

Royal Meadows

EDINBURGH

MILLERFIELD APARTMENTS

FLOORPLAN SCHEDULE



THE MILLERFIELD APARTMENTS

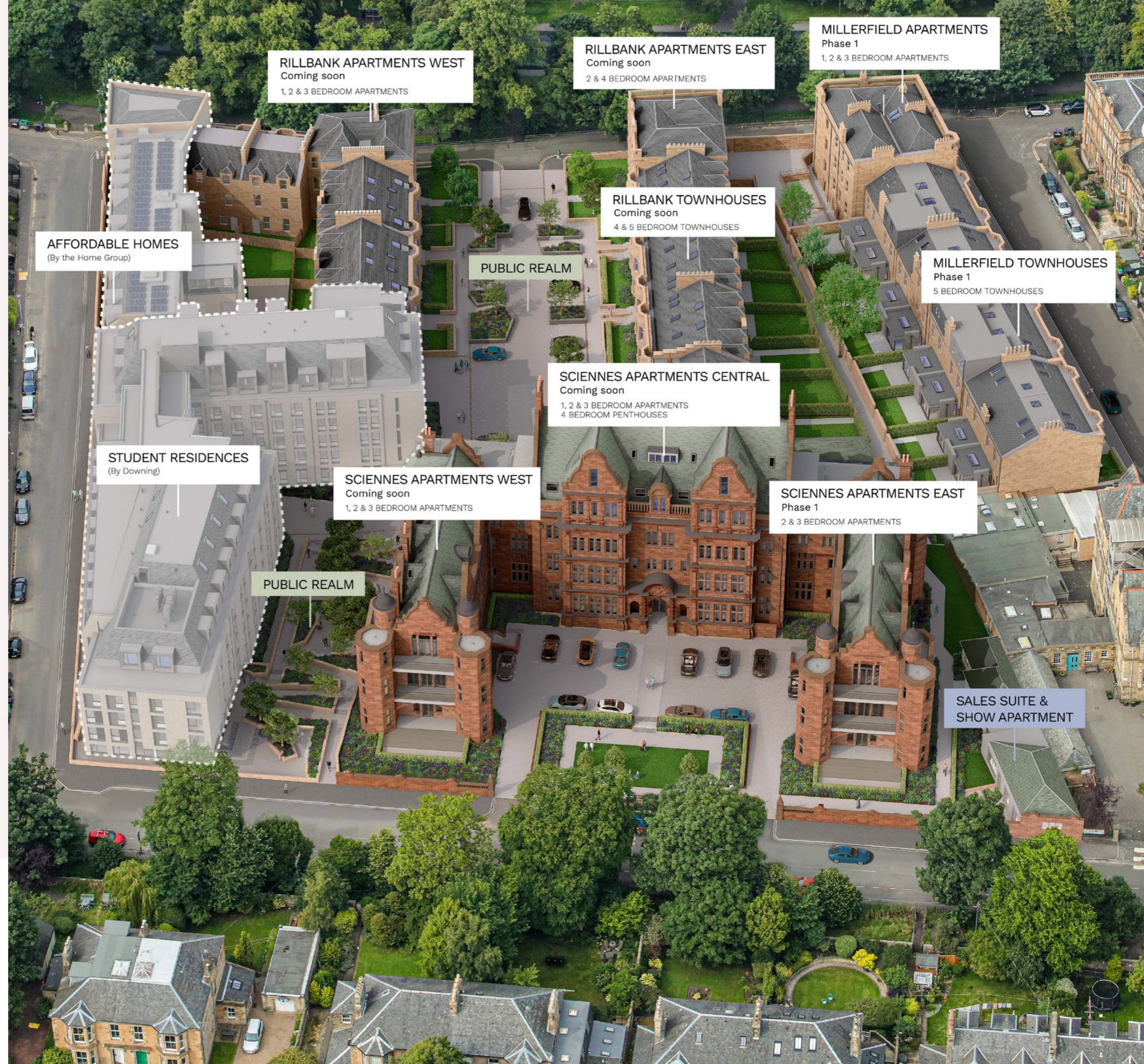
LOCATED ON MILLERFIELD PLACE, WITH A LEAFY OUTLOOK OVER THE MEADOWS PARK, MILLERFIELD APARTMENTS COMPRISE 8 LUXURIOUS 1, 2 & 3 BEDROOM PROPERTIES WHICH HAVE BEEN CAREFULLY RENOVATED TO THE HIGHEST STANDARD.

The sandstone building offers spacious open plan living areas with highly specified finishes throughout. Well-proportioned bedrooms benefit from ample wardrobe space and luxurious en-suites with underfloor heating.

- Impressive ceiling heights in excess of 3m
- Bright open plan high spec kitchen/living/dining with separate utility
- Private gardens to certain apartments
- Luxurious principal bedroom with generous wardrobes and en-suite
- Considerable storage space throughout



MASTERPLAN



RILLBANK APARTMENTS WEST
Coming soon
1, 2 & 3 BEDROOM APARTMENTS

RILLBANK APARTMENTS EAST
Coming soon
2 & 4 BEDROOM APARTMENTS

MILLERFIELD APARTMENTS
Phase 1
1, 2 & 3 BEDROOM APARTMENTS

AFFORDABLE HOMES
(By the Home Group)

RILLBANK TOWNHOUSES
Coming soon
4 & 5 BEDROOM TOWNHOUSES

MILLERFIELD TOWNHOUSES
Phase 1
5 BEDROOM TOWNHOUSES

PUBLIC REALM

SCIENNES APARTMENTS CENTRAL
Coming soon
1, 2 & 3 BEDROOM APARTMENTS
4 BEDROOM PENTHOUSES

STUDENT RESIDENCES
(By Downing)

SCIENNES APARTMENTS WEST
Coming soon
1, 2 & 3 BEDROOM APARTMENTS

SCIENNES APARTMENTS EAST
Phase 1
2 & 3 BEDROOM APARTMENTS

PUBLIC REALM

SALES SUITE & SHOW APARTMENT

SPECIFICATION

GENERAL

- New double-glazed timber sash and case windows to front and rear elevation
- All external walls, floors and roof voids fully insulated
- 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
- Fully fitted wardrobes to certain rooms
- High quality ironmongery throughout
- Landscaped front and rear gardens to certain apartments
- Lane access to rear gardens of certain apartments
- BT High Speed Fibre Broadband
- Factor managed common areas and centralised plant
- 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 en-suites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to bedrooms, drawing room and dining area
- LED kitchen under unit lighting
- Feature LED mirror lighting in principal en-suite
- External feature lighting to certain apartments
- High quality low profile screwless brushed stainless steel 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 areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room

HEATING & VENTILATION

- Centralised plant room with water storage and air source heat pump for heating and hot water
- Generous Hot Water Storage
- 24/7 digital heating controls
- Electric underfloor tile heating within the principal en-suite with 24/7 controls
- Contemporary flat panel designer radiators in living areas, kitchens, bedrooms and halls, with TRVs
- Mechanical extract ventilation to kitchens, bathrooms and en-suites, 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
- Siemens 70/30 fridge freezer
- 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 & 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
- Duravit vanity units with ceramic basins in bathrooms and en-suites
- 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 en-suite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal en-suites shower areas
- Electric underfloor tile heating with 24/7 controls in principal en-suite
- Brushed stainless steel shaver sockets

SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors
- Video door entry system to apartments off common hall
- Door bell to main door apartment
- Lockable rear garden gate to certain apartments
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to gardens
- Mains wired interlinked smoke and heat detectors where applicable
- Sprinkler system to all apartments
- PIR lighting with emergency back up in common halls
- Lockable mailboxes in common hall

AUDIO VISUAL

All apartments are wired for the following:

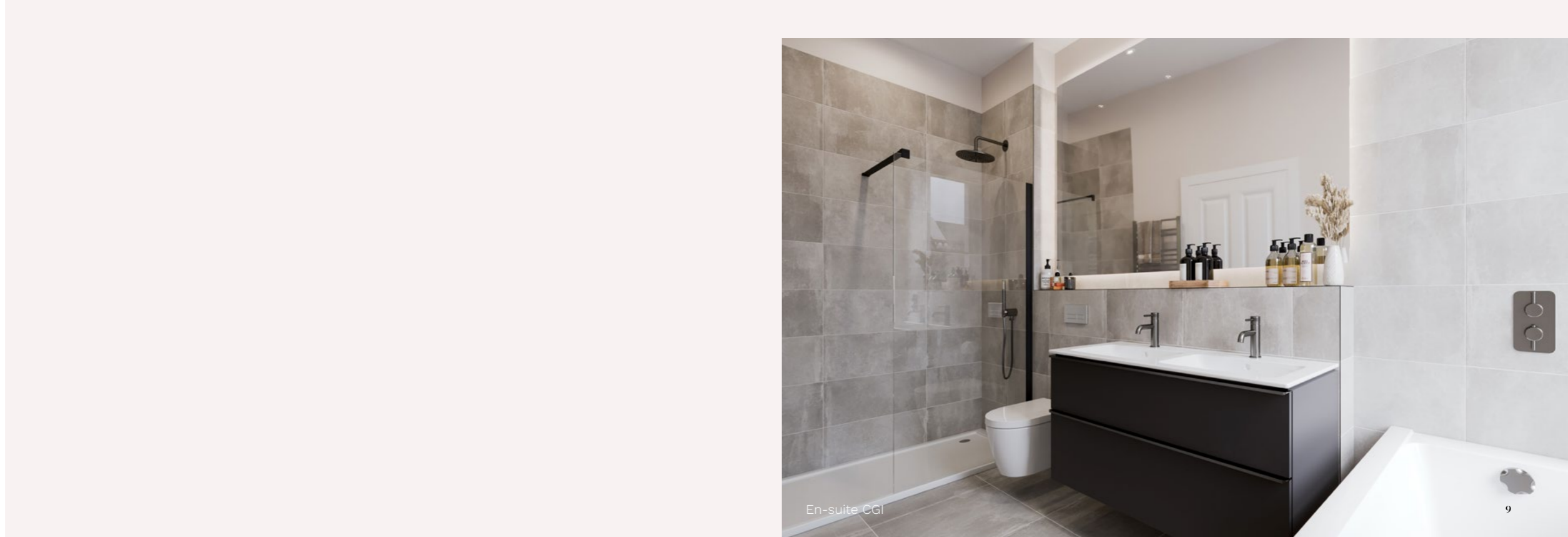
- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream



Bathroom CGI



Kitchen CGI



En-suite CGI

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TWO BEDROOM APARTMENT

01

	Ft	M
Kitchen / Living / Dining	18'4" x 18'1"	5.61 x 5.53
Bathroom	7'5" x 7'2"	2.30 x 2.19
Principal Bedroom	18'4" x 11'8"	5.60 x 3.62
Principal En-suite	8'6" x 6'7"	2.62 x 2.06
Bedroom 2	13'8" x 12'4"	4.20 x 3.78
Utility	4'6" x 4'1"	1.40 x 1.25
Total Area	1,000 sq ft	93 sq m

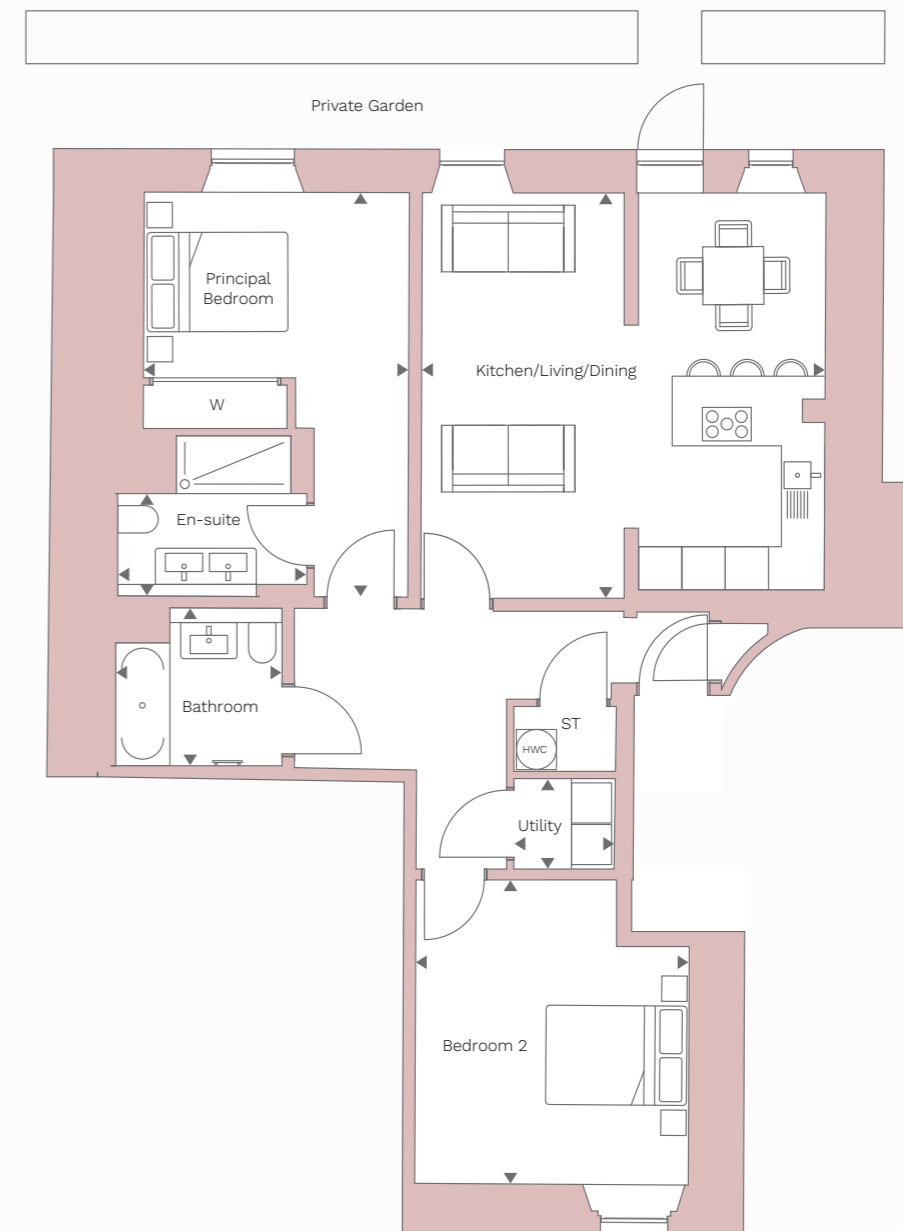
LOCATION



KEY

ST: Storage
W: Wardrobe

GARDEN LEVEL



Royal Meadows

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ONE BEDROOM APARTMENT

02

	Ft	M
Kitchen / Living / Dining	27'3" x 16'2"	8.34 x 4.94
WC	5'5" x 5'7"	1.66 x 1.74
Principal Bedroom	17'9" x 10'9"	5.46 x 3.33
Principal En-suite	8'8" x 6'6"	2.68 x 2.00
Study / Box Room	13'5" x 6'9"	4.12 x 2.09
Utility	4'7" x 4'2"	1.45 x 1.27
Total Area	980 sq ft	91 sq m

LOCATION



KEY

ST: Storage
W: Wardrobe

GARDEN LEVEL



Royal Meadows

EDINBURGH

THREE BEDROOM APARTMENT

03

	Ft	M
Living / Dining	21'2" x 13'9"	6.47 x 4.26
Kitchen	14' x 8'8"	4.28 x 2.70
Bathroom	6'9" x 6'8"	2.12 x 2.08
Principal Bedroom	18'4" x 11'7"	5.60 x 3.58
Principal En-suite	7'7" x 6'4"	2.35 x 1.95
Bedroom 2	13'4" x 10'7"	4.10 x 3.28
Bedroom 3	13'4" x 9'2"	4.10 x 2.80
Study	10'8" x 6'5"	3.30 x 1.97
Utility	7'5" x 3'9"	2.30 x 1.20
Total Area	1,291 sq ft	120 sq m

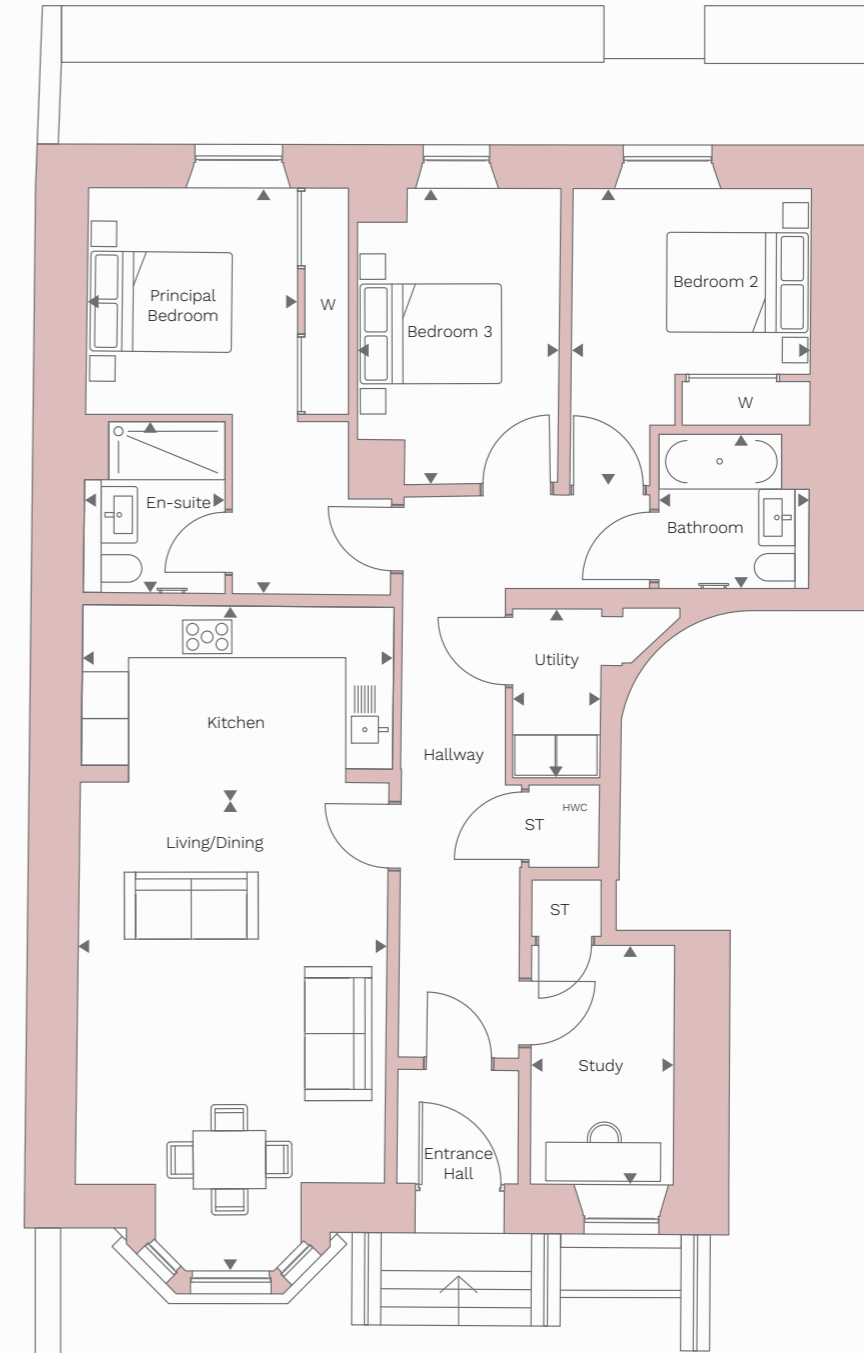
LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



Royal Meadows

EDINBURGH

TWO BEDROOM APARTMENT

04

	Ft	M
Living / Dining	17'7" x 16'1"	5.42 x 4.90
Kitchen	12'4" x 7'1"	3.78 x 2.15
Bathroom	7'8" x 7'5"	2.40 x 2.30
Principal Bedroom	16'2" x 13'8"	4.95 x 4.20
Principal En-suite	8'6" x 5'6"	2.63 x 1.70
Bedroom 2	13'4" x 12'9"	4.08 x 3.92
Utility	7'3" x 4'3"	2.23 x 1.30
Total Area	1,119 sq ft	104 sq m

LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



Royal Meadows

EDINBURGH

THREE BEDROOM APARTMENT

05

	Ft	M
Living / Dining	21' x 14'	6.40 x 4.26
Kitchen	12'8" x 8'9"	3.90 x 2.70
Bathroom	7'3" x 7'1"	2.23 x 2.16
Principal Bedroom	18'4" x 12'6"	5.60 x 3.85
Principal En-suite	7'9" x 6'2"	2.42 x 1.90
Bedroom 2	13'8" x 12'8"	4.20 x 3.90
Bedroom 3	13'7" x 12'8"	4.17 x 3.92
Utility	8'8" x 5'7"	2.70 x 1.73
Total Area	1,324 sq ft	123 sq m

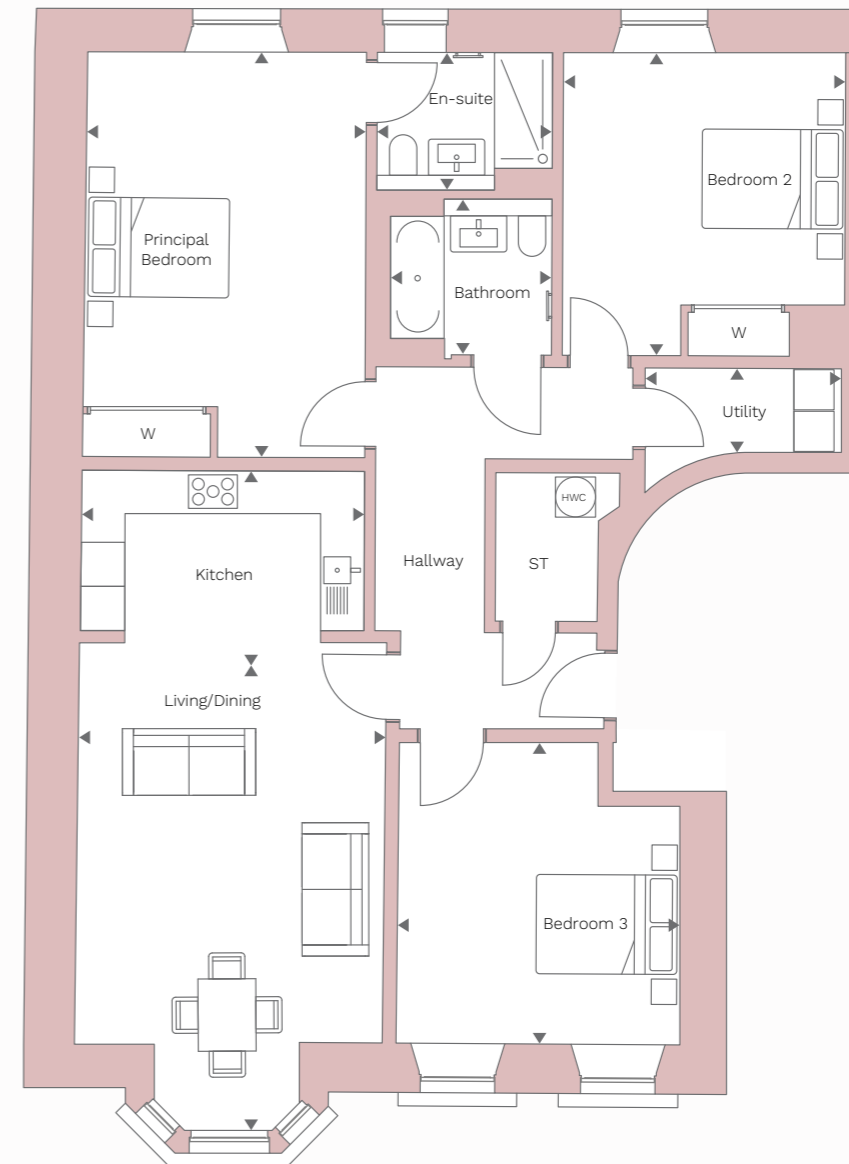
LOCATION



KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



Royal Meadows

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TWO BEDROOM APARTMENT

06

	Ft	M
Living / Dining	17'7" x 17'7"	5.40 x 5.40
Kitchen	13'3" x 12'6"	4.05 x 3.84
Bathroom	7'6" x 7'2"	2.33 x 2.21
Principal Bedroom	18'6" x 13'7"	5.67 x 4.18
Principal En-suite	9'3" x 6'2"	2.85 x 1.90
Bedroom 2	13'3" x 12'5"	4.06 x 3.80
Study	9'3" x 7'1"	2.85 x 2.15
Utility	6'7" x 6'1"	2.04 x 1.87
Total Area	1,205 sq ft	112 sq m

LOCATION



KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



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THREE BEDROOM APARTMENT

07

	Ft	M
Living / Dining	21'1" x 14"	6.43 x 4.28
Kitchen	12'8" x 8'9"	3.92 x 2.73
Bathroom	7'3" x 7'1"	2.22 x 2.15
Principal Bedroom	18'4" x 12'7"	5.60 x 3.87
Principal En-suite	7'8" x 6'2"	2.40 x 1.90
Bedroom 2	11'1" x 13'7"	3.37 x 4.18
Bedroom 3	13'7" x 12'8"	4.20 x 3.90
Utility	7'2" x 5'3"	2.20 x 1.63
Total Area	1,291 sq ft	120 sq m

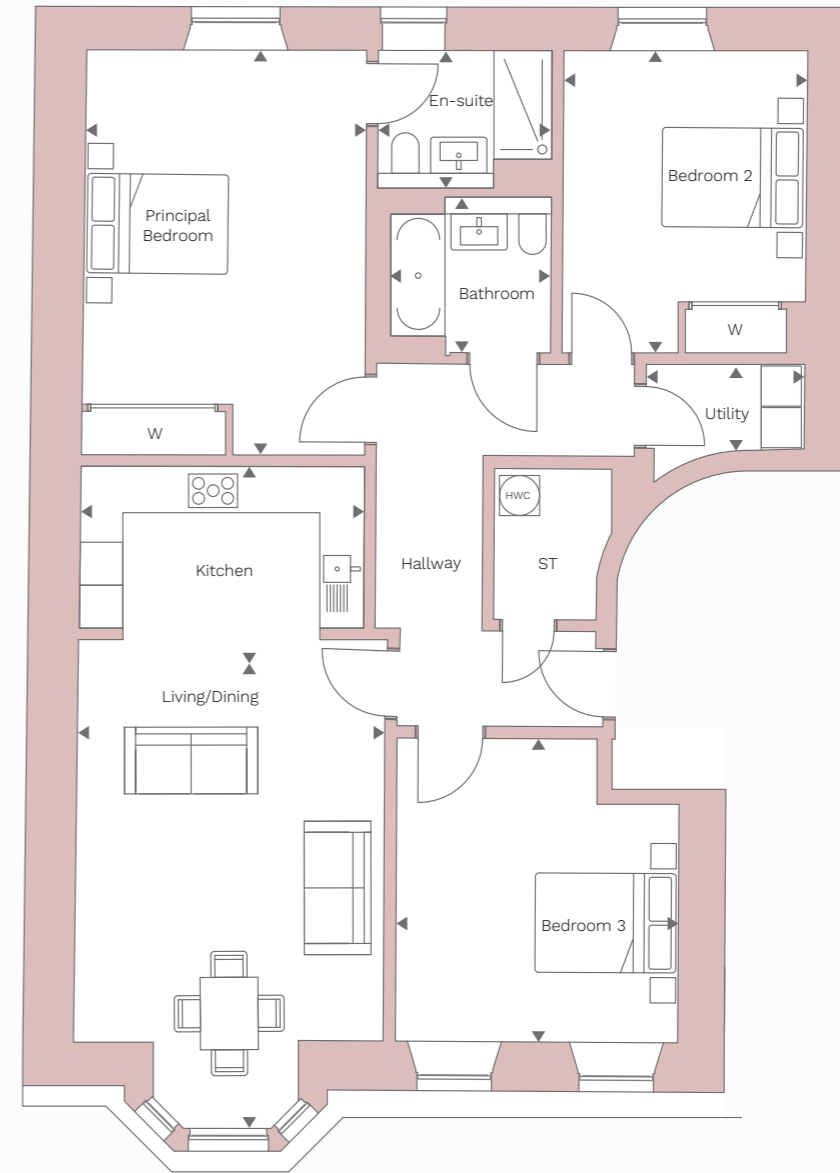
LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR



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EDINBURGH

TWO BEDROOM APARTMENT

08

	Ft	M
Living	17'7" x 17'7"	5.40 x 5.40
Kitchen / Dining	13'4" x 12'6"	4.08 x 3.85
Bathroom	7'8" x 7'8"	2.40 x 2.40
Principal Bedroom	18'6" x 13'7"	5.66 x 4.17
Principal En-suite	9'3" x 6'2"	2.85 x 1.90
Bedroom 2	13'9" x 12'6"	4.24 x 3.85
Study	9'3" x 7'1"	2.85 x 2.15
Utility	5'4" x 5'3"	1.66 x 1.63
Total Area	1,205 sq ft	112 sq m

LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR



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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