

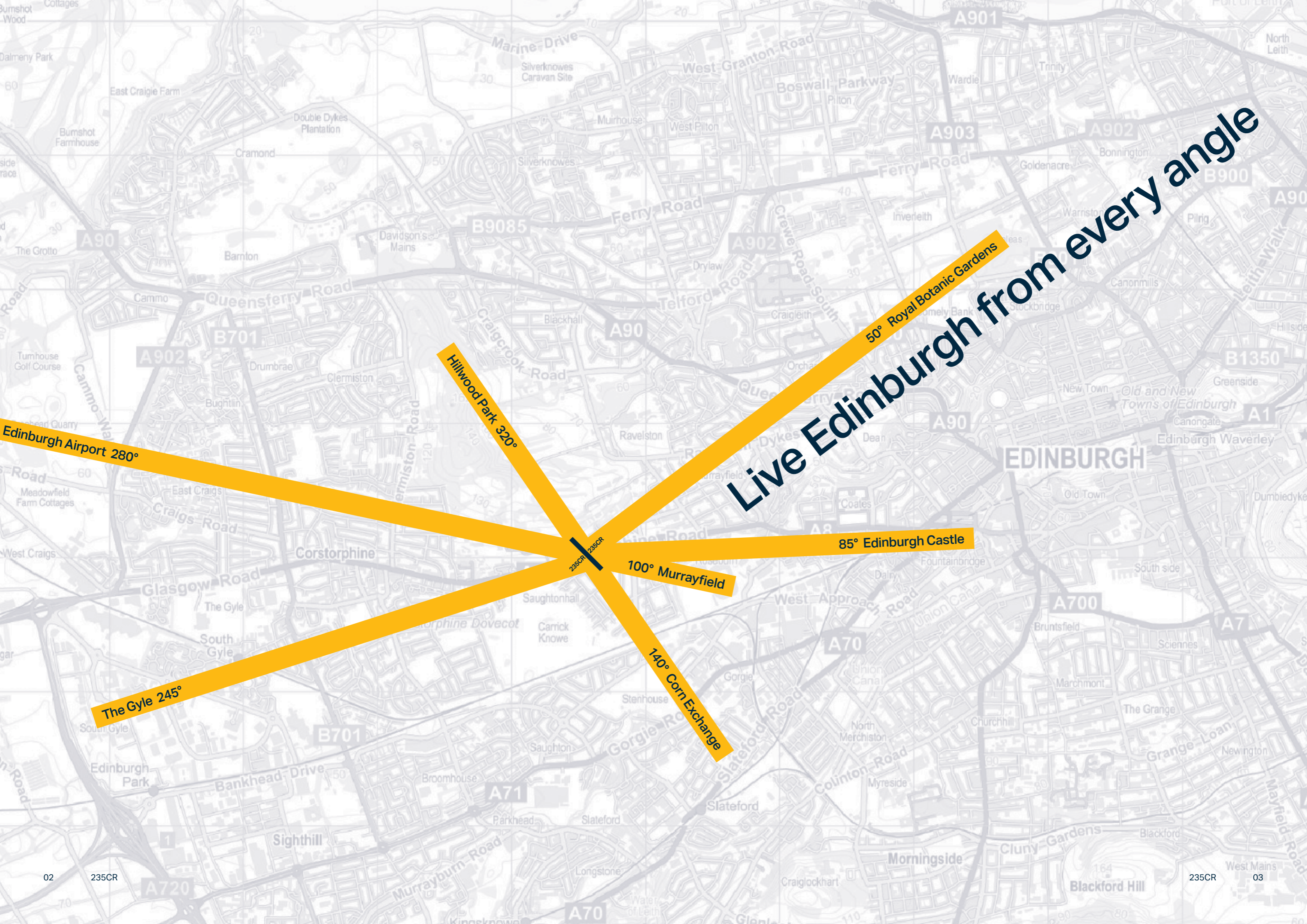
Live Edinburgh from every angle

235CR | 235CR

Welcome to 235CR

Experience the best that
Edinburgh has to offer





Live Edinburgh from every angle

280° Edinburgh Airport

245° The Gyle

320° Hillwood Park

100° Murrayfield

140° Corn Exchange

85° Edinburgh Castle

50° Royal Botanic Gardens

Murrayfield 100°



The Area: The Best of the West

235 Corstorphine Road is situated to the west of central Edinburgh, making it a handy hub to get the most out of Scotland's capital. The tranquil suburb of Corstorphine offers prime access to many of Edinburgh's best amenities.

It's so ideally placed that just minutes from your door you can reach Edinburgh Zoo, Edinburgh International Airport, Murrayfield Rugby Stadium, the West End, the city centre and much more besides.



Getting Around

Corstorphine's enviable transport connections make it a popular choice for commuters. Its proximity to the M8 and M9 motorways makes it well placed for those driving to Glasgow, Stirling, Fife and the north.

A number of regular bus and coach services deliver you straight into the city centre only 2.5 miles away, with Edinburgh Haymarket, Edinburgh Waverley and South Gyle train stations on hand too.

Edinburgh Airport is only 4.5 miles away, connecting you with some 100 destinations worldwide.

Those working in the thriving business district of Edinburgh Park and Gogar will find it especially convenient, only 3 miles away, Edinburgh Park also offers another nearby train station and tram link.

Getting to work in the city centre is exceptionally convenient, with regular buses, or only a short drive to reach the office, or indeed a brisk walk on a sunny Edinburgh day.

Haymarket 90°



Minutes drive time (approx) from 235 Corstorphine Road
Source: Google Maps



Restaurant Martin Wishart 60*

Dining

Edinburgh is firmly established as a dining hotspot, serving practically every type of cuisine imaginable, with three Michelin-starred restaurants to be found in the capital and scores of worthy contenders.

Dining options range from the likes of the simple canteen style of the Indian Mosque Kitchen, to the classic elegance of the Galvin Brasserie de Luxe at the Waldorf Astoria Hotel, to the Michelin Starred Restaurant Martin Wishart, and from the quirky, contemporary bistro fare served at The Dogs to the wood-panelled opulence of the historic Witchery.

Shopping

Just a ten minute journey will have you in the prime shopping zones of George Street, Princes Street and the designer centre of Multrees Walk – home to the likes of Harvey Nichols, Burberry and Louis Vuitton.

The Gyle Shopping Centre is within easy reach, providing you with all the highstreet names you'd expect. Shopping here is especially convenient, thanks to bus services to the door and excellent customer parking.

Being a sought after residential area, the shopping in Corstorphine caters for all your day-to-day needs, and you can find all the essential amenities you might require, including a public library, community centre and a small retail park that's home to Curry's PC World and Pets at Home, with a Tesco Superstore nearby too.



Arts & Culture

Edinburgh city centre is a vibrant cultural hub, offering a wealth of galleries, theatres, museums and exciting attractions year-round.

Each August the city hosts the world's largest arts festival, comprising the renowned Edinburgh International Festival, thousands of shows at the Edinburgh Festival Fringe and the ever-popular spectacle of the Royal Edinburgh Military Tattoo.

Green Spaces & Days Out

Families will have no shortage of places to while away their weekends.

The wonderfully landscaped Edinburgh Zoo is internationally famous for being the only place in Britain where you can watch its pair of giant pandas and koalas. Then there's the inquisitive meerkats, lounging sunbears and of course the penguins, which are taken out for their daily wander on the unmissable penguin parade! A day at Gorgie City Farm is also great fun for adults and children alike.

You'll probably want to stroll to the top of Corstorphine Hill to take in the view and enjoy a pleasant woodland stroll. You can go on nocturnal badger watching trips in summer months, where if you're lucky you might also spot some of the wide range of birds known to frequent the area, including meadow pippits, skylarks and spotted flycatchers.

For active types, the Edinburgh International Climbing Arena at Ratho is not far, nor is the Hillend Dry Ski Slopes. Golfers are spoilt for choice too, since they can choose from a number of nearby courses, including Murrayfield, Carrick Knowe and Ravelston. Tennis lovers will love having the wonderful Corstorphine Lawn Tennis and Murrayfield Tennis club close by.

Corstorphine comes steeped in history. One of the original villages which comprised Edinburgh, Corstorphine was once the site of a well defended medieval castle built overlooking two important lochs, all of which remains today is the 16th century dovecot.



Edinburgh Zoo 250°



Restaurants

- 1 Oak Inn
- 2 St Johns Curry Club
- 3 The Bothy Edinburgh
- 4 Entwine Bar & Bistro
- 5 B&D's Kitchen
- 6 Vigo delicatessen
- 7 Skerries
- 8 Fabio's Restaurant
- 9 Cool Jade
- 10 Toby Carvery
Edinburgh West
- 11 Sampans Oriental
Restaurant
- 12 Redwood Bistro

Bars & Pubs

- 13 Corstorphine Inn
- 14 Roseburn Bar
- 15 Murrayfield Bar
- 16 The White Lady

Transport

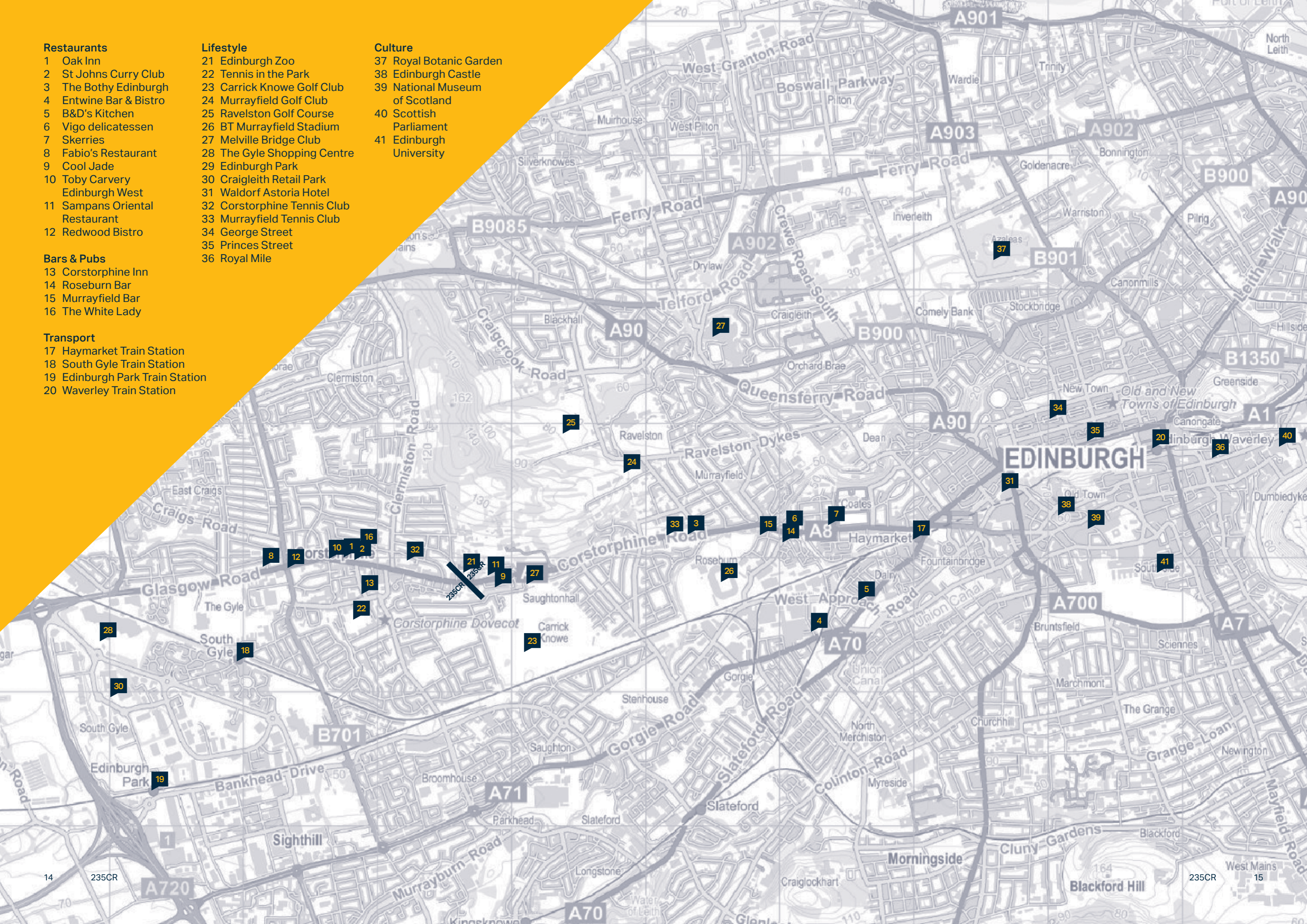
- 17 Haymarket Train Station
- 18 South Gyle Train Station
- 19 Edinburgh Park Train Station
- 20 Waverley Train Station

Lifestyle

- 21 Edinburgh Zoo
- 22 Tennis in the Park
- 23 Carrick Knowe Golf Club
- 24 Murrayfield Golf Club
- 25 Ravelston Golf Course
- 26 BT Murrayfield Stadium
- 27 Melville Bridge Club
- 28 The Gyle Shopping Centre
- 29 Edinburgh Park
- 30 Craigleith Retail Park
- 31 Waldorf Astoria Hotel
- 32 Corstorphine Tennis Club
- 33 Murrayfield Tennis Club
- 34 George Street
- 35 Princes Street
- 36 Royal Mile

Culture

- 37 Royal Botanic Garden
- 38 Edinburgh Castle
- 39 National Museum
of Scotland
- 40 Scottish
Parliament
- 41 Edinburgh
University



The Development

235 Corstorphine Road presents a total of 31 apartments to choose from spread across an innovative combination of a refurbished listed building and a new build property.

The apartments' interiors are luminous, spacious and contemporary, complete with a mixture of open plan living or separate kitchen and living areas, bedrooms with built-in storage for maximum convenience and ultra-modern bathrooms.

All of the 22 apartments in the new build are 2 bedroomed, while the refurbished building offers a mix of 2 and 3 bedroom options within the 9 apartments.

Digital illustration is indicative only



Outside

235 Corstorphine Road ties together historic and modern elements in one harmoniously designed development for forward-thinking homeowners.

The Grade B listed building has south facing terraces looking across the city towards the Pentland Hills, and generously proportioned windows letting in plenty of natural light, with double glazing producing high levels of thermal efficiency.

High quality, durable building materials have been specified to lend the building a simple, modern aesthetic, including Staffordshire Smooth Crimson brickwork and dark zinc metal cladding with robust seams. These finishes beautifully complement the character of the listed building.

The landscaped setting is enhanced with newly-planted trees, hedges and shrubs to create a garden feel, with contrasting block paving used to delineate the parking and pedestrian areas.

Inside

Inside the buildings, the touchstones are sophisticated, bold and elegant refurbished interiors, complementing the buildings' architectural features.

A tiled entrance hall painted in soft heritage colours brings added warmth. Motion sensor stair lights and individual post boxes for each flat bring further convenience and security.

From the handleless German kitchens by Kitchens International with integrated Siemens appliances; to luxury bathrooms with Duravit sanitary ware; to matt lacquered oak flooring and luxury deep piled carpets in all the bedrooms; to recessed LED lighting in the kitchen and bathroom; to double glazing throughout, 235CR leaves no page unturned in its pursuit of presenting the perfect home.

This is complemented by little touches such as pendant lights and traditional satin nickel door-knobs and numbers throughout.

In the new build property, there is lift access from the ground floor to all apartments on the upper floors.



Digital illustration is indicative only



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Digital illustration is indicative only

Specification



Kitchens

- / Handleless German kitchens by 'Kitchens International'
- / Integrated Siemens Appliances to include -
 - / Oven
 - / Combination microwave oven
 - / Fridge/ freezer 70/30
 - / Dishwasher
 - / 60cm 4 zone induction hob
 - / Extractor hood
- / Solid surface worktop with upstand in Quartz
- / Full height glass splashback at hob
- / LED under unit lighting

Bathrooms

- / High quality contemporary bathrooms and en suites to include -
 - / Duravit wall mounted WCs with concealed cisterns and chrome flush plates
 - / Duravit baths with tiled bath panels
 - / Bauhaus walnut vanity units with slim line basins and deak mounted mixer tap
 - / Large low profile shower trays with frameless glass screens
 - / Polished chrome taps and shower/bath valves by Crosswater
 - / Electric underfloor tile heating
 - / Tall chrome towel radiators with summer heating elements
 - / Large feature mirrors
 - / Porcelain tiles on floors and walls
 - / Chrome shaver sockets

Bedrooms

- / Bespoke fitted wardrobes or dressing areas to master bedrooms*
- / Bespoke fitted wardrobes to other selected bedrooms*

*see plans for wardrobe/dressing area locations

Flooring

- / Brushed matt lacquered oak wide board (209mm) engineered flooring in living rooms, kitchens, halls, and stores
- / Luxury deep pile carpet in choice of colours (subject to timescale) in all bedrooms
- / Porcelain tiles in all bathrooms and en suites

Heating & Ventilation

- / High Efficiency A Rated Gas Combination boilers
- / Underfloor tile heating within all bathrooms and en suites
- / 24h/7 day digital controls
- / Contemporary flat panelled radiators with with thermostatic control valves in living rooms, kitchens, bedrooms and halls
- / Tall chrome towel radiators in bathrooms and en suites with summer heating elements
- / Centralised mechanical extraction ventilation systems in kitchen, bathrooms and en suites
- / Trickle ventilation to all windows

Audio Visual

- / All apartments are wired for the following -
 - / Virgin fibre cabling in living room and master bedroom
 - / BT point in living room and master bedroom
 - / Sky wired to living room, kitchen and all bedrooms
 - / Digital TV in living room, kitchen and all bedrooms
 - / CAT6 cabling in living room, kitchen and all bedrooms

Lighting & Electrical

- / 5 amp lighting circuits in living areas
- / Recessed LED lighting in kitchens, bathrooms, en suites and hall
- / Pendant lighting to bedrooms and living area
- / Brushed stainless steel flat plate switches and sockets in living room, kitchen, halls and bedrooms
- / Low profile white switches and sockets in cupboards
- / Chrome flat plate shaver socket in bathrooms and en suites

Security

- / Video entry system to apartments accessed off common stairs
- / Door bells for main door apartments
- / Intruder alarm systems to ground floor apartments
- / 5 lever mortice deadbolt and mortice light latch to entrance doors in conversion building
- / 3 point 'secured by design' locking doors to new build apartments entrance doors
- / Lighting to all private road and car parking areas
- / Locking windows where appropriate

General

- / New timber double glazed windows to existing building
- / Nordan aluminium clad double glazed timber windows to new build blocks
- / Woodwork painted eggshell finish
- / Walls and ceilings painted in matt emulsion finish
- / Carpeted common areas with PIR sensors and emergency lighting
- / 'Schindler' lifts in new build blocks
- / Generous internal storage and floored lofts with certain apartments
- / External refuse stores
- / Landscaped common gardens
- / Landscaped private gardens with certain apartments
- / Private terraces to certain apartments
- / Buildings and grounds will be factor managed
- / Secured external bike and general storage areas

Parking

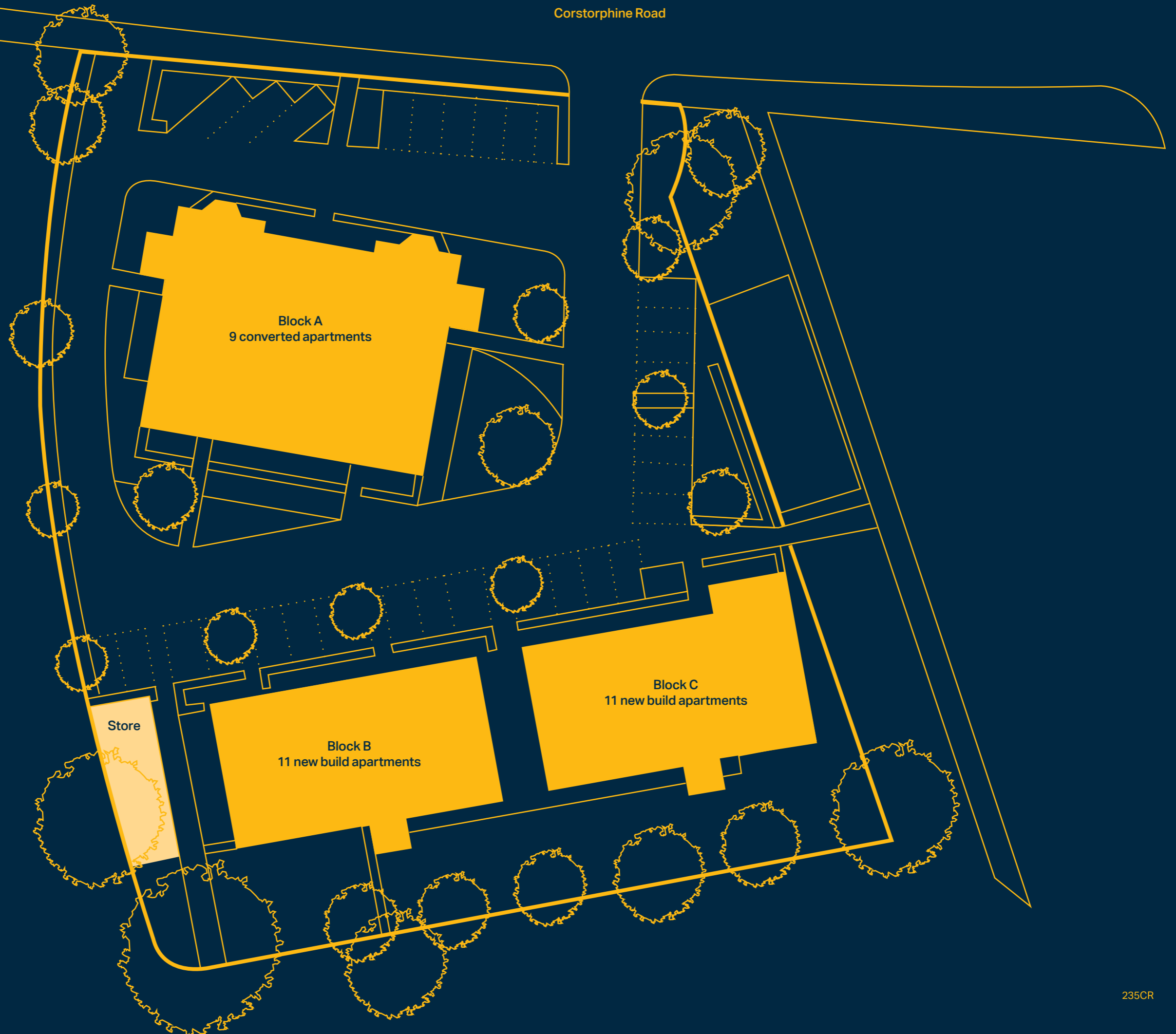
- / Private parking space for each apartment

Warranties

- / Architects Certificates suitable for mortgage lenders issued with apartments in existing building
- / 10 year BLP Allianz Insurance SecurePlus building warranty issued with apartments in new build blocks

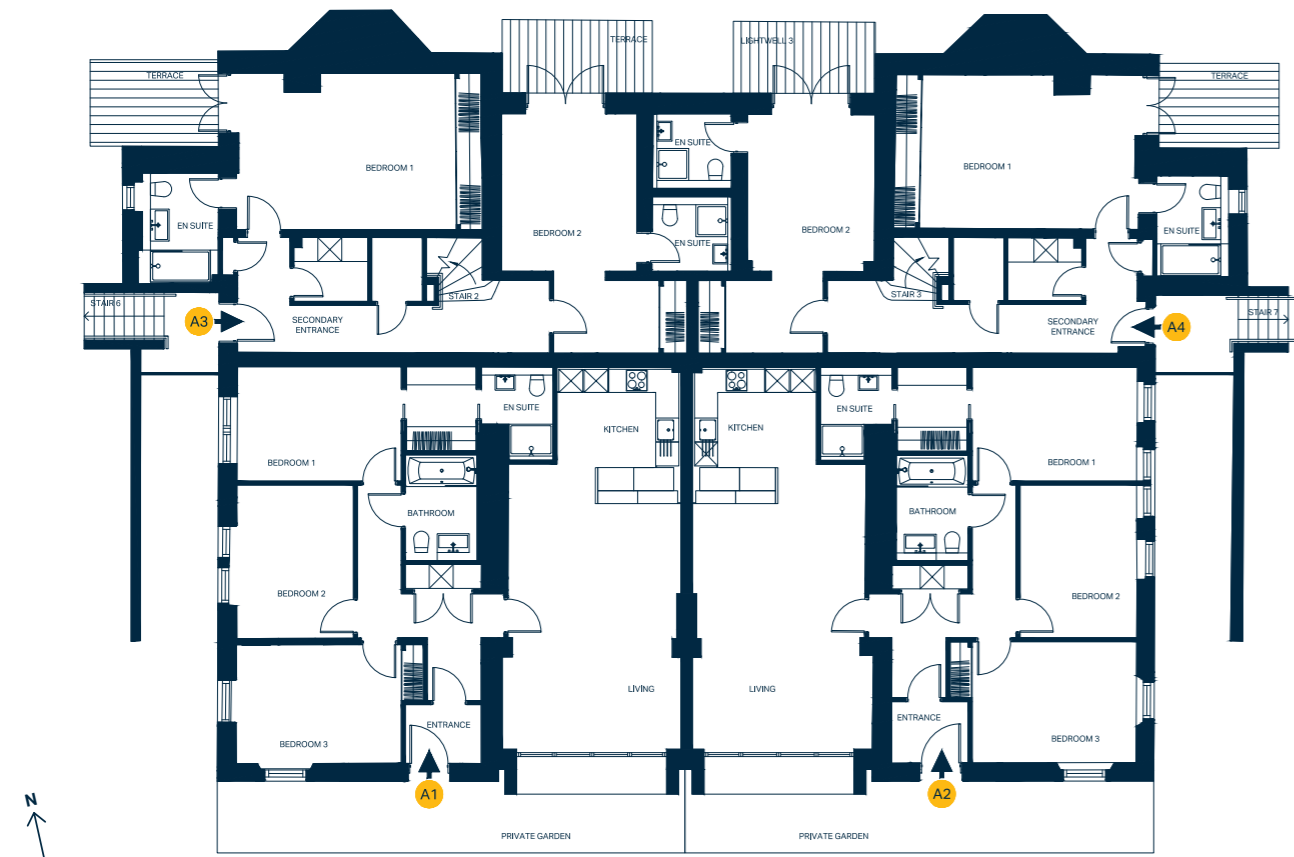
Masterplan

Corstorphine Road

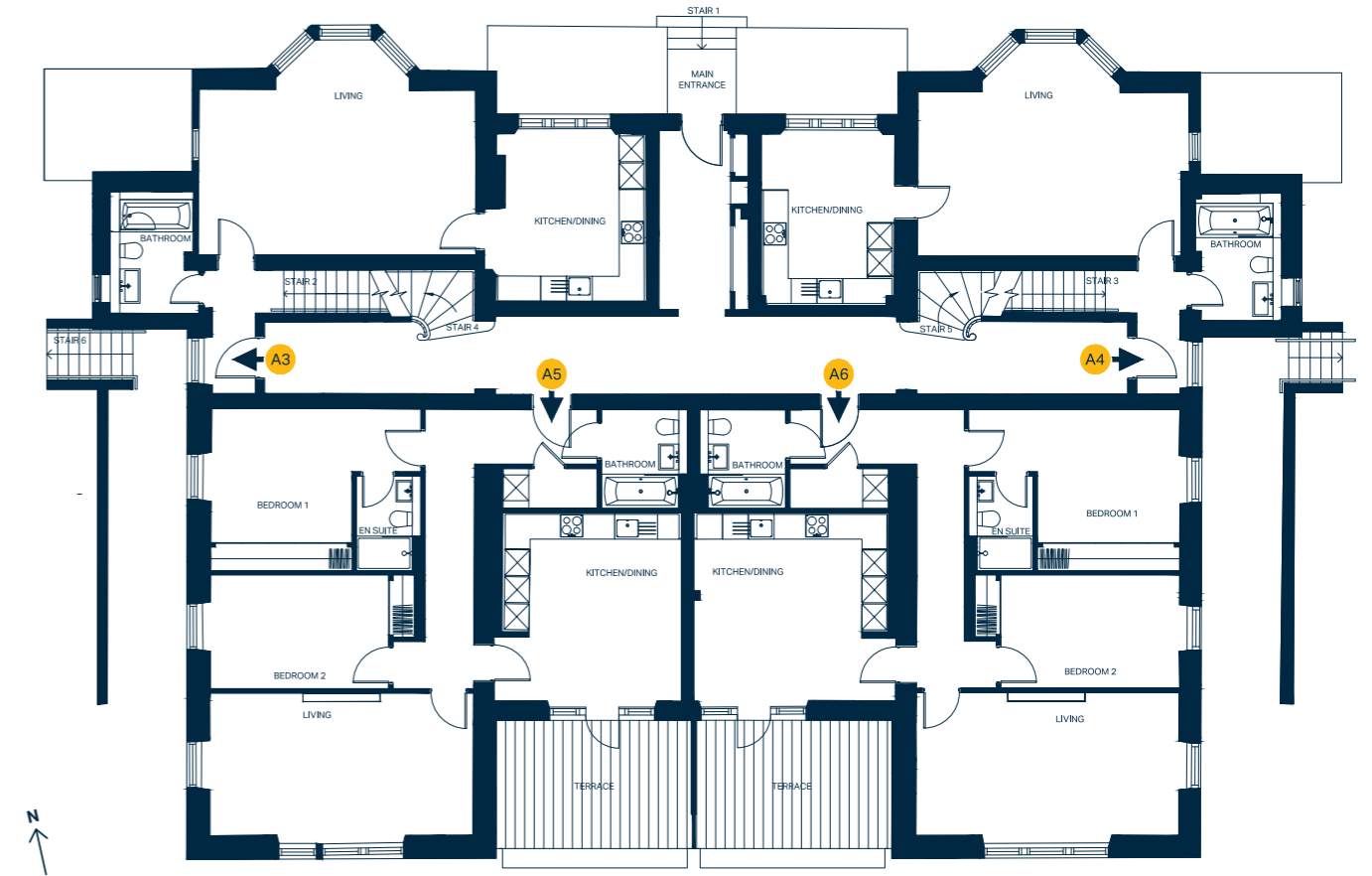


Block A

Lower Ground Floor



Ground Floor



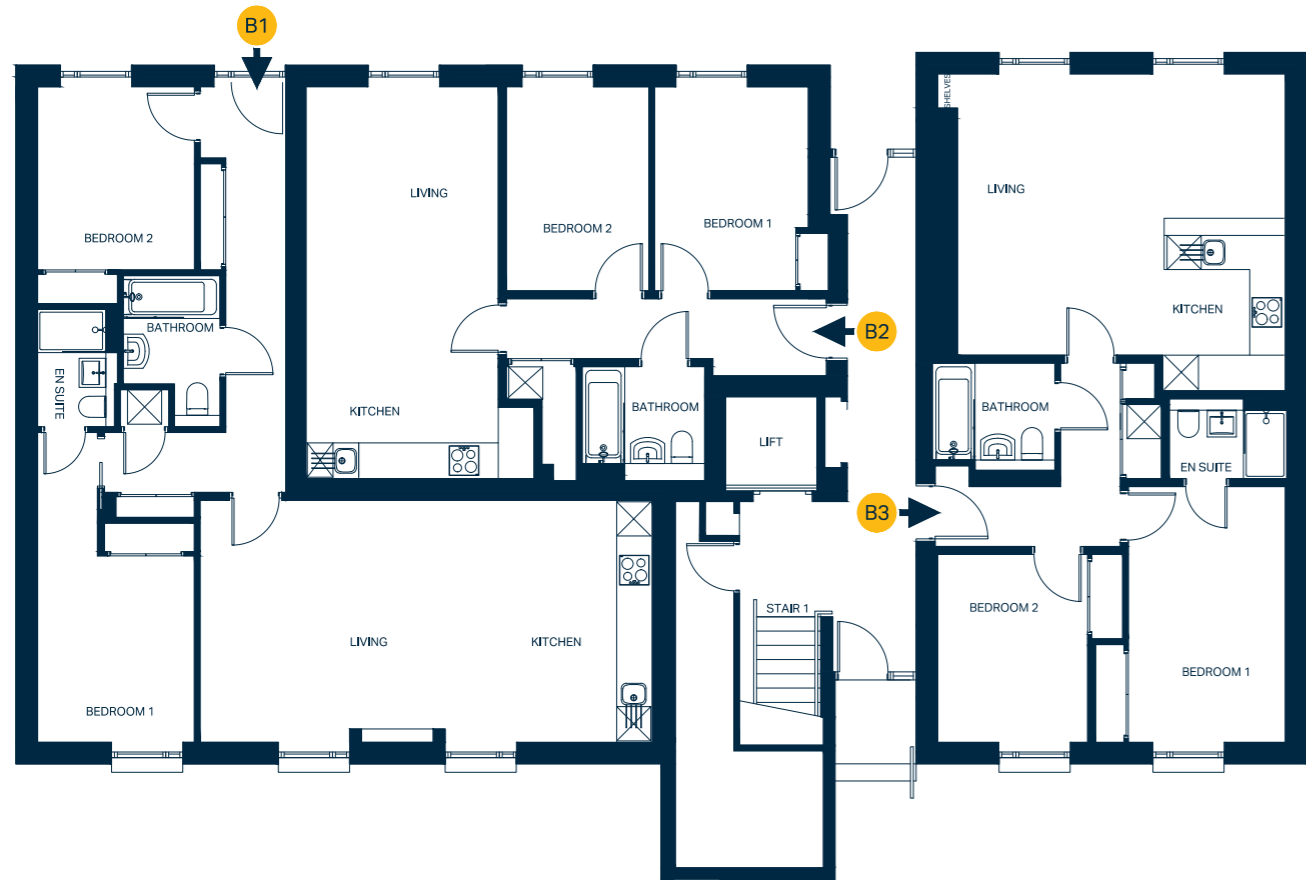
First Floor



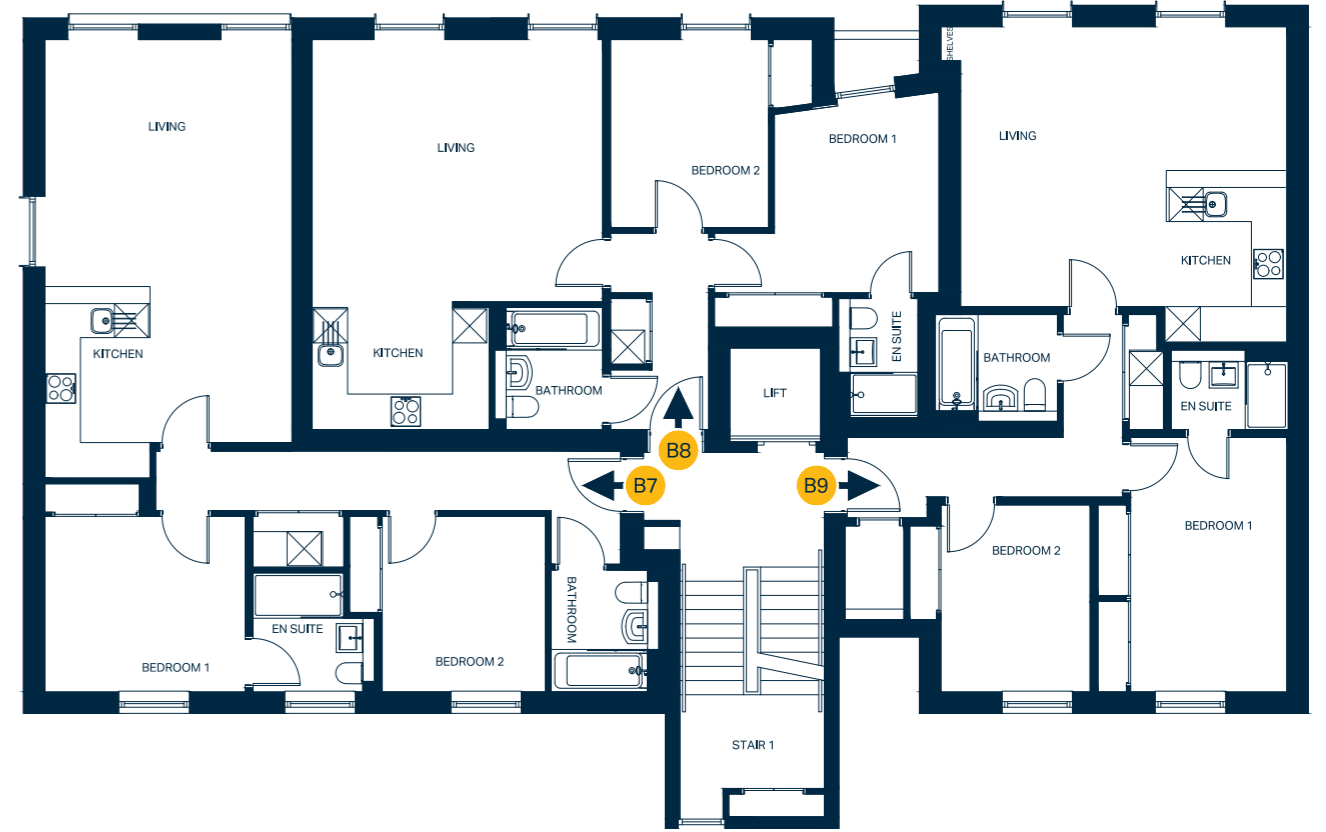
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale, and should be used as such by any prospective purchaser. You should be advised therefore not to order any goods which depend on accurate dimensions before carrying out a check and measure within your reserved property. Please ask the Sales Advisor for details.

Block B

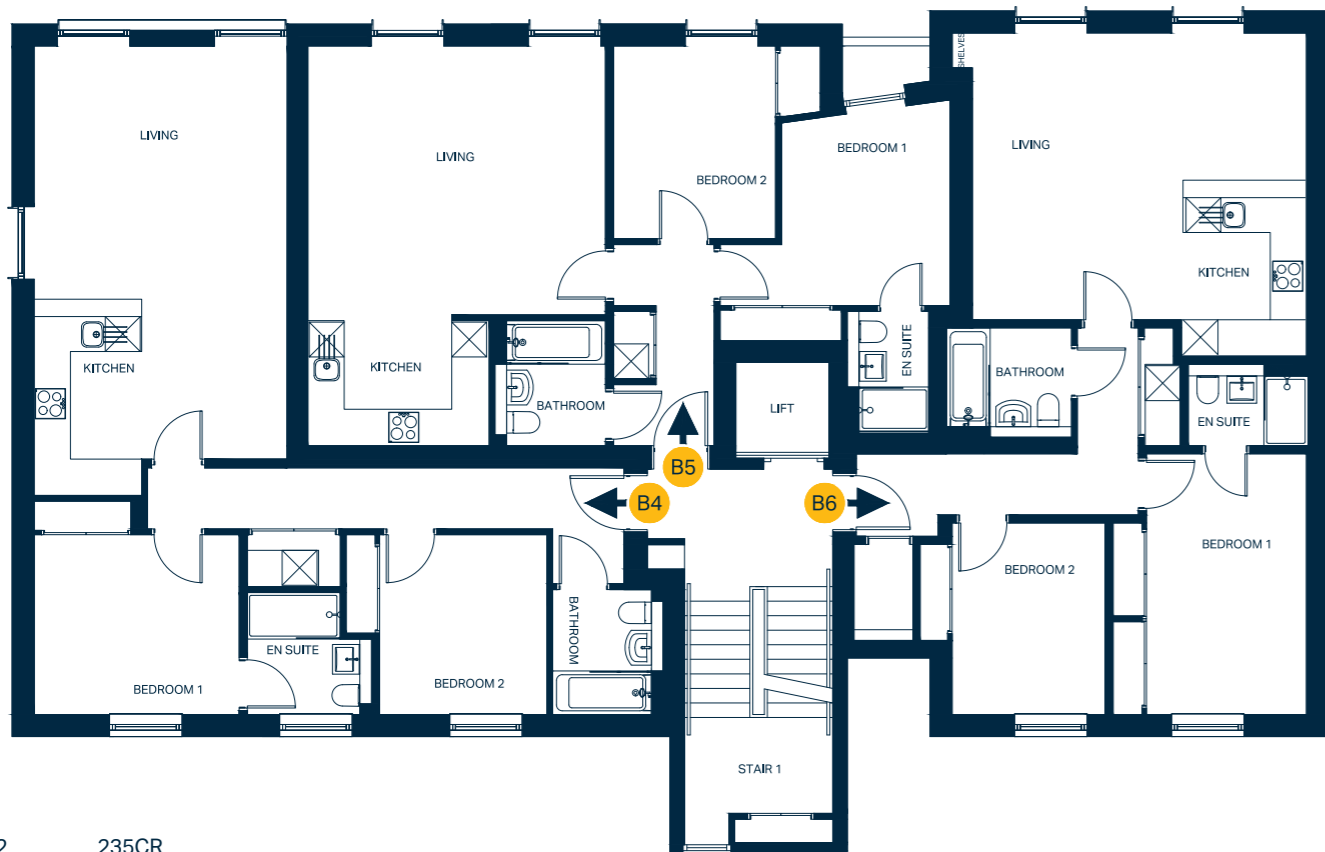
Ground Floor



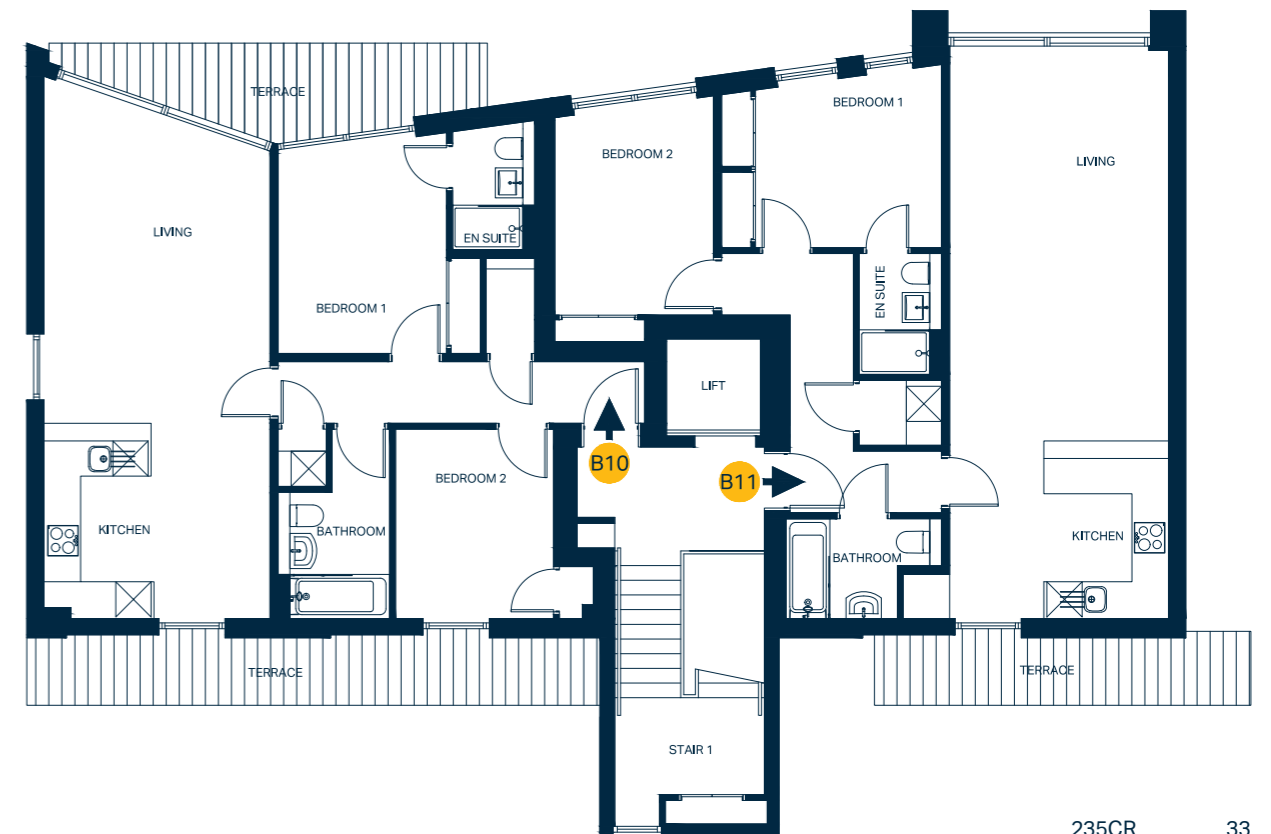
Second Floor



First Floor



Third Floor

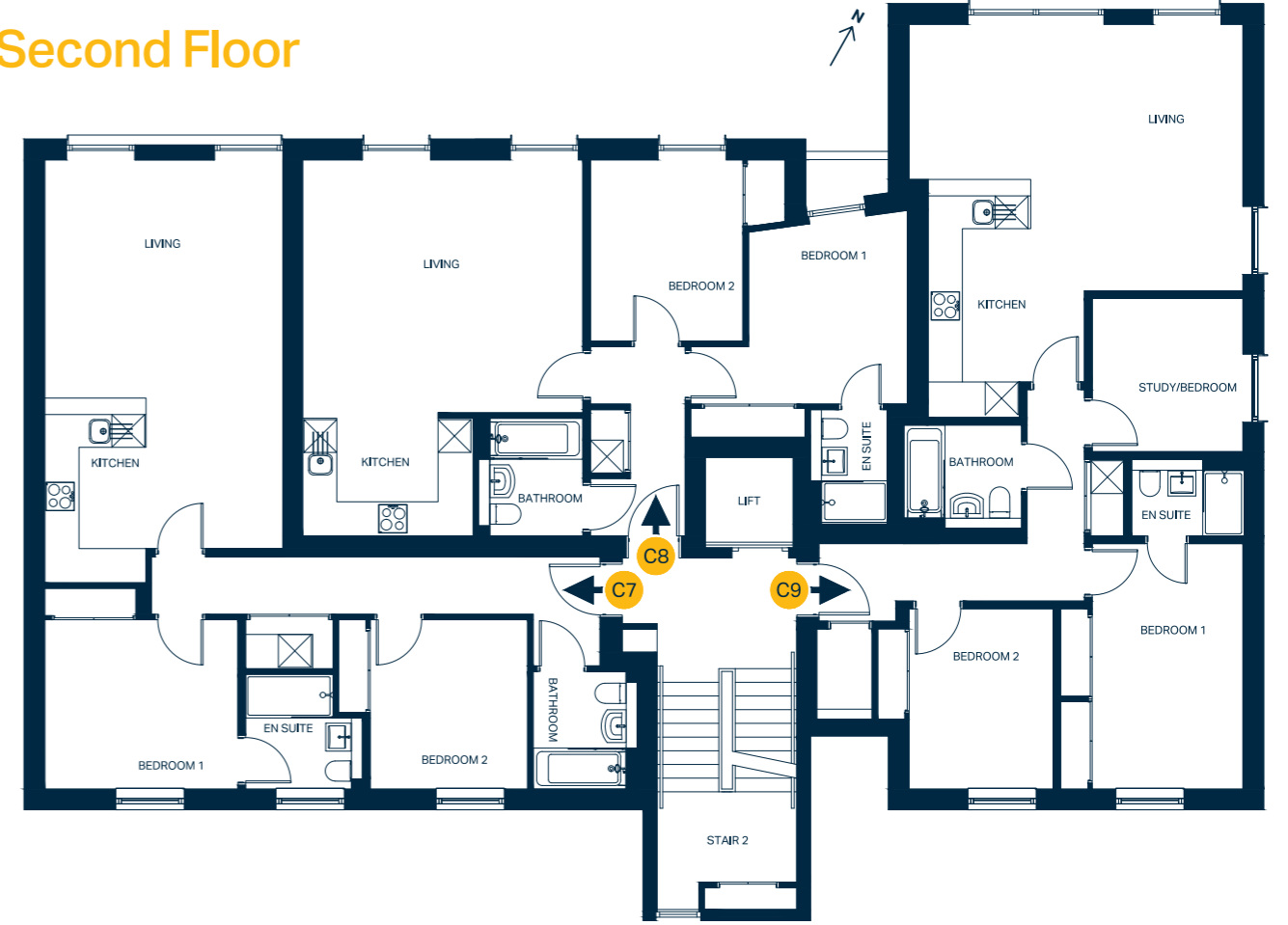


Block C

Ground Floor



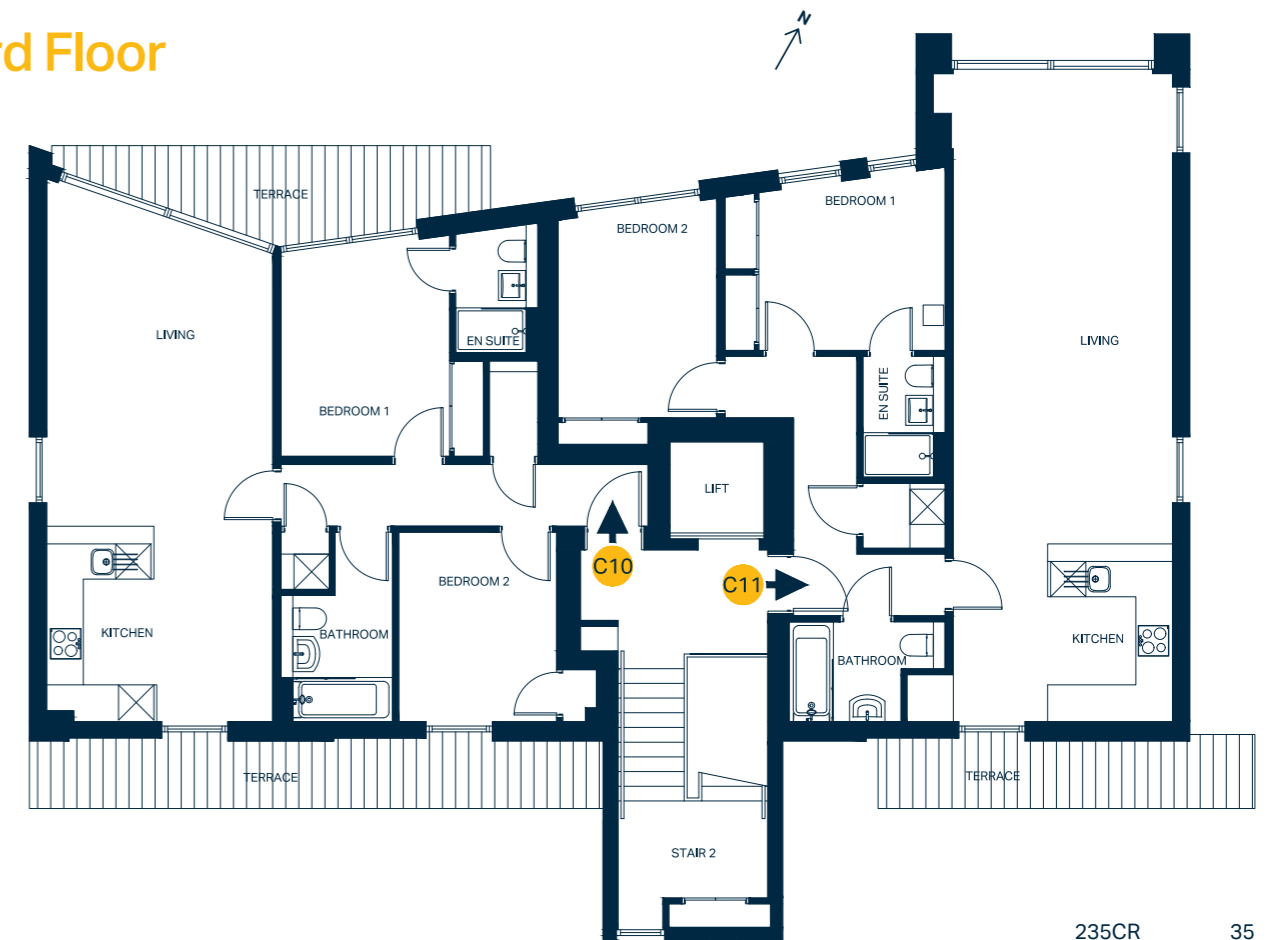
Second Floor



First Floor



Third Floor



The Developer

Square and 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 within their grounds.

Operating with the Edinburgh's City Centre, a Unesco World Heritage Site, the Directors have a combined experience of 35 years in delivering successful residential projects. Specialising in the conversion of commercial buildings back into luxury residential dwellings and developing unique new build apartments, Square and Crescent has developed a strong track record and trusted reputation for professionalism.



The Architect

Architects Morgan McDonnell are a multi-award winning Architecture and Interior Design practice based in Edinburgh. They have a wealth of experience having worked on many residential projects throughout Scotland over the past 20 years, always devising innovative, rational designs with a desire to bring invention and delight to the solution.

Many of their projects have involved the re-use of Listed Buildings where the challenges lie between preserving the Architectural integrity of the buildings and creating interesting, well designed contemporary homes. The spirit and essence of their work always focuses on the repair, reinstatement and redevelopment of the Architecture so that both history and vision work hand in hand.



Important Notice/

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Contact

For further information,
please contact:

info@235CR.com
0131 247 3700



235cr.com



SQUARE
AND
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