

Royal Meadows

EDINBURGH

RILLBANK TOWNHOUSES

FLOORPLAN SCHEDULE



THE RILLBANK TOWNHOUSES

**EIGHT BEAUTIFULLY RESTORED
4 & 5 BEDROOM TOWNHOUSES
OFFERING FLEXIBLE LIVING
SPACES SET OVER THREE FLOORS.**

Full of character and charm, high ceilings and bay windows compliment the restored period features and exquisite detailing throughout.

These impressive townhouses benefit from:

- Flexible living over 3 floors
- High spec dining kitchen with kitchen island and integrated appliances
- Large light filled reception rooms with bay windows and bio-ethanol feature fire
- Impressive Principal Bedroom with separate dressing area
- En-suite to Principal Bedroom with feature tiling, underfloor heating and double vanity
- Roof light to central stairwell allowing natural light to flood the home
- Excellent storage throughout plus a separate utility room

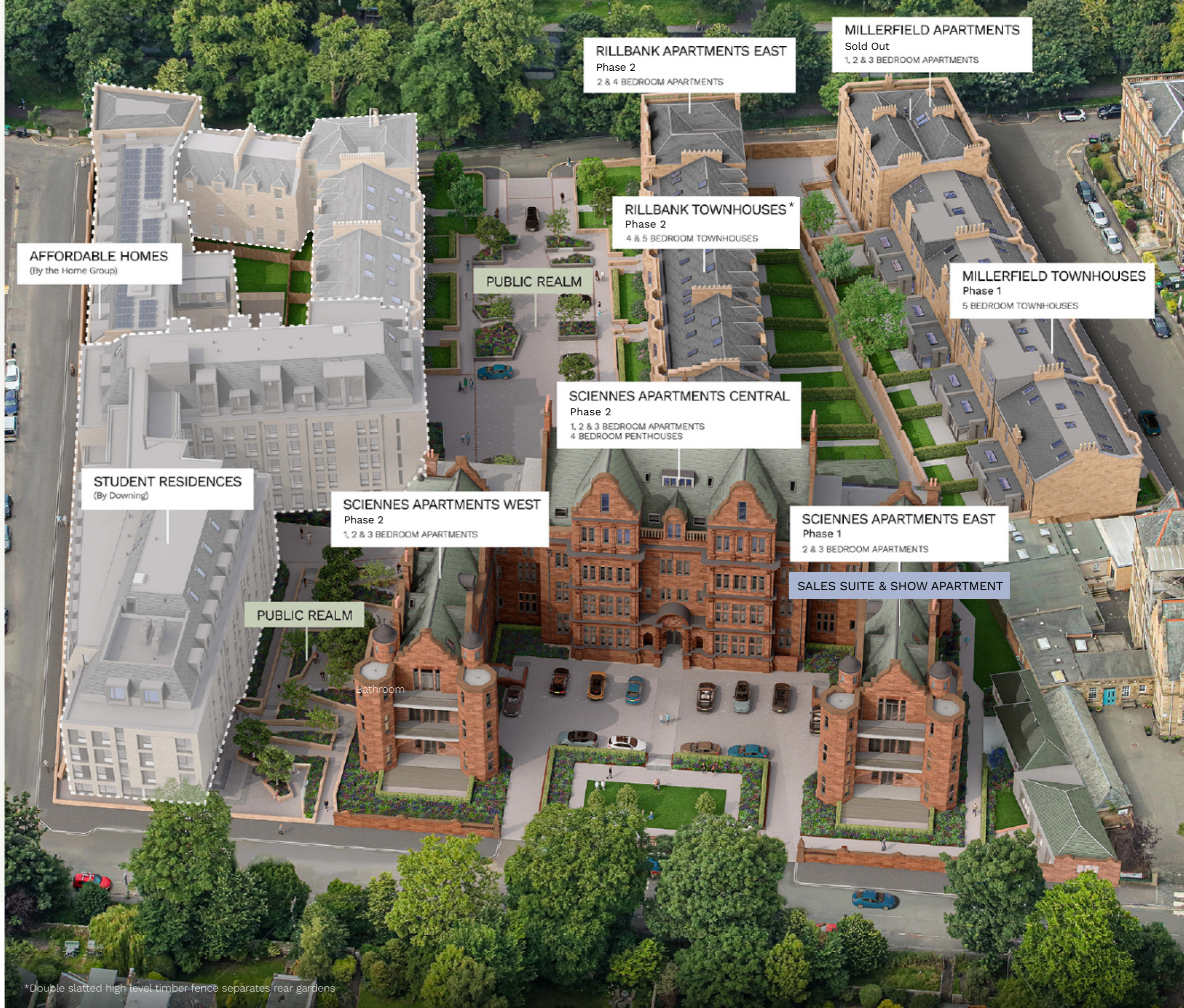


Living Room



Kitchen / Dining

MASTERPLAN



SPECIFICATION

GENERAL

- New double-glazed timber sash and case windows to front and rear elevation
- Walls painted in 'Ammonite' 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 manufacturers warranty
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- High quality ironmongery throughout
- Fully fitted wardrobes to certain rooms
- Landscaped front and rear gardens
- Lane access to rear gardens
- BT High Speed Fibre Broadband

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in ensuites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to lounge, bedrooms, drawing room and dining area
- LED kitchen under unit lighting
- Feature LED lighting in principal ensuite
- External feature lighting
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and ensuites
- 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

- High efficiency A rated Mitsubishi Ecodan Air Source Heat Pump
- 300l Mitsubishi Hot Water Storage
- ASHP has a 5-year manufacturers warranty from install
- 24/7 digital zoned heating controls
- Electric underfloor tile heating within principal ensuite with 24/7 controls
- Contemporary flat panel designer radiators with TRVs throughout
- Tall electric towel radiators in bathrooms and ensuites
- Mechanical extract ventilation to kitchens, bathrooms and ensuites, utility and certain cupboards
- Trickle ventilation to windows

KITCHENS

German kitchens by Riddle & Coghill
Integrated appliances to include:

- Siemens fan oven
- Siemens combination microwave oven
- Siemens full height larder fridge
- Siemens freezer
- Siemens dishwasher
- Siemens 4 zone induction hob with integrated downdraft extractor
- 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

BATHROOMS & ENSUITES

High quality contemporary bathrooms and ensuites 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 ensuites
- 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 ensuite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal ensuite shower areas
- Brushed stainless steel shaver sockets

SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors
- Double glazed timber door to rear garden
- Lockable rear gate
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to front and rear
- Door bell to front door
- Mains wired interlinked smoke and heat detectors where applicable
- Mains wired Carbon Dioxide monitor to principal bedroom

AUDIO VISUAL

All properties are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV via Cat6
- Cat6
- SKY Stream via Cat6



Bathroom



Principal Bedroom



Kitchen / Dining



Ensuite

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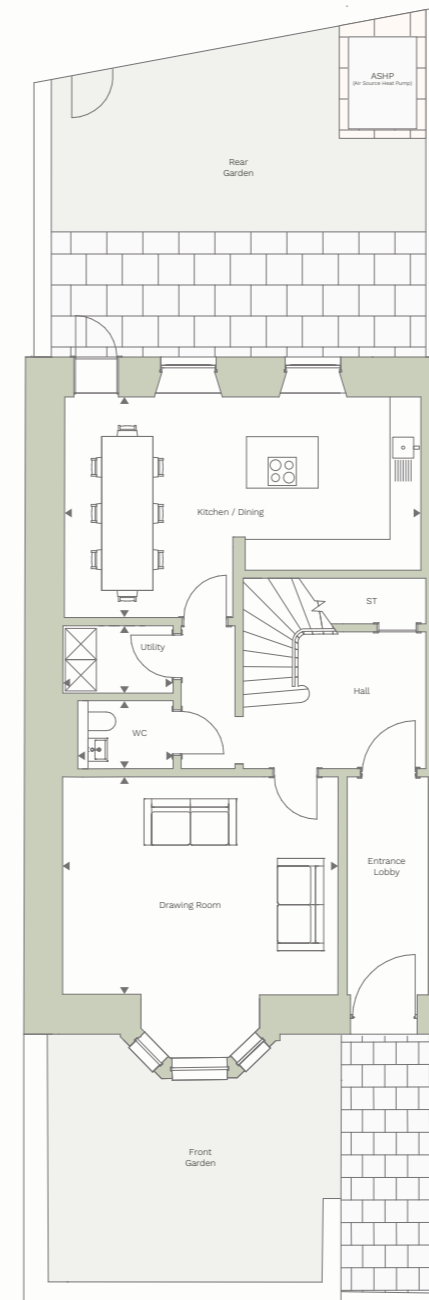
EDINBURGH

FOUR BEDROOM TOWNHOUSE

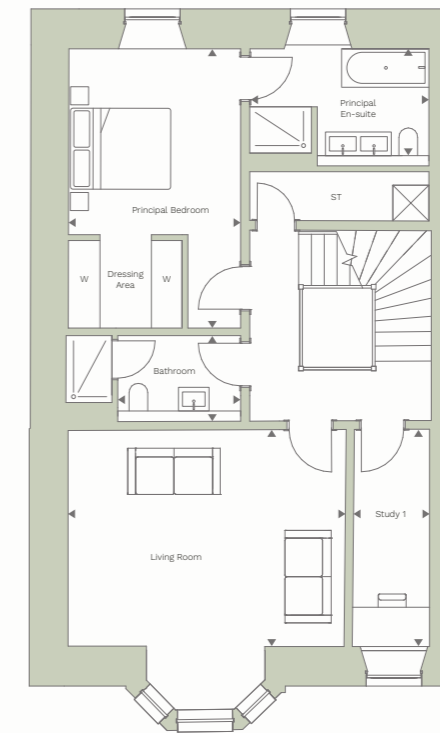
01

	Ft	M
Kitchen / Dining	22'8" x 14'1"	6.95 x 4.30
Drawing Room	17'7" x 13'11"	5.37 x 4.24
WC	6'1" x 4'2"	1.86 x 1.29
Utility	7'0" x 4'3"	2.15 x 1.31
Basement Store	8'11" x 13'6"	2.71 x 4.13
Living Room	17'7" x 13'9"	5.38 x 4.20
Principal Bedroom	10'11" x 17'10"	3.34 x 5.44
Principal En-suite	11'3" x 7'6"	3.44 x 2.28
Study 1	4'10" x 13'10"	1.51 x 4.23
Bedroom 2	11'8" x 10'9"	3.57 x 3.31
Bedroom 2 En-suite	9'10" x 5'2"	3.01 x 1.58
Bedroom 3	11'0" x 12'5"	3.36 x 3.81
Bedroom 4	11'3" x 10'9"	3.44 x 3.30
Study 2	11'0" x 6'6"	3.36 x 1.99
Total Area	2,695 sq ft	250 sq m
Garden	789 sq ft	73 sq m

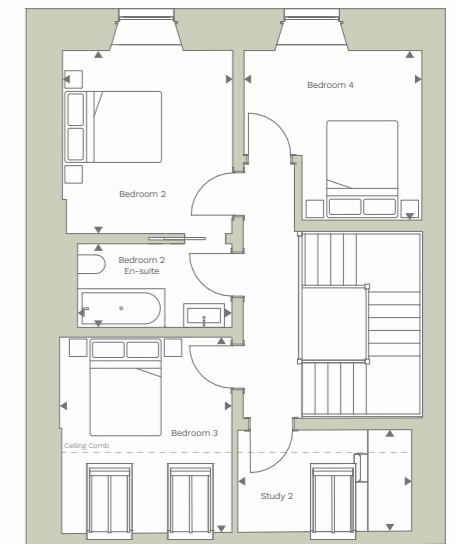
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FIRST FLOOR



SECOND FLOOR



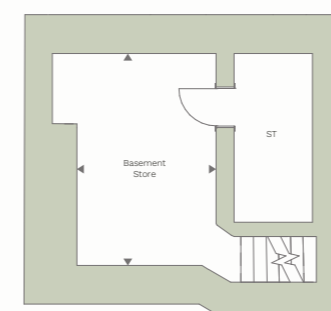
LOCATION



KEY

ST: Storage
W: Wardrobe

BASEMENT



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FOUR BEDROOM TOWNHOUSE

02

	Ft	M
Kitchen / Dining	23'0" x 14'0"	7.02 x 4.28
Drawing Room	17'11" x 13'10"	5.47 x 4.23
WC	6'5" x 4'3"	1.96 x 1.32
Utility	7'4" x 4'3"	2.24 x 1.30
Living Room	18'0" x 13'11"	5.49 x 4.25
Principal Bedroom	11'2" x 17'10"	3.42 x 5.46
Principal En-suite	11'3" x 8'6"	3.43 x 2.60
Study 1	4'8" x 14'0"	1.47 x 4.26
Bedroom 2	10'9" x 11'8"	3.28 x 3.56
Bedroom 2 En-suite	10'3" x 5'4"	3.13 x 1.61
Bedroom 3	11'2" x 12'6"	3.40 x 3.81
Bedroom 4	11'3" x 11'2"	3.43 x 3.40
Study 2	11'6" x 6'5"	3.52 x 1.96
Total Area	2,500 sq ft	232 sq m
Garden	996 sq ft	92 sq m
Additional Storage Above Utility & WC via access hatch	67.9 sq ft	6.31 sq m

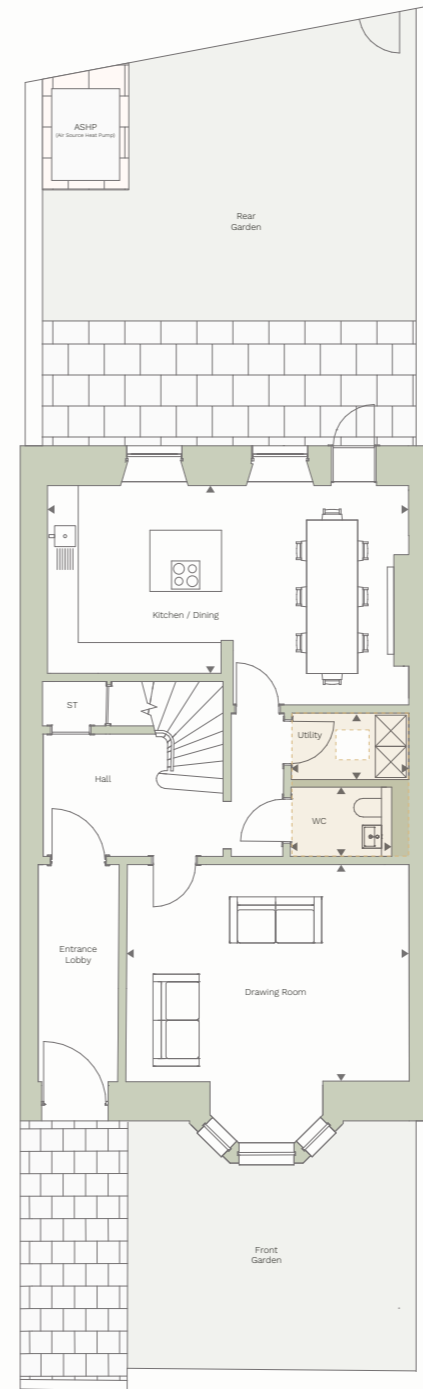
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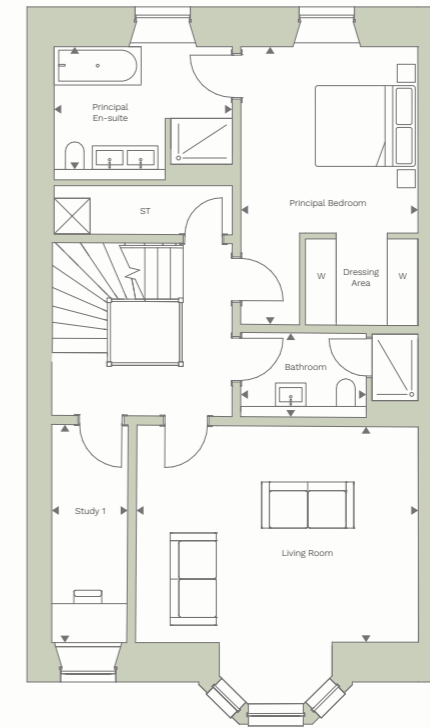
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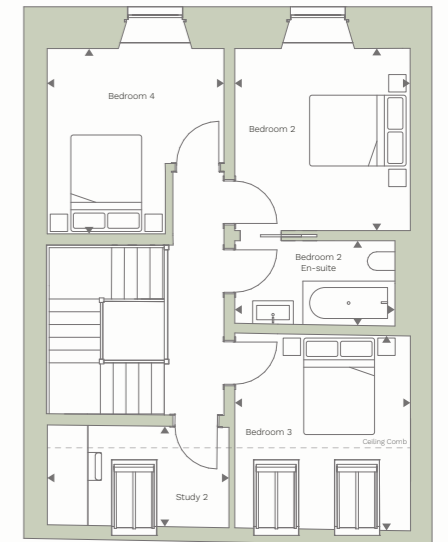
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Additional Storage



North

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FOUR BEDROOM TOWNHOUSE

03

	Ft	M
Kitchen / Dining	22'8" x 14'0"	6.94 x 4.28
Drawing Room	17'0" x 13'10"	5.18 x 4.23
WC	5'10" x 4'3"	1.80 x 1.30
Utility	6'10" x 4'3"	1.80 x 1.30
Living Room	17'6" x 13'10"	5.36 x 4.24
Principal Bedroom	11'0" x 17'9"	3.35 x 5.44
Principal En-suite	11'3" x 8'4"	3.42 x 2.54
Study 1	4'9" x 13'10"	1.49 x 4.25
Bedroom 2	11'0" x 11'8"	3.37 x 3.56
Bedroom 2 En-suite	10'1" x 5'0"	3.06 x 1.54
Bedroom 3	10'10" x 12'6"	3.32 x 3.82
Bedroom 4	11'1" x 11'8"	3.37 x 3.55
Study 2	11'11" x 6'5"	3.64 x 1.98
Total Area	2,490 sq ft	232 sq m
Garden	1,107 sq ft	103 sq m
Additional Storage Above Utility & WC via access hatch	65.2 sq ft	6.06 sq m

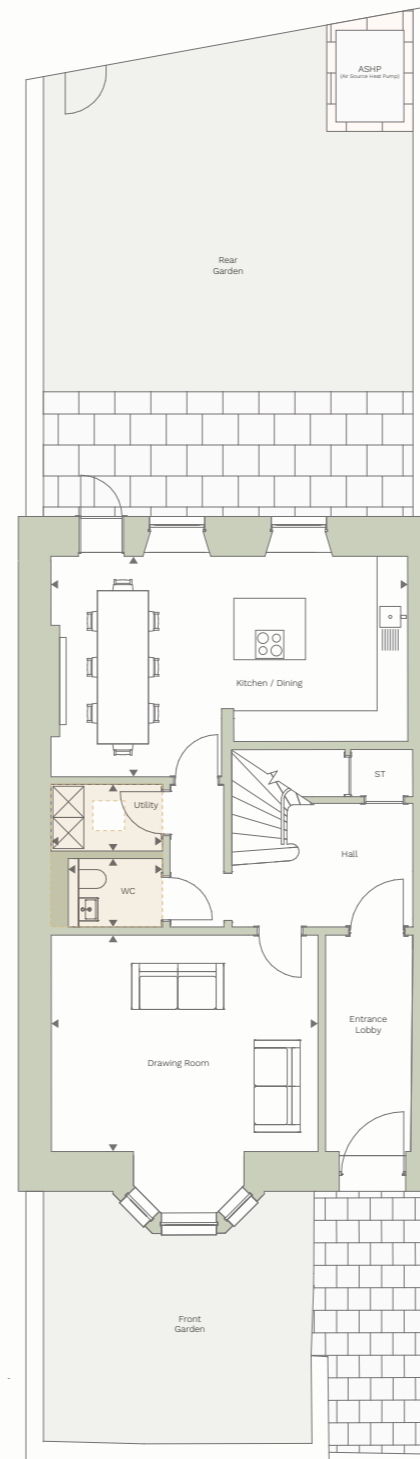
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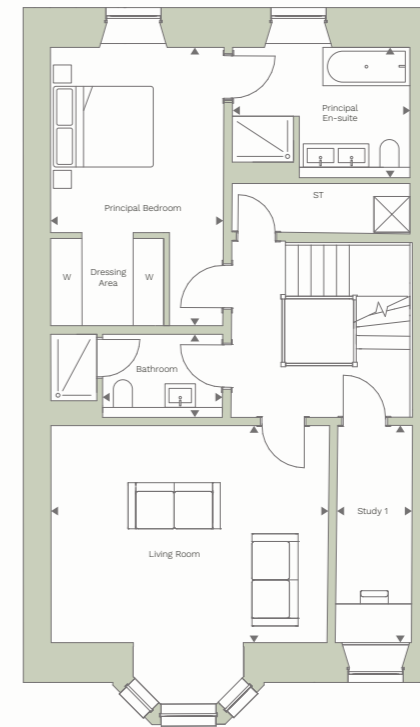
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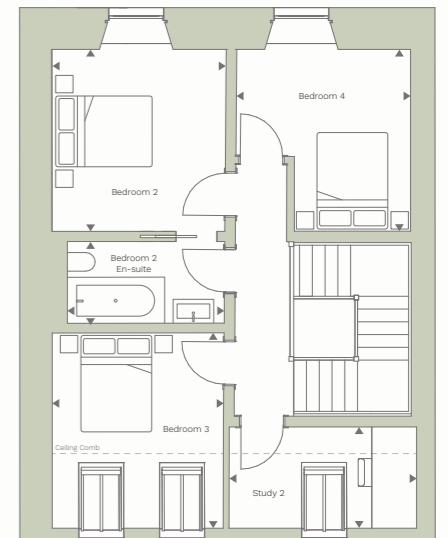
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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FOUR BEDROOM TOWNHOUSE

04

	Ft	M
Kitchen / Dining	22'11" x 14'2"	6.99 x 4.32
Drawing Room	17'9" x 13'11"	5.43 x 4.25
WC	6'1" x 4'1"	1.86 x 1.26
Utility	7'2" x 4'3"	2.18 x 1.30
Living Room	17'9" x 13'11"	5.44 x 4.25
Principal Bedroom	11'2" x 17'11"	3.42 x 5.46
Principal En-suite	11'3" x 7'6"	3.44 x 2.29
Study 1	4'9" x 13'9"	1.50 x 4.25
Bedroom 2	11'0" x 11'8"	3.36 x 3.56
Bedroom 2 En-suite	10'1" x 5'3"	3.07 x 1.62
Bedroom 3	11'0" x 12'3"	3.35 x 3.76
Bedroom 4	11'4" x 11'8"	3.46 x 3.59
Study 2	11'0" x 6'5"	3.36 x 1.98
Total Area	2,495 sq ft	232 sq m
Garden	1,201 sq ft	111.6 sq m
Additional Storage Above Utility & WC via access hatch	65.2 sq ft	6.06 sq m

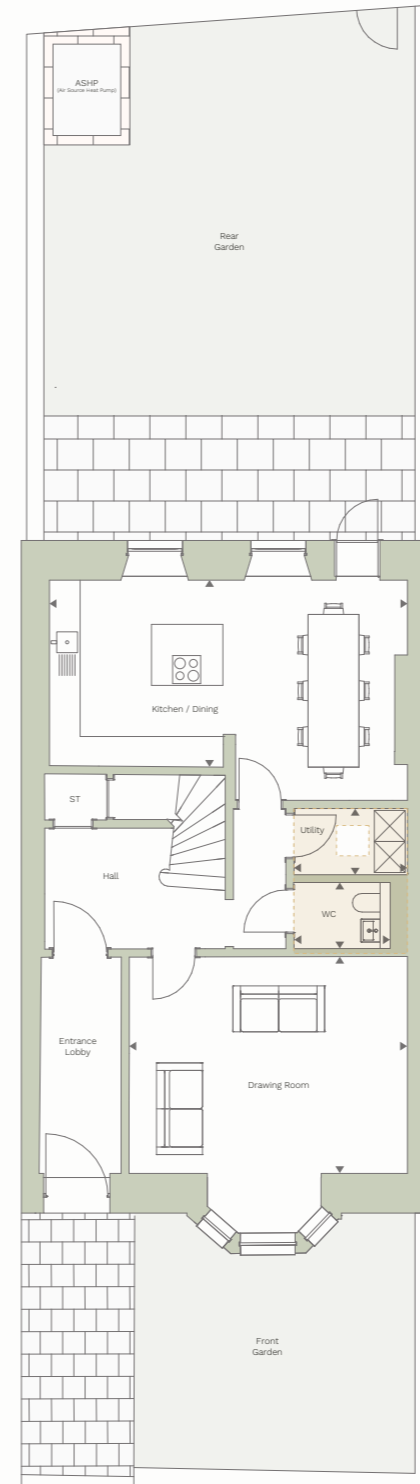
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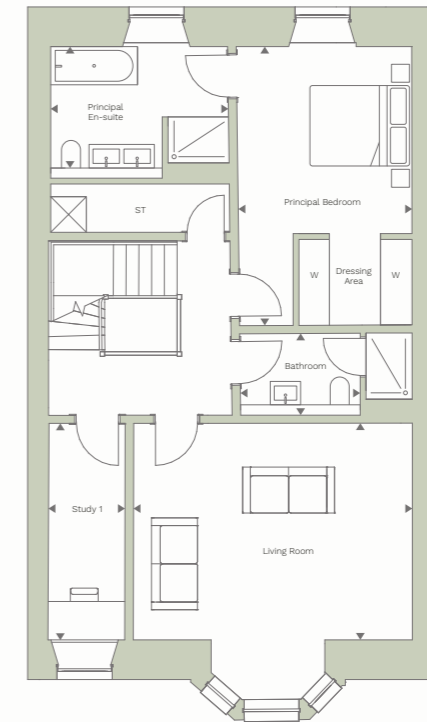
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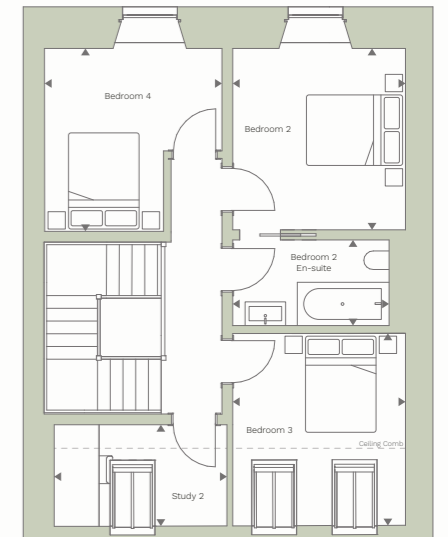
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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FOUR BEDROOM TOWNHOUSE

05

	Ft	M
Kitchen / Dining	22'9" x 14'0"	6.97 x 4.26
Drawing Room	17'3" x 13'8"	5.26 x 4.17
WC	6'1" x 4'2"	1.85 x 1.27
Utility	7'0" x 4'3"	2.15 x 1.31
Living Room	16'6" x 13'9"	5.05 x 4.22
Principal Bedroom	10'11" x 18'0"	3.35 x 5.49
Principal En-suite	7'8" x 5'2"	2.34 x 1.58
Study 1	5'0" x 13'9"	1.53 x 4.22
Bedroom 2	10'6" x 10'10"	3.23 x 3.32
Bedroom 2 En-suite	10'2" x 5'4"	3.10 x 1.64
Bedroom 3	11'1" x 12'4"	3.39 x 3.78
Bedroom 4	11'2" x 11'8"	3.42 x 3.60
Study 2	11'9" x 6'6"	3.61 x 2.01
Total Area	2,485 sq ft	231 sq m
Garden	1,295 sq ft	120 sq m
Additional Storage Above Utility & WC via access hatch	66.5 sq ft	6.18 sq m

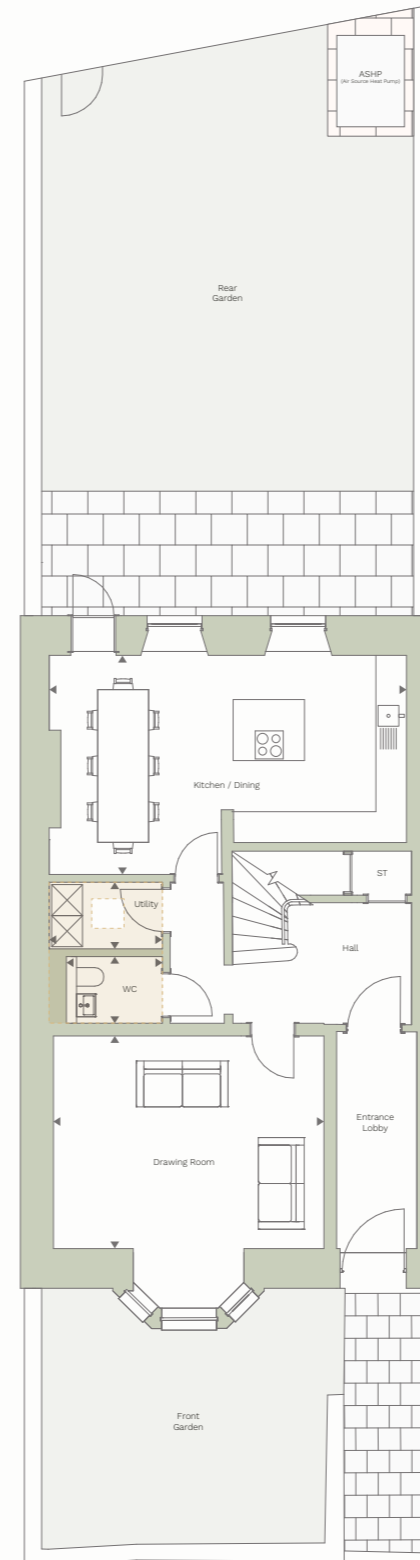
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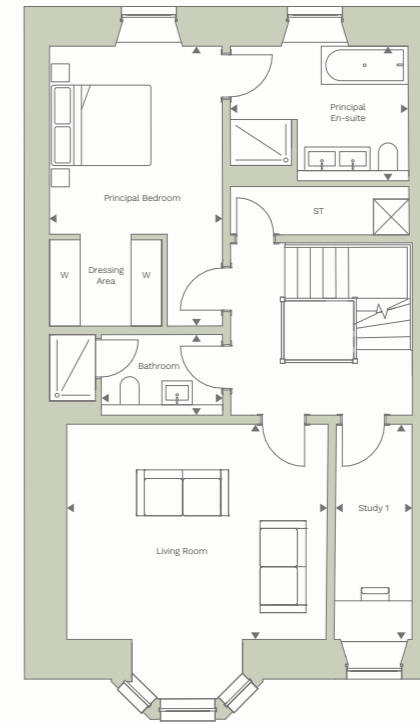
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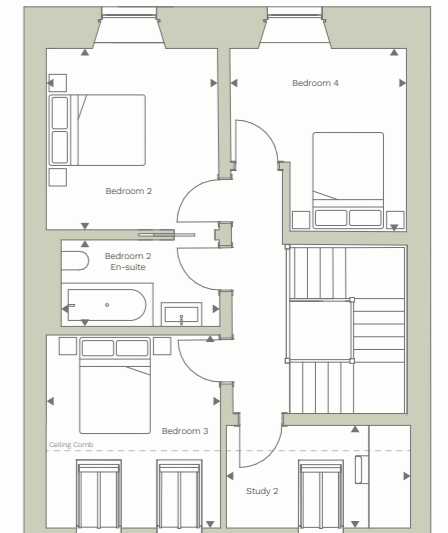
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Additional Storage



North

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FOUR BEDROOM TOWNHOUSE

06

	Ft	M
Kitchen / Dining	22'7" x 14'1"	6.91 x 4.29
Drawing Room	17'3" x 13'8"	5.27 x 4.20
WC	5'11" x 4'3"	1.82 x 1.31
Utility	6'10" x 4'3"	2.12 x 1.30
Living Room	17'4" x 13'7"	5.30 x 4.16
Principal Bedroom	10'11" x 17'10"	3.34 x 5.45
Principal En-suite	11'0" x 8'7"	3.35 x 2.64
Study 1	4'9" x 13'9"	1.48 x 4.21
Bedroom 2	10'11" x 11'8"	3.32 x 3.56
Bedroom 2 En-suite	9'10" x 5'2"	3.03 x 1.56
Bedroom 3	11'0" x 12'5"	3.35 x 3.80
Bedroom 4	10'8" x 11'0"	3.28 x 3.60
Study 2	11'8" x 6'7"	3.57 x 2.01
Total Area	2,490 sq ft	231 sq m
Garden	1,414 sq ft	131 sq m
Additional Storage Above Utility & WC via access hatch	66.0 sq ft	6.14 sq m

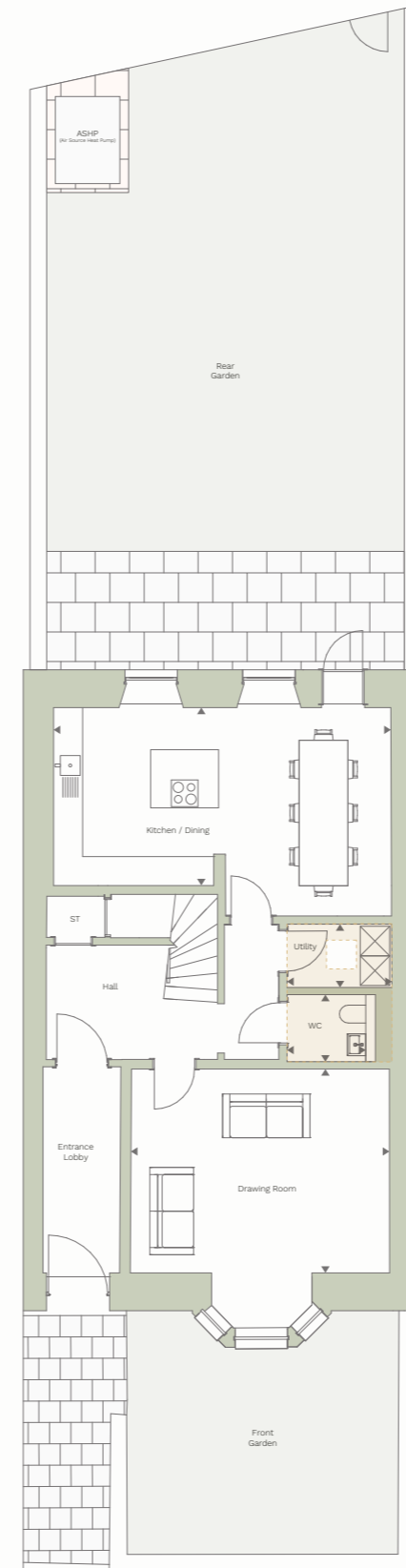
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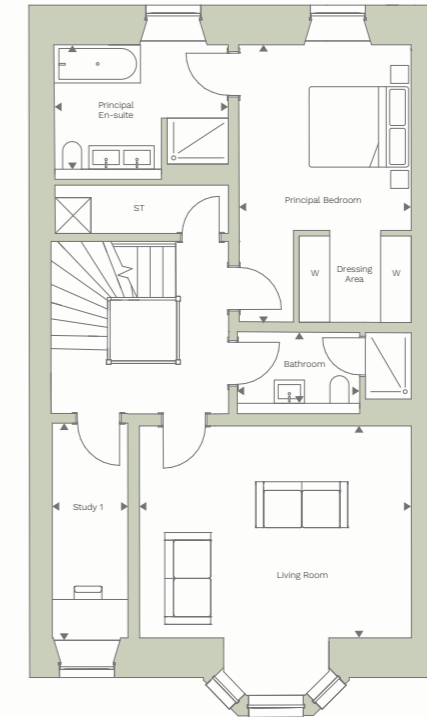
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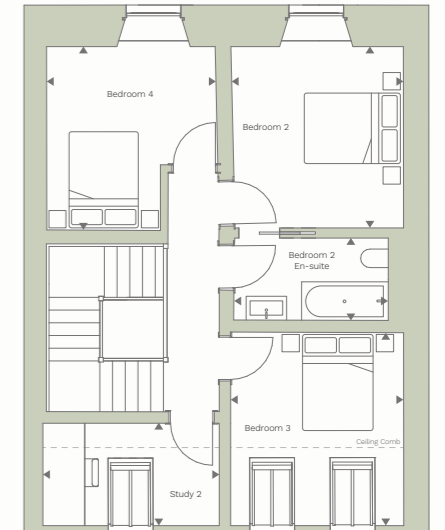
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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FIVE BEDROOM TOWNHOUSE

07

	Ft	M
Kitchen / Dining	22'1" x 13'5"	6.74 x 4.10
Drawing Room	17'8" x 14'	5.40 x 4.26
WC	6'2" x 4'7"	1.91 x 1.44
Utility	7'2" x 4'2"	2.18 x 1.28
Living Room	17'8" x 13'11"	5.41 x 4.26
Principal Bedroom	11'1" x 17'8"	3.37 x 5.42
Principal En-suite	11'3" x 8'5"	3.45 x 2.58
Study	5'1" x 13'11"	1.57 x 4.26
Bedroom 2	10'11" x 11'2"	3.35 x 3.40
Bedroom 2 En-suite	7'6" x 4'6"	2.31 x 1.40
Bedroom 3	9'5" x 13'6"	2.90 x 4.14
Bedroom 4	11'3" x 11'7"	3.44 x 3.54
Bedroom 5	13'1" x 9'10"	4.00 x 3.03
Total Area	2,725 sq ft	253 sq m
Garden	1,546 sq ft	143 sq m
Additional Storage Above Utility & WC via access hatch	71.9 sq ft	6.68 sq m

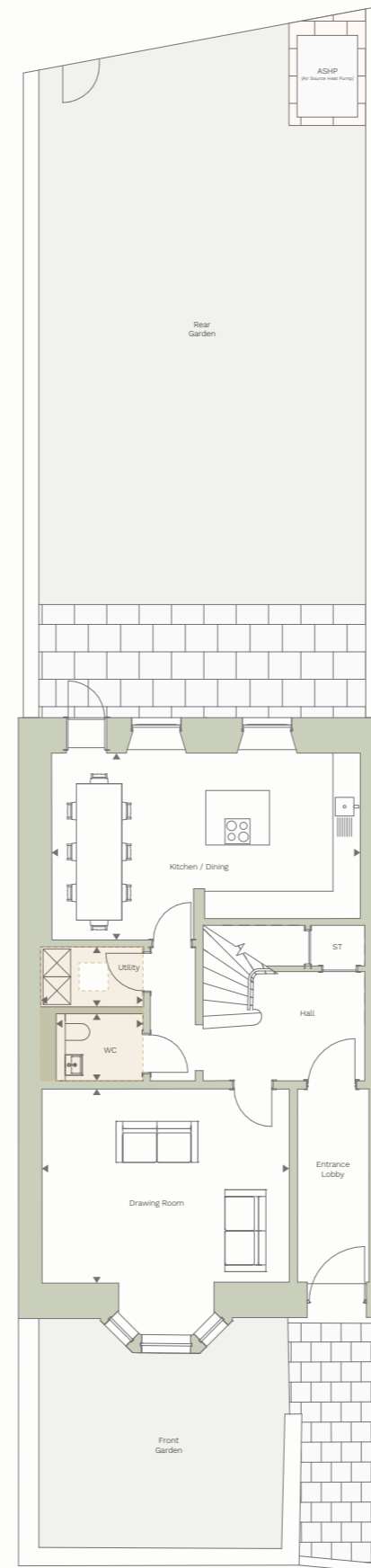
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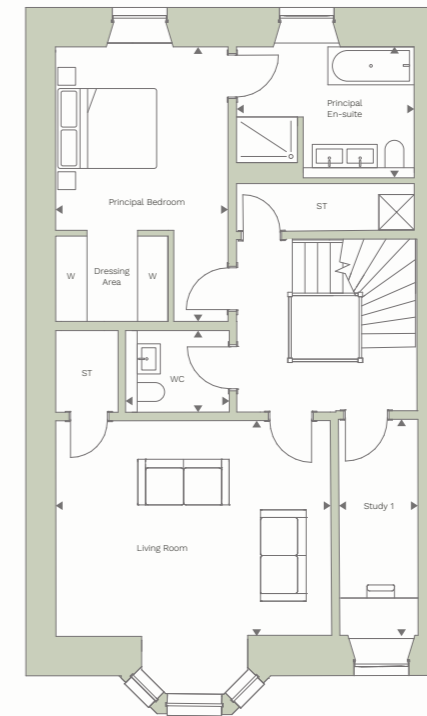
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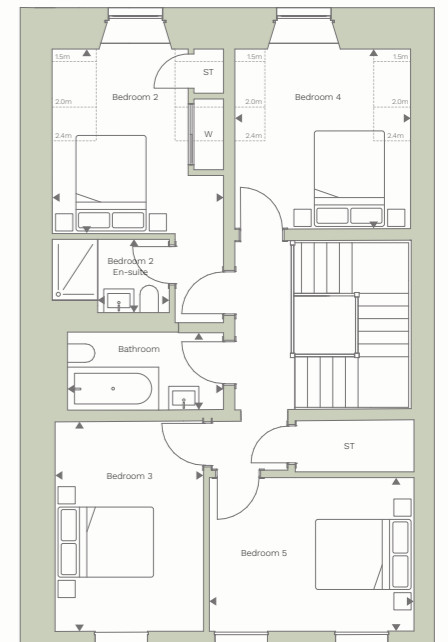
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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FIVE BEDROOM TOWNHOUSE

08

	Ft	M
Kitchen / Dining	22'11" x 13'6"	6.99 x 4.10
Drawing Room	17'8" x 14'	5.39 x 4.26
WC	5'10" x 4'7"	1.81 x 4.74
Utility	6'9" x 4'2"	2.07 x 1.27
Garden Room	6'1" x 12'9"	1.87 x 3.91
Living Room	17'7" x 13'10"	5.38 x 4.24
Principal Bedroom	10'10" x 17'7"	3.32 x 5.37
Principal En-suite	11'5" x 7'6"	3.49 x 2.30
Study	4'10" x 13'10"	1.50 x 4.24
Bedroom 2	10'8" x 10'9"	3.26 x 3.30
Bedroom 2 En-suite	7'2" x 4'6"	2.19 x 1.40
Bedroom 3	9'7" x 13'6"	2.93 x 4.14
Bedroom 4	11'5" x 10'10"	3.50 x 3.31
Bedroom 5	13'2" x 9'10"	4.03 x 3.03
Total Area	2,850 sq ft	265 sq m
Garden	1,341 sq ft	124 sq m
Additional Storage Above Utility & WC via access hatch	67.0 sq ft	6.23 sq m

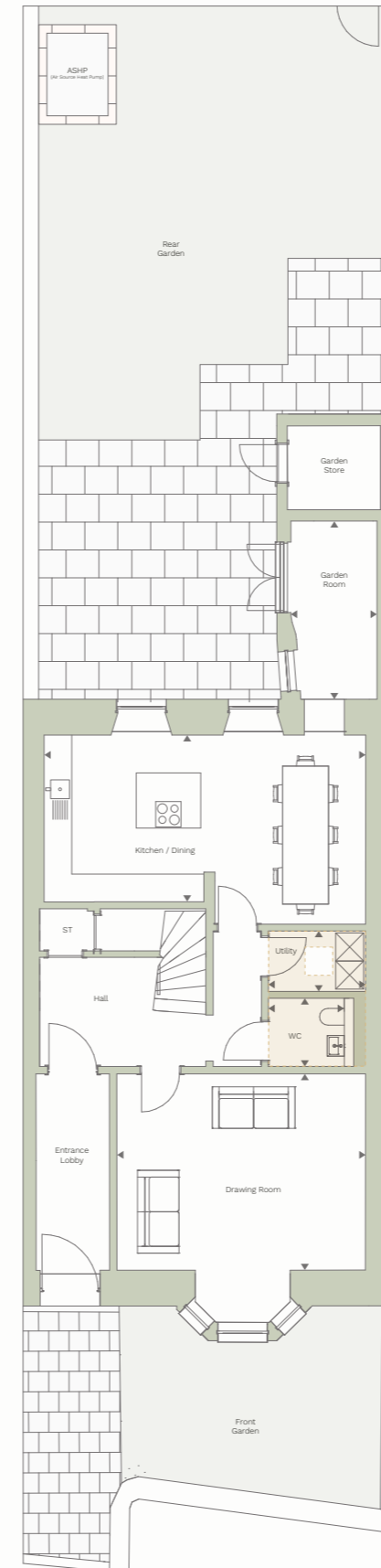
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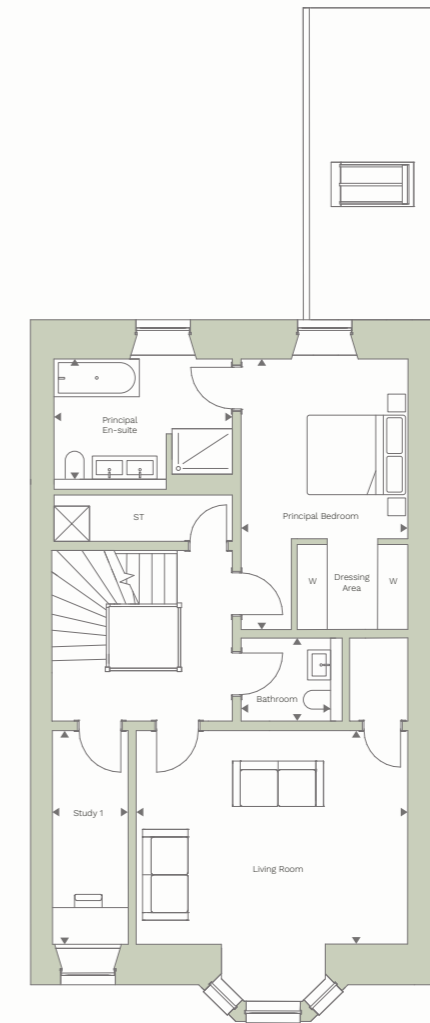
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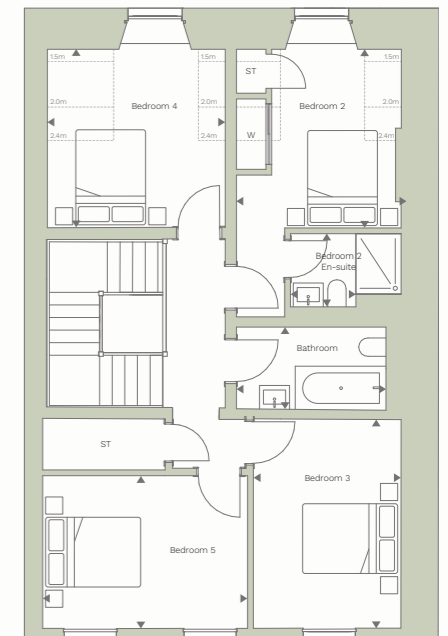
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Additional Storage



North

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



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SQUARE & CRESCENT

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