



ROYAL VIEW

AT LEITH





Welcome to Leith

High on the list of Best Places to Live in Scotland by the Sunday Times, Leith is as vibrant as it is beautiful.

Just two miles from Edinburgh city centre, Leith gives easy access to the Scottish capital – yet with a character all of its own. Independent boutique shops and bistros rub shoulders with the Royal Yacht Britannia, with galleries and venues for a wide variety of tastes, plus offices for the coolest businesses in town.

The rich history of the port left characterful warehouses to be converted into 21st century amenities, while proximity to the capital and great transport links mean Leith is hugely popular with young professionals and those working in the creative industries.

Leith, quite simply, has it all.

Living
by ROBERTSON



Discover vibrant city living

History is visible everywhere but, through investment and imagination, contemporary businesses nestle in ancient buildings and old architecture has been brought up to date by cutting-edge design.

There are too many interesting local shops to mention and Leith market, with its Vegan Quarter, opens every Saturday in Dock Place. For household names, then Ocean Terminal is nearby and the opening of an all-new, modern and stylish St James Centre is eagerly awaited at the top of Leith Walk.

Regular bus routes to the city centre link with established tram and rail transport and the international airport is just a half hour drive away. Road links give easy access to the North, as well as to Glasgow and all across the central belt.

The annual Leith Festival has run for over a century and of course the world's largest arts festival takes place all across Edinburgh each year. The Corn Exchange Gallery and Leith Theatre are just two to receive substantial investment recently and Leith residents may find themselves spoilt for choice on things to do within walking distance of their new home.

And should you want to go further afield, beautiful Portobello beach is less than three miles away and the Water of Leith Walkway follows the river more than twelve miles from the shoreline at Leith.

Water of Leith

0.9 miles

Ocean Terminal

0.9 miles

City Centre

2.5 miles

Newhaven Harbour

0.2 miles



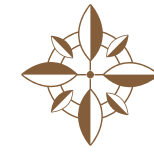


Table for two

You will have no problem finding a fresh croissant, your choice of breakfast smoothie and all manner of freshly prepared food in the many cafes of Leith. But there's also the Michelin starred Martin Wishart restaurant for special occasions, or The Kitchen by Tom Kitchen in an old whisky bond warehouse.

You can linger over cocktails or brunch at the stylish Malmaison. Visiting friends and family may also enjoy an overnight on The Fingal, a floating hotel permanently moored beside the Royal Yacht Britannia.

Working life

The Edinburgh financial quarter is just over two miles away with its concentration of international players in investment and professional services. More locally, there is a wealth of major creative industries, from advertising to IT and design, all attracted to the vibrancy of the area.

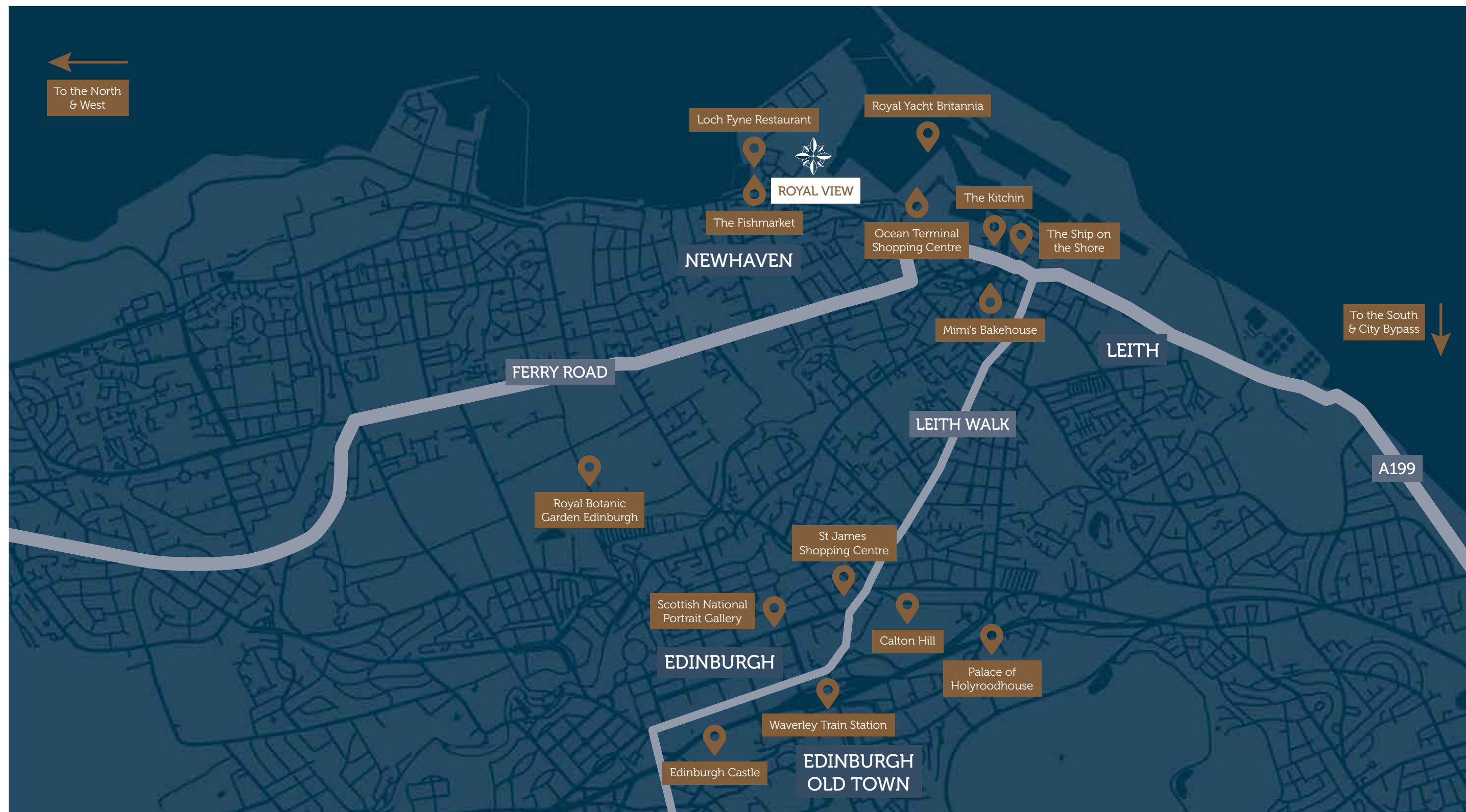
Opportunities abound for careers in hospitality and retail, as well as smaller industries providing unique and bespoke goods and services to their highly cosmopolitan audience.

Life beyond work

Live music and opportunities to socialise are plentiful in the many bars, cafes and independent venues of Leith.

Gems such as Valvona and Crolla; Scotland's oldest and still family owned delicatessen, are world famous in their own right, offering the chance to either sit in and treat your taste buds or skip the need to make dinner.

In your beautiful new kitchen, the choice of cooking or buying in couldn't be simpler.



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

Leisure

Ocean Terminal 0.9 miles
Edinburgh Playhouse 2.2 miles
St James Centre 2.3 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



Contemporary style

Leith is simply the coolest area of the capital to live, with its wealth of exciting independent shops, cafes and restaurants. Who can resist the charm of its setting around the atmospheric Water of Leith; with wide open spaces and a genuine community vibe. To all this, we've added breathtakingly chic one, two and three bedroom apartments, with Juliet balconies to help soak up the atmosphere.

Modern design with a selection of sleek kitchens and bathrooms means low maintenance and energy costs, while door entry ensures security and a restful haven at home.

With no fewer than twelve apartments styles to choose from, how you want to live comes down to personal preference.

Deep windows maximise light and, with living area of up to 1234 square feet, you have all the space you need to build a home.







Development plan

Set in a corner location close to the River Forth, Royal View presents communal green space, parking facilities and lift access.

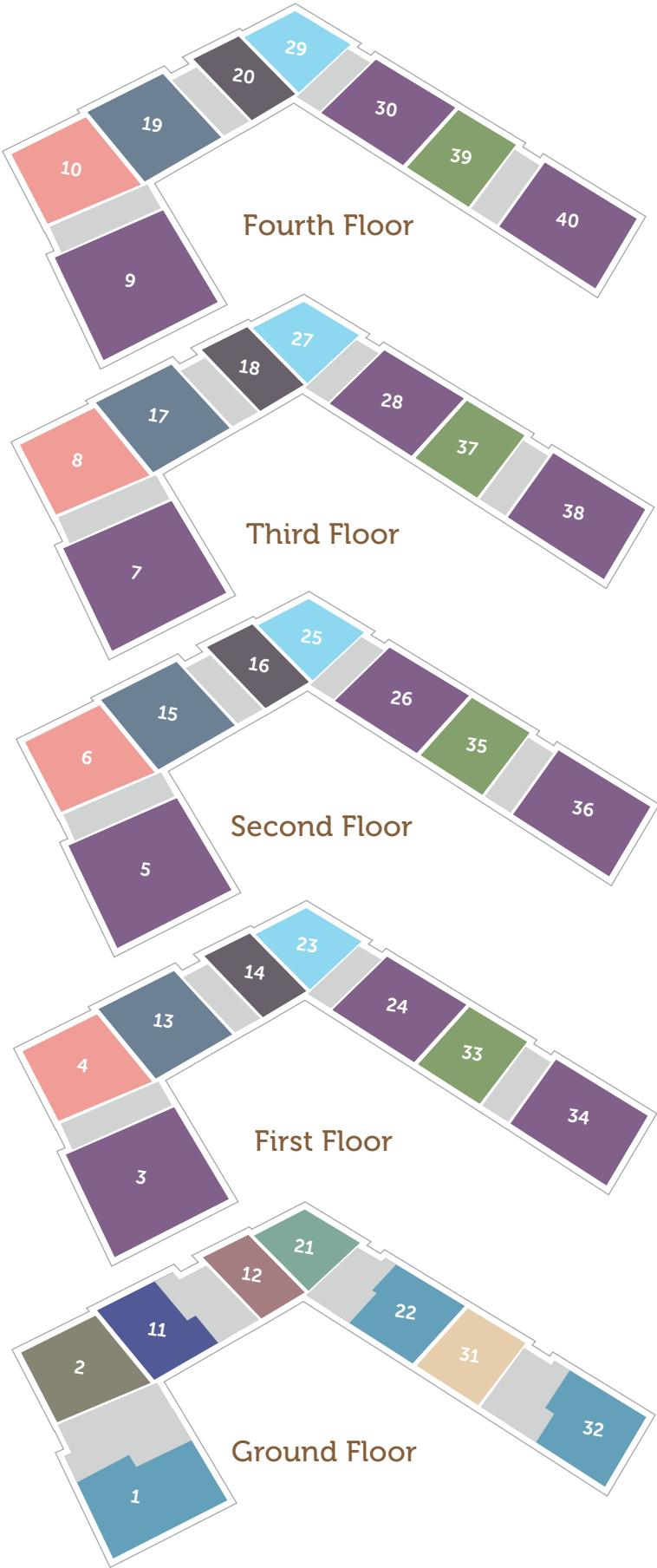


Apartment Styles



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

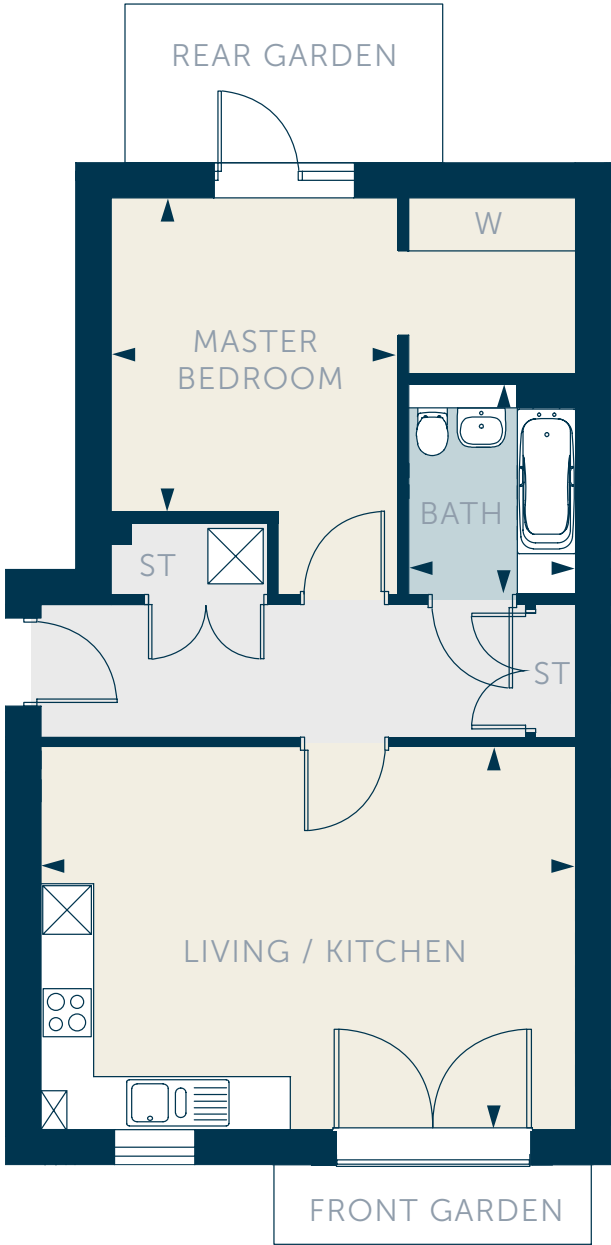


Royal View – Range 2020. The artist's impression of the site plan is drawn from architect's plans to show the relative positions of individual properties and is not to scale. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or Local Authority 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

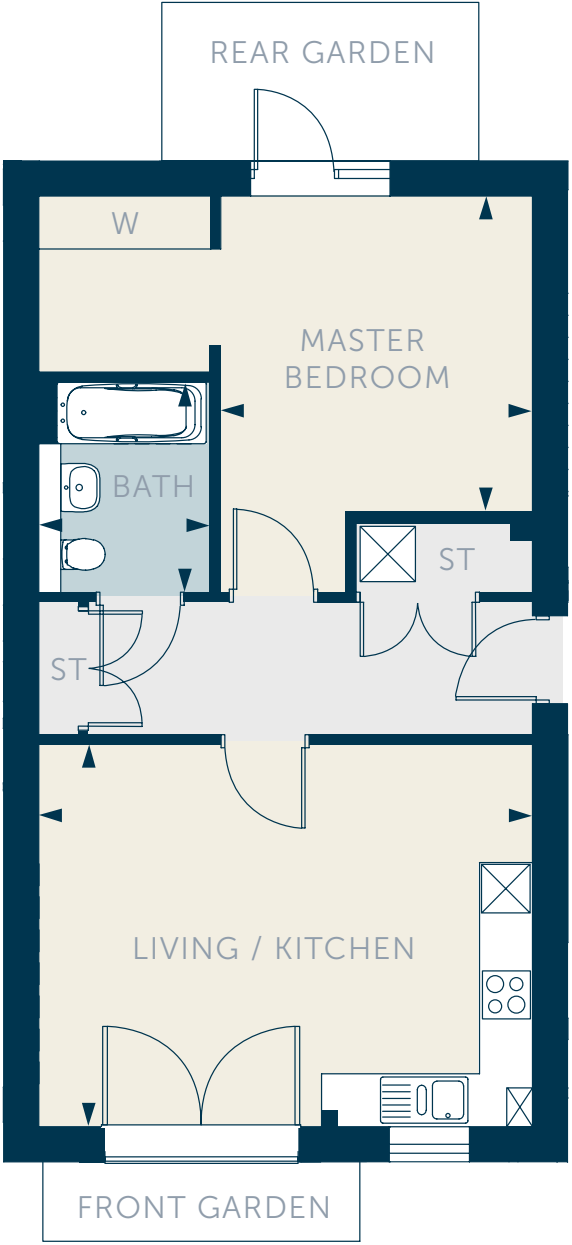
width x length

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

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

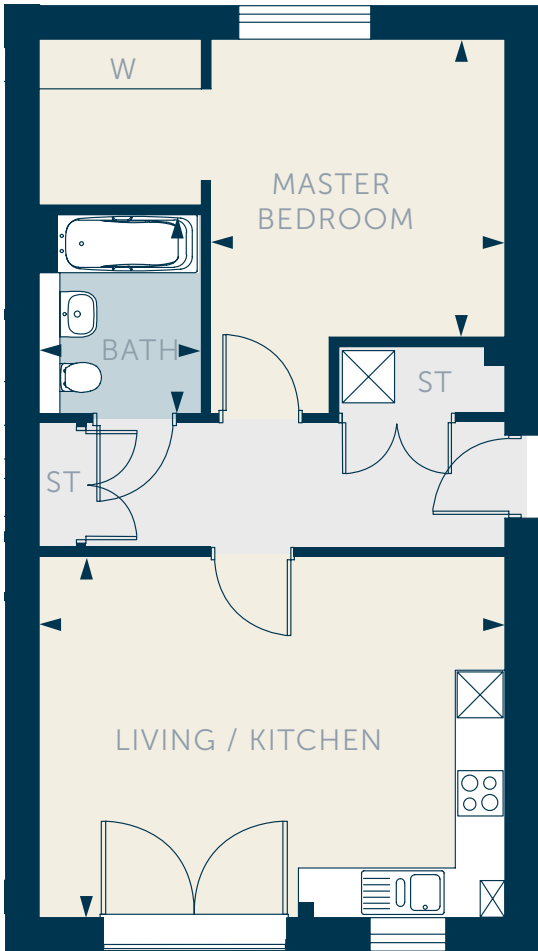
width x length

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

THE BOLTON

A one bedroom apartment with Juliet balcony

Plots: 14, 16, 18, 20 | 1st - 4th 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 master bedroom with walk in wardrobe space completes the elegant layout.

Dimensions

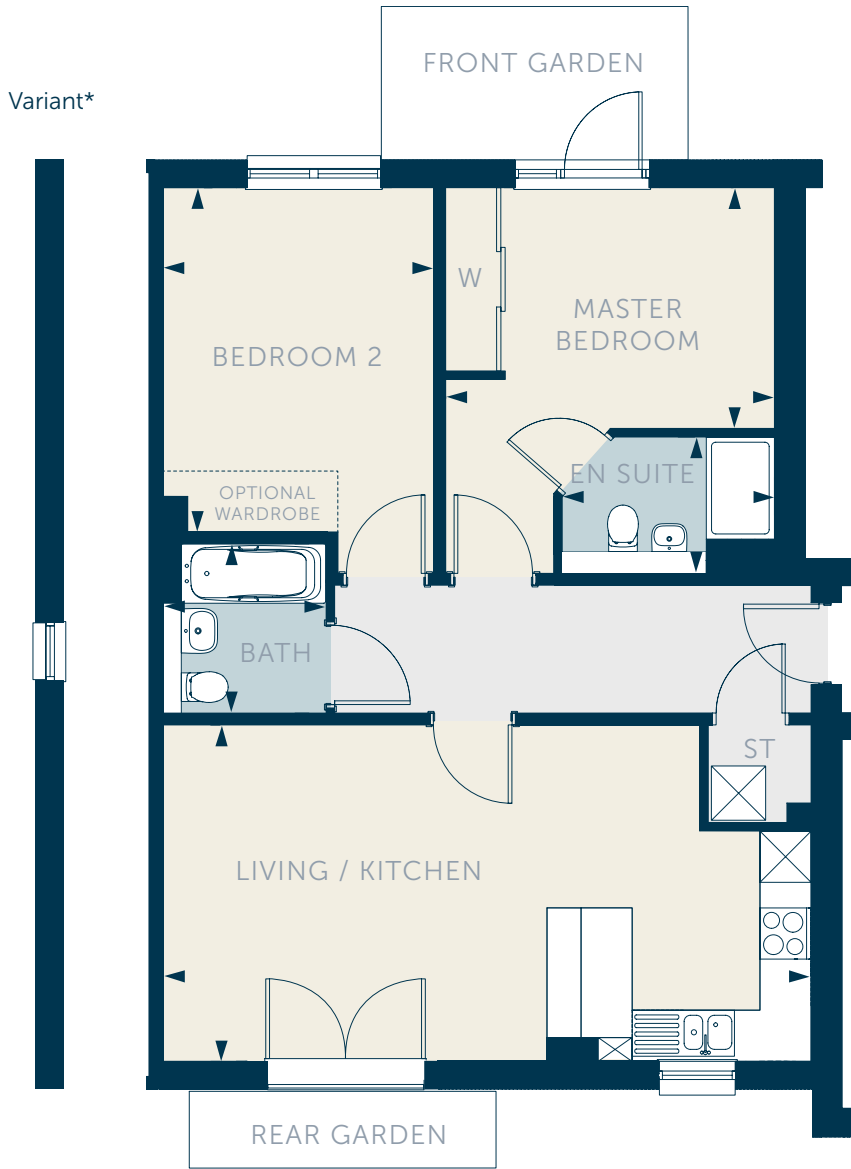
width x length

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

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 master bedroom create the very best of contemporary living.

Dimensions

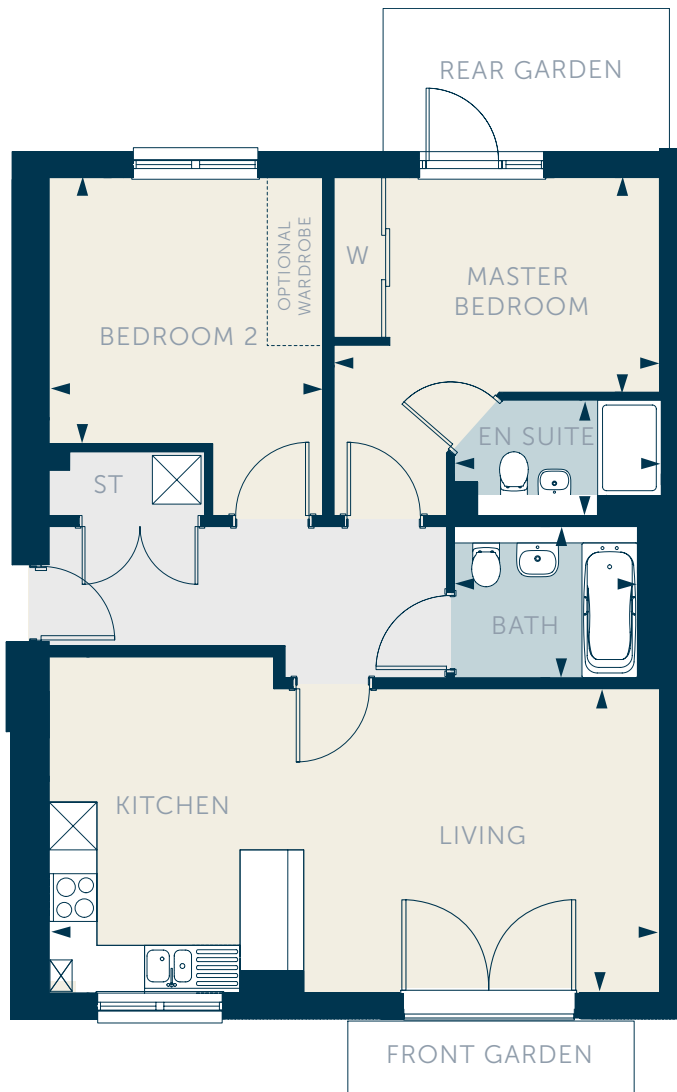
width x length

Living/Kitchen	7642 x 3946mm	25'1" x 12'11"
Master Bedroom	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 ²	821ft ²

THE DRAKE

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

Plot: 31 | Ground 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 master bedroom, which also enjoys sleek, en suite facilities. The master bedroom has built in wardrobes, with extra storage available in the elegant hallway. Family or guests enjoy space and comfort in bedroom two.

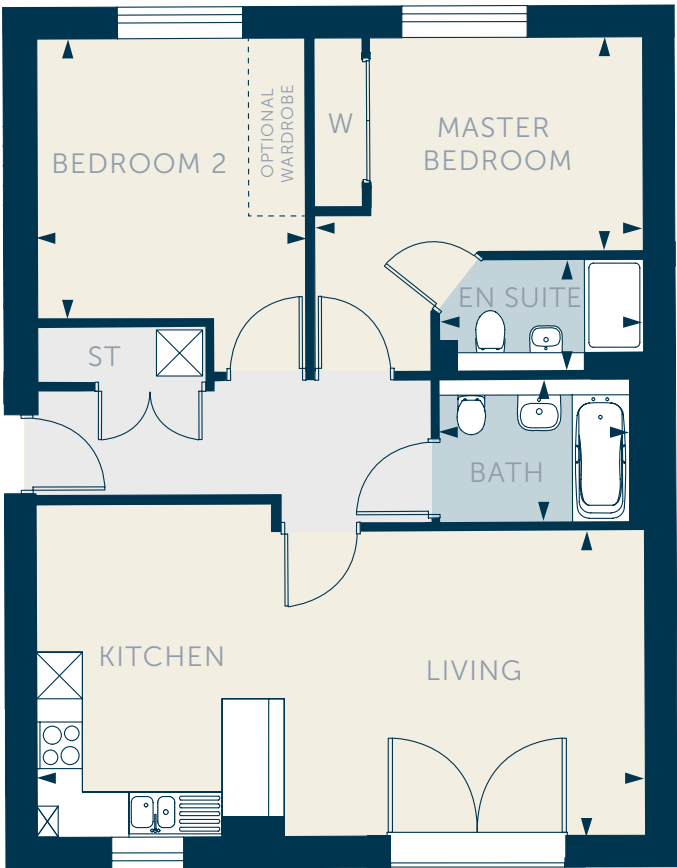
Dimensions

	width x length	
Living/Kitchen	7672 x 3824mm	25'2" x 12'7"
Master Bedroom	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 ²	850ft ²

THE GEORGE

A two bedroom apartment with en-suite and Juliet balcony

Plots: 33, 35, 37, 39 | 1st - 4th Floor



Home Features

The 2 bedroom George with Juliet balcony offers a large, front facing living and kitchen area, with stylish, contemporary units. The master 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	
Living/Kitchen	7672 x 3824mm	25'2" x 12'7"
Master Bedroom	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 ²	850ft ²

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



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 Master 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"
Master Bedroom	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 ²	873ft ²

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 master 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"
Master Bedroom	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 ²	873ft ²

THE MERLIN

A two bedroom apartment with en-suite and front garden

Plot: 2 | Ground 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 master bedroom compliment the great lifestyle, with additional space in bedroom two for friends and family.

Dimensions

	width x length	
Living/Kitchen	4657 x 6065mm	15'3" x 19'11"
Master Bedroom	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 ²	910ft ²

THE OSBORNE

A two bedroom apartment with en-suite and Juliet balcony

Plots: 4, 6, 8, 10 | 1st - 4th Floor



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 Master bedroom brings built in wardrobes and stylish en suite facilities.

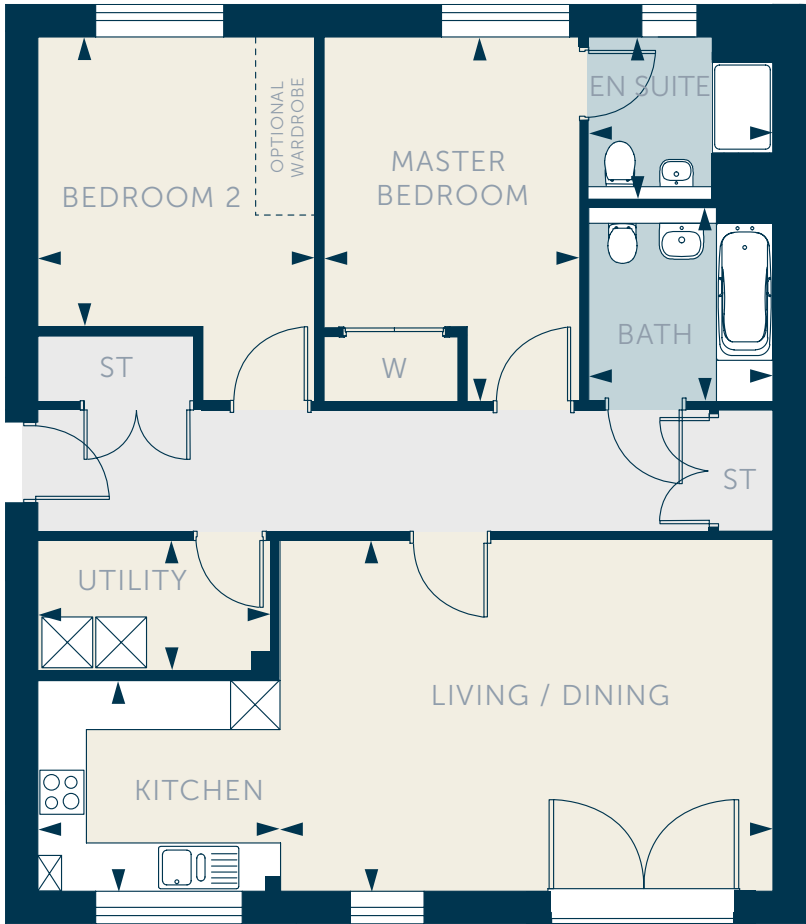
Dimensions

	width x length	
Living/Kitchen	4657 x 6065mm	15'3" x 19'11"
Master Bedroom	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 ²	910ft ²

THE PLYMOUTH

A two bedroom apartment with en-suite and Juliet balcony

Plots: 13, 15, 17, 19 | 1st - 4th 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 master 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"
Master Bedroom	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"
TOTAL AREA	98.2m ²	1057ft ²

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



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 master 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"
Master Bedroom	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"
TOTAL AREA	114.6m ²	1234ft ²



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

All our apartments have secure door entry, energy efficient insulation and gas 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 master bedrooms
 TV socket in master bedrooms

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 master 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



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