

Royal Meadows

EDINBURGH

SCIENNES APARTMENTS
CENTRAL

FLOORPLAN SCHEDULE



THE SCIENNES APARTMENTS

COMPRISING 21 STYLISH APARTMENTS WITHIN THE HISTORIC RED SANDSTONE BUILDING, THESE 1, 2 & 3 BEDROOM PROPERTIES BENEFIT FROM HIGH CEILINGS AND IMPRESSIVE PROPORTIONS WITH LIFT ACCESS TO ALL FLOORS.

Boasting mezzanine levels, stylish kitchens and impressive natural light the Sciennes Apartments are truly bespoke.

These beautiful 1, 2 & 3 bedroom apartments benefit from:

- Striking ceiling heights up to 4.1m
- Bespoke mezzanine levels to certain apartments
- Bright open plan high spec kitchen/living/dining with separate utility
- South facing balconies to certain apartments perfect for dining al-fresco
- Luxurious principal bedroom with generous wardrobes and en-suite
- Considerable storage space throughout

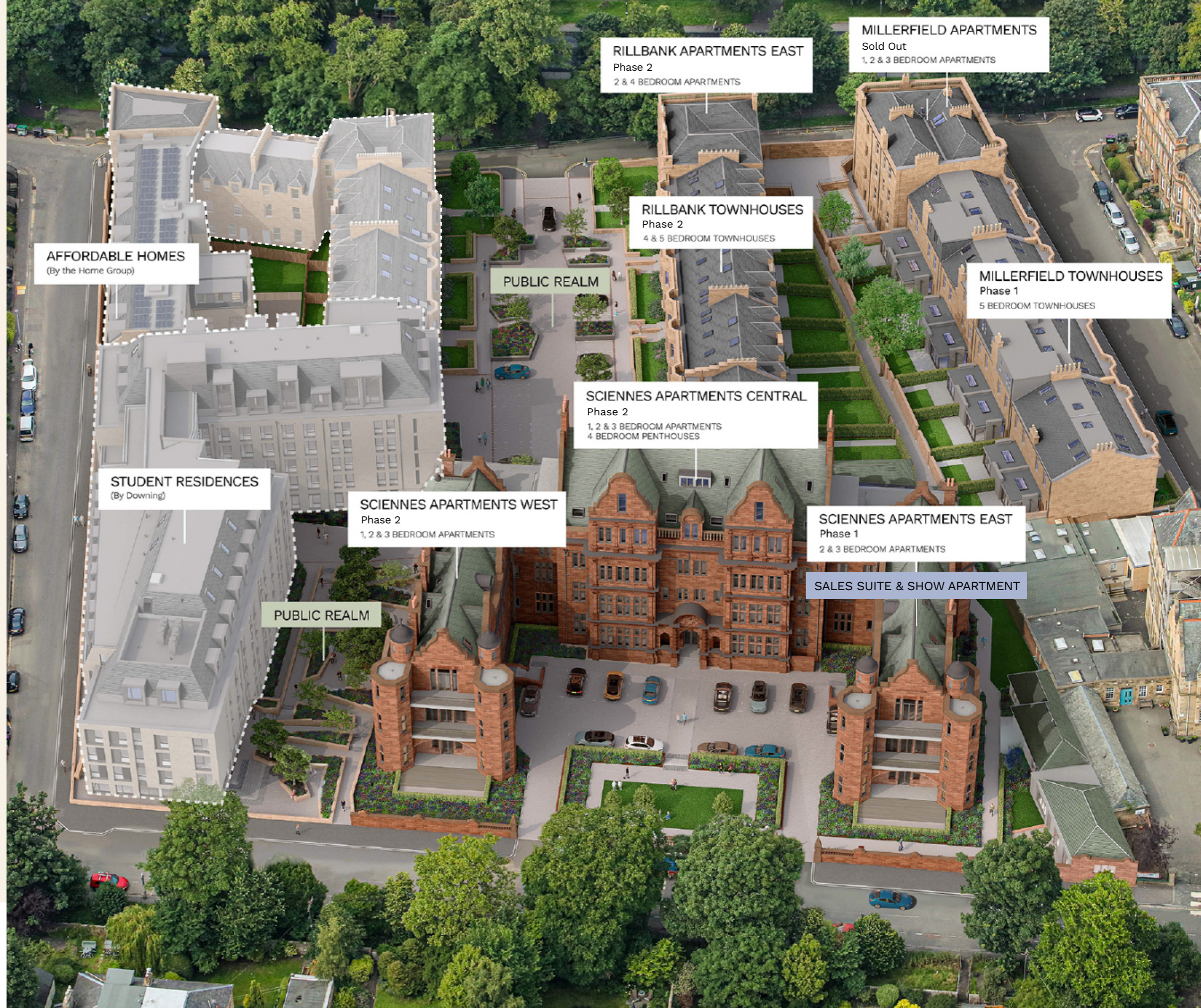


Living Room CGI



Living Room CGI

MASTERPLAN



SPECIFICATION

GENERAL

- New high performance double-glazed timber aluminium clad windows
- Lift access
- All external walls, floors and roof voids fully insulated
- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- Wide plank scratch and water resistant oak effect flooring in halls, living areas, kitchens and cupboards with 25 year manufacturer's warranty
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- Fully fitted wardrobes to certain rooms
- High quality ironmongery throughout
- Landscaped common grounds
- Cycle storage
- Private terrace with certain apartments
- Private parking available by separate negotiation
- BT High Speed Fibre Broadband
- Factor managed common areas and centralised plant

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to bedrooms, lounge and dining area
- LED kitchen under unit lighting
- Feature LED mirror lighting in principal en-suite
- External feature lighting to certain apartments
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room

HEATING & VENTILATION

- Centralised plant room with water storage and air source heat pump for heating and hot water
- Generous hot water storage
- 24/7 digital heating controls
- Electric underfloor tile heating within the principal en-suite with 24/7 controls
- Contemporary flat panel designer radiators with TRVs throughout (excluding bathroom & en-suite)
- Tall electric towel radiators in bathrooms and en-suites
- Mechanical extract ventilation to kitchens, bathrooms and en-suites, utility and certain cupboards

KITCHENS

- German kitchens by Riddle & Coghill
- Integrated appliances to include:
 - Siemens fan oven
 - Siemens microwave or combination oven to certain apartments
 - Siemens 70/30 fridge freezer
 - Siemens dishwasher
 - Siemens 4 zone induction hob with either integrated downdraft extractor or integrated canopy hood – dependent on layout
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop over

BATHROOMS & EN-SUITES

High quality contemporary bathrooms and en-suites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels

- Duravit vanity units with ceramic basins in bathrooms and en-suites
- Large low profile shower trays with frameless glass screens
- Brushed steel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors
- LED mirror feature lighting and demister pads in principal en-suite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal en-suites shower areas
- Electric underfloor tile heating with 24/7 controls in principal en-suite
- Brushed stainless steel shaver sockets

SAFETY & SECURITY

- Single key multi-point locking system to front doors
- Video door entry system to apartments off common hall
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to certain apartments
- Sprinkler system to all apartments
- Mains wired interlinked smoke and heat detectors where applicable
- PIR lighting with emergency back up in common halls
- Lockable mailboxes in common hall
- Mains wired Carbon Dioxide monitor to principal bedroom

AUDIO VISUAL

All apartments are wired for the following:

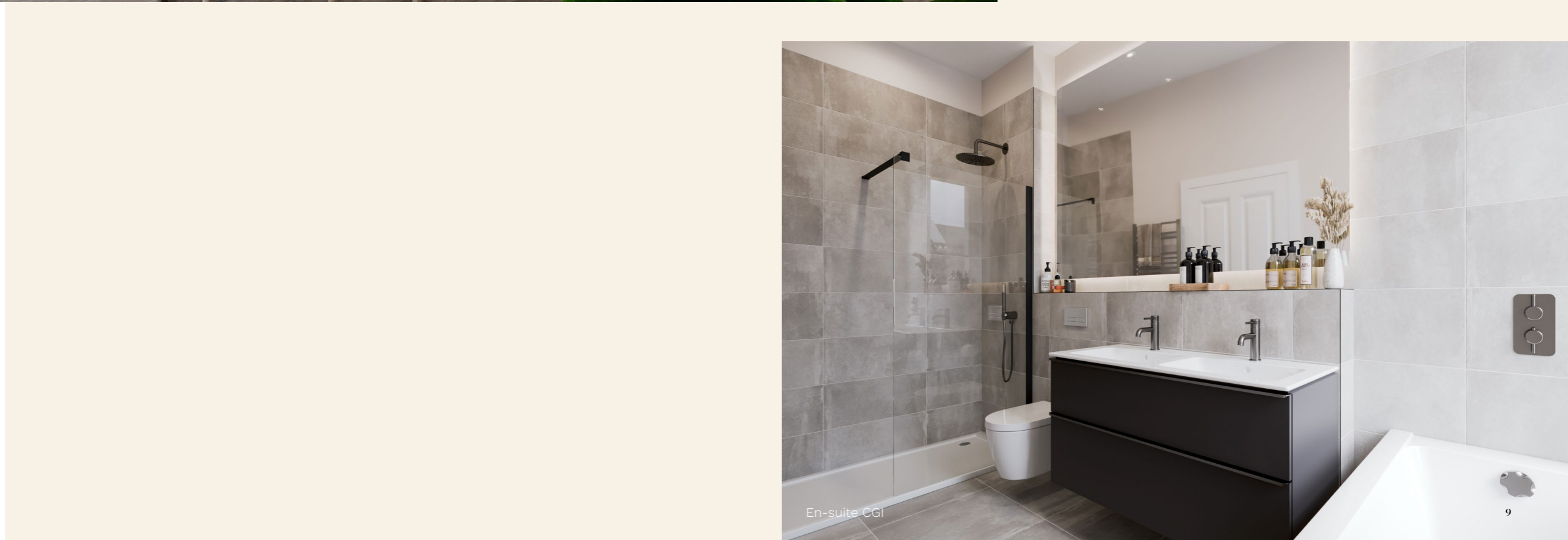
- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream



Bathroom CGI



Kitchen CGI



En-suite CGI

Royal Meadows

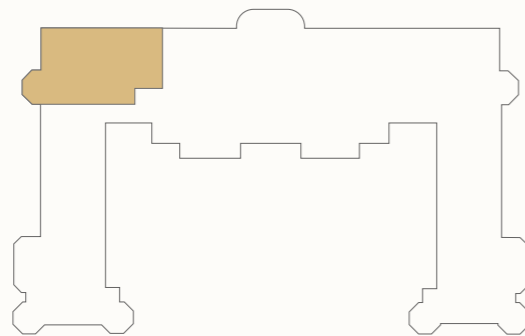
EDINBURGH

TWO BEDROOM APARTMENT

1

	Ft	M
Kitchen	9'11" x 16'2"	3.03 x 4.93
Living / Dining	19'3" x 16'2"	5.88 x 4.93
Utility	6'5" x 4'2"	1.96 x 1.27
Bathroom	10'5" x 4'11"	3.19 x 1.50
Principal Bedroom	12'11" x 9'5"	4.72 x 2.89
Principal En-suite	4'7" x 7'3"	1.42 x 2.22
Bedroom 2	14'7" x 8'11"	4.46 x 2.73
Total Internal Area	1,259 sq ft	117 sq m

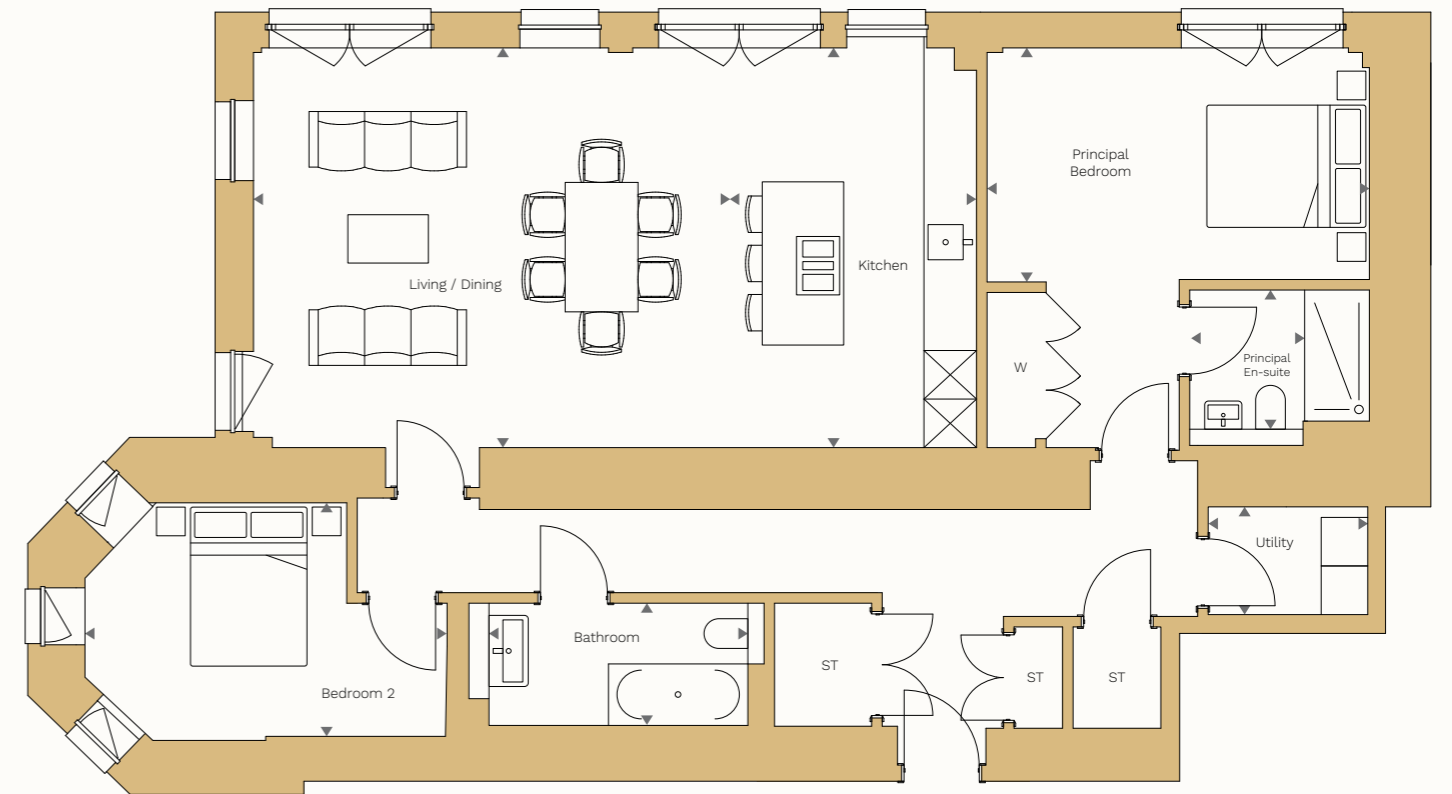
LOCATION



KEY

ST: Storage
W: Wardrobe

LOWER GROUND FLOOR



Royal Meadows

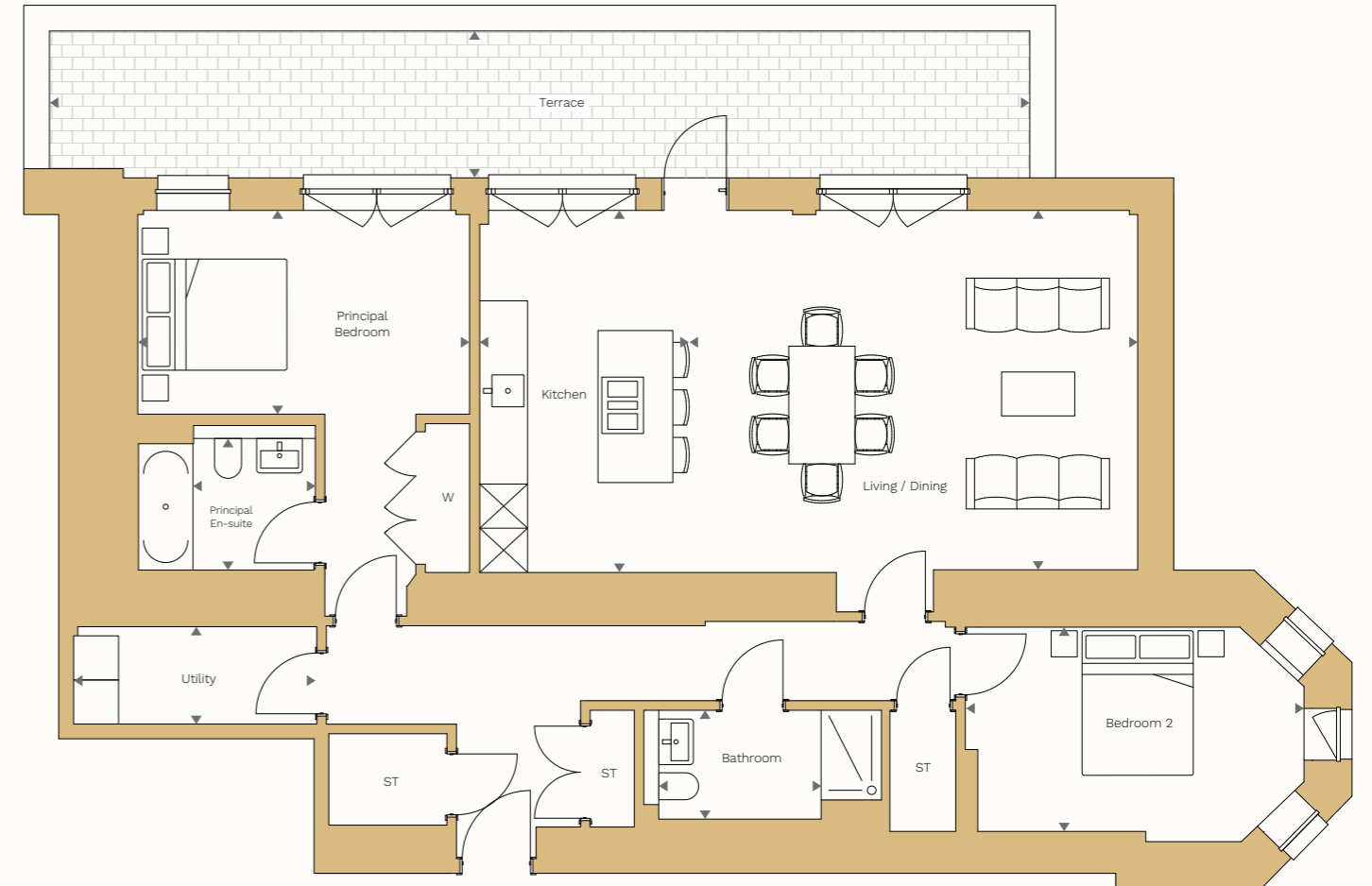
EDINBURGH

TWO BEDROOM APARTMENT

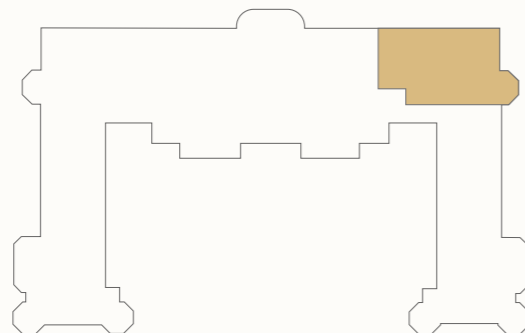
2

	Ft	M
Kitchen	10'0" x 16'0"	3.06 x 4.90
Living / Dining	19'3" x 16'0"	5.89 x 4.90
Utility	10'9" x 4'3"	3.30 x 1.30
Bathroom	7'3" x 4'9"	2.22 x 1.47
Principal Bedroom	14'9" x 9'0"	4.50 x 2.75
Principal En-suite	5'4" x 5'10"	1.65 x 1.79
Bedroom 2	15'1" x 8'10"	4.60 x 2.70
Terrace	43'8" x 6'5"	13.32 x 1.98
Total External Area	269 sq ft	25 sq m
Total Internal Area	1,270 sq ft	118 sq m

LOWER GROUND FLOOR



LOCATION



KEY

ST: Storage
W: Wardrobe

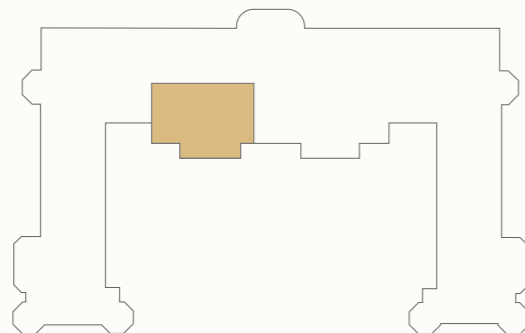


TWO BEDROOM APARTMENT

3

	Ft	M
Kitchen / Living / Dining	13'2" x 22'5"	4.03 x 6.84
Utility	5'10" x 4'5"	1.80 x 1.35
Bathroom	5'6" x 7'6"	1.70 x 2.30
Principal Bedroom	10'7" x 21'7"	3.23 x 6.60
Principal En-suite	5'10" x 4'7"	1.80 x 1.40
Bedroom 2	12'3" x 18'2"	3.75 x 5.55
Total Internal Area	947 sq ft	88 sq m

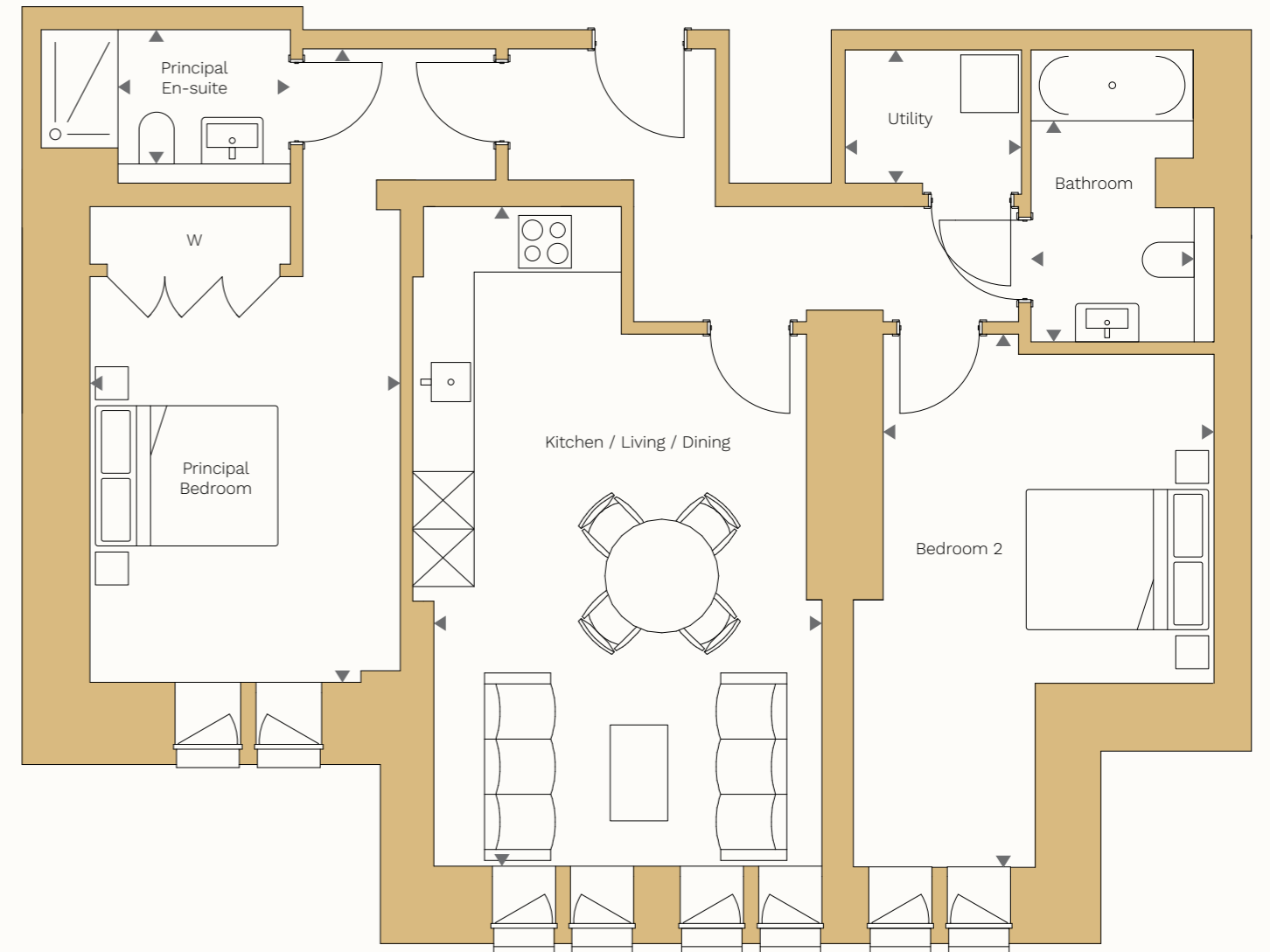
LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



Royal Meadows

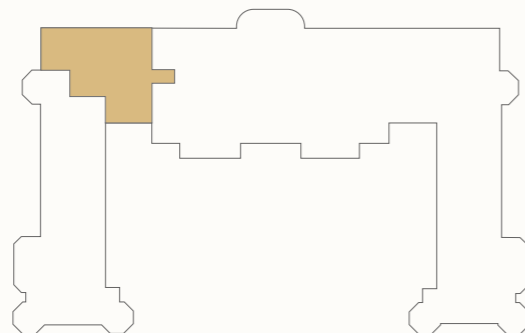
EDINBURGH

THREE BEDROOM APARTMENT

4

	Ft	M
Kitchen	10'0" x 15'9"	3.05 x 4.81
Living / Dining	19'3" x 15'9"	5.89 x 4.81
Utility	7'2" x 4'9"	2.20 x 1.45
Bathroom	5'7" x 7'5"	1.72 x 2.27
Principal Bedroom	15'2" x 8'7"	4.64 x 2.63
Principal En-suite	4'10" x 5'11"	1.49 x 1.81
Bedroom 2	13'0" x 10'3"	3.98 x 3.13
Bedroom 3	14'8" x 15'10"	4.49 x 4.85
Store	15'2" x 15'10"	4.64 x 4.85
Total Internal Area	1,625 sq ft	151 sq m

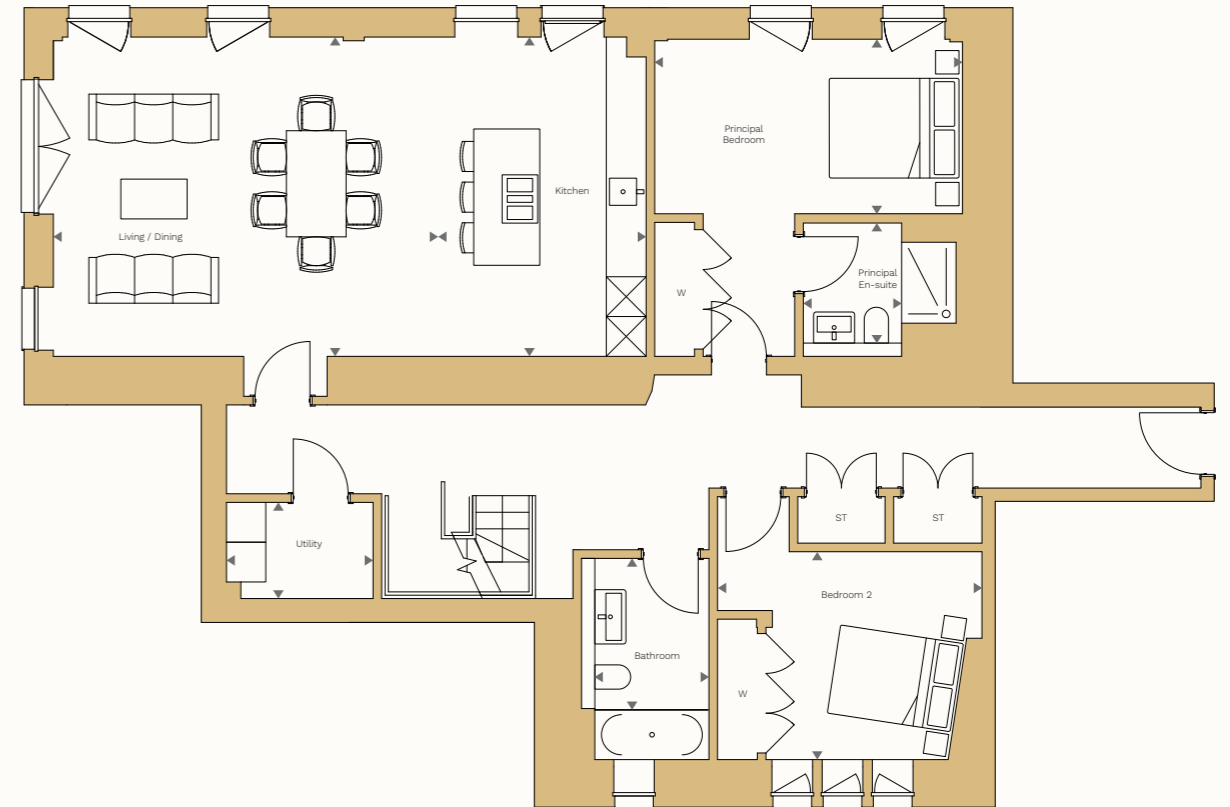
LOCATION



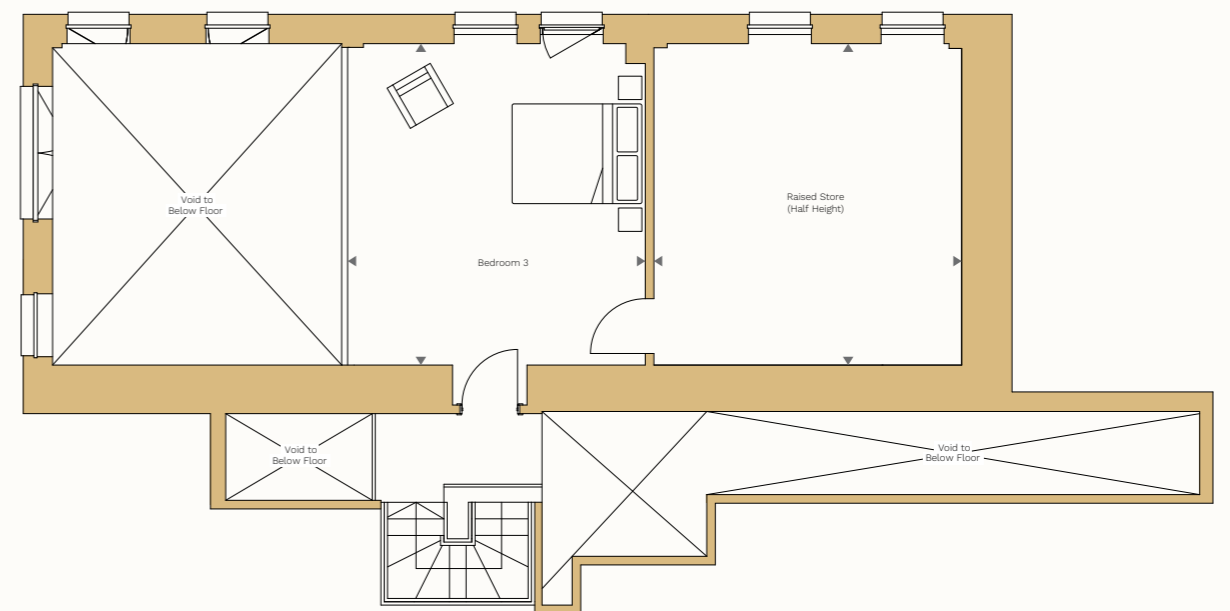
KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



MEZZANINE



Royal Meadows

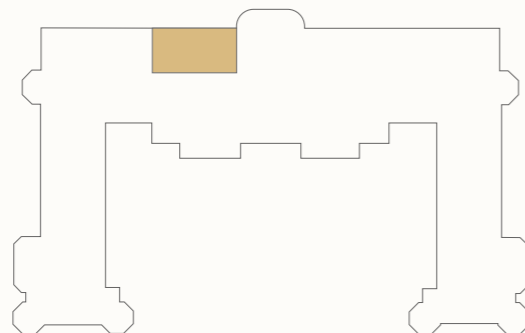
EDINBURGH

THREE BEDROOM + STUDY APARTMENT

5

	Ft	M
Kitchen / Living / Dining	19'0" x 15'8"	5.80 x 4.80
Bathroom	8'9" x 4'8"	2.68 x 1.44
Principal Bedroom	12'8" x 15'3"	3.87 x 4.66
Principal En-suite	15'5" x 4'9"	4.72 x 1.45
Bedroom 2	11'5" x 8'6"	3.48 x 2.59
Bedroom 3	9'8" x 15'4"	2.96 x 4.69
Utility	4'0" x 5'7"	1.23 x 1.70
Study	8'9" x 10'8"	2.69 x 3.26
Total Internal Area	1,247 sq ft	116 sq m

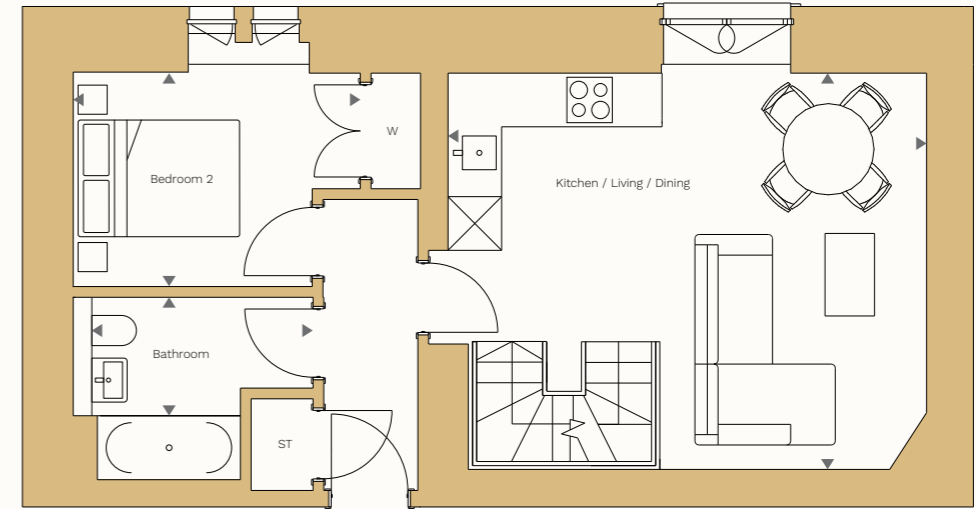
LOCATION



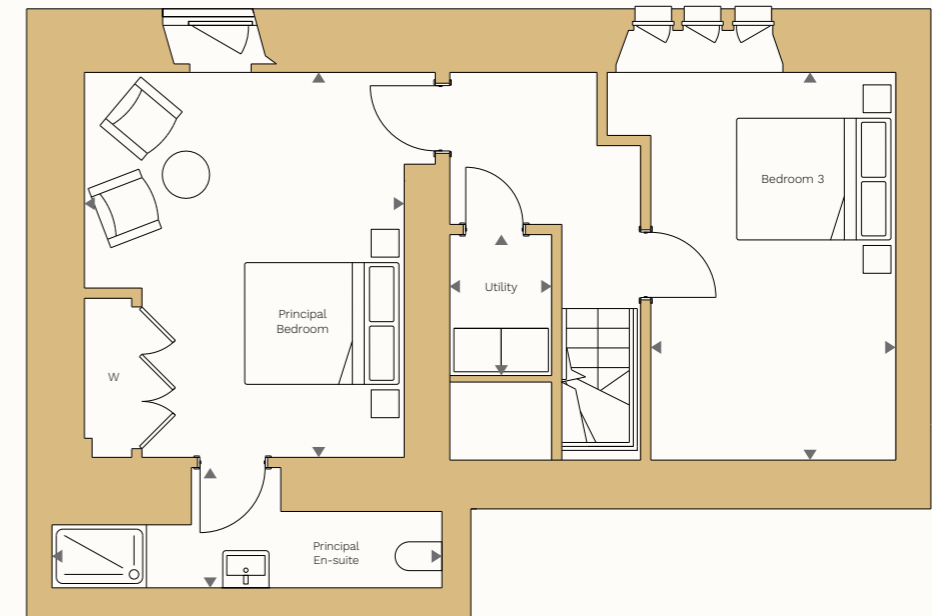
KEY

ST: Storage
W: Wardrobe

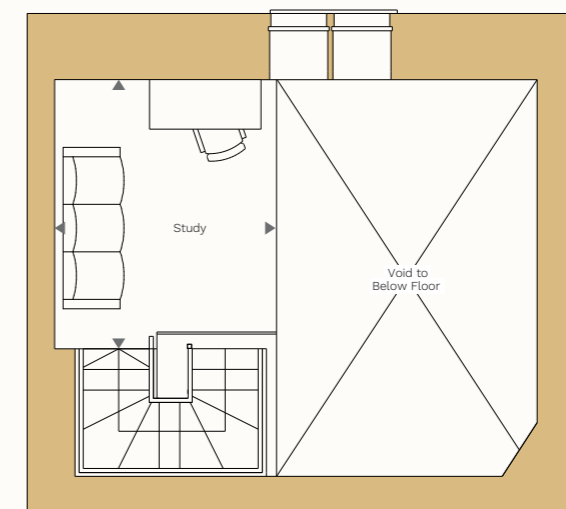
GROUND FLOOR



LOWER GROUND FLOOR



MEZZANINE

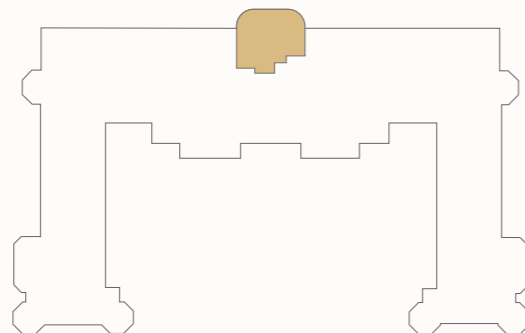


ONE BEDROOM APARTMENT

6

	Ft	M
Kitchen / Living / Dining	24'1" x 14'0"	7.35 x 4.28
WC	6'9" x 4'9"	2.07 x 1.47
Bathroom	6'0" x 6'4"	1.85 x 1.94
Principal Bedroom	11'8" x 14'0"	3.56 x 4.28
Total Internal Area	721 sq ft	67 sq m

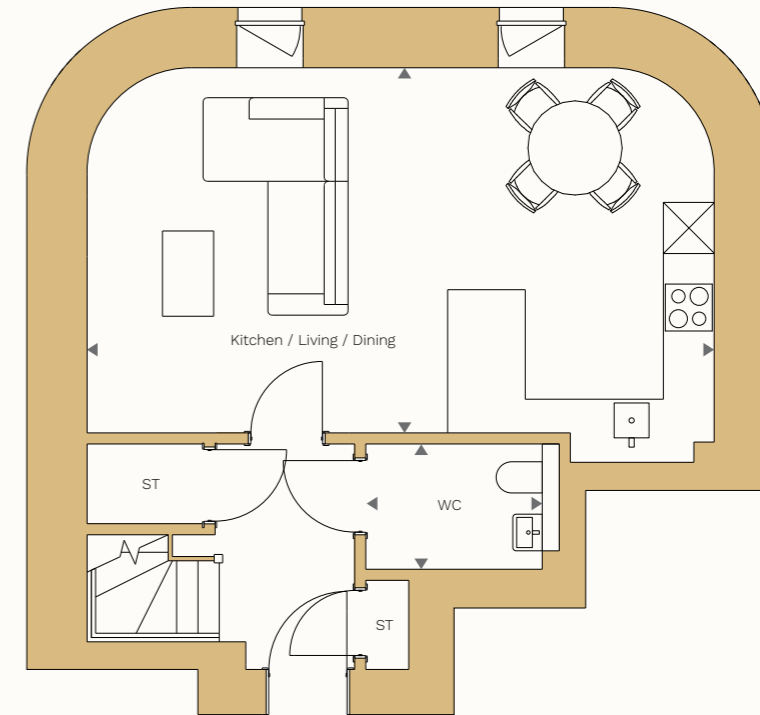
LOCATION



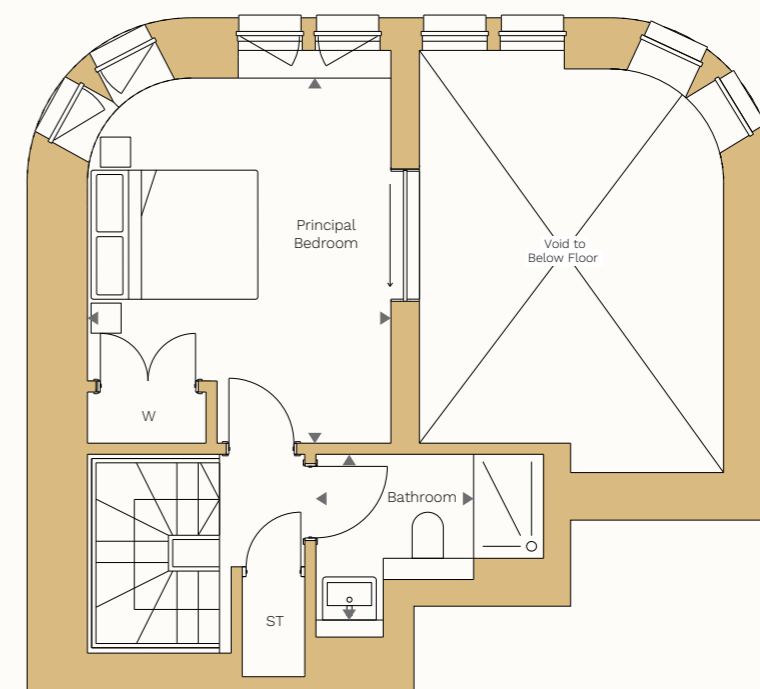
KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



MEZZANINE



Royal Meadows

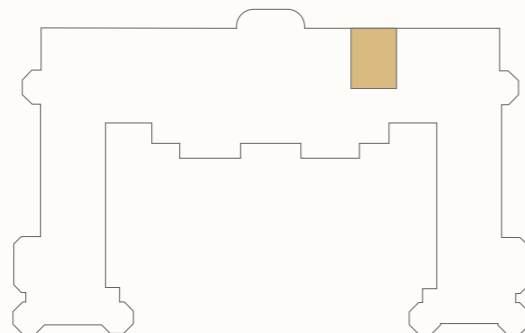
EDINBURGH

ONE BEDROOM + STUDY APARTMENT

7

	Ft	M
Kitchen / Living / Dining	13'1" x 13'0"	4.00 x 3.98
Bathroom	4'6" x 5'2"	1.39 x 1.58
Principal Bedroom	8'4" x 13'5"	2.56 x 4.09
Principal En-suite	7'8" x 3'7"	2.35 x 1.10
Utility	4'4" x 4'6"	1.34 x 1.38
Study	11'8" x 8'9"	3.57 x 2.68
Terrace	31'10" x 6'3"	9.70 x 1.90
Total External Area	194 sq ft	18 sq m
Total Internal Area	678 sq ft	63 sq m

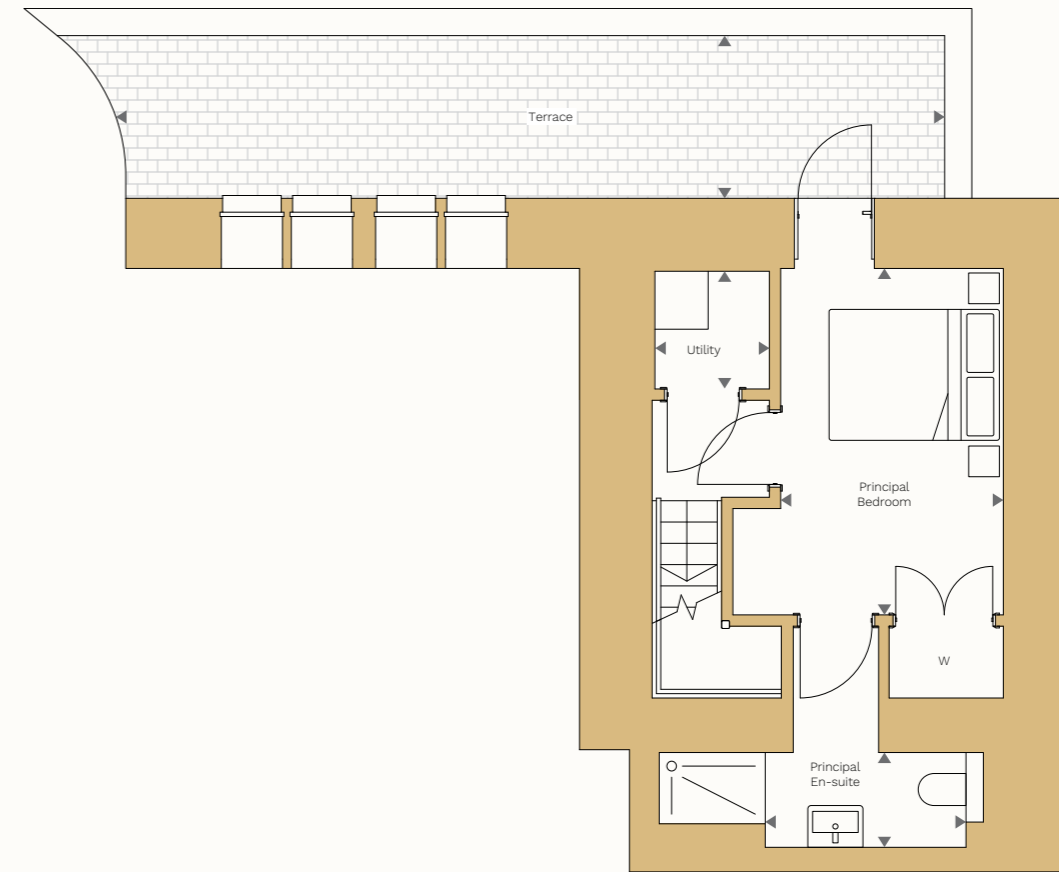
LOCATION



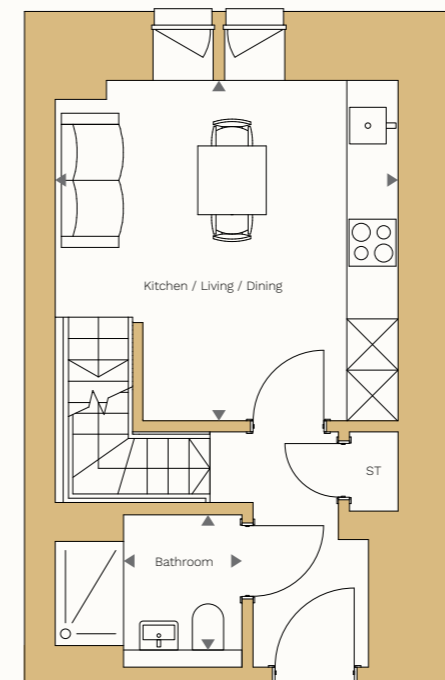
KEY

ST: Storage
W: Wardrobe

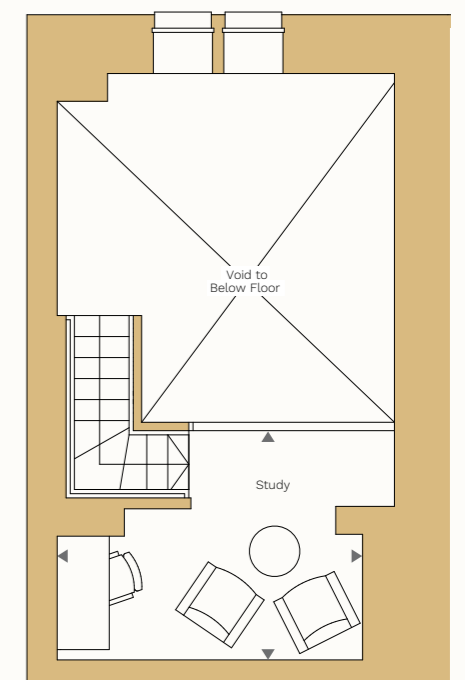
LOWER GROUND FLOOR



GROUND FLOOR



MEZZANINE



Royal Meadows

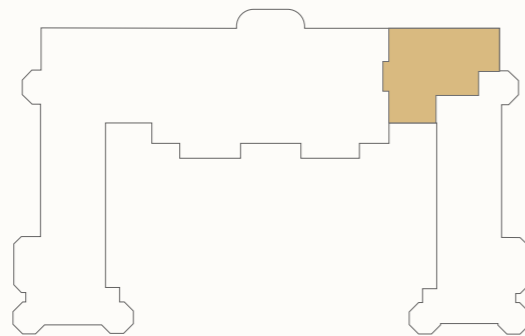
EDINBURGH

THREE BEDROOM APARTMENT

8

	Ft	M
Kitchen	10'0" x 15'9"	3.05 x 4.82
Living / Dining	19'3" x 15'9"	5.89 x 4.82
Utility	5'11" x 4'7"	1.81 x 1.42
Bathroom	5'6" x 7'10"	1.70 x 2.39
Principal Bedroom	15'3" x 9'5"	4.65 x 2.89
Principal En-suite	4'10" x 6'9"	1.48 x 2.07
Bedroom 2	12'0" x 10'4"	3.68 x 3.16
Bedroom 3	14'6" x 15'10"	4.44 x 4.85
Store	15'2" x 15'10"	4.64 x 4.85
Total Internal Area	1,614 sq ft	150 sq m

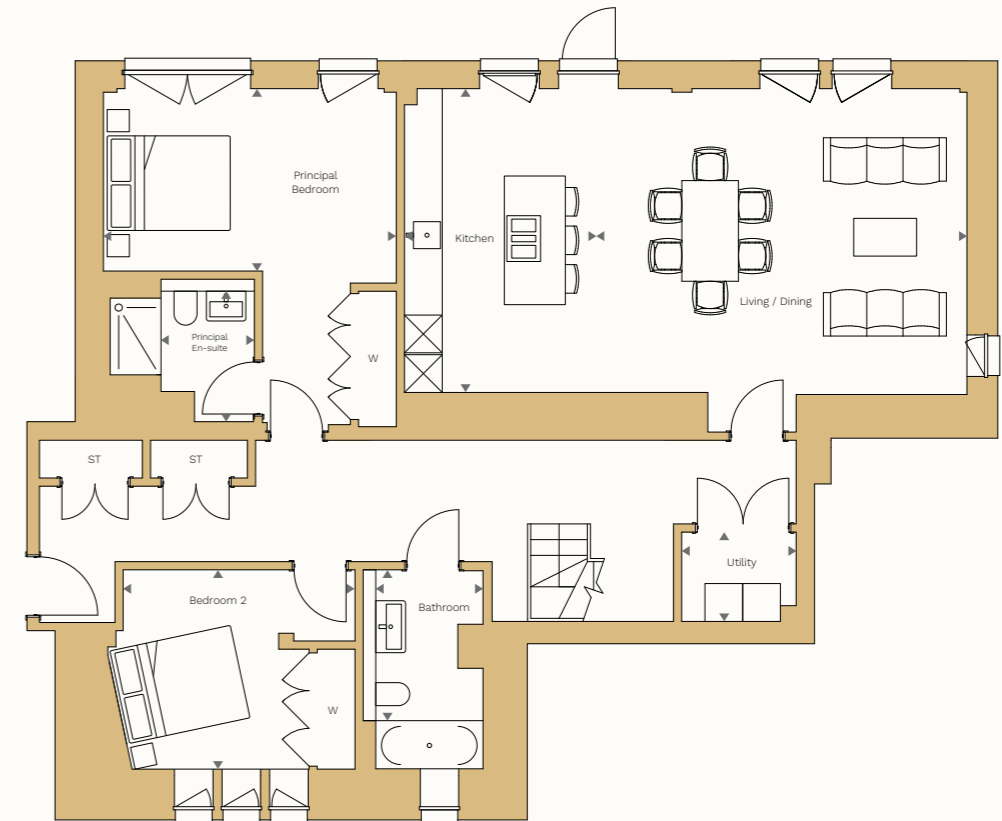
LOCATION



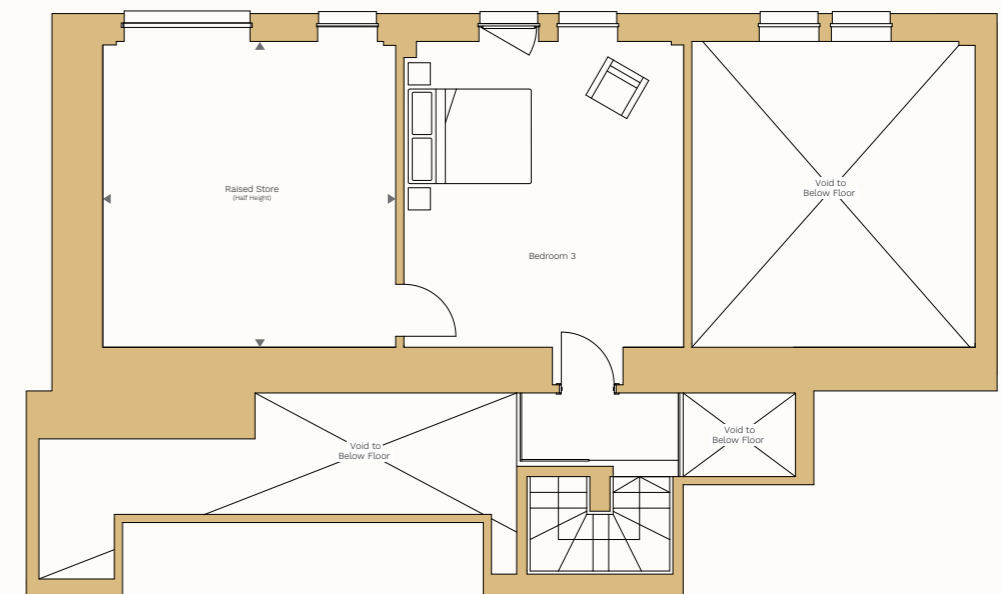
KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



MEZZANINE



Royal Meadows

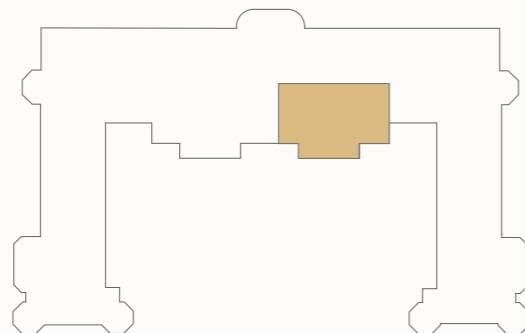
EDINBURGH

ONE BEDROOM APARTMENT

9

	Ft	M
Kitchen / Dining	13'5" x 9'5"	4.10 x 2.89
Living	13'1" x 11'7"	4.01 x 3.55
Utility	5'0" x 6'4"	1.54 x 1.95
Bathroom	6'3" x 6'1"	1.93 x 1.86
Principal Bedroom	10'4" x 9'5"	3.17 x 2.89
Total Internal Area	743 sq ft	69 sq m

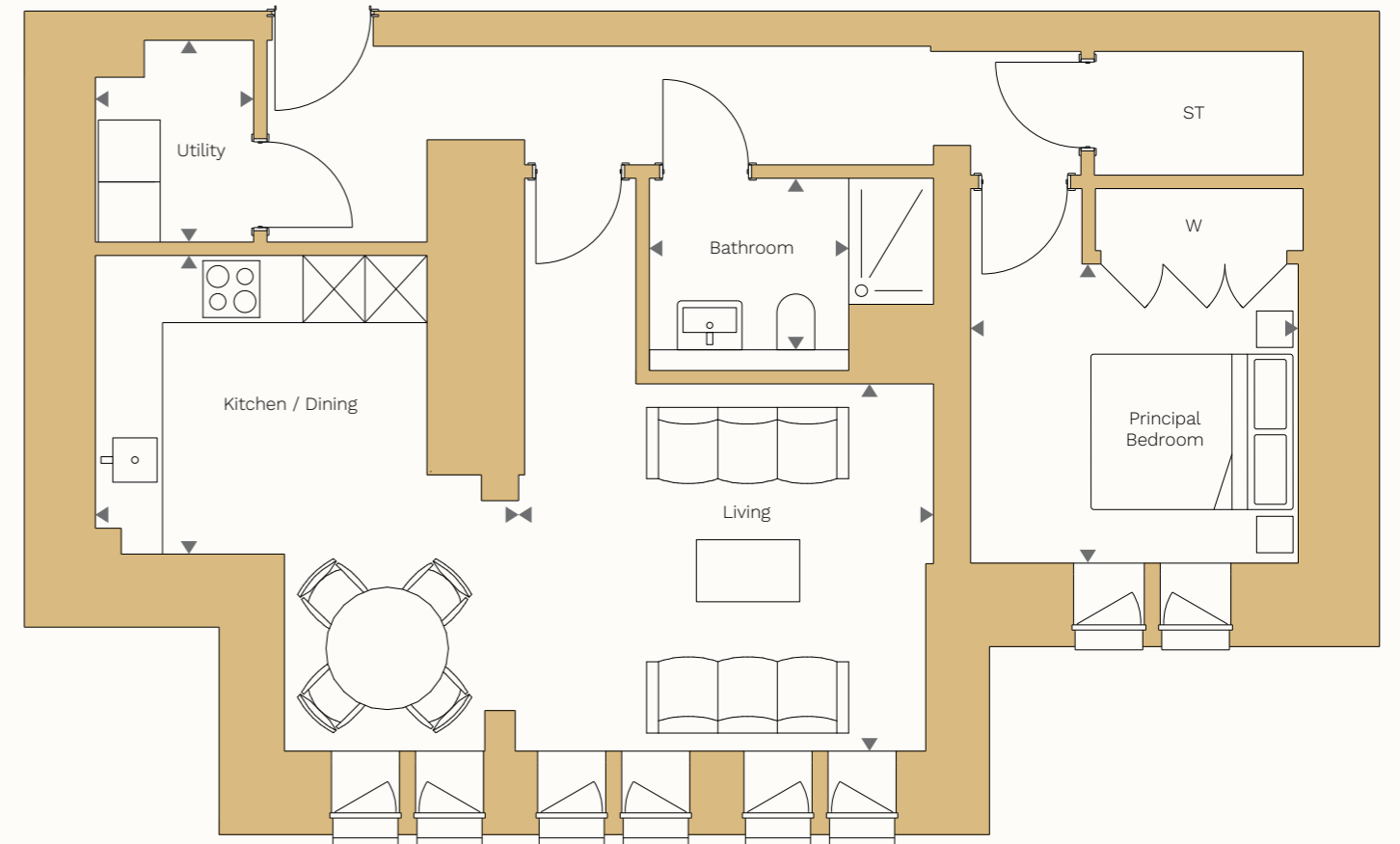
LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



Royal Meadows

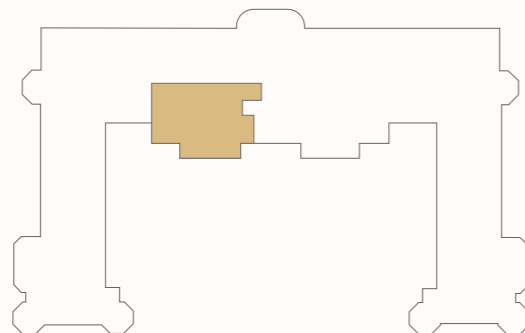
EDINBURGH

TWO BEDROOM APARTMENT

10

	Ft	M
Kitchen / Living / Dining	14'8" x 22'4"	4.48 x 6.83
Utility	4'10" x 4'11"	1.49 x 1.52
Bathroom	10'7" x 9'1"	3.23 x 2.77
Principal Bedroom	11'1" x 22'4"	3.40 x 6.82
Principal En-suite	5'5" x 5'1"	1.67 x 1.55
Bedroom 2	12'4" x 17'9"	3.76 x 5.42
Total Internal Area	969 sq ft	90 sq m

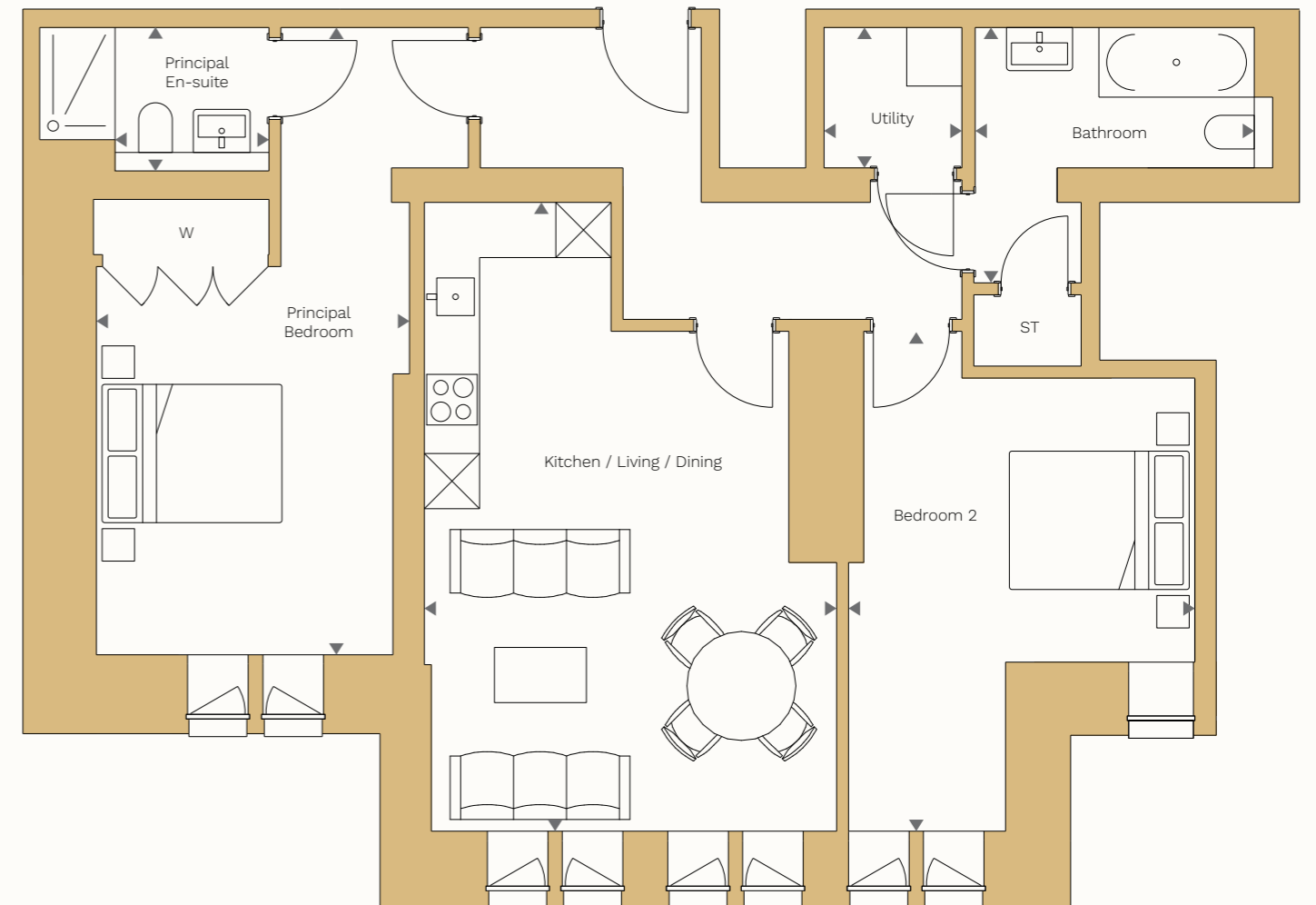
LOCATION



KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



Royal Meadows

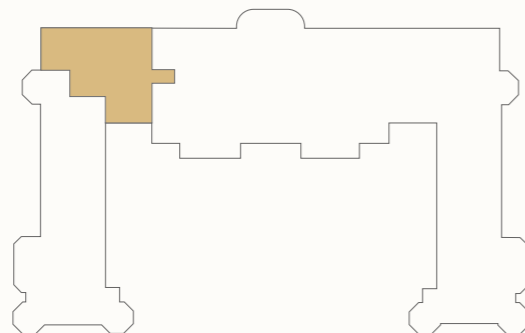
EDINBURGH

THREE BEDROOM APARTMENT

11

	Ft	M
Kitchen	10'0" x 15'9"	3.05 x 4.81
Living / Dining	19'2" x 15'9"	5.85 x 4.81
Utility	7'6" x 4'7"	2.27 x 1.42
Bathroom	5'7" x 7'5"	1.72 x 2.27
Principal Bedroom	15'2" x 8'7"	4.64 x 2.63
Principal En-suite	4'11" x 5'11"	1.50 x 1.82
Bedroom 2	12'6" x 10'2"	3.83 x 3.12
Bedroom 3	13'10" x 15'10"	4.24 x 4.84
Store	15'2" x 15'10"	4.63 x 4.84
Total Internal Area	1,614 sq ft	150 sq m

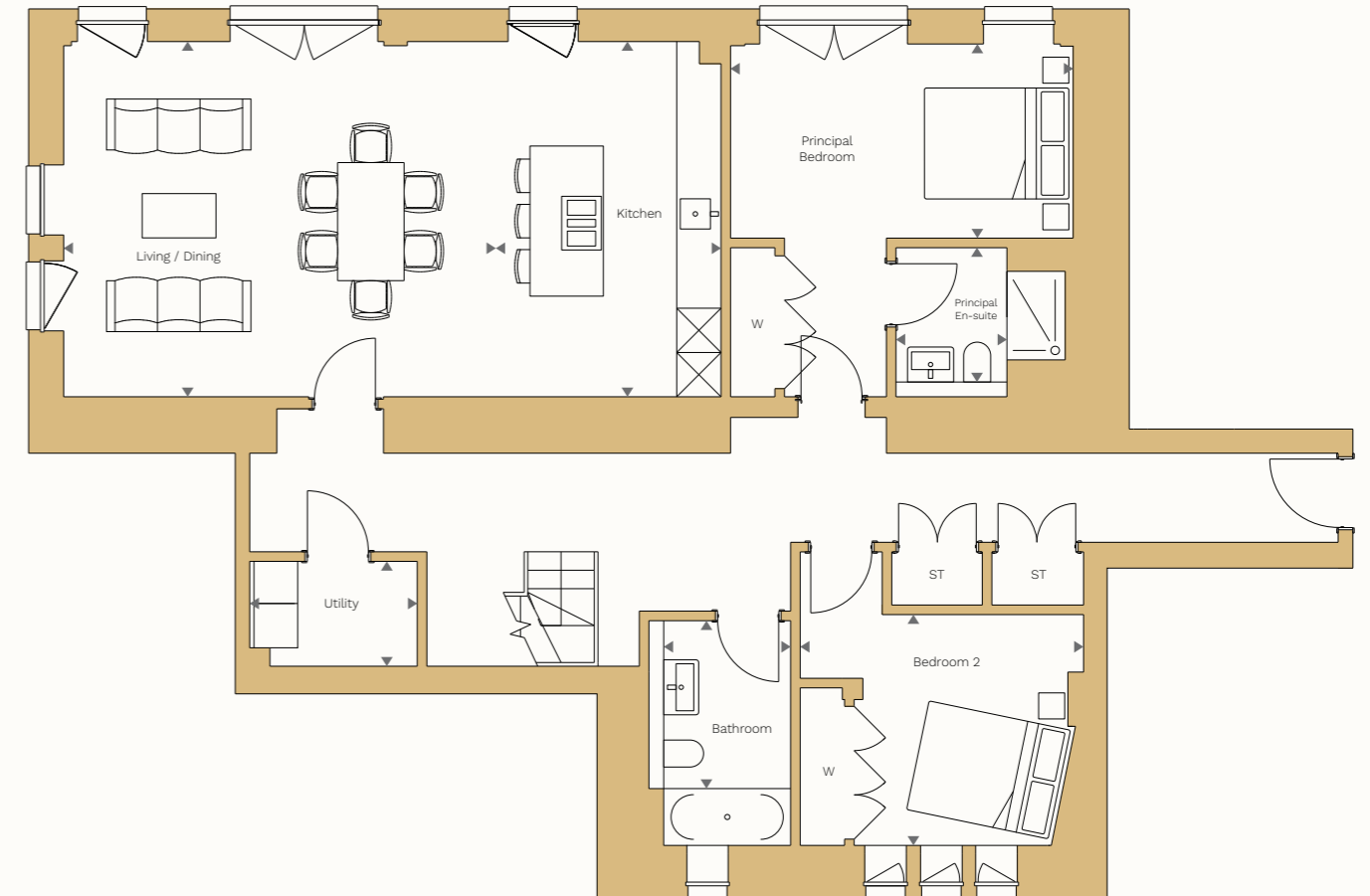
LOCATION



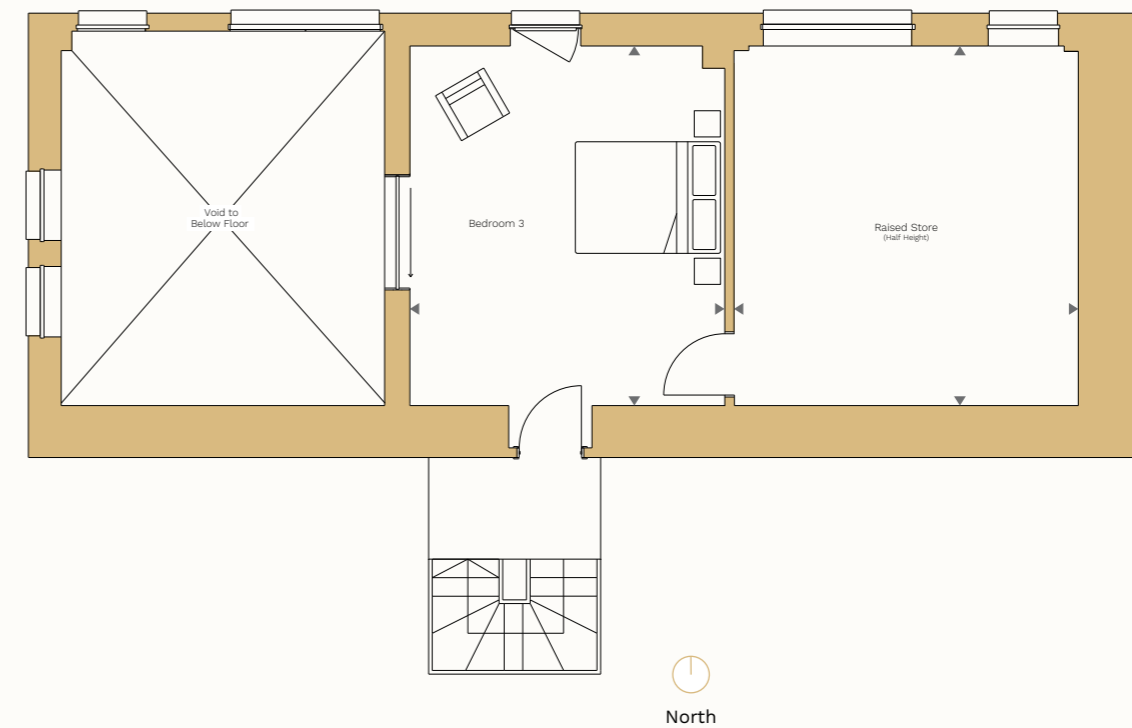
KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



MEZZANINE

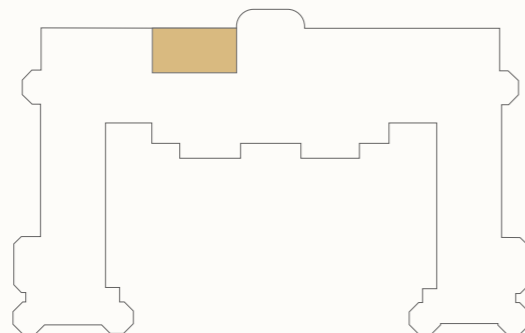


ONE BEDROOM + STUDY APARTMENT

12

	Ft	M
Kitchen / Living / Dining	18'2" x 16'7"	5.55 x 5.06
Bathroom	10'2" x 5'10"	3.10 x 1.79
Principal Bedroom	12'9" x 9'1"	3.90 x 2.77
Utility	2'10" x 2'9"	0.87 x 0.85
Study	7'8" x 9'9"	2.35 x 2.98
Total Internal Area	624 sq ft	58 sq m

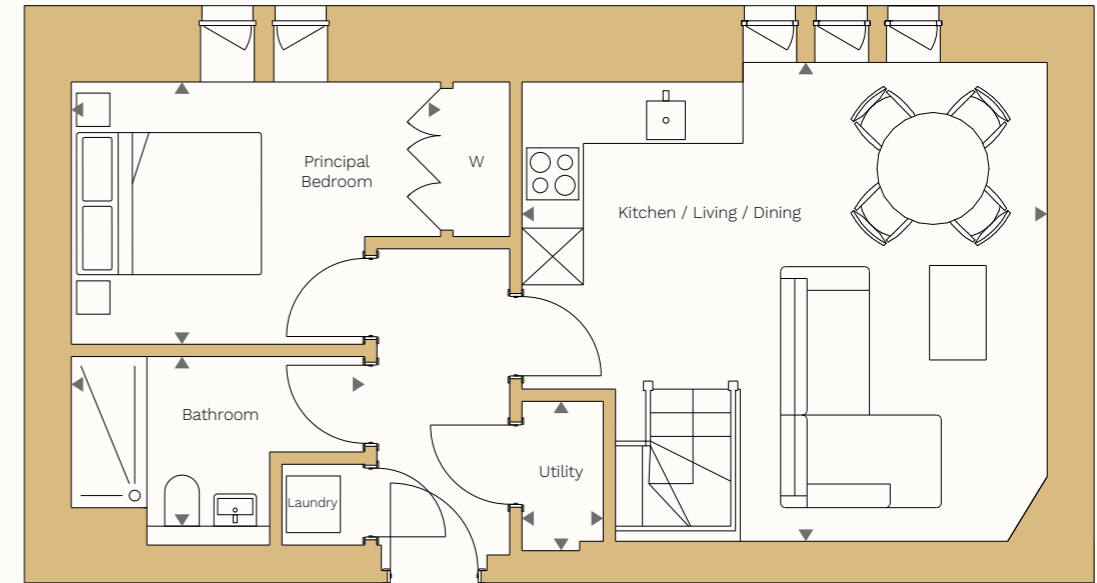
LOCATION



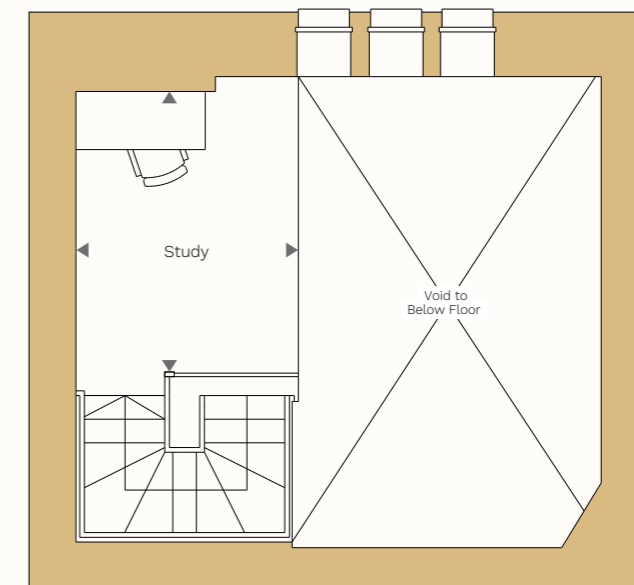
KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



MEZZANINE



Royal Meadows

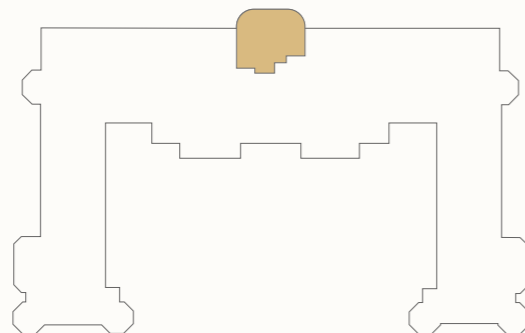
EDINBURGH

TWO BEDROOM APARTMENT

13

	Ft	M
Kitchen / Living / Dining	24'0" x 14'3"	7.33 x 4.35
WC	6'9" x 5'6"	2.06 x 1.69
Utility	5'8" x 4'2"	1.74 x 1.29
Bathroom	4'2" x 6'0"	1.29 x 1.85
Principal Bedroom	12'3" x 13'10"	3.75 x 4.22
Bedroom 2	11'3" x 13'2"	3.44 x 4.02
Total Internal Area	915 sq ft	85 sq m

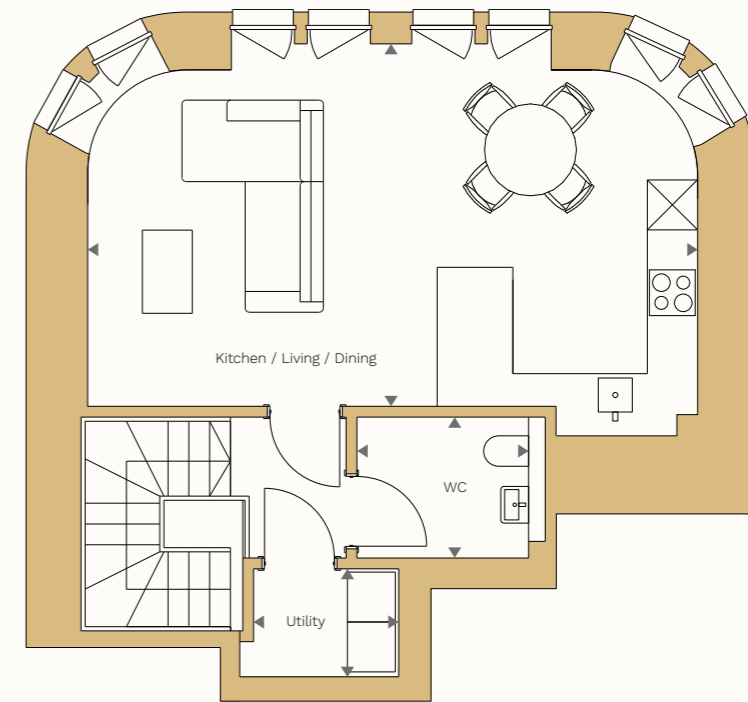
LOCATION



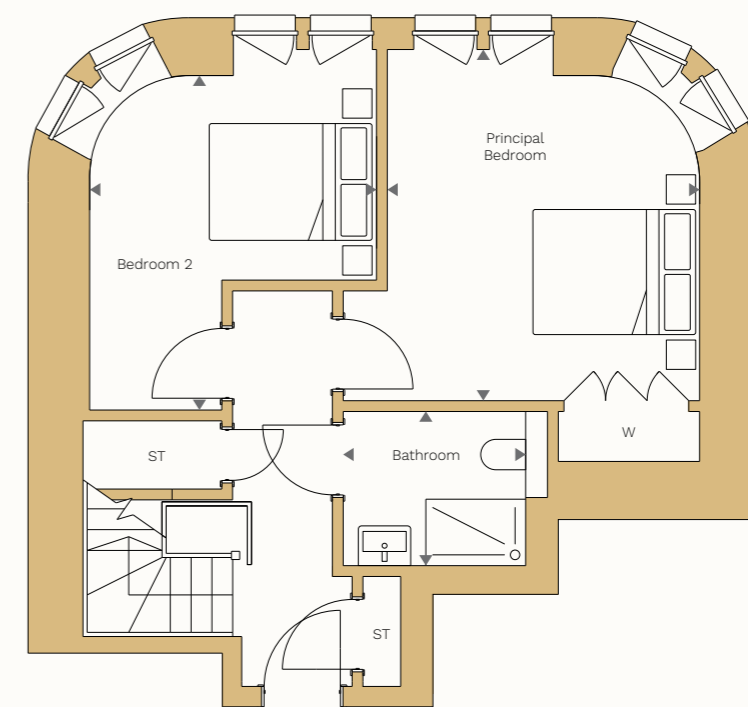
KEY

ST: Storage
W: Wardrobe

FIRST FLOOR MEZZANINE



FIRST FLOOR



Royal Meadows

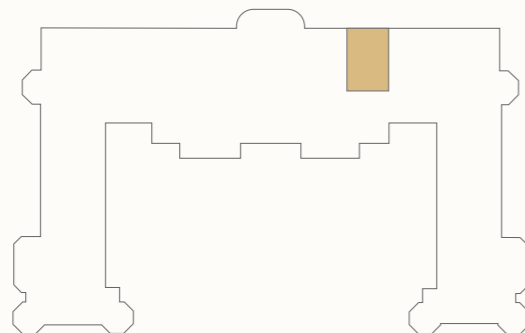
EDINBURGH

ONE BEDROOM APARTMENT

14

	Ft	M
Kitchen / Dining	13'6" x 16'0"	4.13 x 4.90
Living Room	14'0" x 9'9"	4.28 x 2.98
Utility	9'9" x 5'1"	1.37 x 1.55
Bathroom	4'8" x 7'7"	1.43 x 2.32
Principal Bedroom	13'10" x 16'9"	4.23 x 5.13
Principal En-suite	5'1" x 6'7"	1.57 x 2.02
Total Internal Area	807 sq ft	75 sq m

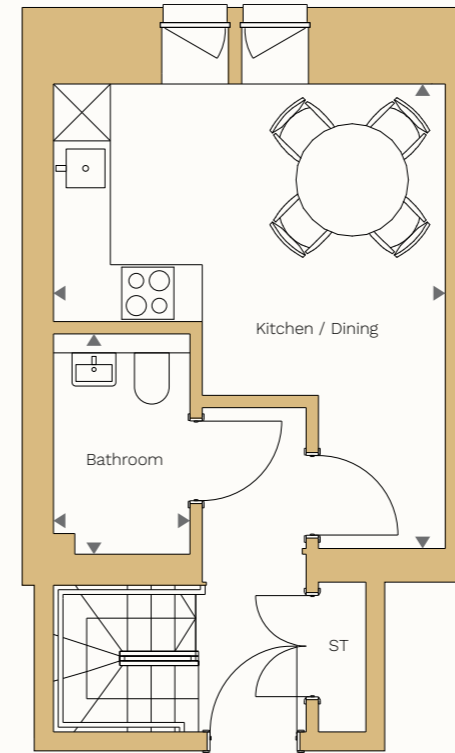
LOCATION



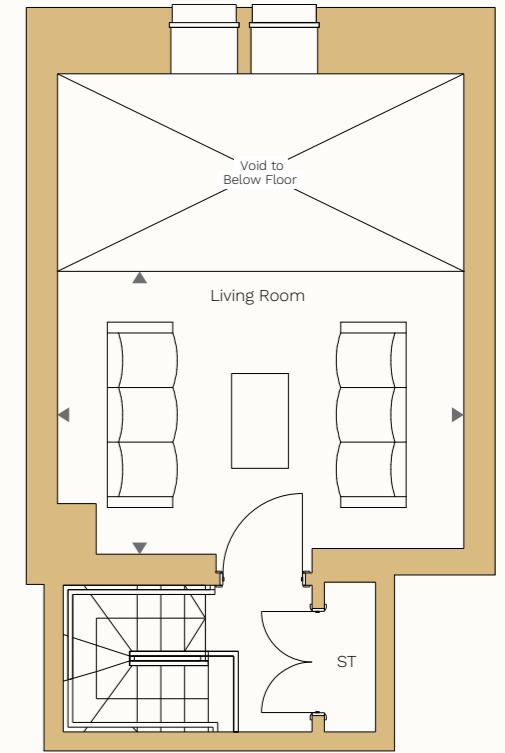
KEY

ST: Storage
W: Wardrobe

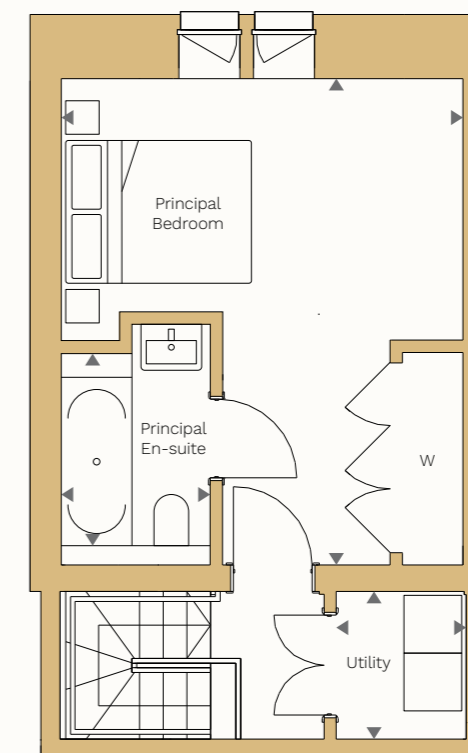
FIRST FLOOR



MEZZANINE



SECOND FLOOR



Royal Meadows

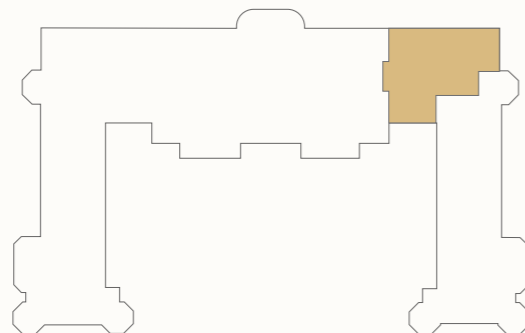
EDINBURGH

THREE BEDROOM APARTMENT

15

	Ft	M
Kitchen	9'10" x 15'9"	3.00 x 4.81
Living / Dining	19'5" x 15'9"	5.94 x 4.81
Utility	6'7" x 4'7"	2.03 x 1.41
Bathroom	6'2" x 8'2"	1.88 x 2.51
Principal Bedroom	15'4" x 8'8"	4.68 x 2.66
Principal En-suite	4'11" x 6'7"	1.51 x 2.02
Bedroom 2	12'9" x 11'0"	3.91 x 3.37
Bedroom 3	13'10" x 15'10"	4.24 x 4.85
Store	15'3" x 15'10"	4.67 x 4.85
Total Internal Area	1,625 sq ft	151 sq m

LOCATION



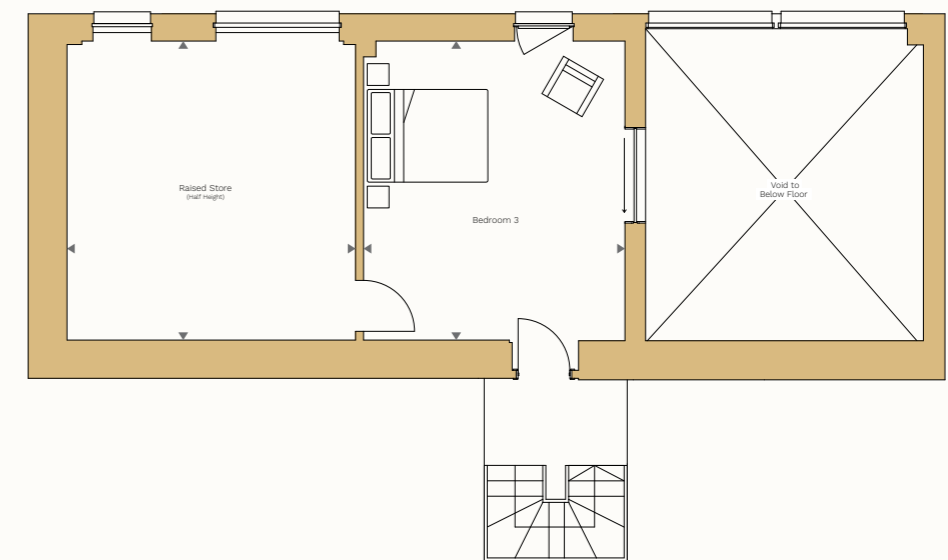
KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



MEZZANINE



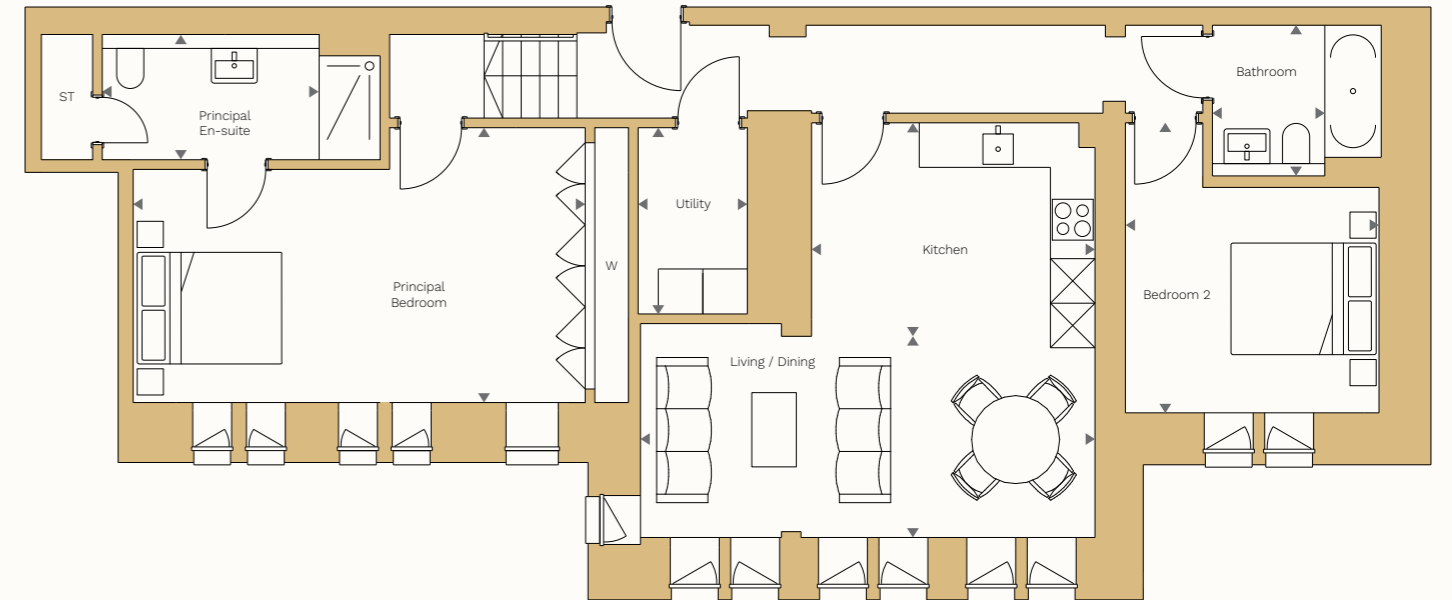
Royal Meadows

EDINBURGH

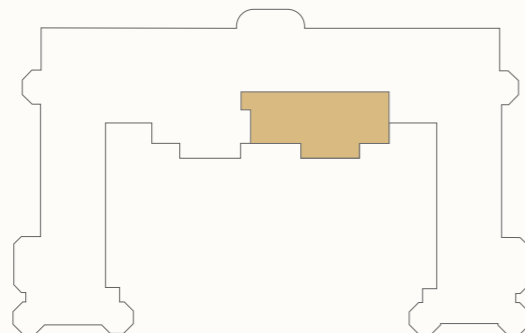
TWO BEDROOM APARTMENT

16

	Ft	M
Kitchen	12'6" x 9'4"	3.81 x 2.87
Living / Dining	20'2" x 8'10"	6.17 x 2.71
Utility	4'9" x 8'2"	1.47 x 2.50
Bathroom	4'11" x 6'7"	1.52 x 2.03
Principal En-suite	9'6" x 5'6"	2.91 x 1.68
Principal Bedroom	19'6" x 12'1"	5.96 x 3.70
Bedroom 2	11'2" x 12'9"	3.41 x 3.90
Total Internal Area	1,044 sq ft	97 sq m



LOCATION



KEY

ST: Storage
W: Wardrobe

FIRST FLOOR

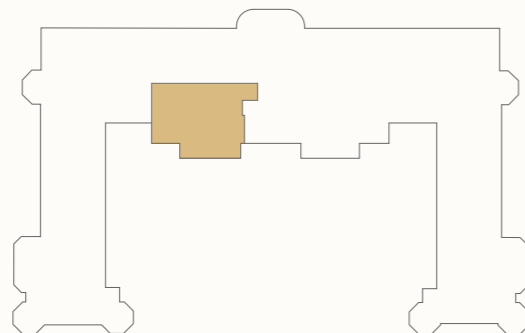


TWO BEDROOM APARTMENT

17

	Ft	M
Kitchen / Living / Dining	14'8" x 22'8"	4.48 x 6.92
Utility	4'9" x 4'11"	1.47 x 1.52
Bathroom	10'0" x 9'10"	3.05 x 3.02
Principal Bedroom	10'8" x 22'4"	3.26 x 6.82
Principal En-suite	5'10" x 5'0"	1.80 x 1.54
Bedroom 2	8'9" x 18'4"	2.69 x 5.59
Total Internal Area	936 sq ft	87 sq m

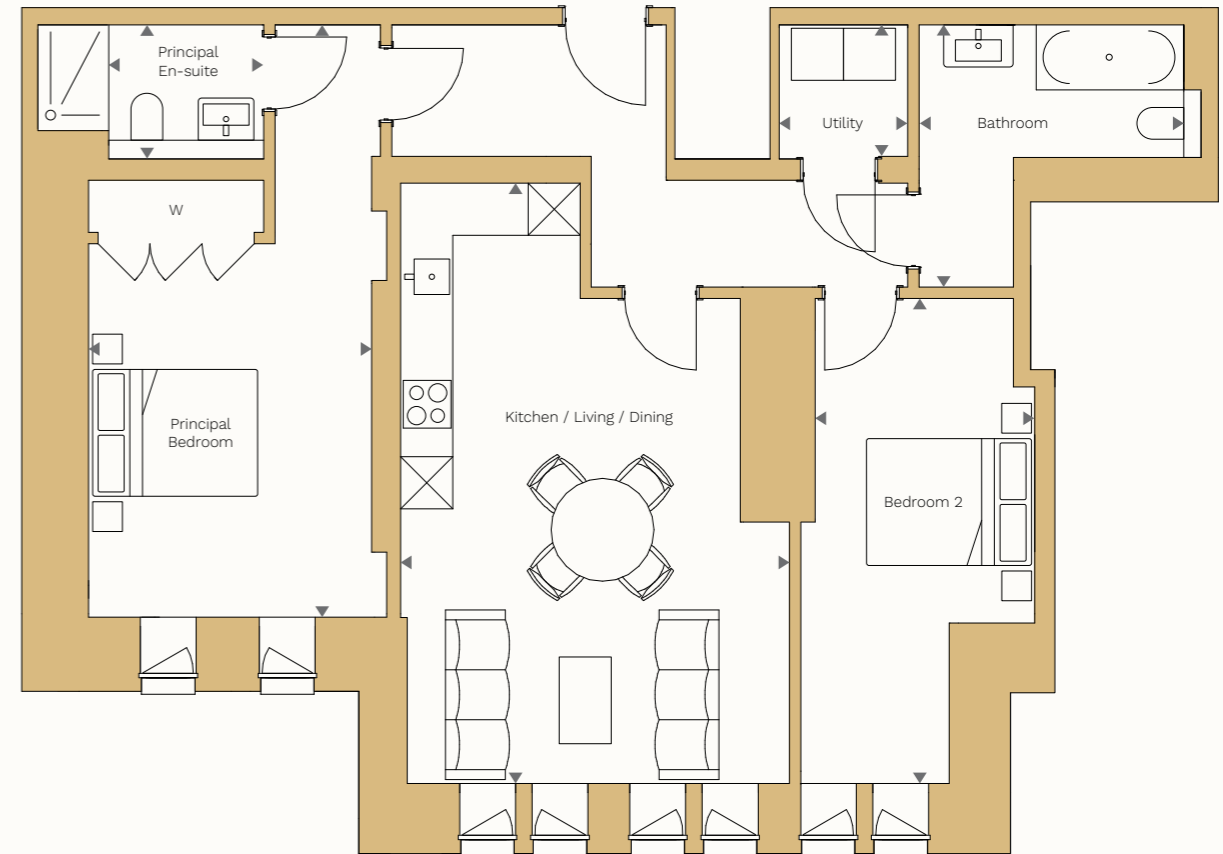
LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR



Royal Meadows

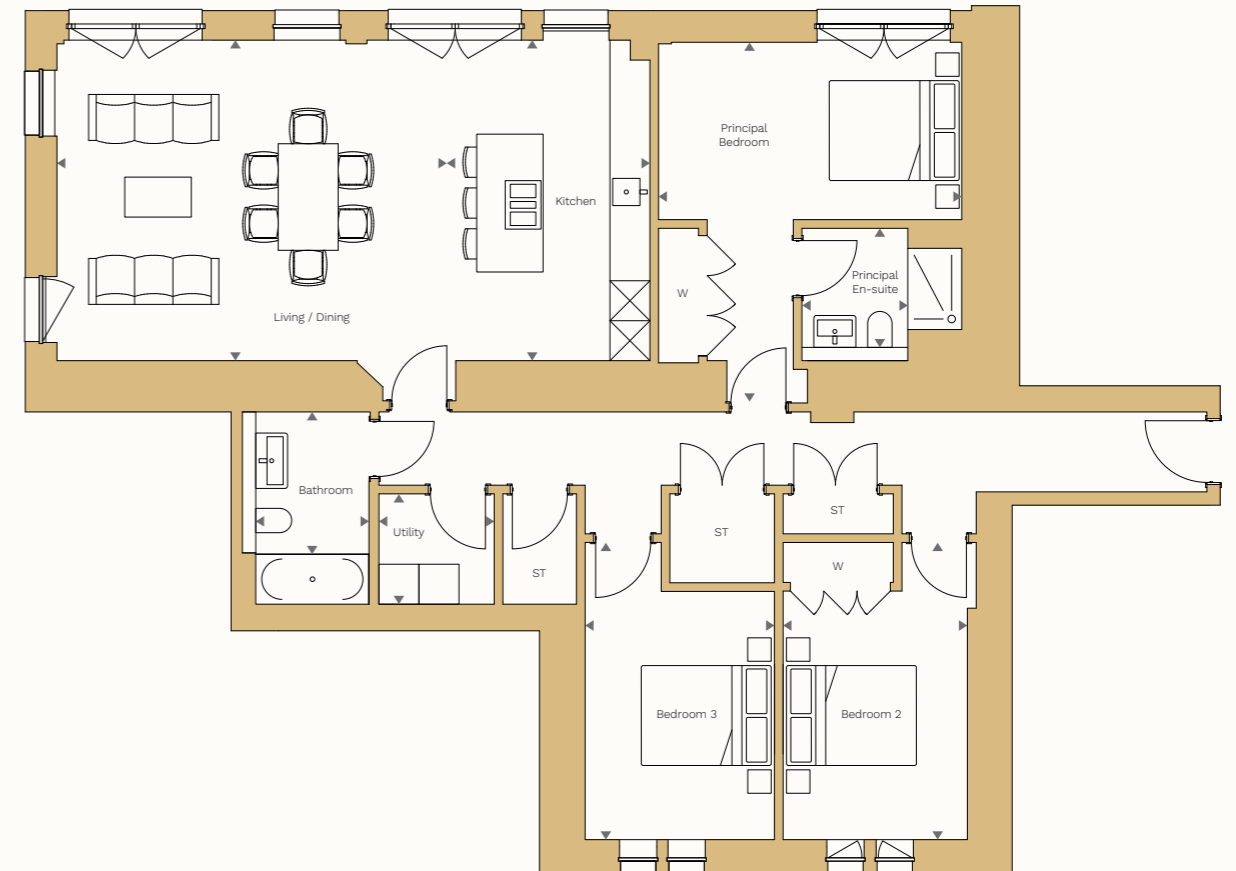
EDINBURGH

THREE BEDROOM APARTMENT

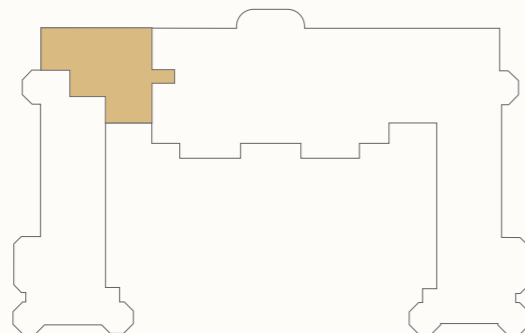
18

	Ft	M
Kitchen	10'0" x 15'9"	3.05 x 4.81
Living / Dining	19'2" x 15'9"	5.85 x 4.81
Utility	5'8" x 5'4"	1.73 x 1.65
Bathroom	5'6" x 6'11"	1.70 x 2.12
Principal Bedroom	14'11" x 17'8"	4.55 x 5.39
Principal En-suite	5'2" x 5'10"	1.59 x 1.78
Bedroom 2	9'0" x 14'7"	2.76 x 4.46
Bedroom 3	9'3" x 14'7"	2.84 x 4.46
Total Internal Area	1,399 sq ft	130 sq m

SECOND FLOOR



LOCATION

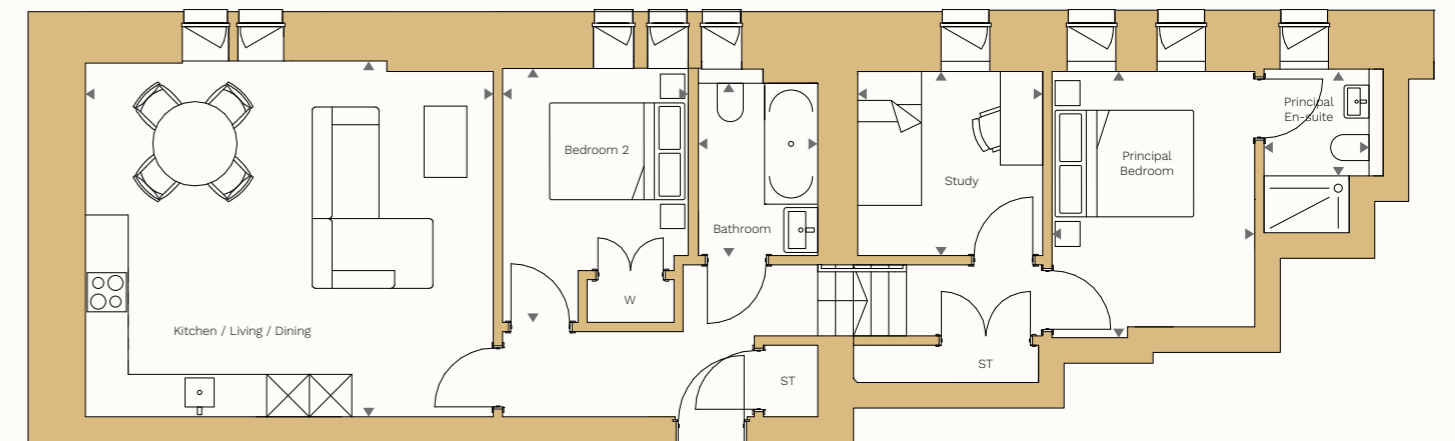


KEY

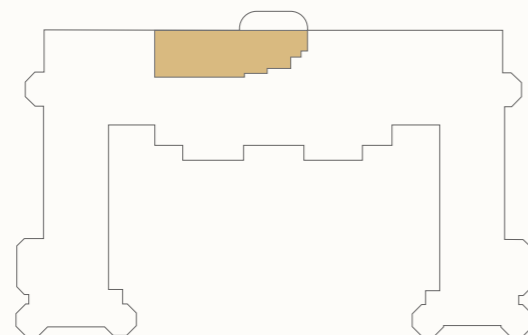
ST: Storage
W: Wardrobe



	Ft	M
Kitchen / Living / Dining	18'9" x 16'3"	5.74 x 4.97
Bathroom	5'6" x 7'11"	1.68 x 2.42
Principal Bedroom	9'4" x 12'3"	2.85 x 3.74
Principal En-suite	4'9" x 4'11"	1.47 x 1.50
Bedroom 2	8'6" x 11'8"	2.60 x 3.57
Study	8'6" x 8'5"	2.60 x 2.59
Total Internal Area	861 sq ft	80 sq m



LOCATION



KEY

ST: Storage
W: Wardrobe



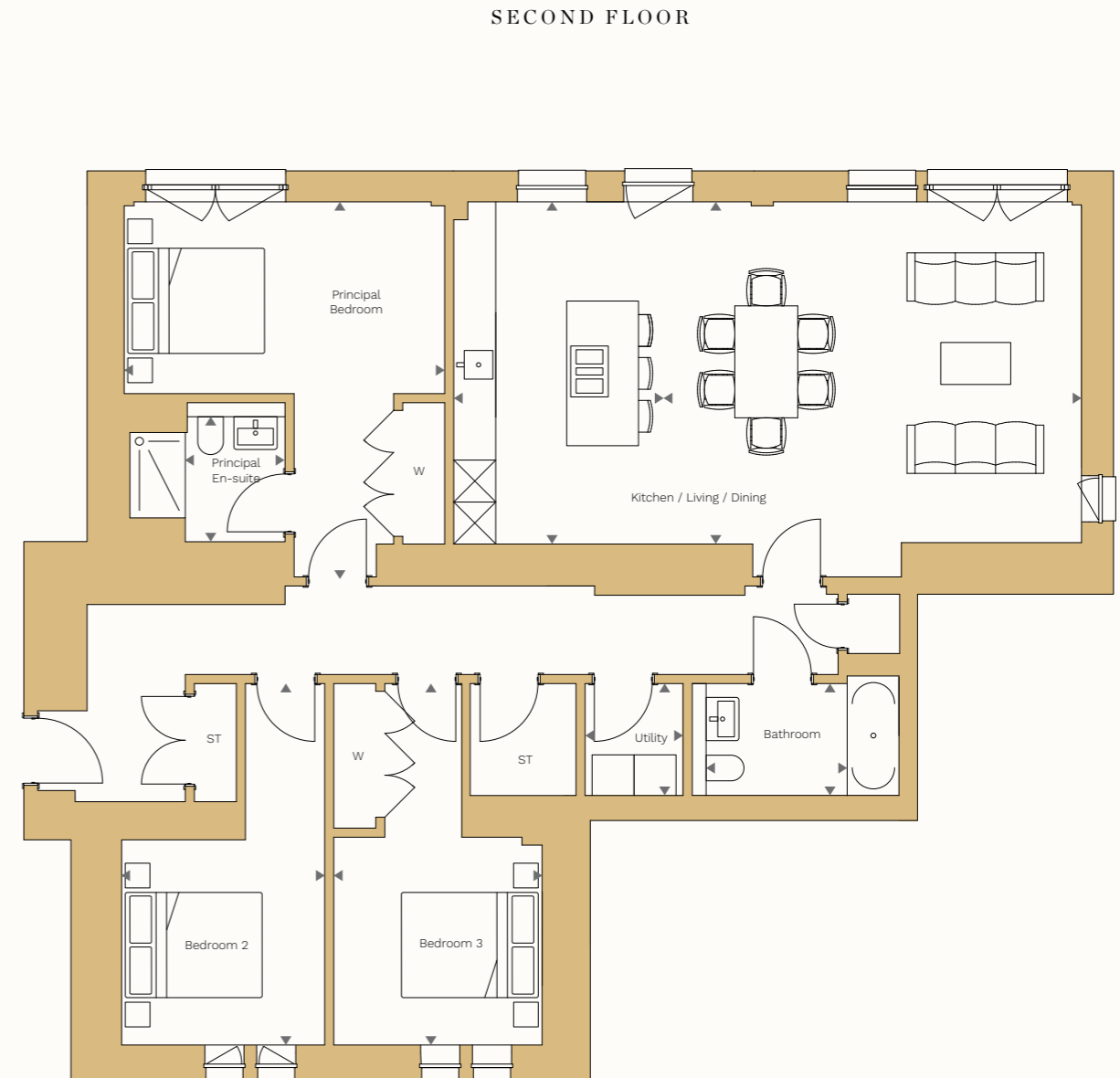
Royal Meadows

EDINBURGH

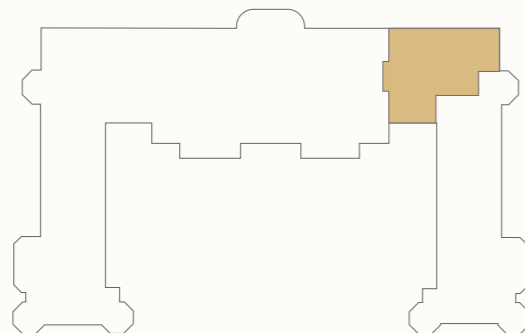
THREE BEDROOM APARTMENT

20

	Ft	M
Kitchen	9'10" x 16'0"	3.00 x 4.89
Living / Dining	19'7" x 16'0"	5.97 x 4.89
Utility	4'7" x 5'3"	1.40 x 1.60
Bathroom	6'7" x 5'3"	2.01 x 1.60
Principal Bedroom	15'0" x 17'7"	4.58 x 5.38
Principal En-suite	4'7" x 5'10"	1.42 x 1.78
Bedroom 2	9'6" x 16'11"	2.90 x 5.16
Bedroom 3	9'9" x 16'11"	2.98 x 5.16
Total Internal Area	1,399 sq ft	130 sq m



LOCATION



KEY

ST: Storage
W: Wardrobe



THREE BEDROOM APARTMENT

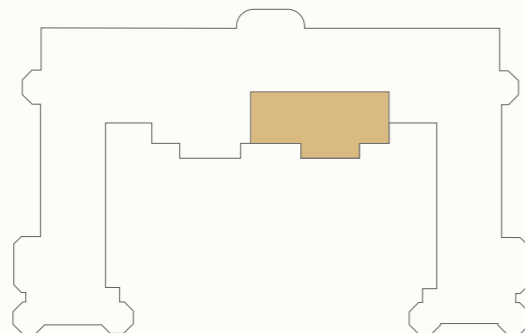
21

	Ft	M
Kitchen / Living / Dining	20'3" x 18'3"	6.18 x 5.58
Utility	4'8" x 7'6"	1.44 x 2.30
Bathroom	4'7" x 5'6"	1.41 x 1.69
Principal Bedroom	14'2" x 15'9"	4.34 x 4.82
Principal En-suite	5'10" x 5'8"	1.78 x 1.73
Bedroom 2	10'7" x 11'8"	3.24 x 3.58
Bedroom 3	10'7" x 10'0"	3.25 x 3.05
Total Internal Area	1,065 sq ft	99 sq m

SECOND FLOOR



LOCATION



KEY

ST: Storage
W: Wardrobe



ABOUT THE DEVELOPER

Square & 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.

Operating within Edinburgh's City Centre, a UNESCO World Heritage Site, the Directors have a combined experience of 40 years in delivering successful residential projects, including Randolph Crescent, Melville Street and Drumsheugh Gardens. Specialising in the conversion of commercial buildings back into luxury residential dwellings and developing unique new-build apartments, Square & Crescent has developed a strong track record and trusted reputation for professionalism.

www.squareandcrescent.com



CONTACT

+44 (0)131 225 2155 (Option 2)
info@royalmeadows.co.uk

www.royalmeadows.co.uk



SQUARE & CRESCENT

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture. All measurements may vary within a tolerance of 5%. Computer Generated Images are indicative only and subject to planning. Furniture shown in Computer Generated Images is not included. Applicants are advised to contact the sales agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Square & Crescent reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. 2026.



SQUARE & CRESCENT