

Royal Meadows

EDINBURGH

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WELCOME TO
Royal Meadows

AWAKEN YOUR SENSES



LEITH

WAVERLEY STATION

CALTON HILL

THE NEW TOWN

THE ROYAL MILE

EDINBURGH CASTLE

THE GRASSMARKET

THE OLD TOWN

SOUTHSIDE

UNIVERSITY OF EDINBURGH

NEWINGTON

THE MEADOWS

BRUNTSFIELD LINKS

MARCHMONT

THE GRANGE



Royal Meadows



Exterior CGI

URBAN SANCTUARY

Discover elegant living in the City, with this exclusive collection of townhouses and apartments. Set in a series of beautifully restored Victorian buildings, your home at Royal Meadows offers the perfect balance of contemporary comfort and period charm.

Occupying an outstanding location on the edge of The Meadows, one of Edinburgh's most famous parks, this unique development has a sanctuary-like feel. Situated in the sought-after Conservation area of Marchmont, and yet only a mile away from the bustling city centre, Royal Meadows brings you the best of both worlds. With majestic character and architectural heritage, located on the southern boundary of the Edinburgh World Heritage Site, this development is truly remarkable.

Royal Meadows offers a once in a lifetime opportunity to own a home in one of the most renowned locations in Edinburgh.

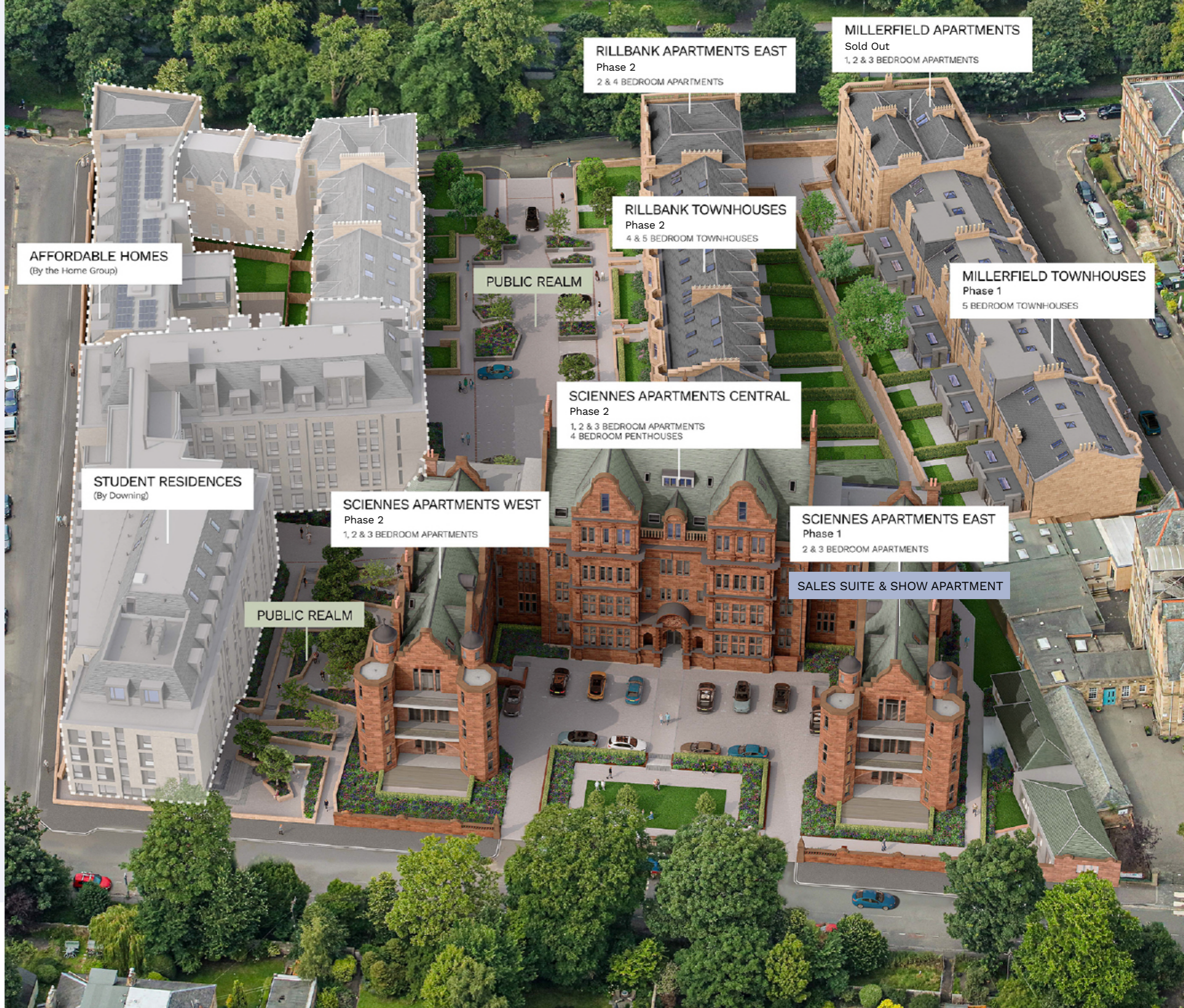
**THE
DEVELOPMENT**

AWAKEN YOUR SENSES

THE DEVELOPMENT

Set around an extensive area of new public realm and landscaped space, Royal Meadows is home to one of Edinburgh's most iconic landmarks. Dating back to the late Nineteenth Century, and at the heart of the development, the B-listed sandstone building was designed by George Washington Browne.

Part of the wider redevelopment of the former Royal Hospital for Sick Children, the unique properties at Royal Meadows have been sensitively restored to preserve the character of the historic buildings. A strong focus has been given to delivering high quality new homes whilst acknowledging and respecting their heritage.





YOUR SANCTUARY IN THE CITY

Royal Meadows comprises a handful of distinct buildings, providing a host of 1-3 bedroom apartments, penthouses and 4 & 5 bedroom townhouses, with an attractive landscaped walkway running through the development, connecting Sciennes Road to the Meadows.

Each home exudes charm and elegance. Many of the beautifully restored apartments benefit from double height ceilings, mezzanine levels and balconies, designed to optimize natural light. Coupled with contemporary finishes and traditional features, the panoramic views of the city takes Royal Meadows to another level.

The 4 and 5 bedroom townhouses, set over three floors, offer exquisite family living with generous proportions. The bright and spacious townhouses feature stylish garden rooms with bi-fold doors leading to serene private gardens, bay windows and arched ceiling cupolas, allowing natural light to flood the home.



Exterior CGI



Living room CGI

Whilst retaining traditional features, the homes at Royal Meadows have been designed with sustainability in mind to be practical and functional for modern life.

Royal Meadows is brought to you by Square & Crescent, one of Edinburgh's most prestigious property developers. Highly regarded, the Square & Crescent team specialise in the sensitive conversion of period buildings, creating exceptional homes in inspiring locations.



THIS IS WHAT
HOME FEELS LIKE



Exterior CGI

SCIENNES PENTHOUSES

Royal Meadows offers just two Penthouse Apartments providing a rare opportunity to enjoy Edinburgh's spectacular skyline from the comfort of your home. Set over two floors, these unique four-bedroom properties offer an elevated lifestyle with flexible living spaces designed to optimise natural light.

The Penthouses provide enviable entertaining spaces with private rooftop terraces with contemporary glass extensions, as well as direct lift access and private parking.

CONTEMPORARY LIVING AT ITS FINEST

SCIENNES APARTMENTS

Sciennes Apartments at Royal Meadows occupy an outstanding building of palatial elegance. The distinctive red sandstone facade with many outward facing balconies offers 38 beautifully restored 1, 2 & 3 bedroom apartments, each retaining many of the original historic features and impressive proportions.

The contemporary design of the apartments provides a striking contrast to the building's exterior. Stylishly designed to be practical with modern life in mind, the apartments enjoy high ceilings and bright living spaces. With mezzanine levels, balconies and turrets – the Sciennes Apartments are truly bespoke and benefit from an impressive specification with lift access to all levels.



Kitchen / dining CGI

MILLERFIELD TOWNHOUSES

The Category C-listed buildings on Millerfield Place offers eight beautifully restored 5 bedroom townhouses, each retaining many of the original historic features and impressive proportions.

Set over three floors, the stylish properties offer flexible living spaces full of character and charm. High ceilings and bay windows compliment the restored period features and exquisite detailing throughout. The cupola within the arched ceiling of the central stairwell allows natural light to flood throughout the home.

Each townhouse benefits from a spacious dining kitchen and separate utility room, with impressive specification throughout. Contemporary garden room extensions provide a fantastic space to entertain friends. Bi-fold doors open onto a serene private garden, a tranquil space to enjoy and bring the outside in.



Living room CGI

MILLERFIELD APARTMENTS

With a leafy outlook over the Meadows Park, Millerfield Apartments comprises 8 luxurious 1-3 bedroom apartments which have been renovated to the highest standard. The sandstone building offers spacious open plan living areas with highly specified finishes throughout. Well-proportioned bedrooms benefit from ample wardrobe space and luxurious ensembles with underfloor heating.



Exterior CGI



Kitchen CGI



Exterior CGI

RILLBANK APARTMENTS

Occupying an impressive location on Rillbank Terrace, these spacious 2 bedroom apartments have a wonderful leafy outlook over the Meadows Park. Designed in a way to maximise on natural light, these spacious 2 bedroom apartments are perfectly placed to offer flexible, spacious city centre living.

RILLBANK TOWNHOUSES

With a pleasant outlook onto Rillbank Terrace, these 8 elegant townhouses offer exceptional family living over three floors. High ceilings and bay windows compliment the restored period features and exquisite detailing throughout.

Boasting an impressive dining kitchen and separate living room, these 4 & 5 bedroom properties also benefit from a spacious home study and drawing room on the 1st floor. Renovated windows allow lots of natural light to flow through the home. An impressive principal bedroom with ample wardrobe storage is complimented by an en-suite with underfloor heating, rainfall shower and standalone bath, making this a truly wonderful space to unwind after a long day.

Private enclosed gardens to the rear allow the outside in - the perfect place to entertain guests and spend time with family.



Townhouse Living Room



Exterior CGI
Student Residences, new public realm and landscaped space

**THE
SPECIFICATION**

AWAKEN YOUR SENSES

SPECIFICATION

GENERAL

- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- High quality ironmongery throughout
- Fully fitted wardrobes to certain rooms
- BT High Speed Fibre Broadband
- Wide plank scratch and water resistant oak effect flooring in halls, kitchens, living areas and cupboards with 25 year manufacturer's warranty

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in ensuites, bathrooms, halls and kitchens
- LED kitchen under unit lighting
- Feature LED lighting in principal ensuite
- External feature lighting to certain properties
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and ensuites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room (where applicable)

HEATING & VENTILATION

- High efficiency A rated Mitsubishi Ecodan Air Source Heat Pump to all townhouses
- 300L Mitsubishi Hot Water Storage to all townhouses
- Centralised plant room with water storage and air source heat pumps for heating and hot water to apartments

- 24/7 digital heating controls
- Electric underfloor tile heating within principal ensuite with 24/7 controls
- Contemporary flat panel designer radiators in living areas, kitchens, bedrooms and halls, with TRVs
- Tall electric towel radiators in bathrooms and ensuites
- Mechanical extract ventilation to kitchens, bathrooms and ensuites, utility and certain cupboards
- Trickle ventilation to windows

KITCHENS

German kitchens by Riddle & Coghill
Integrated appliances to include:

- Siemens fan oven
- Siemens combination microwave/oven to certain properties
- Siemens full height larder fridge to townhouses
- Siemens freezer to townhouses
- Siemens 70/30 fridge freezer to apartments
- Siemens dishwasher
- Siemens 4 zone induction hob with integrated downdraft extractor
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop

BATHROOMS & ENSUITES

High quality contemporary bathrooms and ensuites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels
- Duravit vanity units with ceramic basins in bathrooms and ensuites
- Large low profile shower trays with frameless glass screens
- Brushed steel taps and shower & bath valves by Aqualla Brassware

- Tall electric towel radiators
- Large feature mirrors
- LED mirror feature lighting and demister pads in principal ensuite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal ensuite shower areas
- Electric underfloor tile heating with 24/7 controls in principal ensuite

SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors at apartments
- Multi point locking to aluminium garden room door at Millerfield Townhouses
- Lockable rear gate at townhouses
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to front and rear gardens where applicable
- Door bell to front door at townhouses
- Mains wired interlinked smoke and heat detectors where applicable
- Mains wired Carbon Dioxide monitor to principal bedroom

AUDIO VISUAL

All properties are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream



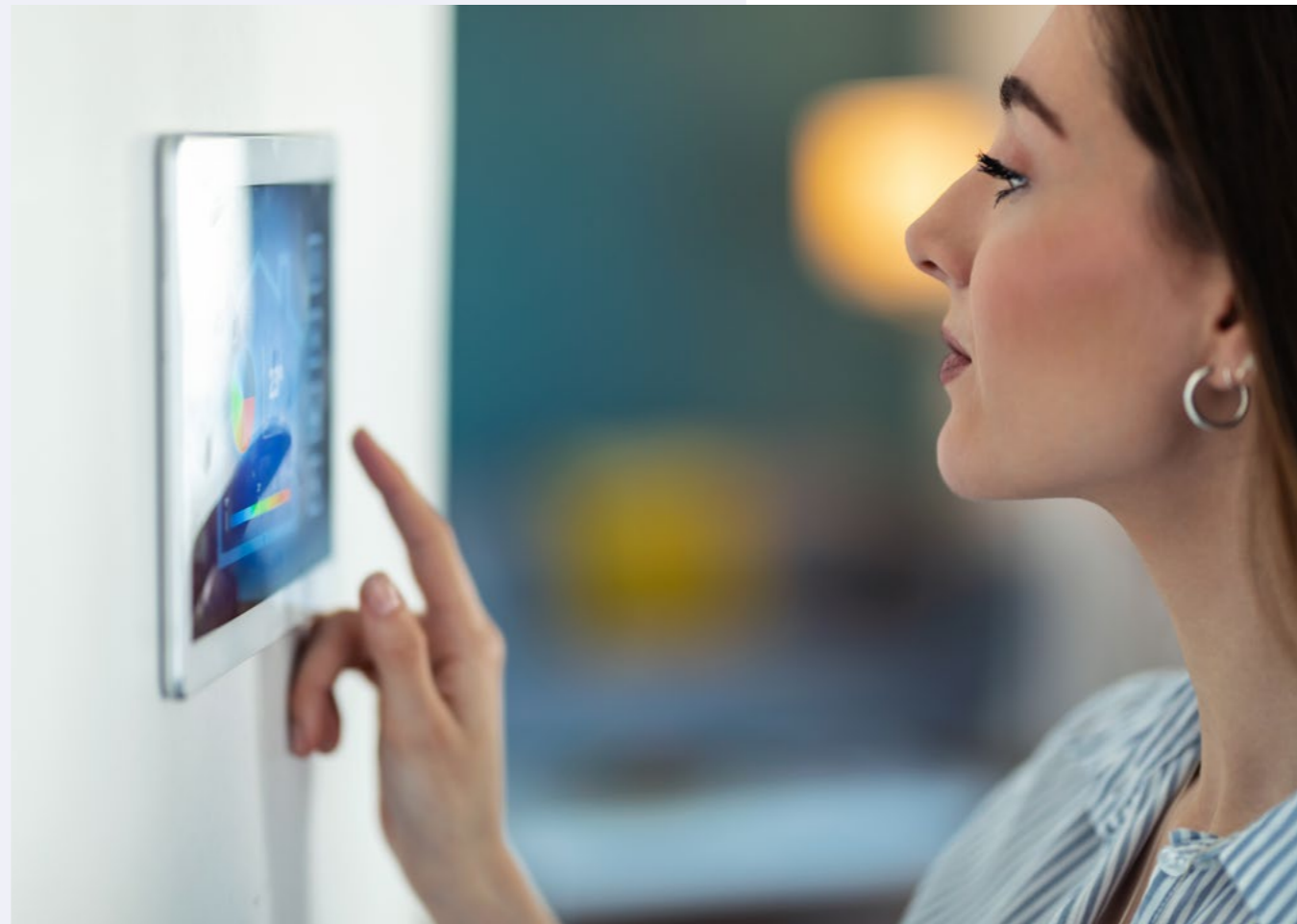
Bathroom CGI

A SUSTAINABLE APPROACH

Our commitment to sustainability covers every aspect of our business. It means designing and building high-quality homes in thriving communities where our customers can enjoy a healthy, active and sustainable lifestyle.

We have designed our homes at Royal Meadows to be energy and resource efficient to live in by improving building performance whilst sensitively preserving the buildings' character.

Each unique property at Royal Meadows will be energy efficient, featuring new improved insulated building fabric and enhanced glazing performance. The development is completely gas free, and each home will be heated using air source heat pumps - a low-carbon heating solution which provides green energy and reduced pollution. Centralised mechanical ventilation systems allow fresh air to flow through the home, and special consideration has been given to maximise natural light, creating fantastic spaces to live, work and play.



We continue to work with our partners in the supply chain to source sustainable materials, and with our contractors to minimise the environmental impact of our construction sites. We aim to use recycled materials whenever possible and ensure our construction waste is re-used. Sandstone recovered from structural dismantlings has been re-used in the buildings and boundary walls, and any plasterboard waste has been crushed and reused as a soil conditioner.

Conscious of our impact on the local infrastructure networks, we have constructed surface water attenuation tanks to reduce the development's impact on the existing wider drainage network. We work with many small and medium sized (SME) businesses who provide labour, trades and services to our construction sites. Many of our partners are local and family-run businesses and working with them supports the local economy around our sites.

**THE
LOCAL AREA**

AWAKEN YOUR SENSES

THE PERFECT LOCATION

Situated in the sought-after Conservation area of **Marchmont**, Royal Meadows lies adjacent to Edinburgh's desirable **Morningside**, **Bruntsfield** and **The Grange** districts, which boast an extensive collection of independent shops, cafés, fashion boutiques, vintage stores and specialist restaurants to explore.

Whether it is the luxury of having high culture, fine dining and exclusive shopping on your doorstep; or the opportunity to be immersed in the many festivals, exhibitions and outdoor events that take place in Edinburgh, Royal Meadows has it all.



Historic landmarks such as **Calton Hill**, **Princes Street**, the **National Museum of Scotland** and Edinburgh's Georgian **New Town** can be reached within 20 minutes on foot, as can world-renowned sights such as **Arthur's Seat** and **Edinburgh Castle**.

Closer to home, within a 5-minute walk, you can access a variety of local cafés, restaurants and green open spaces. A stroll through **The Meadows** or around the nearby streets is always a pleasure, particularly in spring when the cherry blossom trees are in full bloom.



ENTERTAINMENT ON TAP

Lovers of art and culture will be in their element if they choose to make Royal Meadows their home. Edinburgh's legendary **Scottish National Portrait Gallery** is within easy reach in the **New Town**, and the **Scottish Gallery of Modern Art** – to the west of the city centre – is home to world-famous masterpieces by artists such as Picasso and Matisse.

Literary enthusiasts will be pleased to know that the Royal Meadow's area of **Marchmont** is home to Ian Rankin's fictional detective John Rebus. And if you take a stroll around the **Old Town**, you can walk in the footsteps of writers such as Robert Burns, Arthur Conan Doyle and Sir Walter Scott.



If theatre is your thing, there's no need to jump in the car because **The King's Theatre**, **Church Hill Theatre**, **Summerhall** and **Queen's Hall** are all within a 15-minute walk of Royal Meadows. And cinema buffs can hot foot it to the stylish **Dominion Cinema** in Morningside. Edinburgh is also host to the annual **Fringe Festival**, one of the greatest celebrations of arts and culture in the world, which takes place in August.

For more active leisure pursuits, a game of tennis at **The Meadows Tennis Club** is a popular choice for many local residents. Nearby, highly regarded **Meadowlark Yoga** offers yogis a variety of classes, and the **Royal Commonwealth Pool** is among Scotland's most famous leisure centres, best known for hosting elite diving events.



A FEAST FOR THE SENSES

There are hundreds of excellent restaurants and bars across the city, and – as luck would have it – some of the best of them happen to be within easy reach of Royal Meadows. Fine dining restaurant **Kora** by award-winning chef Tom Kitchin, for example, and steak restaurant **Chop House** are both a mere stroll away in Bruntsfield. Also close to home are the **Decanter Winery & Dinery**, **The Blackbird Bar & Restaurant**, and **Black Ivy** – a popular cocktail bar and restaurant.

When it comes to café culture, the area doesn't disappoint. **Project Coffee** on Bruntsfield Place is well worth a visit, as is **101 Bakery** in nearby Newington with its delicious pastries. Kids and adults alike will delight in a trip to **Luca's** celebrated ice cream parlour and café in Morningside.

For a spot of retail therapy **St James Quarter** is home to big high street names, and **George Street** is the place to be for more upmarket boutiques such as **Anthropologie**, **The White Company** and **Jo Malone**.

If luxury brands are more your thing, look no further than **Multrees Walk** which is home to labels such as **Mulberry**, **Louis Vuitton** and **Burberry** as well as the highly regarded **Harvey Nichols** store. Once you've had your fill of designer handbags, a visit to **Harvey Nichols'** legendary **Forth Floor Brasserie & Bar** is a must!





THE GREAT OUTDOORS

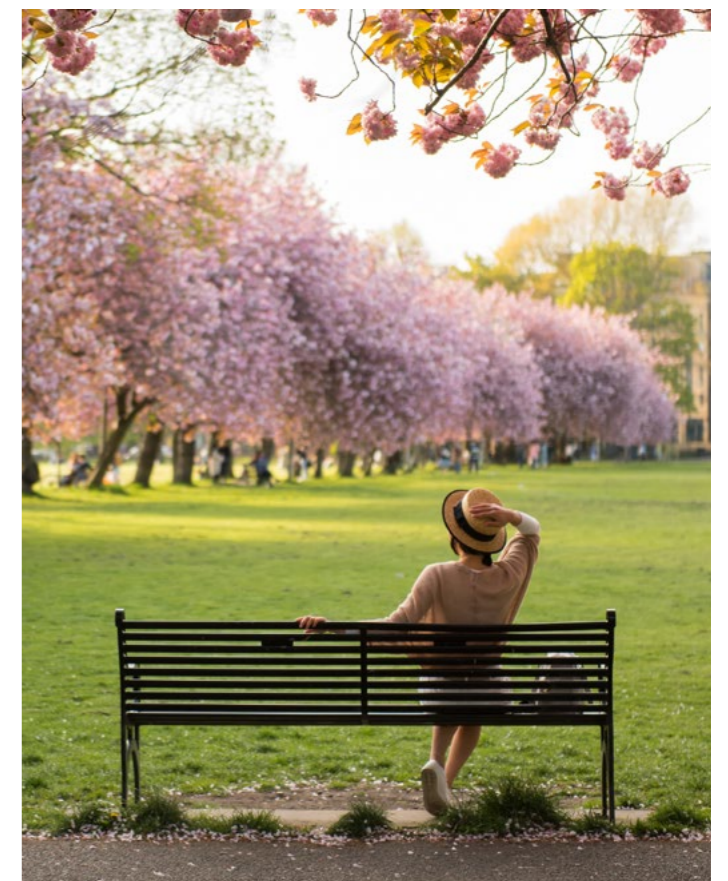
Edinburgh is known for its abundance of green spaces. Proportionally, it boasts more green spaces than any other city in the UK, accounting for nearly half of its total coverage.

Situated in leafy Marchmont, Royal Meadows is not short of options for access to the outdoors. A beautiful, landscaped walkway leads you through the development to **The Meadows**, one of the city's most popular areas. The 27 acres of elegant parkland offers, paths, cycle lanes and sports pitches and is host to an array of cafés, children's play areas, tennis courts and a croquet club.



A little further afield, you'll find **Princes Street Gardens** with its pristine lawns, **The Royal Botanic Garden** with its stunning glasshouses, and the **Braid Hills** in Morningside.

If you're feeling a bit more adventurous, take the 15-minute walk from Royal Meadows to **Holyrood Park**, home to the **Palace of Holyroodhouse** and offering 640 acres of open green space. A hike up **Arthur's Seat** will be rewarded with stunning views over **Leith** and the **Firth of Forth**.

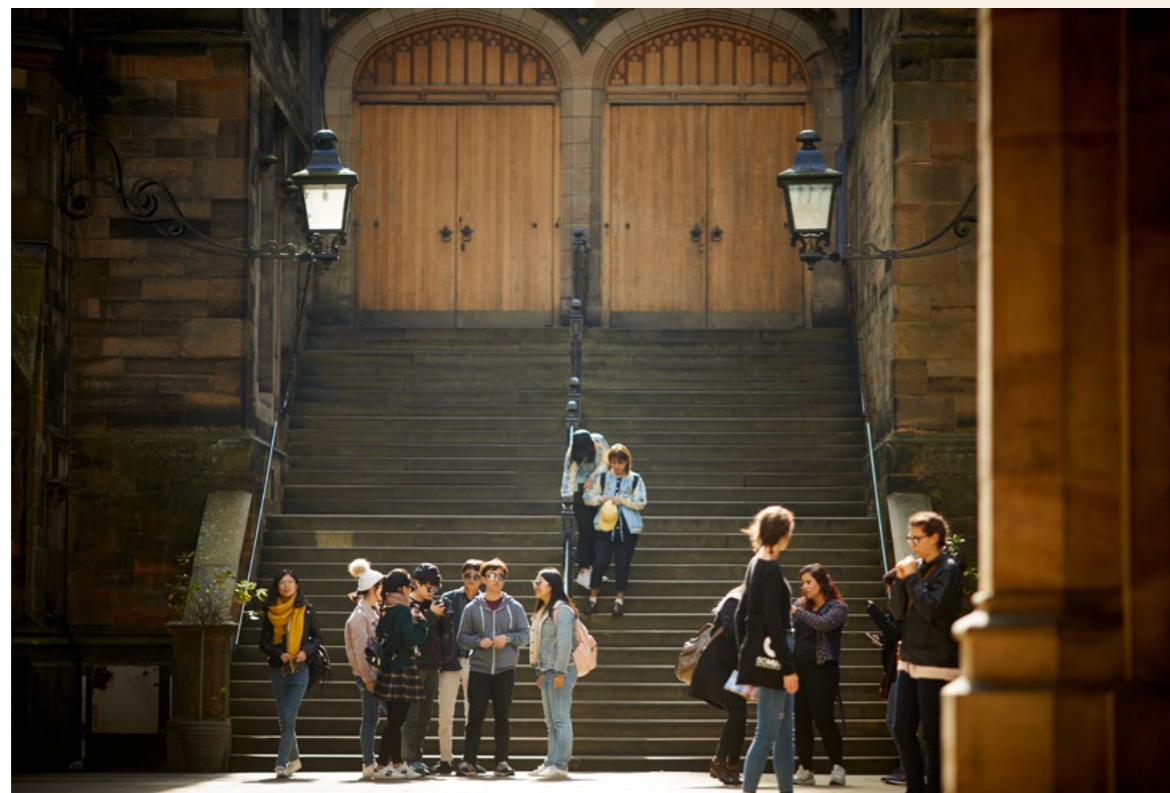


A WEALTH OF LEARNING OPPORTUNITIES

Children and students alike are well catered for, with ample choice of leading schools and universities offering an outstanding all-round education.

Sciennes Primary School enjoys an excellent reputation and prides itself on creating a warm, welcoming learning environment. **James Gillespie's High School** is the natural choice for older children in the area, welcoming boys and girls aged between 11 and 18.

In the independent sector, Edinburgh boasts 9 of Scotland's best private schools which take pupils of high school age, some of which also have primary and nursery schools as well. **George Watson's College** lies just 1.5 miles south of Royal Meadows and offers a campus-based education for 3 to 18-year-olds. Another private school of note is **George Heriot's School** in Edinburgh's Old Town which welcomes pupils aged between 4 and 18.



Edinburgh has a global reputation as a first-class study destination and attracts thousands of students from the UK and around the world to complete their studies every year. When it comes to higher education, the prestigious **University of Edinburgh's** buildings are located a short walk North across The Meadows, and **Edinburgh Napier University's** Merchiston Campus is just a mile away on Colinton Road.

Education: Distances

Sciennes Primary School	2 minutes walk	(0.1 mile)
James Gillespie's School	9 minutes walk	(0.5 miles)
George Watson's College	30 minutes walk	(1.5 miles)
George Heriot's School	14 minutes walk	(0.7 miles)
University of Edinburgh	11 minute walk	(0.5 miles)
Napier University	23 minutes walk	(1.2 miles)

EXCELLENT CONNECTIONS

Although you might struggle to tear yourself away from Edinburgh once you've settled into your new home at Royal Meadows, when it is time to take a holiday, it couldn't be easier.

Edinburgh Waverley Station is a 20-minute walk away or an eight-minute drive. From there you can catch a direct train to Glasgow (51 minutes), Aberdeen (2 hours 23 minutes), Inverness (3 hours 24 minutes) or London (4 hours 20 minutes*). For an international trip, Edinburgh airport is a simple 25-minute drive West.

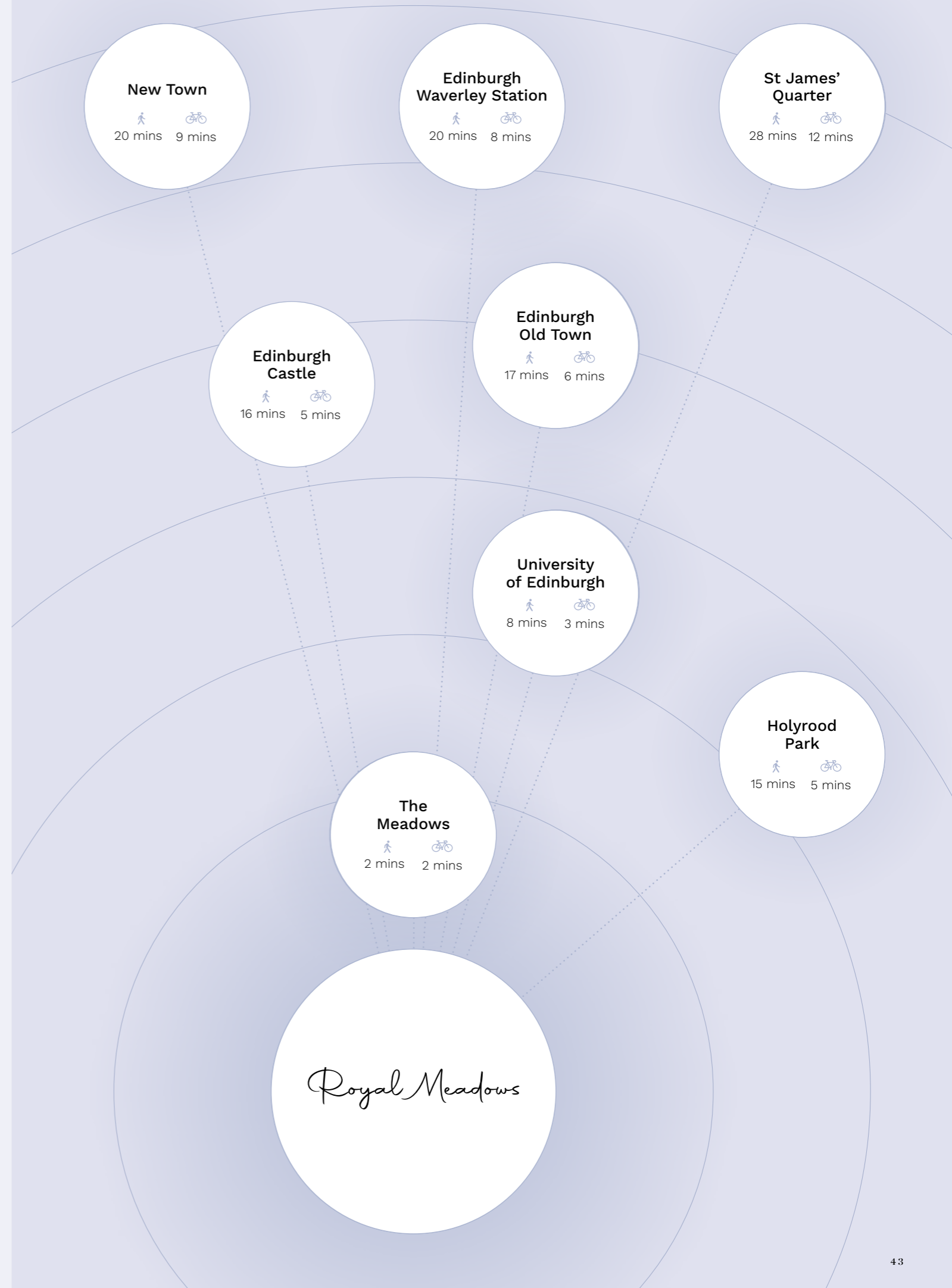
In terms of accessibility, Royal Meadows lends itself extremely well to getting around the city, with the centre just a short walk across the Meadows. Alternatively, you can hop on a bus and arrive on Princes Street within 15 minutes. Edinburgh's excellent tram service links you to destinations such as the Murrayfield Stadium, Edinburgh Airport and Leith.

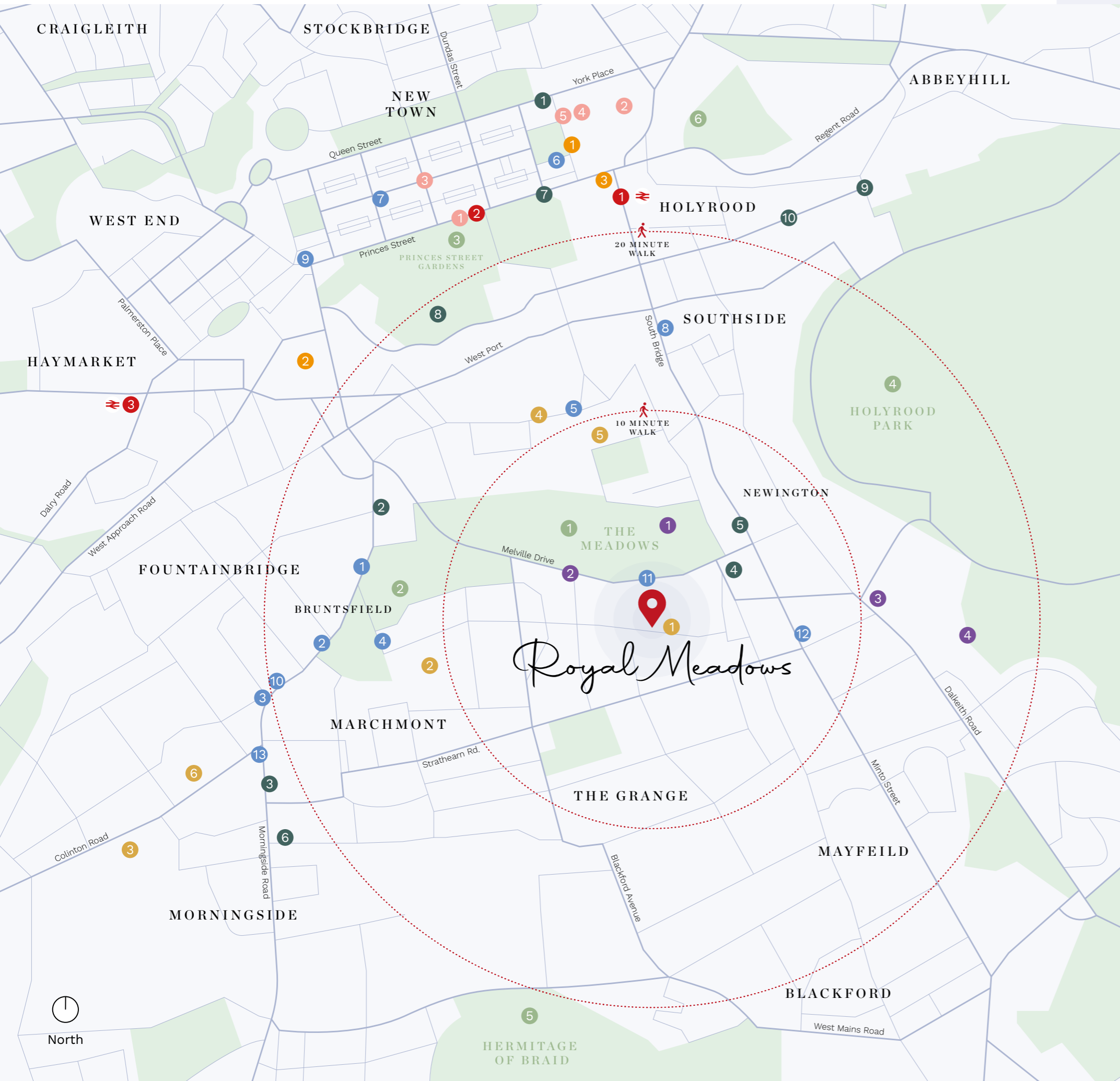
* All train times taken from Trainline



Driving Times

Haymarket	7 minutes
Edinburgh Waverley Station	8 minutes
Edinburgh Zoo	17 minutes
Edinburgh Airport	25 minutes
Glasgow	1 hour 1 minute
St Andrews	1 hour 26 minutes





PERFECTLY PLACED

Restaurants, Bars & Cafés

- 1 KORA by Tom Kitchin
- 2 Chop House
- 3 Decanter Winery and Dinery
- 4 Black Ivy
- 5 Paolozzi Restaurant & Bar
- 6 Dishoom
- 7 Chaophraya
- 8 Mother India's Café
- 9 Johnnie Walker Princes Street
- 10 Project Coffee
- 11 Victor Hugo Delicatessen
- 12 101 Bakery
- 13 S Luca

Shopping

- 1 Princes Street
- 2 St James Quarter
- 3 George Street
- 4 Multrees Walk
- 5 Harvey Nichols Edinburgh

Green Spaces

- 1 The Meadows
- 2 Bruntsfield Links
- 3 Princes Street Gardens
- 4 Holyrood Park
- 5 Hermitage of Braid and Blackford
- 6 Calton Hill

Hotels

- 1 Gleneagles Townhouse
- 2 Sheraton Grand Hotel & Spa
- 3 The Balmoral Hotel

Education

- 1 Sciennes Primary School
- 2 James Gillespie's High School
- 3 George Watson's College
- 4 George Heriot's School
- 5 The University of Edinburgh
- 6 Edinburgh Napier University Merchiston Campus

Culture

- 1 National Gallery of Scotland
- 2 King's Theatre
- 3 Church Hill Theatre
- 4 Summerhall
- 5 The Queen's Hall
- 6 Dominion Cinema
- 7 Scott Monument
- 8 Edinburgh Castle
- 9 Holyrood Palace
- 10 The Royal Mile

Leisure

- 1 Meadows City Tennis Club
- 2 Meadowlark Yoga
- 3 Royal Commonwealth Pool
- 4 Prestonfield Golf Club

Transport

- 1 Waverley Railway Station
- 2 Princes Street Tram Stop
- 3 Haymarket Train Station

ABOUT THE DEVELOPER

Square & Crescent is a residential developer with a primary focus on the acquisition, development and refurbishment of prime Georgian and Victorian properties and the creation of spectacular new-build apartments.

Operating within Edinburgh's City Centre, a UNESCO World Heritage Site, the Directors have a combined experience of 40 years in delivering successful residential projects, including Randolph Crescent, Melville Street and Drumsheugh Gardens. Specialising in the conversion of commercial buildings back into luxury residential dwellings and developing unique new-build apartments, Square & Crescent has developed a strong track record and trusted reputation for professionalism.

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SQUARE & CRESCENT

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