

WIREWORKS

BLOCK THREE





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WELCOME

WIREWOKS APARTMENTS, IN THE HEART OF MUSSELBURGH ARE PERFECTLY PLACED BETWEEN EDINBURGH'S CITY CENTRE AND THE BEACHES OF EAST LOTHIAN

Situated in the ever popular county of East Lothian, Wireworks is one of Musselburgh's most recent and contemporary developments. Dundas is delighted to provide a range of one, two and three bedroom apartments and penthouses that are tailored to meet the needs of a range of potential buyers. The development's proximity to both Edinburgh's city centre and the beautiful beaches for which East Lothian is renowned, makes Wireworks a perfect home for anyone - from first time buyers to those wishing to downsize.



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BLOCK 3: APARTMENTS

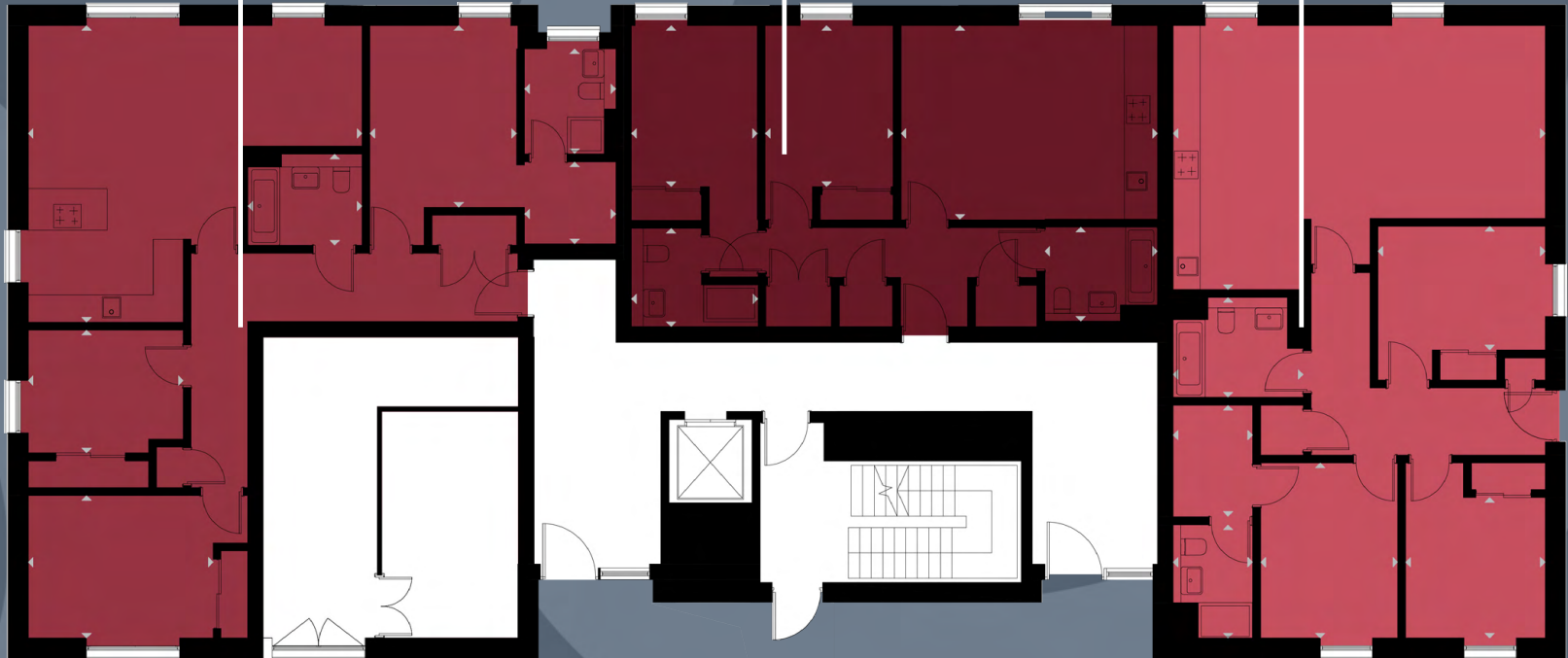
VIEWS TO RIVER ESK



TYPE 3C
PLOT 40

TYPE 2C
PLOT 39

TYPE 3D
PLOT 38



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GROUND FLOOR

VIEWS TO RIVER ESK

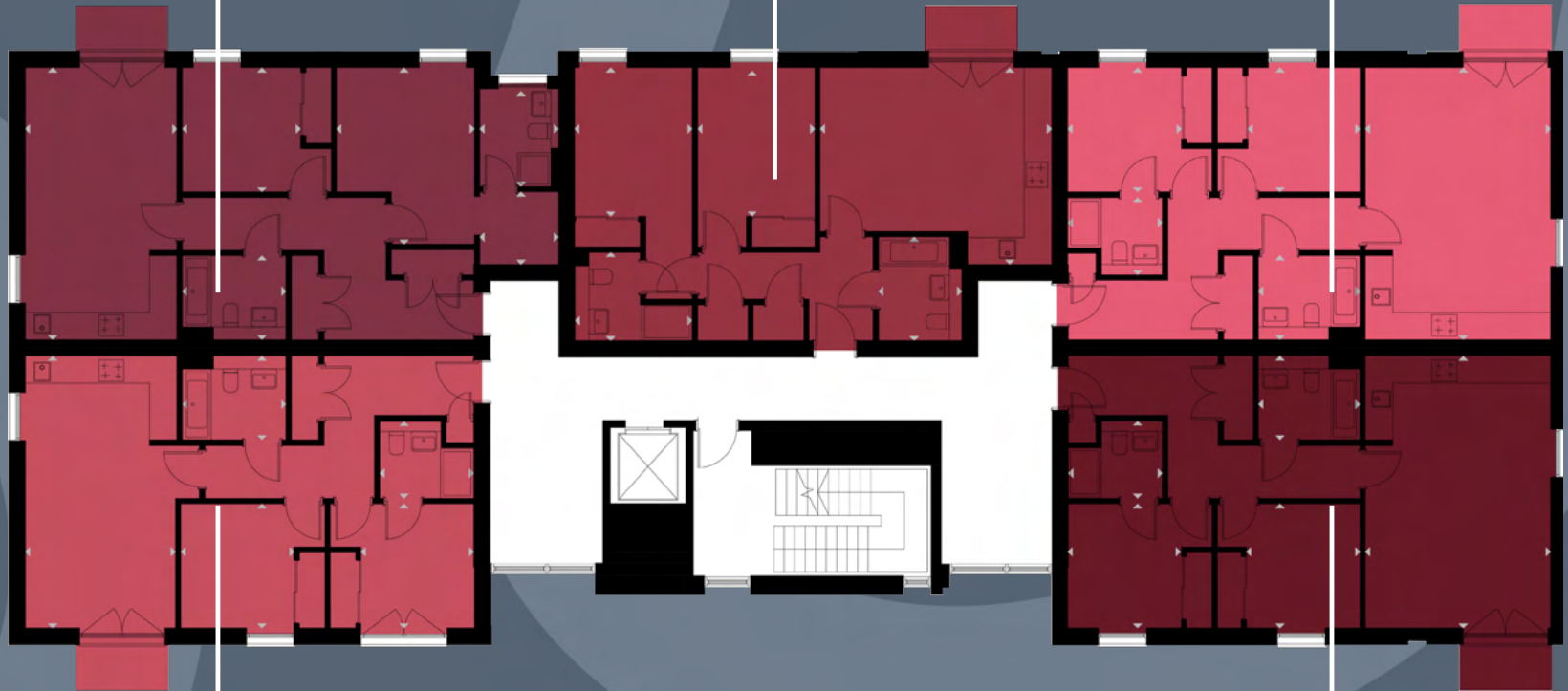


TYPE 2N
PLOT 43

TYPE 2O
PLOT 44

TYPE 2L
PLOT 45

FIRST FLOOR



TYPE 2M
PLOT 42

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TYPE 2L
PLOT 41

VIEWS TO RIVER ESK

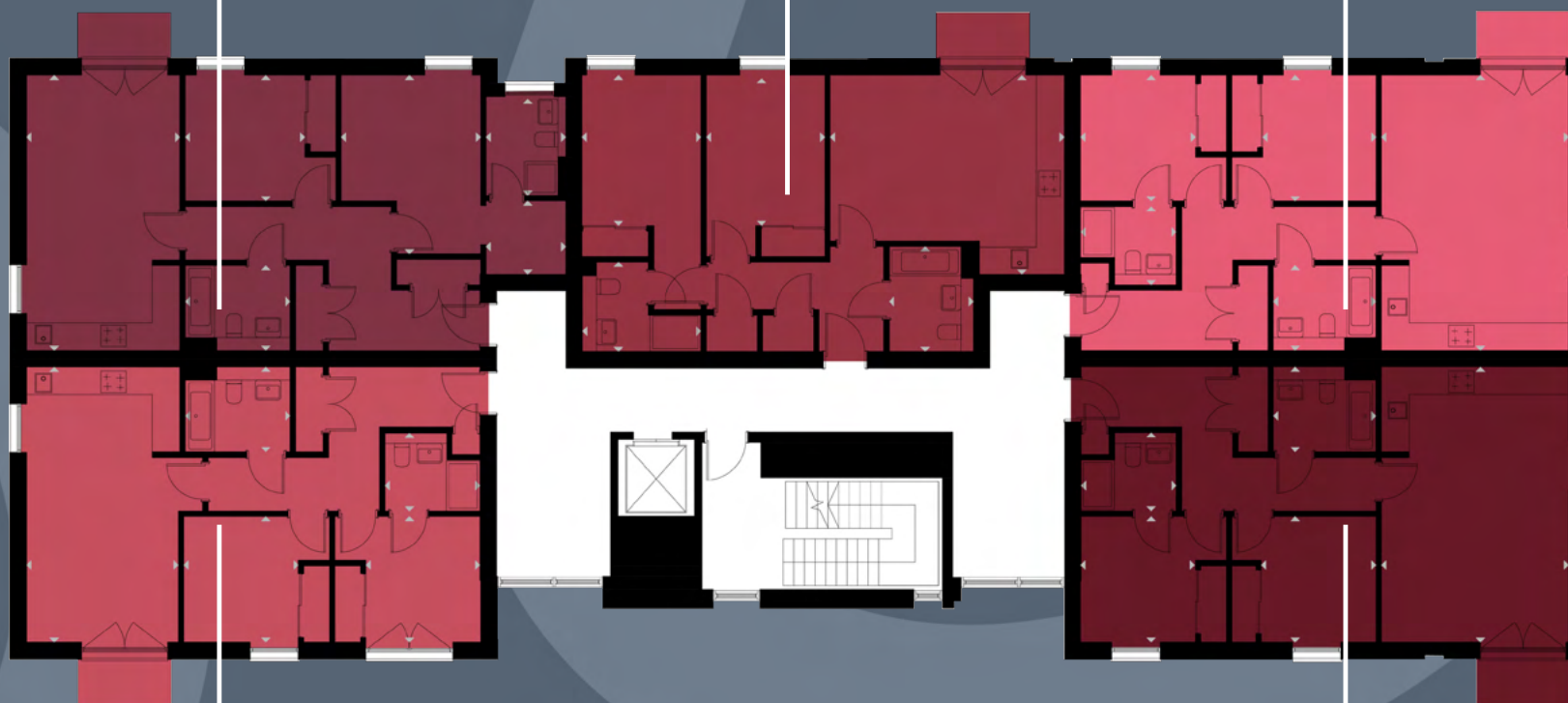


SECOND FLOOR

TYPE 2N
PLOT 48

TYPE 2O
PLOT 49

TYPE 2L
PLOT 50



TYPE 2M
PLOT 47

TYPE 2L
PLOT 46

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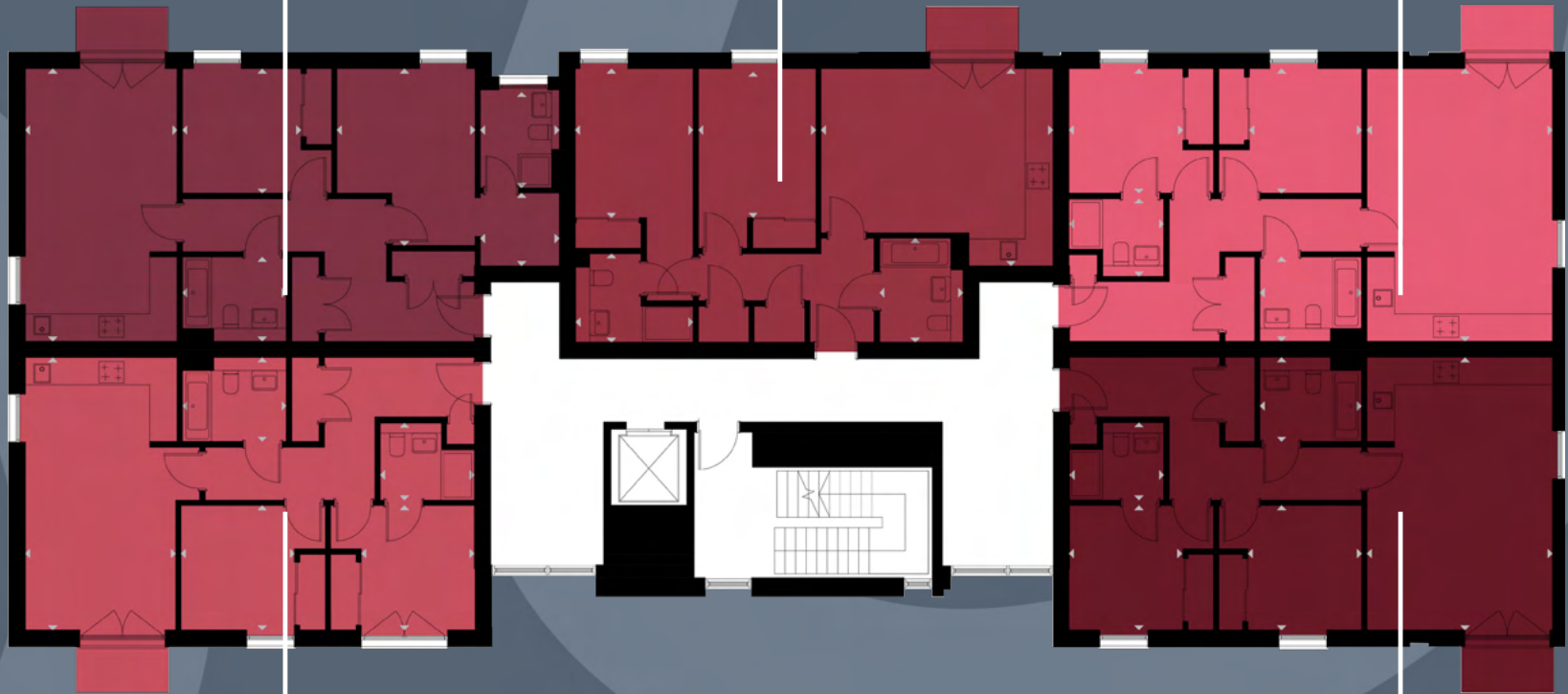
VIEWS TO RIVER ESK



TYPE 2N
PLOT 53

TYPE 2O
PLOT 54

TYPE 2L
PLOT 55



TYPE 2M
PLOT 52

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TYPE 2L
PLOT 51

THIRD FLOOR

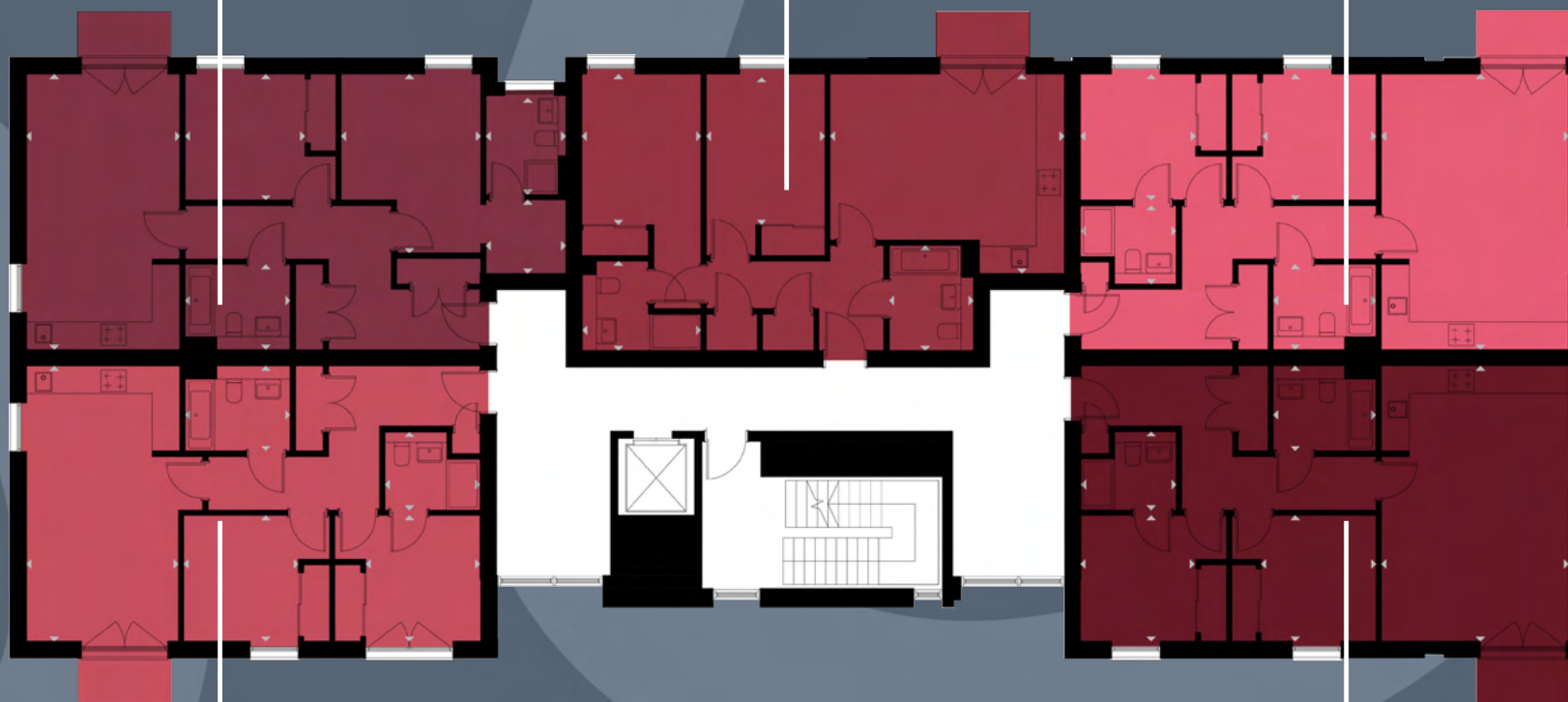
VIEWS TO RIVER ESK



TYPE 2N
PLOT 58

TYPE 2O
PLOT 59

TYPE 2L
PLOT 60



TYPE 2M
PLOT 57

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TYPE 2L
PLOT 56

FOURTH FLOOR

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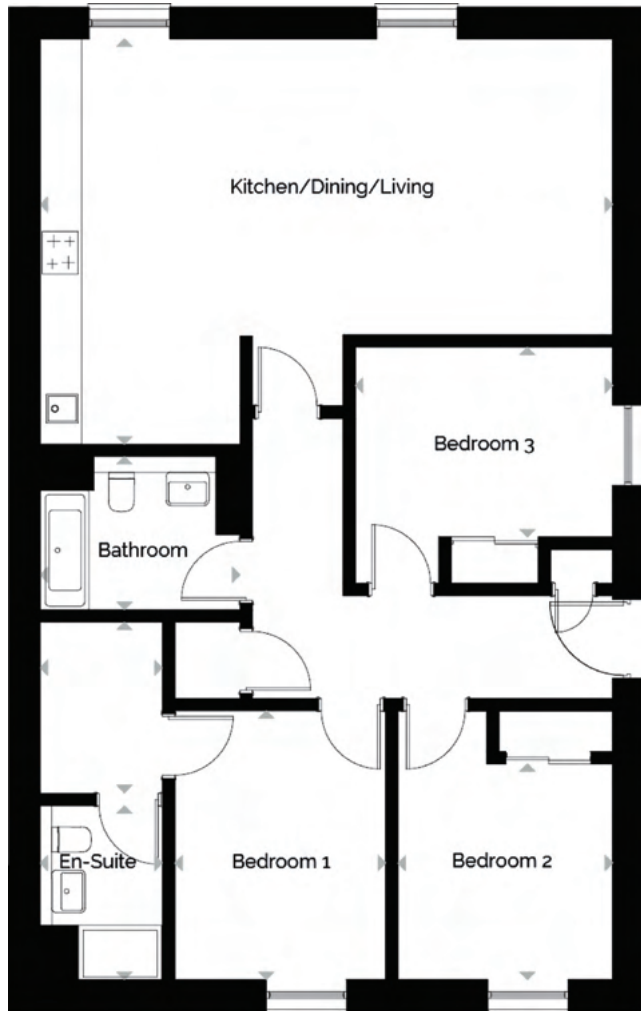


APARTMENT TYPE: 3D

PLOT 38



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PLOT 38

Plot 38 boasts three sizable bedrooms, all presenting ample storage - bedroom one extends to a generous dressing area and a highly specified en-suite. Offering a third bedroom, this is a great and rare opportunity for a home office. The apartment's open plan kitchen, dining and living area is the perfect space to relax in the evening and host family and friends on weekends.

ROOM	METERS (W x D)	FEET (W x D)
TOTAL FLOOR AREA	108 SQM	1,162 SQFT
KITCHEN/LIVING/DINING	8.14 x 5.73	26'8" x 18'10"
BEDROOM 1	2.97 x 3.79	9'9" x 12'5"
DRESSING ROOM	1.79 x 2.41	5'10" x 7'11"
EN-SUITE	1.83 x 2.44	6'0" x 8'0"
BEDROOM 2	3.62 x 2.68	11'11" x 8'10"
BEDROOM 3	3.02 x 3.04	9'11" x 9'0"

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APARTMENT TYPE: 2C

PLOT 39



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PLOT 39

This beautifully presented two bedroom apartment, in the heart of Musselburgh, is a perfect home for those who want a high quality yet easily maintained living space. With stylish fixtures and fittings throughout, this is an exceptionally light and contemporary apartment.

TOTAL FLOOR AREA	75 SQM	807 SQFT
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ROOM	METERS (W x D)	FEET (W x D)
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KITCHEN/LIVING/DINING	5.49 x 4.20	18'0" x 13'9"
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BEDROOM 1	2.73 x 3.49	8'11" x 11'5"
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EN-SUITE	2.75 x 2.12	9'0" x 6'11"
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BEDROOM 2	2.78 x 3.49	9'1" x 11'5"
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BATHROOM	2.37 x 2.10	7'9" x 6'11"
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APARTMENT TYPE: 30

PLOT 40



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PLOT 40

Plot 40 presents a well-sized open plan dining and living room which extends to a high quality kitchen, which offers the added luxury and worktop space of a stylish peninsula - perfect for hosting. This is a wonderfully designed, ground floor apartment with great scope to make this home your own - an opportunity that shouldn't be missed.

TOTAL FLOOR AREA	102 SQM	1,097 SQFT
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ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	7.24 x 6.42	23'9" x 21'1"
BEDROOM 1	3.20 x 4.09	10'6" x 13'5"
EN-SUITE	1.95 x 2.27	6'5" x 7'5"
DRESSING ROOM	1.95 x 1.78	6'5" x 5'10"
BEDROOM 2	4.01 x 3.08	13'2" x 10'1"
BEDROOM 3	3.36 x 2.63	11'0" x 8'8"
BATHROOM	2.47 x 2.00	8'1" x 6'7"

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APARTMENT TYPE: 2L

PLOTS: 41, 45, 46, 50, 51, 55, 56, 60

PLOTS 45, 50, 55 AND 60 ALL BENEFIT FROM BALCONIES OVERLOOKING THE RIVER ESK.



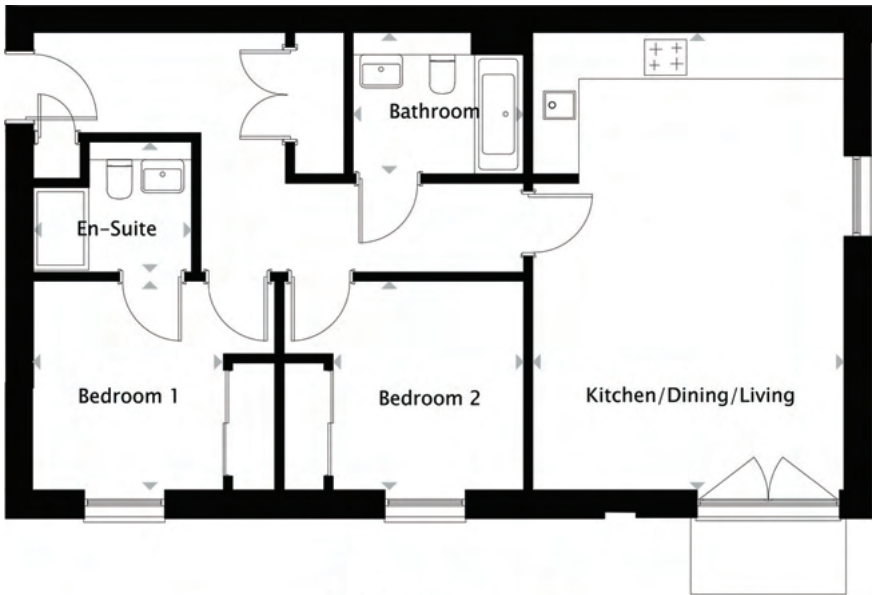
Floor plans are for illustrative purposes only.

PLOTS:

41, 45, 46, 50, 51, 55, 56, 60

Apartment Type 2L is carefully designed to promote flexible and comfortable living in an exceptionally contemporary home. Through the generously sized hallway, offering more than ample storage, you will find two great bedrooms - what's more, bedroom one extends to a sophisticated three piece ensuite. The added luxury of the apartment's balcony is to be enjoyed during the warmer months and to allow the living area to be flooded with light and fresh air.

Plots 45, 50, 55 and 60 all boast private balconies overlooking the scenic river Esk.



Floor plans are for illustrative purposes only.

TOTAL FLOOR AREA	75 SQM	807 SQFT
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ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	4.39 x 6.48	14'5" x 21'3"
BEDROOM 1	2.71 x 2.96	8'11" x 9'9"
EN-SUITE	2.25 x 1.84	7'5" x 6'0"
BEDROOM 2	2.67 x 2.96	8'9" x 9'9"
BATHROOM	2.41 x 1.99	7'11" x 6'6"

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APARTMENT TYPE: 2M

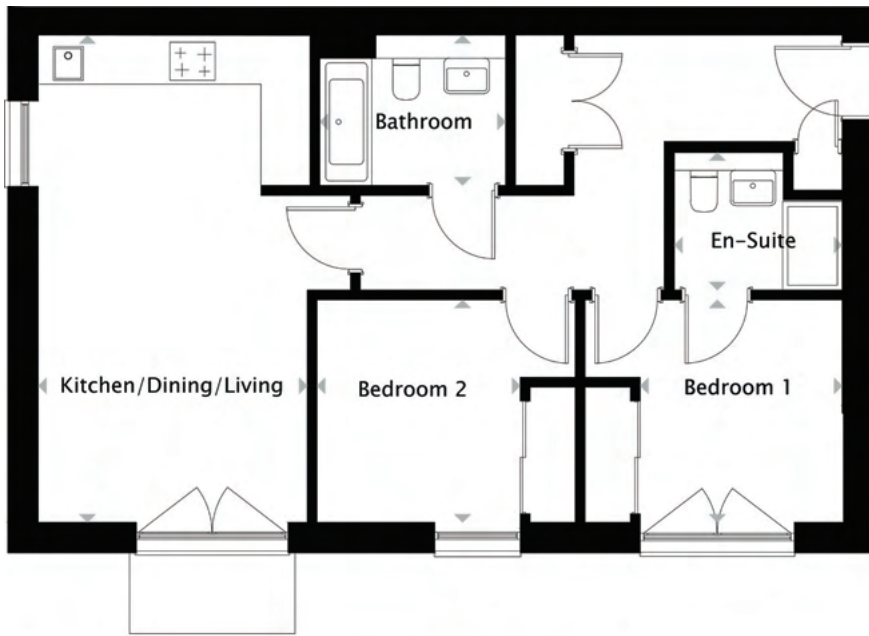
PLOTS: 42, 47, 52, 57



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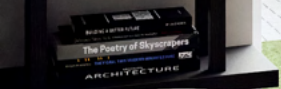
PLOTS: 42, 47, 52, 57

Presenting a two bedroom home that you can be proud of, Apartment Type 2M offers a great open plan living space which boasts onto the balcony area - perfect for relaxing on a sunny evening. There are also plentiful storage areas throughout the home, as well as exceptional wardrobe space.



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TOTAL FLOOR AREA		
	70 SQM	753 SQFT
ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	3.60 x 6.48	11'10" x 21'3"
BEDROOM 1	2.71 x 2.96	8'11" x 9'9"
EN-SUITE	2.23 x 1.84	7'4" x 6'0"
BEDROOM 2	2.67 x 2.96	8'9" x 9'9"
BATHROOM	2.46 x 1.99	8'1" x 6'6"



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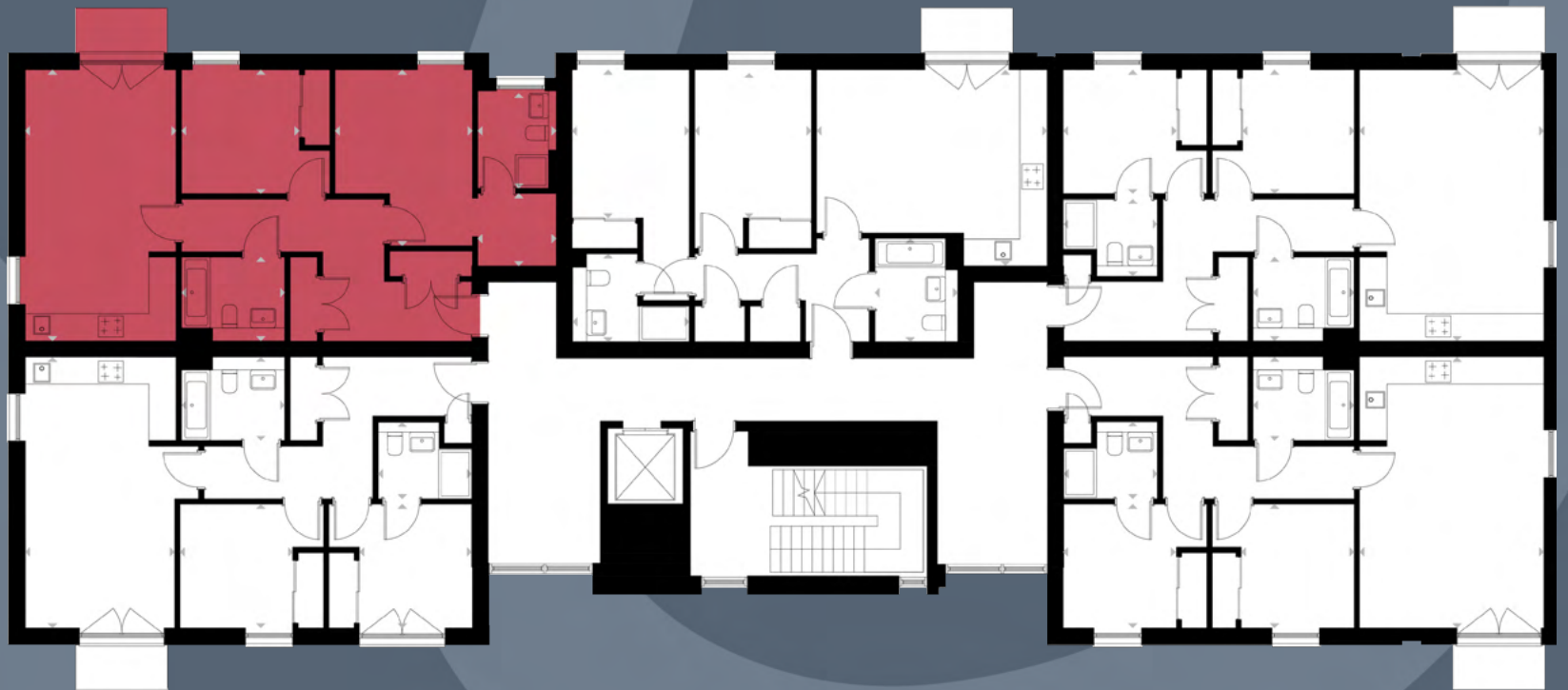
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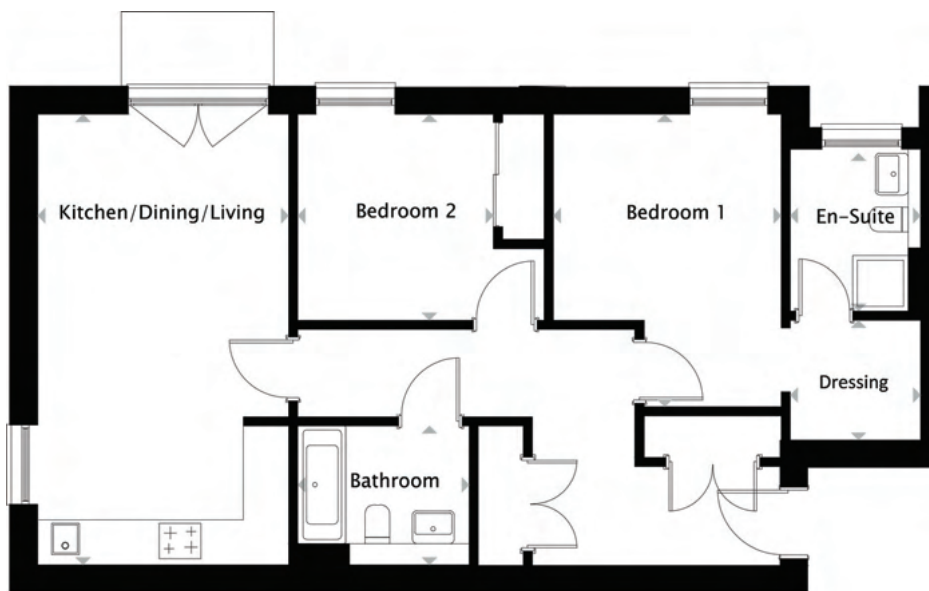
APARTMENT TYPE: 2N

PLOTS: 43, 48, 53, 58

ALL PLOTS BENEFIT FROM BALCONIES OVERLOOKING THE RIVER ESK.



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PLOTS: 43, 48, 53, 58

With highly quality fixtures and fittings throughout Apartment Type 2N offers a generous and sophisticated two bedroom home. Extending out to a unique balcony with exceptional views, the kitchen, dining and living space is wonderfully open - allowing you to put your mark on your home. What's more, these plots all benefit greatly from a high spec bathroom and en-suite as standard.

TOTAL FLOOR AREA	79 SQM	850 SQFT
ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	3.59 x 6.48	11'9" x 21'3"
BEDROOM 1	3.28 x 4.20	10'9" x 13'9"
DRESSING ROOM	1.88 x 1.81	6'2" x 5'11"
EN-SUITE	1.88 x 2.34	6'2" x 7'8"
BEDROOM 2	2.82 x 2.96	9'3" x 9'9"
BATHROOM	2.46 x 2.00	8'1" x 6'7"



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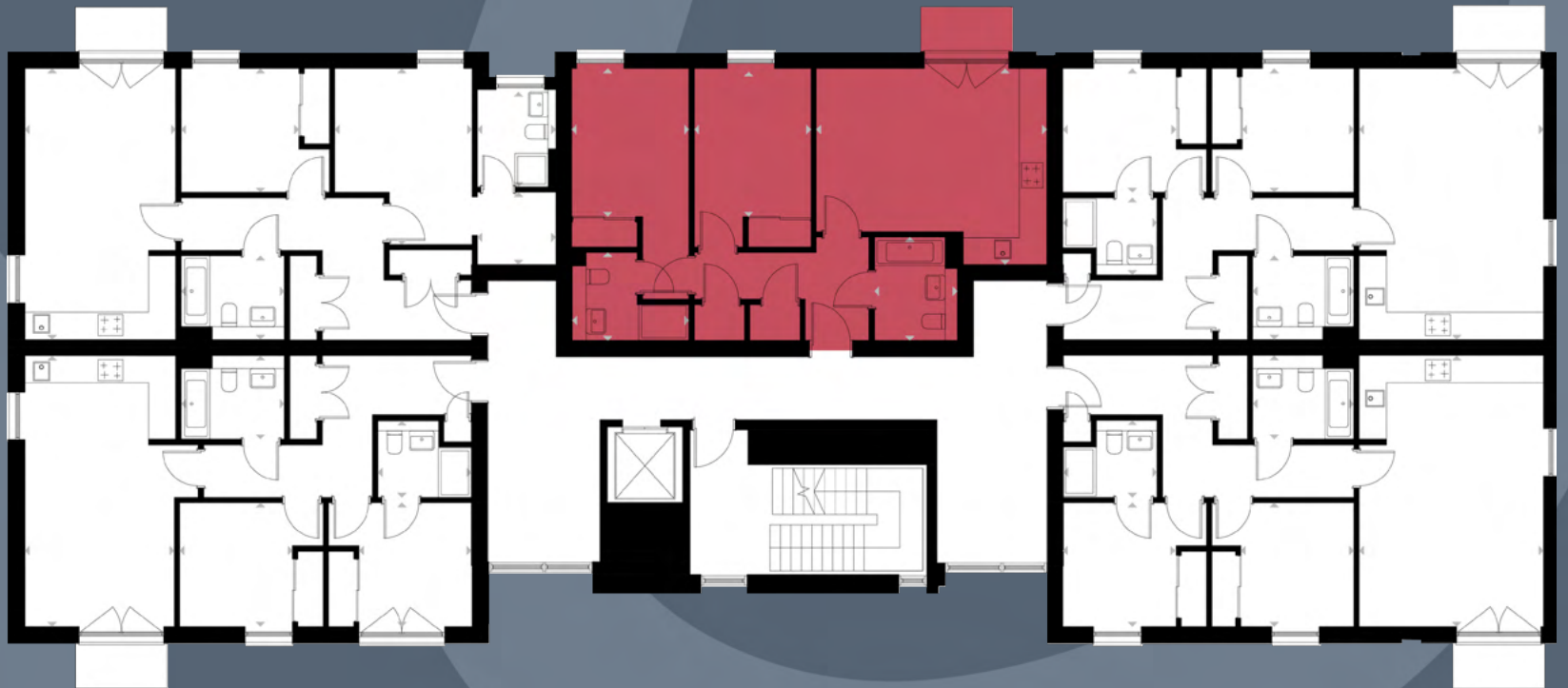
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APARTMENT TYPE: 20

PLOTS: 44, 49, 54, 59

ALL PLOTS BENEFIT FROM BALCONIES OVERLOOKING THE RIVER ESK.



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Floor plans are for illustrative purposes only.

PLOTS: 44, 49, 54, 59

You can enjoy a thoughtfully designed layout, in Apartment Type 20 - aiming to maximise living space and create a comfortable home for years to come, by boasting two large bedrooms with more than sufficient wardrobe space. You will also benefit from the open plan kitchen and living area which has been highly specified to ensure your home is durable yet stylish.

TOTAL FLOOR AREA	71 SQM	764 SQFT
ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	5.51 x 3.90	18'1" x 12'10"
BEDROOM 1	2.79 x 3.54	9'2" x 11'7"
EN-SUITE	2.77 x 2.09	9'1" x 6'10"
BEDROOM 2	2.79 x 3.54	9'2" x 11'7"
BATHROOM	2.00 x 2.46	6'7" x 8'1"

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