

Living Edinburgh Park



LIVE & WORK

Edinburgh Park is a new urban quarter which is an inspiring place to live and work within a bustling mixed-use community. The development has been designed to create a vibrant, socially inclusive environment in one of the best connected parts of the city, creating a new blueprint for sustainability and wellness within Edinburgh.

The master plan for Edinburgh Park has a high density urban feel with contemporary European style landscaping, focussed on wide tree lined boulevards and diverse public transport options. The plan integrates offices, homes and leisure amenities around key public squares and spaces designed to bring the community together to share experiences and enrich lives.

< STIRLING (M9) / PERTH (M90)


< GLASGOW (M8) / STIRLING (M9)

KEY

1. ibis Hotel
2. JP Morgan
3. BT
4. Sainsbury's Bank
5. HSBC
6. Patina
7. Diageo
8. Busy Bee Nursery
9. Gyle Shopping Centre (including Marks & Spencer and Morrisons)
10. Lloyds Banking Group
11. Premier Inn
12. Novotel
13. Hermiston Gait Retail Park
14. RBS Gogarburn

EDINBURGH AIRPORT

Living

GYLE CENTRE TRAM STOP


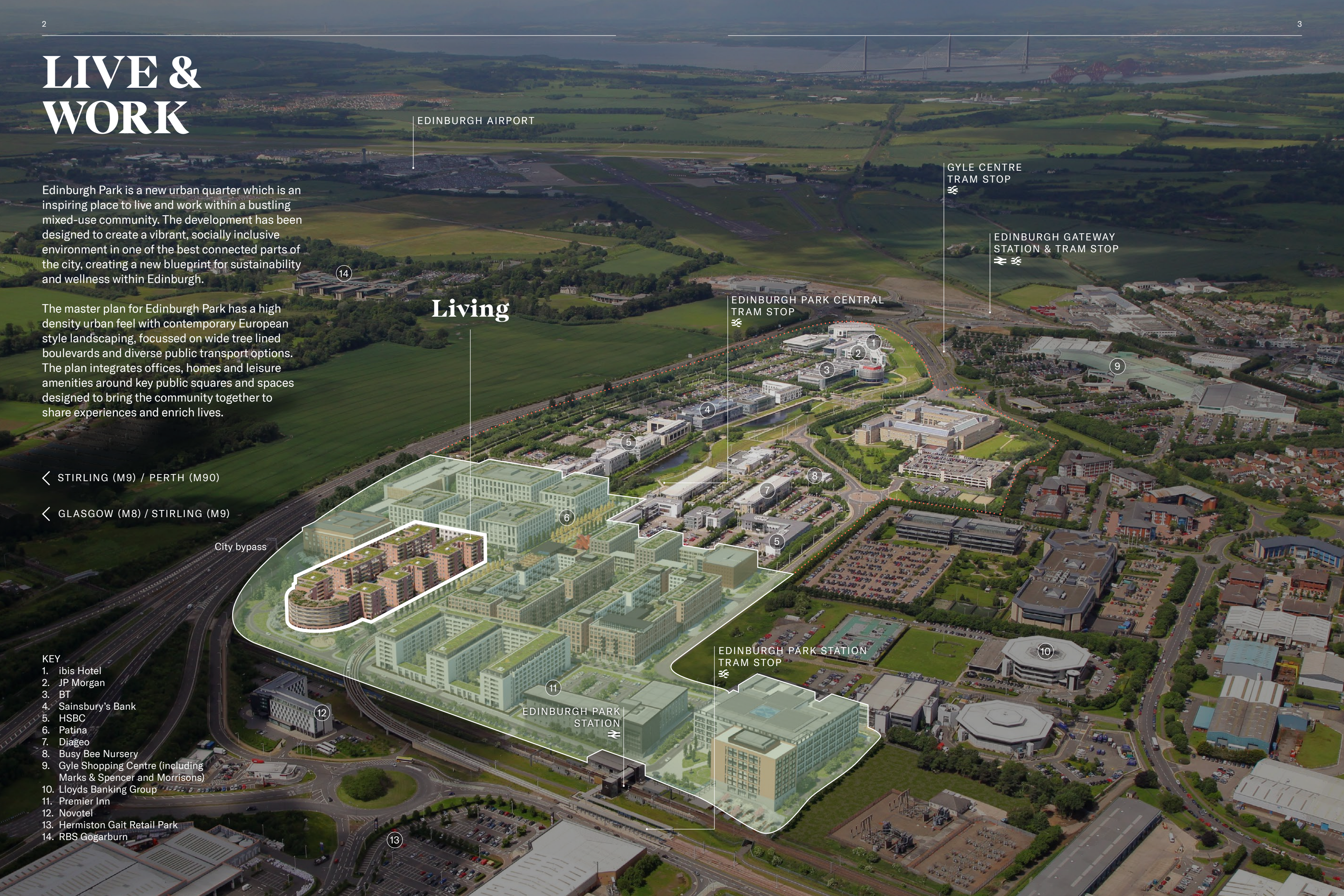
EDINBURGH GATEWAY STATION & TRAM STOP
 

EDINBURGH PARK CENTRAL TRAM STOP


EDINBURGH PARK STATION TRAM STOP


EDINBURGH PARK STATION


City bypass



THE OPPORTUNITY



THE DEVELOPMENT

Plots SW1, SW2 and SW3 provide an excellent opportunity for a developer to acquire a site for high quality, design-led apartment and townhouse blocks within an exciting new urban quarter. The development is for 397 new homes to be built across three development plots, some of which will benefit from incredible views of the Pentland Hills.

The wider development will comprise 1,248 private and mid market BTR units, 160 RSL affordable housing units, 1,000,000 sq ft of office accommodation, a 180 key apart hotel, sports and leisure facilities and cafe, restaurant and bar facilities.

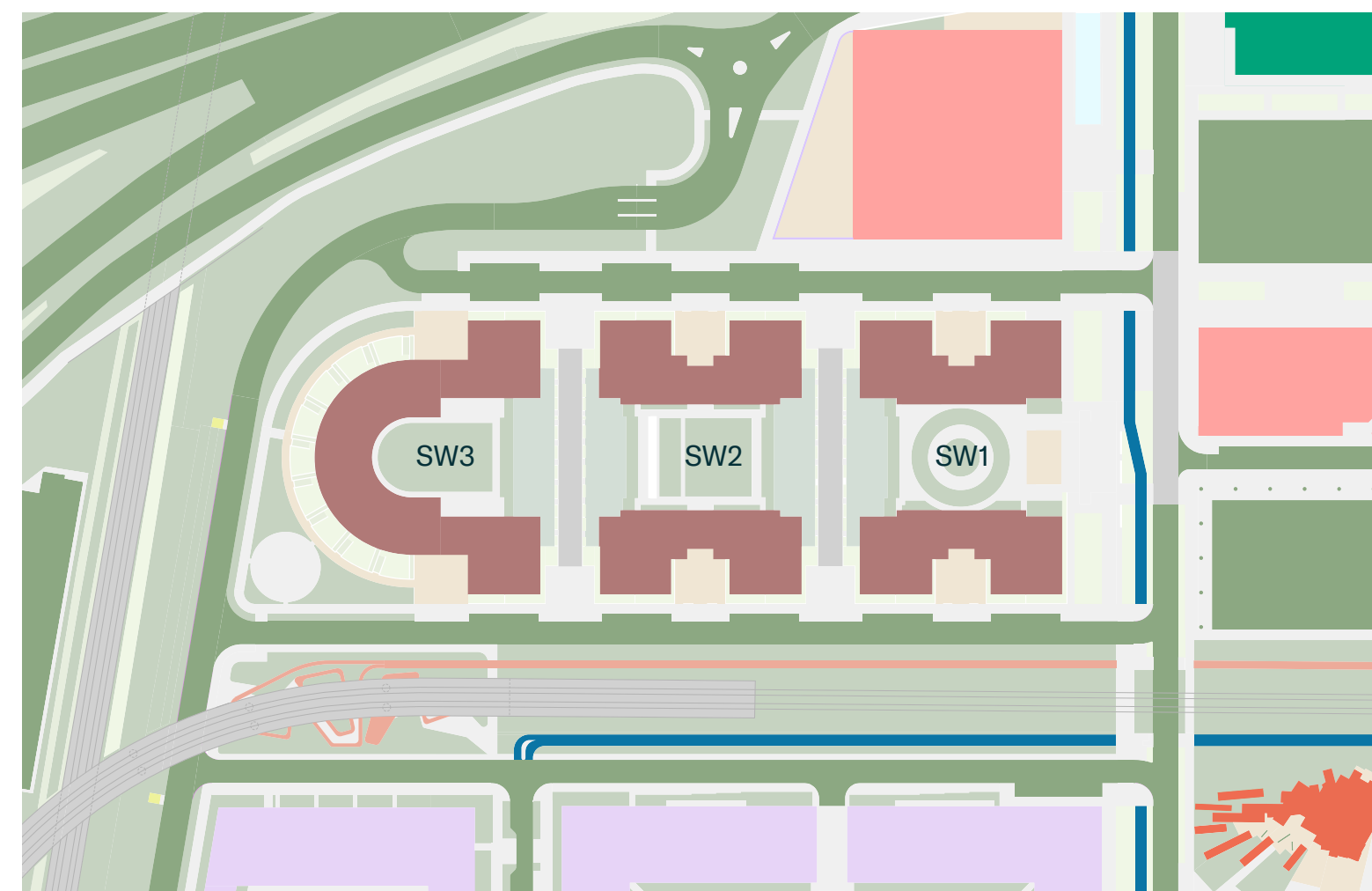
Delivery to date has included Phase 1 of the office accommodation, Patina bakery, bar and restaurant, padel tennis court, multi sports pitches, New Park Square and a multi storey car park.

Community and wellness is at the heart of the development proposals at Edinburgh Park. Aside from the amenities offered at the wider development, residents of SW1-3 will also benefit from:

- 98% of the homes will have private outdoor space either by way of a garden or terrace.
- Landscaped podium gardens between all blocks which will be for the exclusive use and enjoyment of residents. There are also dedicated children's play area in all podium garden spaces.
- A communal, south facing roof top garden on top of building SW3 with views towards the Pentland Hills

The development will apply low and zero carbon technologies and implement non-combustion heating systems, with a targeted EPC rating of A.

The site benefits from detailed planning consent under application 20/02068/FUL.



ACCOMMODATION

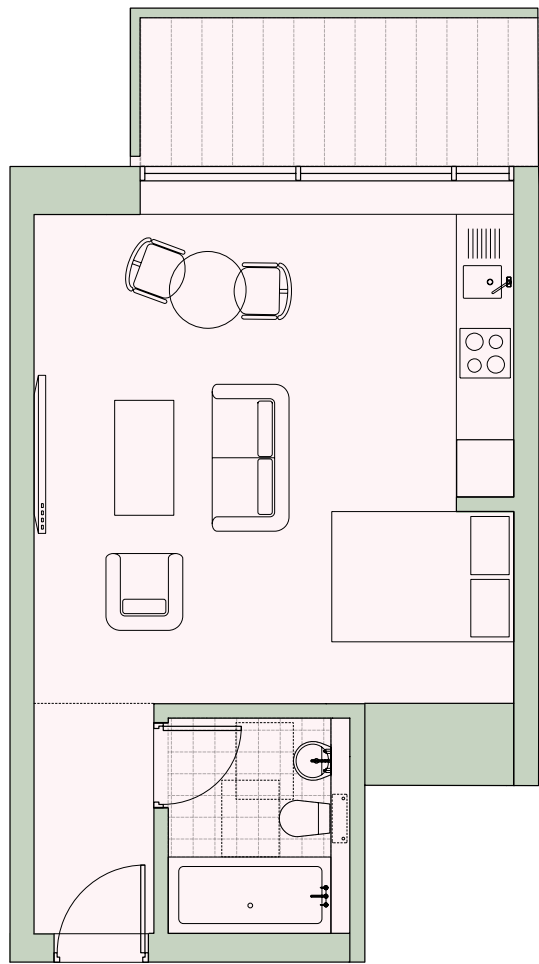
The proposed accommodation schedule can be summarised as follows:

Type	Av. Sq Ft	Units
Studio apartment	391	16
1 bedroom apartment	583	133
2 bedroom apartment	790	181
3 bedroom apartment	1,008	43
2 bedroom townhouse	1,006	6
3 bedroom townhouse	1,191	18

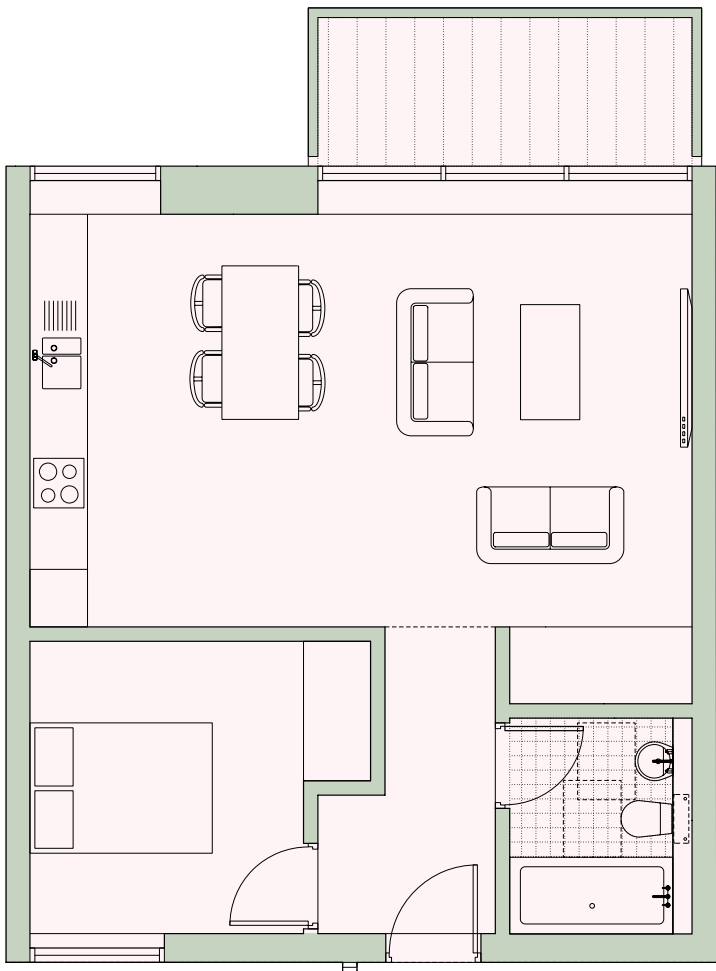
Average floor plans for each unit type are shown below.

There is also 2,400 sq ft of ground floor commerical space and 160 car, 843 cycle and 18 motorcycle spaces. There is no affordable housing to be provided on plots SW1, SW2 and SW3.

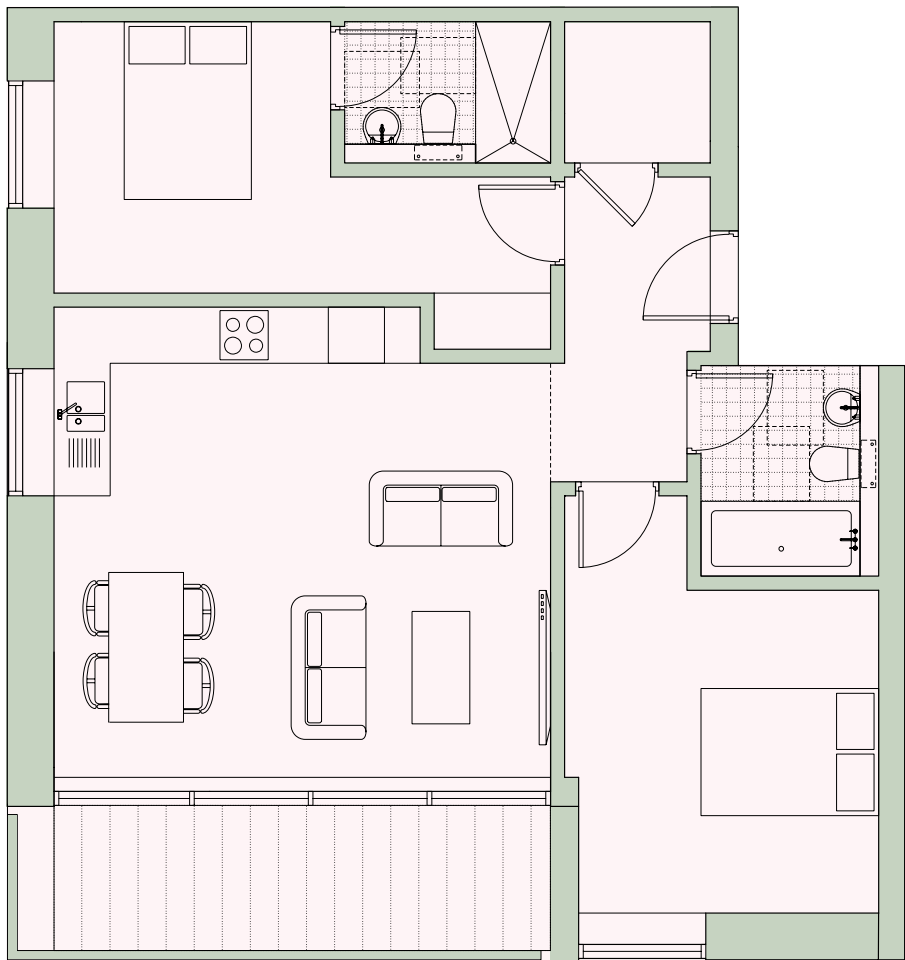
STUDIO 388 SQ FT



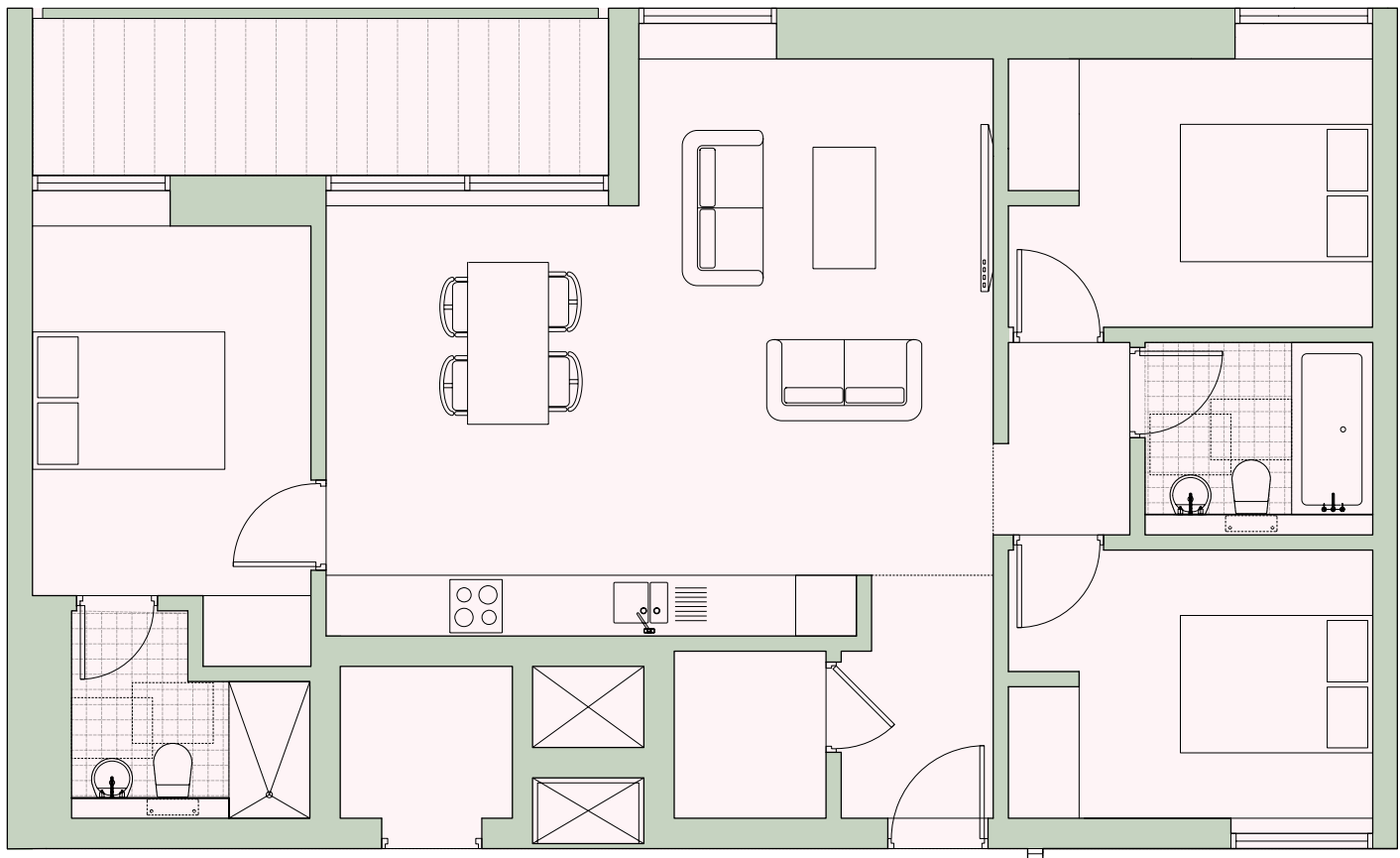
1 BED UNIT 570 SQ FT



2 BED UNIT 753 SQ FT



3 BED UNIT 893 SQ FT



MASTERPLAN

BUILDING TYPE

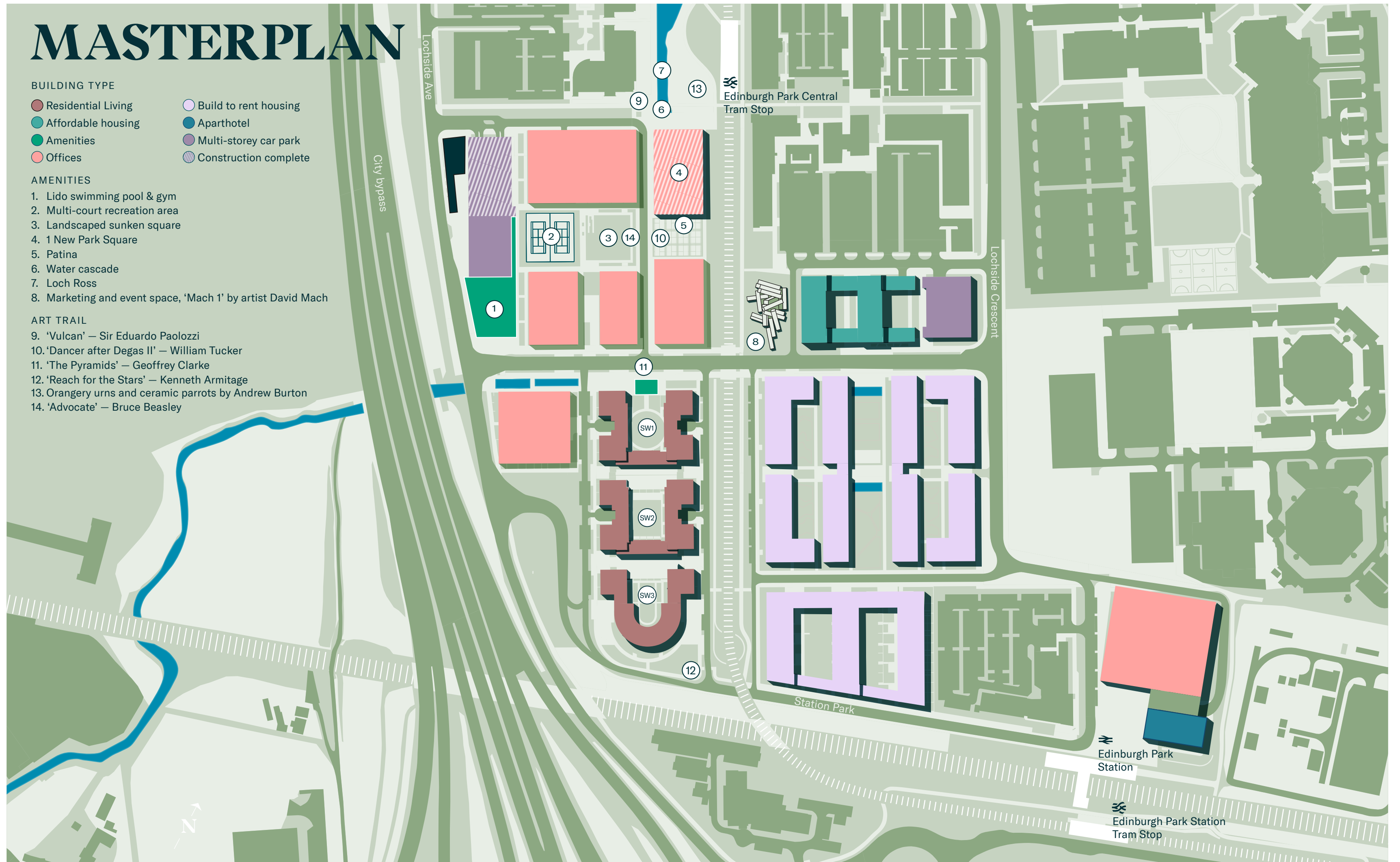
- Residential Living
- Affordable housing
- Amenities
- Offices
- Build to rent housing
- Aparthotel
- Multi-storey car park
- Construction complete

AMENITIES

1. Lido swimming pool & gym
2. Multi-court recreation area
3. Landscaped sunken square
4. 1 New Park Square
5. Patina
6. Water cascade
7. Loch Ross
8. Marketing and event space, 'Mach 1' by artist David Mach

ART TRAIL

9. 'Vulcan' — Sir Eduardo Paolozzi
10. 'Dancer after Degas II' — William Tucker
11. 'The Pyramids' — Geoffrey Clarke
12. 'Reach for the Stars' — Kenneth Armitage
13. Orangery urns and ceramic parrots by Andrew Burton
14. 'Advocate' — Bruce Beasley



LIVING AT EDINBURGH PARK

PATINA

Patina is the quality new bakery, bar and restaurant at Edinburgh Park. The bakery serves fresh bread, delicious pastries and perfect coffee. In addition, they offer a sophisticated gastro bar, with Middle Eastern and Mediterranean inspired food, cool bar, and live performance space. They offer live music, cultural events, and exceptional catering for businesses on the park, in a relaxed setting overlooking New Park Square.



HEALTH & FITNESS

Health and wellbeing are central to Edinburgh Park's approach, and fundamental to those living and working on the park. As an integral part of the development, the mixed use games area offers tennis, 5-a-side football and basketball, along with covered padel tennis courts and fitness studio. This is in addition to informal facilities, for table tennis, walking, running, and cycling. As the park evolves, additional facilities will include a lido swimming pool and gym, along with more informal exercise areas.



ART

Art and sculpture creates a colourful and vibrant environment at Edinburgh Park, bringing together an eclectic range of pieces from artists including William Tucker, Sir Eduardo Paolozzi, Bruce Beasley and Scotland's Dovecot Studios.

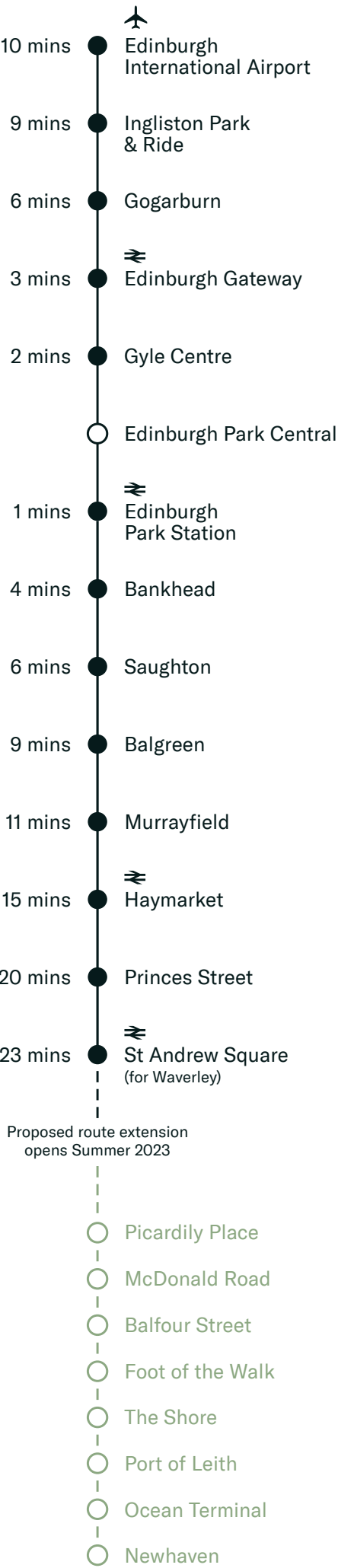
PERFECTLY CONNECTED

Edinburgh is globally renowned for offering an exceptional quality of life, regularly winning awards reflecting its historic and green environment, vibrant cultural scene, and dynamic business community. Scotland's capital city is also the UK's largest financial hub outside of London as well as being home to over 50,000 companies from diverse sectors including renewables, technology and life sciences. Edinburgh is also home to four universities totally around 100,000 students.

Edinburgh Park is well connected via road, rail, tram and plane making local, national and international travel convenient from within the local area. This accessibility has attracted a large workforce to the offices in the wider Edinburgh Park area which is home to well known national and international companies. Two of Edinburgh's universities have campuses under 2 miles from Edinburgh Park; Heriot-Watt and Edinburgh Napier. A wide range of amenities are also provided at Gyle Shopping Centre and Hermiston Gait Retail Park including large supermarkets (Morrisons, M&S, Aldi and Tesco) as well as a range of other national retailers.



TRAM ROUTE



BEST CITY IN THE WORLD 2022
TIME OUT INDEX

ONE OF THE WORLD'S 20 MOST LIVEABLE CITIES
ECA INTERNATIONAL

SCOTLAND'S CAPITAL CITY WITH A POPULATION OF 554,000

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PARABOLA

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