



# THE PENTHOUSES

AT WIREWORKS



# WELCOME

THE PENTHOUSES AT WIREWORKS OFFER HIGH QUALITY SPACIOUS APARTMENT LIVING THAT ARE PERFECTLY PLACED BETWEEN EDINBURGH'S CITY CENTRE AND THE FABULOUS BEACHES OF EAST LOTHIAN.

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Located in the heart of Musselburgh, Wireworks is a contemporary development offering a range of high specification one, two and three bedroom apartments and penthouses. Each apartment has been carefully thought through to provide maximum flexibility for day to day living whilst offering an impressive specification throughout.



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# LIFE AT WIREWOKS

LIVING AT WIREWOKS, YOU ARE CONNECTED TO SOME OF EAST LOTHIAN'S PRIME BEAUTY SPOTS, FROM CALMING SANDY BEACHES TO IDYLIC SEASIDE TOWNS.

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Easily accessible for Wireworks residents, rural East Lothian provides unique benefits - with Musselburgh and Portobello beaches on your doorstep, and Longniddry and Gullane Bents a little further afield. Our residents can enjoy weekends in the great outdoors at Dalkeith Country Park, only a 13 minutes drive from Wireworks - perfect for a morning dog walk or to spend weekends exploring.

# LOCATION

PERFECTLY LOCATED ON THE BANKS OF THE RIVER ESK, WIREWORKS IS SURROUNDED BY CONVENIENT LOCAL AMENITIES, DESIRABLE TRANSPORT LINKS AND A BUSTLING COMMUNITY.

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The development's close proximity to Edinburgh's city centre is highly sought-after - you can find yourself on Princes Street in just six minutes by train. A Wireworks penthouse creates the perfect home for those who are looking for a quieter environment, while remaining well connected to the city centre.

There are abundant local amenities, Tesco Extra sits a mere four minutes walk from Wireworks, whilst Fort Kinnaird is just an eight minute drive from the development and offers a variety of shops, restaurants and activities suitable for all ages. Local restaurants and cafes that are within walking distance include; Dal Patino, and the famous Luca's ice cream shop.



CGIs are for illustrative purposes only.



Portobello Beach

Musselburgh Old Course Golf Club

Fisherrow Park

Musselburgh Beach

Lidl

The Ship Inn

River Esk

Aldi

**WIREWOKS**

S. Luca of Musselburgh

Dal Patino

Fort Kinnaird retail park

Tesco Extra  
• Petrol Station

Riverside Medical Practice

Musselburgh Cricket Club

Bannatyne Health Club & Spa

Hough Park

Lewisvale Public Park

Musselburgh Train Station

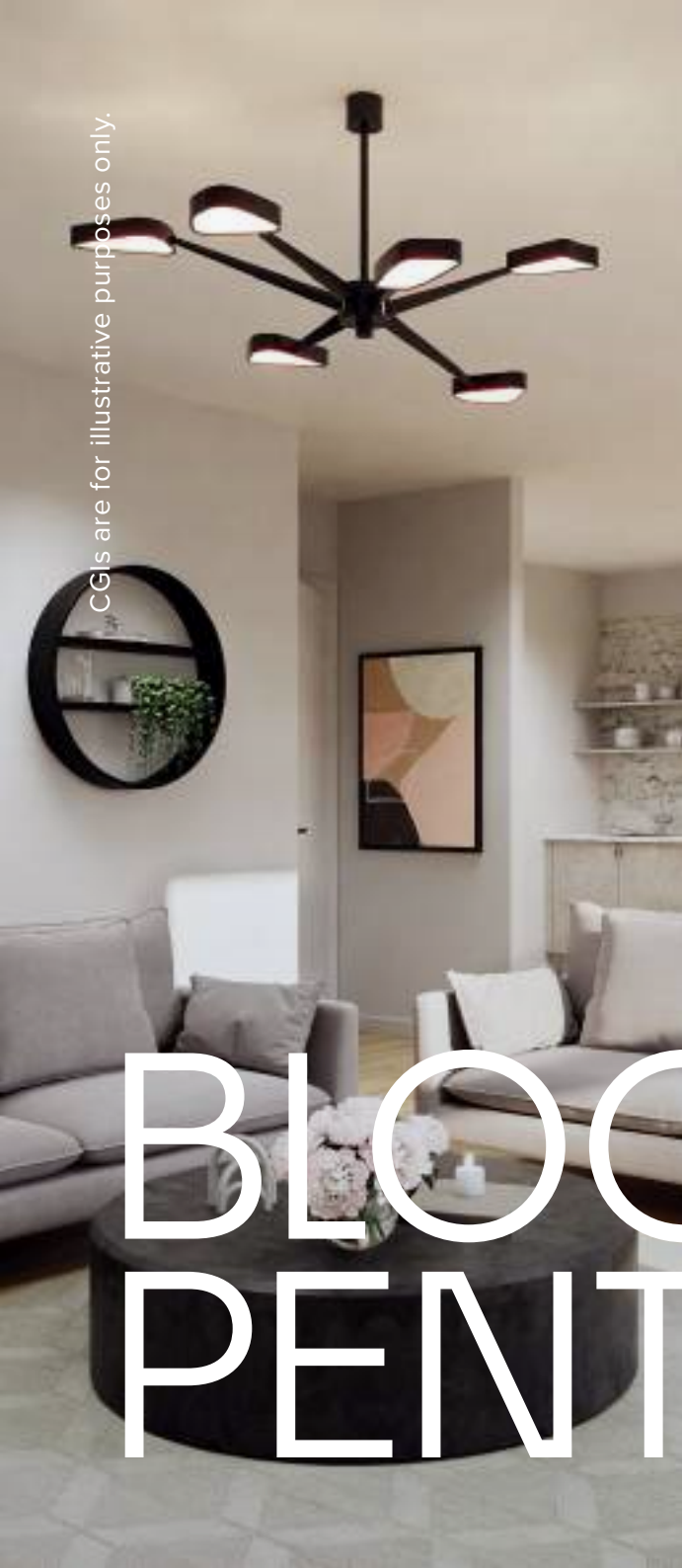
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# BLOCK 3: PENTHOUSES



VIEWS TO RIVER ESK

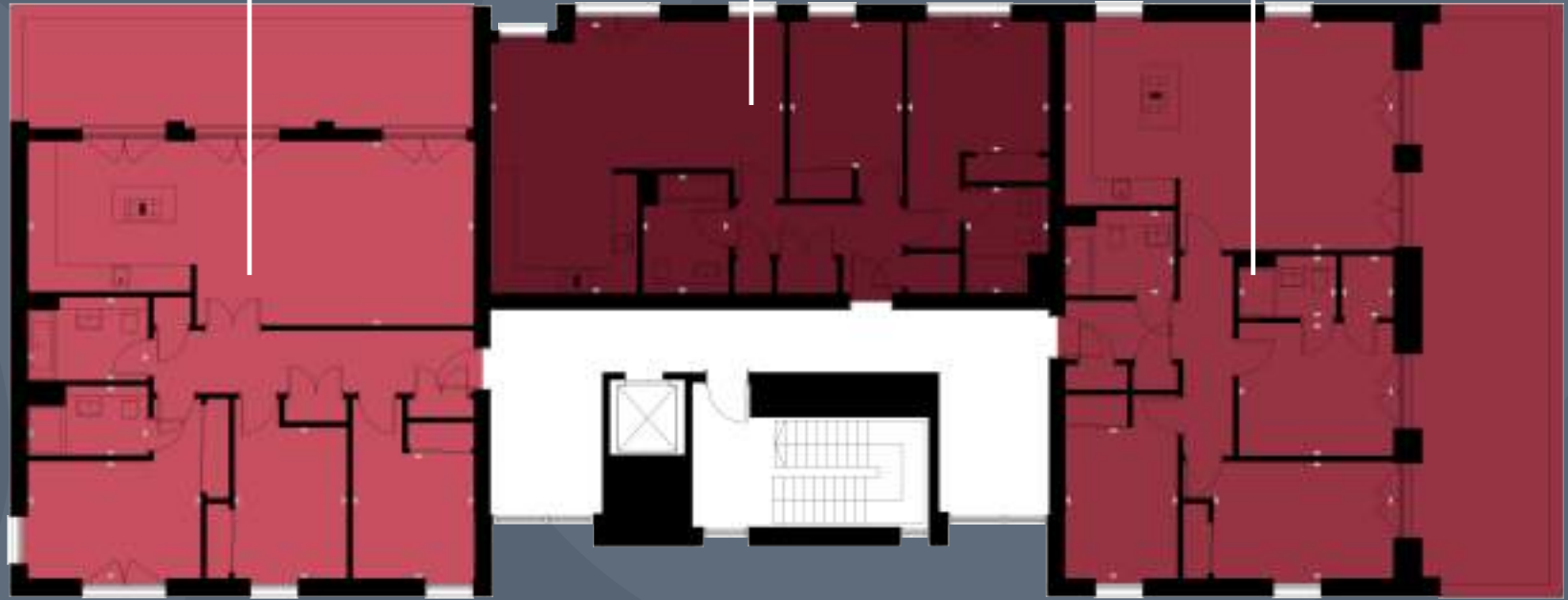


**TYPE 3L**  
PLOT 61

**TYPE 2V**  
PLOT 62

**TYPE 3M**  
PLOT 63

**FIFTH FLOOR**



Floor plans are for illustrative purposes only.



CGIs are for illustrative purposes only.



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# THE PENTHOUSES

DUNDAS IS PROUD TO OFFER PENTHOUSES AT WIREWORKS - PROVIDING STYLISH LIVING AREAS WHICH EXTEND TO EXCEPTIONAL TERRACES.

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Providing bright and spacious open plan living as well as the tranquil views offered by East Lothian's coastline. Each penthouse includes high quality fixtures and fittings, luxury kitchens with Silestone worktops and quality appliances as standard. Both 3 bedroom penthouses have a sizeable private terrace, perfect to enjoy those summer evenings.



# APARTMENT TYPE: 3L



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# PLOT 61

FEATURING COVETED VIEWS OVER THE RIVER ESK FROM THE PRIVATE TERRACE.



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## PLOT 61

Our largest penthouse offers an exceptionally sized living and dining area which leads onto a private terrace with tranquil views of the coast. Complete with a spacious contemporary kitchen, which includes silestone worktops, boiling tap, wine cooler and built in microwave all as standard. Three generous bedrooms, one with en suite, offer flexibility for a home office or gym.



Floor plans are for illustrative purposes only.

**TOTAL FLOOR AREA** **113 SQM** **1,216 SQFT**

ROOM	METERS (W x D)	FEET (W x D)
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KITCHEN/LIVING/DINING	10.69 x 4.37	35'1" x 14'6"
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BEDROOM 1	4.16 x 2.84	13'8" x 9'4"
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EN-SUITE	2.89 x 1.68	9'6" x 5'6"
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BEDROOM 2	2.70 x 3.65	8'10" x 11'0"
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BEDROOM 3	2.92 x 3.02	9'7" x 9'11"
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BATHROOM	2.89 x 2.01	9'6" x 6'7"
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TERRACE	10.78 x 2.66	35'4" x 8'8"
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**EXPLORE THIS PENTHOUSE >**



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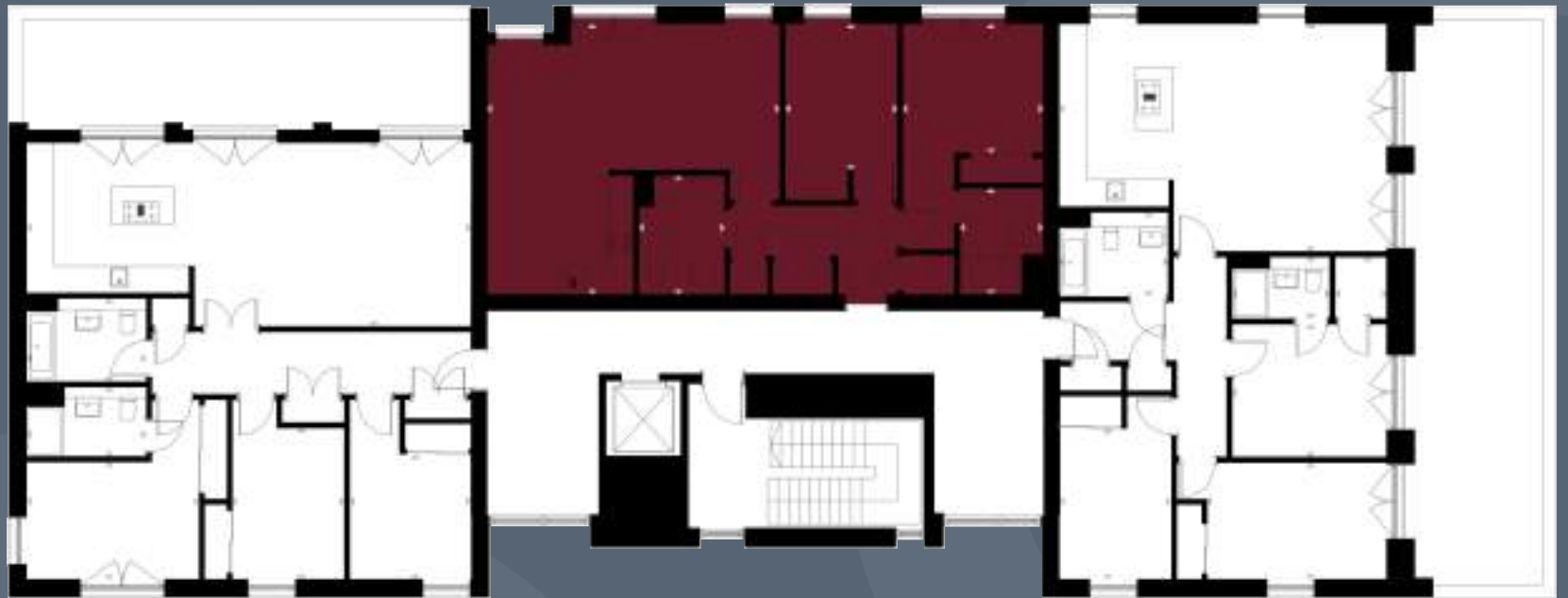


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# APARTMENT TYPE: 2V

# PLOT 62

FEATURING COVETED VIEWS OVER THE RIVER ESK FROM THE JULIET BALCONIES.



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Floor plans are for illustrative purposes only.

## PLOT 62

Our two bedroom penthouse provides a spacious open plan kitchen diner where you can enjoy peaceful tree top views. Complete with a contemporary kitchen, which includes silestone worktops and boiling tap all as standard. There is ample storage throughout as well as a stylish bathroom and en suite.

TOTAL FLOOR AREA	87 SQM	936 SQFT
ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	7.05 x 6.50	23'2" x 21'4"
BEDROOM 1	3.38 x 3.12	11'1" x 10'3"
EN-SUITE	2.01 x 2.55	6'7" x 8'4"
BEDROOM 2	2.70 x 3.52	8'10" x 11'7"
BATHROOM	2.07 x 2.86	6'9" x 9'5"

[EXPLORE THIS PENTHOUSE >](#)

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# APARTMENT TYPE: 3M

# PLOT 63

FEATURING COVETED VIEWS OVER THE RIVER ESK FROM THE PRIVATE TERRACE.



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## PLOT 63

Our three bedroom penthouse boasts an impressive outside terrace providing unrivalled views of East Lothians coast. Complete with a spacious contemporary kitchen, which includes silestone worktops, boiling tap, wine cooler and built in microwave all as standard. Three generous bedrooms, one with en suite, offer flexibility for a home office or gym.



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TOTAL FLOOR AREA	107 SQM	1,151 SQFT
ROOM	METERS (W x D)	FEET (W x D)
KITCHEN/LIVING/DINING	7.89 x 5.48	25'11" x 17'0"
BEDROOM 1	3.73 x 3.20	12'3" x 10'6"
EN-SUITE	2.36 x 1.49	7'9" x 4'11"
DRESSING ROOM	1.25 x 1.49	4'1" x 4'11"
BEDROOM 2	4.33 x 2.82	14'2" x 9'3"
BEDROOM 3	2.71 x 3.64	8'11" x 11'11"
BATHROOM	2.63 x 2.03	8'8" x 6'8"
TERRACE	13.58 x 3.06	44'6" x 10'0"

[EXPLORE THIS PENTHOUSE >](#)

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# SPECIFICATION

## EXTERNAL

- As a resident at Wireworks, you can enjoy the carefully landscaped courtyard. What's more, you can relax and enjoy the leafiness on the communal benches that are installed.
  - At Wireworks there is private parking available for residents, and so too guests. For those with electric vehicles, you can find six electric charging stations and spaces, with quick and easy app access for payment.
  - Sufficient communal bin and cycle storage can also be found on the development.
  - High quality external material and finishes used throughout the development.
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## INTERNAL

- All apartments at Wireworks are fitted with high spec uPVC Tilt and Turn windows - which are manufactured by Sidey and conveniently allow residents to clean from inside.
  - Internal doors are finished in a gorgeous gloss white, in keeping with the sleek and clean aesthetic throughout your apartment.
  - All ceilings and walls, out with bathrooms and ensuites, are finished with matt white emulsion as standard.
  - Water suppression system supplied by I-Mist to all apartments.
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## KITCHENS

- All apartments in Wireworks boast impressive open-plan kitchens which offer an aesthetic, neutral look - perfect to allow you to put your own stamp on the living space. Omega's Mackintosh collection kitchens are stylish yet longwearing and have been meticulously sourced to ensure the highest quality fittings throughout apartments.
  - With sufficient cupboard and worktop space, all Wireworks highly specified kitchens are fitted with Smeg appliances: Silestone worktops, washer dryer & boiling tap. Wine cooler and built in microwave are also included in the 3 bedroom penthouses.
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## POWER

- BT Openreach cabling is fitted throughout the apartments.
  - TV point outlets are installed in all living areas and each principal bedroom at Wireworks.
  - Shaver sockets are provided in each ensuite.
  - Low energy bulbs are provided to residents for all lighting outlets throughout the development. Wireworks' apartments are reliably heated by Combi boilers with a Hive controlled system and wall mounted radiators.
  - Hyperoptic Hyperfast broadband connection available from the day you move in.
-

# ACCESS

- All blocks at Wireworks can be accessed by a safe and secure door entry system.
  - Lift access to all floors.
  - Two allocated car parking spaces (3 Bedroom penthouses).
  - One allocated car parking space (2 Bedroom penthouse).
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# BATHROOMS

- At Wireworks, bathrooms and ensuites have been carefully designed to ensure comfort and style for years to come. This is why all main bathrooms come with a high quality shower over bath as standard.
  - For those apartments with ensuites: these spacious rooms include high spec sanitaryware and a shower with enclosure as standard.
  - All apartments' bathrooms and ensuites are fitted with elegant and modern chrome brassware throughout.
  - Residents have options between various Porcelanosa tiles, ensuring your home is bespoke to your personal taste.
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# FACTOR

- Taylor Martin are the appointment factors on the development.
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# WARRANTY

- All SMEG kitchen appliances have a 2 year guarantee.
  - 10 year NHBC warranty
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# TERMS + CONDITIONS

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Our sales development brochure & site plan are an artist's impression of what the development, surrounding areas and chosen house type could look like and should not be relied upon for specific external/internal finishes and boundary treatments.

Although every care has been taken to ensure the accuracy of the sales brochure, CGI's and site plan, they do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. CGI's are for illustrative purposes only and should be treated as general guidance only. The CGI'S may not represent a specific plot and the finishes, plot sizes and landscaping will vary.

As the development evolves this can result in changes to external/internal finishes & specification as well as variations to boundary treatments. Items shown/specified on CGI's and sales literature do not form part of any contract, please ask our sales team for specific details of an apartment type.

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# WIREWORCS

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