



NEW CRAIG
CRAIGHOUSE



LIVING BREATHING SPACE

From the minute you
wake to birdsong outside
your window, to the
moment you catch the
evening sun glinting off
the pinnacles and spires
of Edinburgh's skyline,
you know you have
chosen a very special
place to live...



CRAIGHOUSE

LIVING BREATHING SPACE



Live in the heart of history



At Craighouse, some of Edinburgh's most magnificent historic buildings nestle in a vast expanse of parkland, surrounded by mature trees, offering panoramic views across this world famous city.

Arguably, the most magnificent is New Craig, the masterpiece at the centre of Craighouse...





Rising majestically from Easter Craiglockhart Hill, New Craig is a much loved and admired landmark, an exquisite example of French Renaissance style architecture.

This wonderful icon will house a collection of luxury properties, many with spectacular views. And the unrivalled vistas continue in Craighouse's extensive grounds... towards Edinburgh Castle, Arthur's Seat, the Firth of Forth and beyond.



New Craig with its iconic tower is surrounded by several sensitively restored buildings and sympathetically designed new additions. Each existing Craighouse property was created by the renowned Scottish architect Sydney Mitchell in 1889.

Flamboyant and bold, their rooflines are a symphony of towers, turrets, balustrades, gables, cupolas and chimneys. Every surface is adorned with rich architectural details to delight and impress the eye. Old Craig, a 16th Century house has been home to a number of distinguished figures.

Dotted across the estate, Mitchell intended that these buildings should be unified by their architectural style, yet set apart from each other to provide a sense of both privacy and space.

His legacy has inspired our ethos, allowing us to create distinguished, spacious homes designed for modern living within these unique, historic buildings.





The centrepiece of New Craig is the Great Hall. Built in the Baronial style, it features ornate oak panelling and classical pilasters soaring to a gilded cornice and high semicircular windows under an elaborately designed ceiling.

This spectacular hall will be preserved as a social space for the exclusive use of New Craig residents. A unique community of friends and neighbours, sharing a very special address.



Country living, in the city



Today, as in the past, every aspect of Craighouse is designed to make the most of the extensive grounds – its open lawns, meandering paths and neighbouring mature woodland.

Residents can roam in 52 acres of parkland, with space to live, breathe, cycle, walk the dog and enjoy the unrivalled views.

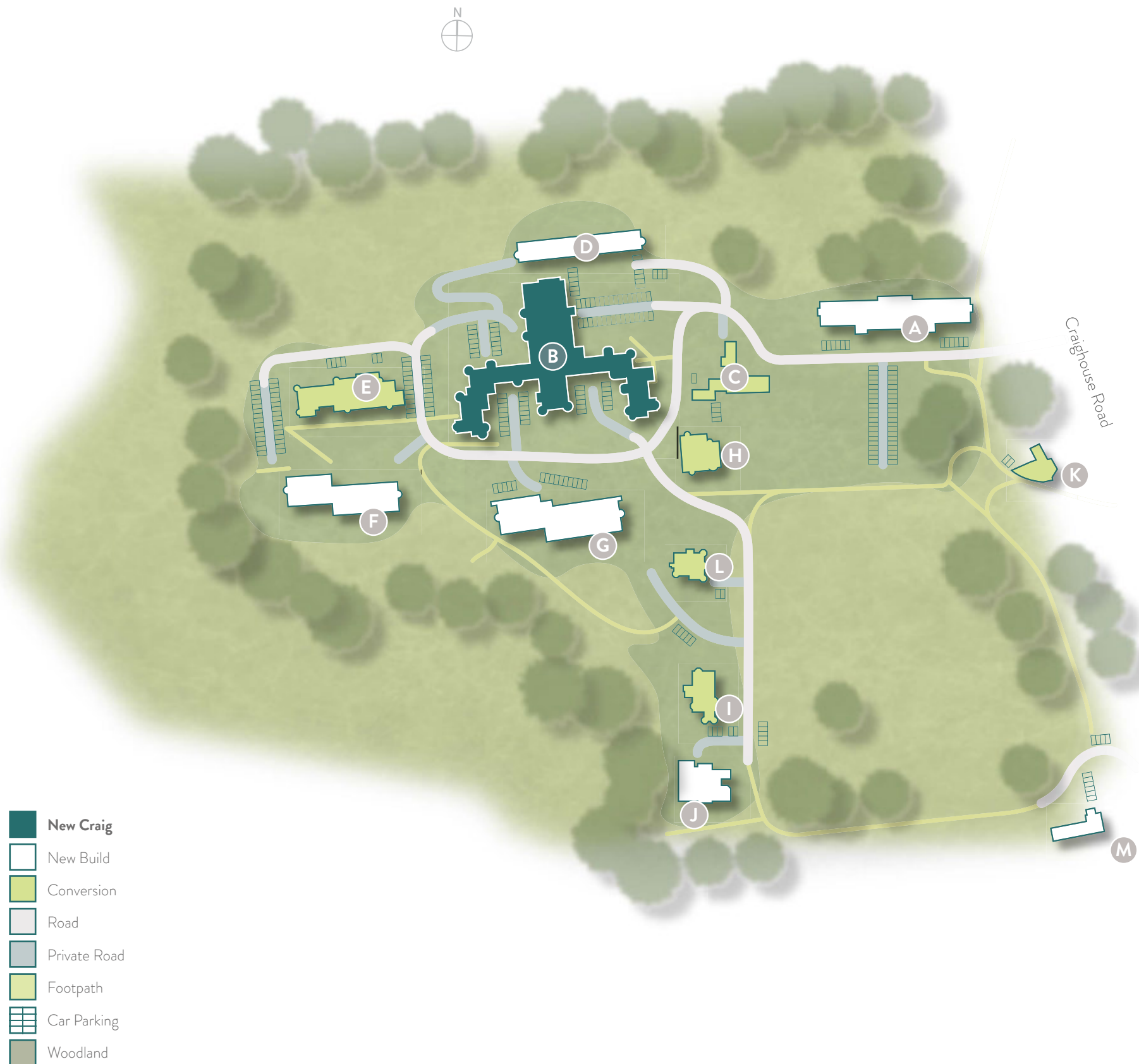
Alongside, lie the highly desirable neighbourhoods of Craiglockhart and Morningside.

Craighouse's leafy parkland and natural setting is only a short distance from Princes Street. It's a part of the city, yet apart from the city.



An historic opportunity

With the release of New Craig's apartments, you now have the opportunity to live in this exclusive, magnificent building.





Historic homes, designed for elegant modern living



Restoration and preservation delivers enduring style. Explore our collection of exquisitely converted apartments.



CRAIGHOUSE-EDINBURGH.COM





New Craig is being meticulously restored. Every design detail has been carefully considered to harmoniously complement its classical scale and live up to its magnificent architectural legacy.



Period features. Contemporary living.

—•—

New Craig comprises 45 breathtaking 1, 2, 3 and 4 bedroom conversion apartments. Each individual property has been thoughtfully planned to create a living environment that is light, spacious and flowing.

Retained and restored period features, such as fireplaces and stained glass windows, ensure characterful interiors. These, combined with sleek designer kitchens and bathrooms, offer individuality and luxurious modern living.

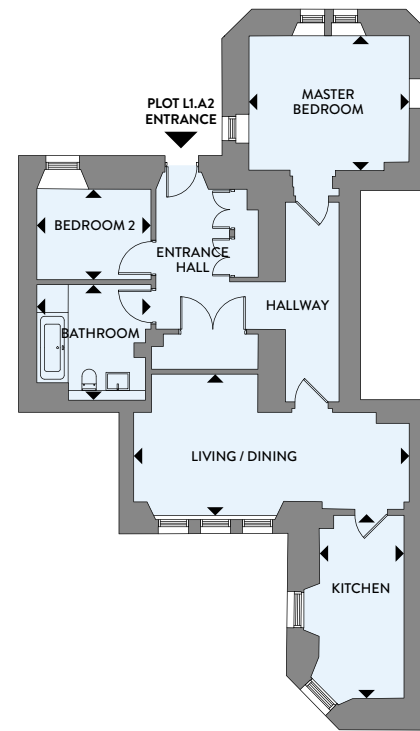


Floor Plans

EAST WING

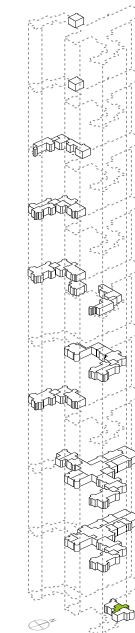


PLOT L1.A2 Level 01 Apartment

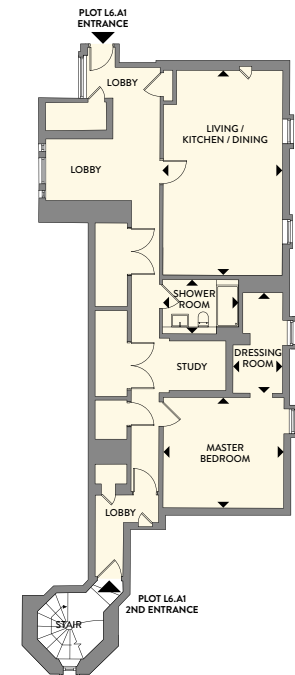


PLOT L1.A2 • 2 BEDROOM

Living/Dining	7.000m x 3.595m	23ft 0" x 11ft 9"
Kitchen	2.160m x 4.665m	7ft 1" x 15ft 4"
Master Bedroom	3.730m x 3.130m	12ft 3" x 10ft 3"
Bedroom 2	2.910m x 2.305m	9ft 7" x 7ft 7"
Bathroom	2.705m x 2.940m	8ft 10" x 9ft 8"

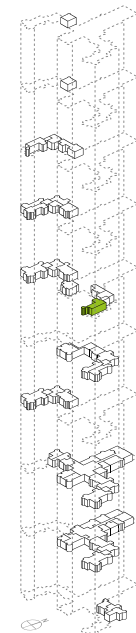


PLOT L6.A1 Level 06 Apartment



PLOT L6.A1 • 1 BEDROOM

Living/Kitchen/Dining	4.270m x 7.325m	14ft 0" x 24ft 0"
Master Bedroom	4.315m x 3.950m	14ft 2" x 12ft 11"
Dressing Room	1.775m x 3.650m	5ft 10" x 12ft 0"
Shower Room	2.725m x 1.935m	8ft 11" x 6ft 4"



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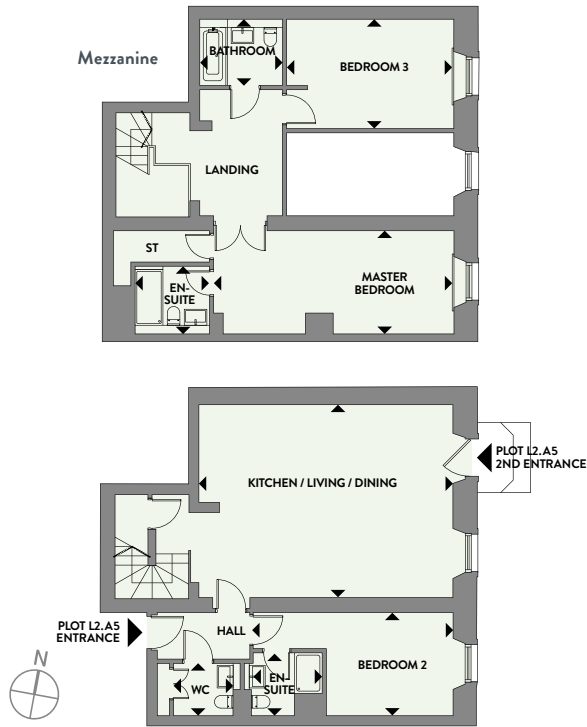


Floor Plans

NORTH WING
PHASE 2

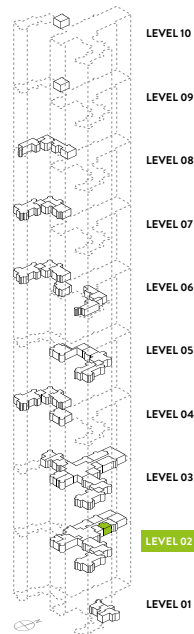


PLOT L2.A5
**Level 02
 Mezzanine
 Apartment**

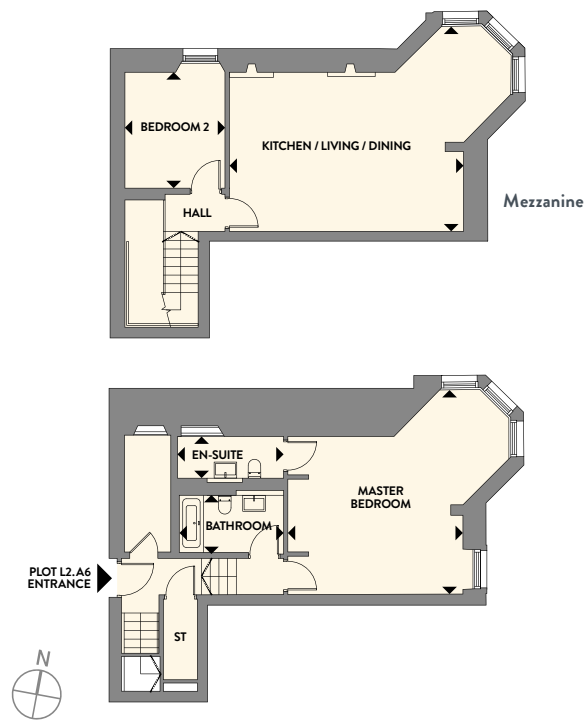


PLOT L2.A5 • 3 BEDROOM

Kitchen/Living/Dining	7.305m x 5.445m	24ft 0" x 17ft 10"
Master Bedroom	6.910m x 2.750m	22ft 8" x 9ft 0"
En-Suite	2.040m x 1.810m	6ft 8" x 5ft 11"
Bedroom 2	3.645m x 2.965m	11ft 11" x 9ft 9"
En-Suite	2.140m x 1.945m	7ft 0" x 6ft 5"
Bedroom 3	4.805m x 3.160m	15ft 9" x 10ft 4"
Bathroom	2.285m x 1.950m	7ft 6" x 6ft 5"
WC	1.910m x 1.510m	6ft 3" x 4ft 11"

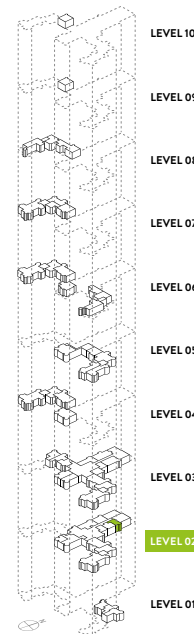


PLOT L2.A6
**Level 02
 Mezzanine
 Apartment**

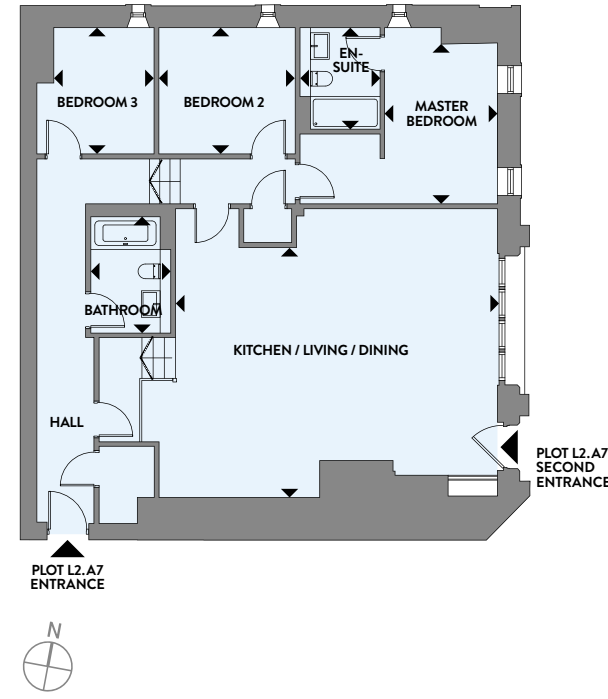


PLOT L2.A6 • 2 BEDROOM

Kitchen/Living/Dining	6.735m x 4.575m	22ft 1" x 15ft 0"
Master Bedroom	6.440m x 5.870m	21ft 1" x 19ft 3"
En-Suite	3.090m x 1.360m	10ft 2" x 4ft 6"
Bedroom 2	2.985m x 3.235m	9ft 9" x 10ft 7"
Bathroom	3.050m x 1.890m	10ft 0" x 6ft 2"

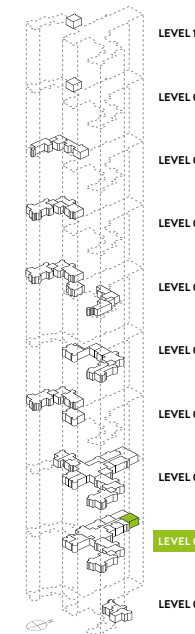


PLOT L2.A7
**Level 02
 Apartment**

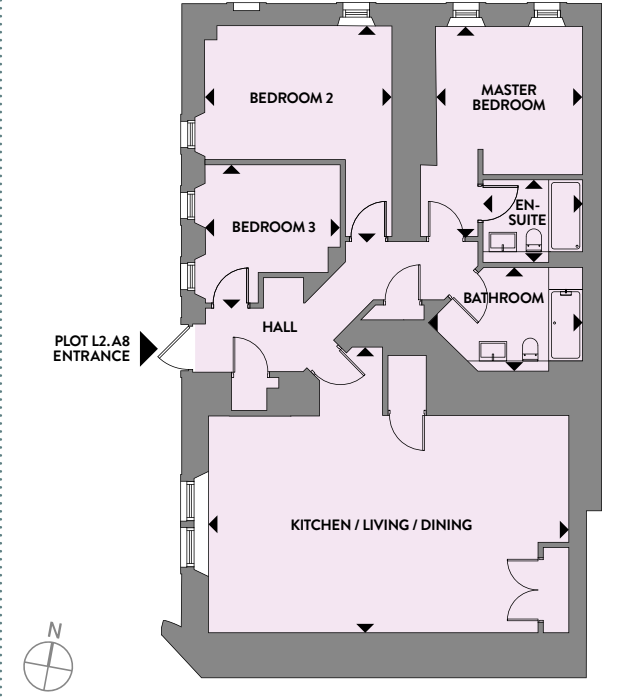


PLOT L2.A7 • 3 BEDROOM

Kitchen/Living/Dining	7.780m x 7.070m	25ft 6" x 23ft 2"
Master Bedroom	2.755m x 3.915m	9ft 0" x 12ft 10"
En-Suite	1.950m x 2.485m	6ft 5" x 8ft 2"
Bedroom 2	3.340m x 3.095m	10ft 11" x 10ft 2"
Bedroom 3	2.925m x 3.095m	9ft 7" x 10ft 2"
Bathroom	1.950m x 2.860m	6ft 5" x 9ft 5"

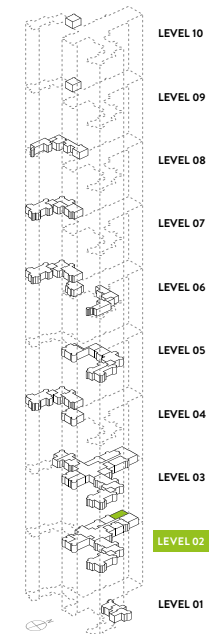


PLOT L2.A8
**Level 02
 Apartment**



PLOT L2.A8 • 3 BEDROOM

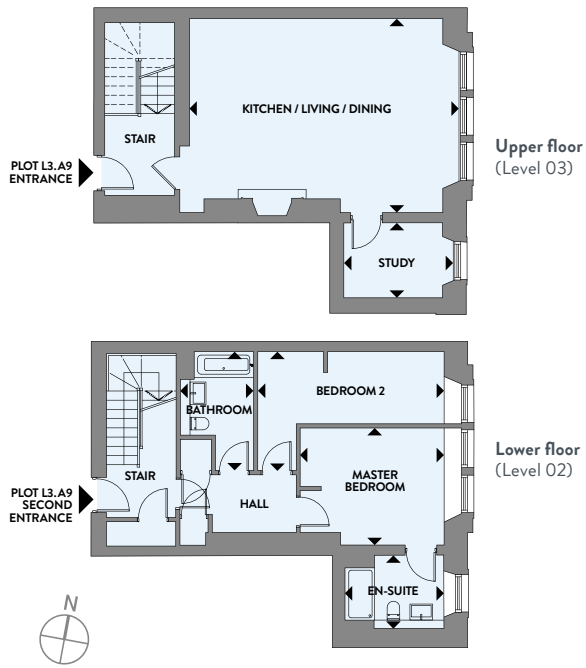
Kitchen/Living/Dining	8.510m x 6.745m	27ft 11" x 22ft 1"
Master Bedroom	3.500m x 4.960m	11ft 6" x 16ft 3"
En-Suite	2.400m x 1.950m	7ft 10" x 6ft 5"
Bedroom 2	4.420m x 4.940m	14ft 6" x 16ft 2"
Bedroom 3	3.190m x 3.265m	10ft 6" x 10ft 9"
Bathroom	3.690m x 2.210m	12ft 1" x 7ft 3"



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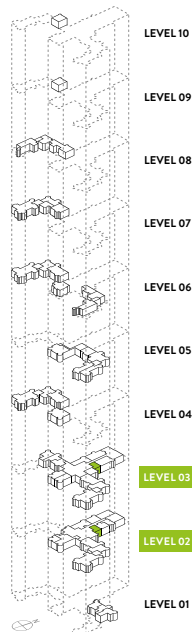
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PLOT L3.A9 Level 03 Duplex Apartment

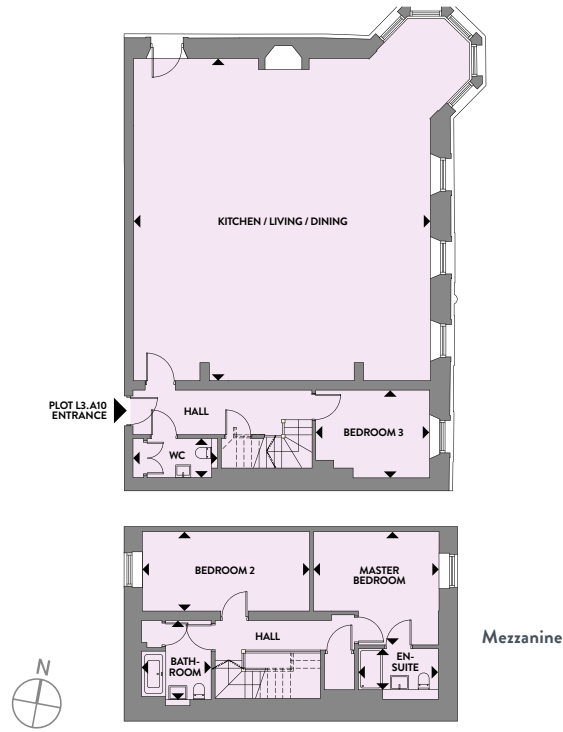


PLOT L3.A9 • 2 BEDROOM

Kitchen/Living/Dining	8.075m x 5.580m	26ft 6" x 18ft 4"
Study	3.145m x 2.170m	10ft 4" x 7ft 1"
Master Bedroom	4.135m x 3.360m	13ft 7" x 11ft 0"
En-Suite	2.705m x 2.070m	8ft 10" x 6ft 9"
Bedroom 2	5.365m x 2.080m	17ft 7" x 6ft 10"
Bathroom	2.155m x 3.420m	7ft 1" x 11ft 3"

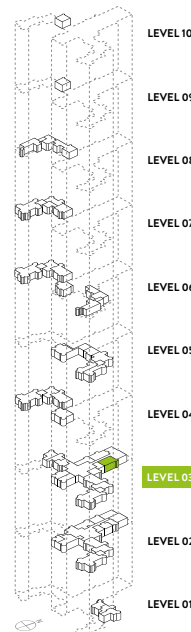


PLOT L3.A10 Level 03 Mezzanine Apartment

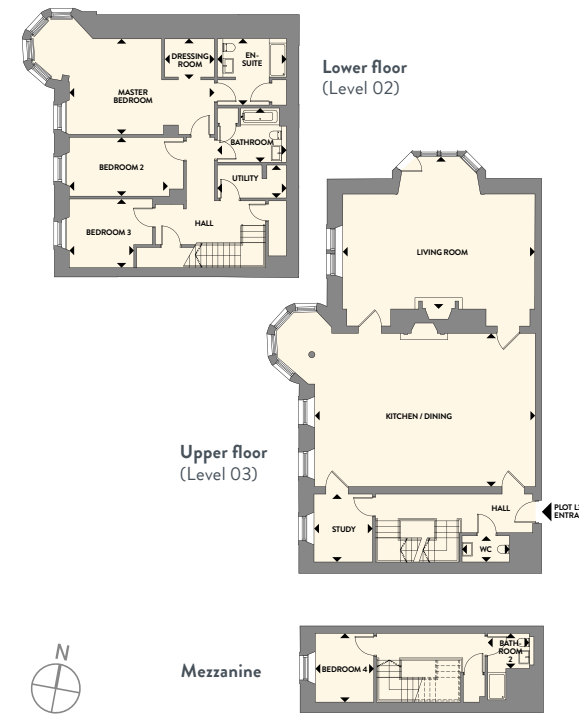


PLOT L3.A10 • 3 BEDROOM

Kitchen/Living/Dining	9.815m x 10.680m	32ft 2" x 35ft 0"
Master Bedroom	4.125m x 3.765m	13ft 6" x 12ft 4"
En-Suite	2.640m x 1.345m	8ft 8" x 4ft 5"
Bedroom 2	5.565m x 2.640m	18ft 3" x 8ft 8"
Bedroom 3	3.770m x 2.910m	12ft 4" x 9ft 7"
Bathroom	2.300m x 2.620m	7ft 7" x 8ft 7"
WC	2.330m x 1.290m	7ft 8" x 4ft 3"

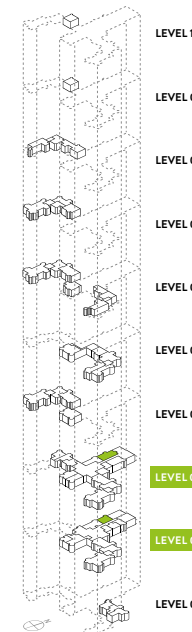


PLOT L3.A11 Level 03 Duplex Apartment

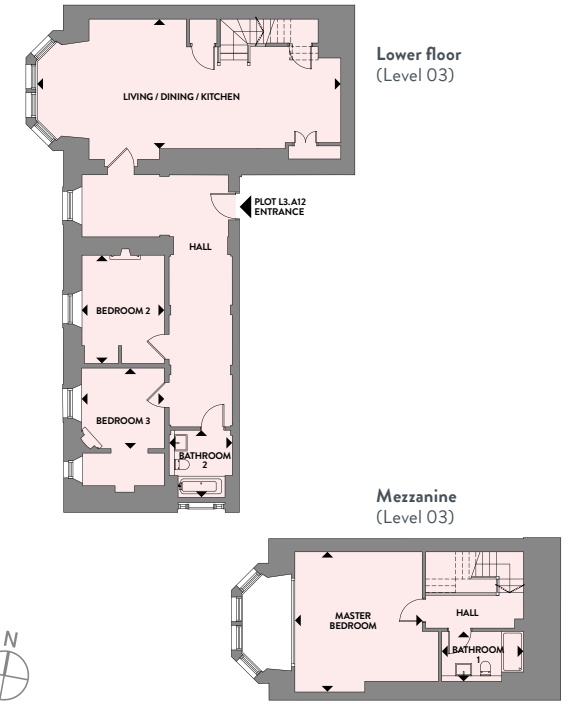


PLOT L3.A11 • 4 BEDROOM

Kitchen/Dining	9.730m x 6.765m	31ft 11" x 22ft 2"
Living	8.475m x 5.075m	27ft 10" x 16ft 8"
Study	2.585m x 3.035m	8ft 6" x 9ft 11"
WC	2.100m x 1.200m	6ft 11" x 3ft 11"
Master Bedroom	6.405m x 4.215m	21ft 0" x 13ft 10"
Dressing	2.200m x 1.685m	7ft 3" x 5ft 6"
En-Suite	2.285m x 2.940m	7ft 6" x 9ft 8"
Bedroom 2	4.355m x 2.605m	14ft 3" x 8ft 7"
Bedroom 3	2.855m x 3.035m	9ft 4" x 9ft 11"
Bedroom 4	2.580m x 3.035m	8ft 6" x 9ft 11"
Bathroom	3.090m x 1.650m	10ft 2" x 5ft 5"
Bathroom 2	2.035m x 2.940m	6ft 8" x 9ft 8"
Utility	3.045m x 1.455m	10ft 0" x 4ft 9"

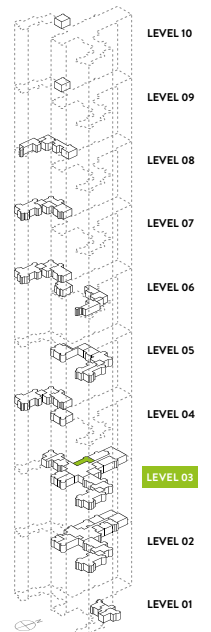


PLOT L3.A12 Level 03 Mezzanine Apartment



PLOT L3.A12 • 3 BEDROOM

Living/Dining/Kitchen	11.155m x 5.150m	36ft 7" x 16ft 11"
Master Bedroom	5.295m x 5.150m	17ft 4" x 16ft 11"
Bedroom 2	3.035m x 3.980m	9ft 11" x 13ft 1"
Bedroom 3	3.035m x 2.965m	9ft 11" x 9ft 9"
Bathroom 1	3.000m x 1.840m	9ft 10" x 6ft 0"
Bathroom 2	2.320m x 2.345m	7ft 7" x 7ft 8"



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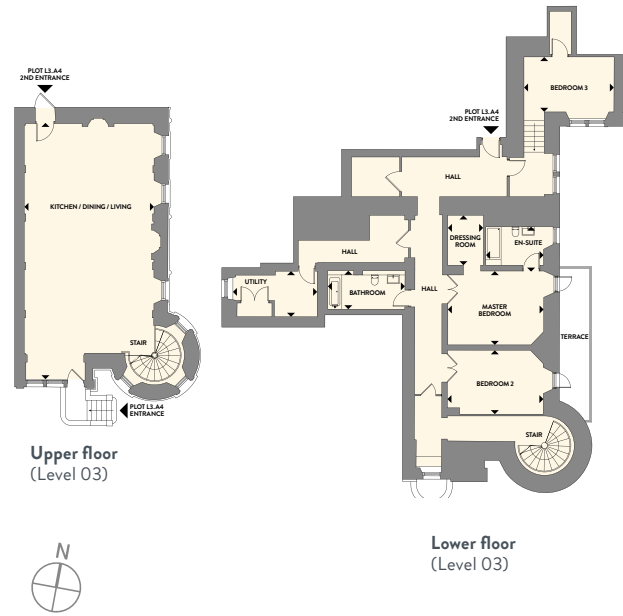


Floor Plans

SOUTH WING

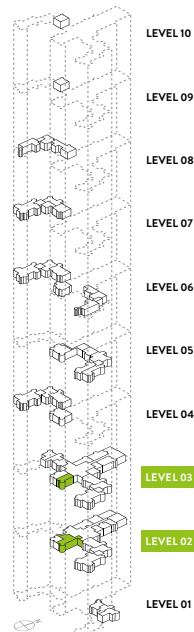


PLOT L3.A4
**Level 03
 Duplex
 Apartment**

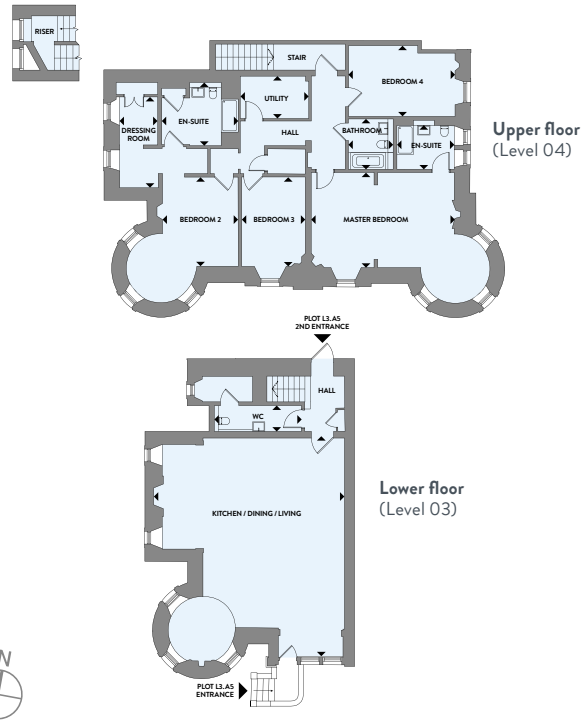


PLOT L3.A4 • 3 BEDROOM

Kitchen/Living/ Dining	6.860m x 12.145m	22ft 6" x 39ft 10"
Utility	4.195m x 2.205m	13ft 9" x 7ft 3"
Master Bedroom	5.075m x 3.910m	16ft 8" x 12ft 10"
En-Suite	3.060m x 1.845m	10ft 0" x 6ft 1"
Dressing	1.875m x 2.645m	6ft 2" x 8ft 8"
Bedroom 2	5.070m x 3.390m	16ft 8" x 11ft 1"
Bedroom 3	4.795m x 2.915m	15ft 9" x 9ft 7"
Bathroom	4.085m x 2.040m	13ft 5" x 6ft 8"

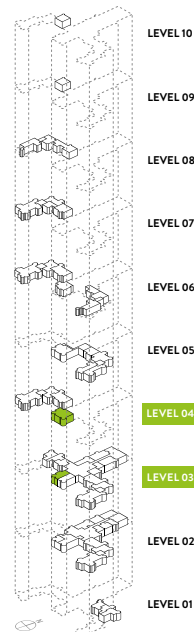


PLOT L3.A5
**Level 03
 Duplex
 Apartment**

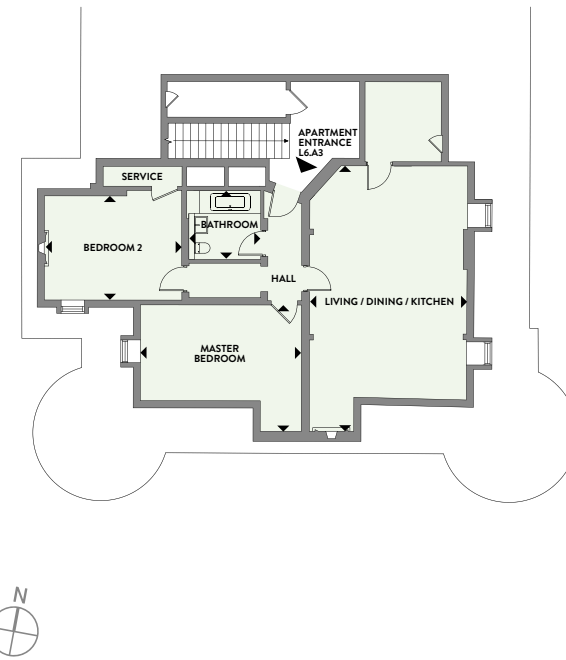


PLOT L3.A5 • 4 BEDROOM

Kitchen/Living/ Dining	8.805m x 10.605m	28ft 11" x 34ft 9"
WC	4.205m x 1.250m	13ft 10" x 4ft 1"
Master Bedroom	6.910m x 4.590m	22ft 8" x 15ft 1"
En-Suite	2.770m x 2.370m	9ft 1" x 7ft 9"
Bedroom 2	3.650m x 4.305m	12ft 0" x 14ft 1"
En-Suite	3.695m x 3.075m	12ft 1" x 10ft 1"
Dressing	1.845m x 4.390m	6ft 1" x 14ft 5"
Bedroom 3	3.070m x 4.320m	10ft 1" x 14ft 2"
Bedroom 4	5.145m x 3.420m	16ft 11" x 11ft 3"
Bathroom	2.160m x 2.430m	7ft 1" x 8ft 0"
Utility	3.310m x 2.045m	10ft 10" x 6ft 8"

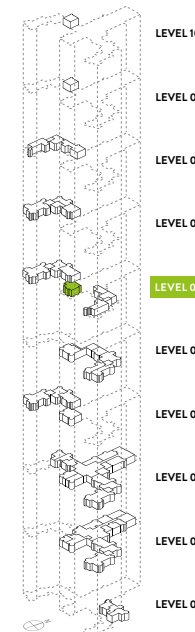


PLOT L6.A3
**Level 06
 Apartment**



PLOT L6.A3 • 2 BEDROOM

Living/Kitchen/ Dining	6.055m x 9.240m	19ft 10" x 30ft 4"
Master Bedroom	5.600m x 4.395m	18ft 4" x 14ft 5"
Bedroom 2	4.790m x 3.815m	15ft 9" x 12ft 6"
Bathroom	2.495m x 2.400m	8ft 2" x 7ft 10"



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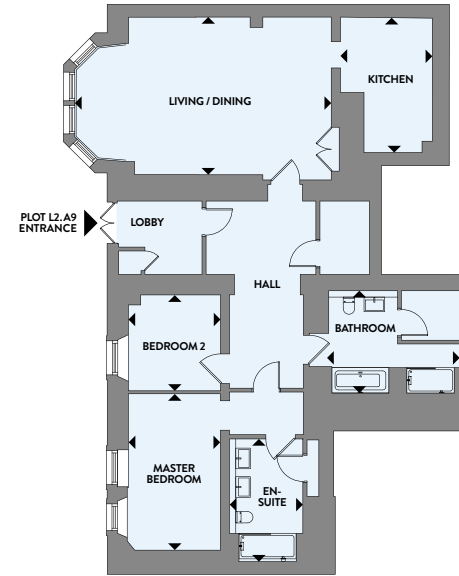
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Floor Plans

WEST WING

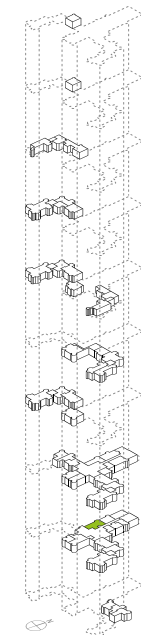


PLOT L2.A9 Level 02 Apartment

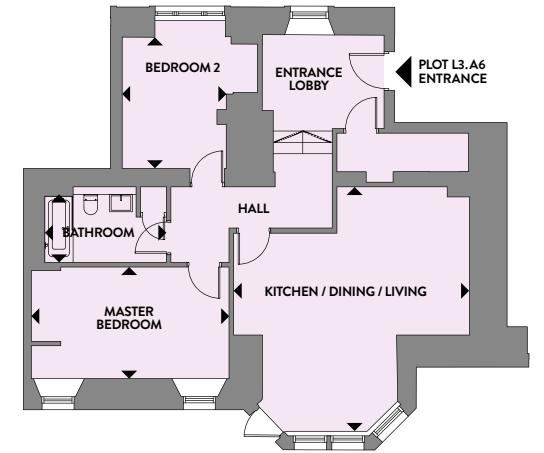


PLOT L2.A9 • 2 BEDROOM

Living/Dining	8.080m x 4.965m	26ft 6" x 16ft 3"
Kitchen	2.895m x 4.295m	9ft 6" x 14ft 1"
Master Bedroom	5.295m x 2.900m	17ft 4" x 9ft 6"
En-Suite	2.320m x 3.865m	7ft 7" x 12ft 8"
Bedroom 2	2.860m x 3.020m	9ft 5" x 9ft 11"
Bathroom	4.130m x 3.310m	13ft 7" x 10ft 10"

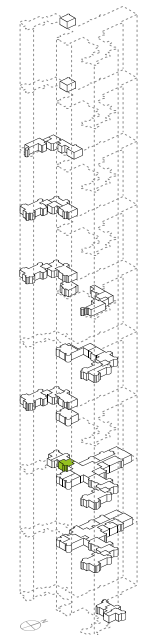


PLOT L3.A6 Level 03 Apartment



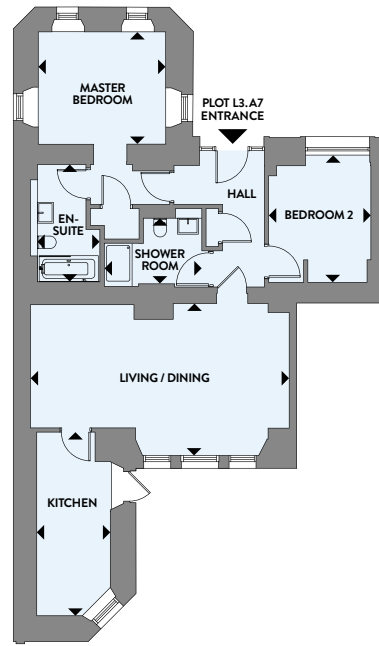
PLOT L3.A6 • 2 BEDROOM

Kitchen/Living/Dining	6.250m x 5.245m	20ft 6" x 17ft 2"
Master Bedroom	5.230m x 2.955m	17ft 2" x 9ft 8"
Bedroom 2	2.750m x 3.475m	9ft 0" x 11ft 5"
Bathroom	3.265m x 2.025m	10ft 9" x 6ft 8"



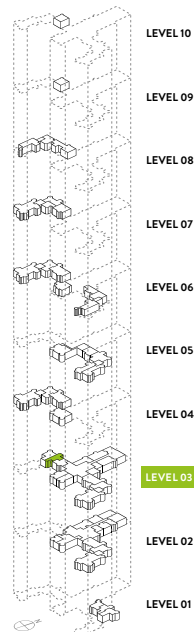
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PLOT L3.A7
**Level 03
 Apartment**

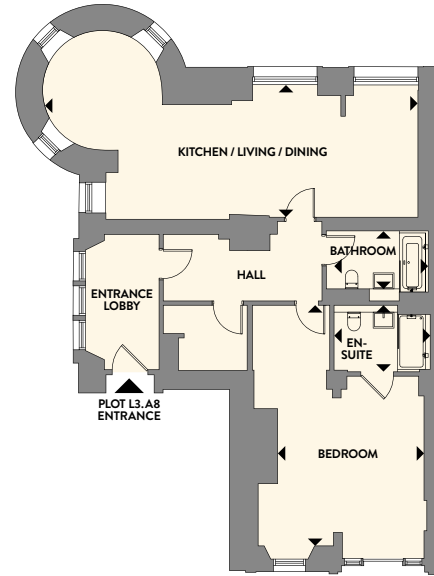


PLOT L3.A7 • 2 BEDROOM

Living/Dining	7.440m x 4.370m	24ft 5" x 14ft 4"
Kitchen	2.520m x 5.280m	8ft 3" x 17ft 4"
Master Bedroom	3.975m x 3.385m	13ft 0" x 11ft 1"
En-Suite	1.800m x 3.465m	5ft 11" x 11ft 4"
Bedroom 2	2.935m x 3.785m	9ft 8" x 12ft 5"
Shower Room	2.805m x 1.885m	9ft 2" x 6ft 2"

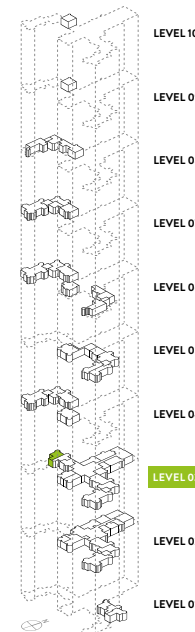


PLOT L3.A8
**Level 03
 Apartment**

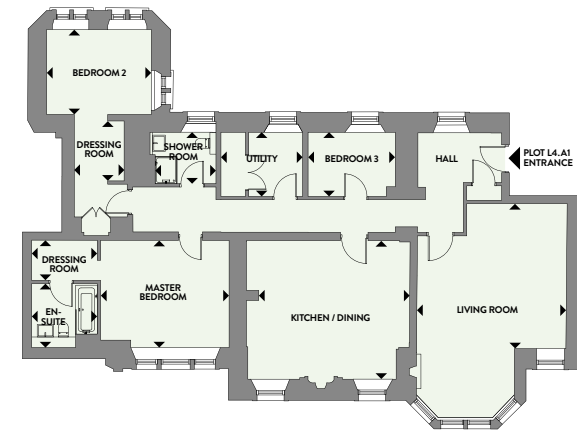


PLOT L3.A8 • 1 BEDROOM

Kitchen/Living/Dining	10.615m x 3.835m	34ft 10" x 12ft 7"
Bedroom	4.795m x 7.300m	15ft 9" x 23ft 11"
En-Suite	2.725m x 1.870m	8ft 11" x 6ft 2"
Bathroom	2.725m x 2.015m	8ft 11" x 6ft 7"

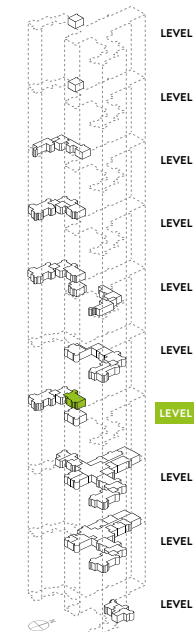


PLOT L4.A1
**Level 04
 Apartment**

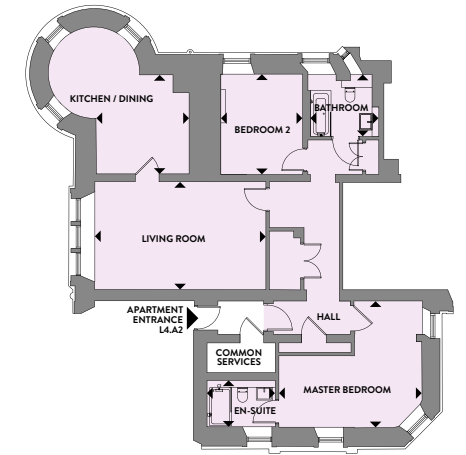


PLOT L4.A1 • 1 BEDROOM

Living	5.510m x 6.690m	18ft 1" x 21ft 11"
Kitchen/Dining	5.990m x 4.980m	19ft 8" x 16ft 4"
Master Bedroom	4.720m x 3.935m	15ft 6" x 12ft 11"
Dressing	2.520m x 1.605m	8ft 3" x 5ft 3"
En-Suite	2.400m x 2.220m	7ft 10" x 7ft 3"
Bedroom 2	4.125m x 3.245m	13ft 6" x 10ft 8"
Dressing	1.830m x 3.620m	6ft 0" x 11ft 10"
Bedroom 3	3.205m x 2.350m	10ft 6" x 7ft 8"
Shower Room	2.435m x 1.890m	8ft 0" x 6ft 2"
Utility	3.000m x 2.355m	9ft 10" x 7ft 9"

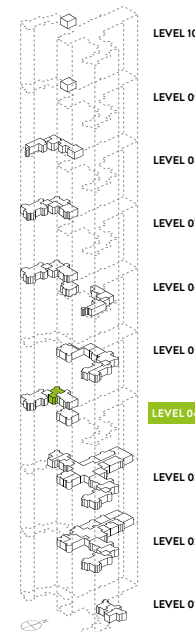


PLOT L4.A2
**Level 04
 Apartment**



PLOT L4.A2 • 2 BEDROOM

Living	6.295m x 3.965m	20ft 8" x 13ft 0"
Kitchen/Dining	3.520m x 3.585m	11ft 7" x 11ft 9"
Master Bedroom	5.250m x 4.655m	17ft 3" x 15ft 3"
En-Suite	2.510m x 1.700m	8ft 3" x 5ft 7"
Bedroom 2	3.010m x 3.690m	9ft 10" x 12ft 1"
Bathroom	2.605m x 2.275m	8ft 7" x 7ft 6"



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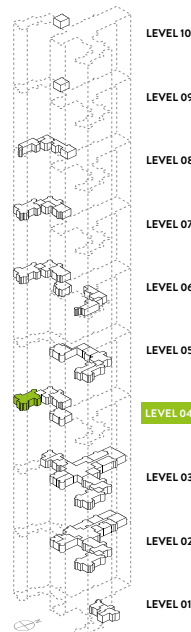
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PLOT L4.A3
**Level 04
 Apartment**

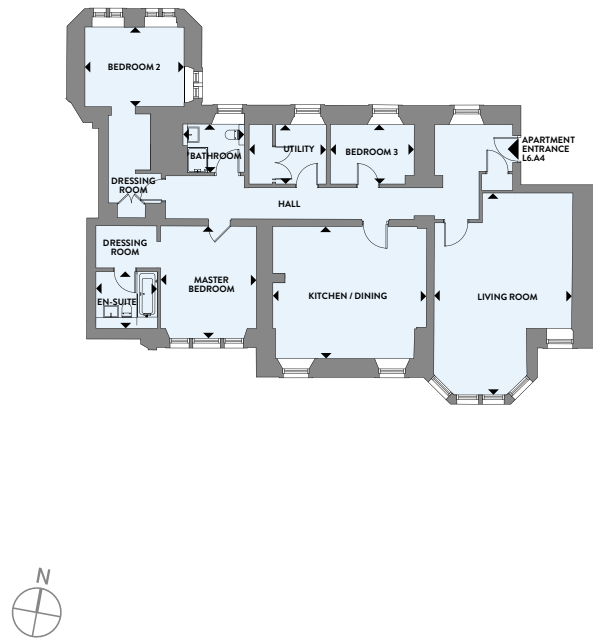


PLOT L4.A3 • 4 BEDROOM

Living	9.065m x 5.660m	29ft 9" x 18ft 7"
Dining/Kitchen	9.035m x 5.715m	29ft 8" x 18ft 9"
Master Bedroom	3.700m x 3.005m	12ft 2" x 9ft 10"
Dressing	1.910m x 3.235m	6ft 3" x 10ft 7"
En-Suite	1.055m x 2.325m	3ft 6" x 7ft 8"
Bedroom 2	3.615m x 3.795m	11ft 10" x 12ft 5"
Dressing	3.685m x 2.235m	12ft 1" x 7ft 4"
En-Suite 2	2.650m x 1.875m	8ft 8" x 6ft 2"
Bedroom 3	3.700m x 3.190m	12ft 2" x 10ft 6"
Bedroom 4	3.690m x 3.700m	12ft 1" x 12ft 2"
Bathroom	3.900m x 2.465m	12ft 10" x 8ft 1"
Gallery	3.965m x 2.870m	13ft 0" x 9ft 5"
Utility	4.050m x 2.660m	13ft 3" x 8ft 9"

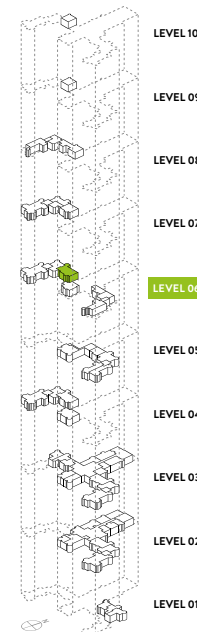


PLOT L6.A4
**Level 06
 Apartment**

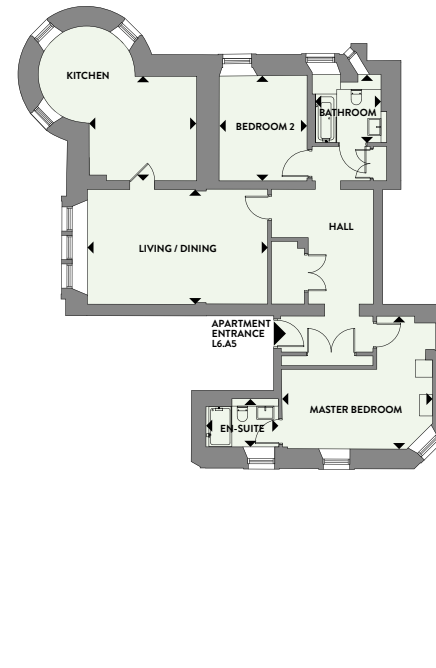


PLOT L6.A4 • 3 BEDROOM

Living	5.490m x 7.850m	18ft 0" x 25ft 9"
Kitchen/Dining	5.965m x 5.135m	19ft 7" x 16ft 10"
Master Bedroom	3.755m x 4.375m	12ft 4" x 14ft 4"
Dressing	2.395m x 1.645m	7ft 10" x 5ft 5"
En-Suite	2.395m x 2.220m	7ft 10" x 7ft 3"
Bedroom 2	3.855m x 3.100m	12ft 8" x 10ft 2"
Bedroom 3	3.255m x 2.340m	10ft 8" x 7ft 8"
Shower Room	2.405m x 1.890m	7ft 11" x 6ft 2"
Utility	3.020m x 2.335m	9ft 11" x 7ft 8"

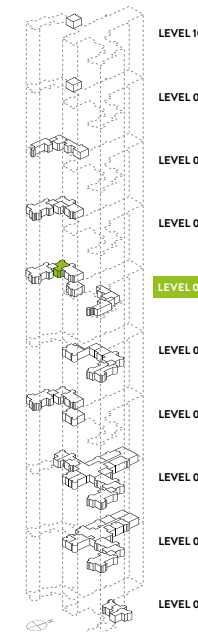


PLOT L6.A5
**Level 06
 Apartment**

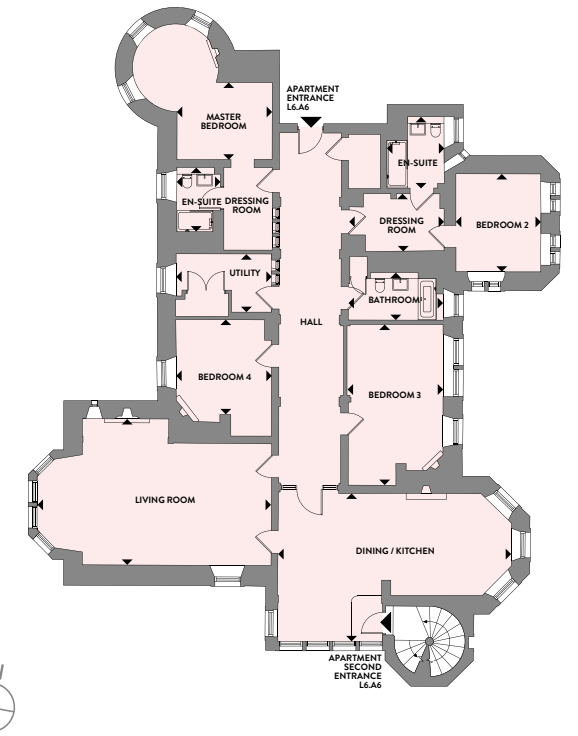


PLOT L6.A5 • 2 BEDROOM

Living/Dining	6.290m x 3.995m	20ft 8" x 13ft 1"
Kitchen	3.815m x 3.635m	12ft 6" x 11ft 11"
Master Bedroom	5.520m x 4.625m	18ft 1" x 15ft 2"
En-Suite	2.550m x 1.680m	8ft 4" x 5ft 6"
Bedroom 2	3.060m x 3.650m	10ft 0" x 12ft 0"
Bathroom	2.490m x 2.335m	8ft 2" x 7ft 8"

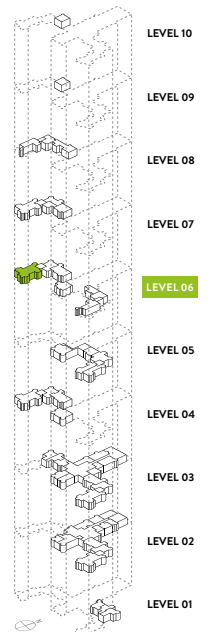


PLOT L6.A6
**Level 06
 Apartment**



PLOT L6.A6 • 4 BEDROOM

Living	4.755m x 7.355m	15ft 7" x 24ft 1"
Dining/Kitchen	9.085m x 5.785m	29ft 10" x 19ft 0"
Master Bedroom	3.585m x 2.985m	11ft 9" x 9ft 9"
Dressing	3.210m x 1.885m	10ft 6" x 6ft 2"
En-Suite	1.710m x 2.565m	5ft 7" x 8ft 5"
Bedroom 2	3.295m x 3.820m	10ft 10" x 12ft 6"
Dressing	3.055m x 2.235m	10ft 0" x 7ft 4"
En-Suite 2	2.335m x 2.775m	7ft 8" x 9ft 1"
Bedroom 3	3.740m x 6.265m	12ft 3" x 20ft 7"
Bedroom 4	3.705m x 3.690m	12ft 2" x 12ft 1"
Utility	3.725m x 2.280m	12ft 3" x 7ft 6"
Bathroom	3.505m x 1.620m	11ft 6" x 5ft 4"

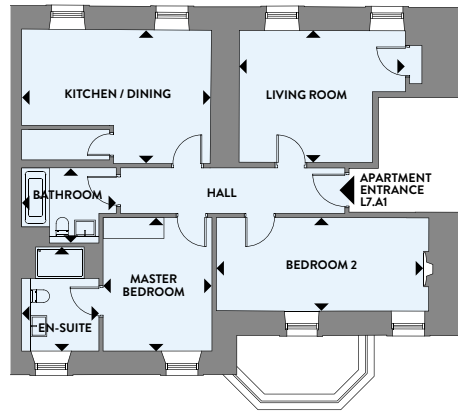


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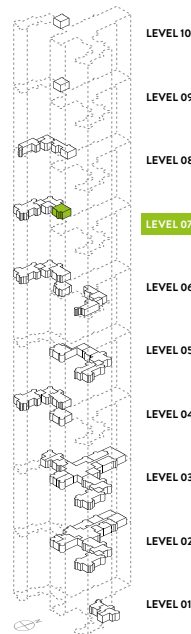
PLOT L7.A1

Level 07 Apartment



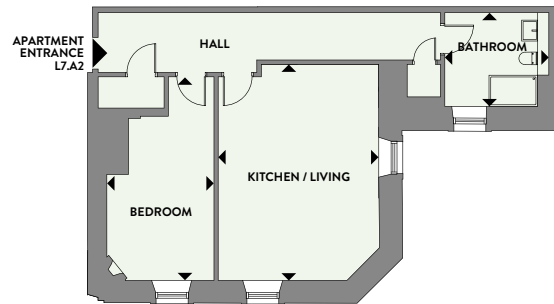
PLOT L7.A1 • 2 BEDROOM

Kitchen/Dining	5.235m x 3.875m	17ft 2" x 12ft 9"
Living	4.780m x 3.785m	15ft 8" x 12ft 5"
Master Bedroom	3.135m x 3.835m	10ft 3" x 12ft 7"
En-Suite	2.220m x 2.935m	7ft 3" x 9ft 8"
Bedroom 2	6.105m x 2.685m	20ft 0" x 8ft 10"
Bathroom	2.880m x 2.160m	9ft 5" x 7ft 1"



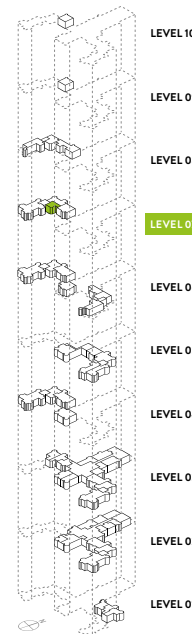
PLOT L7.A2

Level 07 Apartment



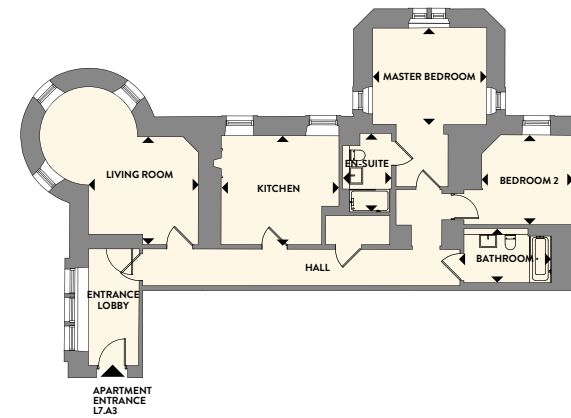
PLOT L7.A2 • 1 BEDROOM

Kitchen/Living	4.625m x 6.210m	15ft 2" x 20ft 4"
Bedroom	3.085m x 5.855m	10ft 1" x 19ft 2"
Shower Room	2.945m x 2.865m	9ft 8" x 9ft 5"



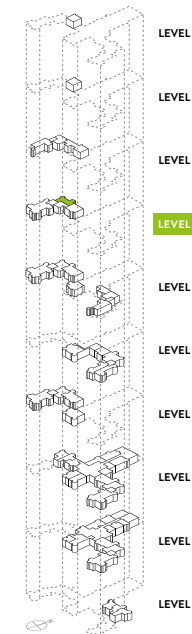
PLOT L7.A3

Level 07 Apartment



PLOT L7.A3 • 2 BEDROOM

Living	3.835m x 3.760m	12ft 7" x 12ft 4"
Kitchen	4.095m x 3.790m	13ft 5" x 12ft 5"
Master Bedroom	4.720m x 3.725m	15ft 6" x 12ft 3"
En-Suite	1.700m x 2.740m	5ft 7" x 9ft 0"
Bedroom 2	3.825m x 3.130m	12ft 7" x 10ft 3"
Bathroom	3.030m x 1.945m	9ft 11" x 6ft 5"



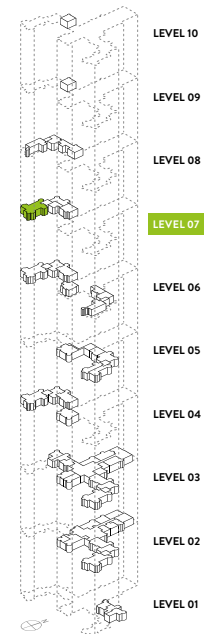
PLOT L7.A4

Level 07 Apartment



PLOT L7.A4 • 5 BEDROOM

Living/Dining	9.045m x 4.835m	29ft 8" x 15ft 10"
Kitchen	9.070m x 3.985m	29ft 9" x 13ft 1"
Master Bedroom	3.665m x 2.995m	12ft 0" x 9ft 10"
En-Suite	1.805m x 2.470m	5ft 11" x 8ft 1"
Dressing	3.210m x 1.890m	10ft 6" x 6ft 2"
Bedroom 2	3.580m x 4.285m	11ft 9" x 14ft 1"
En-Suite	2.825m x 1.665m	9ft 3" x 5ft 6"
Dressing	2.275m x 3.860m	7ft 6" x 12ft 8"
Bedroom 3	3.190m x 3.800m	10ft 6" x 12ft 6"
Bedroom 4	3.180m x 3.785m	10ft 5" x 12ft 5"
Bedroom 5	2.830m x 3.745m	9ft 3" x 12ft 3"
Utility	3.740m x 2.435m	12ft 3" x 8ft 0"

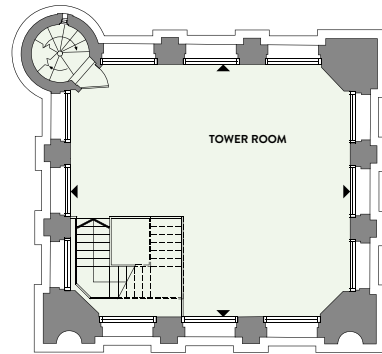


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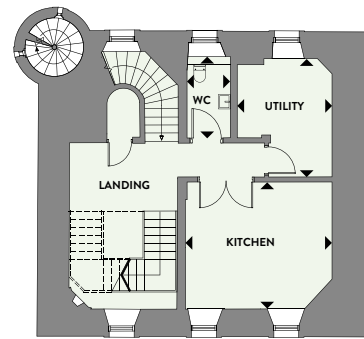
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PLOT L8.A1

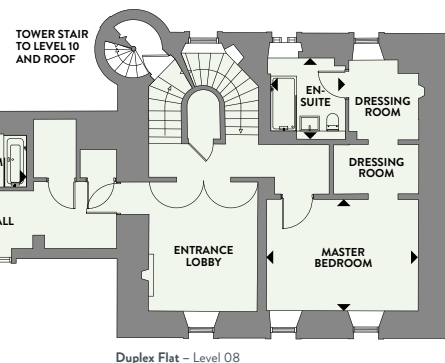
Level 08 Duplex Apartment



Duplex Flat - Level 10



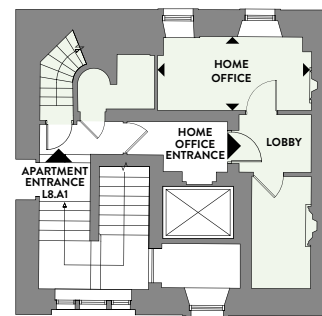
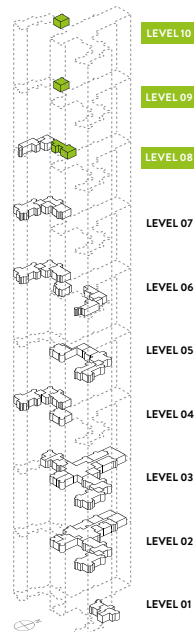
Duplex Flat - Level 09



Duplex Flat - Level 08



PLOT L8.A1 • 4 BEDROOM			
Master Bedroom	4.685m x 3.440m	15ft 4" x 11ft 3"	
Dressing 1	2.635m x 1.520m	8ft 7" x 5ft 0"	
Dressing 2	2.160m x 2.470m	7ft 1" x 8ft 1"	
En-Suite	2.410m x 2.255m	7ft 11" x 7ft 5"	
Bedroom 2	3.260m x 3.820m	10ft 8" x 12ft 6"	
En-Suite 2	2.645m x 1.315m	8ft 8" x 4ft 4"	
Bedroom 3	4.665m x 2.600m	15ft 4" x 8ft 6"	
Bedroom 4	3.955m x 5.405m	13ft 0" x 17ft 9"	
Bathroom	2.785m x 1.635m	9ft 2" x 5ft 4"	
Kitchen	4.540m x 3.920m	14ft 11" x 12ft 10"	
Utility	3.655m x 2.925m	12ft 0" x 9ft 7"	
WC	1.345m x 2.515m	4ft 5" x 8ft 3"	
Tower Room	8.640m x 7.800m	28ft 4" x 25ft 7"	

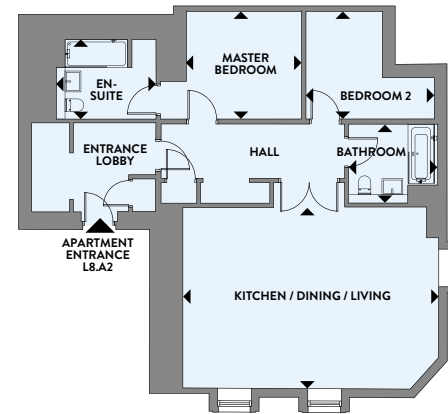


Duplex Flat - Level 07

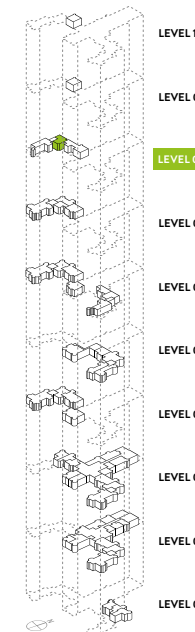
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PLOT L8.A2

Level 08 Apartment



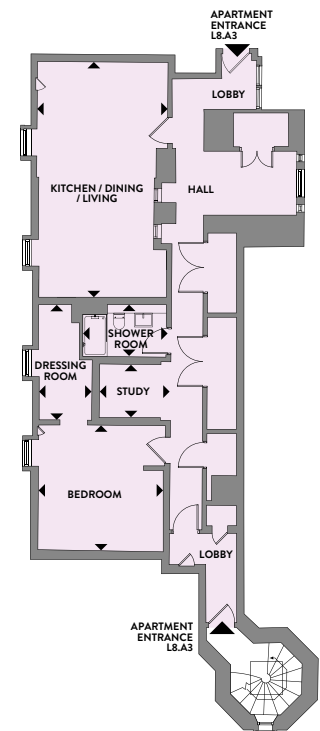
PLOT L8.A2 • 2 BEDROOM			
Living/Dining/Kitchen	7.380m x 5.925m	24ft 2" x 19ft 5"	
Master Bedroom	3.305m x 3.100m	10ft 10" x 10ft 2"	
En-Suite	2.870m x 2.285m	9ft 5" x 7ft 6"	
Bedroom 2	3.675m x 3.100m	12ft 1" x 10ft 2"	
Bathroom	2.550m x 2.275m	8ft 4" x 7ft 6"	



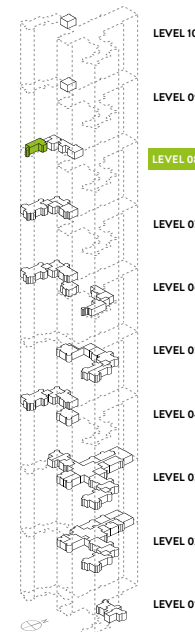
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PLOT L8.A3

Level 08 Apartment



PLOT L8.A3 • 1 BEDROOM			
Living/Dining/Kitchen	3.820m x 7.780m	12ft 6" x 25ft 6"	
Bedroom	4.170m x 4.155m	13ft 8" x 13ft 8"	
Dressing Room	2.020m x 3.810m	6ft 8" x 12ft 6"	
Study	2.025m x 1.770m	6ft 8" x 5ft 10"	
Shower Room	2.730m x 1.685m	8ft 11" x 5ft 6"	



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Specification

CONVERSIONS

Kitchens

- Designer kitchens
- Integrated Siemens dishwasher
- Integrated Siemens microwave
- Siemens stainless steel oven
- Siemens induction hob
- Stainless steel sink with chrome monobloc mixer tap
- Integrated fridge freezer
- Integrated compartmental recycling bins

Bathrooms & En-suites

- Bespoke designed bathrooms
- Villeroy & Boch sanitary ware
- Hansgrohe taps and shower fittings
- Shower enclosures or showers over baths and glass shower screens (dependent on layout)
- Ceramic wall tiling

Heating

- Individual gas fired boilers
- Towel rails to bathrooms & en-suites (dependent on layout)
- Contemporary radiators throughout

Lighting & Electrical

- Pendant lighting in living areas, hallways & kitchens. Downlights in bathrooms, en-suites and mezzanines.
- Brushed steel power sockets and light switches to public rooms
- Pendant lighting to living areas, hallways & kitchens. Downlights to bathrooms & en-suites
- TV points in living room and all bedrooms
- USB charging points in living room, kitchen and all bedrooms
- BT points in living room and master bedrooms
- Mains operated smoke detectors and carbon monoxide detectors
- Shaver points to master en-suite
- Doorbell or door entry system
- Provision for Satellite and Cable TV

Internal Doors, Skirtings & Facings

- White satin skirtings and facings
- Existing panelled doors to be retained and restored where possible. Will match existing where replaced
- Satin stainless steel ironmongery

Floor Finishes

- Ceramic floor tiles to bathrooms and en-suites
- Oak flooring to hall/lounge/ open plan kitchen areas

Decoration

- White emulsion to ceilings and walls

Wardrobes

- Designer wardrobes

Shared External

- Landscaped common grounds

Parking

- Allocated parking space

Warranty

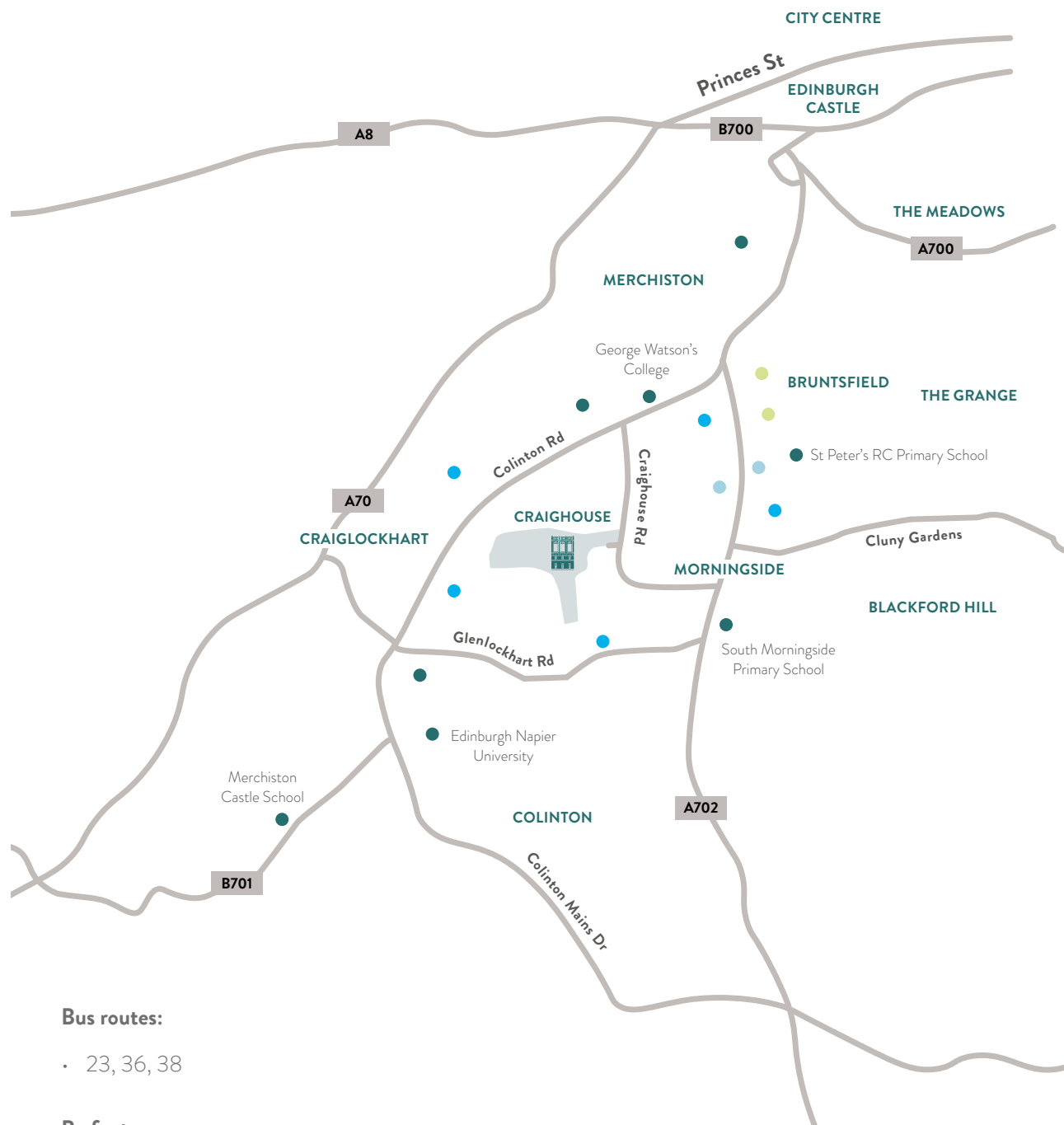
- Architects certificate

Disclaimer

We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract. Prospective purchasers should consult the selling agent for the latest details prior to reservation.



- Entertainment
- Leisure
- Schools
- Shopping



Bus routes:

- 23, 36, 38

By foot:

- 2.5 miles to Princes Street

By car:

- 3 miles to Edinburgh bypass
- 8 miles to Edinburgh Airport

On your doorstep

Craighouse occupies a fantastic and enviable location. It's minutes from the affluent yet eclectic neighbourhood of Morningside, full of cosy cafes, independent shops, popular restaurants, quirky pubs and local charm. The area is well served by public transport, excellent sport and leisure facilities (including the neighbouring Merchants of Edinburgh Golf Club) and a high number of top tier schools.



QUARTERMILE DEVELOPMENTS

Craighouse is proudly brought to you by Quartermile Developments, the residential arm of the Qmile Group. Following the phenomenal global success of Quartermile, their award-winning team has a wealth of experience in developing new communities in Edinburgh, in particular marrying old and new buildings within a natural environment to create a unique sense of place.



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