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THE CRESCENT, WEST COATES, EDINBURGH, EH12 5JT



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COMPUTER GENERATED IMAGE – A TYPICAL STREET SCENE AT THE CRESCENT

## WELCOME TO EDINBURGH'S ULTIMATE ADDRESS

The Crescent, a contemporary twist on an architectural classic, comprises just 84 residences offering a myriad of options for modern day living in Edinburgh's celebrated New Town. Gone is the need to choose between quiet escape and vibrant city. Whether apartment, duplex or penthouse, all offer sophisticated seclusion within 18 acres of established, elegant grounds meaning you can enjoy an oasis of calm while satisfying any cravings for the thrill of the capital.

Within every 1, 2 or 3 bedroom home, dynamic interior space has been designed to spark the imagination. Soaring glass windows invite light to flood in, while providing unrivalled views of the iconic Playfair building, the perfectly landscaped gardens of Donaldson's, and Edinburgh beyond.

The Crescent will open your mind to a whole new world of possibilities. This is a home that will not only mark a turning point in your life, but will also carve a unique place in architectural history.



LOCAL PHOTOGRAPHY



LIFESTYLE PHOTOGRAPHY



COMPUTER GENERATED IMAGE – A TYPICAL LIVING AREA AT THE CRESCENT



COMPUTER GENERATED IMAGE – A TYPICAL BEDROOM

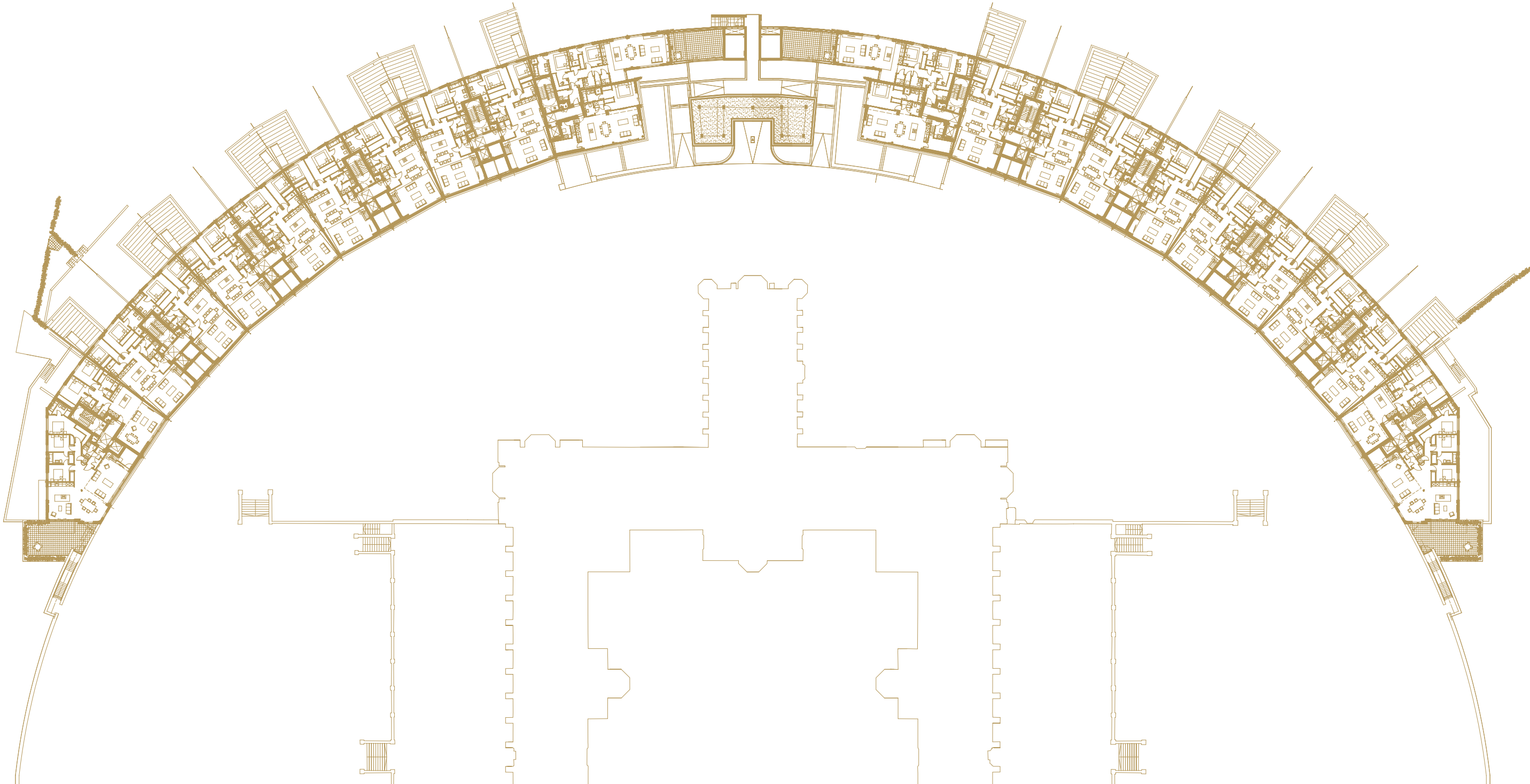


COMPUTER GENERATED IMAGE – A TYPICAL VIEW FROM THE CRESCENT APARTMENTS

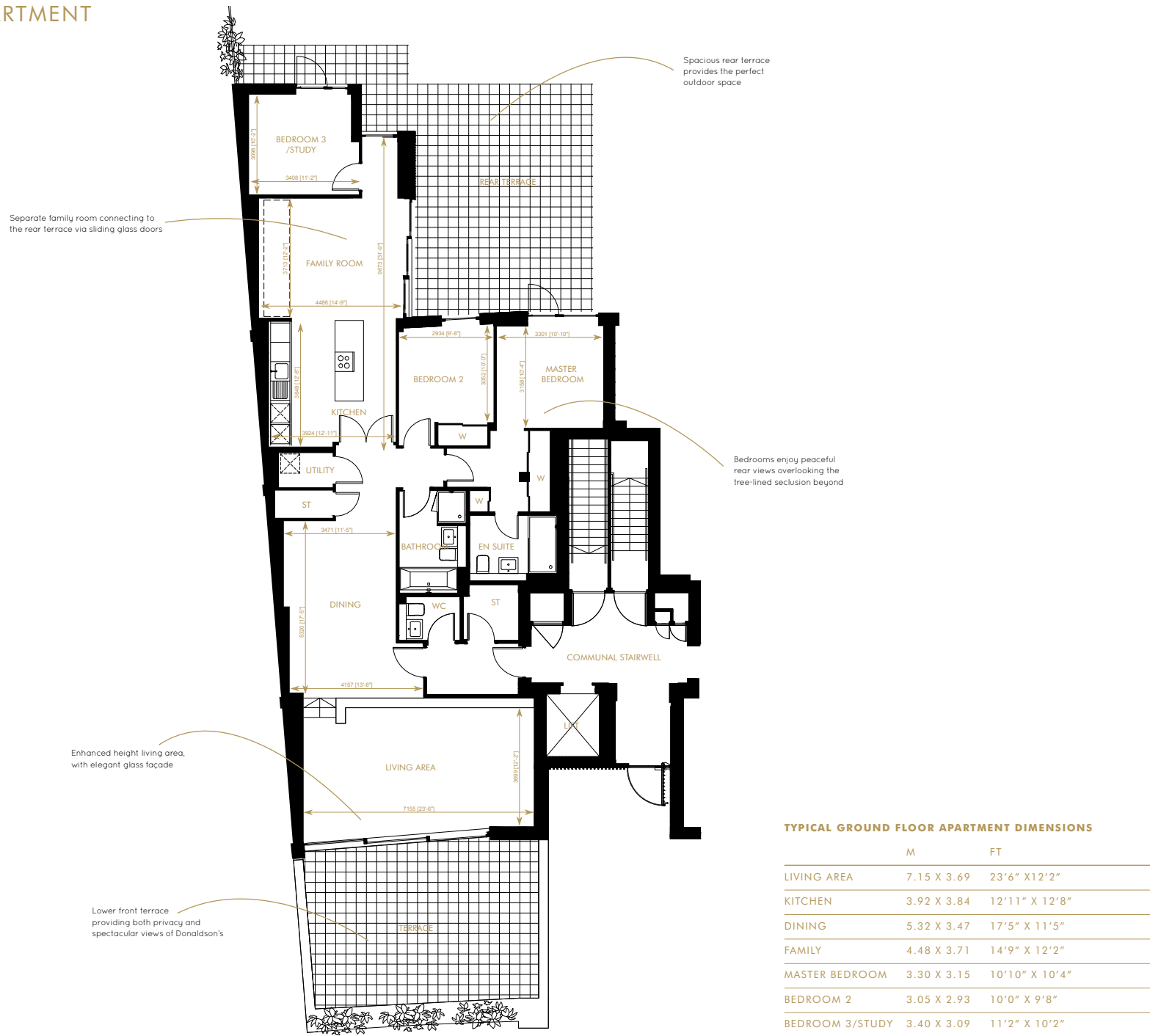




THE CRESCENT – OVERVIEW



TYPICAL GROUND FLOOR APARTMENT



TYPICAL FIRST FLOOR APARTMENT



TYPICAL SECOND & THIRD FLOOR DUPLEX

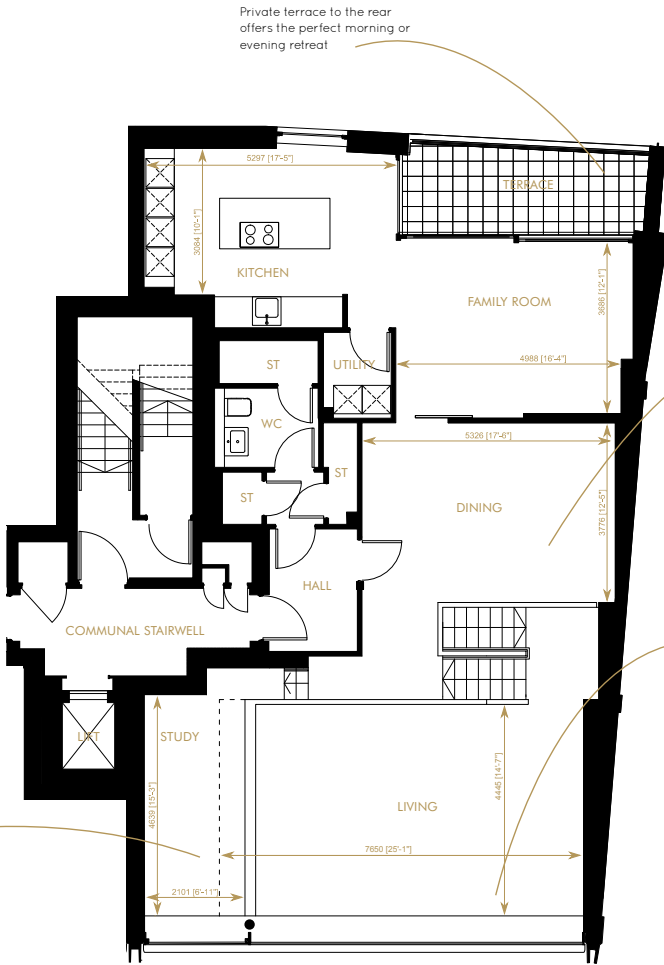


Spacious master bedroom with walk-in wardrobe

Mezzanine level study with hidden storage below

TYPICAL SECOND & THIRD FLOOR DUPLEX DIMENSIONS

LOWER LEVEL	M	FT
MASTER BEDROOM	3.72 X 3.47	12'3" X 11'5"
BEDROOM 2	4.33 X 2.73	14'3" X 9'0"
BEDROOM 3	3.04 X 2.93	10'0" X 9'8"



Private terrace to the rear offers the perfect morning or evening retreat

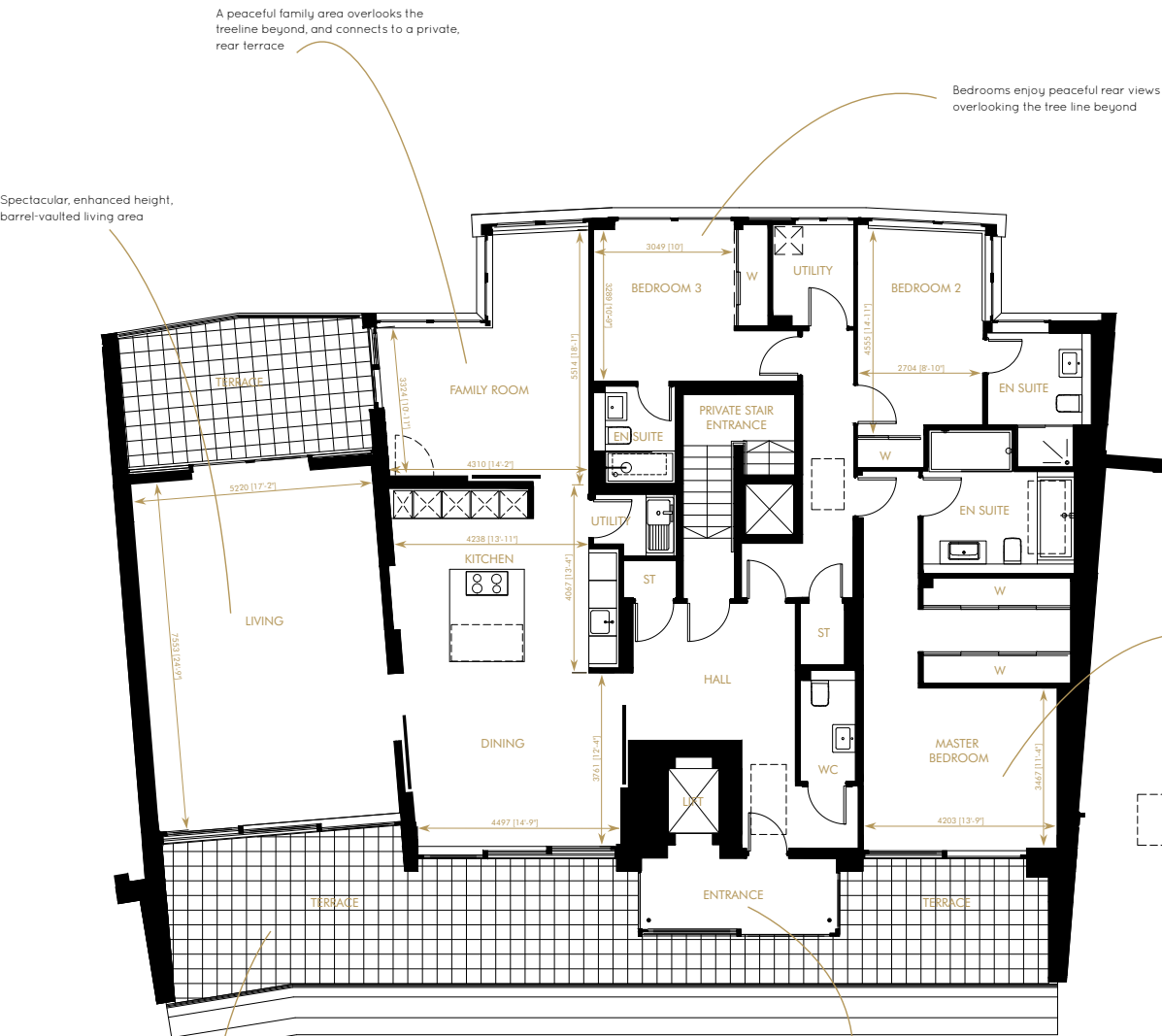
Separate dining space ideal for entertaining or family meal times

Mid-level enhanced height living area with elegant glass façade

TYPICAL SECOND & THIRD FLOOR DUPLEX DIMENSIONS

UPPER LEVEL	M	FT
KITCHEN	5.29 X 3.08	17'5" X 10'1"
DINING	5.32 X 3.77	17'6" X 12'5"
FAMILY AREA	4.98 X 3.66	16'4" X 12'1"
MEZZANINE LEVEL		
STUDY	4.63 X 2.10	15'3" X 6'11"
MID-LEVEL LIVING AREA		
LIVING	7.65 X 4.44	25'1" X 14'7"

TYPICAL PENTHOUSE



A peaceful family area overlooks the treeline beyond, and connects to a private, rear terrace

Bedrooms enjoy peaceful rear views overlooking the tree line beyond

Spacious master bedroom with walk in wardrobe

Roof light

TYPICAL PENTHOUSE DIMENSIONS

	M	FT
KITCHEN	4.23 X 4.06	13'11" X 12'4"
DINING	4.49 X 3.76	14'9" X 12'4"
LIVING	7.55 X 5.22	24'9" X 17'2"
FAMILY ROOM	5.51 X 4.31	18'1" X 14'2"
MASTER BEDROOM	4.20 X 3.46	13'9" X 11'4"
BEDROOM 2	4.55 X 2.70	14'1" X 8'10"
BEDROOM 3	3.28 X 3.04	10'9" X 10'0"



COMPUTER GENERATED IMAGE – A TYPICAL FAMILY AREA AT THE CRESCENT



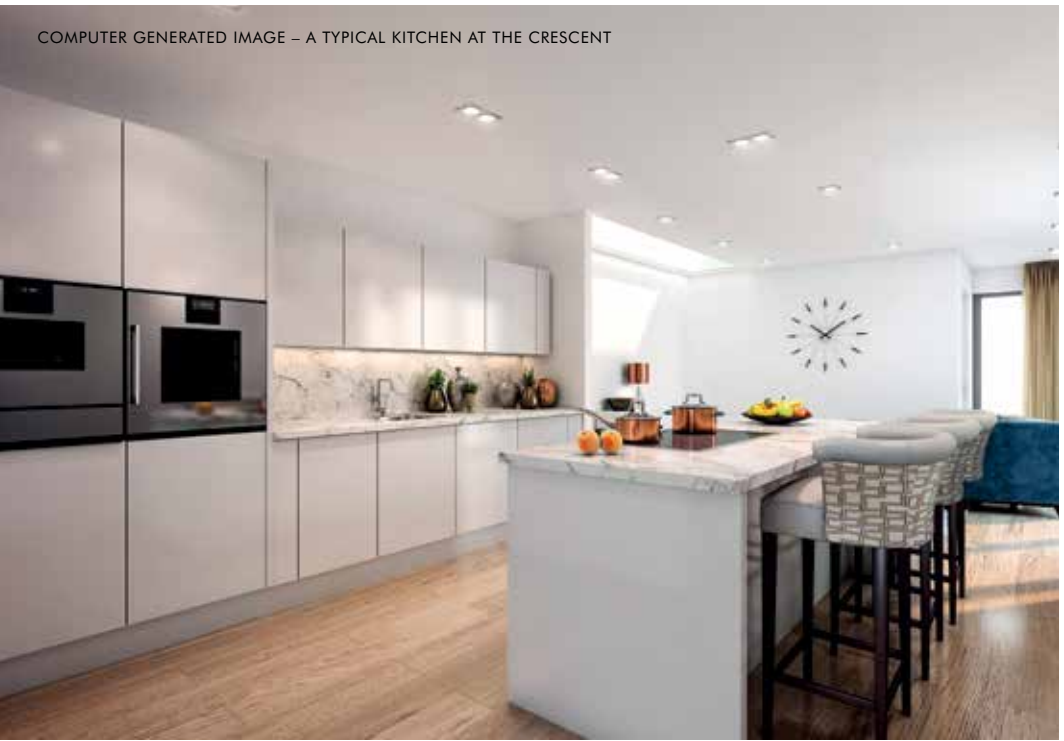
COMPUTER GENERATED IMAGE – A TYPICAL PENTHOUSE AT THE CRESCENT



COMPUTER GENERATED IMAGE – A TYPICAL STUDY AT THE CRESCENT



COMPUTER GENERATED IMAGE – A TYPICAL KITCHEN AT THE CRESCENT





WELCOME TO A WHOLE NEW LEVEL OF LUXURY

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Kitchens International studio-designed kitchen
- Kitchens International island with back-flip sockets and USB ports
- Leicht ‘Contino’ handleless soft close\* wall and drawer units with oak cutlery tray
- Silestone kitchen worktop with stainless steel undermount sink and grooved draining area
- Quooker ‘Fusion’ tap to penthouses, and chrome single mixer tap to all other apartments
- Glass splashback (choice of colours, as design dictates)\*
- LED under-unit lighting
- Gaggenau touch-control induction hob (choice of colours, as design dictates)\*
- Gaggenau electric oven, (choice of colours, as design dictates)\*
- Gaggenau combination microwave oven (choice of colours, as design dictates)\*
- Gaggenau warming drawer (choice of colours, as design dictates)\*
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens washing machine and stacking Siemens tumble dryer
- Dual-temperature free standing wine cooler
- Ceiling-mounted island extractor to penthouses and concealed inline extractor to all other apartments
- Porcelanosa ceramic floor tiling in choice of styles to utility room

BATHROOMS & EN SUITES

- Villeroy & Boch ‘Venticello’ sanitaryware
- Villeroy & Boch ‘Venticello’ vanity unit with Hansgrohe lever mixer tap
- Villeroy & Boch ‘Squaro Edge bath with pop-up waste and Hansgrohe bath/shower mixer handset
- Kudos ‘Inspire’ bath screen (as design dictates)
- Hansgrohe showerhead with concealed shower valve
- Kudos ‘Pinnacle’ or ‘Ultimate’ shower screen (slider or pivot door, as design dictates)
- Enamelled steel shower tray
- Mirrored wall cabinet with built-in shaver socket, illuminated mirror, demister pad and speakers with Bluetooth connectivity to main bathroom and master en suite
- Chrome towel warmers to main bathroom and en suites (as design dictates)
- Porcelanosa full height tiling (choice of styles/colours, as design dictates)\*
- Porcelanosa fully tiled floors to all bathrooms and en suites (choice of styles/colours, as design dictates)\*
- Soft close toilet seats

DECORATION

- Walnut veneer enhanced height solid core apartment entry doors
- White enhanced height prefinished solid core grooved internal doors
- Karcher ‘Madeira’ Ironmongery throughout
- Internal walls and ceilings finished in white emulsion
- Sills, facings and enhanced skirtings finished in white satinwood
- Timber stair handrails
- Kahrs lacquered engineered oak flooring to all living areas, hallway and internal stairs (excludes wet areas and bedrooms)
- Bedrooms carpeted
- Silestone hearth to living room area (as design dictates)
- Clerestory glazing to vestibule area (as design dictates)

WARDROBES

- Imported Italian white enhanced height pre-finished wardrobes

ELECTRICAL

- Underfloor heating system
- White slimline faceplates
- Low energy downlights, pendants and recessed LED lighting (as design dictates)
- Integrated shaver socket to main bathroom and master en suite
- Stand alone shaver socket to secondary en suites

- Media plate provision to main lounge/living area, kitchen/family area, master bedroom and study/home working areas
- Structured cabling to allow for future personalisation of audio/visual home technology
- Centralised ventilation and heat recovery system
- Photovoltaic panels to penthouses
- Doorbell and chimes at main apartment door entrance

SAFETY & SECURITY

- Video door entry and access control system
- CCTV provision to underground car park, car park entrance and external ground floor main entrances
- Ceiling-mounted flush-fit integrated sprinkler heads
- Direct dial security alarm system to all properties (small optional monthly charge applies)
- Mains powered smoke detectors
- Carbon dioxide monitor to master bedroom
- Secure allocated private parking within underground car park

EXTERNALS

- Custom made main entrance front doors in stained timber
- Enhanced height double glazed frontage to each living area including sliding glass doors
- Fully reversible windows within aluminium frames to rear

- Granite paving to footpaths and front entrance
- Granite paving and natural sandstone low level boundary walls to front terrace areas (ground floor properties only)
- Terraced areas to rear gardens finished in granite paving
- Terraces to upper floors, finished with porcelain paving slabs (as design dictates)
- 1.8m high metal framed timber slatted panel fencing to terrace areas, transitioning to 900mm high estate fencing and hedge boundary therein
- External electrical socket and lighting to all patio and terrace areas
- Exterior cold water tap (as design dictates)

A factoring company will be appointed to maintain all common areas, with an annual fee payable by residents



Aerial view of Edinburgh with computer generated image of The Crescent