



FALCONGATE

AMA HOMES IN MORNINGSID



When Quality Matters

Falcongate is an exclusive development in Morningside from AMA Homes, featuring 9 luxury apartments, 2 stunning penthouses and 1 main-door studio.



Using images from AMA Homes' Torwood development in Murrayfield, you can start to appreciate the style, quality and standard of finish you can expect from your new home at Falcongate.



Each of the apartments has a large, private, south-facing balcony off the main living accommodation. The two penthouse apartments also have an additional balcony to the front of the property, accessed from the north-facing bedrooms.



The main living areas are open plan between the lounge area, dining area and kitchen. All the kitchens feature bespoke, fitted units and a full range of built-in appliances. Most apartments also have a separate laundry cupboard or utility room.

The bedrooms are fully carpeted and include stylish, built-in wardrobes, fitted with a mix of drawers, shelves and hanging rails. All principal bedrooms feature a private, en-suite shower room.



The ground floor entrance from Falcon Road West leads into a beautifully detailed lobby, which offers lift access to all floors. A further smaller lobby gives access to and from the secure car park.



Bathrooms, shower rooms and en suites feature high quality, white sanitary ware and large format porcelain floor tiles. Shower rooms are fully-fitted wet rooms, and the shower and bath areas are lined with large-format ceramic tiles.



The car park is accessed from Falcon Road West via automatic entrance doors, operated by a key fob system. The allocated parking spaces have electric vehicle charging points and there is also a bike storage area with a bespoke rack system.

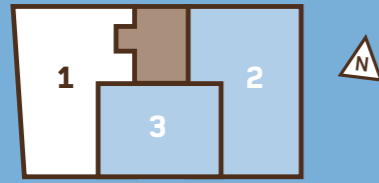
PLOT 1

Apartment 1 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.50 x 5.66	24'7 x 18'6
Principal Bedroom	3.16 x 5.92	10'4 x 19'5
En Suite	2.39 x 1.86	7'10 x 6'1
Bedroom 2	4.23 x 5.96	13'10 x 19'6
Bedroom 3	2.92 x 4.42	9'6 x 14'6
Bathroom	1.96 x 3.03	6'5 x 9'11

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 1



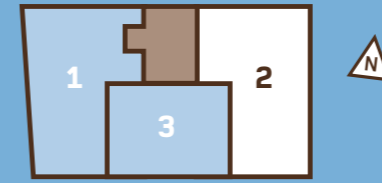
PLOT 2

Apartment 3 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.61 x 5.77	24'11 x 18'11
Principal Bedroom	4.41 x 5.90	14'5 x 19'4
En Suite	2.66 x 1.86	8'8 x 6'1
Bedroom 2	2.88 x 5.90	9'5 x 19'4
Bedroom 3	2.80 x 5.90	9'2 x 19'4
En Suite	1.66 x 2.41	5'5 x 7'10
Bathroom	2.91 x 1.96	9'6 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 1



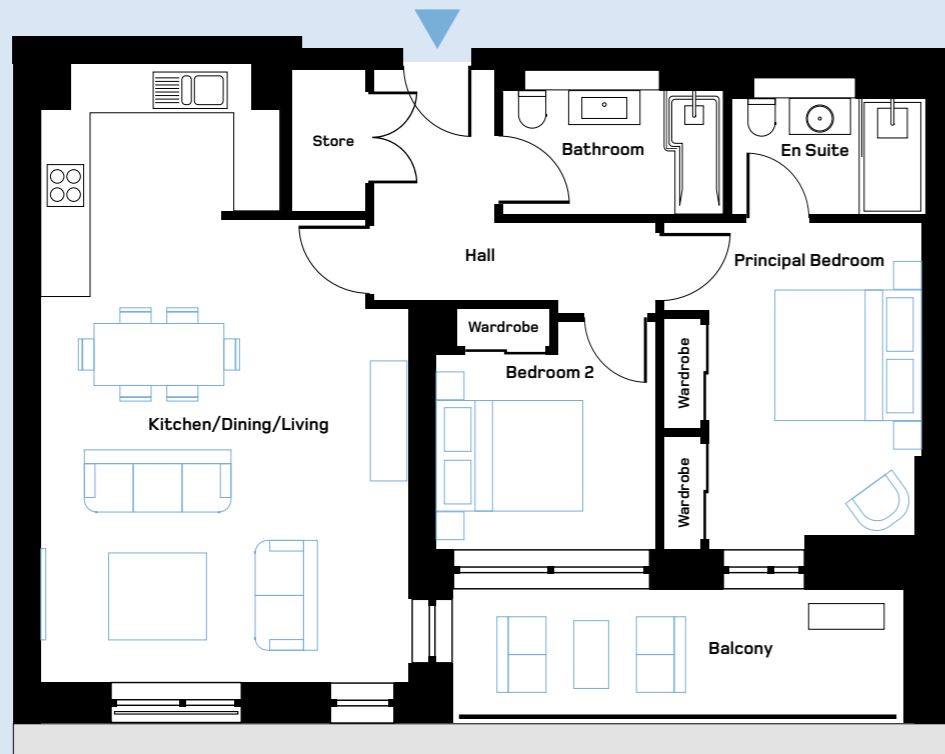
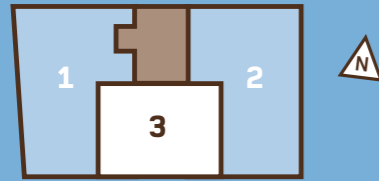
PLOT 3

Apartment 2 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	5.02 x 8.49	16'5 x 27'10
Principal Bedroom	3.55 x 4.51	11'7 x 14'9
En Suite	2.66 x 1.86	8'8 x 6'1
Bedroom 2	3.02 x 3.16	9'10 x 10'4
Bathroom	3.03 x 1.96	9'11 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 1



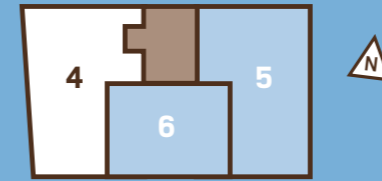
PLOT 4

Apartment 4 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.50 x 5.66	24'7 x 18'6
Principal Bedroom	3.18 x 5.92	10'5 x 19'5
En Suite	2.41 x 1.86	7'10 x 6'1
Bedroom 2	4.23 x 5.97	13'10 x 19'7
Bedroom 3	2.92 x 4.43	9'6 x 14'6
Bathroom	1.96 x 3.03	6'5 x 9'11

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 2



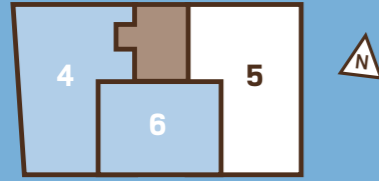
PLOT 5

Apartment 6 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.62 x 5.78	25'0 x 18'11
Principal Bedroom	4.20 x 5.85	13'9 x 19'2
En Suite	2.68 x 1.96	8'9 x 6'5
Bedroom 2	2.83 x 5.88	9'3 x 19'3
En Suite	1.66 x 2.41	5'5 x 7'10
Bedroom 3	3.05 x 5.90	10'0 x 19'4
Bathroom	2.91 x 1.96	9'6 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 2



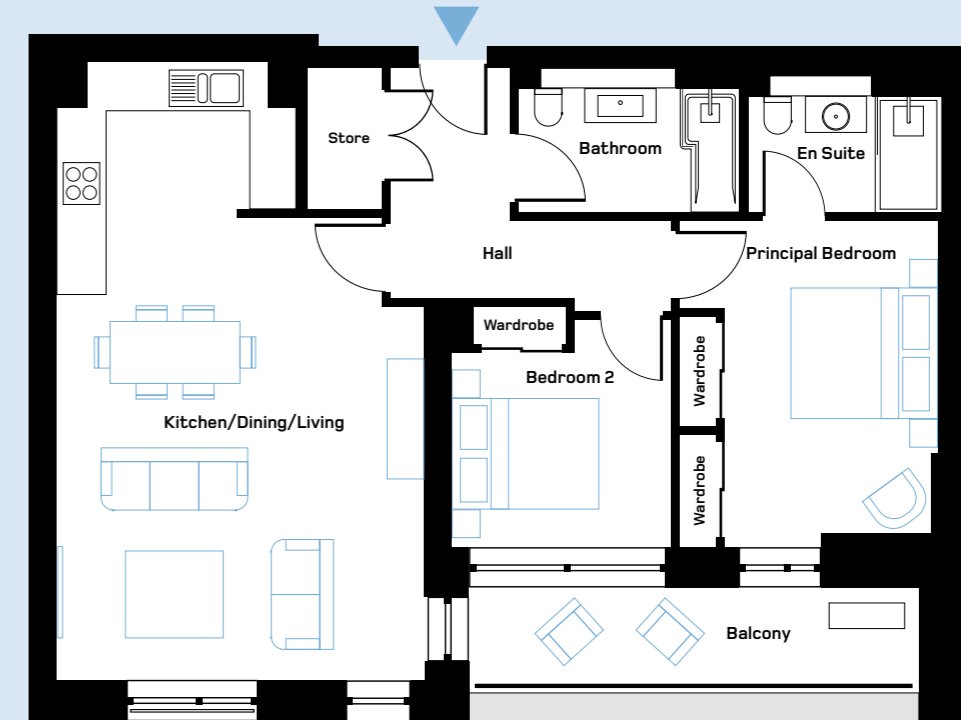
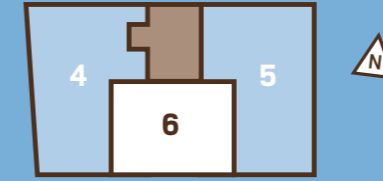
PLOT 6

Apartment 5 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	5.02 x 8.49	16'5 x 27'10
Principal Bedroom	3.55 x 4.49	11'7 x 14'8
En Suite	2.66 x 1.86	8'8 x 6'1
Bedroom 2	3.02 x 3.12	9'10 x 10'2
Bathroom	3.03 x 1.96	9'11 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 2



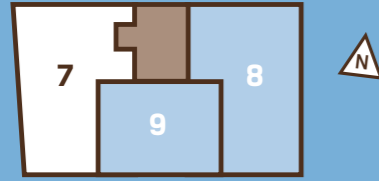
PLOT 7

Apartment 7 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.50 x 5.66	24'7 x 18'6
Principal Bedroom	3.18 x 5.92	10'5 x 19'5
En Suite	2.41 x 1.86	7'10 x 6'1
Bedroom 2	4.23 x 5.97	13'10 x 19'7
Bedroom 3	2.92 x 4.43	9'6 x 14'6
Bathroom	1.96 x 3.03	6'5 x 9'11

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 3



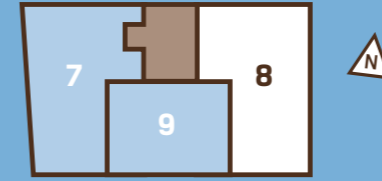
PLOT 8

Apartment 9 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	7.62 x 5.78	25'0 x 18'11
Principal Bedroom	4.20 x 5.85	13'9 x 19'2
En Suite	2.68 x 1.96	8'9 x 6'5
Bedroom 2	2.83 x 5.88	9'3 x 19'3
En Suite	1.66 x 2.41	5'5 x 7'10
Bedroom 3	3.05 x 5.90	10'0 x 19'4
Bathroom	2.91 x 1.96	9'6 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 3



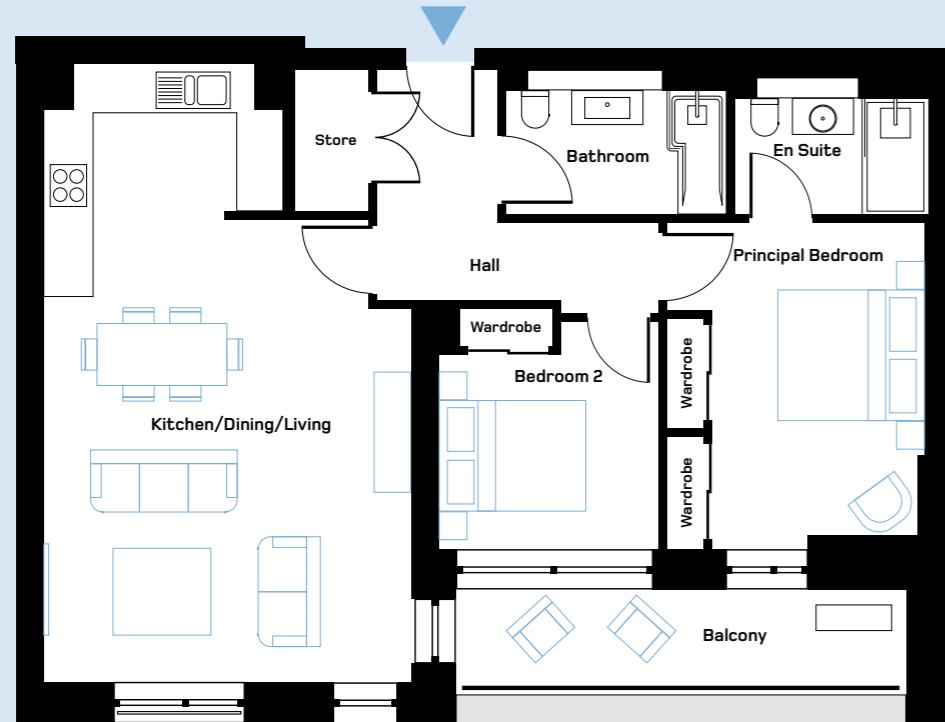
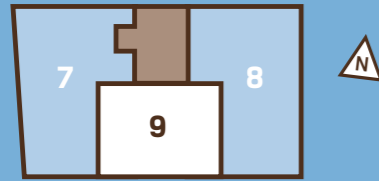
PLOT 9

Apartment 8 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	5.02 x 8.49	16'5 x 27'10
Principal Bedroom	3.55 x 4.49	11'7 x 14'8
En Suite	2.66 x 1.86	8'8 x 6'1
Bedroom 2	3.02 x 3.12	9'10 x 10'2
Bathroom	3.03 x 1.96	9'11 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 3



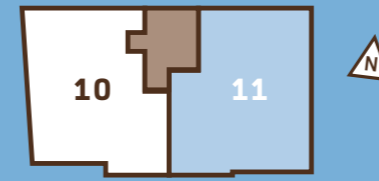
PLOT 10

Apartment 10 6 Falcon Road West Edinburgh EH10 4AQ

Kitchen/Dining/Living	13.48 x 7.42	44'2 x 24'4
Principal Bedroom	3.43 x 5.06	11'3 x 16'7
En Suite	2.12 x 2.64	6'11 x 8'7
Bedroom 2	2.85 x 5.11	9'4 x 16'9
En Suite	1.67 x 2.41	5'5 x 7'10
Bedroom 3	2.66 x 4.29	8'8 x 14'0
Bathroom	3.28 x 2.95	10'9 x 9'8
Utility	1.76 x 1.96	5'9 x 6'5

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 4



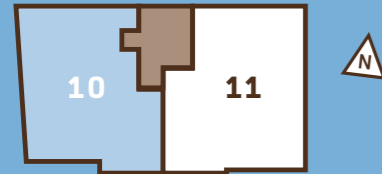
PLOT 11

Apartment 11 6 Falcon Road West, Edinburgh EH10 4AQ

Living/Dining	9.10 x 6.04	29'10 x 19'9
Kitchen/Breakfast	2.73 x 5.81	8'11 x 19'0
Principal Bedroom	5.83 x 6.67	19'1 x 21'10
En Suite	2.07 x 3.59	6'9 x 11'9
Bedroom 2	4.18 x 5.69	13'8 x 18'8
En Suite	2.41 x 1.87	7'10 x 6'1
Bedroom 3	3.39 x 3.89	11'1 x 12'9
Bathroom	1.96 x 2.91	6'5 x 9'6

Room dimensions (metres/feet) are taken at the widest point.

LEVEL 4



General

The development comprises of 11 residential units over a 10 space car park. The car park is located at level 0 (ground floor level) with residential units on levels 1, 2, 3 and 4. A studio space is incorporated at level 0.

Access to the flats is via a common stair accessed from Falcon Road West and the car park. Vehicle access to the car park is from Falcon Road West.

Car Park level 0 is a separate compartment with medium fire duration separation between car park and residential units above. The car park is naturally ventilated by means of openings with metal fin grilles in opposing walls. Car park surface water is collected and discharged by means of a porous paving drainage system and attenuation tanks in the rear outside space.

External Envelope

Structural Frame

5 storey structural steel frame. Primary steel frame supporting 150mm thick pre-cast concrete planks and podium deck.

External walls

Level 0

Masonry cavity wall construction with facing brick, stone outer or PPC aluminium rainscreen outer leaf to unheated car park, bin store and plant areas. Walls to studio area to be cavity wall construction with SFS inner leaf and facing brick/stone outer leaf or aluminium rainscreen cladding. Wall to achieve maximum 0.15W/m²K u-value.

Levels 1, 2 and 3

Cavity wall construction with SFS inner leaf and facing brick/stone outer leaf or aluminium rainscreen cladding. Walls to achieve maximum 0.15W/m²K u-value.

Level 4

SFS infill, plated externally with cement particle board and internally with 30mm plasterboard, providing 60 minutes fire resistance, with aluminium rainscreen cladding. Wall to achieve maximum 0.15W/m²K u-value.

Ground Floor Floors

Studio and Common Circulation

150mm Ground floor cast in-situ concrete slab over continuous high-performance damp proof membrane on 50mm concrete binding layer, overlaid with 175mm thick rigid insulation with vapour control later, 75mm sand/cement screed. U Value to be 0.10W/m²K

Car Park and Bin Store (uninsulated)

150mm cast in-situ concrete slab on 50mm concrete binding layer on 150mm type 1.

Plant Room (uninsulated)

150mm cast in-situ concrete slab on high-performance damp proof membrane, on 50mm concrete binding on type 1 upfill.

Upper-level floors

Residential with Car Park Below

150mm thick pre-cast concrete flooring units overlaid with 150mm rigid insulation and 75mm fast drying screed. U-value to be 0.10W/m²K (between dwelling and unheated common space).

Residential to Residential (typical)

150mm thick pre-cast concrete flooring units overlaid with 22mm T&G chipboard on resilient composite battens and cradles with 25mm mineral wool quilt between battens. Battens at 600mm centres. Ceiling lining below: 2 no. layers 12.5mm Gyproc SoundBloc board on Gyproc MF system to form ceiling. 50mm acoustic mineral wool insulation installed within ceiling void.

Circulation Space to Circulation Space

150mm thick pre-cast concrete flooring units overlaid with 40mm Xtratherm insulation and 75mm sand cement screed. Ceiling lining below: 2 no. layers Gyproc SoundBloc board on Gyproc MF system to form ceiling. 50mm acoustic mineral wool insulation installed with ceiling void.

Circulation and Residential (level 04)

150mm thick pre-cast concrete flooring units overlaid with 22mm T&G chipboard on resilient composite battens and cradles with 125mm mineral wool quilt between battens. Battens at 600mm centres. Ceiling lining below: 2 no. layers 12.5mm Gyproc SoundBloc board on Gyproc MF system to form ceiling. 100mm acoustic mineral wool insulation installed within ceiling void from u/s of concrete slab to back of lining board. U Value to be 0.17W/m²K

Stairs

Stairs to be precast flights and landings.

Roofs

150mm thick pre-cast concrete slab overlaid with Insulated single ply membrane warm deck roof covering. Alwitra Evalon VSK single ply membrane 1.5mm fleece backed fully bonded. Rigid tapered insulation on bituminous vapour barrier membrane. U value to be 0.1W/m²K.

Terraces/Balconies

150mm thick pre-cast concrete slab overlaid with ICB fleet 30 Liquid applied waterproofing system laid on tapered warm deck roof insulation and vapour control layer. U-value to be 0.10W/m²K. Dura aluminium desking pedestals and dura aluminium bearer support system to Duradeck decking boards. Metal powder coated barrier railings to provide edge protection – 1.1m high.

Windows/Doors

High performance double-glazed aluminium/timber composite windows and doors featuring powder coated aluminium framing and cills. Colour to be mouse grey (RAL 7005). U value to be 1.4W/m²K.

External Main Entrance Door

Heavy duty, solid core door set featuring horizontal HW timber board with bronze ironmongery. Glazed side screen.

Bike Store

Proprietary Falco 6.5m x 4m FalcoLoc Bicycle store with tow tier bike racks to accommodate 24 bicycles.

Bin Store

Bin store located in car park and accessed from the entrance ramp.

Existing site walls

Existing site walls have been repointed and fixed where required.

Interiors

Apartment Entrance Door Sets

Internal, heavy duty, solid core door sets featuring flush HW veneer finish to both sides. Frame veneer to match doors. U value to be 1.4W/m²K including stainless steel ironmongery, self-closing devices, intumescent and smoke seals, fire rated letterbox and door viewer.

Internal Door Sets General

Internal solid core HW veneer finish including FD30s doors to fire rated hallways including stainless steel ironmongery and self-closing devices, and intumescent and acoustic seals.

Party Walls Between Apartments (generally)

Frame: Gypwall Quiet IWL, twin frame acoustic separating wall. 60mm studs with Isover Acoustic partition roll fitted between, 260mm cavity between frames to allow space for columns and infilled with 250mm Isover steel frame infill Batt.

Lining: Two layers of 15mm Gyproc SoundBloc board fixed to outside faces of two 60mm Gypframe 'I' stud frameworks, studs at 600mm min centres. Acoustic rating to be achieve a minimum of 69 Rw Db. Fire rating: 60 minutes and U Value to be 0.20W/m²K.

Internal Apartment Walls (generally)

Internal walls generally, 70mm C stud frame, 12.5mm Gyproc SoundBloc lining either side and acoustic quilt infill. Acoustic rating: min 45Db.

Lift shaft walls 215mm dense concrete blocks laid on flat.

Internal Floor Finishes

Floors are finished throughout with wide plank engineered timber flooring, bathrooms with large format porcelain tiles and bedrooms fitted with carpet. Entrance common hallways at Ground level are finished in large format porcelain tiling, matt well and coir matting at external entrance doors. Upper-level communal areas and staircases are finished with heavy duty carpet.

Internal Fittings

Bath and Shower Rooms

Bathrooms are furnished with a range of top-quality sanitary ware with chrome mixer taps, pop up wastes and concealed cisterns. Shower rooms are fully-fitted wet rooms featuring showers with thermostatic mixer valves and electric showers. Rooms with shower baths have fixed shower screens above the baths for easy access. Bath and shower wall areas are lined with large format ceramic tiles and floor areas are finished with large format porcelain tiles. Wash basins and WCs are wall mounted on a bespoke bulkhead faced with feature porcelain tiles.

Kitchens

Kitchens are individually designed with custom made fittings faced with wood grain finishes selected from a complimentary palette. Worktops are granite/composite quartz stone with splashbacks, shelving and under counter lighting. Apartments include an extensive range of high-quality integrated appliances including a hob, oven, dishwasher, fridge freezer and a washer dryer, or separate washing machine and tumble dryer. All apartments will be fitted with a boiling tap.

Bedrooms

All bedrooms feature free standing or built-in wardrobes and are fitted out with a combination of hanging rail, drawer unit, open shelves, and integral lights where appropriate.

Internal Finishes

Apartments are decorated with emulsion paint wall finish and ceilings, and egg shell finish to all timber skirting, cills and aprons.

Internal Services

Central Heating

All apartments have been fitted with Air Source Heat Pump (ASHP) systems to provide space heating and domestic hot water. Space heating in all rooms will be provided by means of wall mounted radiators throughout. Radiators are provided with thermostatic radiator valves except in living spaces or master bedrooms where room thermostats are fitted. Electric towel rails are fitted in each bathroom or shower room.

Hot water

Domestic hot water is generated in each apartment by an air source heat pump serving a domestic hot water cylinder.

Cold Water

All apartments are served from a combined water tank and booster unit located in the ground floor plantroom. A mains water supply is also provided to serve a communal bib tap within the car park outside the tank room.

Ventilation

With exception to the bathrooms, kitchens, en-suites and WCs, all accommodation within the building is naturally ventilated by means of trickle window and wall ventilation. Each apartment is provided with a centralised ventilation system or a combination of both. These shall be continually running mechanical extract ventilation (MEV/dMEV) systems.

Automatic Fire Suppression System

The development and each apartment are fitted with a fire suppression system. Within the ground floor tank room a fire-fighting water tank is fitted.

TV/Radio

The building is provided with a single Sky satellite receiving dish, sensitively located at roof level. All apartments are connected to the blocks integrated reception system (IRS), with delivers Satellite and digital terrestrial (DTT), Digital radio (DAB) and FM radio to each apartment. A TV socket outlet is provided in the lounge and bedrooms. The IRS system allows for Sky homes specification for a coaxial integrated reception system incorporating digital channel stacking technologies – Sky Q compatible. Virgin Media outlets are also provided within each apartment and are located in the living rooms and bedrooms.

Telephone

A BT service cable is provided to the ONT (optical Network Termination Point) located in the service cupboard within each apartment. The ONT is connected to a central data cabinet with CAT6 cabling installed to the living room and all bedrooms terminating in RJ45 outlets. The telecoms provider of the purchaser's choice will be responsible for providing a service connection to activate the system.

Lighting

The apartments are illuminated with recessed ceiling downlighters with low energy LED lamps. Ceiling roses are provided in the kitchen and dining areas to allow the purchaser to install a feature pendant fitting of their choice. Bedrooms feature 3-way lighting switching, with switches located at the door and at both sides of the bed. External soffit light fittings illuminate apartment terraces and balconies. Communal areas feature a combination of recessed downlighters and LED strips within coffered ceilings.

Mains Power

A generous provision of power points is installed throughout the apartments. All integrated appliances are pre-connected and controlled from a centralised switch plate within the kitchen. Shaver sockets are provided in each bathroom and en-suite.

Intruder Alarm Systems

A power supply spur outlet is located in the services cupboard, so the purchaser can install an intruder alarm system if desired.

Fire Detection, Carbon monoxide and Carbon Dioxide Detection

All apartments are fitted with mains operated battery back up alarms to comply with the current safety legislation.

Door Entry System/Access control

There is a video entry phone system, with the main call point at the principal ground floor entrance and control handsets and screen in each apartment hallway.

Lift

The building is fitted with an 8-person passenger lift, serving all apartments floors with high quality lift car finishes lighting and controls. The floor finish will match the Ground floor tiling in the common entrance hall.

Car Parking/Car Charging

Electric vehicle chargers are installed within the car park on the Ground floor. The 10 car park spaces shall be provided with a 7KW Type 2 mode 3 charging outlet. The charging points will be provided with an energy meter which supports pay-as-you-go technology.

Incoming Services

Electricity

Main's electricity is supplied to an individual electricity meter located in the apartment services cupboard and to the apartment consumer unit located with the services cupboard.

Cold Water

Boosted mains water is supplied to each apartment from the tank room located in the car park. Mains stop cock is located within the services cupboard in each flat.

Telecoms

A FTTP (fibre to the premises) connection is provided via the BT Openreach network allowing the purchaser a choice of broadband providers.

Disclaimer

The developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.



When Quality Matters

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Plans and dimensions are for guidance only. The developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.

