and facings
- White panel doors
- Satin stainless steel ironmongery

## Floor Finishes

- Ceramic floor tiles to bathrooms and en-suites
- Oak flooring to hall/lounge/ open plan kitchen areas

## Decoration

- Ammonite emulsion to walls
- White paint to ceilings

## Wardrobes

- Designer wardrobes

## Shared External

- Landscaped common grounds

## Parking

- Allocated parking space

## Warranty

- Architects certificate

## 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.

# QUARTERMILE DEVELOPMENTS

Craighouse is proudly brought to you by Quartermile Developments, the residential arm of the Qmile Group. Following the phenomenal global success of Quartermile, 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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