



Abercromby Place is a stunning eight apartment and two mews house development on one of the city's most sought-after streets.

Few New Town properties offer as many benefits as Abercromby Place. The front of the property overlooks the leafy Eden of Queen Street Gardens, where you have private access. The rear has stunning views over the north of Edinburgh.

The three bedroom mews houses are both finished to a very high standard, featuring modern, light and airy living spaces with statement interiors. Each mews house also includes a private garage.

The mews houses benefit from the care and attention lavished on them by Square & Crescent, one of Edinburgh's most highly regarded developers of luxury homes.



SQUARE & CRESCENT

CONTEMPORARY, SOPHISTICATED LIVING

Spacious dining kitchens designed by Cameron Interiors offer ample space for entertaining and come complete with integrated suites of Siemens appliances and a Bora four-zone induction hob, tasteful grey oak finishes and statement lighting fixtures.

Bedrooms are serene spaces with stylish interiors finished to the highest levels of specification with convenient en-suites in the master bedroom.

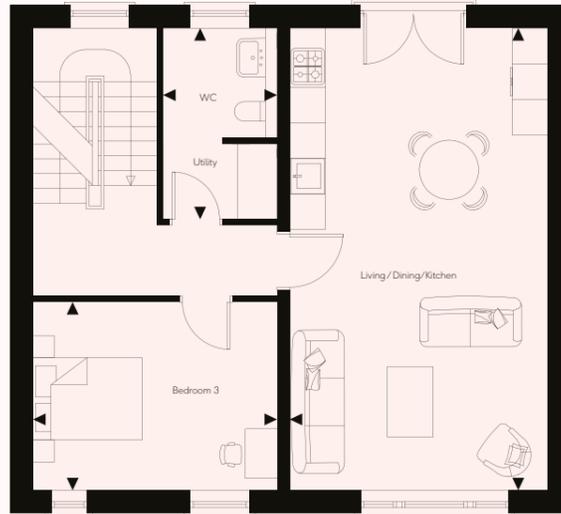
Bathrooms are tranquil and contemporary areas with clean lines and stylish Duravit sanitaryware as standard, finished with great attention, such as the brushed steel wall mounted taps and shower bath valves by Crosswater.



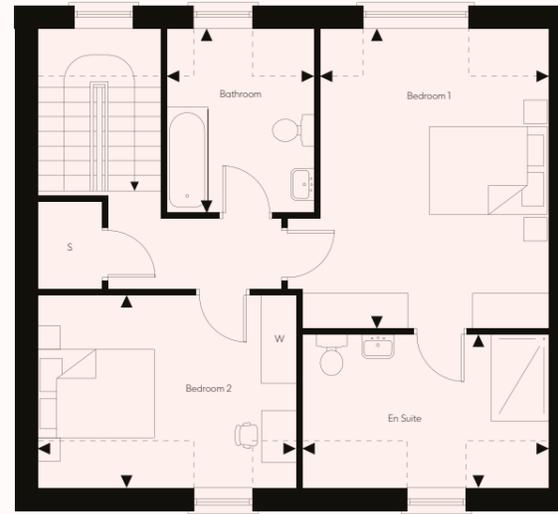
MEWS HOUSE 1

Three Bedroom
 Total Area: 141m² (1517ft²)
 Garage: 26m² (280ft²)

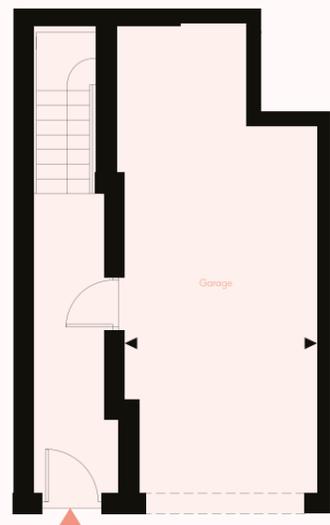
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Front elevation

Bedroom 1	3.90m x 4.93m	(12'9" x 16'2")
En-suite	4.14m x 2.74m	(13'7" x 8'12")
Bedroom 2	4.36m x 3.27m	(14'4" x 10'9")
Bedroom 3	4.10m x 3.25m	(13'5" x 10'8")
Bathroom	2.52m x 3.23m	(8'3" x 10'3")
WC/Utility	1.90m x 3.25m	(6'4" x 10'7")
Living/Dining	4.43m x 7.80m	(14'4" x 25'7")
Store	1.00m x 1.58m	(3'4" x 5'2")
Garage	3.33m x 8.04m	(10'11" x 26'4")

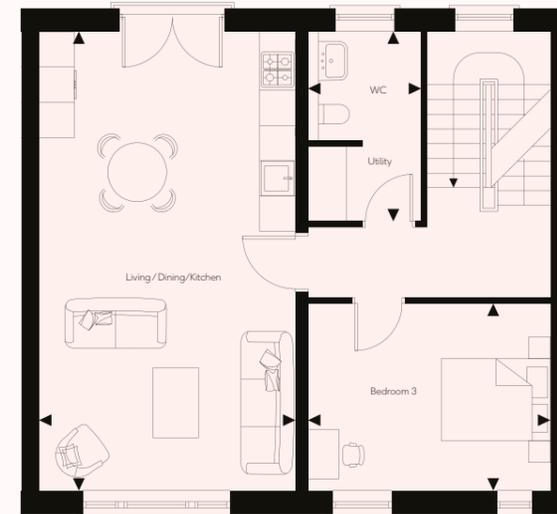
KEY

- S Storage
- W Wardrobe
- U Utility
- Combed Ceiling
- ▶ Entrance
- ⊙ North

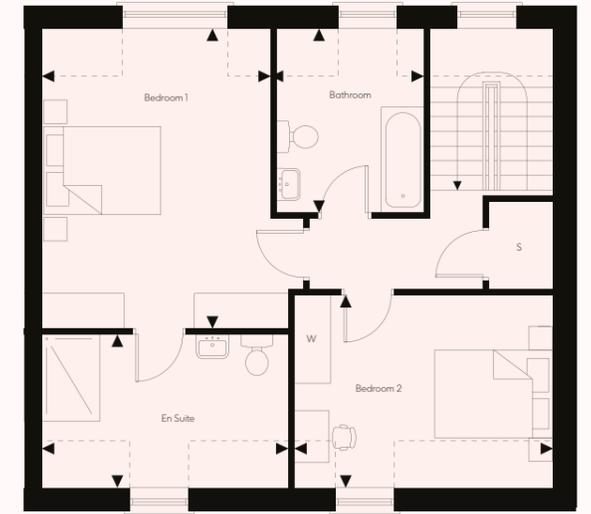
MEWS HOUSE 2

Three Bedroom
 Total Area: 141m² (1517ft²)
 Garage: 28m² (301ft²)

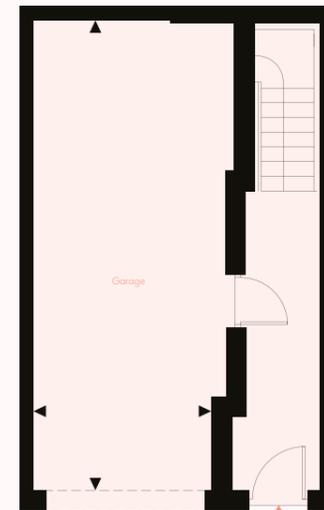
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Front elevation

Bedroom 1	3.90m x 4.93m	(12'9" x 16'2")
En-suite	4.14m x 2.74m	(13'7" x 8'12")
Bedroom 2	4.36m x 3.27m	(14'4" x 10'9")
Bedroom 3	4.10m x 3.25m	(13'5" x 10'8")
Bathroom	2.52m x 3.23m	(8'3" x 10'3")
WC/Utility	1.90m x 3.25m	(6'4" x 10'7")
Living/Dining	4.43m x 7.80m	(14'4" x 25'7")
Store	1.00m x 1.58m	(3'4" x 5'2")
Garage	3.55m x 8.04m	(11'8" x 26'4")

KEY

- S Storage
- W Wardrobe
- U Utility
- Combed Ceiling
- ▶ Entrance
- ⊙ North

MEWS SPECIFICATION

KITCHENS

- Kitchens by Cameron Interiors
- Integrated appliances to include:
 - Siemens oven
 - Siemens combination microwave/oven
 - Siemens fridge/freezer
 - Siemens dishwasher
 - Bora 4 zone induction hob with integrated downdraft extractor
 - Quooker boiling water tap
 - Solid surface worktop
- Full height splash back panels
- Stainless steel undermount sink
- LED lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
 - Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
 - Duravit baths with tiled bath panels, free standing in certain apartments
 - Duravit vanity units with ceramic basins in bathrooms and en-suites
 - Large low profile shower trays with frameless glass screens
 - Brushed steel wall mounted taps and shower bath valves by Crosswater
 - Tall electric towel radiators
 - Large feature mirrors with LED lighting and demister pads in en-suites and bathrooms
 - Porcelain tiles on floors and full height on certain walls
 - Electric underfloor tile heating with 24/7 controls

HEATING & VENTILATION

- Heating and hot water by air source heat pump
- 24/7 digital heating controls
- Electric underfloor tile heating within all bathrooms with 24/7 controls
- Contemporary flat panel designer radiators in living rooms, kitchens, bedrooms and halls, with TRVs
- Tall electric towel radiators in bathrooms and en-suites
- Centralised mechanical extract ventilation systems in kitchens, bathrooms and en-suites with integrated humidity controls

SECURITY

- Keyed alike mortice deadbolt and mortice light latch to entrance doors
- Locking windows where appropriate
- Audible door bell
- External lighting
- Door viewer and letterbox to all entrance doors

GENERAL

- Walls and ceiling painted in matt emulsion finish
- Generous internal storage
- Common areas will be factor managed
- High quality ironmongery throughout
- Modern engineered timber double glazed windows
- Buildzone 10 Year building warranty suitable for mortgage lenders
- Large garage with automatic door
- Intruder alarm

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and certain kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas and certain kitchens
- 5 amp lighting circuit to certain living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting
- High quality low profile screwless brushed stainless shaver sockets in bathrooms and en-suites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- Infrastructure for future electric charging points in garage

AUDIO VISUAL

- All apartments are wired for the following:
 - BT High Speed Fibre Broadband
 - Digital TV
 - CAT6
 - SKY Q



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