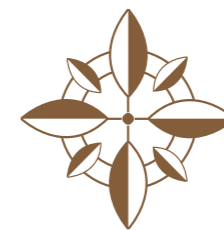




**ROYAL VIEW**  
AT LEITH





## Welcome to Royal View

At Royal View, Living by Robertson is bringing superior quality, spacious and modern apartments to the buzzing port district of Leith, recently named Best Place to Live in Scotland, by The Times.

Our stunning collection of 1, 2 & 3 bedroom apartments has been designed for discerning young homeowners with lift access and Juliet balconies or French doors leading to private gardens. Select apartments have allocated parking while others boast views across to Edinburgh Castle and the Pentland hills beyond.

Each generously sized apartment is open plan with flexible spaces for entertaining, relaxing or home working. Extra storage is incorporated into all our designs without compromising on internal living space with certain apartment styles featuring walk-in wardrobes, double storage cupboards and sought-after utility rooms.

We know a new home is so much more than a place to live. We make sure you have the perfect base to make it all happen; that's why we hold the title of Scottish Housebuilder of the Year.





# Immerse in the vibrant local culture

**Leith stands proudly next to its international city neighbour, with its own unique culture and character.**

Recently named one of the Coolest Neighbourhoods in Europe by Time Out Magazine, the historic port district of Leith with its distinctive waterside buildings is now home to quirky and boutique shops, independent bars, a gin distillery as well as festivals and the multi-award-winning tourist attraction, The Royal Yacht Britannia.

Leith is a foodie destination with its cool coffee shops, two Michelin starred restaurants The Kitchin and Restaurant Martin Wishart, as well as Scotland's oldest delicatessen Valvona and Crolla. Every Saturday, you can stroll around the food market, which appears each week on the docks and explore Leith's very own Vegan Quarter. Next door to Leith, the district of Newhaven is home to some of the finest seafood restaurants in Scotland, including Loch Fyne Seafood & Grill.

Ocean Terminal Shopping Centre, one of Europe's largest shopping and leisure centres, is around a 10-minute walk. Ocean Terminal boasts many high-street stores from French Connection to H&M and Superdry and has a range of well-known restaurants and coffee shops, a Marks & Spencer Simply Food store, gym and multi-screen cinema. Also nearby at the top of Leith Walk, the multi-million pound new St James Quarter is now open. Many brands are making their debut in Scotland at this much anticipated new retail and lifestyle district, including The Alchemist, & Other Stories and Pull&Bear. For those who want to elevate their cinema experience, there will be an Everyman Cinema where you can have a glass of wine delivered to your seat, and for a 360 view of the skyline, you can head to the rooftop terrace of Scotland's first W hotel.

---

## **Water of Leith**

0.9 miles

## **Ocean Terminal**

0.6 miles

## **City Centre**

2.5 miles

## **Newhaven Harbour**

0.2 miles

## **St James Quarter**

2.1 miles







VisitScotland / Kenny Lam

VisitScotland / Kenny Lam





## Explore the great outdoors

The popular Leith Links, originally designed as a golf course, is perfect for a leisurely stroll or picnic amongst its tree-lined avenues and open green space. Each year it is the venue for two of Leith's famous festivals, the annual Edinburgh Mela Festival and Leith Festival. There is also an upgraded cycle path along the Leith Links route leading you to Portobello Promenade.

By car, Portobello Beach is just 3 miles away as is one of the largest urban parks in Scotland. Inverleith Park has a boating pond, rose garden and plenty of outdoor exercise options, including a running track, fields for rugby and cricket and tennis courts.

For keen walkers, joggers and cyclists, the Water of Leith Walkway feels a world away from city life with a route that winds next to the river for 12-miles which is surrounded by trees and greenery. Cyclists can also access the nearby Hawthornvale Path, which connects to the off-road active travel network.

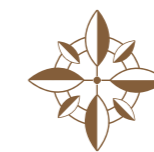
At Living by Robertson, we understand looking after your bike is a serious business. At Royal View, we have well-lit on-site cycle storage with plenty of spaces for each apartment to keep your bikes secure and easily accessible.



VisitScotland / Kenny Lam







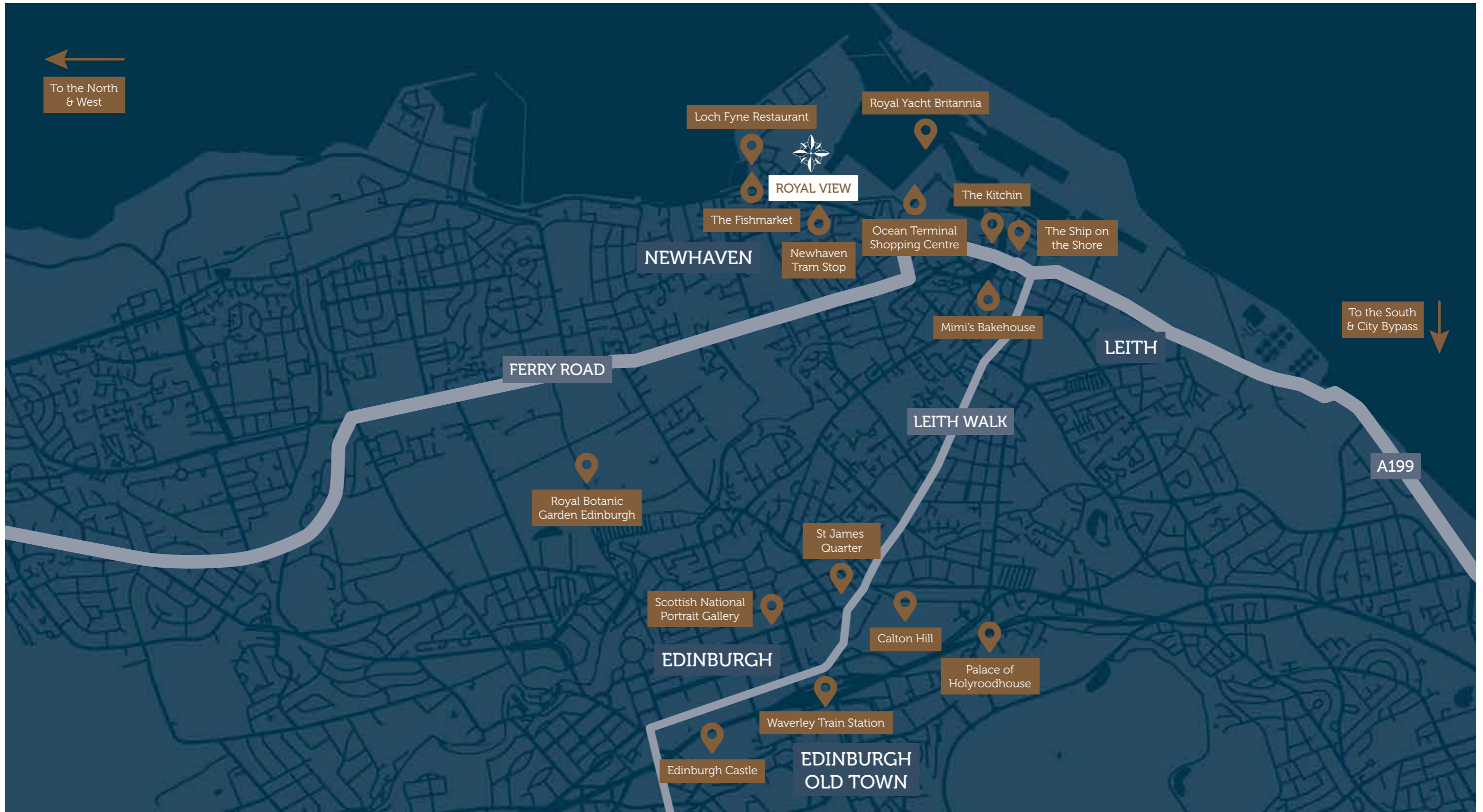
## Connect to Edinburgh and beyond

Leith has excellent transport links with an easy commute by car or bus to Edinburgh city centre. The City Bypass is only around 8 miles drive and connects you to a network of major roads and motorways, giving you access to the rest of Scotland.

Edinburgh International Airport, the UK's 6th busiest airport, is less than 10 miles away and flies to more than 150 destinations worldwide.

Regular bus routes connect you to the city centre and established tram and rail transport. Very soon, the Capital's extended tram network will stop directly outside Royal View, giving you further options for connecting with Leith, Edinburgh City Centre and Edinburgh Airport, all from your doorstep.





# Find us

Sandpiper Drive, Leith | Sat Nav: **EH6 6NX**

## City Centre

2.5 miles

## Travel

- Edinburgh Airport 9.2 miles
- Waverley Train Station 2.5 miles
- St. Andrews Sq Bus Station 2.4 miles
- Nearest bus stop 0.2 miles
- Nearest tram stop\* 0.2 miles  
(\*to be complete in 2023)

## Leisure

- Ocean Terminal 0.6 miles
- Edinburgh Playhouse 2.0 miles
- St James Quarter 2.1 miles
- Edinburgh Castle 3.4 miles

## Schools

- Victoria Primary School 0.2 miles
- Trinity Primary School 0.7 miles
- Trinity Academy 0.7 miles
- Leith Academy 1.7 miles





## Designed for modern living

**At Royal View, we are delivering spacious and modern apartments with the superior quality you expect.**

Every element has been considered; higher than standard ceiling heights add to the sense of space with living areas of up to 1,234 sq. ft, while our unique deep window apertures maximise natural light.

Finishing touches include increased size shower cubicles as standard, USB ports in handy locations and doorways finished in the signature Robertson mist grey to add to the sense of luxury.















# Development plan



Set in a corner location close to the River Forth, Royal View also offers communal green space, private gardens or Juliet balconies, lift access and parking.



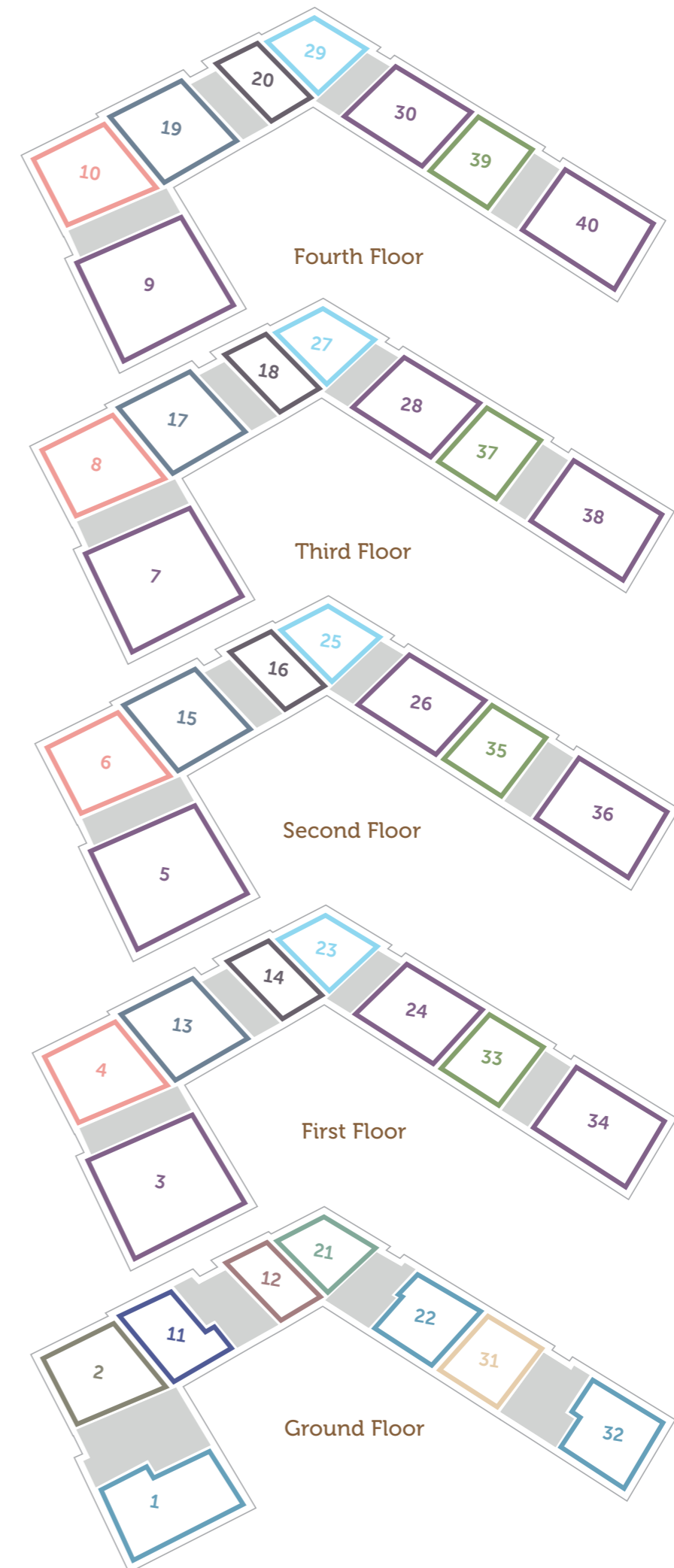


# Apartment Styles



Our friendly and experienced staff will help you choose which apartment best suits your lifestyle. We are happy to provide assistance; answering any questions you might have and pointing you towards professional advice where appropriate. We are with you every step of the way.

- THE ALBERTA**  
 A one bedroom apartment with front and rear garden  
 Plot: 11 | Ground Floor
- THE ALEXANDRA**  
 A one bedroom apartment with front and rear garden  
 Plot: 12 | Ground Floor
- THE BOLTON**  
 A one bedroom apartment and Juliet balcony  
 Plots: 14, 16, 18, 20 | 1st - 4th Floor
- THE BRITANNIA**  
 A two bedroom apartment with en suite and front/rear garden  
 Plots: 1, 22, 32 | Ground Floor
- THE DRAKE**  
 A two bedroom apartment with en suite and front/rear garden  
 Plot: 31 | Ground Floor
- THE GEORGE**  
 A two bedroom apartment with en suite and Juliet balcony  
 Plots: 33, 35, 37, 39 | 1st - 4th Floor
- THE ISABELLA**  
 A two bedroom apartment with en suite and front garden  
 Plot: 21 | Ground Floor
- THE KATHERINE**  
 A two bedroom apartment with en suite and Juliet balcony  
 Plots: 23, 25, 27, 29 | 1st - 4th Floor
- THE MERLIN**  
 A two bedroom apartment with en suite and front garden  
 Plot: 2 | Ground Floor
- THE OSBORNE**  
 A two bedroom apartment with en suite and Juliet balcony  
 Plots: 4, 6, 8, 10 | 1st - 4th Floor
- THE PLYMOUTH**  
 A two bedroom apartment with en suite and Juliet balcony  
 Plots: 13, 15, 17, 19 | 1st - 4th Floor
- THE REGENT**  
 A three bedroom apartment with en suite and Juliet balcony  
 Plots: 3, 5, 7, 9, 24, 26, 28, 30, 34, 36, 38, 40 | 1st - 4th Floor



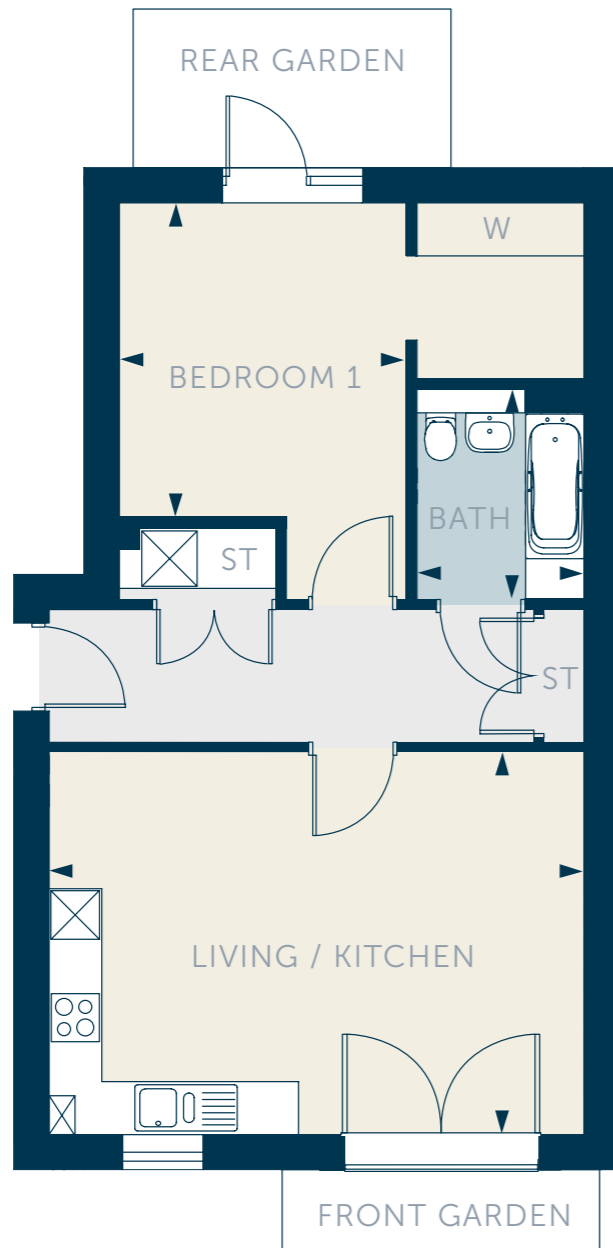
Royal View – Range 2020. The artist's impression of the site plan is drawn from architect's plans to show the relative positions of individual properties and is not to scale. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or Local Authority lighting. For details of individual properties and availability please refer to our Sales Executive. Specific plots may be handed. Any Computer Generated Images are typical elevational examples only. Please refer to sales executives for specific elevational treatments, materials, landscaping and room measurements. Living by Robertson reserve the right to alter or change specification at our discretion. All visuals and photographs are for illustrative purposes only. Kitchen and bathroom layouts are indicative only.



# THE ALBERTA

A one bedroom apartment with front and rear garden

Plot: 11 | Ground Floor



## Home Features

Offering private garden access front and rear, the Alberta is a one bedroom apartment, bringing a generous open plan living and kitchen area for relaxing and entertaining. A walk-in wardrobe, store and contemporary bathroom add stylish practicality.

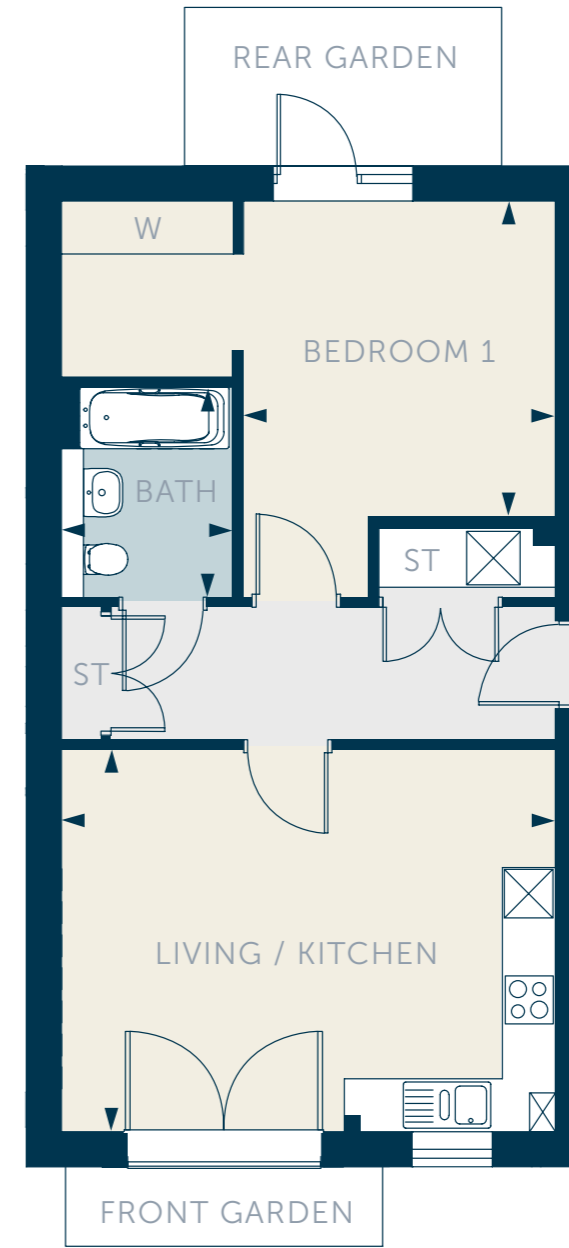
## Dimensions width x length

Living/Kitchen	5741 x 4404mm	18'10" x 14'5"
Bedroom 1	3230 x 3625mm	10'7" x 11'11"
Bathroom	2018 x 2354mm	6'7" x 7'9"
<b>TOTAL AREA</b>	<b>60m<sup>2</sup></b>	<b>646ft<sup>2</sup></b>

# THE ALEXANDRA

A one bedroom apartment with front and rear garden

Plot: 12 | Ground Floor



## Home Features

With access to a small, private garden space to the front and rear, The Alexandra is perfect for those who love to keep their feet on the ground. With lots of light from French doors in the generous living area, a welcoming hallway and stylish, contemporary bathroom, this one bedroom apartment with walk-in wardrobe delivers an effortless Leith lifestyle.

## Dimensions width x length

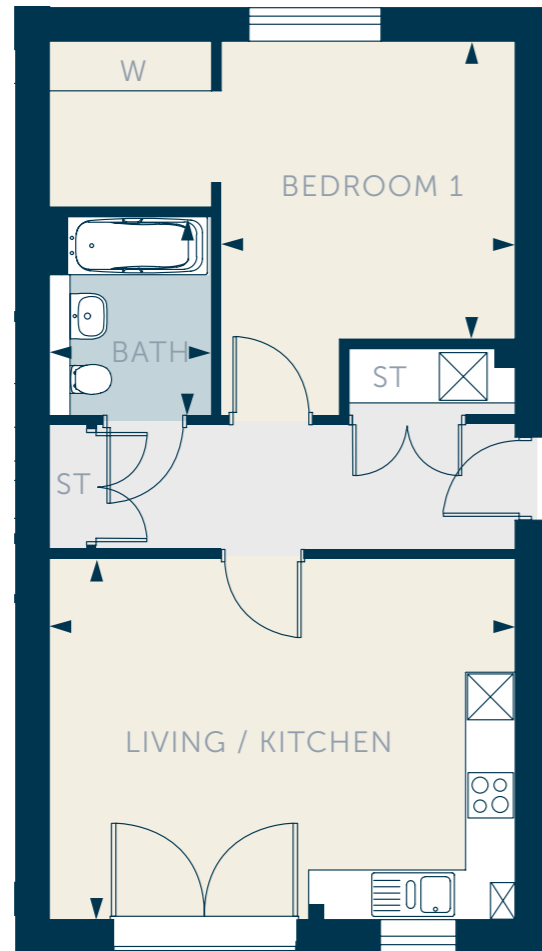
Living/Kitchen	5679 x 4404mm	18'8" x 14'5"
Bedroom 1	3560 x 3625mm	11'8" x 11'11"
Bathroom	2057 x 2399mm	6'9" x 7'10"
<b>TOTAL AREA</b>	<b>61.2m<sup>2</sup></b>	<b>659ft<sup>2</sup></b>



# THE BOLTON

A one bedroom apartment with Juliet balcony

Plots: 14, 16, 18, 20 | 1<sup>st</sup> - 4<sup>th</sup> Floor



## Home Features

The chic, one bedroom Bolton with Juliet balcony is available on four levels, with deep, glazed windows to add light and space, as well as to watch the world go by. The modern living and kitchen area is thoughtfully designed, with separate laundry/store to keep things tidy. A sleek bathroom and main bedroom with walk in wardrobe space completes the elegant layout.

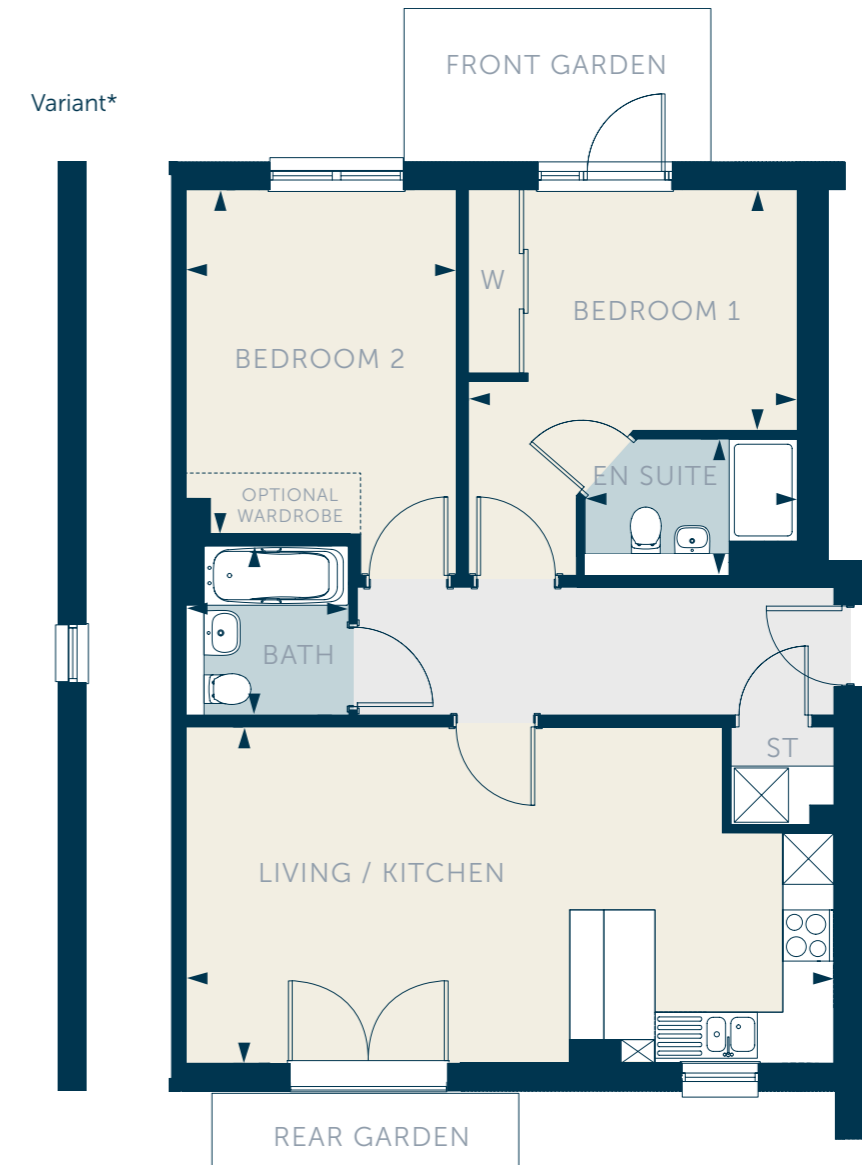
## Dimensions width x length

Living/Kitchen	5679 x 4404mm	18'8" x 14'5"
Bedroom 1	3549 x 3625mm	11'8" x 11'11"
Bathroom	2057 x 2399mm	6'9" x 7'10"
TOTAL AREA	61.2m <sup>2</sup>	659ft <sup>2</sup>

# THE BRITANNIA

A two bedroom apartment with en suite and front/rear garden

Plots: 1\*, 22, 32\* | Ground Floor



## Home Features

With a gloriously open plan living and kitchen area, the 2 bedroom Britannia enjoys private garden access at both front and rear and the wide hallway adds to the welcoming feeling of light and airiness. A contemporary kitchen, modern bathroom, handy, built in storage and en suite facilities to the main bedroom create the very best of contemporary living.

## Dimensions width x length

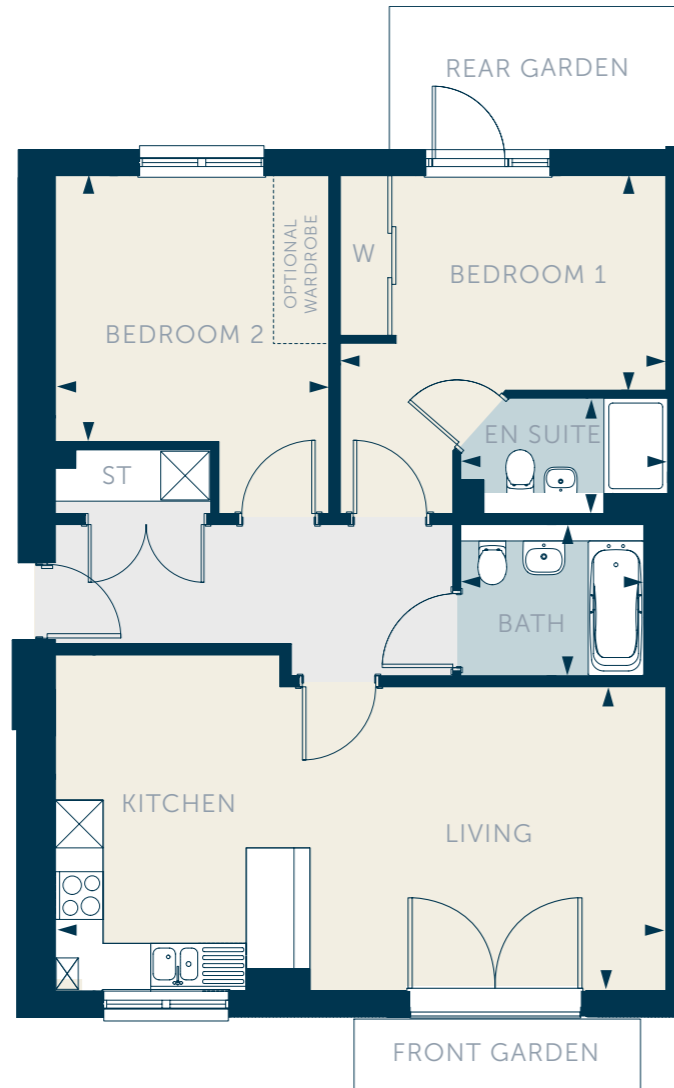
Living/Kitchen	7642 x 3946mm	25'1" x 12'11"
Bedroom 1	3859 x 2825mm	12'8" x 9'3"
En suite	2491 x 1600mm	8'2" x 5'3"
Bedroom 2	3214 x 4039mm	10'7" x 13'3"
Bathroom	1950 x 1986mm	6'5" x 6'6"
TOTAL AREA	76.3m <sup>2</sup>	821ft <sup>2</sup>



# THE DRAKE

A two bedroom apartment with en suite and front/rear garden

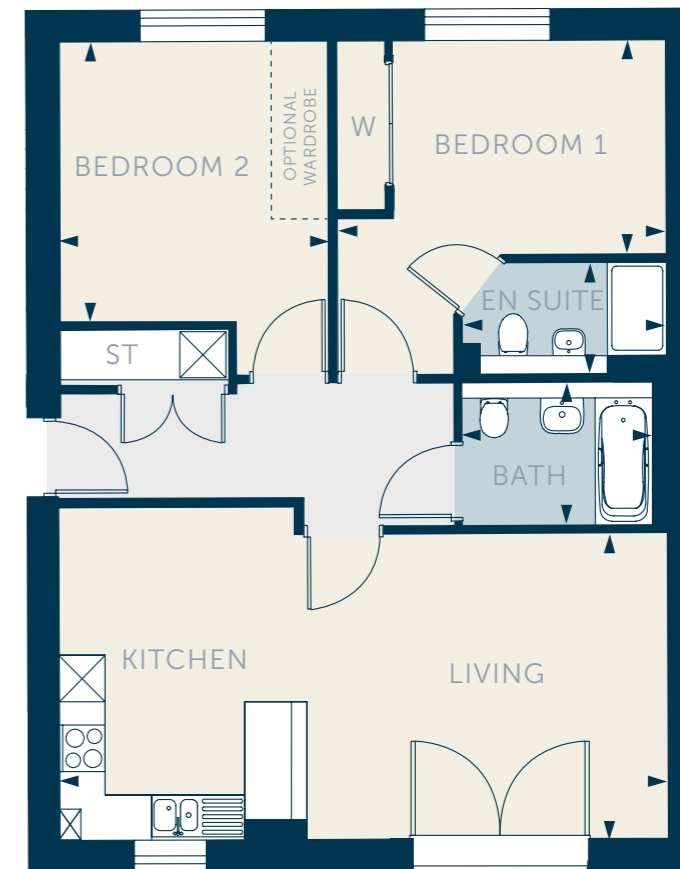
📍 Plot: 31 | Ground Floor



# THE GEORGE

A two bedroom apartment with en suite and Juliet balcony

📍 Plots: 33, 35, 37, 39 | 1<sup>st</sup> - 4<sup>th</sup> Floor



## Home Features

The 2 bedroom Drake apartment offers a large, front facing living and kitchen area, with French doors to a private garden. There is further private garden access from the main bedroom, which also enjoys sleek, en suite facilities. The main bedroom has built in wardrobes, with extra storage available in the elegant hallway. Family or guests enjoy space and comfort in bedroom two.

## Dimensions width x length

	width	length
Living/Kitchen	7672 x 3824mm	25'2" x 12'7"
Bedroom 1	4090 x 2697mm	13'5" x 8'10"
En suite	2600 x 1450mm	8'6" x 4'9"
Bedroom 2	3443 x 3347mm	11'4" x 11'0"
Bathroom	2301 x 1900mm	7'7" x 6'3"
TOTAL AREA	79m <sup>2</sup>	850ft <sup>2</sup>

## Home Features

The 2 bedroom George with Juliet balcony offers a large, front facing living and kitchen area, with stylish, contemporary units. The main bedroom enjoys its own en suite facilities and built in wardrobes, with optional wardrobes in bedroom two. There's an elegant guest bathroom and extra storage space within the airy hallway.

## Dimensions width x length

	width	length
Living/Kitchen	7672 x 3824mm	25'2" x 12'7"
Bedroom 1	4090 x 2697mm	13'5" x 8'10"
En suite	2600 x 1450mm	8'6" x 4'9"
Bedroom 2	3443 x 3347mm	11'4" x 11'0"
Bathroom	2301 x 1900mm	7'7" x 6'3"
TOTAL AREA	79m <sup>2</sup>	850ft <sup>2</sup>



## THE ISABELLA

A two bedroom apartment with en suite and front garden

📍 Plot: 21 | Ground Floor



### Home Features

With its corner location, the Isabella has a particularly airy feel, designed around an almost square central hallway leading straight into the open plan living and kitchen space, with access to a private garden area. The central hallway also provides access to bedroom two and an elegant guest bathroom, while the main bedroom boasts en suite facilities and a built in wardrobe.

### Dimensions width x length

	width	length
Living/Kitchen	4726 x 5735mm	15'6" x 18'10"
Bedroom 1	3185 x 3364mm	10'5" x 11'0"
En suite	1922 x 2411mm	6'4" x 7'11"
Bedroom 2	3998 x 2959mm	13'1" x 9'8"
Bathroom	1922 x 2960mm	6'4" x 9'9"
TOTAL AREA	81.1m <sup>2</sup>	873ft <sup>2</sup>

## THE KATHERINE

A two bedroom apartment with en suite and Juliet balcony

📍 Plots: 23, 25, 27, 29 | 1<sup>st</sup> - 4<sup>th</sup> Floor



### Home Features

The Katherine occupies a glorious corner location on floors 1-4. Generous living space has been designed around an elegant hallway, with a contemporary kitchen available in a range of finishes, and a Juliet balcony to enjoy the views. There's a second bedroom with optional wardrobe for the comfort of friends or family, while the generous main bedroom enjoys built in wardrobes and stylish en suite facilities.

### Dimensions width x length

	width	length
Living/Kitchen	4726 x 5735mm	15'6" x 18'10"
Bedroom 1	3185 x 3314mm	10'5" x 10'10"
En suite	1922 x 2411mm	6'4" x 7'11"
Bedroom 2	3998 x 2959mm	13'1" x 9'8"
Bathroom	1922 x 2960mm	6'4" x 9'9"
TOTAL AREA	81.1m <sup>2</sup>	873ft <sup>2</sup>



# THE MERLIN

A two bedroom apartment with en suite and front garden

📍 Plot: 2 | Ground Floor



# THE OSBORNE

A two bedroom apartment with en suite and Juliet balcony

📍 Plots: 4, 6, 8, 10 | 1<sup>st</sup> - 4<sup>th</sup> Floor



## Home Features

The ground floor location and corner plot ensure the Merlin has a great, double outlook onto glorious Leith. The private garden space accessible via French doors brings extra light into this 2 bedroom apartment with lots of character. A living kitchen, bathroom and en suite facilities to the main bedroom compliment the great lifestyle, with additional space in bedroom two for friends and family.

## Dimensions width x length

	width	length
Living/Kitchen	4657 x 6065mm	15'3" x 19'11"
Bedroom 1	3184 x 3364mm	10'5" x 11'1"
En suite	1921 x 2411mm	6'4" x 7'11"
Bedroom 2	3998 x 3170mm	13'1" x 10'5"
Bathroom	1921 x 3000mm	6'4" x 9'10"
TOTAL AREA	84.5m <sup>2</sup>	910ft <sup>2</sup>

## Home Features

The 2 bedroom Osborne occupies a corner location on floors 1-4 and this apartment will quickly put you under its spell. Generous Living space has been designed around an elegant, feature hallway, with a lovely, contemporary kitchen and living area which is airy and open. The generous main bedroom brings built in wardrobes and stylish en suite facilities.

## Dimensions width x length

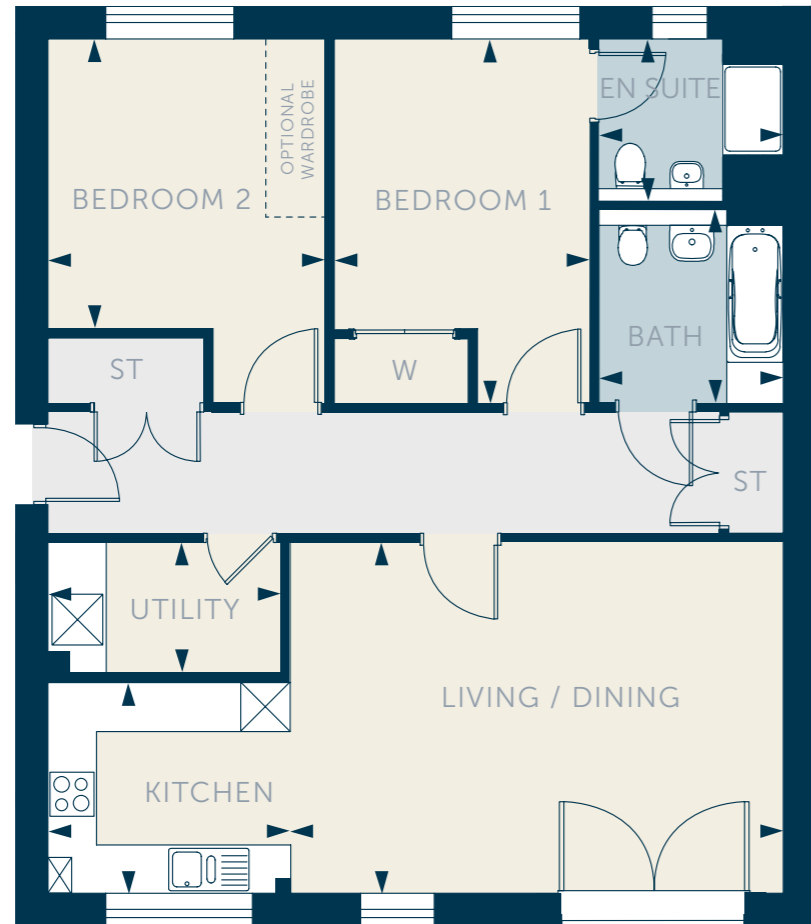
	width	length
Living/Kitchen	4657 x 6065mm	15'3" x 19'11"
Bedroom 1	3184 x 3314mm	10'5" x 10'10"
En suite	1921 x 2411mm	6'4" x 7'11"
Bedroom 2	3998 x 3170mm	13'1" x 10'5"
Bathroom	1921 x 3000mm	6'4" x 9'10"
TOTAL AREA	84.5m <sup>2</sup>	910ft <sup>2</sup>



# THE PLYMOUTH

A two bedroom apartment with en suite and Juliet balcony

Plots: 13, 15, 17, 19 | 1<sup>st</sup> - 4<sup>th</sup> Floor



## Home Features

Available on floors 1-4, The 2 bedroom Plymouth offers lots of space, with a Juliet balcony adding light and air to the already generous, contemporary living and kitchen area. A separate utility room and double storage cupboards in the hall keep everything tidy, with optional wardrobe available in the guest bedroom. An elegant guest bathroom and main bedroom with en suite facilities and a built-in wardrobe complete the enviable layout.

## Dimensions width x length

Living/Dining	5969 x 4404mm	19'7" x 14'5"
Kitchen	3162 x 2728mm	10'5" x 8'11"
Bedroom 1	3137 x 4525mm	10'4" x 14'10"
En suite	2323 x 2071mm	7'7" x 6'10"
Bedroom 2	3468 x 3625mm	11'5" x 11'11"
Bathroom	2323 x 2354mm	7'7" x 7'9"
Utility	3062 x 1577mm	10'1" x 5'2"
<b>TOTAL AREA</b>	<b>98.2m<sup>2</sup></b>	<b>1057ft<sup>2</sup></b>

# THE REGENT

A three bedroom apartment with en suite and Juliet balcony

Plots: 3\*, 5\*, 7\*, 9\*, 24, 26, 28, 30, 34\*, 36\*, 38\*, 40\* | 1<sup>st</sup> - 4<sup>th</sup> Floor



Variant\*



## Home Features

A generous, three bedroom design, Regent apartments are available on levels 1-4. The prime feature is a light and airy living / kitchen area extending the whole length of this beautiful apartment, with a Juliet balcony for added openness. A large, separate utility space, extra storage cupboard and contemporary guest bathroom are all accessed via the elegant hallway, while both bedrooms 2 and 3 offer optional wardrobes. The main bedroom enjoys private en suite facilities and a built in wardrobe for extra comfort.

## Dimensions width x length

Living/Dining	3964 x 8018mm	13'0" x 26'4"
Kitchen	2900 x 3017mm	9'7" x 9'11"
Bedroom 1	2825 x 4113mm	9'3" x 13'6"
En suite	1624 x 2719mm	5'4" x 8'11"
Bedroom 2	4063 x 3227mm	13'4" x 10'7"
Bedroom 3	3625 x 3495mm	11'11" x 11'6"
Bathroom	1995 x 1944mm	6'7" x 6'5"
Utility	1491 x 2917mm	4'11" x 9'7"
<b>TOTAL AREA</b>	<b>114.6m<sup>2</sup></b>	<b>1234ft<sup>2</sup></b>





## We think of everything, so you don't have to

All our apartments have secure door entry, energy efficient insulation and gas central heating systems, with a common TV aerial and Sky satellite system available to each property.

You can personalise your home with a choice of contemporary kitchen finishes and choose from a range of quality, ceramic tiles to complement your bathroom and en suite.

Then we go that little bit further; finishing doorways in calming and contemporary mist grey and providing USB points in handy locations.

Living by Robertson at Royal View, you would expect nothing less.



## Specification

### Kitchen

Contemporary Kitchen Choices  
 Bosch integrated fridge/freezer  
 Bosch integrated washer/dryer  
 LED under cabinet lights

### Electrical

Door security entry system  
 Communal satellite system  
 Two USB charging sockets  
 Downlighters to kitchens, bathrooms & en suites  
 Wired broadband

### Bathrooms and en suites

RAK International sanitaryware  
 Larger format ceramic tiling as standard  
 RAK thermostatic showers to en suite

### Bedroom

Feature wardrobes in all main bedrooms  
 TV socket in main bedroom

### Facings and architraves

Contemporary ladder doors  
 French Doors where applicable  
 Grey mist paint to doors, skirtings, frames and facings  
 White paint to walls and ceilings

### General

Allocated Parking (Plot Specific)  
 Gas Central Heating  
 PIR lights front and rear of main entrance doors





# Let's get things **moving...**

Living by Robertson don't just build elegant and desirable new homes, we also recognise that the buying process is not something people do every day. We will be right beside you to help with information and advice; whether identifying solicitors and mortgage advisers locally, or choosing the perfect home and all the things which make it personal to you.

## Drop in for some inspiration

Our interior designers thoughtfully create showhomes for contemporary living and to illustrate the quality of life available at Royal View.

We would love to talk you through your options and how we can help turn your dreams into reality.

We're open from 10.30am – 5.30pm every Thursday through to Monday, so please either drop into the Marketing Suite – no appointment necessary - or call **0845 050 9114** if you want to arrange a specific time.

## Which one will you choose?

With just 40 apartments available, you might want to move quickly to secure your favourite plot. Once you've reserved a specific property, the exciting process of making it your own can begin.

You'll have options to choose from, and this will include your contemporary new kitchen, worktops, tiling for your bathrooms and en suites (where applicable) and wardrobes to your main bedroom. We can also help with getting quality finishing touches installed before you move in.

## Reducing the hassle factor

Our friendly, experienced staff are a great source of local knowledge and can help with information, from the best cappuccino locally to contact details for schools.

We can refer you to our independent mortgage advisor who will happily tailor your mortgage to your individual requirement.

## Settle back and relax

Once you are in your gorgeous new home, you have the peace of mind that your new Living by Robertson property is covered by the NHBC Guarantee 10 year warranty.

For the first two years after purchase, we'll keep in touch and Living by Robertson will fix any agreed remedial items.

For a further eight years after that, were you to experience any structural problems, they'd be dealt with by independent body, NHBC, which is recognised as setting the benchmark for quality in British building standards.

## Warranties

One of the advantages of a new property is that everything in it is also brand new; new technology, new style, new appliances...

And should anything go wrong, we offer a 2 year warranty on central heating (with the exception of the boiler), and all kitchen appliances.

## Living

Buying a home is one of the most important purchases you'll ever make. We promise to listen to your needs and help wherever we can. In fact, we'll be right beside you every step of the way, to make sure that buying your new Living by Robertson Home is a happy and exciting time.

\*Customer's choice of finish subject to construction stage





#### ROYAL VIEW

Sandpiper Drive, Leith EH6 6NX

T: 0845 050 9114

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[livingbyrobertson.co.uk](http://livingbyrobertson.co.uk)



**Photography** The photography in this brochure has been commissioned by Living by Robertson, with all the external shots of the development and computer generated imagery intended to give a fair description of the properties available. However, the accuracy of the photos cannot be guaranteed. **Property Misdescriptions Act 1993** While Living by Robertson takes every care to ensure the accuracy of all information given in this brochure, please be aware that the information cannot be guaranteed. In accordance with the Property Misdescriptions Act 1993, the information is provided for general guidance only and doesn't form the whole or part of any offer or contract. **Floor plans** The floor plans included with this brochure are approximate dimensions for each room. The dimensions for any specific home may vary, due to the fact that each house is built individually and the precise internal finishes may not always be the same. **Specification** The specification may be subject to change due to our continuous improvement, and certain items may only be available on specific home styles. Living by Robertson reserves the right to substitute to an equivalent or higher standard. We will aim to bring any major specification changes to your attention as early as possible. **Elevations** Elevation treatments may vary and the area surrounding each home may differ from that shown. If you have any questions, please check with your Sales Consultant prior to reservation for details of finishes or other information relating to your individual home.