



DEVELOPMENTS

# TEMPLE PARK

EDINBURGH | EH11 1JR

[WWW.TEMPLEPARK-EDINBURGH.CO.UK](http://WWW.TEMPLEPARK-EDINBURGH.CO.UK)

# WELCOME

**Temple Park is a contemporary, sustainable residential development situated on the banks of Union Canal overlooking Pentland Hills to the west and the historic Edinburgh City Centre skyline to the east.**

A unique collection of 1, 2 and 3 bedroom apartments and a stunning 3 bedroom penthouse, all designed to offer high quality amenity spaces with private balconies or terraces to selected properties supplementing a large, communal, canal-front garden accessible to all residents. The development also features a highly efficient and gas-free, air source communal heating system – individually metered and billed by market specialist Insite Energy.

Since 2007, S1 Developments have completed award winning projects across some of Edinburgh's most challenging prime locations. Our role as main contractor and developer allows exceptional schemes to be designed, built and delivered efficiently while guaranteeing quality.



Computer generated image of the development – for illustrative purposes only.

# THE KEY TO CANAL- SIDE LIVING



Temple Park is situated to take advantage of all that makes this part of the city unique.



Bruntsfield and Morningside, with its mix of independent shops, boutiques, cafés and restaurants, are within easy walking distance.



The Union Canal, once the lifeblood of Edinburgh's industrial engine, is now a leisure activity hotspot and a direct walk / cycle route into the city centre.



Regular bus services to Edinburgh's wider public transport network are all within a few minutes' stroll.





# UNLOCK ALL THAT THE CAPITAL CITY HAS TO OFFER

## ART & CULTURE

- 1 National Museum of Scotland
- 2 Scottish National Portrait Gallery
- 3 Scottish National Gallery of Modern Art

## EDUCATION

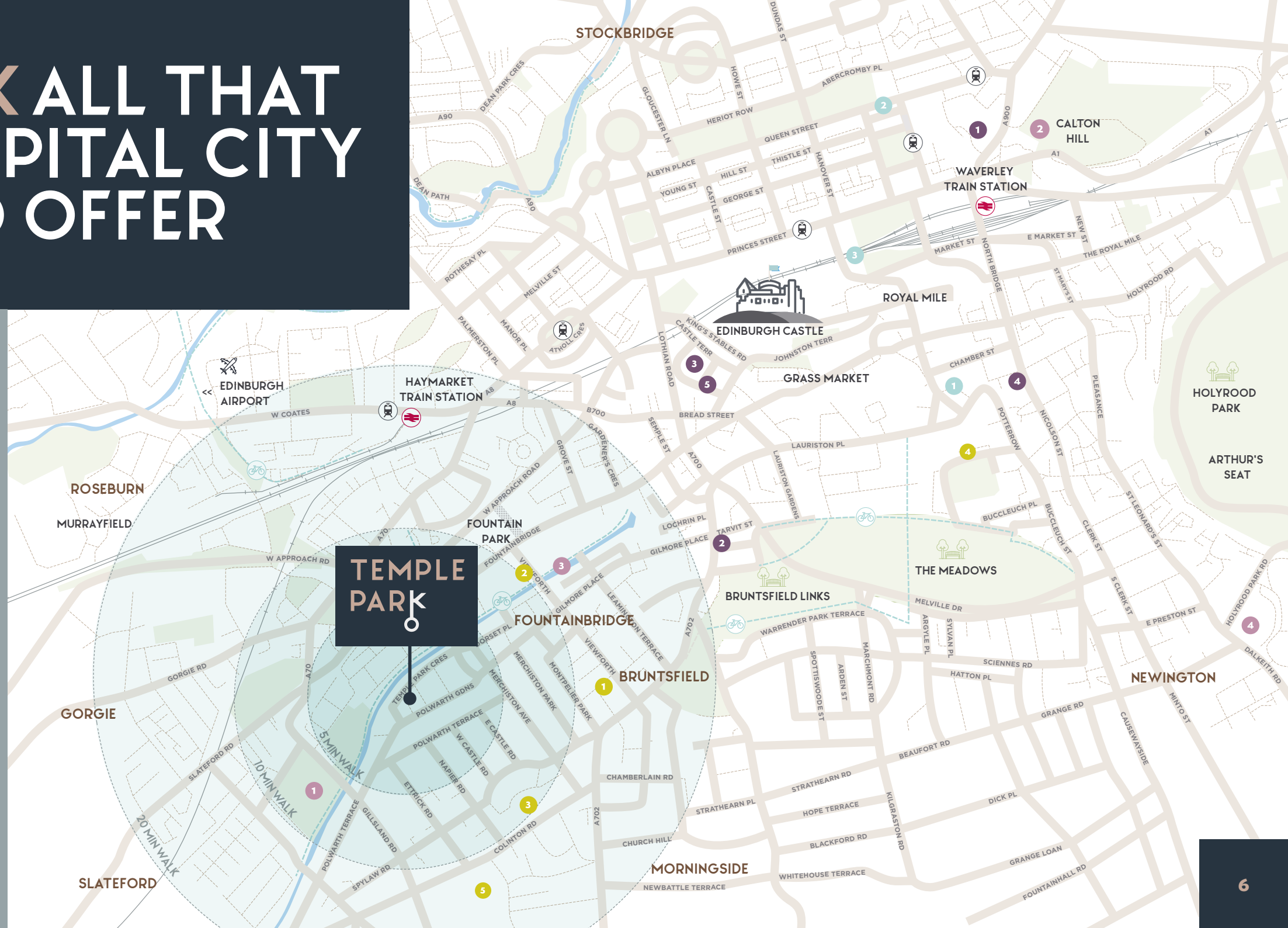
- 1 Bruntsfield Primary School
- 2 Boroughmuir High School
- 3 Edinburgh Napier
- 4 University of Edinburgh
- 5 George Watson College

## ENTERTAINMENT & SHOPPING

- 1 St James Quarter
- 2 King's Theatre
- 3 Usher Hall
- 4 Festival Theatre
- 5 Lyceum Theatre

## AMENITY

- 1 Harrison Park
- 2 Calton Hill
- 3 Union Canal Towpath
- 4 Royal Commonwealth Pool



# KEY INFORMATION & SPECIFICATION

Each of the apartments will be designed and built to the highest standard. With the option of customisation, the standard specification will include:

## KITCHENS

German manufactured kitchens featuring:

- High quality laminate worktops & solid unit doors
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Built in single fan oven and grill
- 4 ring touch control induction hob
- Under unit LED lighting
- Washer/Dryer located within a separate Utility space in selected properties

*Optional upgrades available on enquiry - Silestone worktops, cabinets and appliances*

## BATHROOMS AND EN-SUITES

- Washbasins with wall mounted vanity unit in each bathroom
- Wall hung w.c. with dual flush and soft close seat
- Large bespoke feature mirrors
- Shaver and toothbrush charging point
- Contemporary wall mounted heated towel rails
- Matt finished porcelain wall tiles

## BEDROOMS

Fitted wardrobes to selected bedrooms - please refer to brochure plans for details

## FLOORING

- Matt lacquered wide timber effect flooring to open plan living spaces and hallways
- Matt finished porcelain floor tiles to all bathrooms and en-suites
- Carpets to all bedrooms

## HEATING / VENTILATION

- A sustainable highly efficient communal heating system (ASHP) individually metered and billed by market specialist Insite Energy
- White panel radiators
- Centralised low energy ventilation system to each kitchen, utility and bathroom

## LIGHTING / SOCKETS / MEDIA

- Low energy LED recessed down lights to halls, kitchens, bathrooms and en-suites
- Pendant lighting to bedrooms and living spaces
- White low profile power sockets and switch plates
- Infrastructure cabling for BT Openreach, Virgin Media, SKY and Freerview

## DECORATION

- All ceiling and walls painted matt emulsion Chalk White
- All woodwork painted Satinwood White

## DOORS / WINDOWS

- 5 lever British standard dead bolt locking systems to entrance doors
- Satinwood white entrance doors and internal doors
- Highly efficient double-glazed windows with black-grey external finish

## PARKING

- The development is located within the extended controlled parking zone and each property is eligible to apply for one residential parking permit (please contact City of Edinburgh Council for full details)

## WARRANTIES

10 year Premier Guarantee building warranty issued with all properties

## GENERAL

- Kassandra Multi brickwork finish by Wienerberger
  - Black-Grey aluminium roof finishes by Prefa
  - High performance flat roofing systems
  - Private balcony or terrace to selected properties - please refer to brochure plans for details
  - Shared landscaped common garden along Union Canal frontage
  - The building and its common or shared facilities are factored by Ross & Liddell (Managing Agents)
- \*The developer operates a process of constant improvement and as such this spec is for guidance only and may be subject to change. Please consult the selling agents for more detail.*

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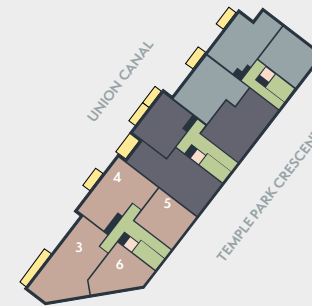
# FLOOR PLANS

PRINT FLOOR PLANS

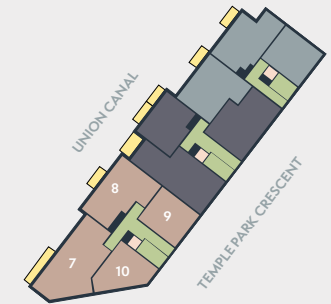
## GROUND FLOOR



## FIRST FLOOR



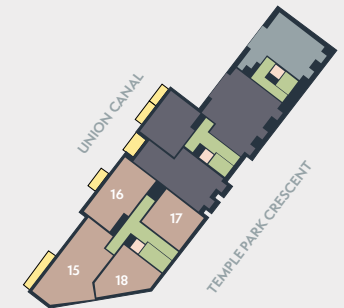
## SECOND FLOOR



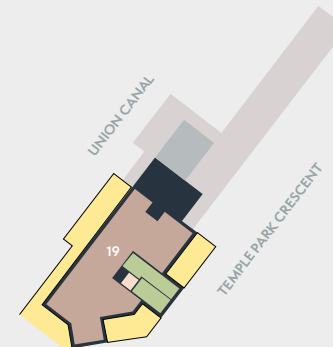
## THIRD FLOOR



## FOURTH FLOOR



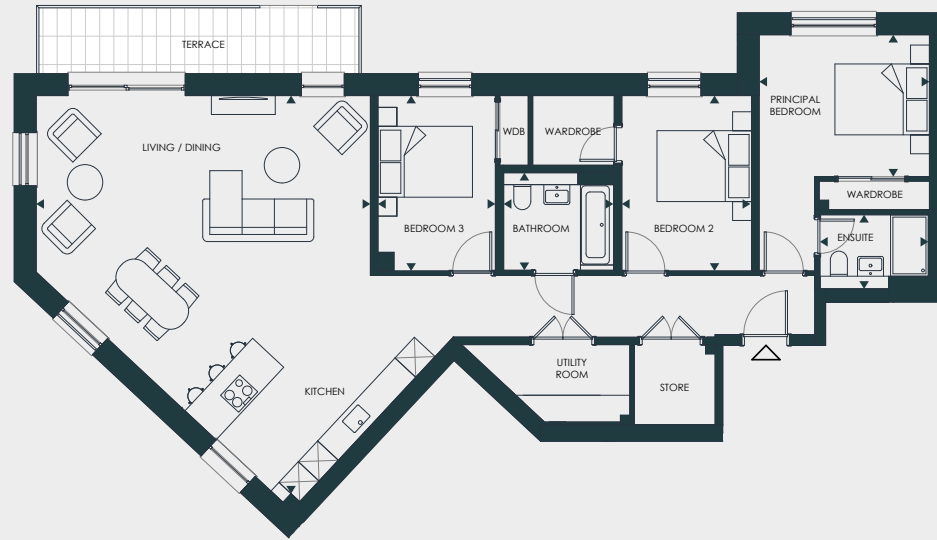
## FIFTH FLOOR



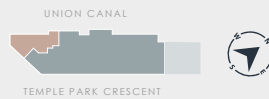
**KEY**

TEMPLE PARK	LIFT
PRIVATE RENTAL -SIDEDEVELOPMENTS	BIKE STORAGE
AFFORDABLE MID-MARKET RENTAL	BIN STORAGE
COMMON STAIR/ LOBBY	PRIVATE TERRACE, BALCONY OR GARDEN

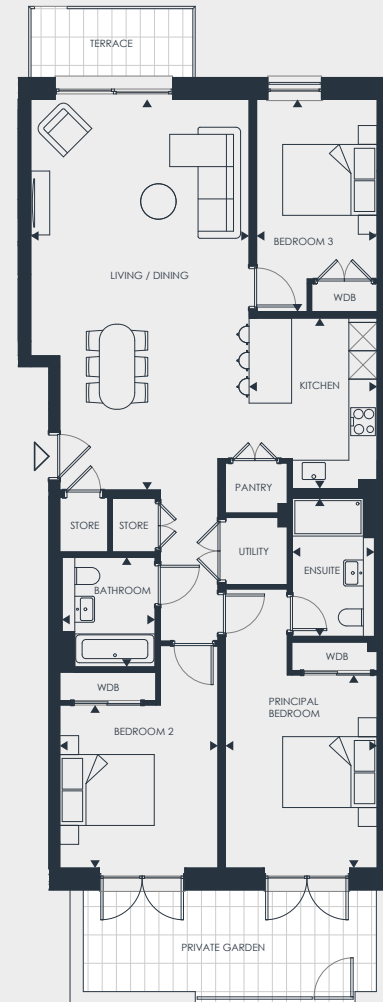
### THREE BEDROOM APARTMENT PLOT 01 (GROUND FLOOR)



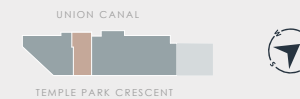
SCHEDULE OF AREAS		
Living/Dining/Kitchen	7.0 x 8.4m	23'0" x 27'7"
Principal Bedroom	3.6 x 3.0m	11'10" x 9'10"
Bedroom 2	2.7 x 3.7m	8'10" x 12'2"
Bedroom 3	2.4 x 3.7m	7'10" x 12'2"
Bathroom	2.3 x 2.0m	7'7" x 6'7"
Ensuite	2.2 x 1.5m	7'3" x 4'11"
<b>G I A</b>	<b>119 sqm</b>	<b>1,280 sqft</b>
Terrace	6.7 x 1.4m	22'0" x 4'7"



### THREE BEDROOM APARTMENT PLOT 02 (GROUND FLOOR)

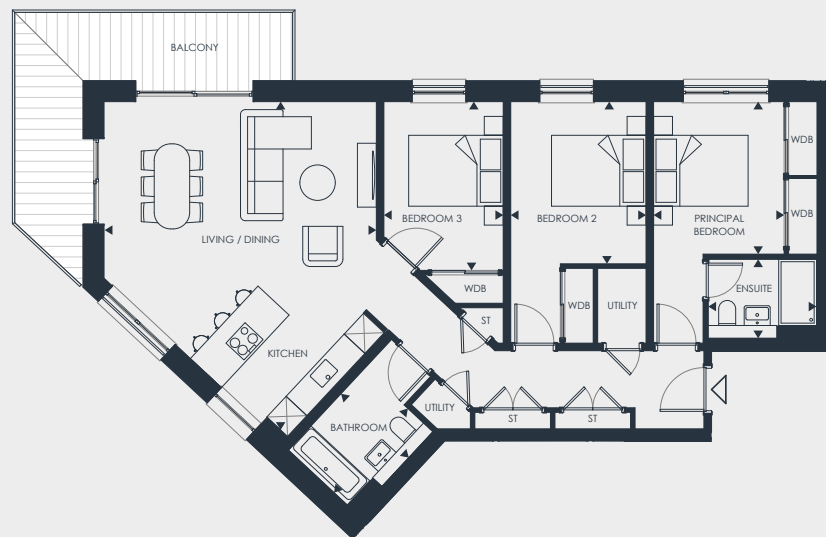


SCHEDULE OF AREAS		
Living/Dining	4.6 x 8.2m	15'1" x 26'11"
Kitchen	2.7 x 3.6m	8'10" x 11'10"
Principal Bedroom	3.2 x 4.0m	10'6" x 13'1"
Bedroom 2	3.3 x 3.4m	10'10" x 11'2"
Bedroom 3	2.5 x 3.8m	8'2" x 12'6"
Bathroom	1.9 x 2.3m	6'3" x 7'7"
Ensuite	1.7 x 2.9m	5'7" x 9'6"
<b>G I A</b>	<b>112 sqm</b>	<b>1,205 sqft</b>
Terrace	3.5 x 1.4m	11'5" x 4'7"
Private Garden	6.1 x 2.1m	20'0" x 6'10"

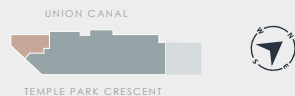


### THREE BEDROOM APARTMENT

PLOTS 03, 07, 11 & 15 (1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR)

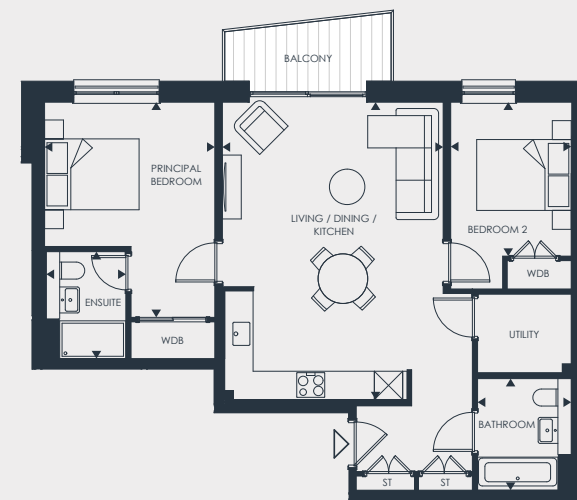


SCHEDULE OF AREAS		
Living/Dining/ Kitchen	5.7 x 6.9m	18'8" x 22'8"
Principal Bedroom	2.7 x 3.2m	8'10" x 10'6"
Bedroom 2	2.8 x 3.4m	9'2" x 11'2"
Bedroom 3	2.5 x 3.5m	8'2" x 11'6"
Bathroom	2.3 x 1.9m	7'7" x 6'3"
Ensuite	2.2 x 1.6m	7'3" x 5'3"
<b>G I A</b>	<b>97 sqm</b>	<b>1,044 sqft</b>
Balcony	5.8 x 5.7 x 1.4m	19'0" x 18'8" x 4'7"

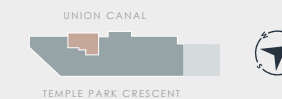


### TWO BEDROOM APARTMENT

PLOTS 04, 08 & 12 (1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)

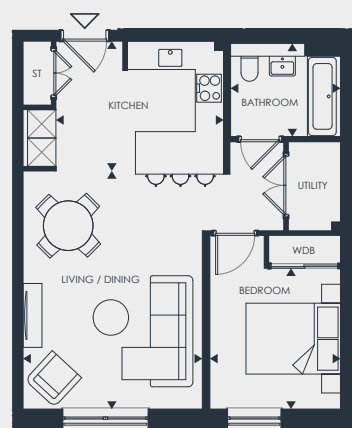


SCHEDULE OF AREAS		
Living/Dining/ Kitchen	4.6 x 6.2m	15'1" x 20'4"
Principal Bedroom	3.6 x 4.5m	11'10" x 14'9"
Bedroom 2	2.5 x 3.2m	8'2" x 10'6"
Bathroom	1.9 x 2.3m	6'3" x 7'7"
Ensuite	1.6 x 2.2m	5'3" x 7'3"
<b>G I A</b>	<b>75 sqm</b>	<b>807 sqft</b>
Balcony	3.4m x 1.0-1.4m	11'2" x 3'3"-4'7"

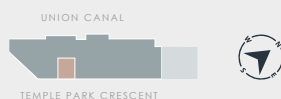


### ONE BEDROOM APARTMENT

PLOTS 05, 09, 13 & 17 (1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR)

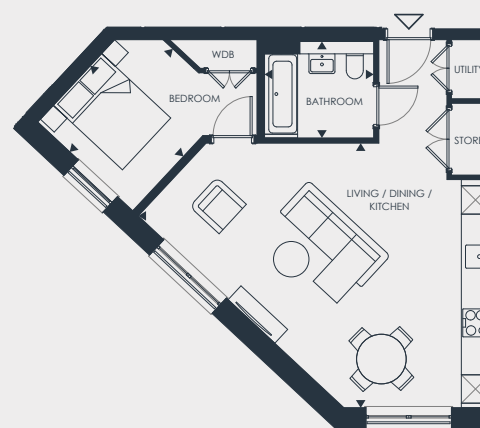


SCHEDULE OF AREAS		
Living/Dining	3.7 x 4.9m	12'2" x 16'1"
Kitchen	2.8 x 3.5m	9'2" x 11'6"
Bedroom	2.7 x 2.9m	8'10" x 9'6"
Bathroom	2.3 x 1.9m	7'7" x 6'3"
<b>G I A</b>	<b>52 sqm</b>	<b>559 sqft</b>

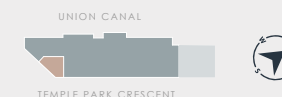


### ONE BEDROOM APARTMENT

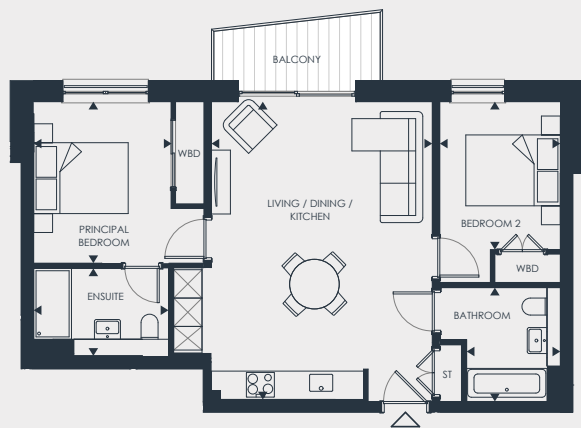
PLOTS 06, 10, 14 & 18 (1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR)



SCHEDULE OF AREAS		
Living/Dining/ Kitchen	7.4 x 5.5m	24'3" x 18'0"
Bedroom	3.0 x 2.7m	9'10" x 8'10"
Bathroom	2.3 x 2.0m	7'7" x 6'7"
<b>G I A</b>	<b>53 sqm</b>	<b>570 sqft</b>

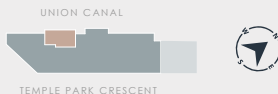


### TWO BEDROOM APARTMENT PLOT 16 (4<sup>TH</sup> FLOOR)

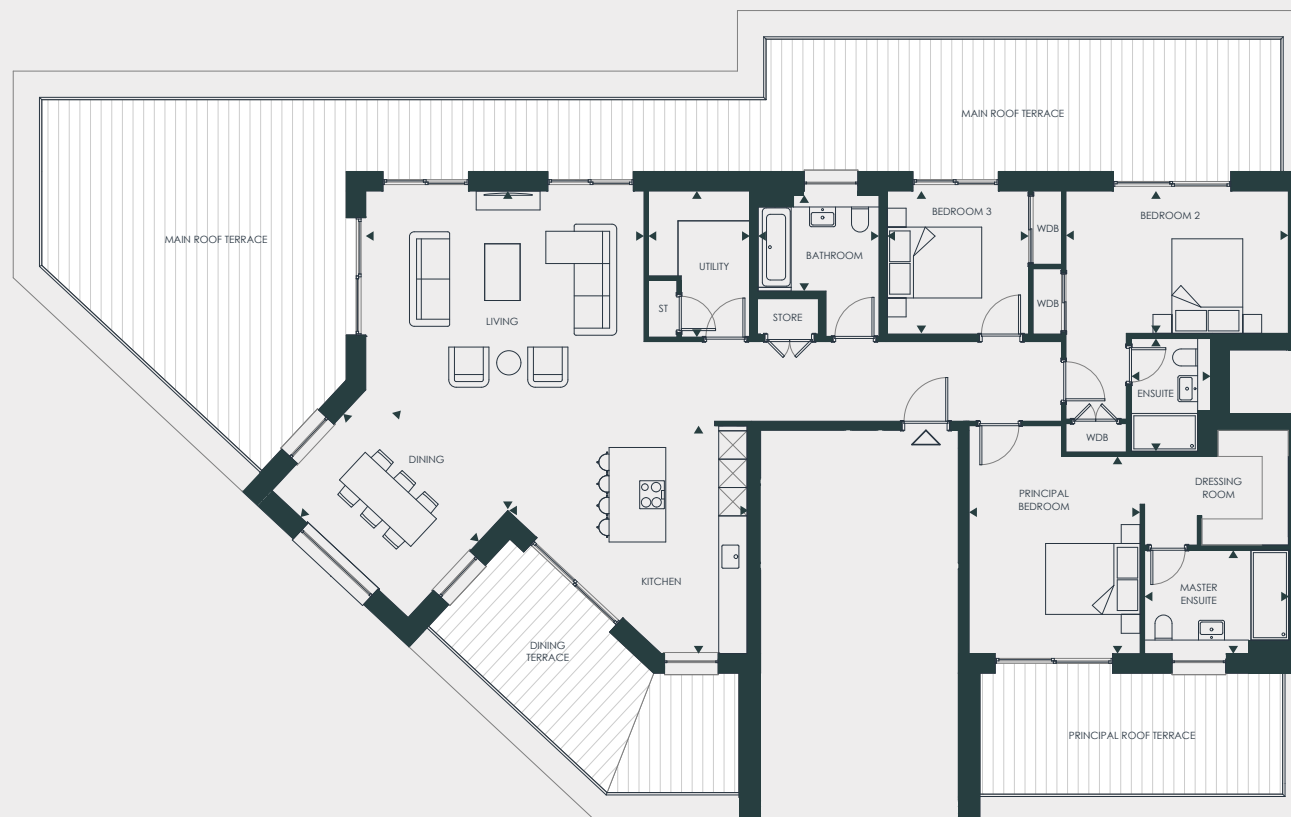


#### SCHEDULE OF AREAS

Living/Dining/Kitchen	4.6 x 6.3m	15'1" x 20'8"
Principal Bedroom	2.9 x 3.4m	9'6" x 11'2"
Bedroom 2	2.5 x 3.1m	8'2" x 10'2"
Bathroom	1.9 x 2.4m	6'3" x 7'10"
Ensuite	2.8 x 1.8m	9'2" x 5'11"
<b>G I A</b>	<b>66.5 sqm</b>	<b>715 sqft</b>
Balcony	3.4m x 1.0-1.4m	11'2" x 3'3"-4'7"

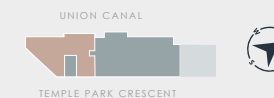


### THREE BEDROOM PENTHOUSE PLOT 19 (5<sup>TH</sup> FLOOR)



#### SCHEDULE OF AREAS

Living	5.8 x 6.7m	19'0" x 22'0"
Dining	2.9 x 3.9m	9'6" x 12'9"
Kitchen	5.0 x 4.8m	16'5" x 15'9"
Principal Bedroom	3.6 x 4.1m	11'10" x 13'5"
Bedroom 2	4.6 x 2.9m	15'1" x 9'6"
Bedroom 3	2.9 x 3.0m	9'6" x 9'10"
Bathroom	2.5 x 2.0m	8'2" x 6'7"
Principal Ensuite	3.0 x 2.1m	9'10" x 6'11"
Ensuite	1.6 x 2.3m	5'3" x 7'7"
Utility	2.1 x 3.0m	6'11" x 9'10"
<b>G I A</b>	<b>157 sqm</b>	<b>1,690 sqft</b>
Main Roof Terrace	82sqm	882 sq ft
Dining Terrace	17sqm	182 sq ft
Principal Bedroom Terrace	16sqm	172 sq ft





A DEVELOPMENT BY:



DEVELOPMENTS

## CONTACT

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**RETTIE**

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SEPTEMBER 2022

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