



THE LINES
MURRAYFIELD





WELCOME TO THE LIMES

Offering a collection of only 16 age-exclusive luxury apartments in the heart of one of Edinburgh's most esteemed locations, The Limes is a flagship development from Ortus Homes in Scotland.

A combination of luxurious conversions and elegant new build apartments, each property at this development has been carefully designed to give you a beautiful, spacious home with the finest finishings. With underfloor heating*, walk-in wardrobes, en-suite bathrooms, and private balconies or terraces to selected apartments, a new home at The Limes offers space and luxury all within easy reach of Scotland's stunning capital.

*New build only.



SPECIFICATION

1, 2, 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 17

COMMON AREAS

- Porcelanosa slip-resistant tiles to entrance lobby.
- Entrance lighting features with one-metre high lighting bollards.
- White satinwood paint to skirting and facings.
- External bin store.

GARDENS

- Communal garden grounds with seating area and soft planting.

INTERNAL FINISH

- Oak veneer doors.
- Chrome ironmongery, power sockets and light switches.

ENTRY & SECURITY

- Communicall ViIP Tunstall system.
- Video security entry system linked to main entrance door.
- WiFi hotspot distributing shared WiFi into every apartment.
- Integrated keyless access at the main entrance.

LIGHTING

- Downlights to kitchens and bathrooms and pendant to main living area.

HEATING

- Underfloor heating throughout the apartment.

KITCHENS

- High quality Leicht kitchen by Kitchens International.
- Glass splashback.
- Hansgrohe mixer tap.
- Integrated appliances throughout to include Siemens oven, ceramic hob and chimney hood; fridge freezer, washer/dryer and dishwasher.
- Porcelanosa tiles to floor.

BATHROOMS & EN-SUITES

- Bathrooms and en-suites will comprise high quality Villeroy & Boch sanitarywear.
- Hansgrohe taps and shower fittings.
- Chrome heated towel rail.
- Porcelanosa tiles to floor.

CAR PARKING & LIFTS

- Each apartment benefits from one allocated car parking space.
- Lift to all floors for accessibility and convenience.



SPECIFICATION

6, 11, 16

COMMON AREAS

- Porcelanosa slip-resistant tiles to entrance lobby.
- Entrance lighting features with one-metre high lighting bollards.
- White satinwood paint to skirting and facings.
- External bin store.

GARDENS

- Communal garden grounds with seating area and soft planting.

INTERNAL FINISH

- Oak veneer doors.
- Chrome ironmongery, power sockets and light switches.

ENTRY & SECURITY

- Communicall ViIP Tunstall system.
- Video security entry system linked to main entrance door.
- WiFi hotspot distributing shared WiFi into every apartment.
- Integrated keyless access at the main entrance.

LIGHTING

- Downlights to kitchens and bathrooms and pendant to main living area.

HEATING

- Individual energy-efficient combi boiler gas central heating system throughout the apartment.

KITCHENS

- High quality Leicht kitchen by Kitchens International.
- Glass splashback.
- Quooker fusion tap.
- Integrated appliances throughout to include Siemens oven, warming drawer, ceramic hob and chimney hood; fridge freezer, washer/dryer and dishwasher.
- Porcelanosa tiles to floor.

BATHROOMS & EN-SUITES

- Bathrooms and en-suites will comprise high quality Villeroy & Boch sanitarywear.
- Hansgrohe taps and shower fittings.
- Chrome heated towel rail.
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LIFE IN MURRAYFIELD

Scotland's capital city is home to just under half a million people and is regularly voted the best place to live in Britain.

Edinburgh's buoyant economy, traditionally centred on banking and insurance, now encompasses a wide range of businesses, making it the biggest financial centre in the UK after London.

The city is famous for its green spaces and proximity to hills, country parks, beaches, woods and waterways. It also hosts the annual International Festival and Fringe, the biggest arts and culture event of its kind in the world.

Found to the west of the City Centre, Murrayfield is considered to be one of the capital's most affluent residential districts, with many beautiful properties throughout the area.

Local amenities are plentiful, with high-quality shopping and eateries within easy reach, whilst the City Centre is just a short ride away via the area's excellent public transport links.

Leisure pursuits are also well catered for in Murrayfield. In addition to the regular sporting fixtures on offer at Murrayfield Stadium, sporting enthusiasts can also enjoy Murrayfield Golf Course, Murrayfield Tennis Club and Murrayfield Ice Rink. Edinburgh Zoo is another highlight within the local area, offering a family-friendly day out and fun for animal lovers of all ages.





BOOK YOUR APPOINTMENT TODAY

We'd love to tell you more about The Limes.
Get in touch today to book your appointment.

ortushomes.co.uk

0800 201 4363

