
LADYWELL AVENUE

CORSTORPHINE



STYLISH LIVING IN THE HEART OF CORSTORPHINE



63 LADYWELL AVENUE

A collection of 10 stylish apartments in the heart of Corstorphine

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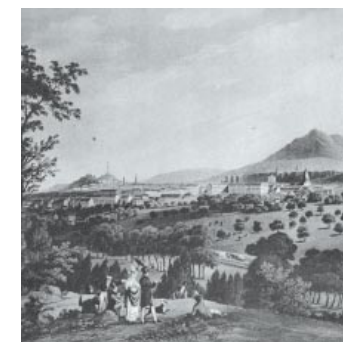
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CORSTORPHINE

Corstorphine, a desirable residential area with its own bustling main street which also provides the main access route to and from the City. As a destination the area benefits from a range of small shops to superstores, ample amenities with good schooling and places of interest all within close reach.

SAVILLS INSIGHT

“Corstorphine provides excellent transport links, you are only 15 minutes from the City Centre but you can get to the M8 and bypass in five minutes.”



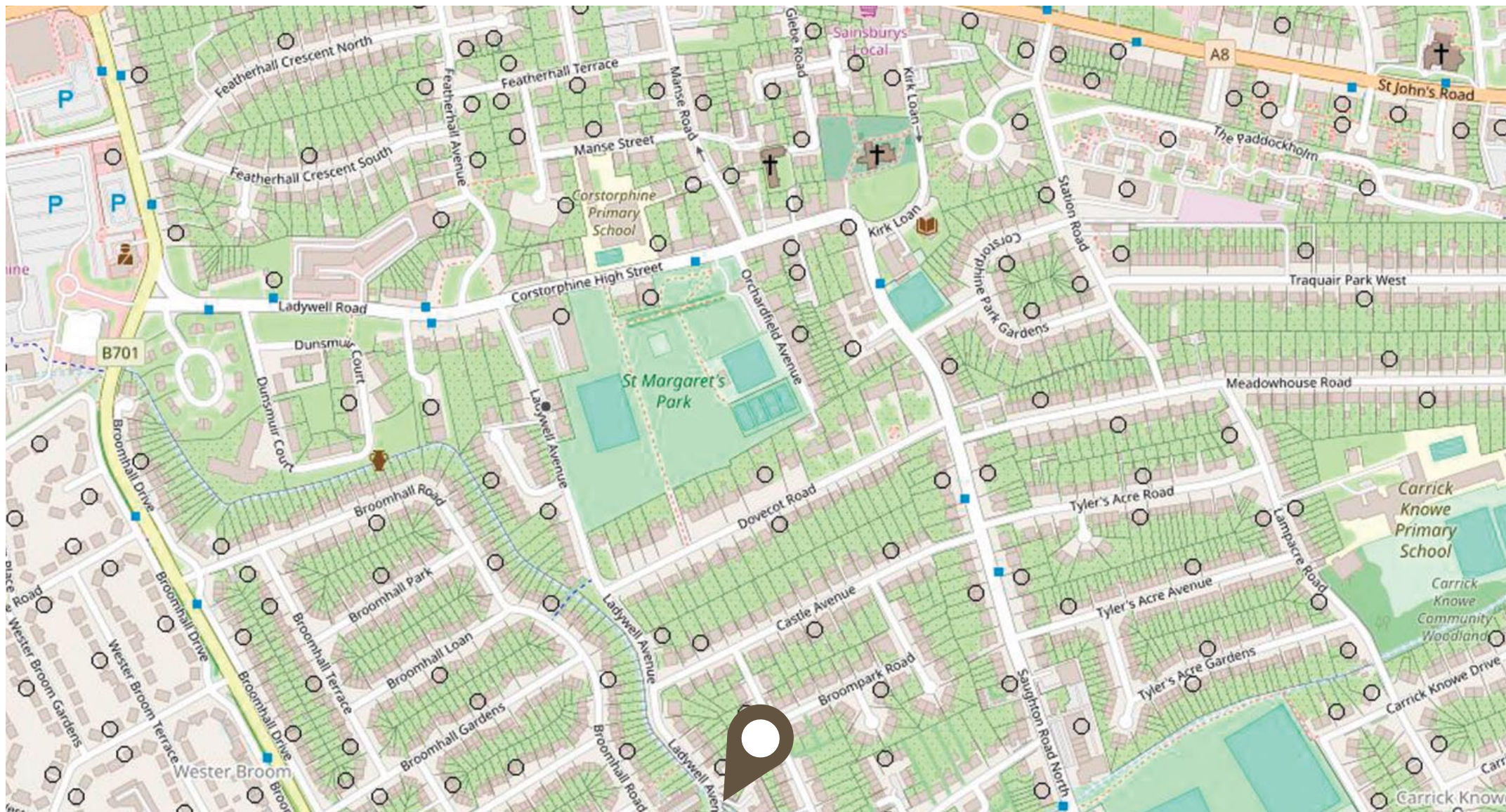
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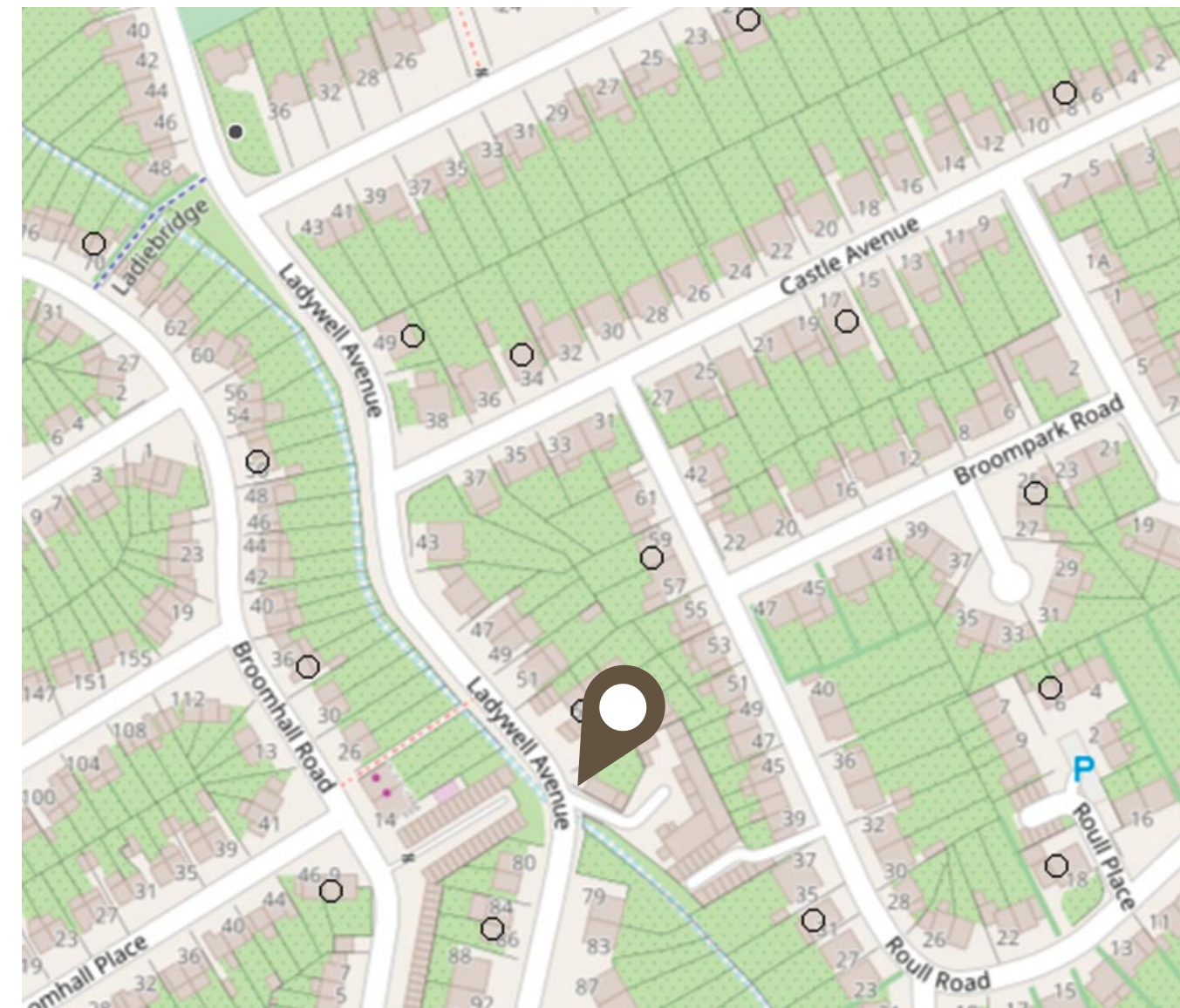
HOW TO GET THERE

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LADYWELL AVENUE CORSTORPHINE

You will find Ladywell Avenue nestled in the heart of Corstorphine. Situated approximately 4 miles to the west of Edinburgh's city centre. From Haymarket Station head west along the A8 for approximately 2.3 miles. By Edinburgh Zoo turn left onto Kirk Loan. From Kirk Loan turn right on to Corstorphine High Street and left on to Ladywell Avenue.



63 LADYWELL AVENUE
GROUND FLOOR (Development plan)



63 LADYWELL AVENUE
FIRST FLOOR (Development plan)



63 LADYWELL AVENUE GROUND FLOOR (Floor plan)



THE APARTMENTS

All ground floor apartments are beautifully designed, with direct access from the private car park, through a private front door. Each apartment features a spacious open plan Living/Dining/Kitchen area utilising natural light. These apartments also benefit from a private outdoor haven which is accessed directly from the master bedroom, providing a perfect sanctuary for a morning coffee.

GARDEN APARTMENTS

Apartments 2, 4, 6, 8, 10

Total 71.9 sqm, 775 sqft

Open Plan Living/Dining/Kitchen area
4.3 x 4.8m, 14'1" x 15'7" ft (max)

Bedroom 1
3.1 x 4.6m, 10'1" x 15' ft (max)
both include wardrobes

En suite
2.1 x 1.9m, 6'8" x 6'2" ft (max)

Bedroom 2
3.1 x 3.4m, 10'1" x 11'1" ft (max)
both include wardrobes

Bathroom
2.6 x 1.7m, 8'5" x 5'5" ft (max)



REFER IMPORTANT NOTICE (Back page)

63 LADYWELL AVENUE FIRST FLOOR (Floor plan)



THE APARTMENTS

All first floor apartments benefit from the same bright and spacious open plan layout as the ground floor. All properties are located off a private car park, and are accessed via a staircase leading to a private front door.

FIRST FLOOR APARTMENTS

Apartments 2, 4, 6, 8, 10

Total 75.6 sqm, 815 sqft

Open Plan Living/Dining/Kitchen area
4.5 x 5m, 18' x 16' ft (max)

Bedroom 1
3.1 x 4.6m, 10'1" x 15' ft (max)
both include wardrobes

En suite
2.1 x 1.9m, 6'8" x 6'2" ft (max)

Bedroom 2
3.1 x 3.4m, 10'1" x 11'1" ft (max)
both include wardrobes

Bathroom
2.6 x 1.7m, 8'5" x 5'5" ft (max)



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63 LADYWELL AVENUE SPECIFICATION

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All 10 apartments at Ladywell Avenue combine award-winning suppliers and spacious contemporary design with emphasis on a high quality finish. The stunning kitchens, bathrooms and en suites provide an element of style, as well as being incredibly practical to make your daily life that little bit smoother. All apartments are accessible through their own front door, with all first floor apartments benefiting from a private staircase.

KITCHENS

A range of selected quality kitchen units and work surfaces by Leicht are provided and designed by award winning Kitchens International. Splashbacks will be tiled with choice of colour or opportunity to upgrade*. Siemens appliances are fully fitted and include 4 ring induction hob, single oven, combination oven/microwave, dishwasher and integrated fridge freezer.



63 LADYWELL AVENUE SPECIFICATION

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BATHROOMS

All bathrooms have been thoughtfully designed to make the most use of the space, with luxury finishes providing a truly beautiful and relaxing room. Baths located in the main bathrooms come with an overhead shower, which is thermostatically controlled by Grohe Tempesta fittings. Stylish vanity units are located below the sink and the room is finished off by the addition of a towel warming radiator.

En suites have the added benefit of a large walk in shower, with low profile shower tray.

HEATING AND HOT WATER

Apartments are served by an electric boiler system and white steel radiators are placed in each room, apart from bathrooms which come with towel warming radiators.

FLOORING

All apartments come fully floored, with living room, kitchen and hall receiving a classic oak engineered timber floor which is both stylish and durable. Bedrooms are fitted with a twist carpet* and bathrooms/en suites with a flexible non slip LVT.

WARDROBES

Each bedroom will be fitted with a full height wardrobe with white glass sliding door and prefinished internal timber effect shelves with chrome hanging rail.

WINDOWS

Durable UPVC double glazed windows are finished in dark grey with brushed chrome handles.

ELECTRICS

Power sockets with integral USB points can be found in the living room and master bedroom, perfectly in-keeping with modern day to day life. Pre-wired TV points are located in the living room and master bedroom and telephone outlet is located in the living room.

All apartments have down lighters to the hallway, kitchen, living room and bathrooms, whilst bedrooms have pendant fittings.

PRIVATE GARDENS AND COMMUNAL SPACE

A tranquil communal garden is located to the rear of the properties, to give residents peaceful outdoor space, which is perfect for those warmer days. Ground floor apartments have private rear terraces, leading from the master bedroom which draws inspiration from 'Japanese Garden' styled landscaping and completed non-slip timber decking.

PARKING

Ten parking spaces are available for residents, with one being allocated for disabled use. Warranty Each apartment benefits from a 10 year Checkmate New Home Warranty.

CHOICE & OPTIONAL EXTRAS*

Make your house your home

Early purchasers will have the opportunity to personalise your new home with a pre-selected range of kitchen unit and worktop colours, kitchen splashback, tiling to bathroom and carpet colours. Contact the Sales Executive to find out more as cut off dates do apply.

*These particulars and plans were prepared from preliminary plans and specification before completion of the properties and are interned as a guide only. Please see terms and conditions for more information.

CONTACT AND RESERVATION DETAILS



RESERVATION PROCESS

In order to secure a property at Ladywell Avenue, a reservation fee of £1,000 is required. Following this there will be a 14 day reservation period with a further 2.5% deposit payable upon conclusion of missives.

These payments are taken as part payments towards the final purchase price.

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