



**Canonmills**  
Garden

*Edinburgh · EH7 4HL*







*Nestled within Edinburgh's  
lively Canonmills area and  
just a short distance from  
Stockbridge, Broughton and  
the Royal Botanic Gardens –  
Canonmills Garden is perfectly  
placed to cultivate your new  
way of living.*



# Put down roots and *flourish*

This contemporary yet charming location  
comprises 180 stunning one, two, three and four  
bedroom homes. Whether you're an upsizer,  
downsizer, first-time buyer or an empty nester  
– Canonmills Garden is a community with  
something for everybody.













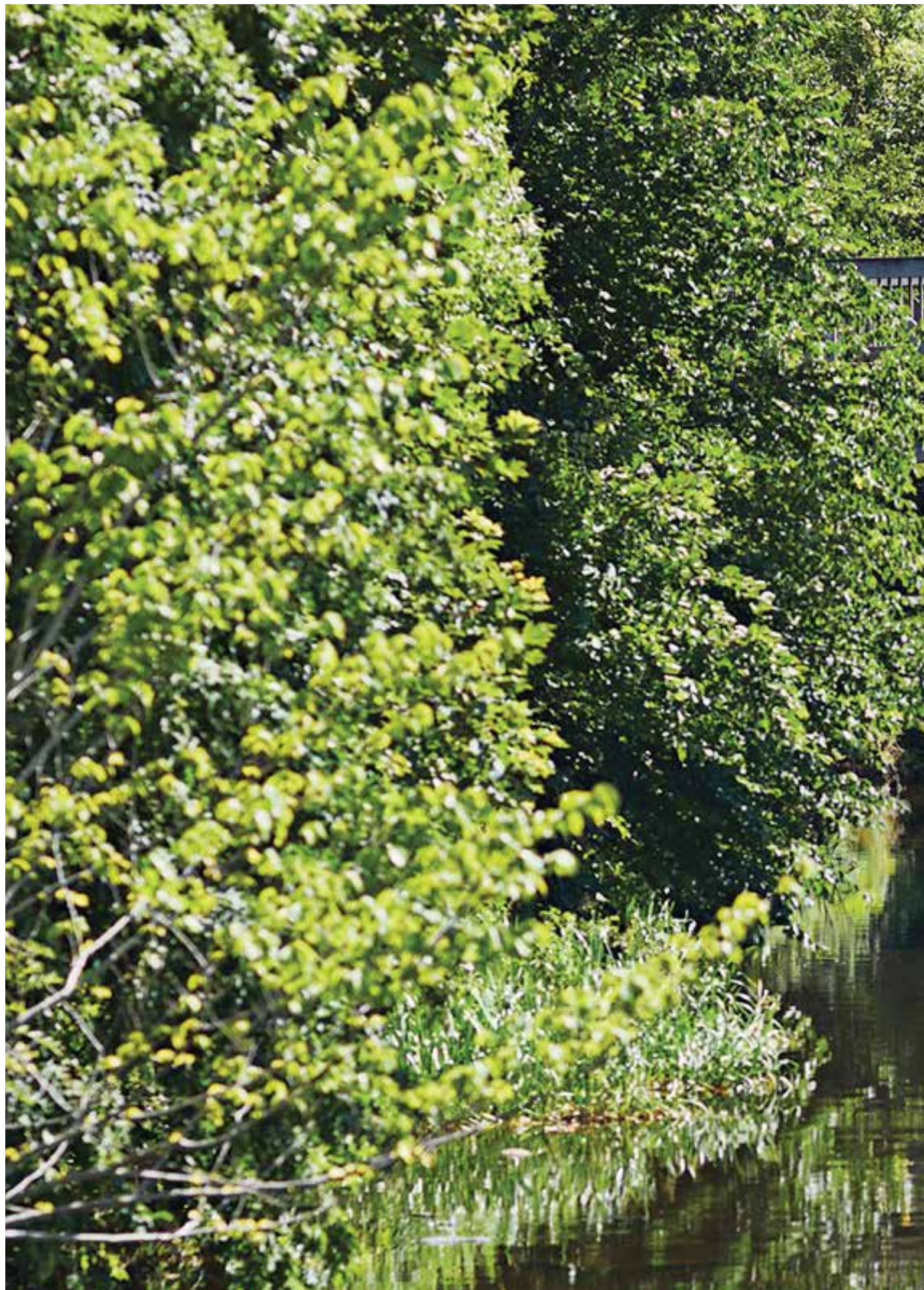
# Discover a new reason to stay, *every single day...*

**Undoubtedly one of the UK's most desirable locations, Edinburgh is a lively metropolitan hub. It's a city where rich culture, spectacular architecture and excellent food & drink come together. At Canonmills Garden, you're in the ideal place to experience it all.**

Over the years, Edinburgh's Canonmills area has been home to a racing speedway, football stadium, a curling rink and even an amusement park. Nowadays, it boasts a wide range of artisanal eateries, independent retailers, lively bars and stunning landscaped spaces.

Beyond the diverse mix of excitement and relaxation on your doorstep, Canonmills Garden also offers handy transport links to the city centre and beyond, as well as a host of great local schools.









*You're within  
earshot of the river at  
Canonmills Garden*

Water of Leith footbridge - St Marks Path



# Golden Hare Books



FINE BOOKS



*“You just can’t beat this area for its sense of community”*

Lucy

Golden Hare Books, 68 St Stephen Street



# Benjamin's BARBER SHOP

Est. '13

*“In Stockbridge, there is a really tight knit community. We base ourselves as the friendly neighbourhood barber shop”*

Benjamin

Benjamin's Barber Shop, 68 Henderson Row







*“People can expect friendly banter. Many of our regular customers live locally & we have built friendly relationships with them”*

Demi

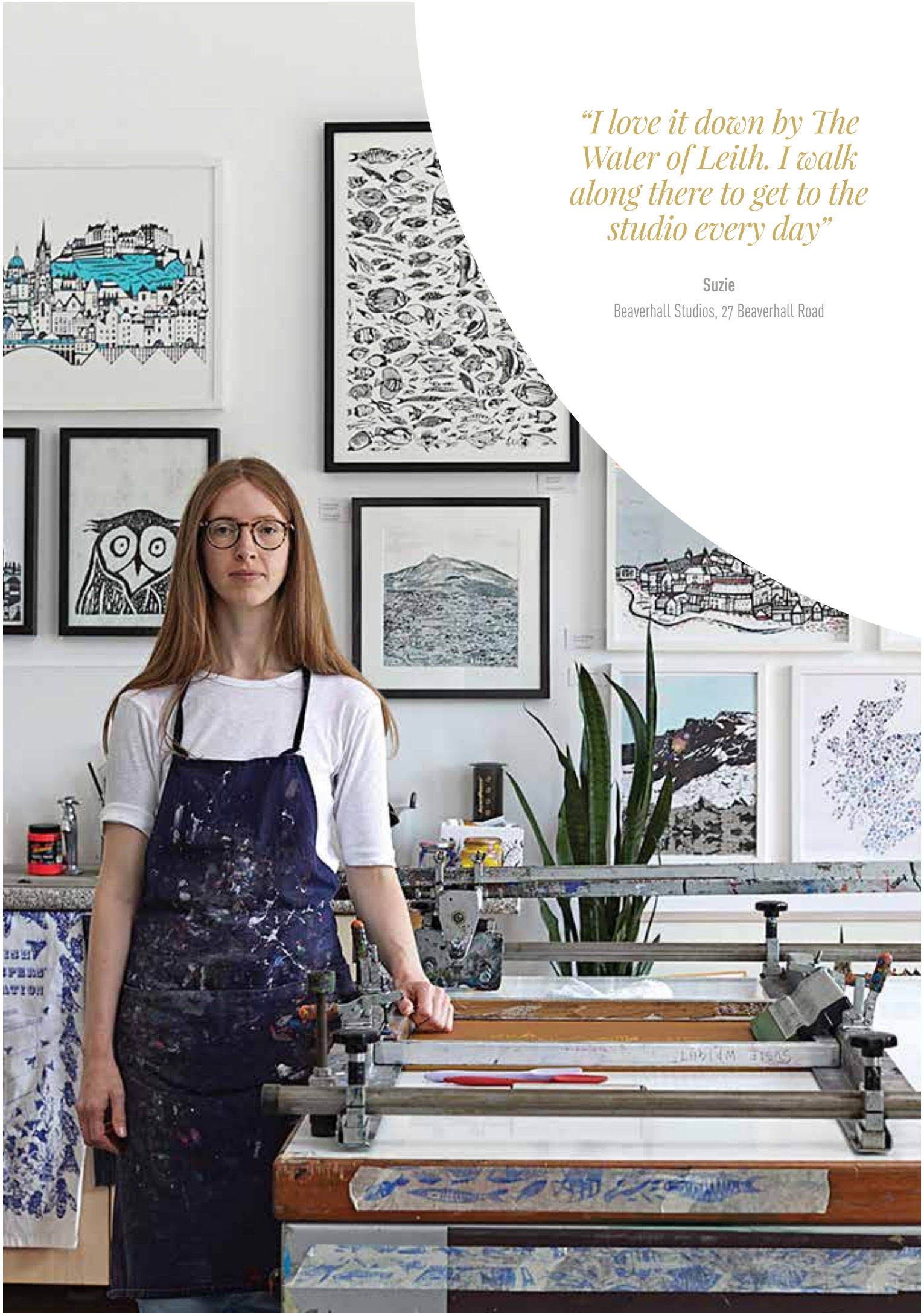
The Other Place, 2-4 Broughton Road



*“I love it down by The Water of Leith. I walk along there to get to the studio every day”*

Suzie

Beaverhall Studios, 27 Beaverhall Road





  
**Canonmills Garden**  
Garden





# What's nearby...

Situated right in the heart of Edinburgh's lively Canonmills area and just a short distance from Stockbridge, Broughton and the Botanic – Canonmills Garden is surely one of the best places to discover some of the capital's most precious hidden gems.

- 01 Royal Botanic Gardens of Edinburgh
- 02 Sugar Daddy's
- 03 Water of Leith
- 04 Golden Hare Books
- 05 Inverleith Park
- 06 Ronde
- 07 Söderberg
- 08 The Scran & Scallie
- 09 Artisan Roast
- 10 Coffee Angel
- 11 Water of Leith Café Bistro
- 12 Tesco Superstore
- 13 Lidl
- 14 Calton Hill
- 15 Edinburgh Playhouse
- 16 Edinburgh St James
- 17 Multrees Walk
- 18 Omni Centre
- 19 Harvey Nichols
- 20 Jenners
- 21 The Assembly Rooms
- 22 Crumbs Café
- 23 Anytime Fitness
- 24 The Orchard Bar & Restaurant
- 25 Loon Fung Restaurant
- 26 The Bluebird Café
- 27 The Other Place Bar & Kitchen
- 28 Brandon's of Canonmills
- 29 The Bearded Baker
- 30 Pedalhouse
- 31 Yoga Mix
- 32 The Edinburgh Nursery
- 33 Co-Op
- 34 Twelve Triangles Café
- 35 The Joker & The Thief Bar
- 36 Joseph Pearce Bar
- 37 Leith Victoria Swim Centre
- 38 Origano Pizzeria



## Enterprise Car Club





Enterprise Car Club is giving Canonmills Garden residents an exclusive offer of 3 years free membership PLUS £50 driving credit - allowing 24/7 access to the vehicles located on Warriston Road/Powderhall Road alongside another 200+ vehicles located in Edinburgh.

### CLOSEST TO CANONMILLS GARDEN

4 spaces on Warriston Road  
2 spaces on Powderhall Road



## Transport Key

-  National Cycle Routes
-  Lothian Buses Routes 23 & 36
-  Tram Route
-  Train Route

\* All locations and transport routes current at time of print



## Local Schools

There are a number of highly rated local primary schools nearby, such as Stockbridge Primary School, St Mary's RC Primary School and both Trinity Academy and Trinity Primary School. Canonmills Garden is also within reach of several independent schools, including Erskine Stewart's Melville Schools, The Edinburgh Academy and Fettes College.









# Homes at *Canonmills Garden*

**From the spacious layout to the sound of your doorbell,  
each and every home in Canonmills Garden  
has been crafted with care.**

The proportions, scales and materials used have been carefully considered – helping Canonmills Garden look and feel right at home beside the Water of Leith. Working alongside accomplished interior and kitchen designers has helped to create modern and refined living spaces – equally as beautiful as the location just outside your front door.



*Aster & Rubus*



*Viola Colonies*



*Sophora*





# Horticultural *Inspiration*

To reflect our lush green surrounds, all of the buildings within Canonmills Garden have been named after flora found across Scotland and in the surrounding area – taking inspiration from their traditional botanical names.



## Viola Colonies



Charming and homely, the Viola Colonies are a collection of 12, two-storey three and four bedroom multi-storey homes.

The emphasis put on spacious living is a defining characteristic in the Viola properties – with large open plan kitchen, living and dining areas, generous bathrooms and en-suites and balcony access for homes on the upper floor. The Viola Colonies have been thoughtfully designed to accommodate family living.

## Carlina



Carlina, like the rest of the apartments in Canonmills Garden, was inspired by the buildings of Edinburgh's Old and New Towns.

This collection of 20 stunning one and two bedroom homes offer light and airy interiors with an excellent finish throughout – making coming home to Carlina an experience that's hard to beat.

## Rubus



As soon as you open the door at Rubus, you realise that these are no ordinary homes.

Home to 19 one and two bedroom apartments, Rubus boasts breathtaking and stylish interiors, spacious bedrooms and modern living, kitchen and dining areas. With meticulous attention to detail and a superb finish throughout, this is a place you will be proud to call home.

## Tilia



Enjoy laidback living in the stunning one and two bedroom homes of Tilia.

Designed to meet the needs and aspirations of homeowners, a high level of craftsmanship and a distinct emphasis on top quality materials has helped make these homes special. Tilia's spacious living, kitchen and dining areas are perfectly suited to buyers who enjoy relaxing in their downtime.

## Sophora



The Sophora apartments are an attractive mix of one, two and three bedroom homes, spanning across six floors.

These contemporary new apartments combine well-appointed bathrooms and en-suites with spacious bedrooms, while cleverly designed living, kitchen and dining areas bring a unique sense of balance to your home.

## Muscari



The Muscari apartments comprise 20 stylish one, two and three bedroom homes.

These light and spacious properties have been fitted with modern kitchens, bathrooms and en-suites, all of which have been specially designed to meet the living needs of everybody – from families to first time buyers.



## Viola Colonies

3 Bedroom Duplex and 3 & 4 Bedroom Triplex Homes

## Tilia

1 & 2 Bedroom Homes

## Sophora

1, 2 & 3 Bedroom Homes





**Carlina**

1 & 2 Bedroom Homes

**Aster**

Sold Out

**Rubus**

1 & 2 Bedroom Homes

**Muscari**

2 & 3 Bedroom Homes





*“I feel better knowing that my home has been constructed in an eco-friendly way”*

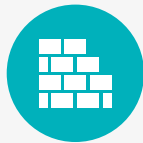
**Julie Houghton**  
First-time buyer







# Design *Influences*



## Crafted with Care

Inspired by the walkways and squares of Edinburgh's Old and New Towns, Canonmills Garden is a community that has been thoughtfully considered.

Situated in Edinburgh's leafy heart, this contemporary tree-lined location, with its central landscaped space and inviting gardens, beautifully reflects the lush green space it inhabits – effortlessly knitting itself into its surroundings.



## Environmental Outlook

From the very beginning the natural environment around the Water of Leith and Canonmills has influenced the development's architecture. Each building in Canonmills Garden features a green roof. These eco-friendly roofs are excellent natural insulators and use recycled brick dust, plant life, succulents and grass to help encourage wildlife in the area – all while creating their very own mini eco-system.

Skilled landscape gardeners have been part of the process from the very start, helping to realise the potential at Canonmills Garden.

Designed with residents in mind, the private green space in the centre of the development is a wonderfully natural place to relax, and the showpiece for Canonmills Garden.







# Key Features

## The Specification

All of the 180 homes at Canonmills Garden combine contemporary design with careful attention to the finer details - from interior designed common areas, the warm welcome to your home starts as soon as you enter the building.

An award winning team has brought together beautifully appointed kitchens, bathrooms and en-suites offering everything you need for stylish, modern living. Each building is accessible through its own elevator accessed from secure entry on ground level or via the underground car park.

## Kitchens

**Designed and supplied by award winning Kitchens International.**

Choices are available to kitchen unit doors and worktops, please speak with the Sales Team for specific cut off dates for each home.\*

### 1,2 & 3 Bedroom Homes 3 & 4 Bedroom Colony Homes

Fitted with custom designed Leicht Contino handleless furniture and Ceres doors with aluminium handleless rails. Leicht 30mm worktop to match door fronts, and complementing back panels contrast warm wooden textures.

Worktops are fitted with Blanco stainless steel sinks and stylish Hansgrohe mixer taps. Kitchens finished with glass drawer cutlery inserts and a Chrome Blanco mobile drainer as standard.

Each apartment benefits from a suite of Siemens appliances, including a single multi-function electric oven, induction hob and integrated extractor hood. Integrated A+ energy efficiency fridge freezer and dishwasher.

### 2 & 3 Bedroom Penthouse Homes

Fitted with custom designed Leicht Contino handleless furniture and Ceres doors with aluminium handleless rails. Silestone 20mm polished worktops with back panels to contrast with warm wooden textures.

Worktops come with separate grooved drainer and Blanco Andano 500-under-mounted stainless steel sink. In addition to the suite of Siemens appliances, each Penthouse features a Siemens iQ500 Compact45 Microwave Combination Oven.

## Bathrooms

**Designed and supplied by Victor Paris Bathrooms.**

The bathrooms have been carefully designed to create a luxurious space, incorporating tasteful fixtures and fittings.

White baths feature thermostatic concealed valves, with overflow bath filler. Level access shower trays include semi-frameless glass shower doors with thermostatic concealed valves.

Wall-mounted washbasins are fitted as standard with vanity units being offered as standard to Penthouses and Colony Homes and as an additional extra to all other apartment types. Large feature mirror with optional extra LED lighting feature above the basin and the WC is wall mounted, with a chrome dual flush plate. Wall-mounted heated towel rail will be fitted as standard.

The bathrooms are finished with large platform floor tiles, warmed by underfloor heating, with full-height ceramic tiles to certain walls.

## Heating & Hot Water

Thermostatically controlled radiators to all bedrooms, with hall and living spaces featuring underfloor heating. Individually metered electrics provide heating and hot water from Canonmills Garden's central plant. Please speak with the Sales Team for benefits of central systems.

## Flooring

Engineered hardwood oak wide board flooring to hall, living spaces and kitchen, with each Bedroom having a choice of carpet colour.\* Bathrooms, en-suites and shower rooms offer large platform tiling.

## Wardrobes

Integrated wardrobes fitted in all bedrooms. Each wardrobe has sliding doors and features an internal shelf and hanging rail.

## Windows

Double-glazed aluminium tilt and turn windows and doors by NorDan leading onto balconies and terraces - finished externally with durable powder-coat paint. Scandinavian timber is at the heart of the NorDan product range. They source timber from sustainable forestry and impregnate it in a gentle and effective manner. Environmental considerations are important for NorDan and for their customers.

## Electrics

Energy-efficient downlighters fitted in kitchens, hallways, bathrooms and en-suite shower rooms. Pendant lights are fitted in living spaces and bedrooms. White switch plates and sockets with telephone points located in living rooms and master bedrooms. Smoke/heat detectors fitted as standard.

The development is pre-wired for Virgin with connection points in living room and main bedroom. (Residents are responsible for their own connections and related charges for cost of services).

## Private Balconies, Terraces & Gardens

Where appropriate, homes with balconies are finished with decking and painted metal railings. Terraces are finished with attractive pavers and timber decking, as well as gravel edging and planters with both glazed and metal balustrades.

Homes with private gardens include a mix of paving, decking and turf, enclosed with low walls and hedge planters.

## Elevator

An elevator services all floors, with the exception of properties with main door access. The elevator, along with common area maintenance and landscaping, will be maintained by property management company, Redpath Bruce.

## Security

All homes accessed off the main stairwells will include an audio door entry system linked to main doors with fob access.

## Underground Parking

Secure allocated parking is available with certain homes. Please refer to the availability price list or discuss with our Sales Team for more information. The car park includes electric car charging points. Speak to our Sales Team about the benefits of Enterprise Car Club and special Canonmills Garden offer.

## Warranty

**Each property benefits from a 10 Year Premier Guarantee Warranty.**

## \*Customer Choices

**Customer choices are available to kitchen units, worktops and carpet colours - for each home please speak with the Sales Team as cut off dates will be applicable.**

## Important Notice

**Savills, Gilson Gray and Artisan give notice:**

1. They have no authority to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Savills have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise.

3. These particulars and plans were prepared from preliminary plans and specification before completion of the properties and are intended only as a guide. They may have been changed during construction or finishes could vary. Prospective purchasers should not rely on this information but get their solicitor to check the plans and specification attached to their contract.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

\* These particulars and plans were prepared from preliminary plans and specification before completion of the properties and are intended only as a guide. Please see Terms and Conditions for more information.





# Kitchens *International*

For many the kitchen is the very heart of the home. Kitchens International's award winning team has created designs that are sleek and modern while at the same time practical and in harmony with the homes at Canonmills Garden. Perfect places to gather with friends and family and put your culinary skills to the test.



DISCLAIMER: Images used are examples of specification provided by Kitchens International and may not be a true representation of the specification that is received within certain apartments.









CGI of penthouse bathroom



CGI of penthouse en-suite



CGI of typical en-suite







# Victor *Paris*

Exceptional homes deserve exceptional bathrooms and to this end Victor Paris have exceeded expectations at Canonmills Garden, creating tranquil havens of peace, delivering style and comfort. The marriage of excellent design and fastidious attention to detail results in relaxing bathrooms offering a comfortable, contemporary feel.



DISCLAIMER: Images used are examples of specification provided by Victor Paris and may not be a true representation of the specification that is received within certain apartments.



# Buying your *New Home*



## Work out your finance

We suggest that you to speak with an independent financial advisor to understand how much you can comfortably afford to spend on your new home. At Canonmills Garden, we work with a trusted network of financial advisors that can assist you throughout the mortgaging process.



## Choose a home

There are many factors to consider when choosing a new home, our experienced Sales Team will help you find the home that's just right for you. You will be asked to instruct a Scottish solicitor, provide ID for anti-money laundering and then pay a reservation fee of £500. Once paid and upon receipt of reservation signed form your chosen property will be taken off the market.



## Conclude missives

Once you've reserved your new home, you then have 21 days – from the date your solicitor receives the offer – to conclude legal missives. On conclusion of missives you are required to pay a further 2.5% of the asking price as a non-refundable deposit.







### Personalise your new home

Once missives are concluded you'll be able to personalise your new property to make it feel more like home. The level of personalisation is dependent on the build programme and completion of the property. Please ask our Sales Team to learn more about cut off dates.



### Visit your new home

Around a week before you move in we will walk you round. It's a great opportunity to find out how everything works, and identify anything that needs done before you get the keys.



### Completion of sale

The completion day is the day you will have been waiting for, when your solicitor transfers the remainder of the funds for the property and upon confirmation of this we will be able to provide you with the keys to your new home.



*Aster, Carlina & Viola Colonies*





Custom House, Glasgow



New Waverley, Edinburgh







# Who's *Involved?*



Founded in 2008, Artisan Real Estate Investors have quickly become one of the most reputable providers for niche property investment across Scotland and England. Passionate about enhancing some of the UK's most outstanding plots, the innovative people at Artisan are responsible for the highly acclaimed New Waverley development in central Edinburgh.

With their unique environmental credentials and principled approach to property development, Artisan are an award-winning organisation that add quality, sustainability and a sense of pride to every project they undertake.

Overseeing the construction of this budding new community are Hart Builders. Having been introduced during the early stages of the design process, Hart have worked in tandem with our designers to assist in achieving the very best for Canonmills Garden.

#### Current Artisan Projects:

[customhouseglasgow.com](http://customhouseglasgow.com)  
[everardsprintingworks.com](http://everardsprintingworks.com)  
[kirkstallplace-leeds.com](http://kirkstallplace-leeds.com)  
[newwaverley.com](http://newwaverley.com)



Everard's, Bristol



Kirkstall Place, Leeds





# Get in Touch!



## Izzy Bastiani

Izzy joins the Canonmills team with a background in providing the very best in customer care. Izzy will help you in not only choosing your dream home, but guiding you through the process of reservation, purchase and most importantly, the handing over of your new house keys.

## Christie Turner

Christie has a wealth of experience providing assistance and advice to buyers who are looking to buy a new build home. Having been in the New Homes industry for 5 years, she's worked alongside award-winning housebuilders and has an excellent track record of delivering first class customer service.

Sales: 0131 247 3742  
sales@canonmillsgarden.com  
canonmillsgarden.com



## Marketing Suite:

6 Wemyss Place  
Edinburgh  
EH3 6DH

## The Development:

13 Warriston Road  
Edinburgh  
EH7 4HL

Savills, Gilson Gray and Artisan give notice: 1. They have no authority to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Savills have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. 3. These particulars and plans were prepared from preliminary plans and specification before completion of the properties and are intended only as a guide. They may have been changed during construction or finished could vary. Prospective purchasers should not rely on this information but get their solicitor to check the plans and specification attached to their contract. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.







