



Shandon Garden
AN AMA HOMES DEVELOPMENT



When Quality Matters



The perfect location

A beautiful, practical home, close to the heart of Scotland's capital and surrounded by outstanding facilities – what more could you ask for? That's exactly what AMA are offering at Shandon Garden.

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Shandon Garden is a wonderful development of 21 apartments and 13 duplexes, which lies in an area full of the character, interest and vibrancy so typical of Scotland's capital city. It boasts:

- Excellent local state and private schools
- Outstanding opportunities for leisure and recreation
- Shopping and retail options galore
- A buoyant and thriving local community
- Superb transport links to the city centre and beyond.



AMA – always focused on your needs

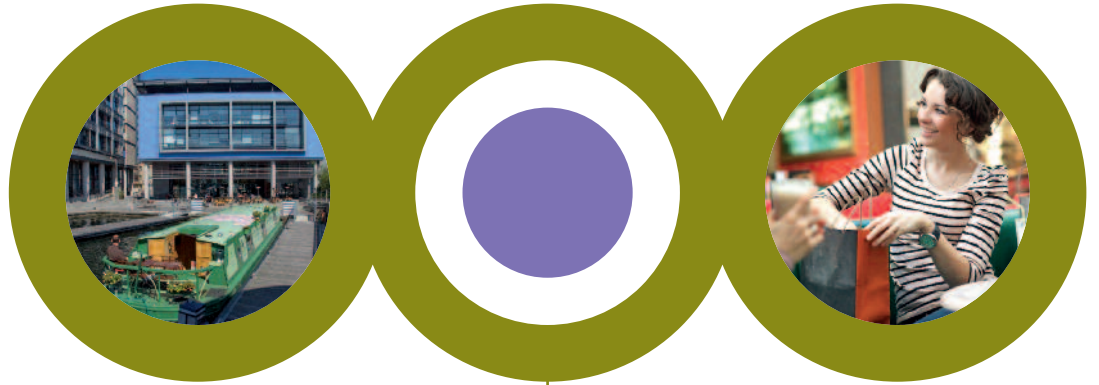
AMA is Scotland's most innovative and far thinking developer of high quality homes. For over 30 years we have led the way with cutting edge design and impressive craftsmanship.

4

Our philosophy is built on a number of very important values:

- We combine the very best features of traditional design with the comfort of contemporary living
- We always focus on the needs of our buyers and their families
- We create homes that are attractive and wonderful to live in, and will continue to look good for many years.
- You can rest assured, that every single AMA home is technologically advanced, practical, economical and energy efficient. And you can be certain that we will always seek to give you the stunning home that you deserve.







Scrupulous attention to detail

An AMA home is one that's built to last. At Shandon Garden we are using reinforced concrete for the structural frame and floors, traditional building methods and robust, quality materials.

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We know it's the little details that make all the difference, so we create homes which fit perfectly into their surroundings and address the needs of today's discerning buyers. At Shandon Garden the evidence of our meticulous approach is there for you to see:

- A thoroughly modern design that carefully complements the nearby 'colony' houses
- Protected underground car parking, that frees up space around the apartments and creates a safer, more attractive environment
- Highly insulated walls and smart heating that allow superb indoor climate control
- Double-glazed, argon-filled windows that are attractive and energy efficient
- Simple, clean lines and carefully selected materials make maintenance a breeze.



Well connected

Whilst Princes Street and the heart of Edinburgh is within walking distance, Shandon Garden is the perfect base from which to travel further afield.

8

Whether commuting to Glasgow, flying to London or simply looking to escape to the Pentland Hills, the outstanding transport links will get you where you want to be.

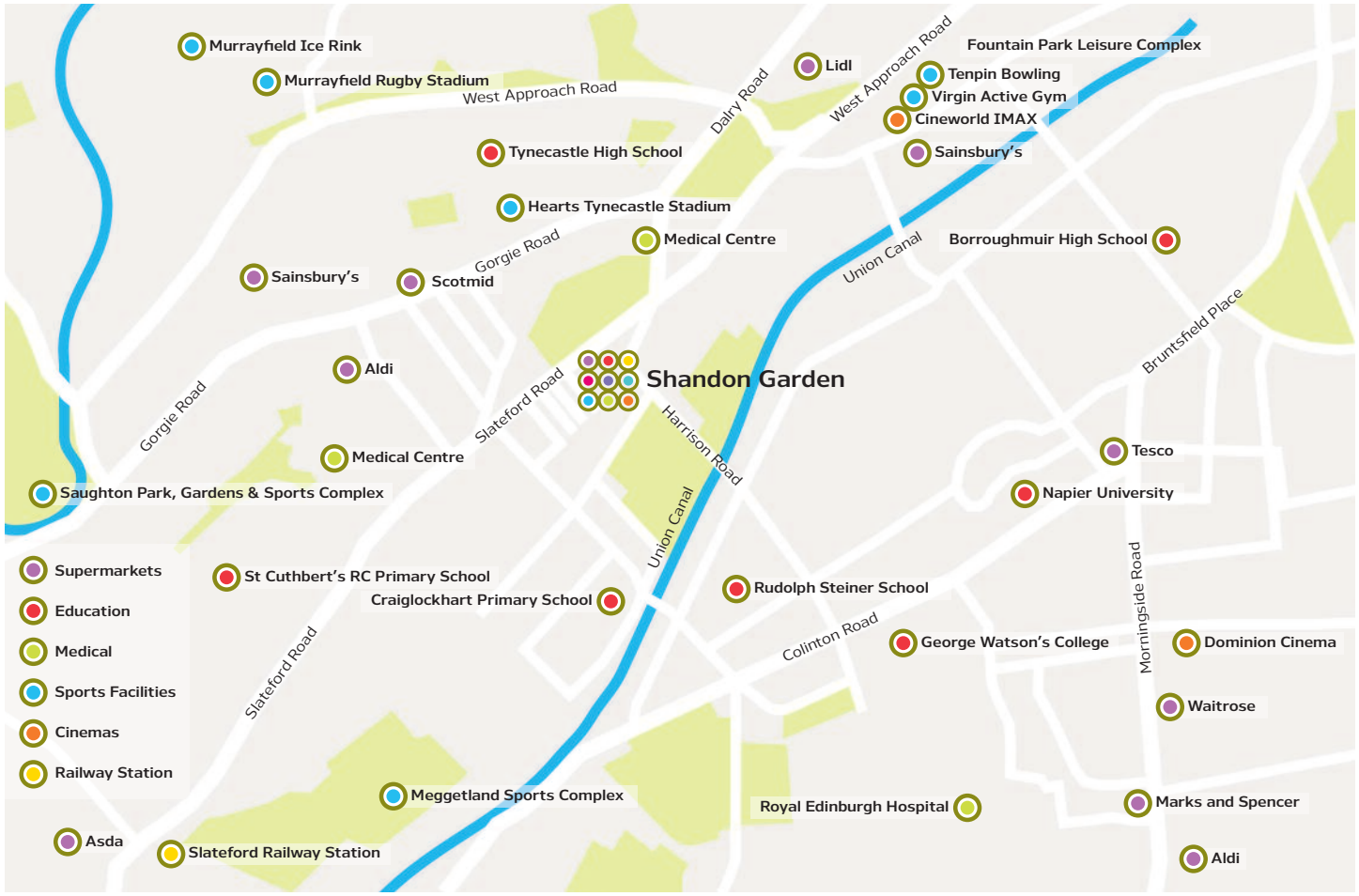
- The area is ten minutes from Haymarket train station
- Haymarket is also a key hub for Edinburgh's new tram system
- Edinburgh city bypass, leading to the M8, M9
- Edinburgh Airport is around 20 minutes away by car
- A regular, dependable bus service serves the area
- Edinburgh's extensive cycle network is on the doorstep.

Distance to Key Transport Links

(Approximate mileage)







One of the best

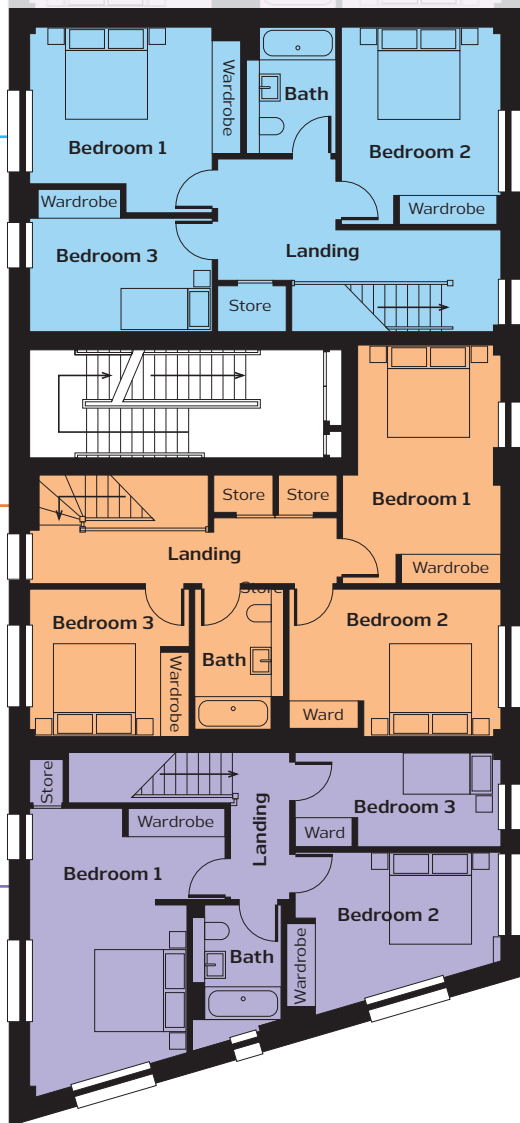
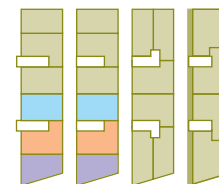
Shandon Garden is a fabulous city centre location, with excellent local amenities and easy access to the many of Edinburgh's attractions.

You don't have to walk far to enjoy the benefits of living in Scotland's capital:

- There are numerous shops and major supermarkets nearby and the stylish cafés and boutiques of Morningside and Bruntsfield are a 25 minute walk away
- Harrison Park is on your doorstep with access to the Union Canal, which is popular with rowers, canoeists, cyclists, joggers and walkers
- The Fountain Park complex, which has a multi-screen cinema, Virgin Active gym, bowling alley, kids play centre and numerous restaurants
- Meggetland and Craiglockhart Sports centres are a short jog away and top class football and rugby are on offer at nearby Tynecastle and Murrayfield.







A3

15 Primrose Terrace

metres

feet

Living	5.32 x 6.50	17'5 x 21'4
Kitchen/Dining	3.81 x 5.02	12'6 x 16'5
Shower Room	3.61 x 1.43	11'10 x 4'8
Bedroom 1	4.00 x 4.06	13'2 x 13'4
Bedroom 2	3.50 x 4.26	11'6 x 14'0
Bedroom 3	3.12 x 4.06	10'3 x 13'4
Bathroom	1.96 x 2.74	6'5 x 9'0

A2

17 Primrose Terrace

metres

feet

Living/Dining	8.61 x 5.05	28'3 x 16'7
Kitchen	3.09 x 5.24	10'1 x 17'2
Shower Room	3.07 x 1.82	10'1 x 6'0
Bedroom 1	5.14 x 3.47	16'11 x 11'5
Bedroom 2	3.25 x 4.60	10'8 x 15'1
Bedroom 3	3.55 x 3.25	11'8 x 10'8
Bathroom	3.09 x 1.95	10'1 x 6'5

A1

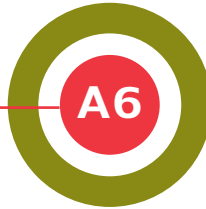
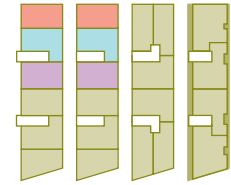
18 Primrose Terrace

metres

feet

Living/Dining	6.49 x 5.29	21'4 x 17'4
Kitchen	3.79 x 3.44	12'5 x 11'3
Shower Room	3.62 x 1.40	11'11 x 4'7
Bedroom 1	5.80 x 4.34	19'0 x 14'3
Bedroom 2	4.51 x 3.62	14'10 x 11'11
Bedroom 3	4.46 x 2.09	14'8 x 6'10
Bathroom	1.95 x 2.52	6'5 x 8'3





11A Primrose Terrace

	metres	feet
Living/Dining	5.07 x 5.96	16'8 x 19'7
Kitchen	3.33 x 5.26	10'11 x 17'3
Shower Room	3.05 x 1.94	10'0 x 6'5
Bedroom 1	4.65 x 3.45	15'3 x 11'4
Bedroom 2	3.55 x 3.45	11'8 x 11'4
Bedroom 3	2.40 x 3.46	7'11 x 11'4
Bathroom	1.95 x 3.49	6'5 x 11'5



12A Primrose Terrace

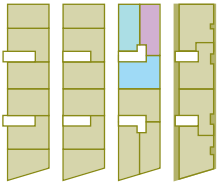
	metres	feet
Living/Dining	5.07 x 8.51	16'8 x 27'11
Kitchen	3.17 x 4.26	10'5 x 14'0
Shower Room	3.07 x 1.76	10'1 x 5'9
Bedroom 1	5.13 x 3.43	16'10 x 11'3
Bedroom 2	3.20 x 4.65	10'6 x 15'3
Bedroom 3	3.55 x 3.20	11'8 x 10'6
Bathroom	3.20 x 1.95	10'6 x 6'5



14A Primrose Terrace

	metres	feet
Living	5.31 x 6.50	17'5 x 21'4
Kitchen/Dining	3.83 x 5.02	12'7 x 16'5
Shower Room	3.58 x 1.39	11'9 x 4'7
Bedroom 1	4.00 x 4.66	13'1 x 15'3
Bedroom 2	4.28 x 3.50	14'1 x 11'6
Bedroom 3	2.53 x 4.06	8'5 x 13'4
Bathroom	1.96 x 2.75	6'5 x 9'0




13A/3 Primrose Terrace metres feet

Kitchen/Living	6.44 x 5.16	16'11" x 21'2"
Bedroom	3.69 x 3.28	12'1" x 10'9"
Bathroom	3.29 x 2.04	10'9" x 6'8"

A7

13A/2 Primrose Terrace metres feet

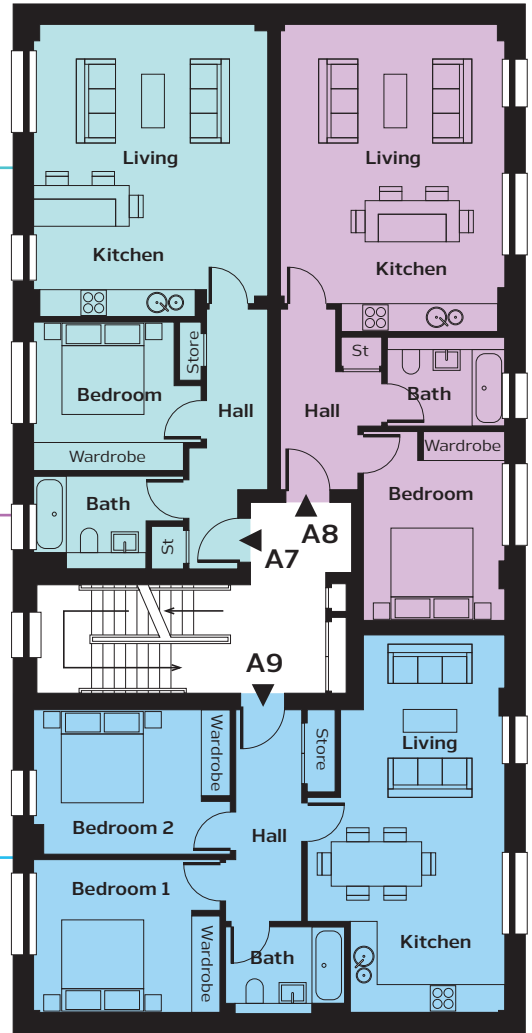
Kitchen/Living	6.77 x 4.97	22'2" x 16'4"
Bedroom	3.13 x 4.21	10'3" x 13'10"
Bathroom	2.59 x 1.96	8'6" x 6'5"

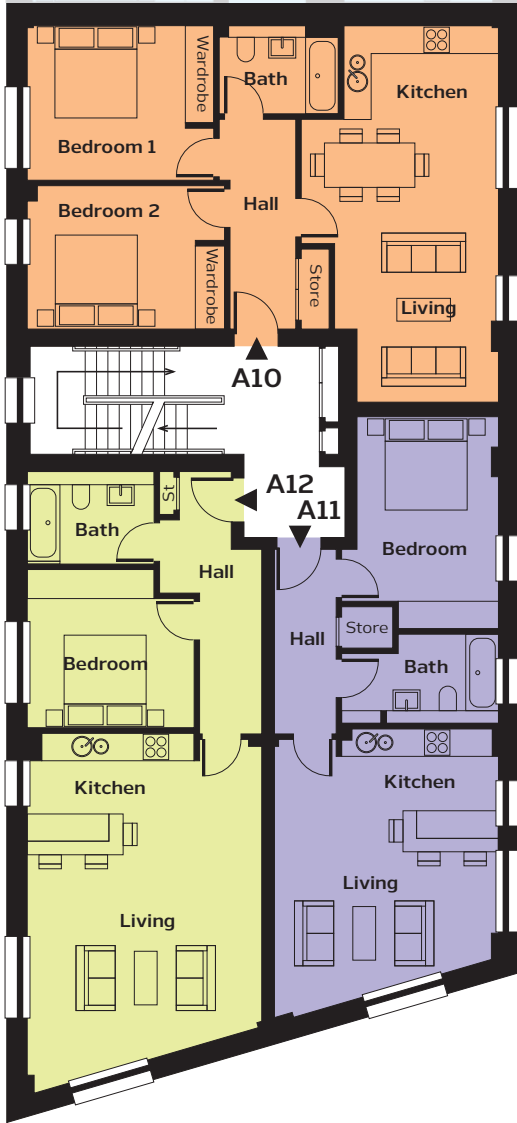
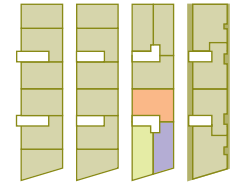
A8

13A/1 Primrose Terrace metres feet

Kitchen/Living/Dining	8.30 x 4.34	27'3" x 14'3"
Bedroom 1	4.12 x 3.38	13'6" x 11'1"
Bedroom 2	4.34 x 3.18	14'3" x 10'5"
Bathroom	2.60 x 1.95	8'6" x 6'5"

A9





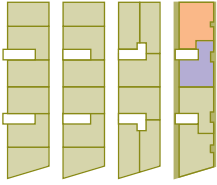
16A/1 Primrose Terrace	metres	feet
Kitchen/Living/Dining	8.25 x 4.34	27'1 x 14'3
Bedroom 1	3.37 x 4.12	11'1 x 13'6
Bedroom 2	3.16 x 4.34	10'5 x 14'3
Bathroom	2.60 x 1.95	8'6 x 6'5



16A/2 Primrose Terrace	metres	feet
Kitchen/Living	6.09 x 4.93	20'0 x 16'2
Bedroom	4.61 x 3.46	15'1 x 11'4
Bathroom	3.46 x 1.95	11'4 x 6'5



16A/3 Primrose Terrace	metres	feet
Kitchen/Living	7.97 x 5.16	26'2 x 16'11
Bedroom	3.68 x 3.47	12'1 x 11'5
Bathroom	2.79 x 2.03	9'2 x 6'8



13A/5 Primrose Terrace

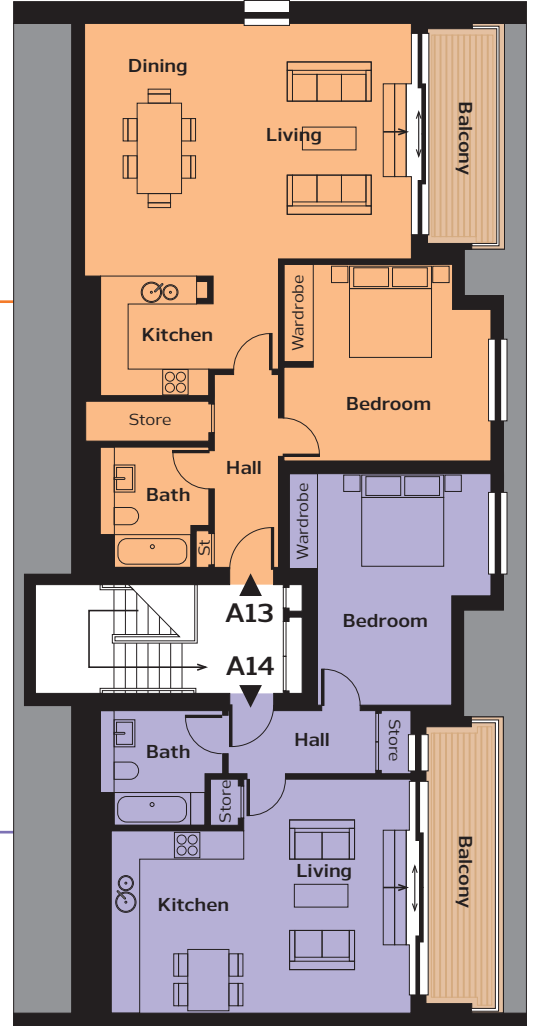
	metres	feet
Kitchen/Living/Dining	8.20 x 6.98	26'11 x 22'11
Bedroom	4.41 x 4.35	14'6 x 14'3
Bathroom	2.77 x 2.69	9'1 x 8'10

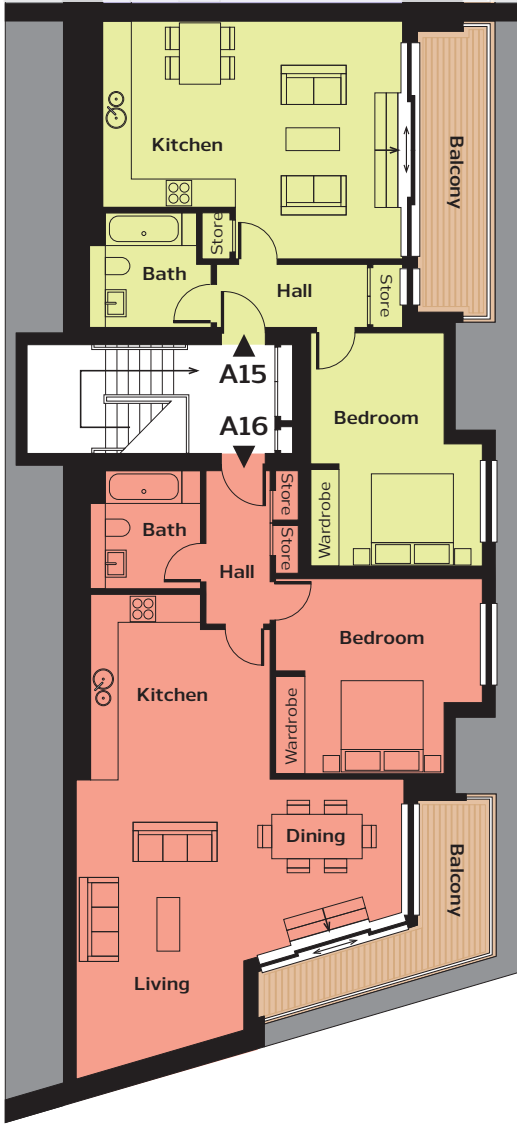
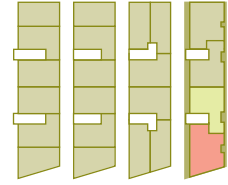
A13

13A/4 Primrose Terrace

	metres	feet
Kitchen/Living/Dining	5.12 x 6.59	16'10 x 21'8
Bedroom	5.10 x 4.27	16'9 x 14'0
Bathroom	2.96 x 2.57	9'9 x 8'5

A14





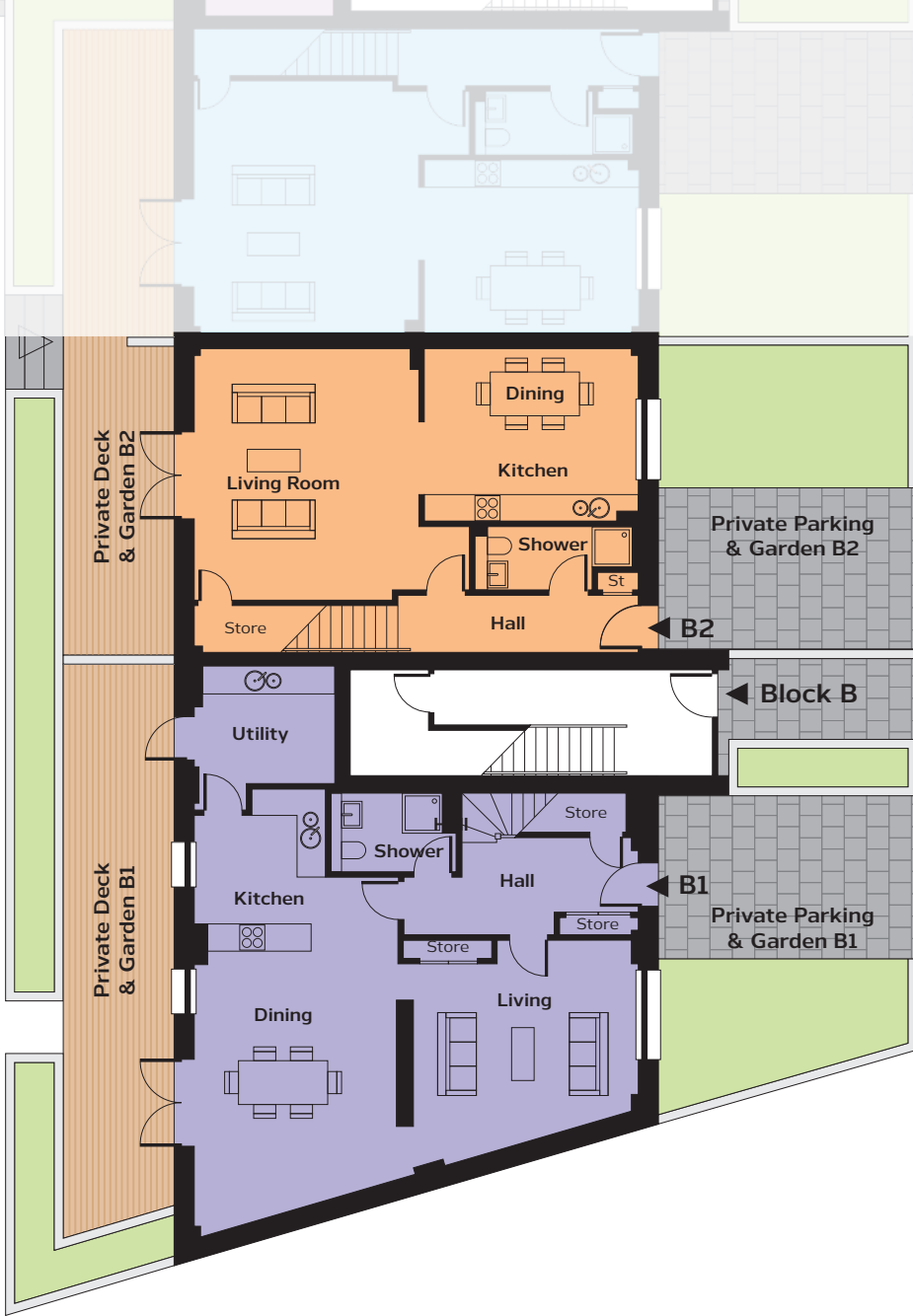
16A/4 Primrose Terrace metres feet

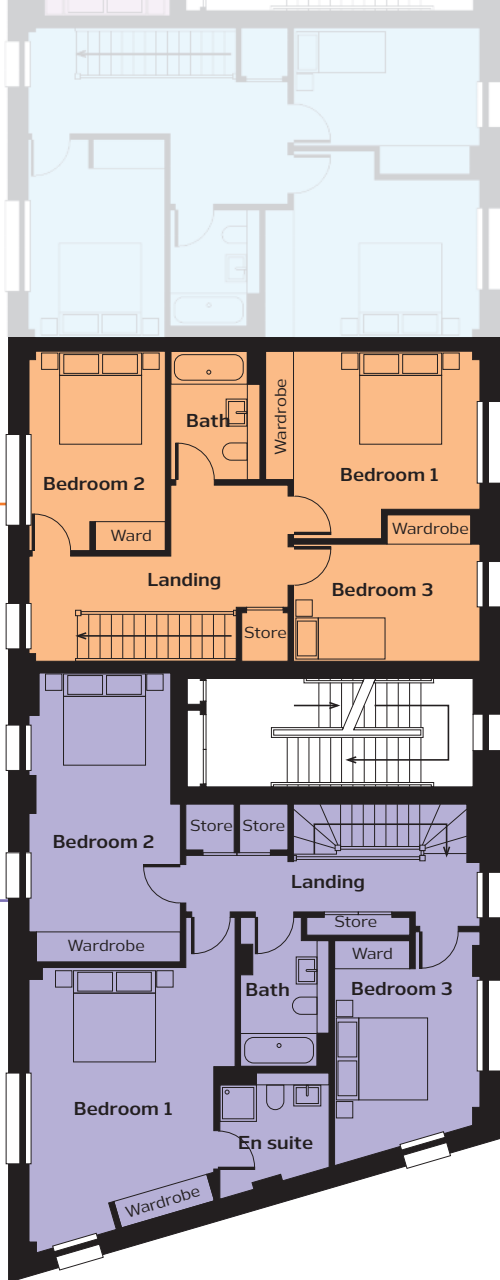
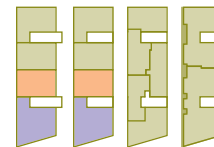
Kitchen/Living/Dining	6.58 x 5.24	21'6 x 17'2
Bedroom	5.13 x 3.69	16'10 x 12'1
Bathroom	2.68 x 2.55	8'9 x 8'4



16A/5 Primrose Terrace metres feet

Kitchen/Living/Dining	10.66 x 6.88	35'0 x 22'7
Bedroom	4.31 x 4.49	14'2 x 14'9
Bathroom	2.40 x 2.60	7'10 x 8'6





B2

7 Weston Gait

metres

feet

Living/Dining	5.68 x 6.19	18'8 x 20'4
Kitchen	3.92 x 4.79	12'10 x 15'9
Shower Room	1.45 x 3.65	4'9 x 12'0
Bedroom 1	4.72 x 4.13	15'6 x 13'7
Bedroom 2	3.01 x 4.39	9'10 x 14'5
Bedroom 3	3.21 x 4.10	10'6 x 13'5
Bathroom	1.96 x 2.84	6'5 x 9'4

B1

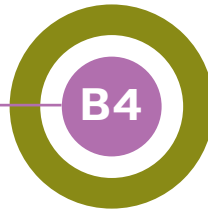
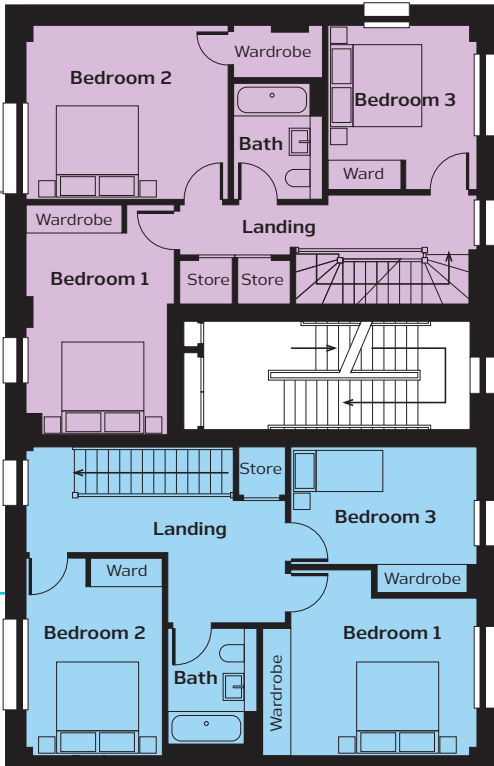
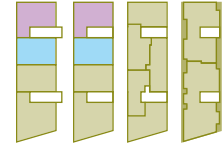
5 Weston Gait

metres

feet

Living	5.03 x 5.05	16'6 x 16'7
Kitchen/Dining	9.19 x 4.55	30'2 x 14'11
Utilities	3.25 x 3.13	10'8 x 10'3
Shower Room	2.79 x 1.74	9'2 x 5'8
Bedroom 1	4.55 x 6.23	14'11 x 20'5
En suite	2.40 x 2.09	7'10 x 6'10
Bedroom 2	3.33 x 6.36	10'11 x 20'10
Bedroom 3	3.19 x 4.98	10'5 x 16'4
Bathroom	1.95 x 3.30	6'5 x 10'10



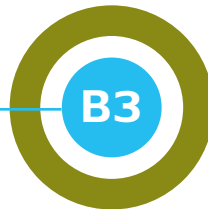


10 Weston Gait

metres

feet

Living/Dining	9.04 x 4.57	29'8 x 15'0
Kitchen	2.96 x 5.21	9'9 x 17'1
Shower Room	1.78 x 2.64	5'10 x 8'8
Bedroom 1	3.27 x 5.08	10'9 x 16'8
Bedroom 2	4.46 x 3.84	14'7 x 12'7
Bedroom 3	3.29 x 3.62	10'9 x 11'10
Bathroom	1.95 x 2.55	6'5 x 8'5

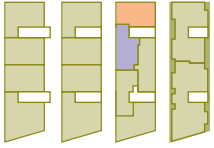


8 Weston Gait

metres

feet

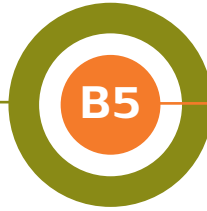
Living/Dining	5.64 x 6.19	18'6 x 20'4
Kitchen	4.78 x 3.88	15'8 x 12'9
Shower Room	3.65 x 1.45	12'0 x 4'9
Bedroom 1	4.09 x 4.72	13'5 x 15'6
Bedroom 2	4.35 x 3.01	14'3 x 9'10
Bedroom 3	4.10 x 3.22	13'5 x 10'7
Bathroom	1.96 x 2.80	6'5 x 9'2



9/2 Weston Gait

metres feet

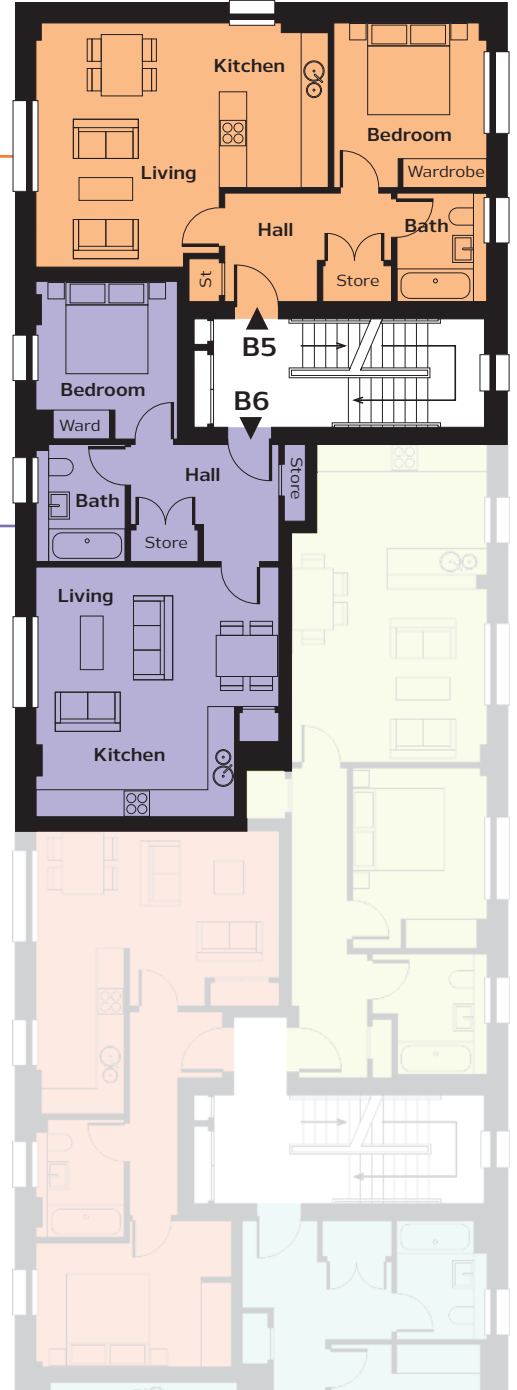
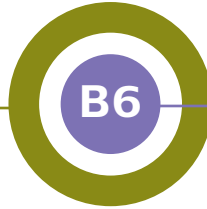
Kitchen/Living/Dining	5.40 x 6.45	17'9 x 21'2
Bedroom	3.63 x 3.36	11'11 x 11'0
Bathroom	2.40 x 1.96	7'11 x 6'5

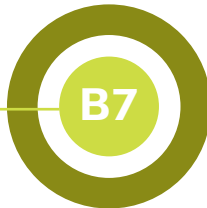
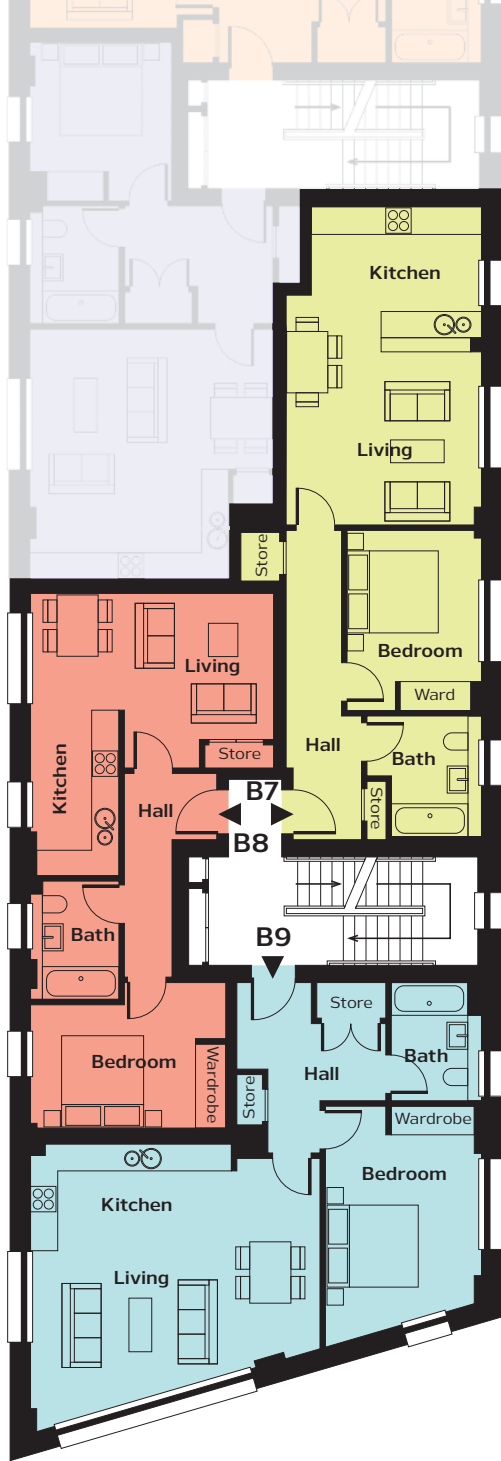
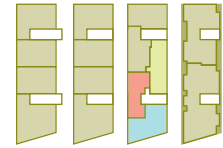


9/1 Weston Gait

metres feet

Kitchen/Living/Dining	5.53 x 5.34	18'2 x 17'6
Bedroom	3.12 x 3.46	10'3 x 11'4
Bathroom	1.97 x 2.59	6'5 x 8'6



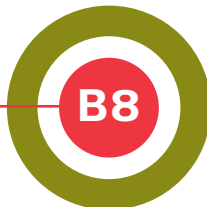


6/3 Weston Gait

metres

feet

Kitchen/Living/Dining	6.98 x 4.30	22'11 x 14'1
Bedroom	2.94 x 3.98	9'8 x 13'1
Bathroom	2.74 x 2.51	9'0 x 8'3



6/2 Weston Gait

metres

feet

Kitchen/Living/Dining	6.22 x 5.34	20'5 x 17'6
Bedroom	4.24 x 3.22	13'11 x 10'7
Bathroom	1.96 x 2.60	6'5 x 8'6

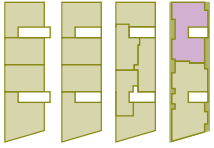


6/1 Weston Gait

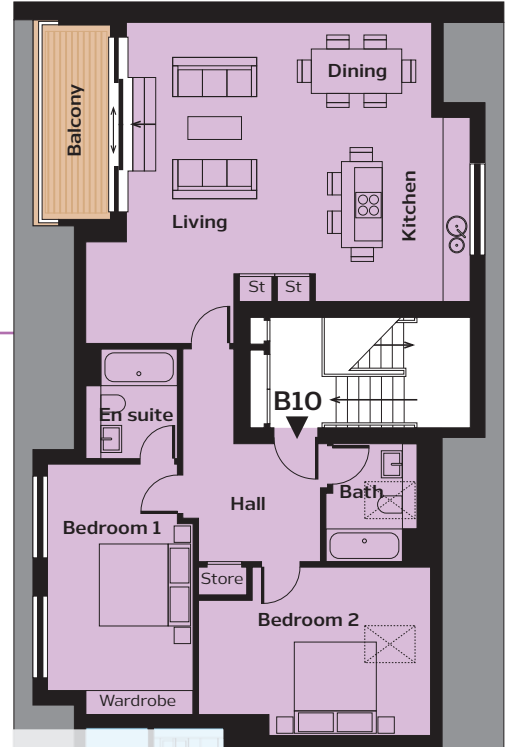
metres

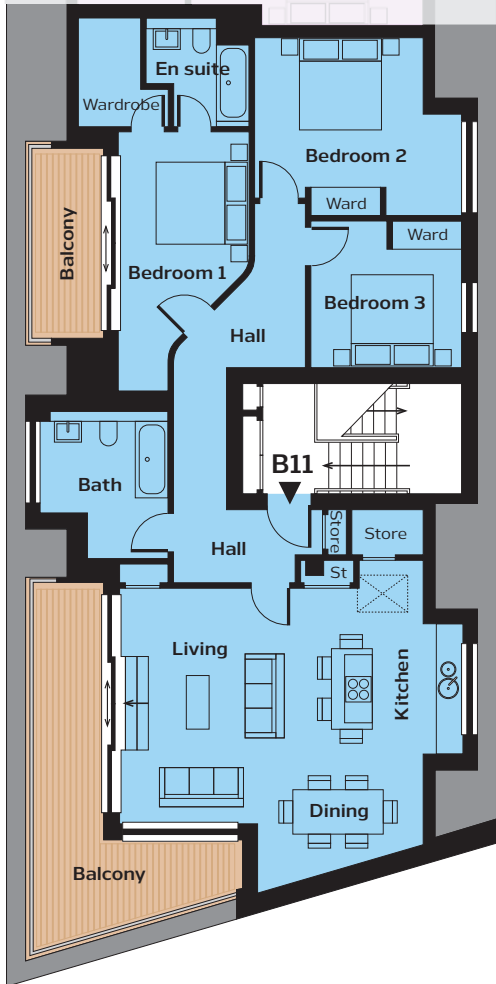
feet

Kitchen/Living/Dining	6.36 x 6.40	20'10 x 21'0
Bedroom	3.41 x 5.31	11'2 x 17'5
Bathroom	1.98 x 2.62	6'6 x 8'7



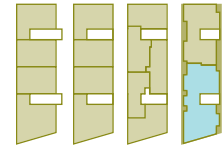
9/3 Weston Gait	metres	feet
Kitchen/Living/Dining	8.25 x 7.10	27'1 x 23'4
Bedroom 1	5.02 x 3.22	16'6 x 10'7
En suite	2.03 x 2.40	6'8 x 7'11
Bedroom 2	3.68 x 5.15	12'1 x 16'11
Bathroom	2.63 x 2.00	8'8 x 6'7

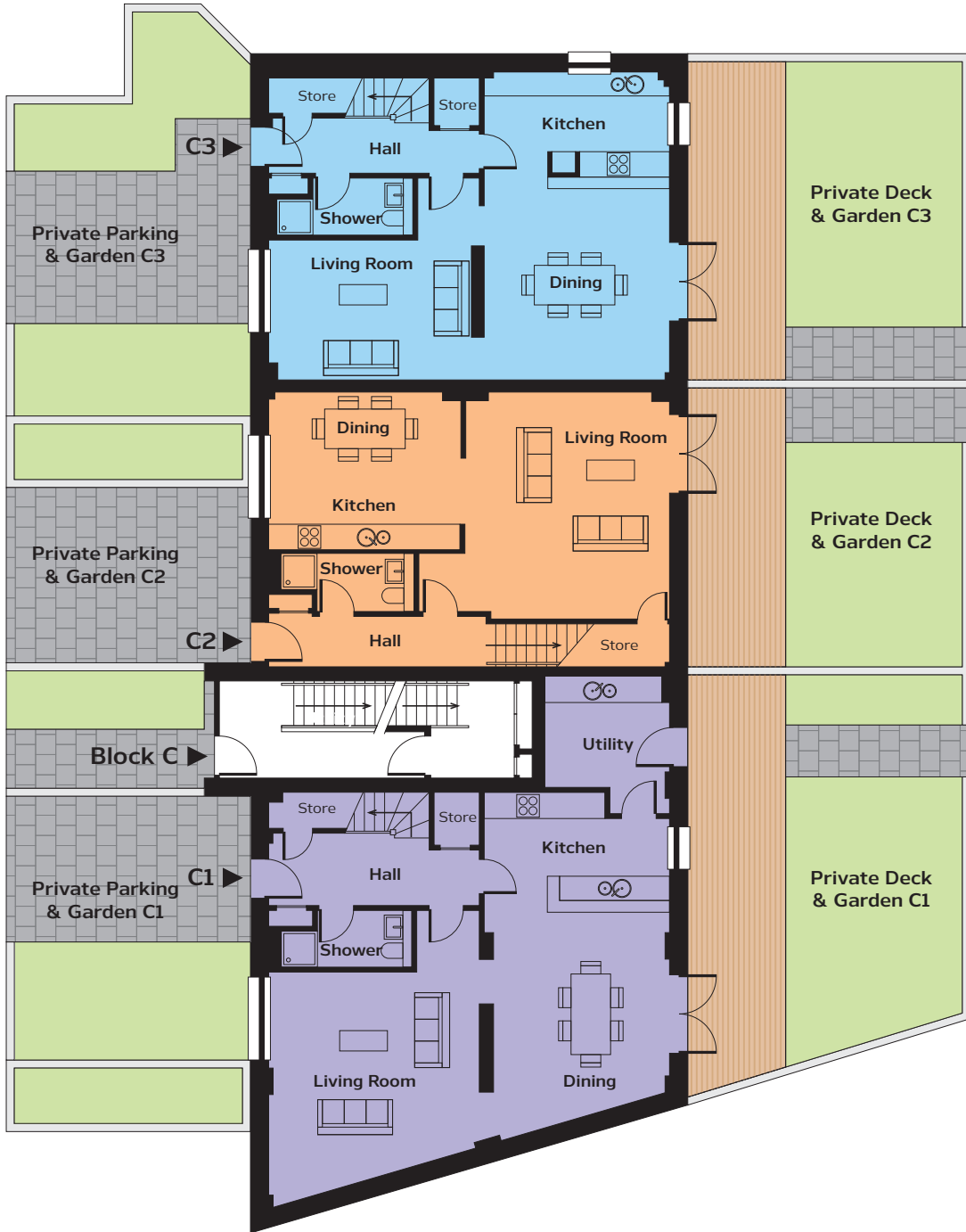


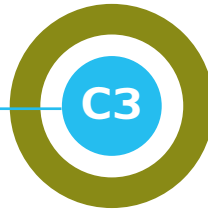
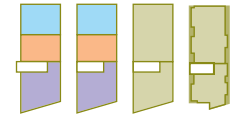


6/4 Weston Gait

	metres	feet
Kitchen/Living/Dining	7.61 x 6.94	25'0 x 22'9
Bedroom 1	2.91 x 5.70	9'7 x 18'6
En suite	2.29 x 2.41	7'6 x 7'11
Bedroom 2	4.58 x 3.93	15'0 x 12'11
Bedroom 3	3.23 x 3.36	10'7 x 11'0
Bathroom	2.83 x 3.29	9'3 x 10'9

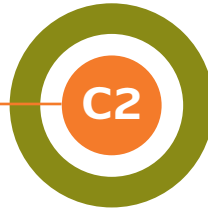






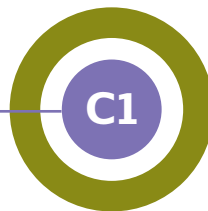
1 Weston Gait

	metres	feet
Living	5.01 x 5.00	16'5 x 16'5
Kitchen/Dining	4.60 x 7.47	15'1 x 24'6
Shower Room	1.43 x 3.40	4'8 x 11'2
Bedroom 1	5.03 x 3.15	16'6 x 10'4
En suite	2.40 x 1.95	7'10 x 6'5
Bedroom 2	4.60 x 3.83	15'1 x 12'7
Bedroom 3	3.66 x 3.37	12'0 x 11'1
Bathroom	2.50 x 1.95	8'3 x 6'5



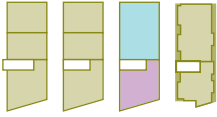
2 Weston Gait

	metres	feet
Living	5.66 x 6.26	18'7 x 20'6
Kitchen/Dining	4.70 x 3.87	15'5 x 12'8
Shower Room	3.29 x 1.45	10'9 x 4'9
Bedroom 1	4.38 x 3.05	14'4 x 10'0
Bedroom 2	4.03 x 4.09	13'3 x 13'3
Bedroom 3	4.03 x 2.58	13'3 x 8'5
Bathroom	1.98 x 2.72	6'6 x 8'11



4 Weston Gait

	metres	feet
Living	5.24 x 6.34	17'2 x 20'10
Kitchen/Dining	8.39 x 4.70	27'6 x 15'5
Utility	3.08 x 3.42	10'1 x 11'2
Shower Room	3.26 x 1.42	10'8 x 4'8
Bedroom 1	5.18 x 6.95	17'0 x 22'9
En suite	1.93 x 2.15	6'4 x 7'1
Bedroom 2	4.51 x 5.42	14'10 x 17'9
Bedroom 3	5.62 x 3.18	18'5 x 10'5
Bathroom	1.96 x 2.68	6'5 x 8'10

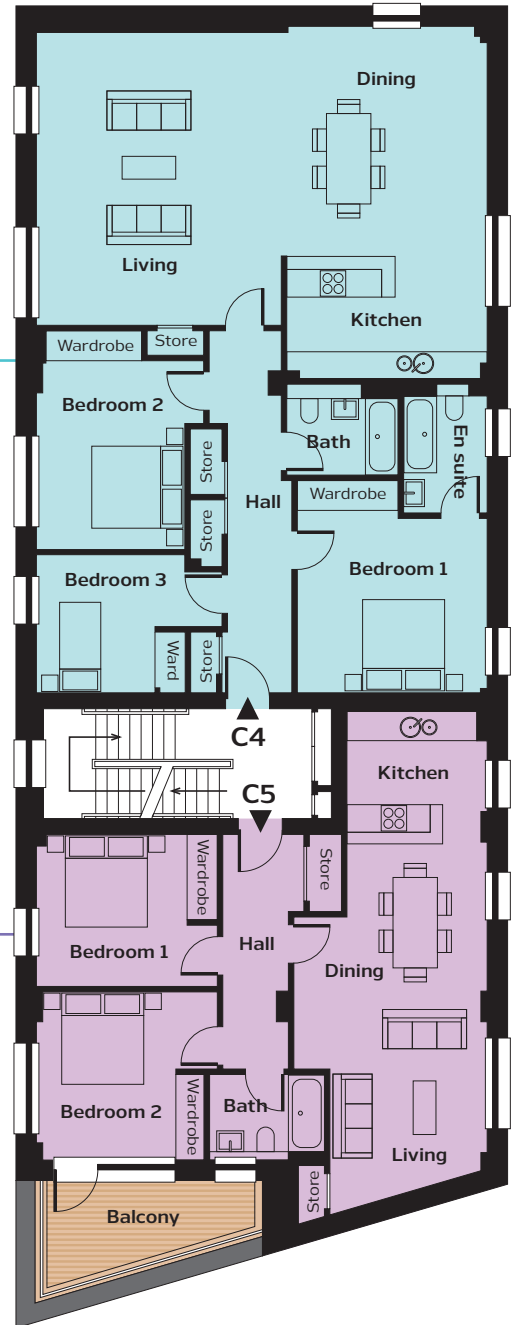


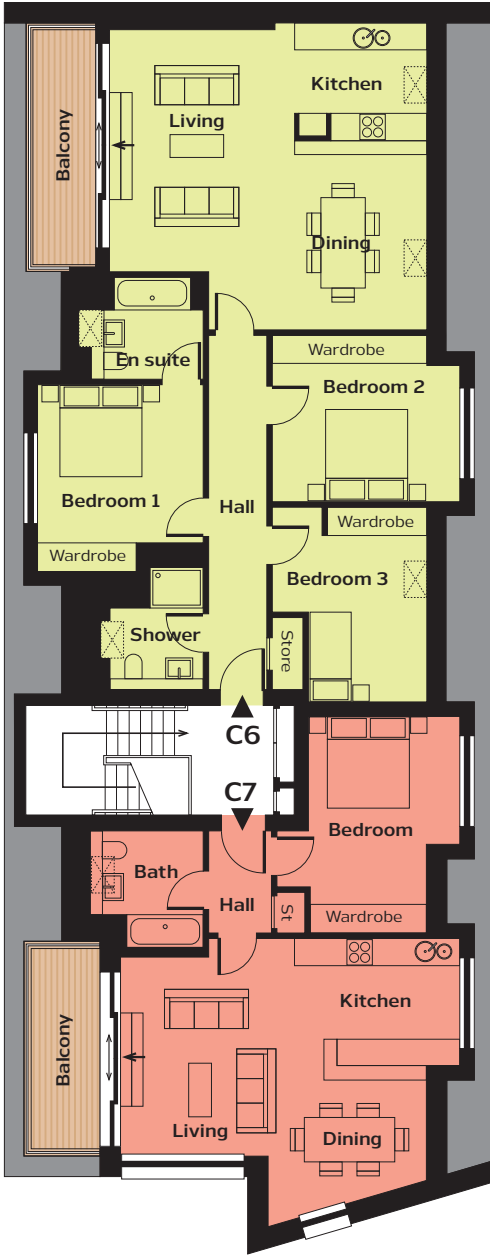
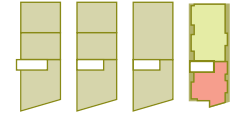
3/1 Weston Gait	metres	feet
Kitchen/Dining/Living	7.77 x 9.94	25'6 x 32'7
Bedroom 1	4.18 x 4.68	13'9 x 15'4
En suite	2.85 x 1.85	9'4 x 6'1
Bedroom 2	3.69 x 4.81	12'1 x 15'9
Bedroom 3	4.09 x 3.05	13'5 x 10'0
Bathroom	2.50 x 2.00	8'2 x 6'7

C4

3/2 Weston Gait	metres	feet
Kitchen/Dining/Living	11.29 x 4.25	37'0 x 13'11
Bedroom 1	3.30 x 3.98	10'10 x 13'1
Bedroom 2	3.73 x 3.98	12'3 x 13'1
Bathroom	2.54 x 1.94	8'4 x 6'4

C5



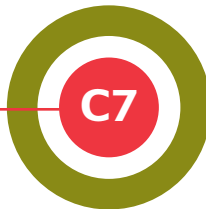


3/3 Weston Gait

metres

feet

Kitchen/Dining/Living	6.64 x 6.96	21'10 x 22'10
Bedroom 1	3.68 x 4.07	12'1 x 13'4
En suite	2.24 x 2.82	7'4 x 9'3
Bedroom 2	3.66 x 4.15	12'0 x 13'7
Bedroom 3	3.37 x 4.31	11'0 x 14'2
Shower Room	2.88 x 2.81	9'5 x 9'3



3/4 Weston Gait

metres

feet

Kitchen/Dining/Living	6.37 x 7.50	20'11 x 24'7
Bedroom	3.36 x 4.77	11'0 x 15'8
Bathroom	2.76 x 2.52	9'1 x 8'3

Outline Specification

It is the quality of an AMA home that sets it apart. From design to completion, we marry the best traditional techniques with up-to-date technology to create the perfect place to live.

At AMA Homes we believe that a home should be built to last, so favour more traditional methods and materials that will mature with age and be easy to maintain. We could follow the quick and cheap construction methods favoured by much of the industry, but this would compromise the high quality standards our purchasers have come to expect.

This outline specification will give you an overview of the construction materials, general utility services and internal finishes. A more detailed breakdown can be provided on request.

Structure

Building Envelope

The building envelope is 4 storeys high, and is constructed with a reinforced concrete frame and floors, above the basement car park. The pitched roof level storey has been constructed from a structural steel frame. The concrete frame construction in each block includes an in-situ reinforced concrete stairwell serving all floors.

External Walls

The front and rear external walls are constructed in cavity wall construction with a facing brick façade and reconstituted stonework at Ground Floor level on some elevations. The inner leaf is formed from a structural steel framing system, with a lining board and thermal insulation. Parts of the roof level storey are stepped back from the main façade to create roof terraces.

Internally, the external walls are lined with composite thermally insulated plasterboard finished with emulsion paint.

Roof

The pitched roof has a structural steel frame with timber rafters, lined with sarking board, breather membrane and natural slates. Traditional zinc and lead flashings are used at roof ridge and verges. Thermal insulation is installed between the timber rafters and soffits are lined with plasterboard. Dormers

and flat roof areas are lined externally with single ply PVC waterproof membrane laid to falls on rigid thermal insulation boards. Gutters and downpipes are in colour coated aluminium. Roof terraces and balconies are waterproofed with mastic asphalt and finished with treated anti-slip timber decking.

Floors

The ground floor over the basement car park and the upper floors are formed with post-tensioned in-situ concrete slabs on precast concrete columns. The floor to floor height is 2850mm and the nominal floor to ceiling height is 2400mm.

Ground Floor slabs above the car park are overlaid with thermal insulation for at least a statutory maximum 0.25 W/m²K U-value.

Structural floors are overlaid with a timber batten floating floor system with 22mm tongue and grooved glued chipboard flooring. The soffits of the upper floors are lined with a plasterboard ceiling, finished with emulsion. Staircases within common areas comprise precast concrete flights and landings.

Internal Walls

Party walls are in dense concrete blockwork with render finish for sound insulation. Each face is lined with plasterboard and finished with emulsion paint. Internal partitions are in metal stud framing with plasterboard finish.



Bathroom and ensuite partitions have a moisture resistant plasterboard finish, with glass wool insulation, and finished in emulsion.

Windows

Windows are high-performance composite construction with powder coated finish to aluminium external face and factory painted to inside timber face. They have Argon filled double glazed panels, with safety glass where required. Opening windows have tilt/turn action with locking handles and trickle vents. Sliding doors provide access to balconies and terraces. All internal and external window surfaces can be cleaned from the inside.

Doors

Building entrance doors are heavy duty solid core with stained timber. Apartment/internal doors are solid core doorsets with hardwood veneer finish and stainless steel ironmongery. The underground car park has a motorised door operated by remote control fob.

External Landscaping

Duplexes have private landscaped gardens front and rear, and a paved private parking space to the front. Communal gardens sit between and beside the residential blocks.

Externally, there are wall mounted lights at block entrance doors and low level bollard lights to paths with dawn to dusk sensors.

Internal Fittings

Bath and Shower Rooms

Bathrooms are furnished with a range of top quality sanitary ware with chrome mixer taps, pop-up wastes and concealed cisterns. Shower rooms have large attractive walk in showers, fixed glass screens and thermostatic mixer valves. Bath and shower wall areas are lined with large format ceramic wall tiles. Washbasins and WCs are wall mounted on a bespoke bulkhead faced with high gloss composite panels.

Kitchens

Kitchens are individually designed with custom made fittings and an extensive range of high quality integrated appliances including an electric induction hob, cooker hood, oven, microwave, dishwasher, fridge freezer, washing machine / dryer, sink with single lever mixer tap. Fittings are finished with high gloss composite panels in a mixture of timber grain and plain colours. Worktops and splashbacks are black granite with LED lighting to the underside of wall cupboards.

Bedrooms

All bedrooms have built in wardrobes with double opening doors, fitted out with a combination of hanging rail, drawer unit and open shelves where appropriate.

Internal Finishes

All apartments are decorated with emulsion paint to walls and ceilings and eggshell finish to all timber skirtings, cills, and door facings. The floors are finished with a combination of oak engineered timber boarding, sheet vinyl in bathrooms and carpet in bedrooms

Entrance hallways and communal areas have an anti-slip ceramic floor with a matwell and coir matting at street entrances. Communal staircases feature heavy duty carpet.



Incoming Services

Gas

Mains gas is supplied to the meter in the services cupboard inside each apartment, and then distributed to the central heating combination boiler.

Electricity

Mains electricity is supplied to the meter and consumer unit in the services cupboard inside each apartment.

Water

Mains water is stored in a communal potable storage tank within the car park and fed to each apartment via an electrically controlled pump system to ensure a constant supply. A main stopcock is located in each apartment.

Telecoms

An incoming duct is provided with draw wires to allow the purchaser's service provider to provide a service connection.

Internal Services

Central Heating

Each apartment has a central heating system with low pressure hot water pipes and wall mounted panel radiators with thermostatic valves, served by a wall mounted gas-fired condensing combination boiler. The boiler is fitted with a digital seven-day, two-channel programmer. A heated towel rail is provided in each bath/shower room.

Hot Water

Hot water in each apartment is fed from the central heating combination boiler.

Ventilation

Accommodation is naturally ventilated via window and trickle vents except for kitchens and bathrooms, which are mechanically ventilated with concealed ductwork. Kitchen air extraction is ducted separately to the outside via a multi-speed extractor hood over the hob. Bathrooms have individual ceiling recessed extract fans with ducts to outside.

TV and Radio Systems

Apartments are connected to an Integrated Reception System, which delivers Satellite and Digital Terrestrial TV, and DAB Digital and FM radio. Quad outlets are provided in the lounge and the master bedroom. The buyer is responsible for obtaining a satellite receiver if this is desired.

Telephone

A BT service cable connects to the Master BT outlet in the services cupboard, with slave outlets in the living room, kitchen, master bedroom and study (if applicable). The buyer's telecom provider will be responsible for the service connection to activate the system.

Lighting Installation

Apartments have recessed ceiling downlights with LED lamps. Ceiling roses are provided in living room, kitchen and dining areas for the buyer to install feature pendant lighting if desired. Bedrooms have 3-way switching, with switches at the door and beside each bed. Wall mounted kitchen units have LED light fittings below. Terraces and balconies feature external wall mounted lights.

Communal areas feature LED recessed downlighters and low energy wall lights.

Mains Power

Apartments have a generous provision of power outlets. Integrated appliances are pre-connected and are controlled from a centralised switch plate. Shaver sockets are provided in bathrooms and ensuites.

Smoke Detection

Apartments are fitted with mains-operated battery back-up smoke alarms to comply with current fire safety legislation.



For further information on Shandon Garden or to register your interest, please contact our selling agents, Murray and Currie, on 0131 226 5050 or email enquiry@murrayandcurrie.com

Intruder Alarm

All ground floor apartments are fitted with an intruder alarm system with PIR movement sensors, front entrance door contacts and a touch keypad in the entrance hallway.

Access Control

Apartments have a video entry phone, with the main call point at the principal Ground Floor entrance and the entry control handset and screen in the apartment hallway.

Underground Car Park

Safe and secure underground car parking is accessed via the car park pavilion staircase. Access to the car park for vehicles and pedestrians is reserved for residents only and controlled via programmable key-cards. Each apartment has an allocated space, and the area also includes provision for cycle parking.

Town houses have private off-street parking.

Parking for visitors is at street level with public spaces controlled by the City Council.

Energy Performance Rating

With a high level of thermal insulation, the predicted energy performance assessment indicates that an EPC Band B (83) rating will be achieved, which provides a good level of energy efficiency with relatively low running costs and low levels of CO₂.

General

Disclaimer

AMA (New Town) Ltd has a policy of continuous improvement and therefore must reserve the right to change the specification of individual properties without prior notice. The developer reserves the right to amend the specification as necessary without prior notice, but will use all reasonable endeavours to ensure that any changed specification will be of an equal or higher standard.

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor.

All kitchen, bathroom and en-suite layouts are provisional and may be subject to alteration. The plans represented in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract.

The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. None of the units described have been completed at the time of this document going to print, please consult with the sales representative before making a purchasing decision.

Please note that items specified in literature and later in our show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images and specification photographs are for illustrative purposes and are indicative only. External appearance may be subject to variation upon completion of the project.

November 2014



When Quality Matters

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