

A LUXURY WAREHOUSE CONVERSION

OLD
STATION
WORKS

TRINITY, EDINBURGH

OLD STATION WORKS

83C Craighall Road, Trinity, Edinburgh, EH6 4RR

Three new and exclusive flats for sale, which form part of a luxurious warehouse conversion by prestigious developers, London Edinburgh Holdings, who have transformed the building into exceptional living accommodation for discerning modern lifestyles.

GENERAL FEATURES

- A brand-new luxury warehouse conversion
- Comprised of 2 duplex flats and 1 regular flat
- Situated in highly sought-after Trinity
- Within the Victoria Park conservation area
- High-end interiors and fixtures and fittings
- Solar-panelled roof for greater efficiency
- Ample, unrestricted on-street parking

ACCOMMODATION FEATURES

- Two duplex flats and one regular flat available with:
 - Secure entry system and communal hallway
- Hall with LVT floor and generous cloak storage
 - Open-plan kitchen, living, and dining room
 - Stylish, Shaker-inspired Howdens kitchen
- Large private balcony with a lovely outlook
- A choice of 1 or 3 spacious double bedrooms (all fitted with carpets and built-in wardrobes)
- Modern bathroom(s) with traditional styling
- Electric central heating and double glazing

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HIGH-END CITY LIVING AT ITS FINEST



This substantial former warehouse has been masterfully converted into a set of three high-end flats, located within the much sought-after Victoria Park conservation area of exclusive Trinity. The dwellings are comprised of a ground-floor flat, with a double bedroom, and two duplex flats that offer three double bedrooms spread over two floors. Each residence has been carefully curated to ensure the very best in city living, providing large rooms with high ceilings, on-trend décor, and high-specification fixtures and fittings. With generous storage solutions, a Scandinavian-inspired open-plan reception room, a large private balcony, and stylish kitchens and bathrooms, all stations are go for these stunning city homes.

CITY CONVENIENCE



OLD STATION WORKS

AT YOUR FINGER TIPS

In one of Edinburgh's most sought-after residential areas, The Old Station Works has a leafy and highly desirable setting in the heart of Trinity. It is positioned within strolling distance of Victoria Park, the highly-regarded Trinity Academy, and excellent amenities, including a Sainsbury's supermarket. There are nearby bus links and just a short walk away, there is a tram line which travels through the city centre to the international airport. The Newhaven shoreline and Water of Leith Walkway are also within easy walking distance for idyllic days out. Furthermore, at the back of the development there is an old, disused railway line which has been revamped into a picturesque walking trail for residents to enjoy.

LOCAL AMENITIES

ESSENTIALS

Sainsbury's Local | 1
Situated at the front of the building

Newhaven Tram Stop | 2
11 minute walk, trams towards city centre every 7 minutes

ASDA Superstore | 3
10 minute drive, 13 minute walk

Trinity Pharmacy | 4
3 minute drive, 14 minute walk

Summerside Medical Centre | 5
3 minute drive, 12 minute walk

SCHOOLS

Trinity Academy | 6

Trinity Primary School | 7

Wardie Primary School | 8

Victoria Primary School | 9

PARKS & GREEN SPACES

Victoria Park | 10

Hawthornvale Path | 11

Starbank Park | 12

Trinity Path | 13

Letham Park | 14





WELCOME TO YOUR NEW LUXURY HOME

The properties are accessed via a secure telephone-entry system and a brightly-lit communal hallway. Inside, every flat opens to a wonderful first impression: an inviting hall laid with an LVT floor and equipped with generous built-in cloak storage.



The heart of each home is a Scandinavian-style reception room that promotes a relaxed, yet sociable lifestyle. Combining a kitchen, living and dining room in an expansive open-plan layout, it is designed for every occasion, creating a sophisticated and inspiring hub that complements modern living.



INSPIRED OPEN-PLAN LIVING

Decorated in sumptuous, mid-grey matte and finished with a weathered oak (SPC) herringbone floor, it has a contemporary aesthetic that is very much in vogue. In addition, French doors ensure an airy ambience, bringing an abundance of natural light into the room before extending out onto a large private balcony with a delightful overlook. All three flats have this feature, providing a sizeable outdoor space for relaxing and enjoying casual meals in the sun. The balconies also face away from the road to ensure added peace and quiet whilst you sit watch and the world go by.



A HIGH-SPEC KITCHEN

In each flat, the kitchen is carefully zoned to retain its own identity, whilst maximising the open-plan floorspace. It has a stylish Shaker-inspired design from Howdens, and is fitted with an array of navy-blue cabinets and solid oak worktops – a fashionable aesthetic that adds to the overall appeal of the living quarters. For a contoured and seamless finish, the upscale look is completed by a suite of integrated appliances by Indesit (induction hob, electric fan oven, fridge/freezer, dishwasher, and washing machine).



DESIGNED
TO IMPRESS

THE BEDROOMS

For families and anyone seeking additional versatility, the duplex flats (1 and 2) both have a large first-floor principal bedroom, as well as two further double bedrooms on the ground floor, providing superb versatility for creative use (if required). Flat 3, on the other hand, is perfect for city professionals, couples, and downsizers, offering a single double bedroom that is spacious and airy.



The bedrooms are all decorated in neutral hues that enhance a calming ambience and they are laid with plush grey carpets for maximum comfort. Facing away from the road, they also ensure a quiet night's sleep. In addition, all ground-floor bedrooms come with built-in wardrobes as well.



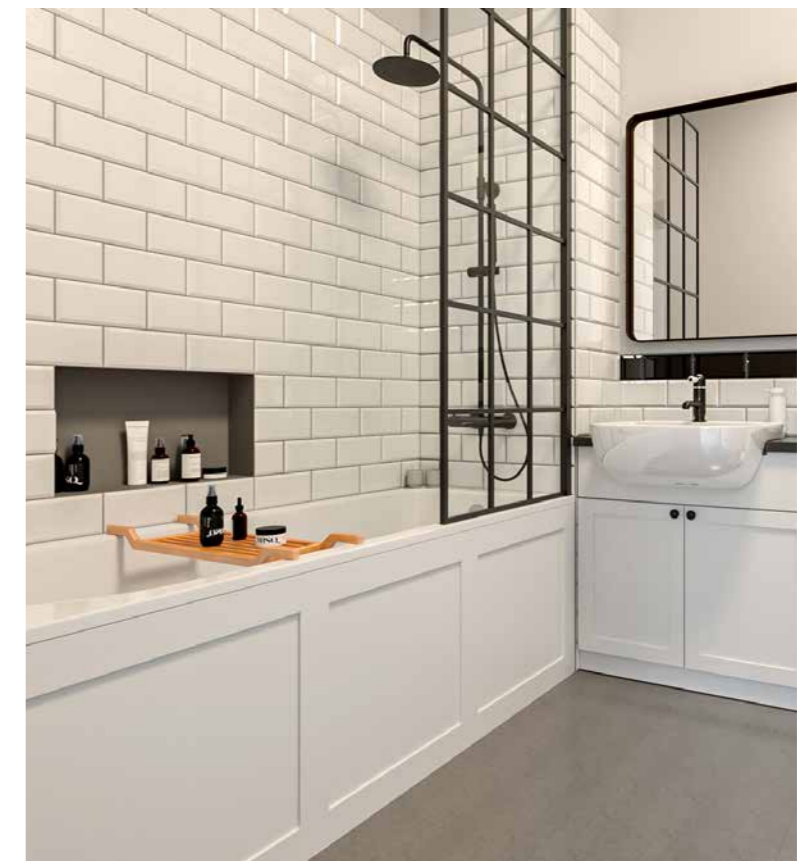
FOSTER A TRANQUIL NIGHT'S REST



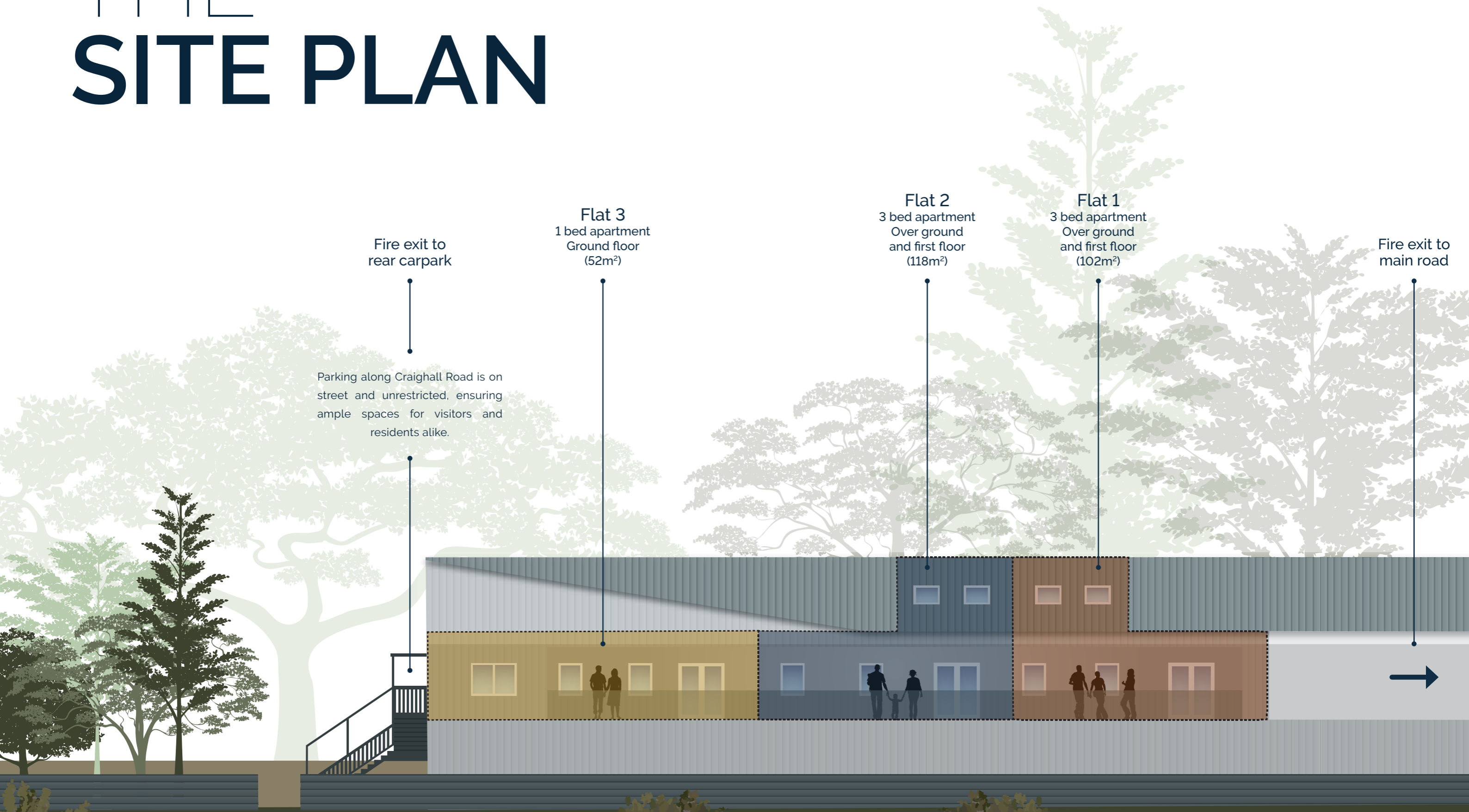


THE BATHROOMS

The duplex flats both have two bathrooms, one at ground level and another on the first floor for added convenience, whilst a single bathroom services the needs of Flat 3. Finished to modern standards and with high-end fixtures and fittings, all the bathrooms enjoy traditional-inspired styling, incorporating three-piece suites (with over-the-bath rainfall showers), premium wall tiling, and slate floors. Efficient electric central heating and double-glazed windows throughout ensure optimal warmth and comfort all year round. The development is also installed with a solar-panelled roof for greater efficiency.



THE SITE PLAN



FLAT 1

3 bedroom | 2 bathroom | 102m²

Room	sq. metres	sq. feet
Living/Dining/Kitchen	9.70m x 3.65m	31'10" x 12'0"
Principal Bedroom	6.45m x 4.35m	21'2" x 14'3"
Bedroom 2	4.20m x 2.59m	13'9" x 8'6"
Bedroom 3	5.00m x 1.80m	16'5" x 5'11"
Bathroom 1	2.25m x 1.95m	7'5" x 6'5"
Bathroom 2	4.10m x 2.25m	13'5" x 7'5"
Total	102.8m²	1106.6ft²

GROUND FLOOR

FIRST FLOOR



FLAT 2

3 bedroom | 2 bathroom | 118m²

Room	sq. metres	sq. feet
Living/Dining/Kitchen	8.00m x 3.50m	26'3" x 11'6"
Principal Bedroom	6.90m x 4.20m	22'8" x 13'9"
En-suite	4.70m x 3.80m	15'5" x 12'6"
Bedroom 2	3.85m x 2.57m	12'8" x 8'5"
Bedroom 3	3.90m x 2.91m	12'10" x 9'7"
Bathroom	2.85m x 1.95m	9'4" x 6'5"
Total	118.4m²	1274.5ft²

GROUND FLOOR

FIRST FLOOR



SPECIFICATIONS

FLAT 3

1 bedroom | 1 bathroom | 52m²

Room	sq. metres	sq. feet
Living/Dining/Kitchen	5.50m x 5.20m	18'1" x 17'1"
Bedroom	4.40m x 4.15m	14'5" x 13'7"
Bathroom	2.85m x 1.94m	9'4" x 6'4"
Total	52m²	559.7ft²

GROUND FLOOR



■ FLAT 1 ■ FLAT 2 ■ FLAT 3

ELECTRICAL		FLAT 1	FLAT 2	FLAT 3
Black matt wiring accessories		○	○	○
Hager VML114 14 way Distribution boards/MCB's		○	○	○
Twin & earth cabling		○	○	○
Common area ESP MAG2P fire alarm (2 zone) interfaced		○	○	○
Fire rated GU10 black downlights		○	○	○
Apollo 55000-390APO smoke/heat detectors		○	○	○

HEATING		FLAT 1	FLAT 2	FLAT 3
150l Comet 14.4kw electric combi boiler		○	○	○
CenterRad Compact DC Radiators		○	○	○
Danfoss TRV lockshield Radiator valves		○	○	○

PIPEWORK		FLAT 1	FLAT 2	FLAT 3
HEATING JG speedfit white PEX/Copper tails		○	○	○
PLUMBING JG speedfit white PEX/Copper tails		○	○	○
DRAINAGE Center CB		○	○	○

BATHROOM		FLAT 1	FLAT 2	FLAT 3
1700mm Banbury with traditional panel bath		○	○	○
Traditional bath filler/Mono basin mixer taps		○	○	○
Traditional chatsworth basin mixer taps		○	○	○
Aurora white stone shower tray		○	○	○
Black traditional square glass shower enclosure		○	○	○
Cruze thermostatic shower valves		○	○	○
Wall finished with white matt metro tiling		○	○	○
Floor finished with black slate tiling		○	○	○

KITCHEN		FLAT 1	FLAT 2	FLAT 3
Howdens annandale navy units		○	○	○
Earl brushed nickel unit handles		○	○	○
Solid rustic oak block square edged worktops		○	○	○
Solid rustic oak block square edged worktop upstand		○	○	○
Black sink units: composit bowl/sink/waste		○	○	○
Nevola matt black single lever kitchen taps		○	○	○
Black gloss 60cm chimney cooker hood/LED lights		○	○	○
Indesit electric induction black glass 4 zone electric hob		○	○	○
Indesit black single fan electric oven		○	○	○
Indesit intergrated fridge freezer		○	○	○
Indesit black 8kg washer dryer		○	○	○
Indesit integrated dishwasher with 14 place isettings		○	○	○

DOORS		FLAT 1	FLAT 2	FLAT 3
INTERNAL	FD30 white colonial 44mm 6 panel moulded	○	○	○
	Black matt lever handles - ironmongery	○	○	○
	Black matt FD30 fire rated hinges	○	○	○
FRONT	Black solid oak with safety glass	○	○	○
FRENCH	Black PVC double glazed in L/room double	○	○	○
WARDROBE	Double dove grey shaker sliding doors	○	○	○

WINDOWS		FLAT 1	FLAT 2	FLAT 3
FRONT/REAR	Black PVC double glazed tilt & turn	○	○	○
VELUX	Single white manual double glazed centre pivot	○	○	○

DECORATION		FLAT 1	FLAT 2	FLAT 3
	Mid grey matt paint	○	○	○

ARCHITRAVE		FLAT 1	FLAT 2	FLAT 3
	Mid grey matt skirtings	○	○	○
	Mid grey matt facings	○	○	○

INTERNAL STAIRCASE		FLAT 1	FLAT 2	FLAT 3
	Spiral black cast iron with solid beech hardwood treads	○	○	○

VENTILATION		FLAT 1	FLAT 2	FLAT 3
	Domestic axial circular fan units	○	○	○

ENTRY/EXITS		FLAT 1	FLAT 2	FLAT 3
DOOR ENTRY	ESP Aperta audio/buzzer handset	○	○	○
FIRE ESCAPE	1 level steel/galvanised inc canopy (*per architects design)	○	○	○

FLOOR FINISHES		FLAT 1	FLAT 2	FLAT 3
	Bedrooms: Mid grey carpet	○	○	○
	Kitchen/lounge/dining area: Weathered oak SPC herringbone	○	○	○

CONSTRUCTION MATERIALS/DESIGN*		FLAT 1	FLAT 2	FLAT 3
	Gyproc/framing/Insulation/sub-flooring/balcony design	○	○	○

SPRINKLER SYSTEM**		FLAT 1	FLAT 2	FLAT 3
	Tank fed domestic sprinkler system BS 9251 approved Cat 2	○	○	○
	RAPIDROP RD 207/8 or equivalent.	○	○	○

BALCONY		FLAT 1	FLAT 2	FLAT 3
	Floor finished with black slate tiling	○	○	○
	Wall finished with A2 fire rated anthracite cladding	○	○	○

*As per architect drawings: BW06, BW02 revA, BW05 revA, PLO3, BW04 revA, BW03 revA.
**As per architect drawings: BW02 Rev A

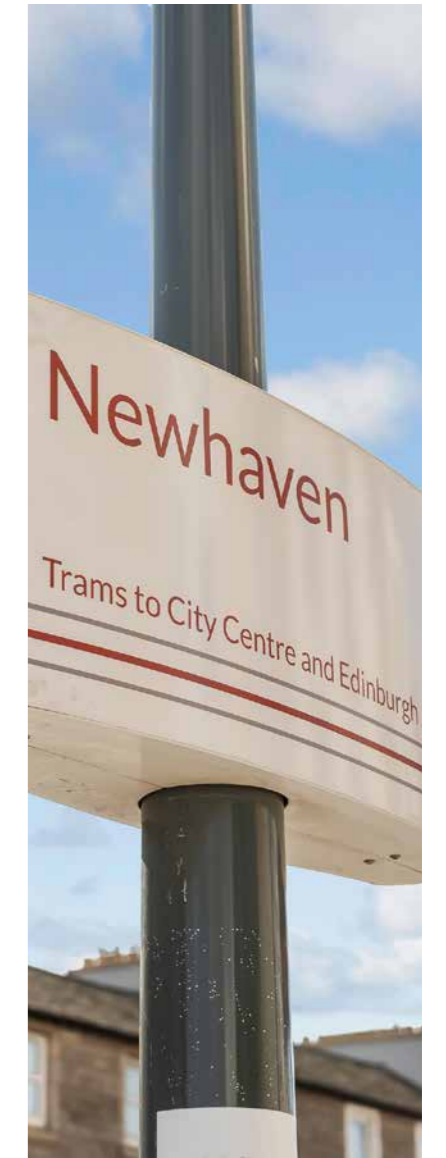


THE LEAFY AND EXCLUSIVE SUBURB OF **TRINITY**

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities.

PARKS & GREEN SPACES

Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop.



TRANSPORT & EDUCATION

Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

SHOPPING, FOOD & DRINK AMENITIES

The area is supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars.





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