

The Apartments

Kinnear Road, Edinburgh





Artist's impression of example new build interior.

Front cover image shows artists impression of the south elevation of The Apartments at Kinnear Road from the playing fields.



The Apartments

Kinnear Road, Edinburgh

The Apartments at Kinnear Road comprise a small selection of only five magnificent, two bedroom conversion and new build homes, developed by Queensberry Properties Ltd.

With luxurious finishes and beautiful styling, perfectly in keeping with the architecture of each of the two buildings, these wonderful apartments offer a rare opportunity in one of Edinburgh's most sought after addresses.



The conversion apartments are situated on the ground, first and second floors of the wonderful B listed 'Mackenzie House', part of the Edinburgh Academy Boarding Houses, dating from 1910 and designed by former pupil Ramsay Traquair. The Arts & Crafts style of the building reflects the influence of Robert Lorimer, in whose offices Traquair worked. These apartments feature the desirable grand proportions and charming character of a period home, but with the comfort and efficiency of an easily maintained new home.

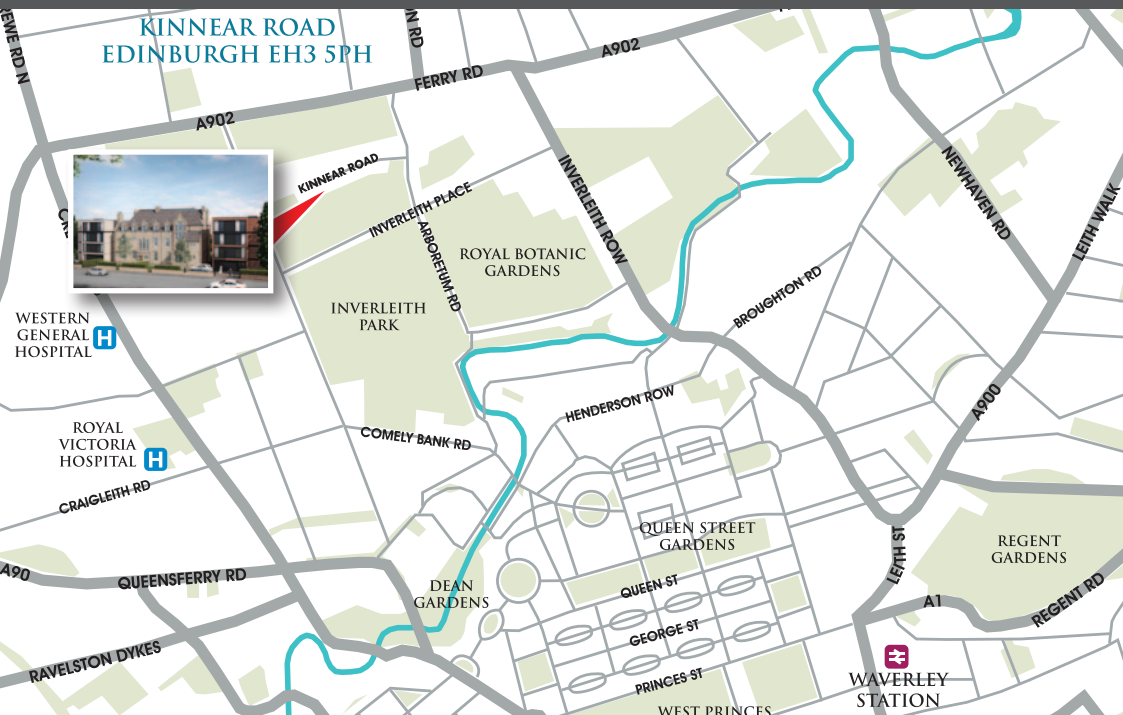
In a beautiful purpose-built, blonde sandstone building, designed by award winning Edinburgh architects Morgan McDonnell, two further apartments are available. These wonderful new build properties are situated on the second and third floors and have lift access, floor to ceiling glazing to public rooms and exceptional south facing balconies, affording uninterrupted views and look out over the Edinburgh Academy playing fields and beyond to Edinburgh Castle and the iconic city skyline of Edinburgh Old Town.

The Apartments are situated in a prominent position on Kinnear Road, an exclusive address in Edinburgh's desirable Inverleith suburb. Although a tranquil and leafy area, Inverleith is in an enviable and extremely accessible location, only minutes to the north of Comely Bank and Stockbridge in the City Centre.

The area is consistently popular with excellent private and local schools nearby, amenities within easy reach and ease of access to the City Centre and wider Edinburgh area, via nearby Ferry Road.



Artist's impression of example conversion property interior.



VIEW SOUTH FROM KINNEAR ROAD

Conversion Apartments - MacKenzie House West



Ground Floor



First Floor



Second Floor



Third Floor

3a 2 BED APARTMENT
 1,442 sq ft (approx)

Living Room	8.00 x 4.55	26'3" x 14'11"
Kitchen/Dining Room	7.70 x 4.80	25'3" x 15'9"
Master Bedroom	6.00 x 3.85	19'8" x 12'8"
Bedroom 2	3.75 x 2.95	12'4" x 9'8"

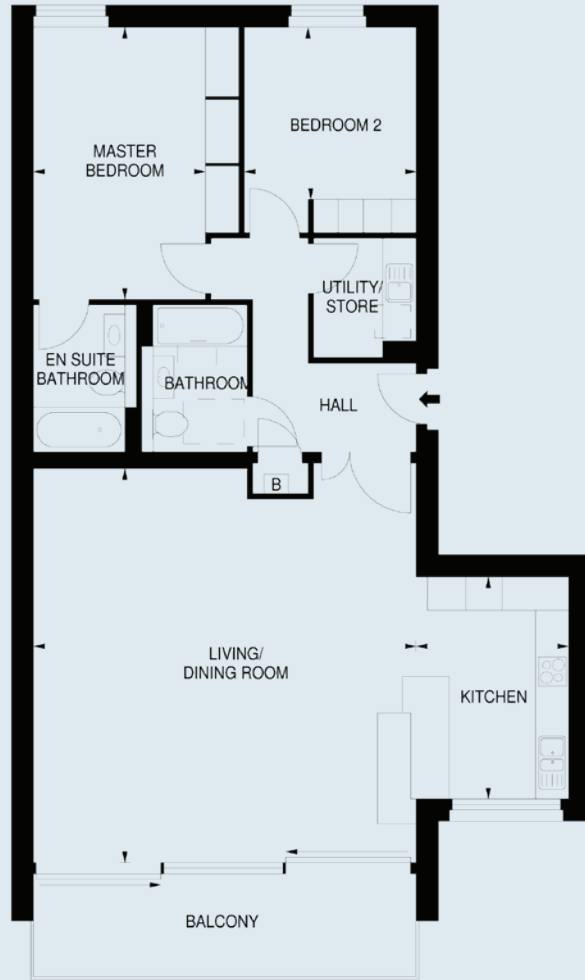
3b 2 BED APARTMENT
 1,458 sq ft (approx)

Living Room	8.00 x 4.55	26'3" x 14'11"
Kitchen/Dining Room	7.70 x 4.80	25'3" x 15'9"
Master Bedroom	6.05 x 4.25	19'10" x 13'11"
Bedroom 2	4.45 x 2.95	14'7" x 9'8"

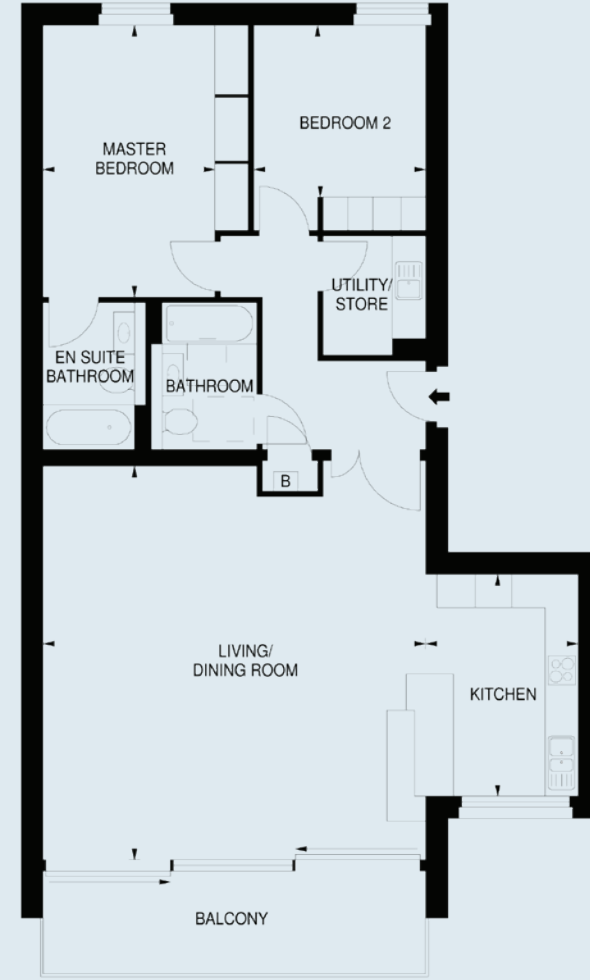
3c 2 BED APARTMENT
 1,581 sq ft (approx)

Living Room	8.15 x 4.55	26'9" x 14'11"
Kitchen/Dining Room	7.50 x 4.95	24'7" x 16'3"
Master Bedroom	6.05 x 4.05	19'10" x 13'3"
Bedroom 2	4.85 x 3.10	15'11" x 10'2"

New Build Apartments



Second Floor



Third Floor

5b 2 BED APARTMENT

1,231 sq ft (approx)

Living/Dining Room	7.10 x 6.90	23'4" x 22'8"
Kitchen	4.01 x 2.75	13'2" x 9'
Master Bedroom	4.90 x 3.11	16'1" x 10'2"
Bedroom 2	3.10 x 3.10	10'2" x 10'2"

5c 2 BED APARTMENT

1,231 sq ft (approx)

Living/Dining Room	7.10 x 6.90	23'4" x 22'8"
Kitchen	4.01 x 2.75	13'2" x 9'
Master Bedroom	4.90 x 3.11	16'1" x 10'2"
Bedroom 2	3.10 x 3.10	10'2" x 10'2"

Specification

Kitchens

- 'Leicht' German kitchens in a range of door finishes supplied by Kitchens International
- Systemstone work surface
- Glass splashback
- Siemens integrated cooking appliances, induction hob, refrigeration, freezer, dishwasher
- Wine cooler (new build only)
- Chrome boiling water tap
- Stainless steel undermounted sink
- Cutlery tray
- Pull-out waste separation bins

Utility Rooms

- Space for laundry appliances
- Chrome lever tap
- Stainless steel inset sink and drainer
- Laminate worktop

Bathrooms, En Suites & WCs

- Villeroy and Boch sanitaryware
- Hansgrohe fittings
- Vanity furniture in a choice of finishes by Ambience Bain
- Chrome heated towel rails
- Choice of wall and floor tiles

Plumbing & Heating

- Central heating and hot water via a high efficiency gas boiler and pressurised tank system
- Underfloor heating to hall, living room, kitchen areas (new build only).
- Electric tile warming to wet areas (conversion and new build)
- Chrome heated towel rails to bathroom

Decoration

- Internal walls finished in emulsion paint and ceilings smooth finished in white
- White finished skirtings and facings throughout

Internal Doors

- Solid core internal pass doors in oak (conversion) or walnut (new build) with satin chrome lever style handles

Wardrobes

- Built-in dressing areas or wardrobes to master bedrooms.
- Built-in wardrobes to bedroom 2 in selected plots (per plans).
- Sensor controlled lighting to wardrobes

Floor Coverings

Conversion

- Engineered hardwood oak to hall, living room, dining room and kitchens
- Choice of carpet to stairs and bedrooms
- Choice of floor tiles to bathrooms, en-suites and WCs

New Build

- Tiled public rooms, kitchen and hall
- Choice of floor tiles to bathrooms, en-suites & WCs
- Choice of carpet to bedrooms

Electrical

- Structured cabling platform allowing allocation of phone, network PCs, printers, internet access, satellite, cable or terrestrial TV throughout the property
- Combination of chrome downlights and pendant lighting per plans
- Video door entry system
- Satin chrome screwless flat plates and light switches to public rooms/white elsewhere
- Satellite dish to rear elevation (per block)
- TV aerial

Entry & Security

- Security alarm system to ground floor apartment



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*Please note: This information is correct at time of going to print in October 2015. Whilst every effort has been made to ensure the accuracy of these details, Queensberry Properties operates a policy of continuous product development and therefore individual features and specifications may vary at the company's discretion. Consequently the contents do not form, or constitute a representation warranty, or part of any contract. Please see sales advisor for latest plot specific information.



Artists impression of north elevation of The Apartments at Kinneare Road.



Wemyss House, 8 Wemyss Place, Edinburgh
EH3 6DH
0131 247 3700
edinburghnewhomes@savills.com

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