



# THE TOWNHOUSE COLLECTION

AT CRAIGHOUSE



WEST CRAIG



# LIVING BREATHING SPACE



Discover The Townhouse Collection at Craighouse. An exquisite selection of modern townhouses, placed in one of Edinburgh's most prestigious locations. Here you'll find the perfect blend of old and new, contemporary homes set within stunning historic grounds.



The Townhouse Collection  
**Introducing West Craig**



# Live life wide open

Situated within a vast expanse of parkland on Easter Craiglockhart Hill, Craighouse rises majestically over the city of Edinburgh, offering panoramic views across this world-famous city.

[VIEW OUR FILM](#)





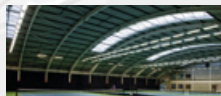
# A part of the city, yet apart from the city

Craighouse occupies a highly desirable location, minutes from the affluent yet eclectic neighbourhoods of Morningside and Bruntsfield.





# Welcome to the neighbourhood



## CRAIGLOCKHART LEISURE & TENNIS CENTRE

Sports and wellbeing facilities



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## CRAIGLOCKHART HILL

Nature reserve with rolling hills and walking routes



## SCHOOL

Prestigious George Watson's College, educating from pre-school to senior



## SCHOOLS

Close to popular schools, including South Morningside Primary School & Nursery and St Peter's RC Primary School



## BRUNTSFIELD

Wonderful village vibes. Quaint boutiques, artisan foods, friendly cafés and bars



## BRUNTSFIELD

Bustling culture hub. Quirky cafés, local eateries, independent shops and modern bars



## ARTISAN FOODS

Luxurious I.J Mellis Cheesemonger and Soderburg bakery



## GOLF COURSE

Braid Hills Golf Club. Historic gem of a golf course

Set in the heart of one of Edinburgh's most vibrant and desirable areas, you really are spoilt for choice here at Craighouse. Once you step beyond your development, you'll find everything you could ask for is just a stone's throw away.



# SPACE TO DREAM

Each townhouse is designed to be light and flowing, combining open plan living with plenty of flexible spaces. The full height glass windows flood the rooms with natural light and views.



The interiors of each property feature stylish designer kitchens and bathrooms finished to a high specification, and enjoy superior quality fixtures and fittings throughout. Every property benefits from its own private garage and allocated parking.

# Beauty in every detail





# Space to be together, space to be apart



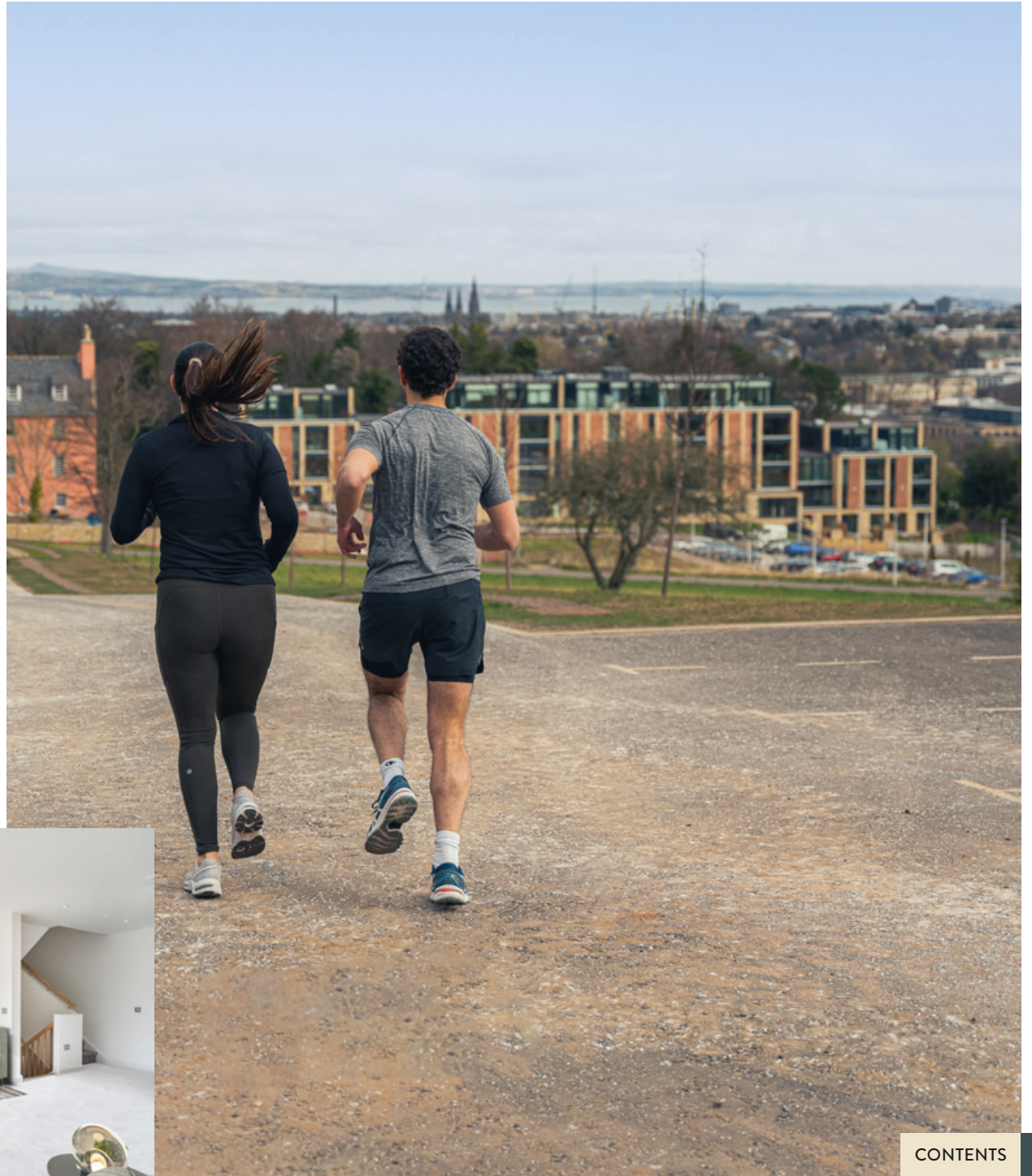
Bedroom or home office? Games room or dressing room? It's up to you. We've taken care to create flexible spaces that work around you. Each townhouse is spread over 4 floors, providing plenty of space for everyone – and the space to unwind whenever you need it..





As well as your own home and garden space, you will have access to 52 acres of parkland to call your own. With fresh air, woodland walks and the city's most uplifting views on your doorstep, this is a place that inspires a new way of living.

# Breathe new life into living





# The top 10 reasons you'll love living here...



## EXCELLENCE BUILT IN

Our 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.



## DESIGNED FOR MODERN LIVING

Our townhouses are meticulously designed for contemporary living. Every aspect has been carefully considered, providing the flexibility to live, work, rest and play in perfect harmony.



## THE GREAT OUTDOORS

Residents here are surrounded by wide open spaces, with 52 acres of breath-taking parkland to call their own. Space to live, breathe, cycle, walk the dog and take in those unrivalled city views.



## A LOCATION YOU'LL LOVE

Craighouse may have a countryside feel, but step outside your development and you're perfectly placed in the heart of Edinburgh. The natural setting is a surprisingly short distance from the bustling city centre.



## FREE TIME FUN

Craighouse is minutes from the affluent yet eclectic neighbourhood of Morningside, full of cosy cafes, independent shops, popular restaurants, quirky pubs and local charm.



## A BLOSSOMING COMMUNITY

Real communities thrive where people know each other. This exclusive address has become home to a close-knit community, where neighbours are friends.



## WELL CONNECTED

This wonderful area is well served by public transport, with excellent transport links to Scotland's cities and beyond.



## GRADE A SCHOOLS

This area is ideal for families and boasts a high number of top tier schools, including George Watson's and the Edinburgh Steiner School.



## STAYING ACTIVE

A healthy way of life is easy here, with nature all around you to walk, run and explore. Plus, there's excellent sport and leisure facilities, including the neighbouring Merchants of Edinburgh Golf Club and local tennis club.



## QUALITY OF LIFE

Our residents enjoy a quality of life that's second to none. It's the type of place that inspires a whole new way of living. With natural surroundings, spacious interiors, a warm community, all perfectly placed in one of the world's finest cities.

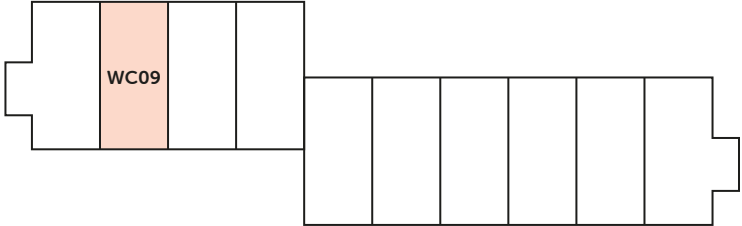




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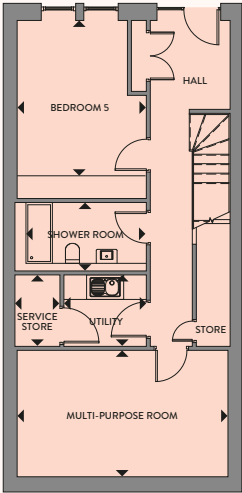


# The Floorplans

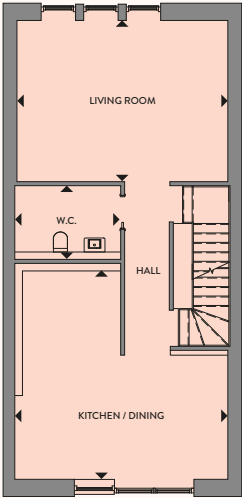


# West Craig Plot WC09

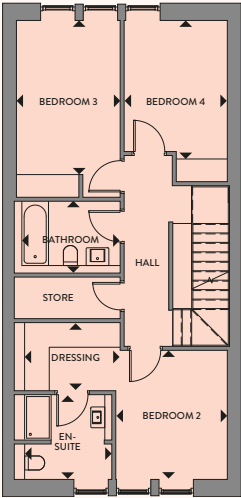
GROUND FLOOR



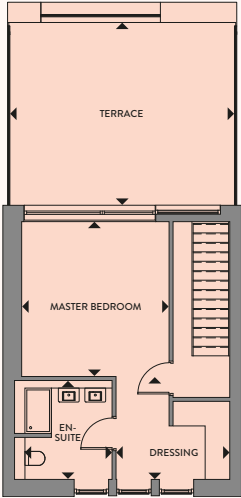
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	1890 x 2180mm	6ft 2" x 7ft 1"
Shower Room	1810 x 3190mm	5ft 10" x 10ft 5"
Bedroom 5	3420 x 4110mm	11ft 2" x 13ft 5"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"



# The Townhouse Collection specification

## KITCHENS

- Stylish Designer kitchens
- Integrated Siemens dishwasher
- Integrated Siemens microwave
- Siemens black oven with stainless steel trim
- Siemens induction hob
- Stainless steel sink with chrome monoblock mixer tap
- Siemens 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
- Bathroom storage
- Ceramic wall tiling

## HEATING

- Central heating system
- Electric tile warming (As design dictates)

- Electric tile warming (Speak to sales consultant for more information)
- Chrome towel rails to bathrooms & en-suites
- Contemporary radiators throughout
- Air Source Heat Pumps

## LIGHTING & ELECTRICAL

- Satin stainless steel power sockets and light switches to public rooms
- Downlights to hall/lounge/kitchen/master bedroom/bathroom and ensuite (including shower areas)
- Pendant light fittings to remaining bedrooms
- TV/BT and USB charging points to all principal rooms
- USB sockets are located in all bedrooms (one on each side of the bed), plus one USB socket in living room, kitchen, family room and multi-purpose room
- Mains operated smoke detectors and carbon monoxide detectors
- Shaver points to master en-suite
- Nest video Doorbell
- External socket to roof and garden terraces
- Provision for digital terrestrial and Cable TV
- Electric vehicle charging

## INTERNAL DOORS, SKIRTINGS & FACINGS

- Contemporary pre-finished solid core doors with satin stainless steel ironmongery
- White satin skirtings and facings

## DECORATION

- White emulsion to ceilings and walls

## WARDROBES

- Integrated wardrobes

## FLOOR FINISHES

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

## STAIRS

- Oak handrails to stairs

## ENTRY & SECURITY

- Security Alarm with external alarm sounder

## SHARED EXTERNAL

- Landscaped common grounds

## PARKING

- Integral garage/allocated parking (Plot specific. Speak to sales consultant for more information)

## EV CHARGERS

- Electric vehicle charging (As design dictates)

## WARRANTY

- 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.



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It's time to breathe new life into  
living at West Craig.

EXPLORE NOW