



WATER OF LEITH

A P A R T M E N T S

CRAIGLOCKHART | EDINBURGH



LIFE IN HARMONY

Welcome to city living in perfect harmony with the natural environment

A new community of 25 ultra energy-efficient one to four bedroom apartments, nestled amongst protected woodland on the banks of the Water of Leith. Feel a greater connection to nature, without giving up your connection to the city.



CLOSE TO TOWN. CLOSE TO NATURE

Craiglockhart is a popular and leafy neighbourhood on the south west side of Edinburgh. Living here you can be in the centre of town in 15 minutes by car or bike. With the Water of Leith walkways, Union Canal towpaths and Pentland Hills on your doorstep you'll never be short of destinations to explore.



PRACTICALITY AND STYLE

These generously proportioned one to four bedroom apartments provide you with open and adaptable spaces to make your own. All are finished to an exceptionally high standard with premium appliances and high quality fittings throughout. Customisation options and upgrades are also available.

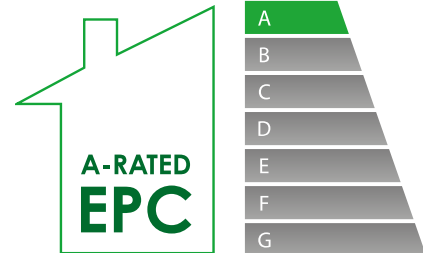


AN EVER-CHANGING VIEW

The open plan living spaces are designed to bring the outside in. Each apartment opens out onto a spacious private balcony offering you a front row seat to view the ever changing seasons.

AN ULTRA-EFFICIENT HOME

Water of Leith Apartments is among the first private apartment developments in Scotland to achieve an A-rated Energy Performance Certificate (EPC). Energy-efficiency is designed into the very fabric of the building, saving you (and the planet) in the long run.

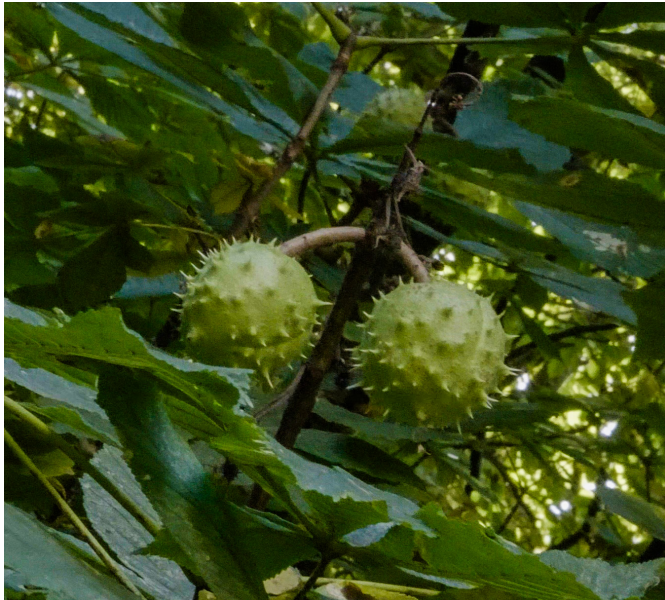


- Rooftop solar panels
- Heat recovery technologies
- Triple glazing
- Secure bike store for 50 bikes
- Electric car charging points (Available soon)



Eligible for a **Green Mortgage**

THE LOCAL AREA



TRANSPORT

TRAVEL TIME IN MINUTES

Water of Leith Apartments to	Car	Bike	Bus	Walk
West End	12	14	20	54
Pentland Hills (Bonaly Country Park)	13	26	-	1hr
Heriot Watt University	11	22	25	1hr 6
Napier University	6	8	8	18
Airport	13	50	55	-
M8 - Hermiston Gate	11	-	-	-
Slateford Train Station <small>(Trains to Haymarket, Waverley and Glasgow)</small>	-	2	-	4

SUPERMARKETS

M&S Food, Asda and Sainsbury's are all within easy walking distance, and less than 5 minutes in the car.

FITNESS

Nuffield Fitness Centre and Craiglockhart Leisure and Fitness and Tennis Centre are a 15 minute walk or 5 minute drive away.

APARTMENT SPECIFICATION

GREEN ENERGY EFFICIENT BUILDING | A-RATED EPC

KITCHEN

- Contemporary Leicht kitchens by Kitchens International
- Stylish choice of cabinets, laminate worktop and handles
- Fully integrated Siemens appliances
 - fridge-freezer
 - dishwasher
 - induction hob
 - eye level oven
 - telescopic cooker hood
 - microwave
- LED trio-tone feature cabinet lighting
- Soft closing doors and cupboards
- Sockets, switches and USB points

BATHROOM/ EN-SUITE

- Porcelanosa sanitaryware with Hans Grohe chrome fixture and fittings
- Porcelanosa floor and wall tiles with a mix of full height to wet areas and half height to other areas
- Feature mirror above sink
- Vanity unit to principal en-suite
- Chrome heated towel rails
- Chrome shower over bath in main bathroom with glass shower screen
- Contemporary rainfall shower and handheld shower spray with low profile shower tray and glass screen to principal en-suite
- Chrome blender mixer taps
- Shaver points

LOUNGE

- Patio doors with full floor to ceiling curtain glazing
- All apartments have outdoor space with balcony

BEDROOM

- Contemporary sliding wardrobe with shelf and hanging rail

ENERGY EFFICIENCY

- Solar panels to the roof
- Gas central heating with heat recovery unit
- Waste water heat recovery unit
- Triple acoustic glazing to principal rooms

COMMUNAL AREAS

- Lift access to all homes
- Secure door entry system
- Timber front doors
- Automatic lighting to stairs
- Outside lights to amenity areas
- Dedicated bin store
- All homes fitted with smoke alarms, carbon monoxide alarms, carbon dioxide monitors
- Fire suppression system to all homes
- Allocated parking to all 2 and 3 bed homes

TECHNOLOGY

- BT fibre optic broadband
- Sky Q Media points to living, kitchen and all bedrooms
- USB sockets at selected points

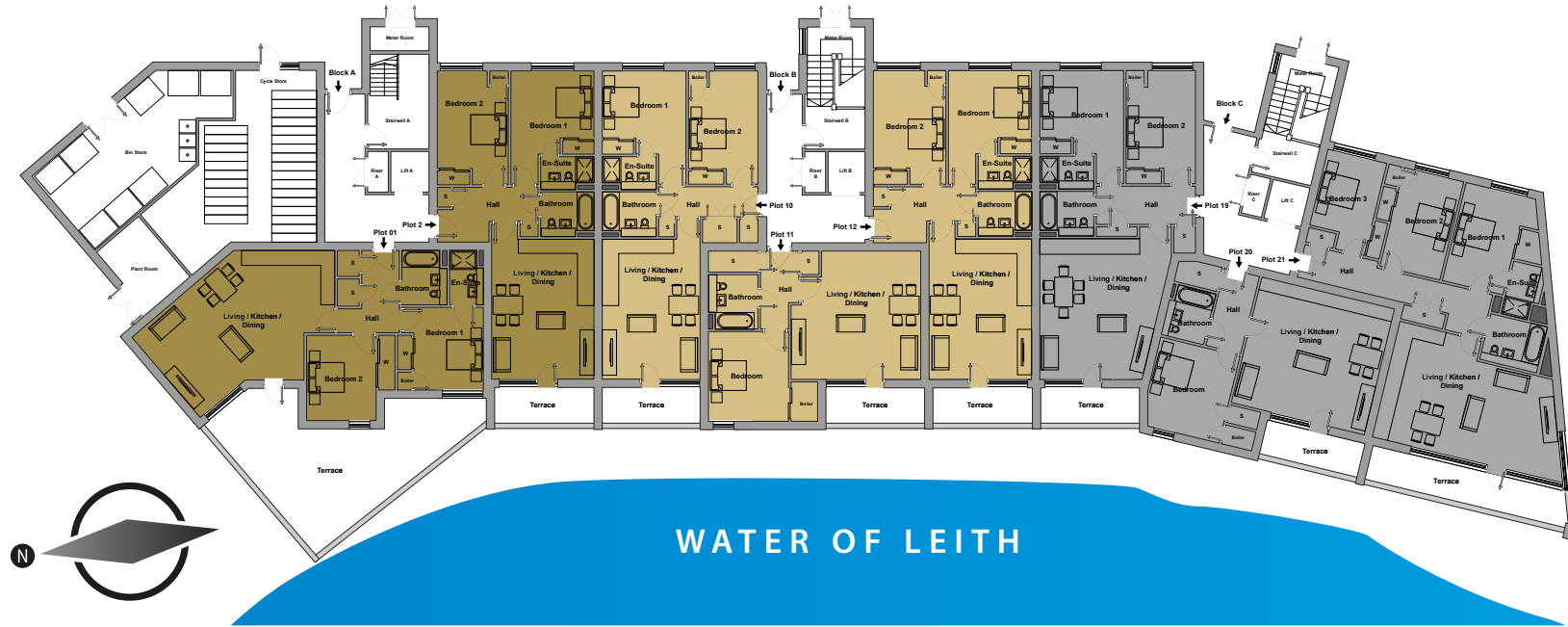
LEICHT



PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD



GROUND FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 01	944
APARTMENT 02	848

BLOCK B

Apartments	SQFT
APARTMENT 10	837
APARTMENT 11	654
APARTMENT 12	859

BLOCK C

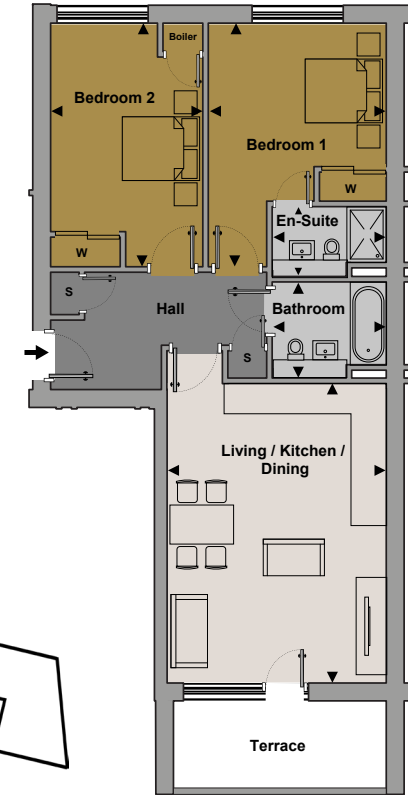
Apartments	SQFT
APARTMENT 19	903
APARTMENT 20	692
APARTMENT 21	1200

Ground Floor APARTMENT 01



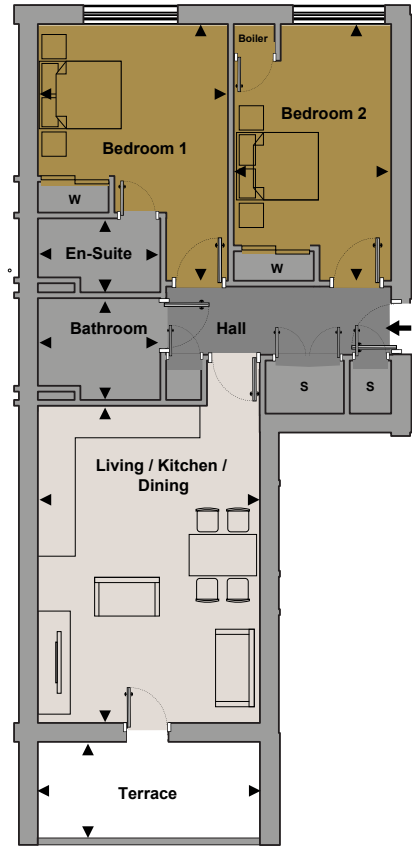
Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/ Dining Area	19' 0" x 18' 7"	5800 x 5700
Bedroom 1	11' 8" x 11' 11"	3600 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 1" x 12' 4"	3100 x 3800
Bathroom	6' 6" x 7' 8"	2000 x 2300
Terrace Area	68.7SQFT	

Ground Floor APARTMENT 02



Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/ Dining Area	14' 07" x 20' 02"	4400 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

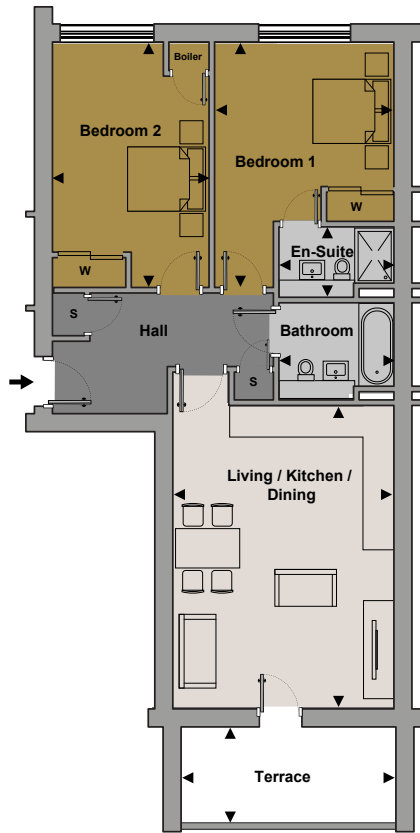
Ground Floor
APARTMENT 10



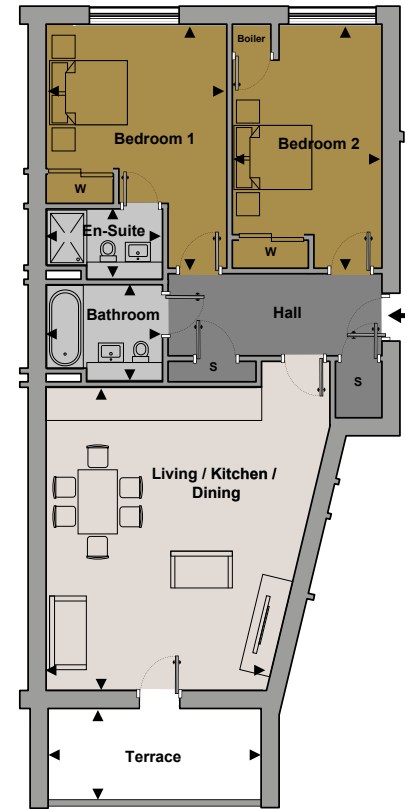
Ground Floor
APARTMENT 11



Ground Floor
APARTMENT 12



Ground Floor
APARTMENT 19



Ground Floor
APARTMENT 20



Ground Floor
APARTMENT 21



Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	18' 8" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	14' 07" x 20' 02"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Terrace Area	77.5SQFT	

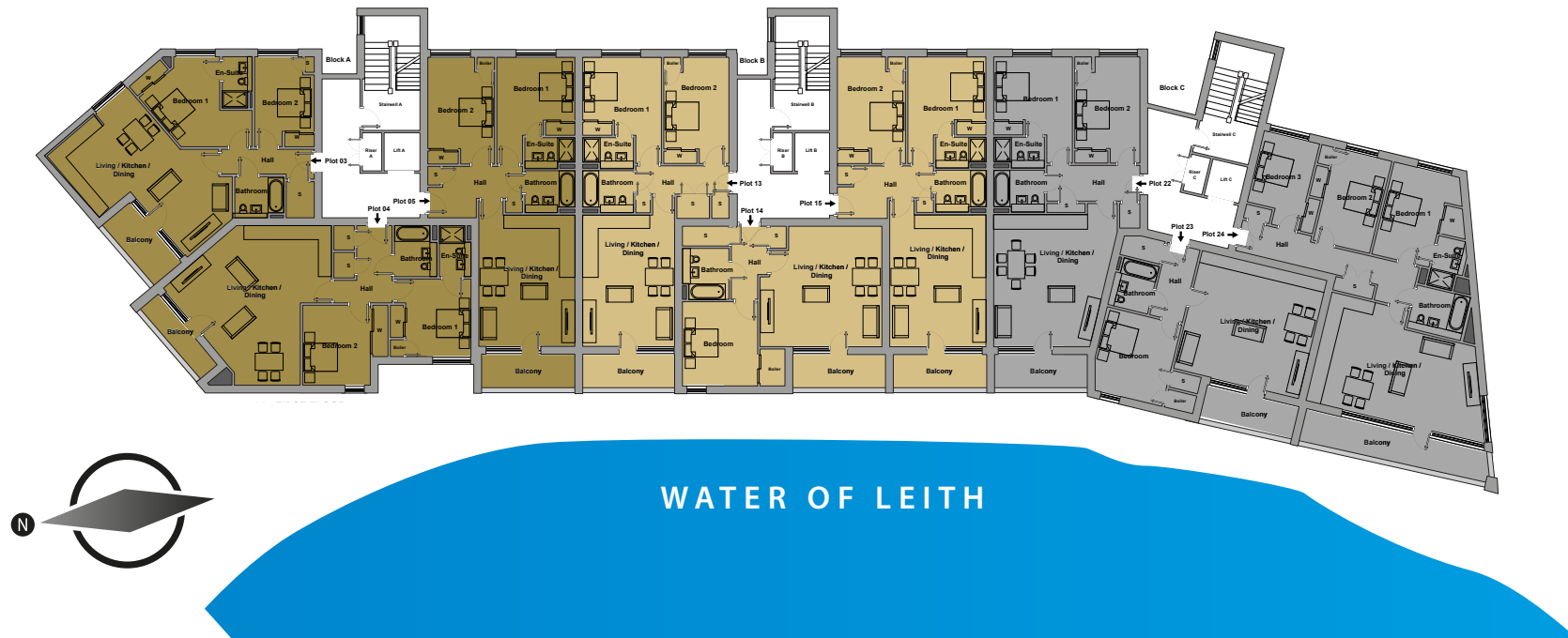
Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	18' 11" x 20' 1"	5800 x 6100
Bedroom 1	11' 11" x 16' 2"	3600 x 4900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 11' 8"	3000 x 5000
Bathroom	7' 9" x 6' 6"	2400 x 2000
Terrace Area	77.5SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	19' 6" x 18' 6"	6000 x 5600
Bedroom 1	11' 10" x 12' 11"	3600 x 3900
Bathroom	6' 3" x 7' 7"	1900 x 2300
Terrace Area	75.3SQFT	

Space.	(Feet / Inches SQFT)	(Millimetres)
Living/Kitchen/Dining Area	28' 1" x 14' 0"	8600 x 4300
Bedroom 1	9' 2" x 14' 6"	2800 x 4400
Ensuite	4' 11" x 7' 10"	1500 x 2400
Bedroom 2	8' 10" x 14' 6"	2700 x 4400
Bedroom 3	8' 6" x 13' 9"	2600 x 4200
Bathroom	8' 3" x 6' 9"	2300 x 2400
Terrace Area	161.46SQFT	



FIRST FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 03	862
APARTMENT 04	943
APARTMENT 05	838

BLOCK B

Apartments	SQFT
APARTMENT 13	827
APARTMENT 14	654
APARTMENT 15	841

BLOCK C

Apartments	SQFT
APARTMENT 22	886
APARTMENT 23	682
APARTMENT 24	1184

First Floor APARTMENT 03



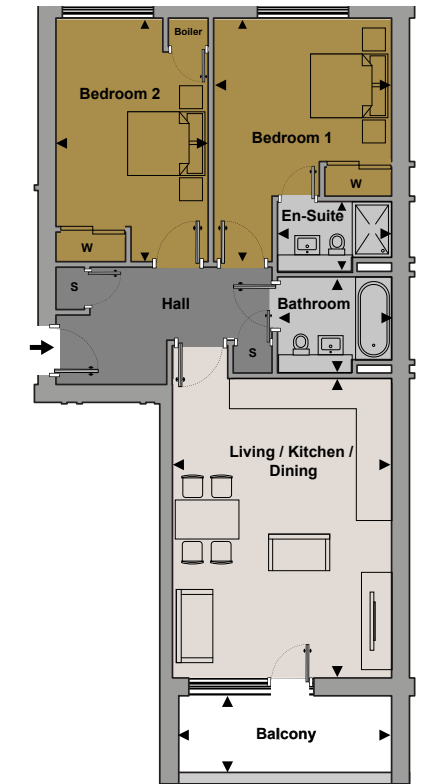
Space.	(Feet / Inches)	(Millimetres)
Kitchen/Dining/	12' 4" x 16' 4"	3700 x 5000
Living Area	13' 1" x 10' 2"	4000 x 3100
Bedroom 1	10' 10" x 13' 9"	3300 x 4200
Ensuite	4' 8" x 7' 1"	1400 x 2400
Bedroom 2	9' 0" x 13' 9"	2700 x 4200
Bathroom	7' 6" x 6' 1"	2300 x 1900
Balcony	12' 3" x 5' 0"	3700 x 1500

First Floor APARTMENT 04



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/	16' 10" x 14.4"	5100 x 4400
Dining Area		
Bedroom 1	9' 11" x 11' 11"	3000 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 4" x 12' 4"	3100 x 3800
Bathroom	6' 6" x 7' 8"	2000 x 2300
Balcony	14' 11" x 3' 8"	4500 x 1100

First Floor APARTMENT 05



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/	14' 7" x 20' 2"	4400 x 6100
Dining Area		
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 9"	4300 x 1700

First Floor
APARTMENT 13



First Floor
APARTMENT 14



First Floor
APARTMENT 15



First Floor
APARTMENT 22



First Floor
APARTMENT 23



First Floor
APARTMENT 24



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 9"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	18' 7" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Balcony	14' 1" x 5' 7"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 7" x 20' 2"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 7"	4300 x 1700

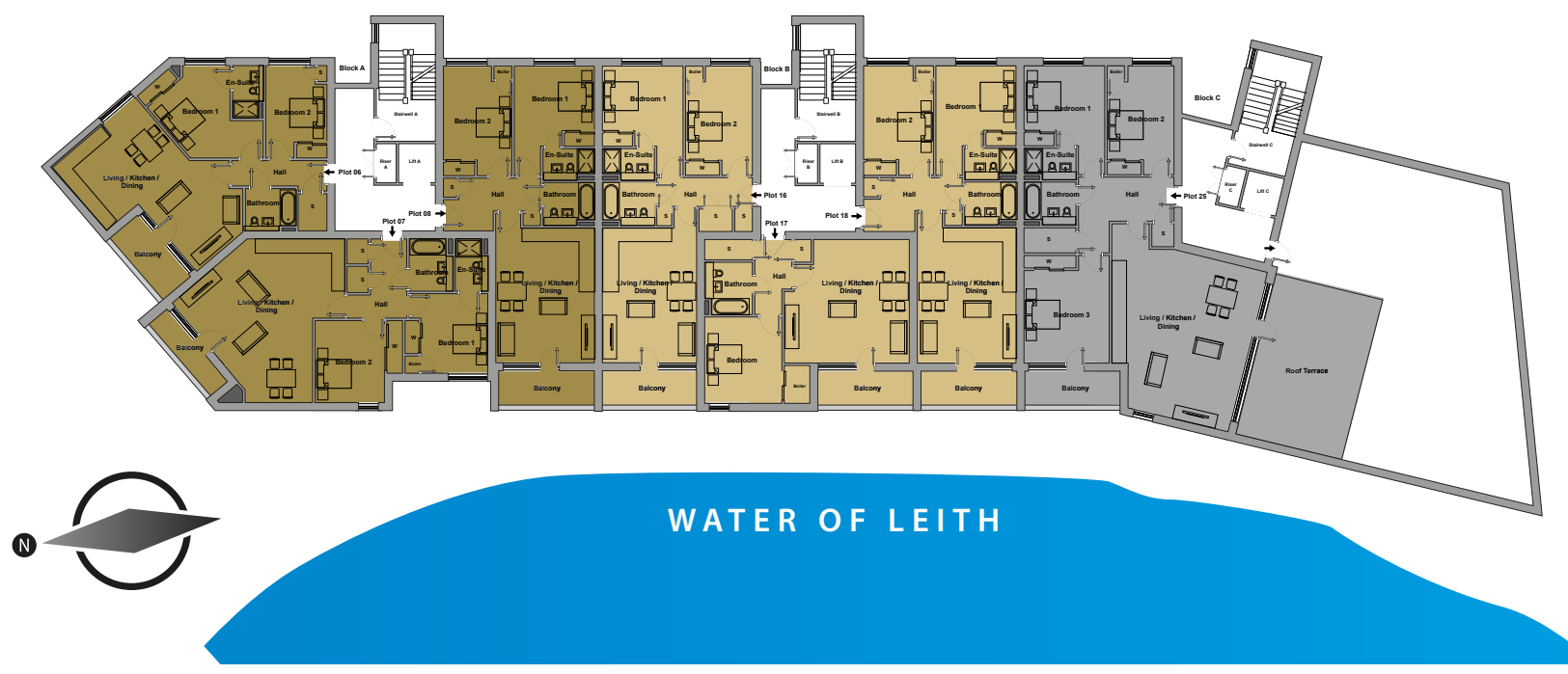
Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	18' 11" x 20' 1"	5800 x 6100
Bedroom 1	11' 11" x 16' 2"	3600 x 4900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 16' 3"	3000 x 5000
Bathroom	7' 8" x 6' 6"	2300 x 2000
Balcony	14' 1" x 5' 7"	4300 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	19' 6" x 18' 7"	6000 x 5700
Bedroom 1	11' 9" x 12' 11"	3600 x 3900
Bathroom	6' 3" x 7' 8"	1900 x 2300
Balcony	14' 4" x 5' 6"	4400 x 1700

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	28' 3" x 17' 0"	8600 x 5200
Bedroom 1	9' 2" x 14' 7"	2800 x 4400
Ensuite	4' 11" x 7' 10"	1500 x 2400
Bedroom 2	8' 10" x 14' 7"	2700 x 4400
Bedroom 3	8' 6" x 13' 9"	2600 x 4200
Bathroom	8' 3" x 6' 9"	2500 x 2100
Balcony	29' 8" x 5' 6"	9000 x 1700



SECOND FLOOR



BLOCK A

Apartments	SQFT
APARTMENT 06	862
APARTMENT 07	937
APARTMENT 08	838

BLOCK B

Apartments	SQFT
APARTMENT 16	827
APARTMENT 17	654
APARTMENT 18	841

BLOCK C

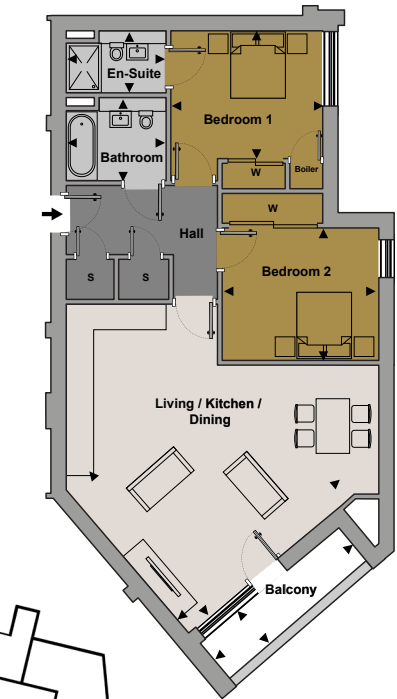
Apartments	SQFT
APARTMENT 25	1332

Second Floor APARTMENT 06



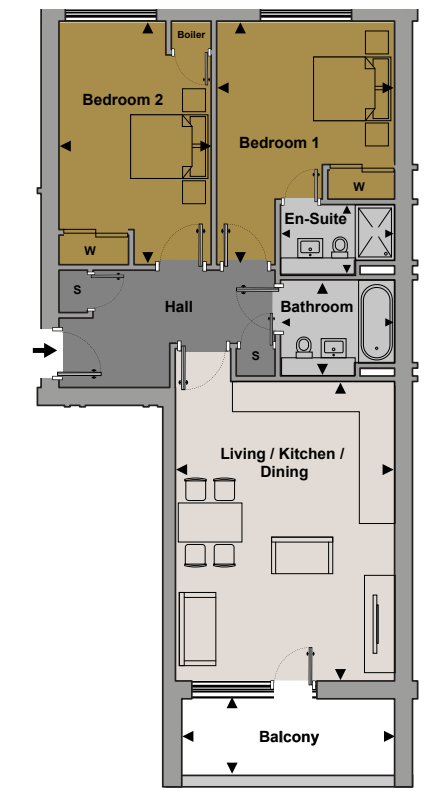
Space.	(Feet / Inches)	(Millimetres)
Kitchen/Dining	12' 4" x 16' 4"	3700 x 5000
Living Area	13' 2" x 10' 4"	4000 x 3100
Bedroom 1	10' 10" x 13' 9"	3300 x 4200
Ensuite	4' 8" x 7' 11"	1400 x 2400
Bedroom 2	9' 0" x 13' 9"	2700 x 4200
Bathroom	7' 6" x 6' 1"	2300 x 1900
Balcony	12' 3" x 6' 3"	3700 x 1900

Second Floor APARTMENT 07



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	17' 1" x 14' 6"	5200 x 4400
Bedroom 1	9' 11" x 11' 11"	3000 x 3600
Ensuite	4' 10" x 7' 8"	1500 x 2300
Bedroom 2	10' 4" x 12' 4"	3200 x 3800
Bathroom	6' 6" x 7' 9"	2000 x 2400

Second Floor APARTMENT 08



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 7" x 20' 2"	4400 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Second Floor
APARTMENT 16



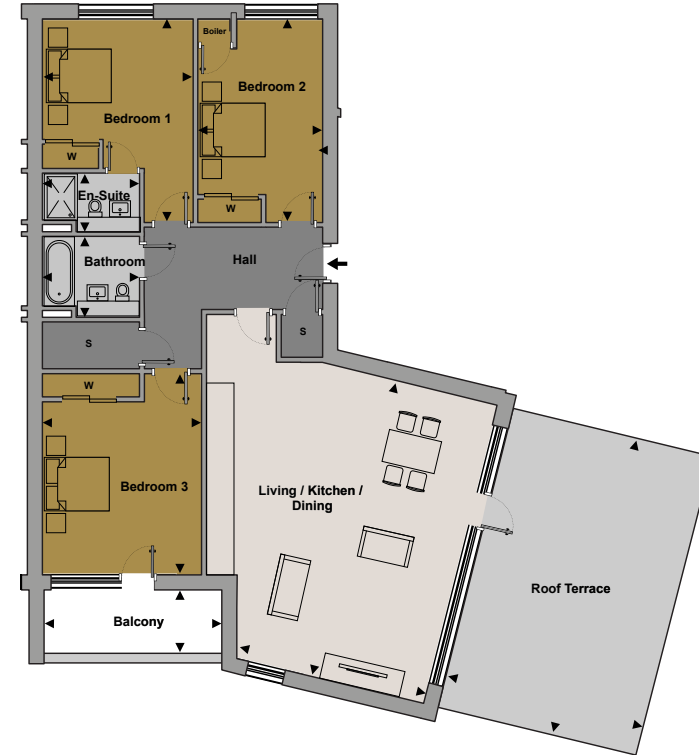
Second Floor
APARTMENT 17



Second Floor
APARTMENT 18



Second Floor
APARTMENT 25



Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 0" x 20' 2"	4300 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 0" x 16' 4"	3000 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	18' 7" x 18' 4"	5700 x 5600
Bedroom 1	11' 5" x 12' 11"	3500 x 3900
Bathroom	7' 0" x 7' 11"	2100 x 2400
Balcony	14' 1" x 5' 3"	4300 x 1600

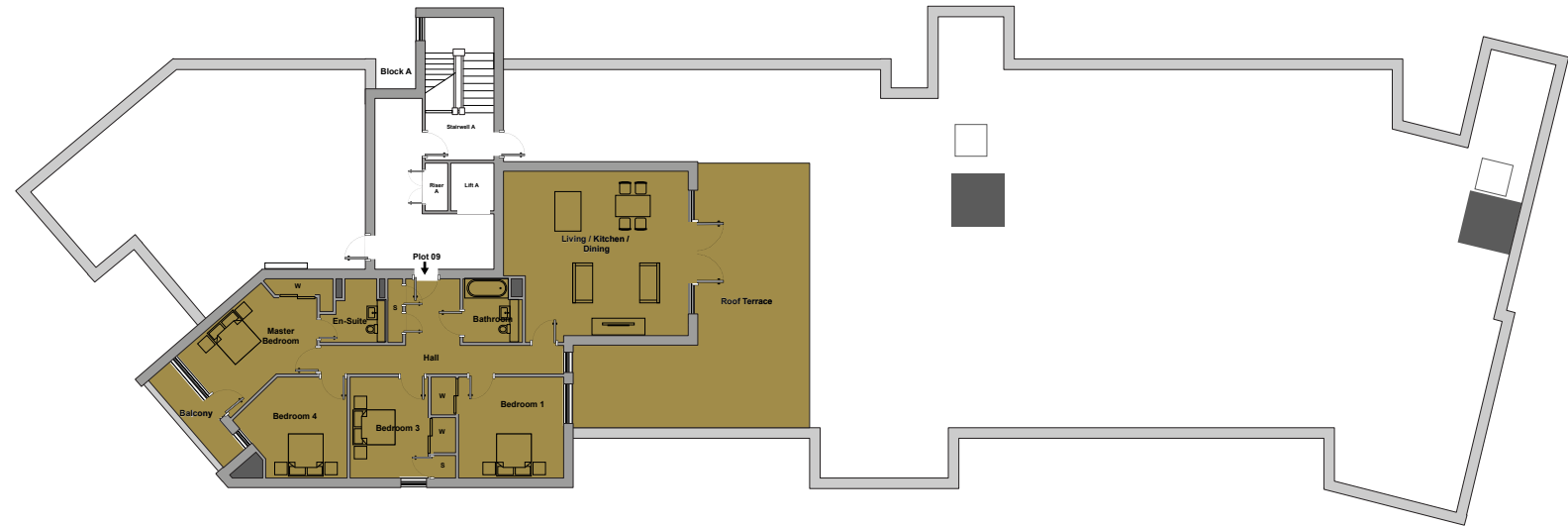
Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	14' 7" x 20' 2"	4500 x 6100
Bedroom 1	11' 11" x 16' 4"	3600 x 5000
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	10' 1" x 16' 4"	3100 x 5000
Bathroom	7' 8" x 6' 7"	2300 x 2000
Balcony	14' 1" x 5' 3"	4300 x 1600

Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	15' 7" x 24' 9"	4700 x 7500
Bedroom 1	11' 11" x 16' 2"	3600 x 2900
Ensuite	7' 8" x 4' 8"	2300 x 1400
Bedroom 2	9' 11" x 16' 3"	3000 x 5000
Bedroom 3	12' 9" x 13' 8"	3900 x 4200
Bathroom	7' 9" x 6' 6"	2400 x 2000
Balcony	12' 9" x 5' 3"	3900 x 1600
Roof Terrace	16' 9" x 23' 3"	5100 x 7100





THIRD FLOOR

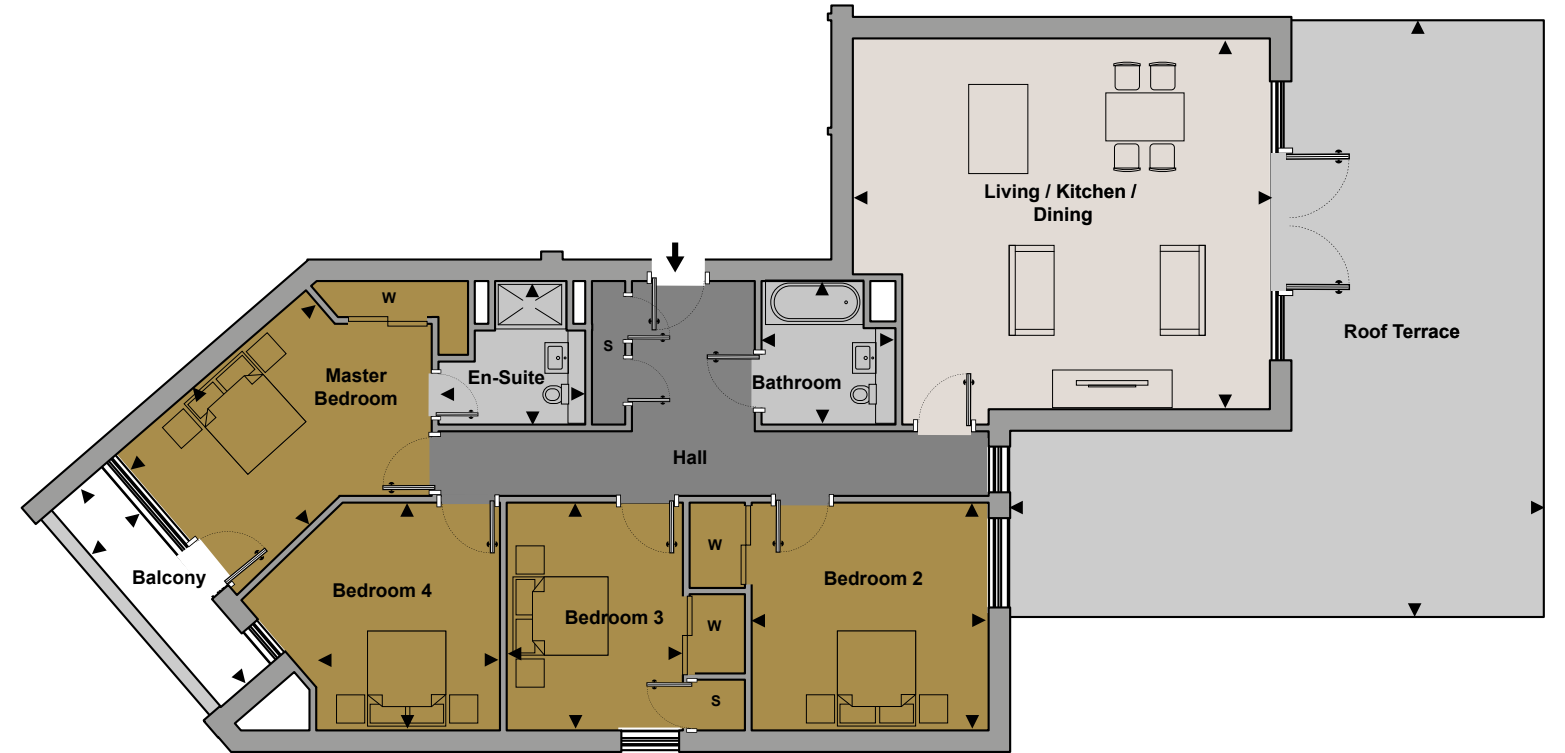


WATER OF LEITH

BLOCK A

Apartments	SQFT
APARTMENT 09	1423

Third Floor APARTMENT 09

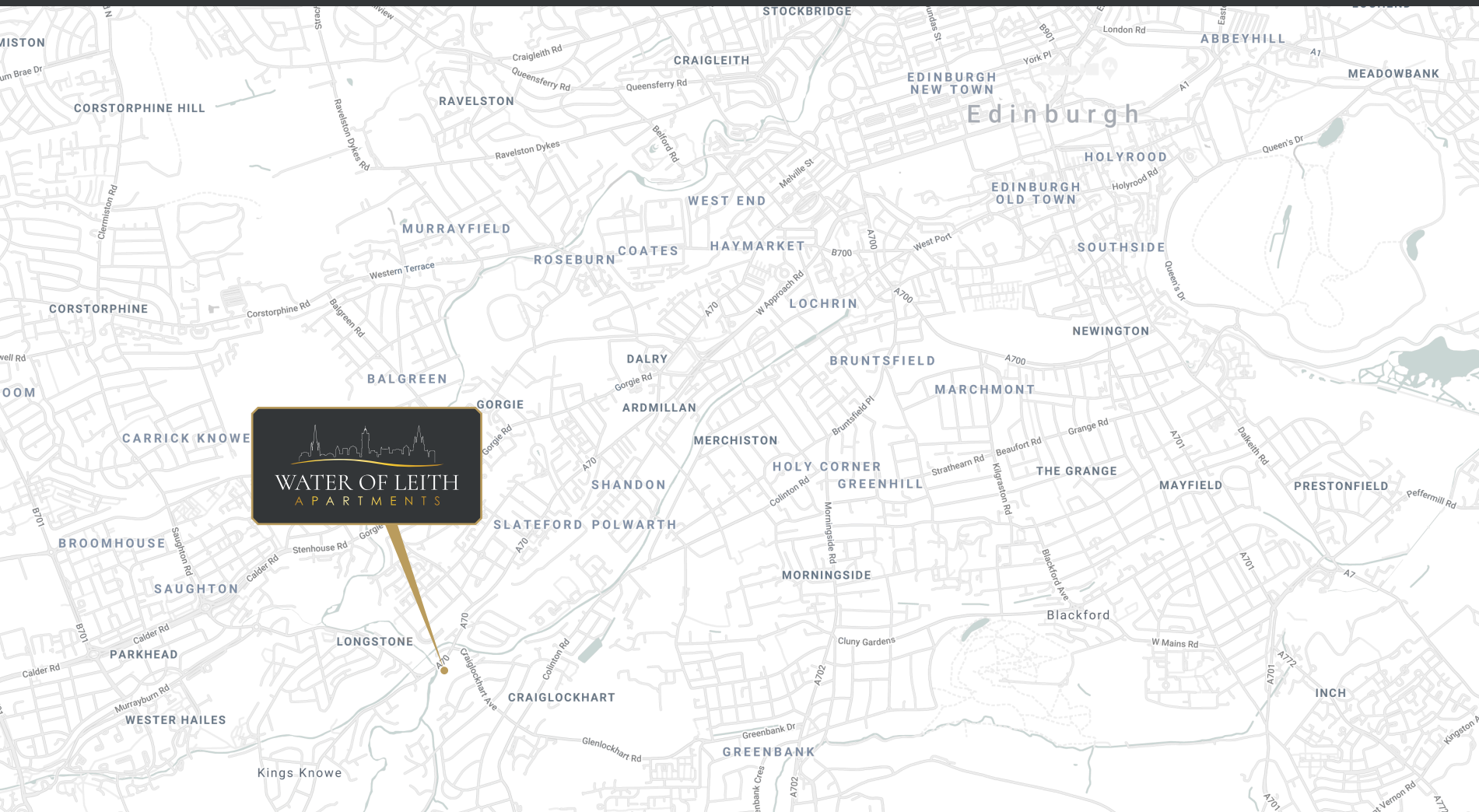


Space.	(Feet / Inches)	(Millimetres)
Living/Kitchen/Dining Area	22' 3" x 20' 0"	6800 x 6100
Master Bedroom	10' 3" x 13' 9"	3100 x 4200
Ensuite	6' 0" x 7' 10"	1800 x 2400
Bedroom 2	12' 10" x 12' 5"	3900 x 3800
Bedroom 3	9' 8" x 12' 4"	2900 x 3800
Bedroom 4	10' 0" x 12' 5"	3100 x 3800
Bathroom	7' 3" x 7' 10"	2200 x 2400
Roof terrace	29' 10" x 31' 5"	9000 x 9600
Balcony	14' 11" x 4' 1"	4500 x 1300

SHOWHOME NOW OPEN

For more information visit
waterofleithapartments.com


WATER OF LEITH
APARTMENTS
CRAIGLOCKHART | EDINBURGH



TO ARRANGE A VIEWING
PLEASE CONTACT



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