

Royal Meadows

EDINBURGH

SCIENNES APARTMENTS
EAST WING

FLOORPLAN SCHEDULE



THE SCIENNES APARTMENTS

COMPRISING SIX STYLISH APARTMENTS WITHIN THE HISTORIC RED SANDSTONE BUILDING, THESE 2 & 3 BEDROOM PROPERTIES BENEFIT FROM HIGH CEILINGS AND IMPRESSIVE PROPORTIONS WITH LIFT ACCESS TO ALL FLOORS.

Boasting mezzanine levels, balconies and turrets – the Sciennes Apartments are truly bespoke.

These beautiful 2 & 3 bedroom apartments benefit from:

- Impressive ceiling heights up to 4.1m
- Bespoke mezzanine levels to certain apartments
- Bright open plan high spec kitchen/living/dining with separate utility
- South facing balconies to certain apartments perfect for dining al-fresco
- Luxurious principal bedroom with generous wardrobes and en-suite
- Considerable storage space throughout

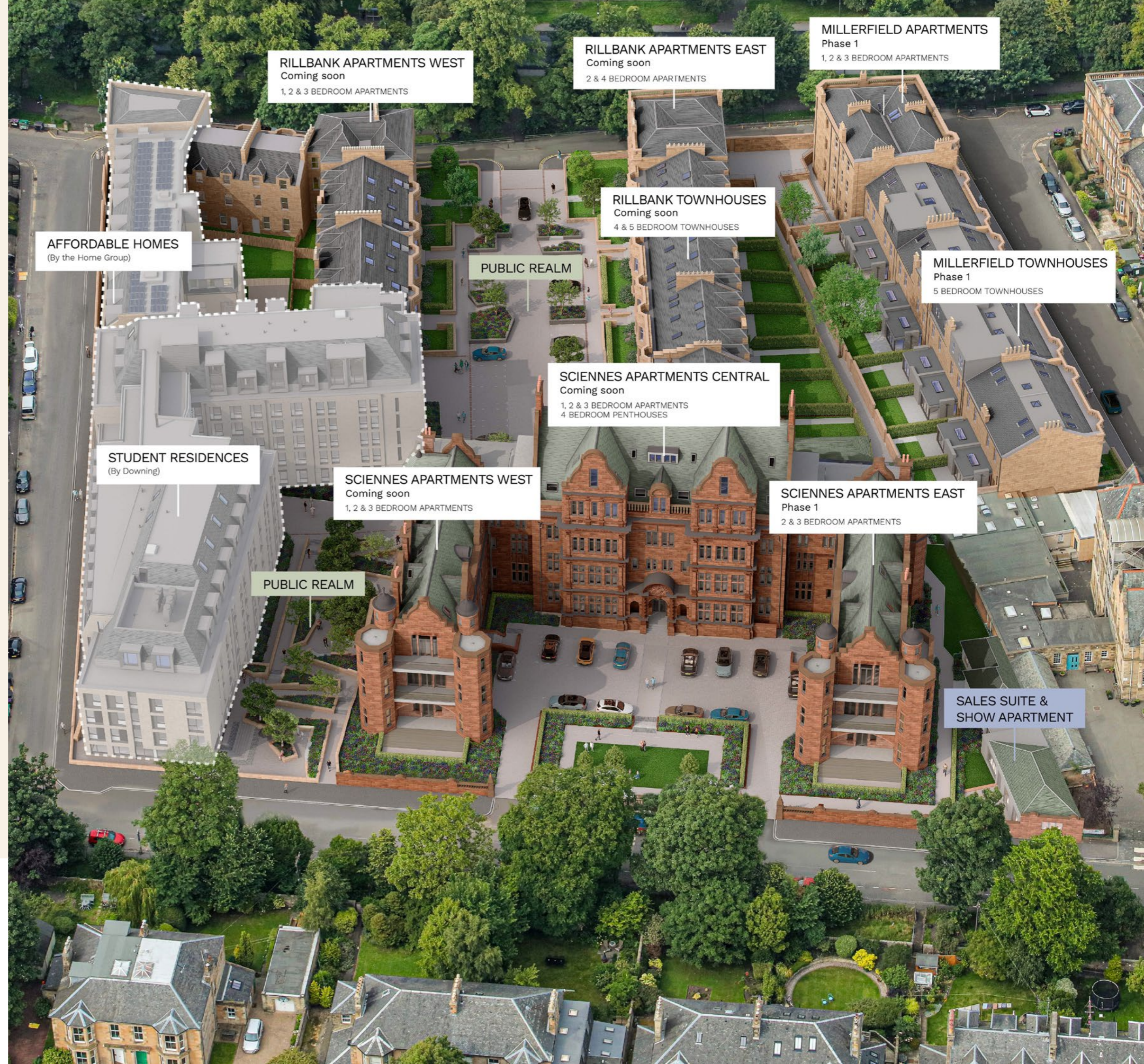


Living Room CGI



Living Room CGI

MASTERPLAN



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

RILLBANK APARTMENTS EAST
Coming soon
2 & 4 BEDROOM APARTMENTS

MILLER 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 high performance double-glazed timber aluminium clad windows
- Lift access
- 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 common grounds
- Cycle storage
- Refuse store
- Private terrace with certain apartments
- Private parking available by separate negotiation
- 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
- Tall electric towel radiators in bathrooms and en-suites
- 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
- Interlinked smoke and heat detectors
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to certain apartments
- Sprinkler system to all apartments
- Mains wired interlinked smoke and heat detectors where applicable
- 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



Living/Dining CGI



Bathroom CGI



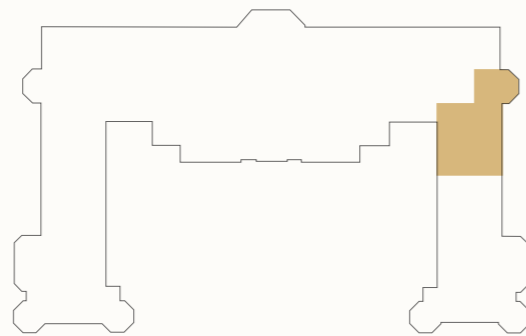
Bedroom CGI

TWO BEDROOM APARTMENT

01

	Ft	M
Kitchen / Living / Dining	22'6" x 21'	6.88 x 6.70
Bathroom	8' x 6'3"	2.74 x 1.92
Principal Bedroom	10'8" x 10'1"	3.30 x 3.08
Principal En-suite	7'5" x 6'5"	2.28 x 1.99
Bedroom 2	15'3" x 9'3"	4.67 x 2.85
Total Area	936 sq ft	87 sq m

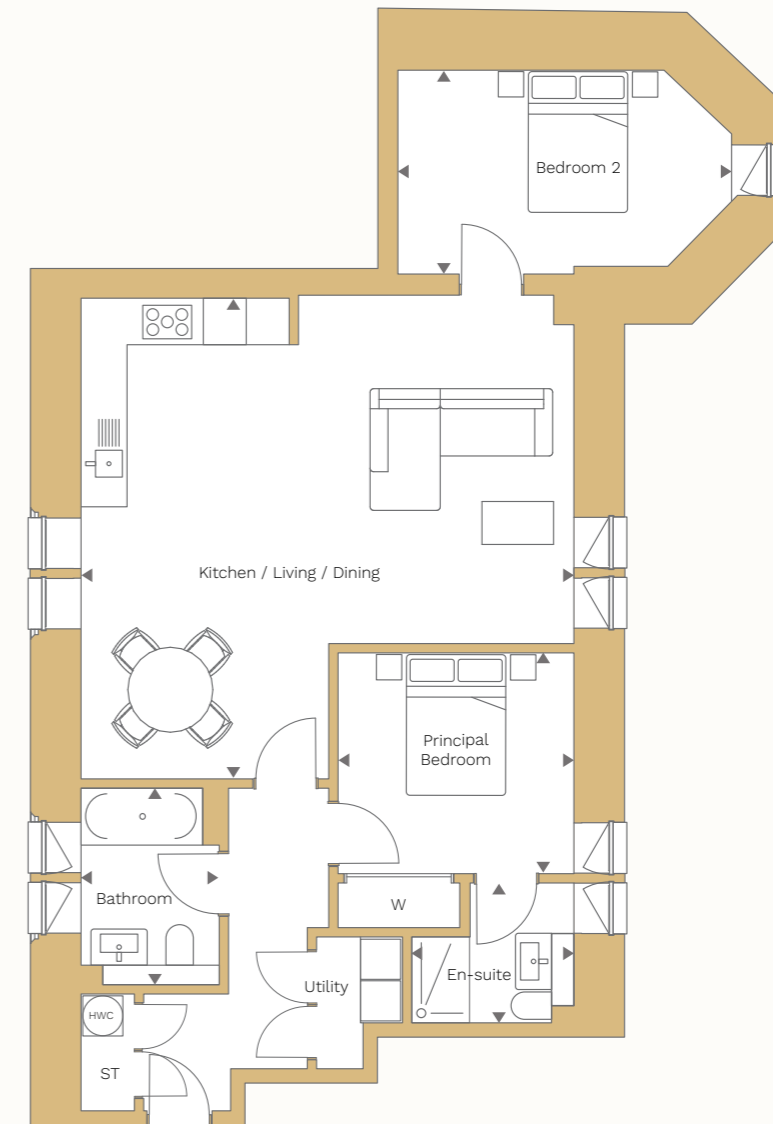
LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



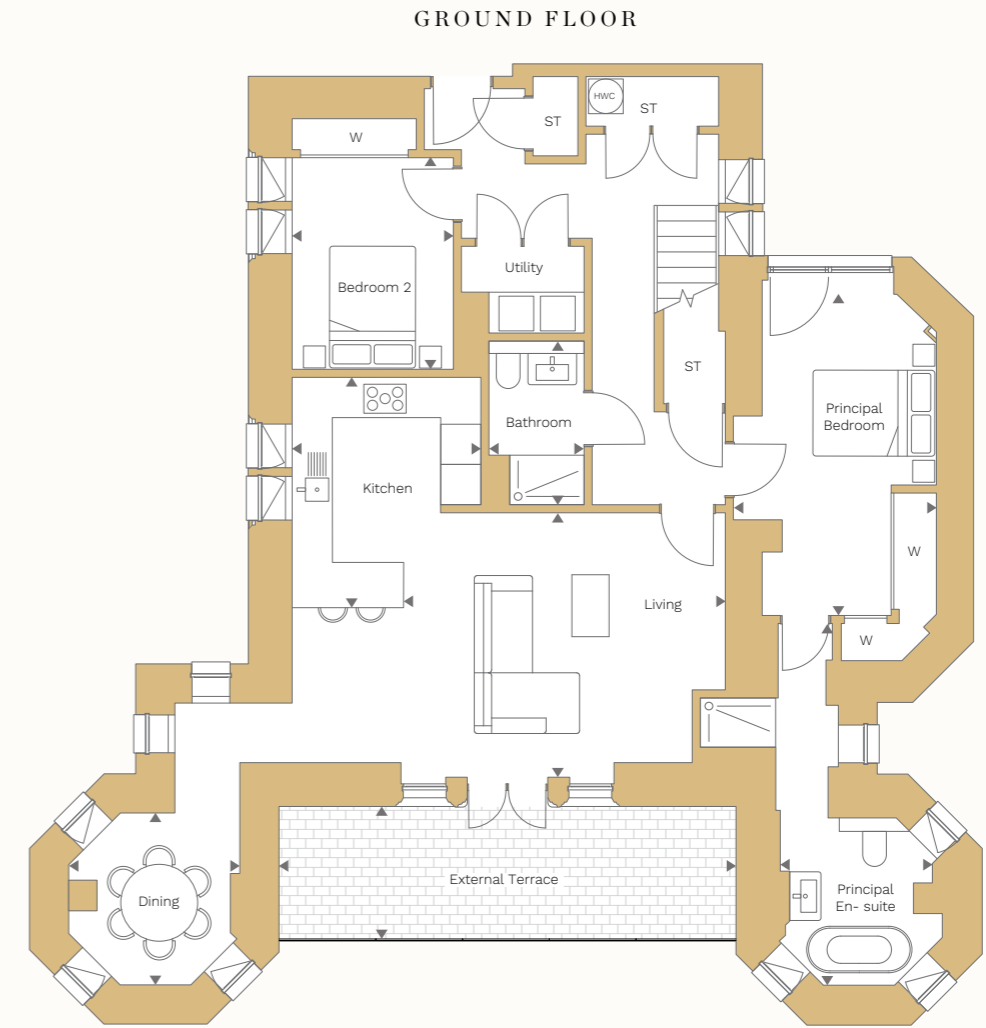
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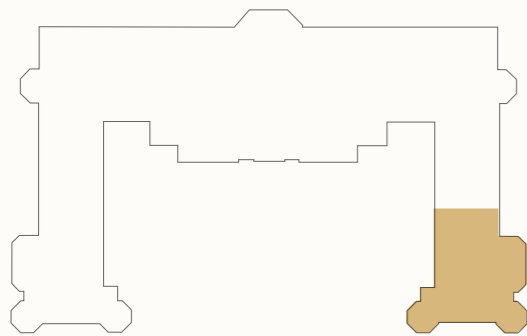
THREE BEDROOM APARTMENT

02

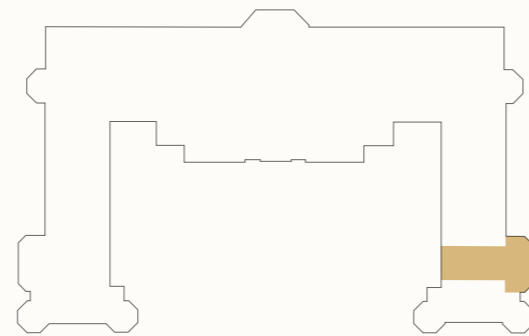
	Ft	M
Kitchen	12'7" x 10"	3.89 x 3.05
Living	17'1" x 13'2"	5.20 x 4.03
Dining	9'1" x 9'1"	2.77 x 2.77
Bathroom	8'6" x 5'1"	2.64 x 1.54
Principal Bedroom	17'7" x 9'2"	5.41 x 2.81
Principal En-suite	5'8" x 8'6"	5.84 x 2.62
Bedroom 2	11'2" x 8'5"	3.42 x 2.60
Bedroom 3	18'6" x 11'6"	5.66 x 3.54
Bathroom 2	9'1" x 5'7"	2.77 x 1.75
Total Internal Area	1,583 sq ft	147.2 sq m
External Terrace	24'2" x 7'	7.38 x 2.14
Total External Area	170 sq ft	15.8 sq m



LOCATION



GROUND FLOOR

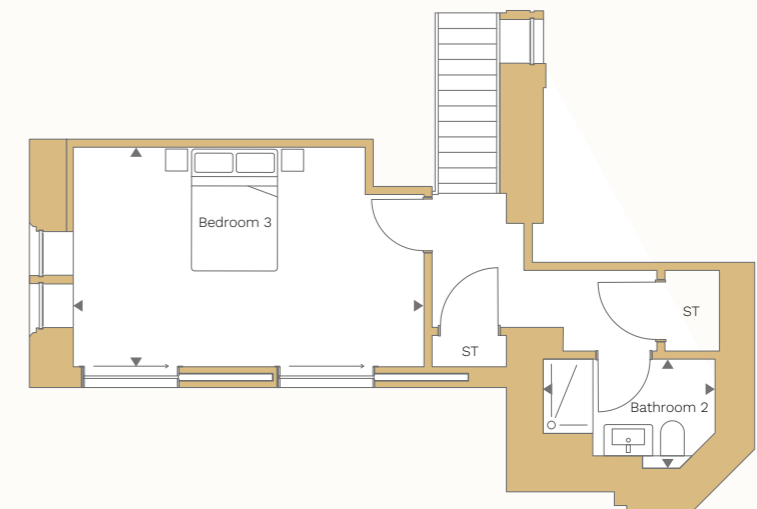


MEZZANINE

KEY

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MEZZANINE

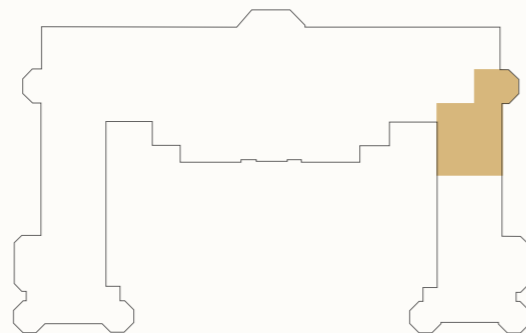


TWO BEDROOM APARTMENT

03

	Ft	M
Kitchen / Living / Dining	22'6" x 22'	6.88 x 6.70
Bathroom	9' x 6'3"	2.74 x 1.92
Principal Bedroom	10'8" x 10'1"	3.30 x 3.08
Principal En-suite	7'5" x 6'5"	2.28 x 1.99
Bedroom 2	14'4" x 9'3"	4.39 x 2.85
Total Area	926 sq ft	86 sq m

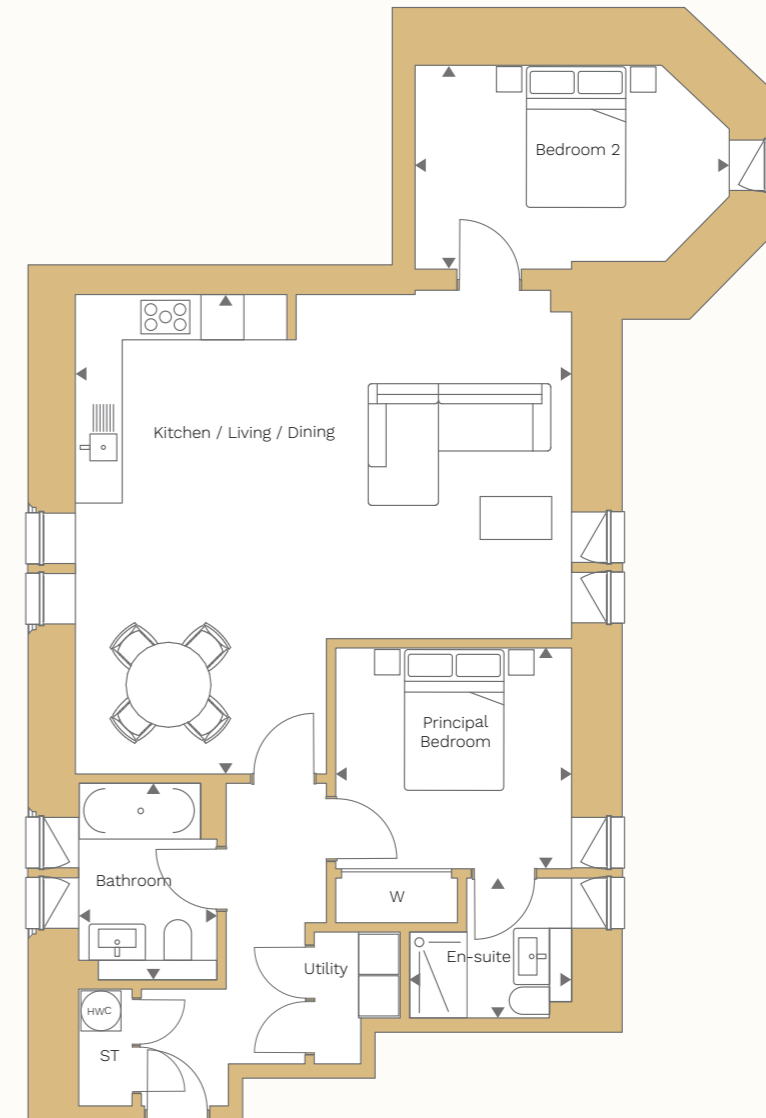
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FIRST FLOOR



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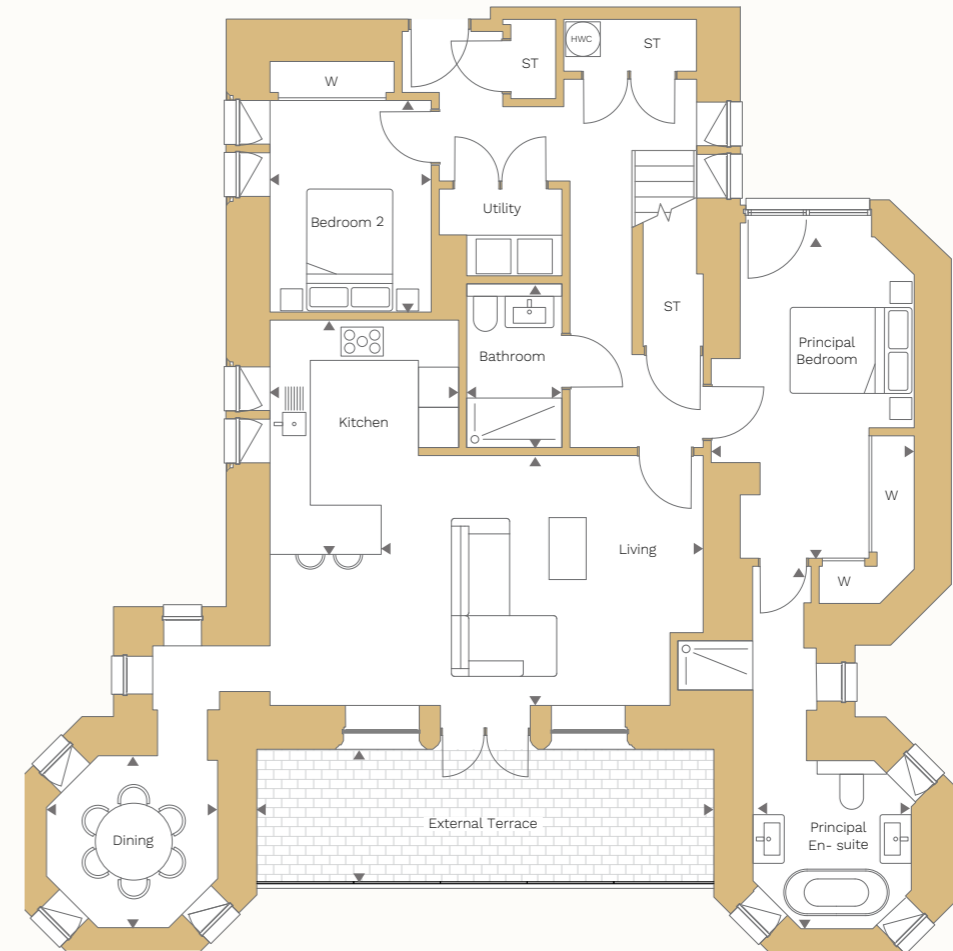
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THREE BEDROOM APARTMENT

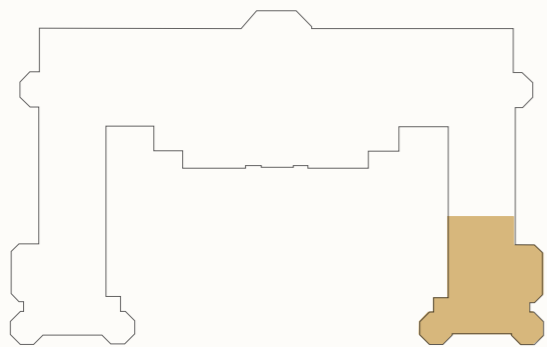
04

	Ft	M
Kitchen	12'7" x 10'	3.89 x 3.05
Living	17'1" x 13'2"	5.20 x 4.03
Dining	9'1" x 9'1"	2.77 x 2.77
Bathroom	8'6" x 5'1"	2.64 x 1.54
Principal Bedroom	17'7" x 9'2"	5.41 x 2.81
Principal En-suite	19'2" x 8'2"	5.84 x 2.49
Bedroom 2	11'2" x 8'5"	3.42 x 2.60
Bedroom 3	18'6" x 11'6"	5.66 x 3.54
Bathroom 2	9'1" x 5'7"	2.77 x 1.75
Total Internal Area	1,582 sq ft	147.2 sq m
External Terrace	24'2" x 7'	7.38 x 2.14
Total External Area	170 sq ft	15.8 sq m

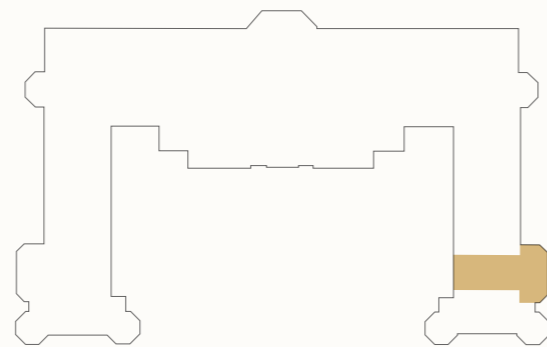
FIRST FLOOR



LOCATION



FIRST FLOOR

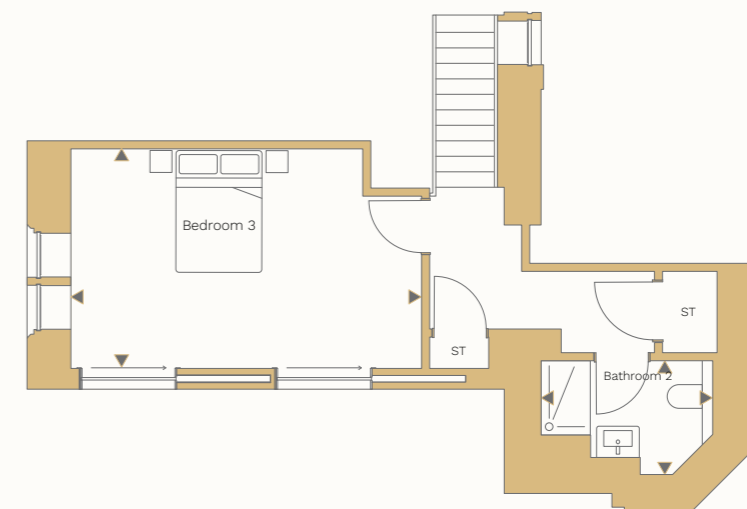


MEZZANINE

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MEZZANINE



North

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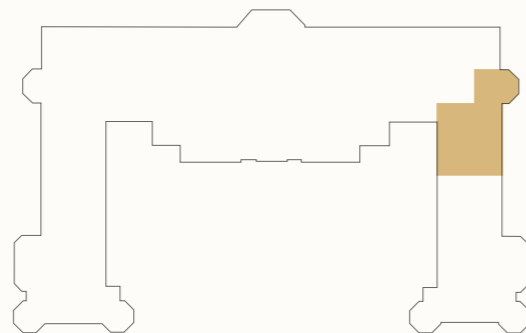
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TWO BEDROOM APARTMENT

05

	Ft	M
Kitchen	12'6" x 11'1"	3.83 x 3.38
Living / Dining	22'6" x 13'7"	6.88 x 4.17
Bathroom	8'6" x 6'2"	2.62 x 1.89
Principal Bedroom	16'8" x 13'7"	5.12 x 4.18
Principal En-suite	9'6" x 4'4"	2.92 x 1.35
Bedroom 2	11'9" x 9'2"	3.64 x 2.79
Total Area	917 sq ft	85 sq m

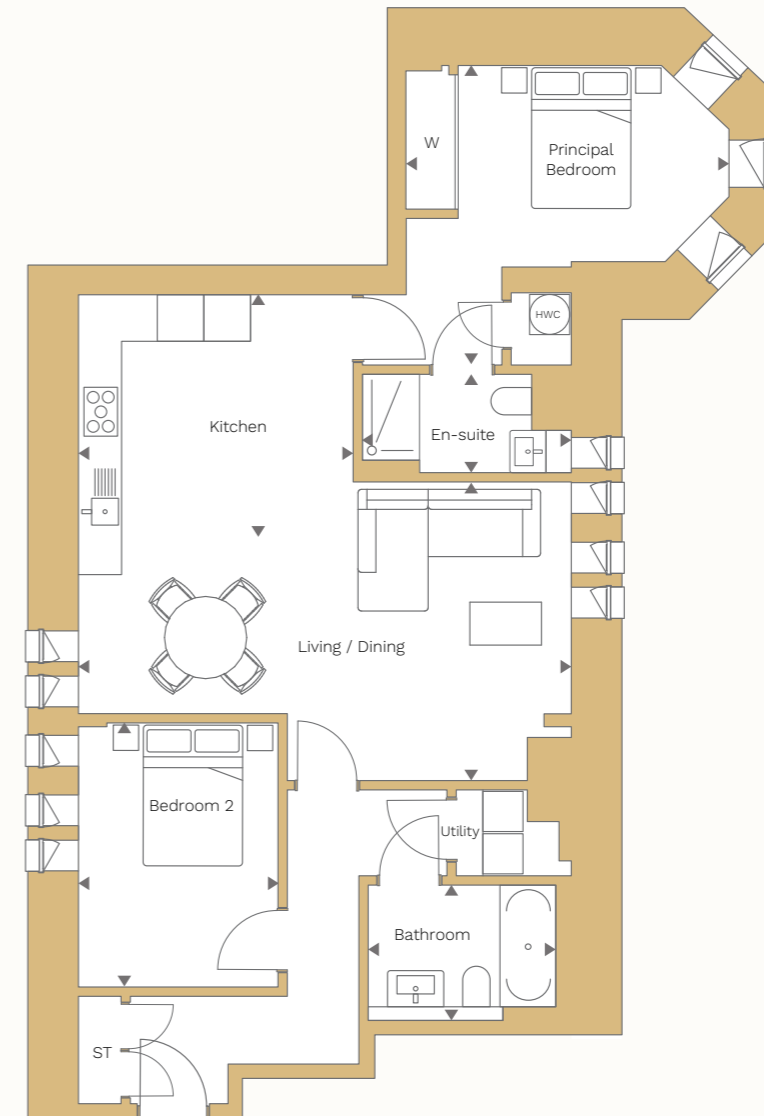
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SECOND FLOOR



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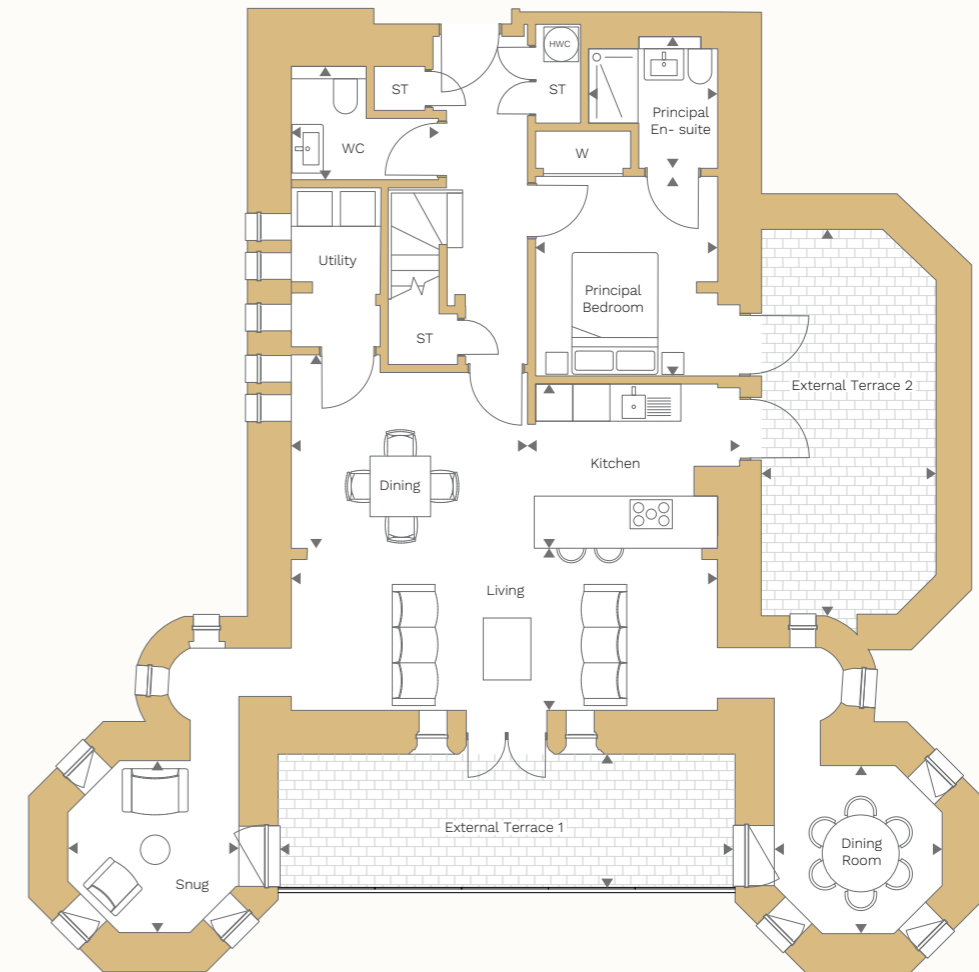
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TWO BEDROOM APARTMENT

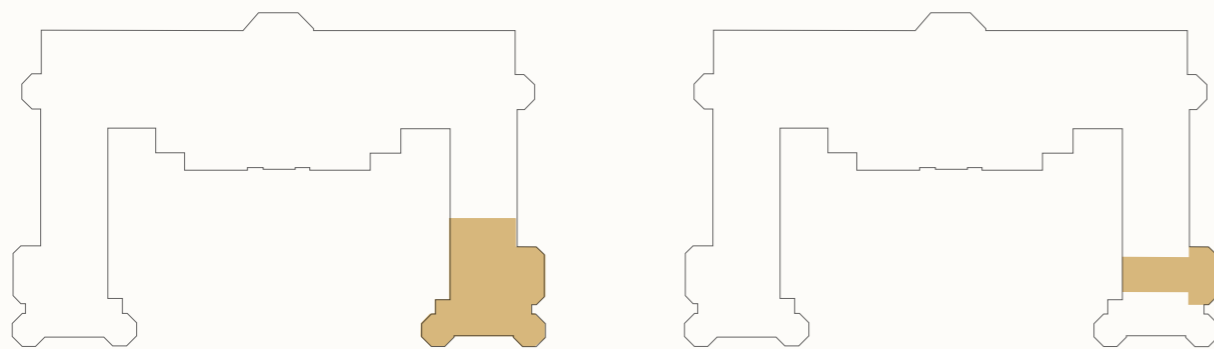
06

	Ft	M
Kitchen	10'1" x 8'5"	3.07 x 2.60
Living	22'6" x 8'8"	6.88 x 2.67
Dining	8'9" x 8'9"	2.71 x 2.71
Dining Room	9'1" x 9'1"	2.76 x 2.76
Snug	12'5" x 10'2"	3.81 x 3.12
WC	8'6" x 5'1"	2.64 x 1.54
Principal Bedroom	10'6" x 9'6"	3.22 x 2.94
Principal En-suite	6'9" x 6'8"	2.12 x 2.07
Bedroom 2	16' x 8'8"	4.89 x 2.68
Bathroom	7'6" x 6'	2.32 x 1.84
Total Internal Area	1,233 sq ft	114.6 sq m
External Terrace 1	24'2" x 7'	7.38 x 2.14
External Terrace 2	20'5" x 9'3"	6.24 x 2.82
Total External Area	360 sq ft	33.4 sq m

SECOND FLOOR



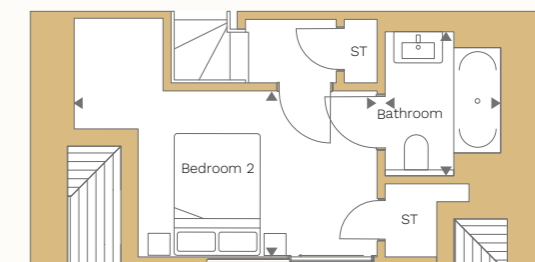
LOCATION



SECOND FLOOR

MEZZANINE

MEZZANINE



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North

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.

www.squareandcrescent.com



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SQUARE & CRESCENT

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SQUARE & CRESCENT