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## The Damson Apartments

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# Your Next Green Chapter

Rowanbank Gardens' namesake stems from the indigenous Rowan tree, recognisable by its white summer blooms and sweet red berries. Celtic mythology notes the Rowan tree as "the tree of life", symbolising the exciting new chapter available at Rowanbank Gardens.

Similarly, history identifies berries as representing "the sweetness of living", which entirely encapsulates your next green chapter within the bright one-, two- and three-bedroom homes found in the Damson Apartments.

Located beside the Cranberry Apartments on the Eastern portion of the building, here you will find a variety of properties, including the second exclusive penthouse. With a range of stunning terraced





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# The Damson Apartments Overview

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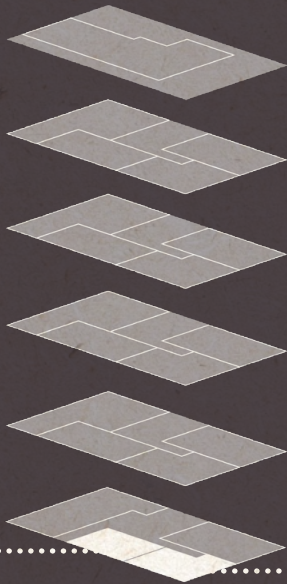




# One Bedroom Apartments

Within the Damson Apartments

Plot Type	Apartment Number
01_A_3	D.0.03
01_C	D.0.02



All CGI's & Imagery are for illustrative purposes only.



## Apartments: D.0.03

This light and modern apartment sits in the heart of the development, benefiting from a spacious open plan kitchen, dining, and living area, alongside modern built-in storage within the bedroom.

Square Meterage: 52m<sup>2</sup>

Plot Type: 01\_A\_3

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	6.21 x 5.02	20' 4" x 16' 6"
Master Bedroom	3.24 x 3.14	10' 8" x 10' 4"
Bathroom	2.59 x 2.21	8' 6" x 7' 3"

Based on apartment D.0.03



All Floorplans, dimensions and layouts are for illustrative purposes only and may be subject to change.



## Apartments: D.0.02

Featuring a spacious terraced garden, this desirable one-bedroom apartment features a contemporary and bright open plan kitchen, living and dining space with beneficial built-in storage.

Square Meterage: 61m<sup>2</sup>

Plot Type: 01\_C

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	7.87 x 4.85	25' 10" x 15' 11"
Master Bedroom	3.79 x 3.55	12' 5" x 11' 8"
Bathroom	2.1 x 2.4	6' 11" x 7' 10"

Based on apartment D.0.02



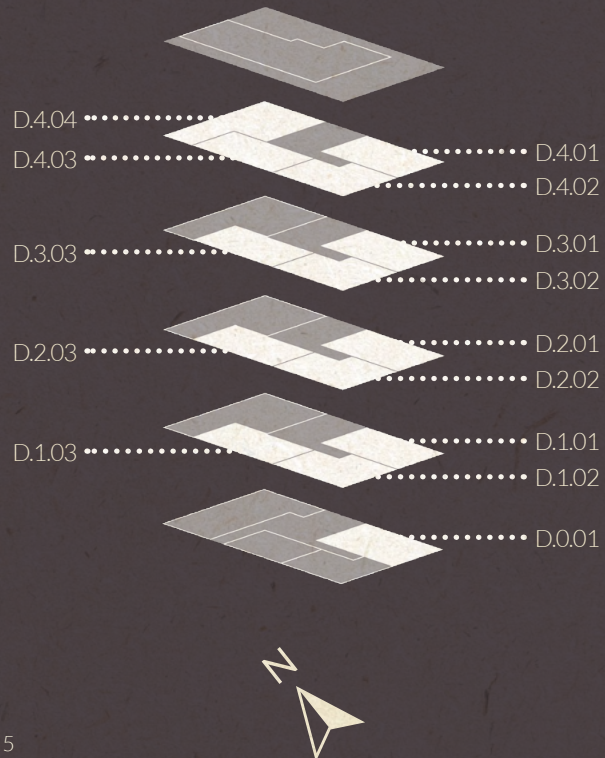
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# Two Bedroom Apartments

Within the Damson Apartments

Plot Type	Apartment Number
02_A_1	D.0.01, D.1.01, D.2.01, D.3.01
02_A_3	D.4.01
02_C	D.1.03, D.2.03, D.3.03, D.4.03
02_D	D.1.02, D.2.02, D.3.02, D.4.02
02_E	D.4.04



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## Apartments: D.0.01, D.1.01, D.2.01

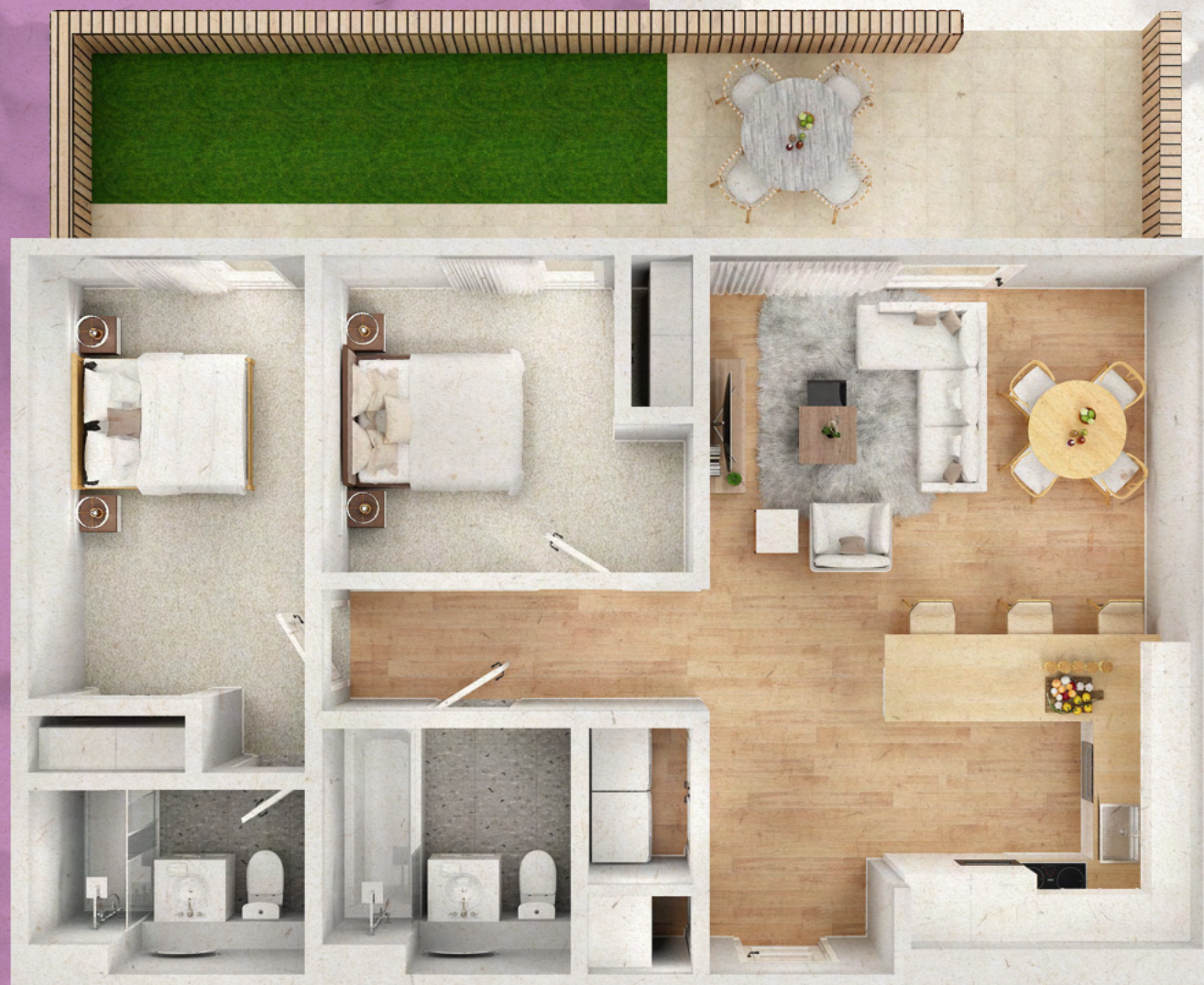
Spacious and bright, these generous two-bedroom apartments feature a contemporary open plan living, kitchen and dining space, with ground floor plots benefiting from a desirable front terraced garden. Alongside the family bathroom, the master bedroom benefits from its own stunning en-suite.

Square Meterage: 77m<sup>2</sup>

Plot Type: 02\_A\_1

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	6.84 x 4.69	22' 5" x 15' 5"
Master Bedroom	4.9 x 2.81	16' 1" x 9' 3"
En-suite	1.8 x 2.84	5' 11" x 9' 4"
Bedroom Two	3 x 3.58	9' 10" x 11' 9"
Bathroom	2.27 x 2.4	7' 5" x 7' 10"

Based on apartment D.0.01



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## Apartments: D.3.01, D.4.01

This light and spacious apartment benefits from a generous open plan kitchen, living and dining space, alongside two bedrooms with built-in storage and a private en-suite for the master bed.

Square Meterage: 75m<sup>2</sup>

Plot Type: 02\_A\_3

D.3.01

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	6.55 x 4.84	21' 6" x 15' 11"
Master Bedroom	4.68 x 2.63	15' 4" x 8' 8"
En-suite	1.8 x 2.7	5' 11" x 8' 10"
Bedroom Two	2.75 x 3.5	9' x 11' 6"
Bathroom	2.44 x 2.40	8' x 7' 10"

Based on apartment D.3.01

Square Meterage: 71m<sup>2</sup>

Plot Type: 02\_A\_3

D.4.01

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	6.13 x 4.83	20' 1" x 15' 10"
Master Bedroom	4.26 x 2.63	14' x 8' 8"
En-suite	1.8 x 2.7	5' 11" x 8' 10"
Bedroom Two	2.43 x 3.5	8' x 11' 6"
Bathroom	2.44 x 2.40	8' x 7' 10"

Based on apartment D.4.01



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## Apartments: D.1.03, D.2.03, D.3.03, D.4.03

These spacious apartments boast a light open plan kitchen, living and dining area alongside two comfortable bedrooms, one of which benefits from its own stunning en-suite. All ground floor apartments feature a generous terraced garden, whilst all upper floors benefit from balconies with delightful views across the grounds.

Square Meterage: 72m<sup>2</sup>

Plot Type: 02\_C

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	6.19 x 4.49	20' 4" x 14' 9"
Master Bedroom	3.29 x 3.98	10' 10" x 13' 1"
En-suite	2.27 x 2.1	7' 5" x 6' 11"
Bedroom Two	2.69 x 3.56	8' 10" x 11' 8"
Bathroom	2.40 x 2.10	7' 10" x 6' 11"

Based on apartment D.1.03



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## Apartments: D.1.02, D.2.02 D.3.02, D.4.02

These contemporary and bright apartments feature wonderful views from a desirable balcony over the lush gardens, alongside two spacious bedrooms; one of which hosts its own impressive en-suite.

Square Meterage: 74m<sup>2</sup>

Plot Type: 02\_D

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	7.98 x 3.89	26' 2" x 12' 9"
Master Bedroom	3.18 x 4.22	10' 5" x 13' 10"
En-suite	2.2 x 1.8	7' 3" x 5' 11"
Bedroom Two	4.22 x 2.62	13' 10" x 8' 7"
Bathroom	2.1 x 2.4	6' 11" x 7' 10"

Based on apartment D.1.02

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## Apartments: D.4.04

These generous two-bedroom apartments boast a bright and contemporary open plan kitchen, dining and living space which opens onto a spacious balcony area overlooking the lush gardens. Furthermore, there are two bathrooms, one of which is a stunning en-suite.

Square Meterage: 82m<sup>2</sup>

Plot Type: 02\_E

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	4.54 x 7.47	14' 11" x 24' 6"
Master Bedroom	4.71 x 3.15	15' 5" x 10' 4"
En-suite	2.40 x 1.65	7' 11" x 5' 5"
Bedroom Two	3.11 x 3.14	10' 2" x 10' 4"
Bathroom	2.81 x 2.11	9' 3" x 6' 11"

*Based on apartment D.4.04*



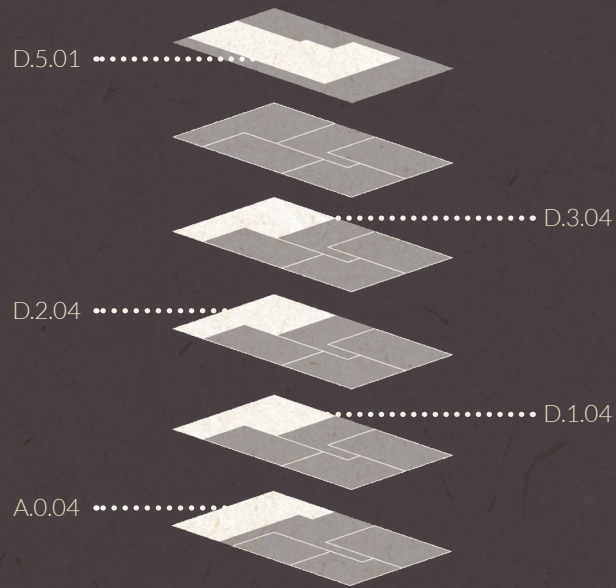
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# Three Bedroom Apartments

Within the Damson Apartments

Plot Type	Apartment Number
03_D	D.1.04, D.2.04, D.3.04
03_K	D.0.04
03_M	D.5.01



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## Apartments: D.1.04, D.2.04, D.3.04

With incredible views across the thriving gardens from generous balconies, these bright three-bedroom apartments benefit from a stunning contemporary open plan kitchen, living and dining space. The three spacious bedrooms include built in storage, while the master bed features an en-suite.

Square Meterage: 101m<sup>2</sup>

Plot Type: 03\_D

*D.1.04 and D.2.04*

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	8.93 x 4.54	29' 3" x 14' 11"
Master Bedroom	3.83 x 3.27	12' 7" x 10' 9"
En-suite	2.44 x 1.80	8' x 5' 11"
Bedroom Two	3.60 x 2.79	11' 10" x 9' 2"
Bedroom Three	2.70 x 2.62	8' 10" x 8' 7"
Bathroom	2.40 x 2.14	7' 10" x 7'

*Based on apartment D.1.04*

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Square Meterage: 98m<sup>2</sup>

Plot Type: 03\_D

*D.3.04*

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	8.93 x 4.54	29' 3" x 14' 11"
Master Bedroom	3.58 x 3.27	11' 9" x 10' 9"
En-suite	2.44 x 1.80	8' x 5' 11"
Bedroom Two	3.36 x 2.79	11' x 9' 2"
Bedroom Three	2.45 x 2.62	8' x 8' 7"
Bathroom	2.40 x 2.14	7' 10" x 7'

*Based on apartment D.3.04*





## Apartments: D.0.04

This desirable three-bedroom apartment benefits from both front and back terraced gardens, with the bright, contemporary open plan kitchen, living and dining space looking out onto the lush grounds. The master bedroom features a stylish en-suite, whilst the family bathroom hosts stunning fittings.

Square Meterage: 103m<sup>2</sup>

Plot Type: 03\_K

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	9.9 x 4.28	32' 6" x 14' 1"
Master Bedroom	4.50 x 3.29	14' 9" x 10' 10"
En-suite	1.8 x 2.5	5' 11" x 8' 2"
Bedroom Two	3.29 x 2.80	10' 10" x 9' 2"
Bedroom Three	4.8 x 2.5	15' 9" x 8' 2"
Bathroom	2.53 x 2.1	8' 4" x 6' 11"

*Based on apartment D.0.04*

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## Apartments: D.5.01

These luxurious penthouses boast three spacious bedrooms, alongside a stunningly modern, bright open plan kitchen, living and dining area. With two incredibly desirable terraces, one private for the master bedroom, panoramic views across Edinburgh and the lush, thriving gardens are guaranteed.

Square Meterage: 158m<sup>2</sup>

Plot Type: 03\_M

Room	Size in Metres	Size in Feet
Living / Dining / Kitchen	10.54 x 5.96	34' 7" x 19' 7"
Master Bedroom	6.5 x 4.61	21' 4" x 15' 1"
En-suite	2.20 x 1.90	7' 3" x 6' 3"
Bedroom Two	3.5 x 3.82	11' 6" x 12' 6"
Bedroom Three	3 x 3.82	9' 10" x 12' 6"
Bathroom	3.82 x 2.35	12' 6" x 7' 9"

Based on apartment D.5.01

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## Private Balconies and Terraced Gardens

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Featuring landscaped communal gardens with green open spaces. All balconies are finished with metal decking and ppc coated metal balustrading, whilst attractive pavers finish terraced gardens to the ground floor homes - complete with ppc coated metal balustrading also. Vegetable growing space and fruit trees are a feature of the residents' community garden.

## Security & Safety

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All apartments are fitted with smoke/heat detectors and fire sprinkler systems.

All communal entrance points to stairwells are fitted with fob-operated multipoint locking devices and feature audio door entry systems for additional ease.

## Heating & Hot Water

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Comfortable underfloor heating to lounge, kitchen and bathrooms, which also benefit from electric heated towel rails. Efficient air source heat pumps provide low carbon space heating and hot water for each apartment, along with electric boiler in two and three bed apartments

## Electrics

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Energy-efficient downlights are fitted through each kitchen, bathroom and en-suite, with pendant lighting featured in bedrooms and living spaces. White switch plates and sockets with USB charging points are located through the open-plan living spaces and bedrooms. In addition, TV points feature in living spaces and master bedrooms. The development is pre-wired for Virgin with connection points in living rooms and master bedrooms. (Residents are responsible for their own connections and related charges for cost of services.) All bathrooms benefit from shaver sockets.

## Decoration

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Ceilings and walls have white emulsion, with white gloss finishes to skirting boards and facings. White veneered internal doors, with satin stainless steel ironmongery.

## Bike Storage

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Convenient communal bike storage racks at entrance areas, with lockable bike stores available within the courtyard.

# Your Home Specification

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## Sustainability

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Rowanbank Gardens' convenient location is centred around full use of public transport, walking, and cycle routes, providing access to all parts of Edinburgh and beyond. The development uses no fossil fuel, delivering brilliant sustainability initiatives to ensure that the optimal environmental standards for Edinburgh are upheld.

Setting the benchmark for new-build developments in advanced insulation, Rowanbank Gardens becomes one of the lowest carbon developments in Edinburgh. The use of ecologically-friendly green roofs further enhances our biodiversity credentials – even bike storage enjoys urban ecological value through the use of such green initiatives.

## Car Parking

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There are 32 private car parking spaces all with electric vehicle charging points, subject to availability and separate purchase. In addition, there are 5 visitors' spaces and 4 accessible car parking spaces for any registered blue badge holders.

A factoring company has been appointed to maintain all common areas with an annual fee payable by residents

## Bathrooms

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All bathrooms are created to be of exceptional standard, providing you with an oasis of calm in the apartment, with the added comfort of under-floor heating, and heated chrome towel rails. Bathrooms feature a stunning full porcelain tiled shower wall and downlights. The wall-mounted washbasin features a sleek mixer tap, and porcelain floor tiles complete the bathrooms and en-suites. Vanity units boasting sleek composite counters are available as an upgrade. The WC is wall mounted and soft close, with a white matte dual flush plate, all subtly built into a tiled bulkhead. Showers are composed of a square-edged glass Merlyn shower screen; thermostatic showers complete en-suites. Baths are of an elegant white Carron design.

## Kitchens

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Laminate worktops provide effortless utility, featuring stainless steel sinks and stylish chrome mixer taps. Every apartment benefits from full modern, sleek fittings – perfect for hosting guests, or simply having a stylish workspace to use for any cooking needs.



## Floor Coverings

Oak flooring is provided to the kitchen living spaces and hallways, whilst carpet is provided to bedrooms as standard. The bathrooms and shower rooms feature porcelain tiled floors.

## Wardrobes

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

## Windows

High quality, durable, NorDan aluminium clad timber composite windows are featured in all apartments, with floor length doors leading out into terraced gardens and balconies when present.

## Warranty

Each property benefits from a 10 Year Checkmate warranty  
(<http://www.checkmate.uk.com>)



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# The Garden

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Our sustainability initiative runs through the core of Rowanbank Gardens.

We know that modern life simply needs to be green: with a low carbon approach to every aspect of the property design, we are able to leave a positive legacy whilst enjoying the very best of spacious and comfortable living.

We are committed to ensuring that every facet of Rowanbank Gardens contributes to the health and wellbeing of not only our inhabitants at any age, but also to the natural ecological life blooming in our gardens and green roofs.







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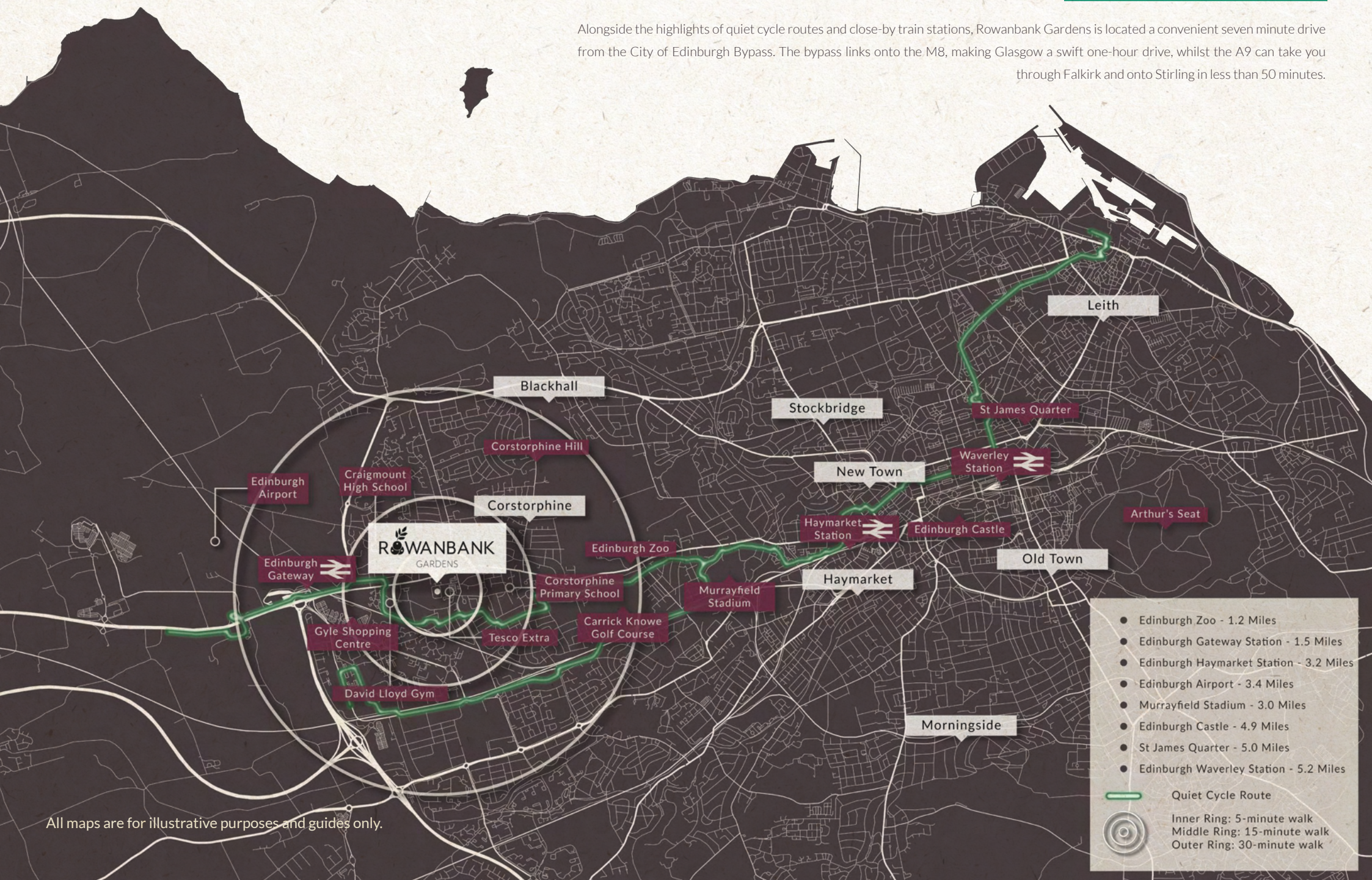






# Location

Alongside the highlights of quiet cycle routes and close-by train stations, Rowanbank Gardens is located a convenient seven minute drive from the City of Edinburgh Bypass. The bypass links onto the M8, making Glasgow a swift one-hour drive, whilst the A9 can take you through Falkirk and onto Stirling in less than 50 minutes.



All maps are for illustrative purposes and guides only.

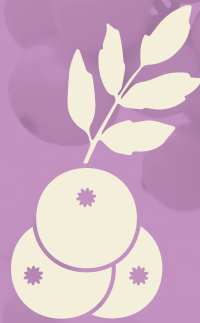
- Edinburgh Zoo - 1.2 Miles
- Edinburgh Gateway Station - 1.5 Miles
- Edinburgh Haymarket Station - 3.2 Miles
- Edinburgh Airport - 3.4 Miles
- Murrayfield Stadium - 3.0 Miles
- Edinburgh Castle - 4.9 Miles
- St James Quarter - 5.0 Miles
- Edinburgh Waverley Station - 5.2 Miles

Quiet Cycle Route



Inner Ring: 5-minute walk  
Middle Ring: 15-minute walk  
Outer Ring: 30-minute walk





## Get in Touch

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**Call us on:** 0131 516 3302

**Email us at:** [sales@rowanbankgardens.com](mailto:sales@rowanbankgardens.com)

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Grown by

ARTISAN

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