



# NORTHFOUR

PENNYWELL | EDINBURGH



AT URBAN  
UNION, WE  
BELIEVE  
THAT EVERY  
HOME WE  
BUILD  
SHOULD  
ENHANCE  
THE LIVES  
OF THOSE  
WHO RESIDE  
THERE.





The Espie Lounge











# A Focus on Living Well



The fourth and final phase of Urban Union's highly acclaimed and award winning Pennywell Living development is now available.

Our new homes at North Four are everything you've dreamed of! From great layouts to quality finishes and integrated modern appliances, every detail is designed with your comfort and enjoyment in mind.

This collection of 94 brand new homes on the Northern edge of Edinburgh is thoughtfully designed, carefully built and ready for you to create your own memories and build your forever home.

Every highly sustainable, energy efficient North Four home is welcoming and easily maintained and has been individually designed creating a home for today and for tomorrow.

With ample amenities nearby, reliable transport links in every direction and located less than four miles from the centre of the capital, North Four has it all!





4

Phase four at  
Pennywell Living

94

New homes

3

Phases of new  
homes sold out

4

Variations of  
homes

414

Homes built for  
private sale

10

Year project with The City  
of Edinburgh Council



NORTHFOUR



The Esple Lounge







Sherrywell Edinburgh



## Built to meet the needs of 21st century living

•EDINBURGH•  
THE CITY OF EDINBURGH COUNCIL

One of the largest housing led regeneration projects currently under way in Scotland, North Four at Pennywell Living forms the final part of The City of Edinburgh Council's 21st Century Homes Project which will see the delivery of close to 700 mixed tenure homes alongside local job opportunities and enhanced local amenities.

Urban Union, the specialist and award winning regeneration builders have already delivered nearly 600 new homes during their continued partnership with The City of Edinburgh Council, with phases one, two and three all sold out.



4

Miles to Edinburgh  
City Centre

7

Miles to Edinburgh  
International Airport



NORTHFOUR



Representative of The Calder First Floor Bedroom







# The Espie

## Four Bedroom Townhouse

Plots: 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 35, 36, 37, 38, 39, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 90, 91, 92, 93

Created with family living in mind, The Espie is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Plots 18, 19, 23, 24, 35, 39, 65, 70, 71, 75, 76, 81 and 90 are end terraces homes; other plots noted above are mid terrace homes.

Lounge 4.1m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.9m x 2.6m

Bedroom 02 2.8m x 2.6m

Bedroom 03 2.8m x 2.1m

Bathroom 2.6m x 2.1m

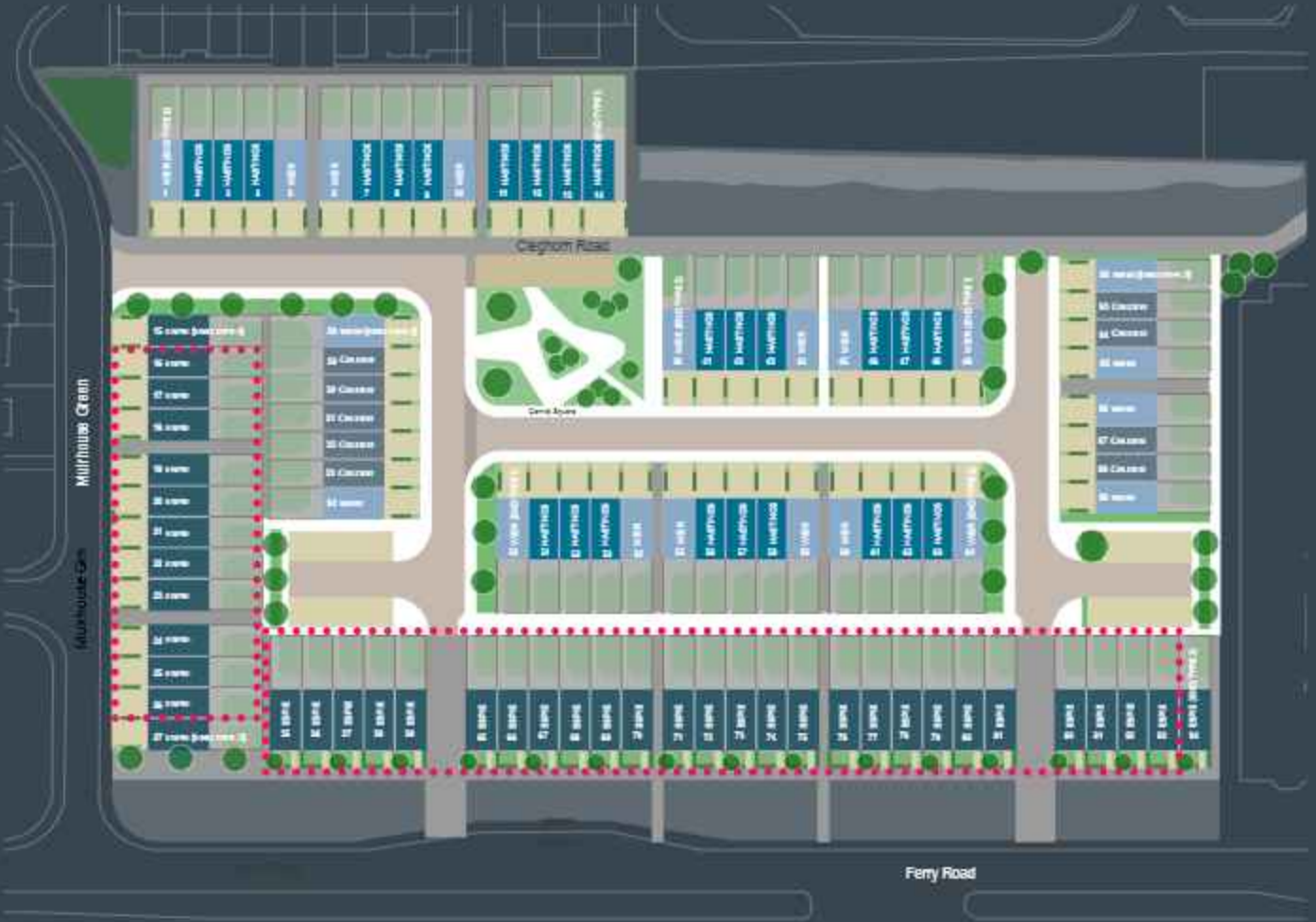
Principal bedroom 4.3m x 4.7m

Shower Room 1.9m x 2.0m

Total Area 126.3 m<sup>2</sup> | 1360 ft<sup>2</sup>







# The Espie (End Type 1)

## Four Bedroom Townhouse

### Plot: 15

Plot 15 - The Espie (End Type 1) is a unique home at North Four. Whilst it offers the same generous layout as all our Espie homes, this plot comes with a set of additional windows on the gable-end allowing even more light to flood through.

Created with family living in mind, The Espie is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge	4.1m x 3.6m
Dining / Kitchen	3.0m x 4.7m
WC	1.9m x 2.4m
Bedroom 01	3.9m x 2.6m
Bedroom 02	2.8m x 2.6m
Bedroom 03	2.6m x 2.1m
Bathroom	2.6m x 2.1m
Principal bedroom	4.3m x 4.7m
Shower Room	1.9m x 2.0m

Total Area 126.3 m<sup>2</sup> | 1360 ft<sup>2</sup>







# The Espie (End Type 2)

## Four Bedroom Townhouse

### Plot: 27

If you are tired of feeling cramped in your current home and long for more space and room to breathe then plot 27, The Espie (End Type 2) home offers the perfect solution!

Plot 27 is unique in terms of its footprint and offers spacious and beautifully designed accommodation with three levels, providing ample space for every family dynamic. From growing families to multi-generational households, our townhouses have been thoughtfully designed to cater to everyone's needs.

From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge 4.1m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.9m x 2.6m

Bedroom 02 2.8m x 2.6m

Bedroom 03 2.8m x 2.1m

Bathroom 2.6m x 2.1m

Principal bedroom 4.3m x 4.7m

Shower Room 1.9m x 2.0m

Total Area 123.6 m2 | 1330 ft2



Cupboard on selected plots only





# The Espie (End Type 3)

## Four Bedroom Townhouse

### Plot: 94

Plot 94 - The Espie (End Type 3) is a unique home at North Four. Whilst it offers the same generous layout as all our Espie homes, this plot comes with a set of additional windows on the gable-end allowing even more light to flood through.

Created with family living in mind, The Espie is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge	4.1m x 3.6m
Dining / Kitchen	3.0m x 4.7m
WC	1.9m x 2.4m
Bedroom 01	3.9m x 2.6m
Bedroom 02	2.8m x 2.6m
Bedroom 03	2.6m x 2.1m
Bathroom	2.6m x 2.1m
Principal bedroom	4.3m x 4.7m
Shower Room	1.9m x 2.0m

Total Area 126.3 m<sup>2</sup> | 1360 ft<sup>2</sup>



Cupboard on selected plots only





# The Weir

## Four Bedroom Townhouse

Plots: 5, 6, 10, 28, 34, 44, 45, 54, 55, 59, 60, 85, 86, 89

Created with family living in mind, The Weir is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge 4.0m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.9m x 2.5m

Bedroom 02 2.8m x 2.6m

Bedroom 03 2.1m x 2.8m

Bathroom 2.6m x 2.1m

Principal bedroom 4.6m x 3.6m

Shower Room 1.6m x 2.0m

Total Area 119 m2 | 1281 ft2







# The Weir (End Type 1)

## Four Bedroom Townhouse

Plots: 49, 50

Plots 49, 50 - The Weir (End Type 1) is a unique home at North Four. Whilst it offers the same generous layout as all our Weir homes, this plot comes with a set of additional windows on it's gable-end allowing even more light to flood through.

Created with family living in mind, The Weir is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge 4.0m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.9m x 2.5m

Bedroom 02 2.8m x 2.6m

Bedroom 03 2.1m x 2.8m

Bathroom 2.6m x 2.1m

Principal bedroom 4.6m x 3.6m

Shower Room 1.6m x 2.0m

Total Area 119 m<sup>2</sup> | 1281 ft<sup>2</sup>







# The Weir (End Type 2)

## Four Bedroom Townhouse

Plots: 1, 40, 64, 82

Plots 1, 40, 64, 82 - The Weir (End Type 2) is a unique home at North Four. Whilst it offers the same generous layout as all our Weir homes, this plot comes with a set of additional windows on it's gable-end allowing even more light to flood through.

Created with family living in mind, The Weir is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over three levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to the principal bedroom on the upper level, your comfort and lifestyle is always at the forefront.

Lounge 4.0m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.9m x 2.5m

Bedroom 02 2.8m x 2.6m

Bedroom 03 2.1m x 2.8m

Bathroom 2.6m x 2.1m

Principal bedroom 4.6m x 3.6m

Shower Room 1.6m x 2.0m

Total Area 119 m<sup>2</sup> | 1281 ft<sup>2</sup>







# The Hastings

## Three Bedroom Villa

Plots: 2, 3, 4, 7, 8, 9, 11, 12, 13, 41, 42, 43, 46, 47, 48, 51, 52, 53, 56, 57, 58, 61, 62, 63

Created with family living in mind, The Hastings is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over two levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to three generous sized bedrooms on the upper level, your comfort and lifestyle is always at the forefront.

Plots 11 is an end terrace villa; other plots listed are mid terrace villas.

Lounge	4.0m x 3.6m
Dining / Kitchen	3.0m x 4.7m
WC	1.9m x 2.4m
Bedroom 01	3.3m x 2.5m
En-suite	1.5m x 2.3m
Bedroom 02	4.1m x 2.5m
Bedroom 03	3.0m x 2.1m
Bathroom	2.1m x 2.1m

Total Area 90.2 m<sup>2</sup> | 971 ft<sup>2</sup>







# The Hastings (End Type 1)

## Three Bedroom Villa

### Plot 14

Plot 14 - The Hastings (End Type 1) is a unique home at North Four. Whilst it offers the same generous layout as all our Hastings homes, this plot comes with a set of additional windows on it's gable-end allowing even more light to flood through.

Created with family living in mind, The Hastings is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over two levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to three generous sized bedrooms on the upper level, your comfort and lifestyle is always at the forefront.

Lounge 4.0m x 3.6m

Dining / Kitchen 3.0m x 4.7m

WC 1.9m x 2.4m

Bedroom 01 3.3m x 2.5m

En-suite 1.5m x 2.3m

Bedroom 02 4.1m x 2.5m

Bedroom 03 3.0m x 2.1m

Bathroom 2.1m x 2.1m

Total Area 90.2 m2 | 971 ft2







# The Calder

## Two Bedroom Villa

Plots: 29, 30, 31, 32, 33, 83, 84, 87, 88

Created with family living in mind, The Calder is an urban home encapsulating space, light, modern convenience and a timeless design - a place for you to feel instantly at home.

Set out over two levels, each carefully considered level reflects the needs and wants of today's buyer. From the dining sized kitchen with direct garden access, to two generous sized bedrooms on the upper level, your comfort and lifestyle is always at the forefront.

Lounge	3.9m x 2.8m
Dining / Kitchen	3.0m x 4.5m
WC	2.1m x 2.0m
Bedroom 01	3.9m x 4.3m
Bedroom 02	3.0m x 4.5m
Bathroom	2.1m x 2.0m

Total Area 81.9 m2 | 882 ft2













# EVERY DETAIL IS METICULOUSLY CRAFTED FOR BEAUTY AND EVERY FINISH IS CAREFULLY CONSIDERED FOR LUXURY.

## Kitchens

- Choice of contemporary style fitted kitchen and complementary worktop.
- Stainless steel one and a half bowl sink (where layout permits) with mixer tap.
- Stainless steel, single oven, extractor hood, splashback to hob and ceramic electric hob.
- Washing machine.
- Integrated fridge/freezer.
- Plumbing for dishwasher (where layout permits).

## Bathrooms

- Contemporary white sanitary ware.
- Contemporary chrome taps.
- Bar style chrome thermostatic shower in Shower room.
- Bathrooms have a shower over bath.
- Full height ceramic tiling to wet areas.

## Finishes

- Chrome ironmongery.
- Internal doors and skirtings with white paint finish.
- White paint finish to walls.
- High performance windows.

## Modern Essentials

- Air source heat pump.
- Turf to rear gardens.
- Communal landscaped areas.
- Monobloc driveways to the front of most houses (see site plan).
- All houses have full height windows to the main living spaces.
- TV Point in Living Area.
- BT Fibre Broadband.
- Built in storage as standard.

## Guarantee

- Homes at North Four are covered by a 10 year NHBC Buildmark warranty.





**Ask about our great range of optional upgrades\*. From kitchens and worktops to tiling and flooring, your sales advisor can advise on some great ways to create your own unique space.**

# URBAN UNION IS A WHOLLY OWNED ROBERTSON COMPANY, MAKING US PART OF ONE OF THE LARGEST FAMILY- OWNED CONSTRUCTION, INFRASTRUCTURE AND SUPPORT SERVICE BUSINESSES IN THE UK.

As a national business working with local stakeholders and supply chains, Robertson provides customers with the expertise to invest, develop, construct and maintain across the whole built environment lifecycle.

Robertson solves challenges and provides real value for money – always putting customer needs at the heart of everything we do.

A diversified structure makes us a sustainable partner for growth and investment and we have the capability to successfully deliver and manage major commercial, residential, retail, leisure and specialist schemes.

This in turn enables us to build long-term relationships

that customers can rely on. It also enables us to invest in skills, technology, innovation and our specialist supply chain, so we can drive the highest quality across all that we do.

By operating in this way we can help to support local economies, create jobs, build communities and make assured progress towards a sustainable future.

North Four is a high quality location that has a real sense of home for its residents, with excellent public and private spaces. It has been delivered within a strong overall design framework and clear vision, but with enough variety across each phase to create an attractive and contemporary urban neighbourhood.



# NORTHFOUR

Ferry Road, Muirhouse Green, Edinburgh EH4 4RA. T. 07386 651773. E. northfour@urbanunionltd.co.uk

urban  
union



## Plans and Representative Images

The photography, elevational treatments and representative images used in this brochure are for guidance only. They may be of another Urban Union development and homes at North Four may differ from that shown.

The 3D floor plans included show approximate dimensions of each room. The dimensions for specific homes may vary due to the individual build and the precise internal finishes may differ to that shown.

## Specification

The specification may be subject to change due to our continuous improvement and certain items may only be available in specific house types. Urban Union reserves the right to substitute to the equivalent or higher standard. We will aim to bring any major specification changes to your attention as early as possible.

## Consumer Protection

Urban Union takes every care to ensure the accuracy of all information within this brochure. Any information is provided for general guidance only and does not form the whole or part of any offer or contract.





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