



WOODCROFT

EDINBURGH

APARTMENTS



THE BEST OF MODERN ARCHITECTURE
IN THE MOST BEAUTIFUL TRADITIONAL SETTING

Woodcroft presents a unique opportunity to own a beautiful modern home neighbouring the Grange, one of Edinburgh's most sought-after residential areas.

The realisation of an inspirational, contemporary architectural vision, this striking new development has been created and delivered by a team of architects and developers who are all leaders in their fields. It offers a choice of 81 exceptional townhouses, modern apartments and spectacular penthouses.

The Woodcroft team's vision is most obviously expressed in the development's beautiful architecture, which is cutting-edge and contemporary and of a standard seen in many award-winning developments in London and in other major cities around the world.

AN EXCEPTIONAL PLACE TO LIVE

Woodcroft is a unique development that combines the best in contemporary architecture with the beauty of its leafy, suburban setting. The whole of the development is enclosed by a large walled garden with many mature trees. With almost five acres of grounds, Woodcroft offers exceptional levels of privacy and security.

The development uses a palette of high-quality natural materials, including stone, zinc cladding, timber and glass. The design and layout of the development's different elements have been carefully considered so that all of the properties blend in beautifully with their established, tranquil setting. As you'll see when you visit, Woodcroft provides a uniquely stylish option in amongst the leafy environs of the Grange.

Thanks to their stunning, contemporary designs, which feature the dramatic use of large quantities of glass, and their modern, open-plan layouts, each of the homes at Woodcroft has a wonderful feeling of space and light and boast the style, presence and quality found in the best international developments.

DISCLAIMER

All computer generated images (CGIs) and photography contained within this brochure are intended as a guide only. Please note CGIs and photography may show optional extras and other features not included as part of the standard specification.

We operate a policy of continuous product development and therefore individual features, property types, site layouts and specifications may vary at the discretion of the developer. Consequently, this brochure and the contents thereof do not form or constitute a representation warranty, or part of any contract. Whilst every effort has been made to ensure the accuracy of this brochure, prospective purchasers should not rely on the information contained herein and should consult the selling agent for the latest details prior to reservation.

A joint development between Queensberry Properties and Telereal Trillium



SOPHISTICATED CONTEMPORARY
INTERIORS THAT COMBINE BEAUTY AND STYLE

Woodcroft's interior design team has created a series of spacious, sophisticated and elegant interiors that provide a perfect backdrop to both contemporary and antique furniture. The homes' large circulation spaces and public areas have been carefully designed so that they run seamlessly together to create stylish multi-functional areas that are perfect for modern living.

All the fittings and finishes at Woodcroft have been carefully chosen to complement the style and quality of the whole development. The luxury kitchens and bathrooms feature sleek, minimalist detailing and cutting-edge products from leading brand names such as Hansgrohe, Villeroy & Boch and Siemens.

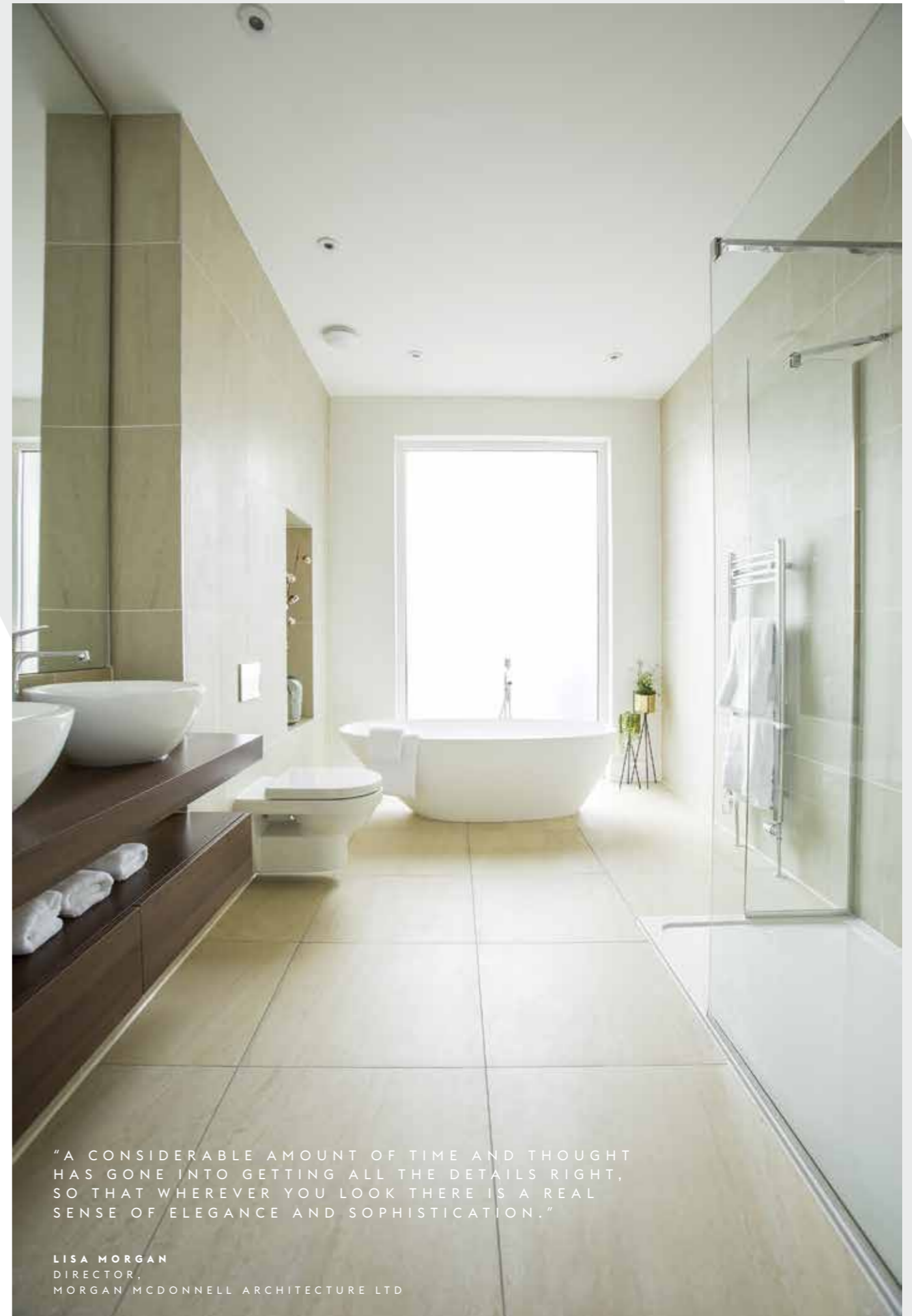
The homes also have the latest cabling platforms, so they'll be ready to accommodate all of your entertainment, computing and communication needs. Plus there's lift access to apartments and secure entry systems to ensure your peace of mind.

BEAUTIFUL DETAILS AND FINE CRAFTSMANSHIP

The homes are full of inspirational and elegant touches – from designer tiling and raindance showerheads in master en-suites, to beautifully crafted fitted wardrobes and dressing areas. There is also a range of customisable options available, so you'll be able to put your own unique signature on your new home.

The apartments all offer easy-to-manage contemporary layouts on a single floor and impressive floor-to-ceiling windows. Many also boast balconies or terraces – perfect for enjoying Woodcroft's leafy surroundings.

Woodcroft's exceptional rooftop penthouses all have wonderful aspects that offer sweeping panoramic views over Edinburgh. They feature beautiful free-flowing interiors, which include contemporary built-in gas fires that give each home a real heart.



"A CONSIDERABLE AMOUNT OF TIME AND THOUGHT
HAS GONE INTO GETTING ALL THE DETAILS RIGHT,
SO THAT WHEREVER YOU LOOK THERE IS A REAL
SENSE OF ELEGANCE AND SOPHISTICATION."

LISA MORGAN
DIRECTOR,
MORGAN MCDONNELL ARCHITECTURE LTD

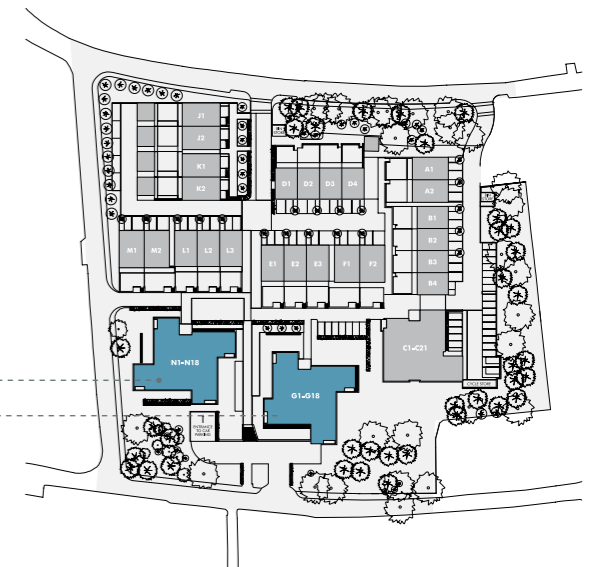


APARTMENTS & PENTHOUSES OVERVIEW

There is a wide range of apartment styles and rooftop penthouses. All of the apartments offer stylish contemporary layouts, are extremely easy to manage and feature impressive floor-to-ceiling windows. The exceptional penthouses have wonderful aspects that take in sweeping views over Edinburgh. They feature spectacular free-flowing interiors and large terraces.

N1 - N18

G1 - G18



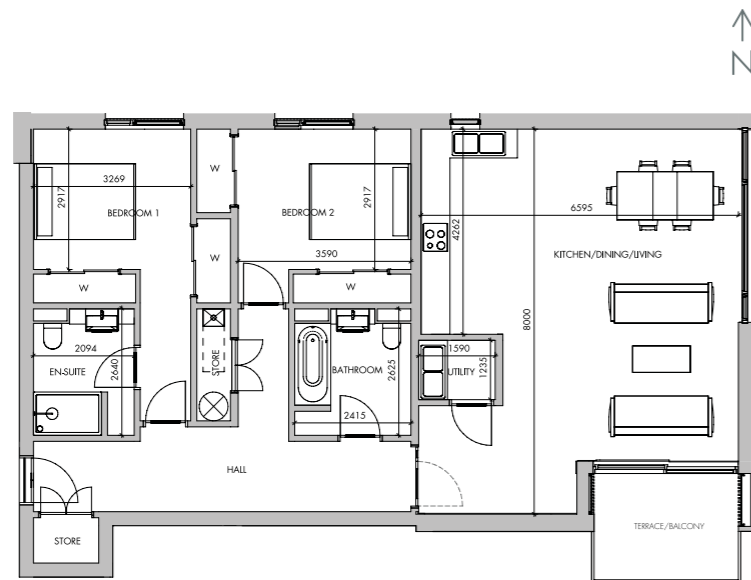
DISCLAIMER
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.

APARTMENT

- G1 & N1** | Ground Floor 110 m² 1,184 ft²
- G5 & N5** | First Floor
- G9 & N9** | Second Floor
- G13 & N13** | Third Floor

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	6.59 x 8.00	21'7" x 26'3"
Bedroom 1	3.27 x 2.92	10'9" x 9'7"
En-suite	2.09 x 2.64	6'10" x 8'8"
Bedroom 2	3.59 x 2.92	11'9" x 9'7"
Bathroom	2.41 x 2.62	7'11" x 8'7"
Utility Room	1.59 x 1.23	5'2" x 4'0"

Please note that these floor plans depict a typical layout of this house style.
The floor plan and dimensions have been prepared with care and are correct at time of printing - however these details may be subject to change and consequently do not form part of any contract.

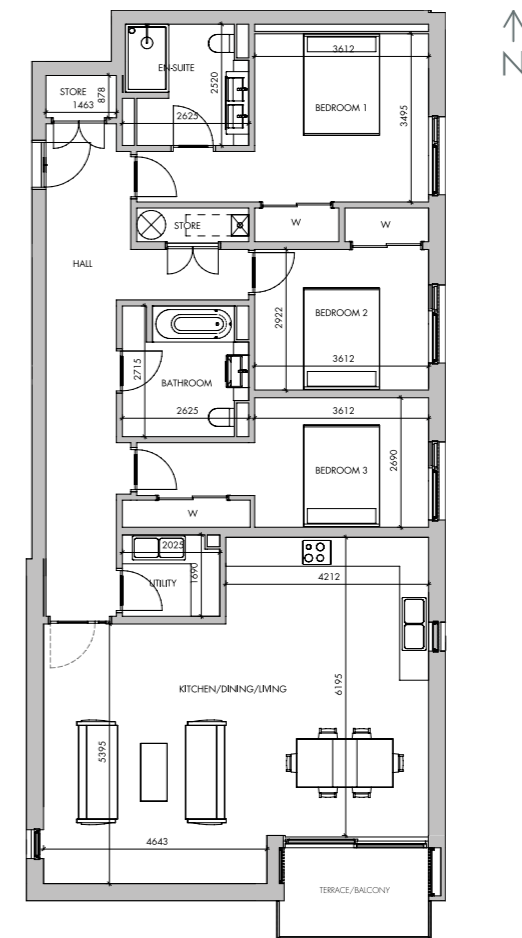


APARTMENT

- G2** | Ground Floor 136 m² 1,464 ft²
- G6** | First Floor
- G10** | Second Floor
- G14** | Third Floor

	METRIC	IMPERIAL
Kitchen / Dining	4.21 x 6.19	13'10" x 20'4"
Living Room	4.64 x 5.39	15'3" x 17'8"
Bedroom 1	3.61 x 3.49	11'10" x 11'5"
En-suite	2.62 x 2.52	8'7" x 8'3"
Bedroom 2	3.61 x 2.92	11'10" x 9'7"
Bedroom 3	3.61 x 2.69	11'10" x 8'10"
Bathroom	2.62 x 2.71	8'7" x 8'11"
Utility Room	2.02 x 1.69	6'7" x 5'6"

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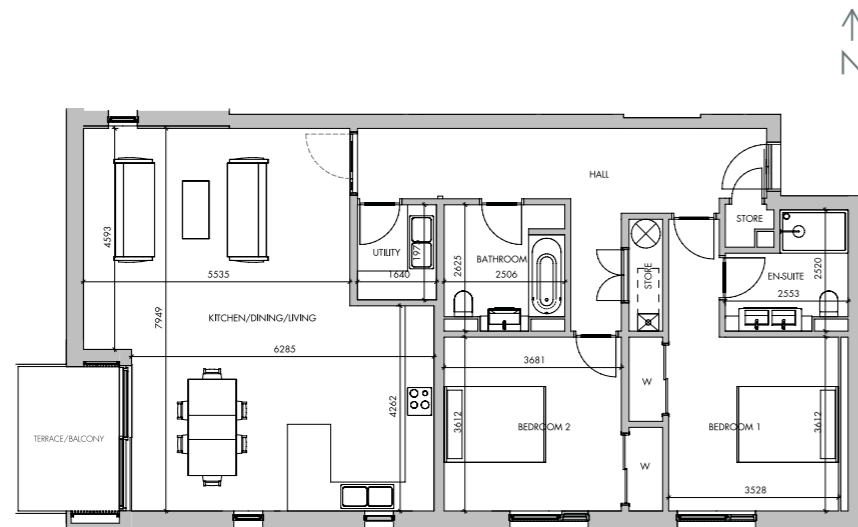


APARTMENT

- G3** | Ground Floor 122 m² 1,313 ft²
- G7** | First Floor
- G11** | Second Floor
- G15** | Third Floor

	METRIC	IMPERIAL
Kitchen / Dining	6.28 x 4.26	20'7" x 13'12"
Living Room	5.53 x 4.59	18'2" x 15'1"
Bedroom 1	3.53 x 3.61	11'7" x 11'10"
En-suite	2.55 x 2.52	8'4" x 8'3"
Bedroom 2	3.68 x 3.61	12'1" x 11'10"
Bathroom	2.50 x 2.62	8'2" x 8'7"
Utility Room	1.64 x 1.97	5'4" x 6'6"

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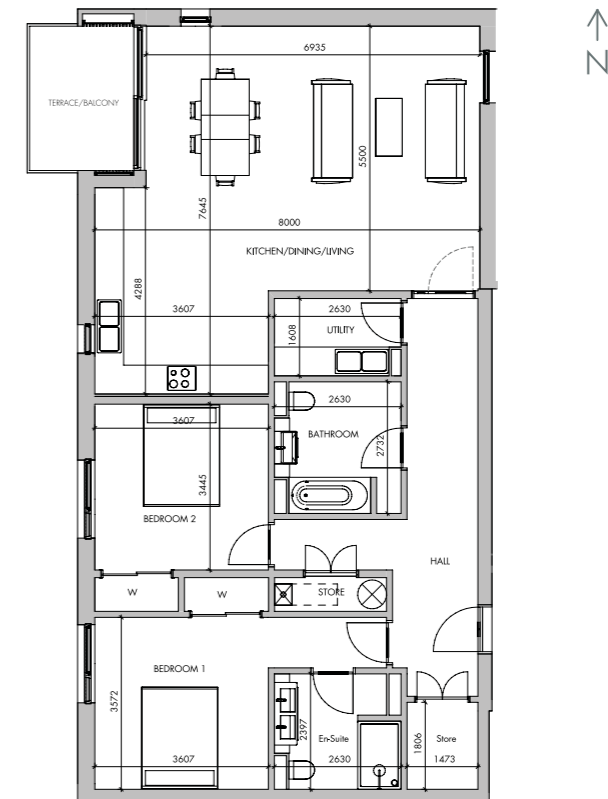


APARTMENT

- G4 & N4** | Ground Floor 122 m² 1,313 ft²
- G8 & N8** | First Floor
- G12 & N12** | Second Floor
- G16 & N16** | Third Floor

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	8.00 x 7.64	26'3" x 25'1"
Bedroom 1	3.61 x 3.57	11'10" x 11'9"
En-suite	2.63 x 2.40	8'7" x 7'10"
Bedroom 2	3.61 x 3.44	11'10" x 11'3"
Bathroom	2.63 x 2.73	8'7" x 8'11"
Utility Room	2.63 x 1.61	8'7" x 5'3"

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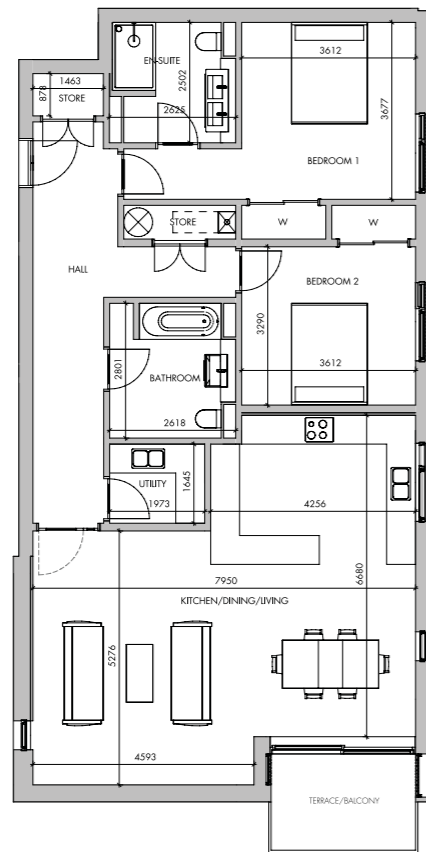


APARTMENT

- N2 | Ground Floor 122 m² 1,313 ft²
- N6 | First Floor
- N10 | Second Floor
- N14 | Third Floor

	METRIC	IMPERIAL
Kitchen / Dining	4.25 x 6.68	13'11" x 21'11"
Living Room	4.59 x 5.27	15'1" x 17'3"
Bedroom 1	3.61 x 3.68	11'10" x 12'1"
En-suite	2.62 x 2.50	8'7" x 8'2"
Bedroom 2	3.61 x 3.29	11'10" x 10'9"
Bathroom	2.62 x 2.80	8'7" x 9'2"
Utility Room	1.97 x 1.64	6'6" x 5'4"

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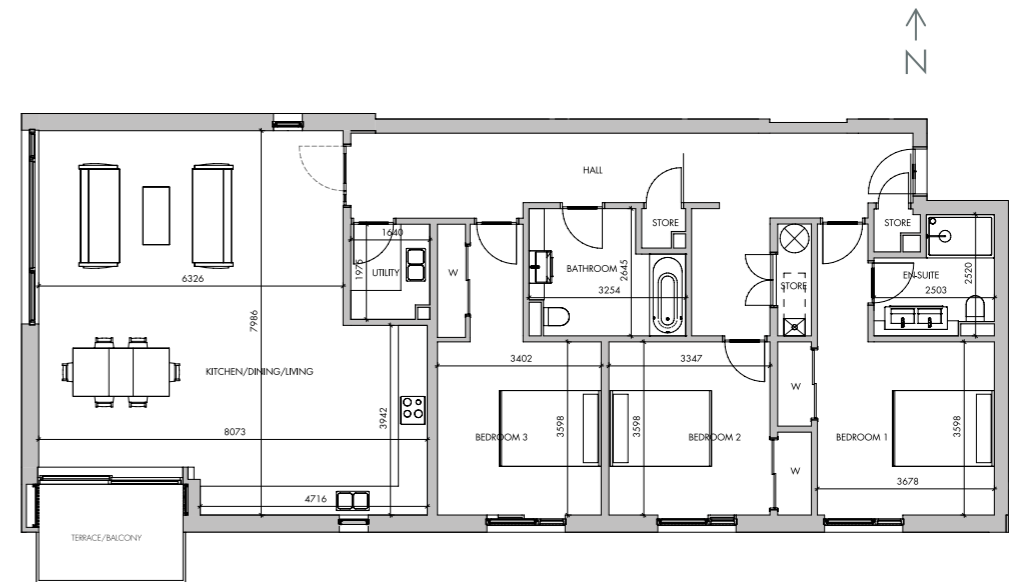


APARTMENT

- N3 | Ground Floor 154 m² 1,658 ft²
- N7 | First Floor
- N11 | Second Floor
- N15 | Third Floor

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	8.07 x 7.98	26'6" x 26'2"
Bedroom 1	3.68 x 3.60	12'1" x 11'10"
En-suite	2.50 x 2.52	8'2" x 8'3"
Bedroom 2	3.35 x 3.60	10'12" x 11'10"
Bedroom 3	3.40 x 3.60	11'2" x 11'10"
Bathroom	3.25 x 2.64	10'8" x 8'8"
Utility Room	1.64 x 1.97	5'4" x 6'6"

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"AT WOODCROFT WE ARE OFFERING A NEW-BUILD ALTERNATIVE OF THE HIGHEST QUALITY."

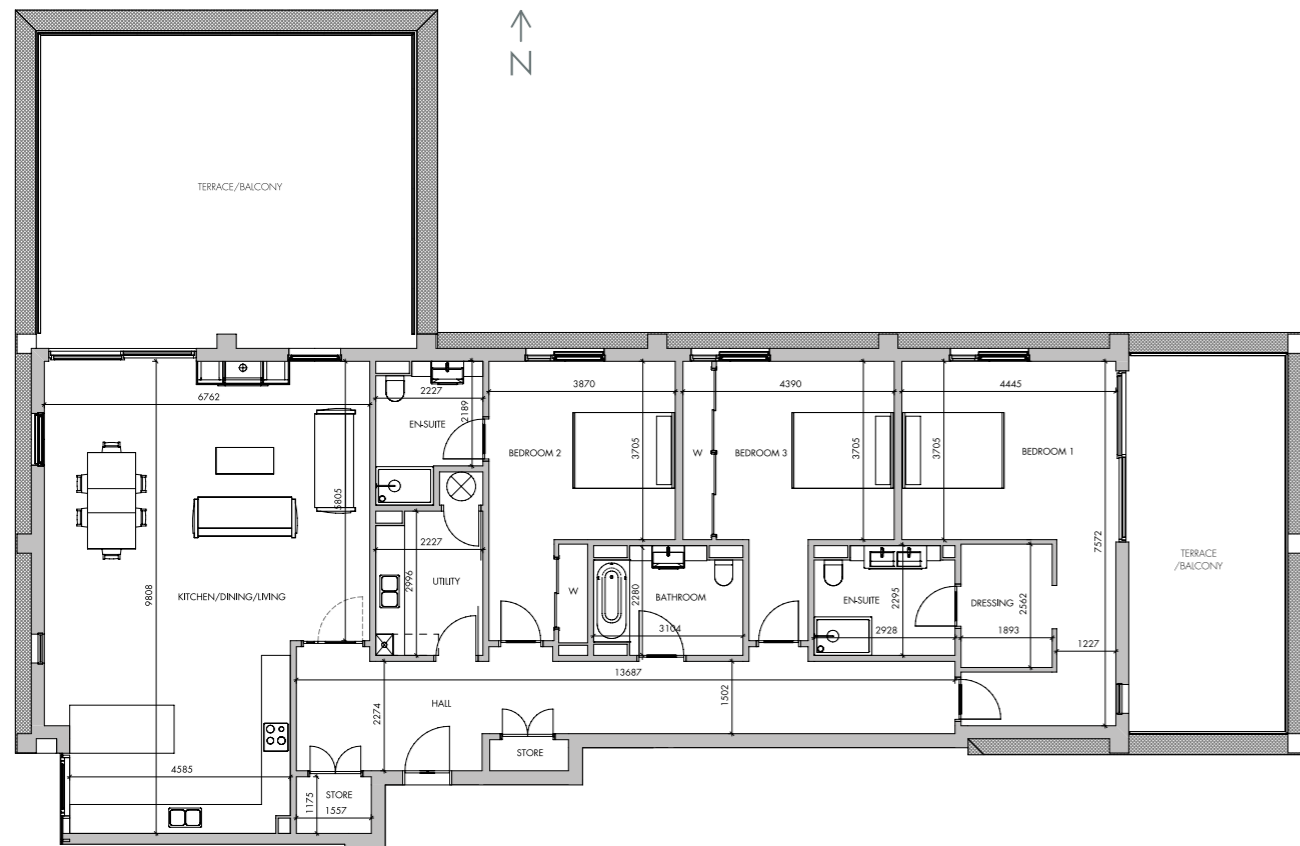
STEVE SIMPSON
MANAGING DIRECTOR,
CRUDEN HOMES

PENTHOUSE

G17 | Forth Floor 170 m² 1,830 ft²

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	6.76 x 9.80	22'2" x 32'2"
Bedroom 1	4.44 x 3.70	14'7" x 12'2"
Master en-suite	2.93 x 2.29	9'7" x 7'6"
Bedroom 2	3.87 x 3.70	12'8" x 12'2"
Bedroom 2 en-suite	2.23 x 2.19	7'4" x 7'2"
Bedroom 3	4.39 x 3.70	14'5" x 12'2"
Bathroom	3.10 x 2.28	10'2" x 7'6"
Utility Room	2.23 x 3.00	7'4" x 9'10"

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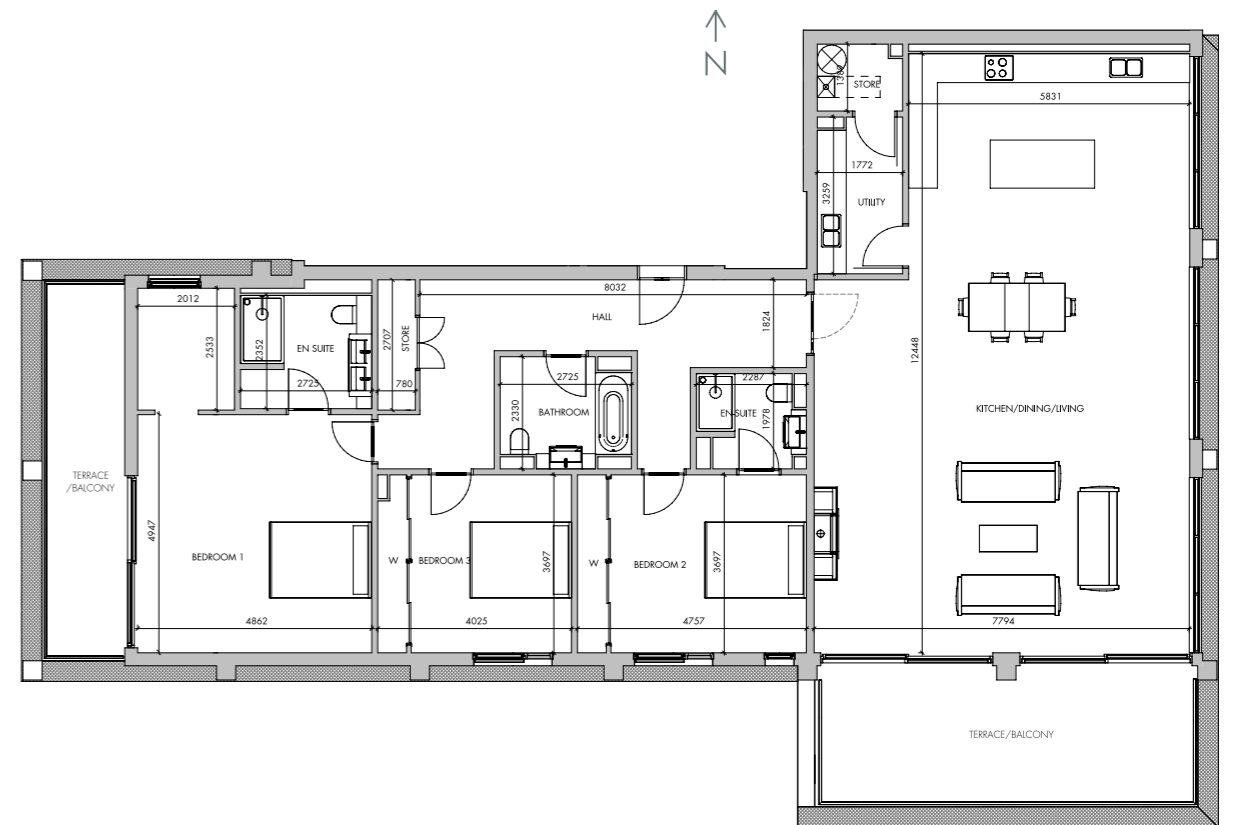


PENTHOUSE

G18 | Forth Floor 202 m² 2,174 ft²

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	7.79 x 12.45	25'7" x 40'10"
Bedroom 1	4.86 x 4.95	15'11" x 16'3"
Master en-suite	2.72 x 2.35	8'11" x 7'9"
Bedroom 2	4.76 x 3.70	15'7" x 12'2"
Bedroom 2 en-suite	2.29 x 1.98	7'6" x 6'6"
Bedroom 3	4.02 x 3.70	13'2" x 12'2"
Bathroom	2.72 x 2.33	8'11" x 7'7"
Utility Room	1.77 x 3.26	5'10" x 10'8"

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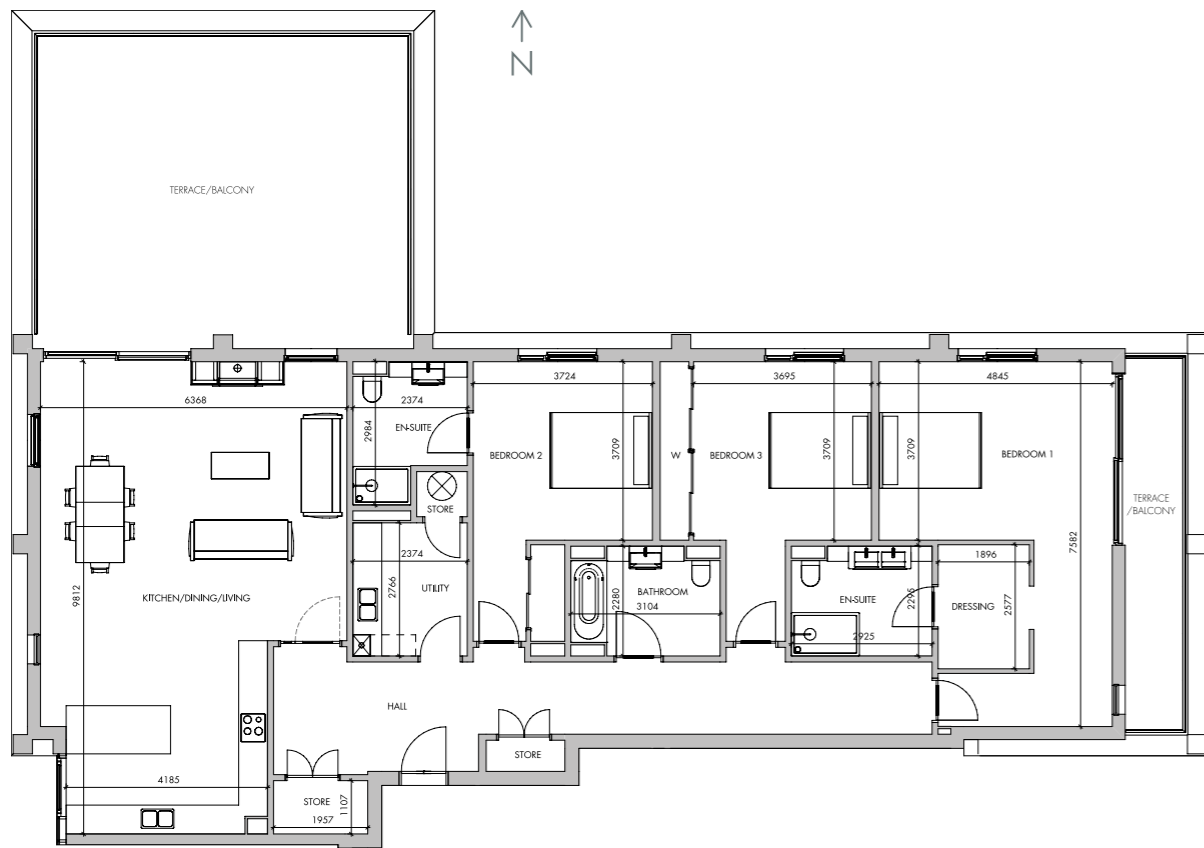


PENTHOUSE

N17 | Forth Floor 170 m² 1,830 ft²

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	6.37 x 9.81	20'10" x 32'2"
Bedroom 1	4.84 x 3.70	15'11" x 12'2"
Master en-suite	2.93 x 2.29	9'7" x 7'6"
Bedroom 2	3.72 x 3.71	12'3" x 12'2"
Bedroom 2 en-suite	2.37 x 2.98	7'9" x 9'9"
Bedroom 3	3.69 x 3.71	12'1" x 12'2"
Bathroom	3.10 x 2.28	10'2" x 7'6"
Utility Room	2.37 x 2.76	7'9" x 9'1"

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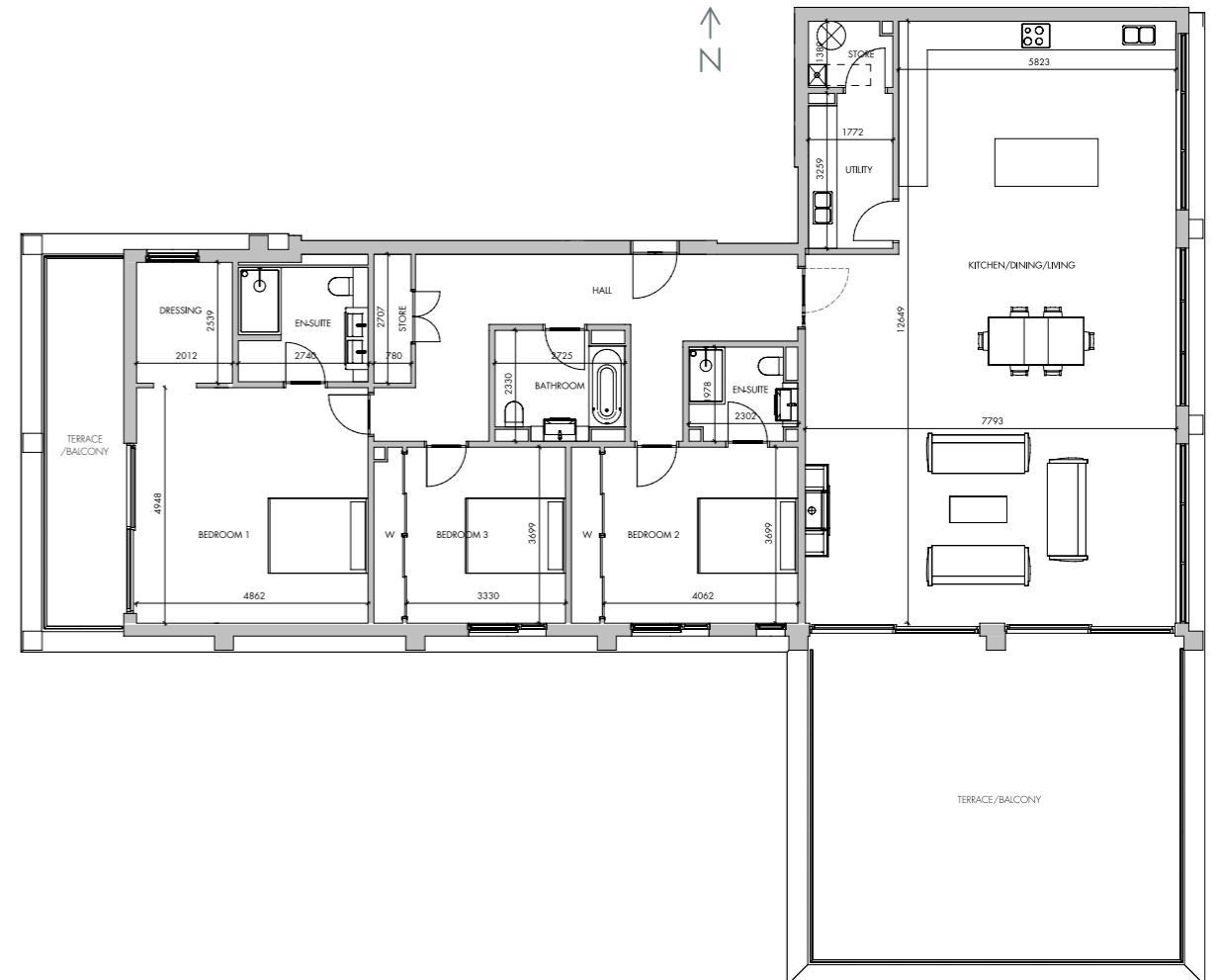


PENTHOUSE

N18 | Forth Floor 202 m² 2,174 ft²

	METRIC	IMPERIAL
Living Room / Kitchen / Dining	7.79 x 12.65	25'7" x 41'6"
Bedroom 1	4.86 x 4.95	15'11" x 16'3"
Master en-suite	2.74 x 2.54	8'12" x 8'4"
Bedroom 2	4.06 x 3.70	13'4" x 12'2"
Bedroom 2 en-suite	2.30 x 1.98	7'6" x 6'6"
Bedroom 3	3.33 x 3.70	10'11" x 12'2"
Bathroom	2.72 x 2.33	8'11" x 7'7"
Utility Room	1.77 x 3.26	5'10" x 10'8"

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LUXURY FITTINGS, HIGH-TECH FEATURES
AND FINELY CRAFTED FINISHES

KITCHENS

Luxury German kitchens by Leicht with a choice of door finishes, system stone work surfaces and glass splashbacks. Siemens integrated appliances include:

- Stainless steel single oven (active clean to penthouses)
- Stainless steel combination oven and microwave
- Induction hob
- Telescopic chimney hood
- Fridge/freezer
- Dishwasher
- Washer/dryer (where no utility room)
- Warming drawer (penthouses only)
- Undercounter freestanding stainless steel and glass wine cooler (penthouses only)

BATHROOMS & EN-SUITES

- Villeroy and Boch white sanitaryware
- Hans Grohe taps and shower fittings
- Raindance shower head to master en-suite
- Thermostatic showers throughout
- Shower enclosure or shower over bath and glass shower screen to main bathroom
- Low profile shower trays
- Mirrored recesses with dehumidifying pads to master en-suites
- Choice of vanity units
- Choice of ceramic wall tiling

HEATING

- Gas central heating system
- Underfloor heating to ground floor
- Electric tile warming to wet areas
- Chrome towel rails to bathrooms and en-suites
- Contemporary radiators
- Feature focal gas fire with quartz surround (penthouses only)

LIGHTING/ELECTRICAL

- Satin chrome screwless plate power sockets and light switches in public rooms, white plates elsewhere
- External LED light fittings to front and rear townhouse doors
- Down-lights to halls, living areas, kitchens, utilities, bathrooms, en-suites and WCs with moisture resistant down-lights above showers and baths
- Pendant light fittings to bedrooms
- Feature wall lights to halls and staircases
- 5 amp circuit to master bed and living area
- TV & BT points to all principal rooms
- Mains operated smoke detector
- Shaver point to master en-suite and main bathroom
- Doorbell
- Communal Sky dish
- External socket to penthouse terraces

INTERNAL DOORS, SKIRTINGS & FACINGS

- Contemporary oak solid-cored flush timber doors with satin chrome ironmongery
- White satin skirtings and facings

STAIRS

- Carpeted oak staircase

DECORATION

- White emulsion to ceilings and walls

WARDROBES

- Integrated glass sliding wardrobes with internal lighting
- Bespoke dressing areas

FLOOR FINISHES APARTMENTS

- Selection of quality carpets in a choice of neutral shades to bedrooms
- Choice of ceramic floor tiles to bathrooms and en-suites
- Engineered hardwood oak to hall, open plan kitchen/living/utility
- Choice of client upgrades

SOUND & VISION

Structured cabling platform allowing allocation of telephone points, network computers, printers, internet access, satellite, cable or terrestrial TV and audio throughout the property supplied by HTI

ENTRY & SECURITY

- Secure keypad and video entry system to apartment blocks with lift access to all floors
- Security alarm system to ground floor apartments

SHARED EXTERNAL

- Landscaped common grounds

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LOCATION

AT THE HEART OF ONE OF EDINBURGH'S MOST SOUGHT-AFTER RESIDENTIAL AREAS

Woodcroft lies on a peaceful, leafy street adjacent to the Grange - one of Edinburgh's most desirable residential suburbs. Although it is only a short distance from the centre of the city, it is surrounded by quiet and peaceful tree-lined residential roads and is close to some of the city's most beautiful parks.

Woodcroft puts Scotland's capital on your doorstep – from the buzz of the yearly International Festival and Fringe to the luxury shopping that can be found on George Street and Muntrees Walk. The choices on offer are almost endless – think dinner at one of Edinburgh's many Michelin-starred restaurants, an afternoon in an art gallery or retail therapy at Harvey Nichols.



A GREAT NEIGHBOURHOOD TO ENJOY

Woodcroft is just a short walk away from the shops, cafes and restaurants of Morningside and Bruntsfield – both vibrant and popular 'village' neighbourhoods. Everyday needs can be met on nearby Morningside Road, which boasts a wide range of shops, including a large Waitrose. Great entertainment is just round the corner at the famous, family-run Dominion Cinema. Woodcroft is also just a few minutes walk from the beautiful green spaces of Bruntsfield Links, The Meadows and Blackford Hill.

Edinburgh's business districts, its many world-renowned schools and its prestigious universities are all easily accessible. The city's central train stations and international airport are also easy to reach, as is the city's by-pass (which links to Scotland's motorway network).



WOODCROFT
PITSLIGO ROAD, EDINBURGH
EH10 4RY



REGISTER YOUR INTEREST

To register your interest or for further information on the development and the properties available at Woodcroft, please contact our selling agent.

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