

Royal Meadows

EDINBURGH

SCIENNES APARTMENTS
CENTRAL

FLOORPLAN SCHEDULE



Exterior CGI

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

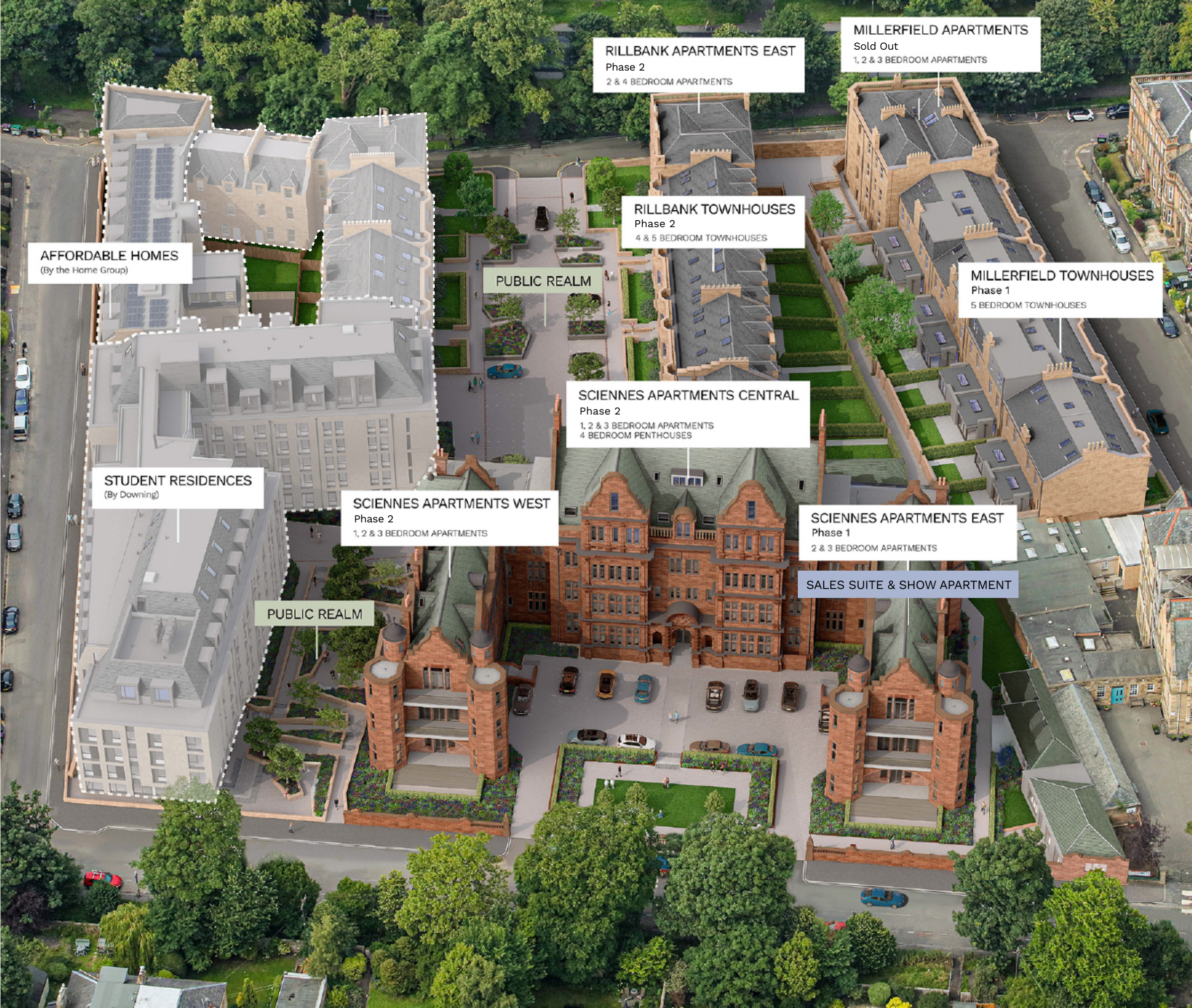


Living Room CGI



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



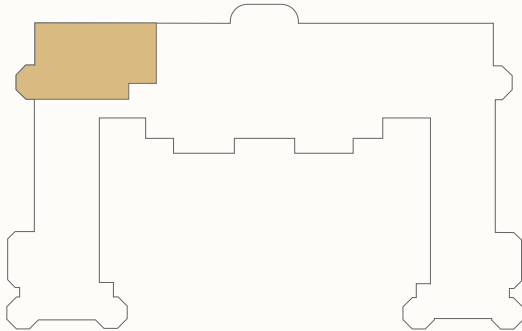


TWO BEDROOM APARTMENT

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

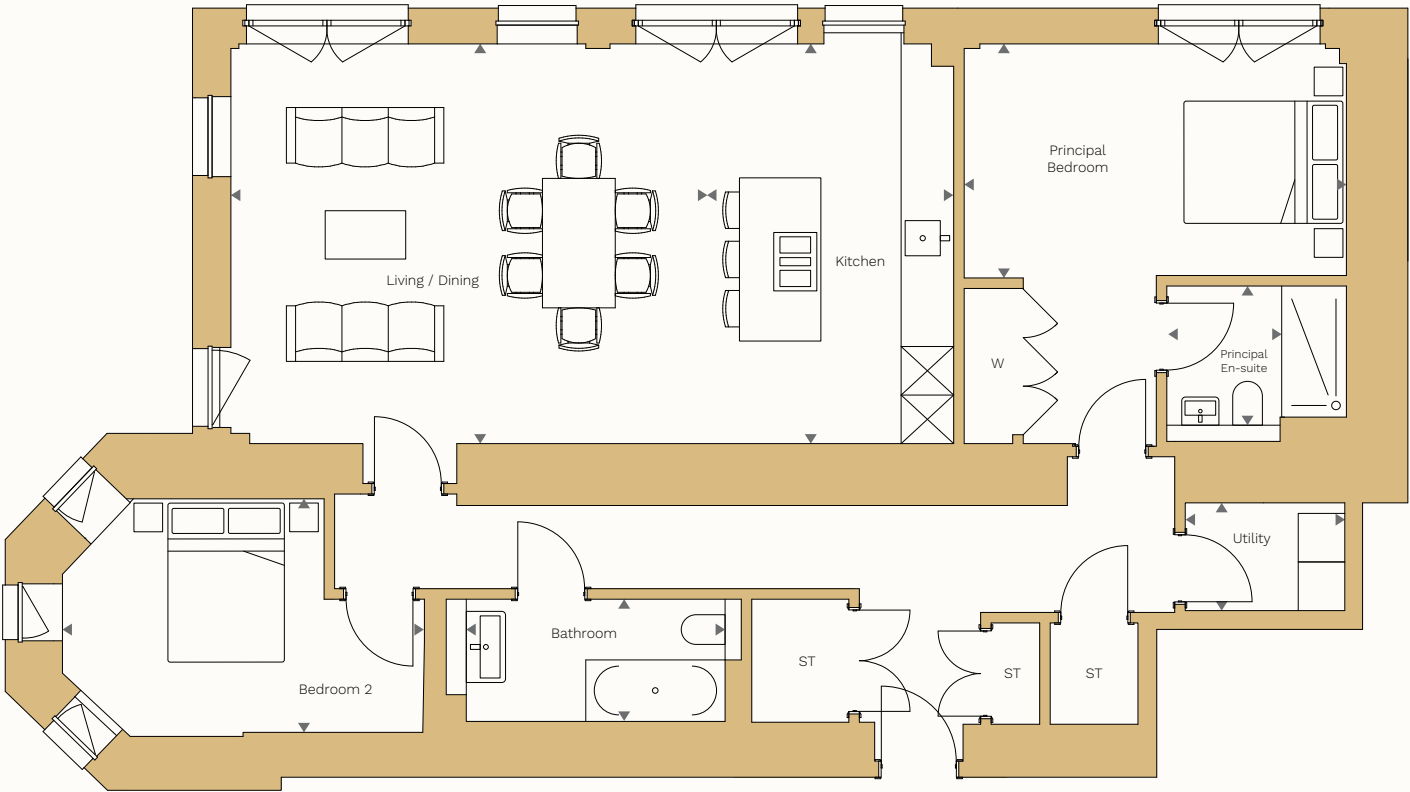
LOCATION



KEY

ST: Storage
W: Wardrobe

LOWER GROUND FLOOR



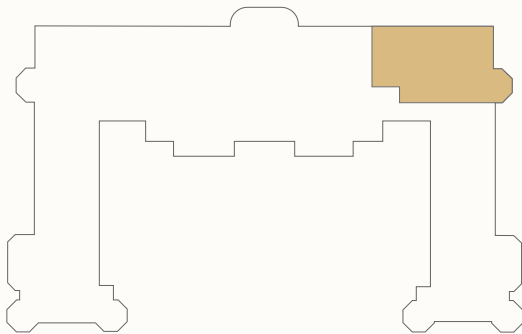
North

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

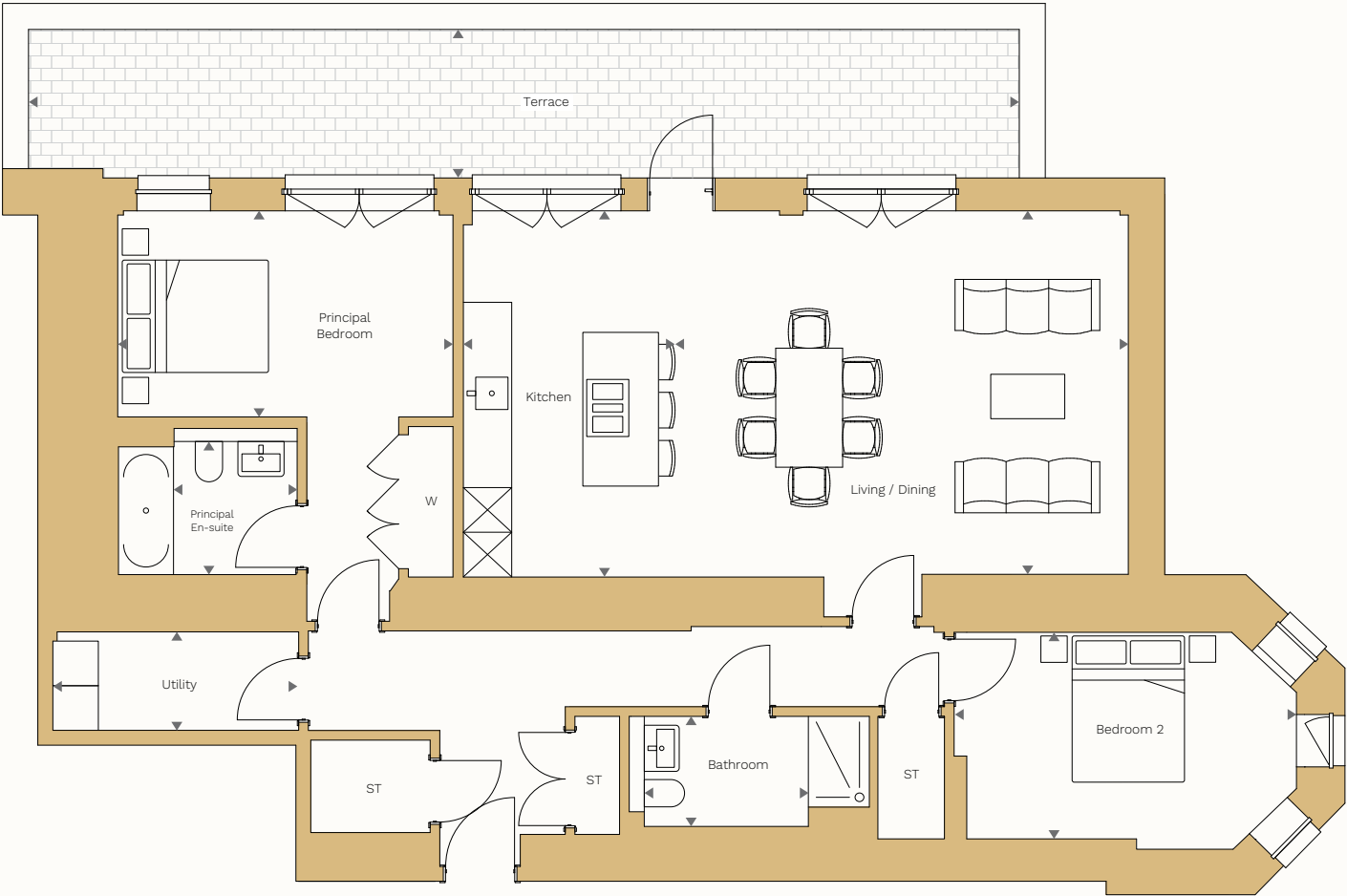
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LOWER GROUND FLOOR



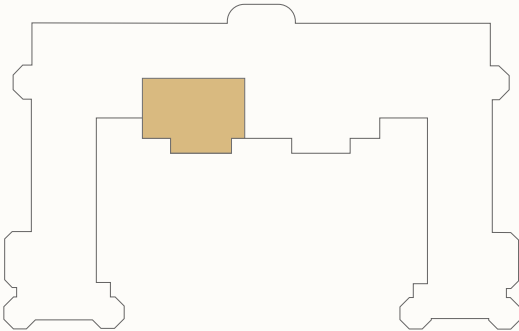
North

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

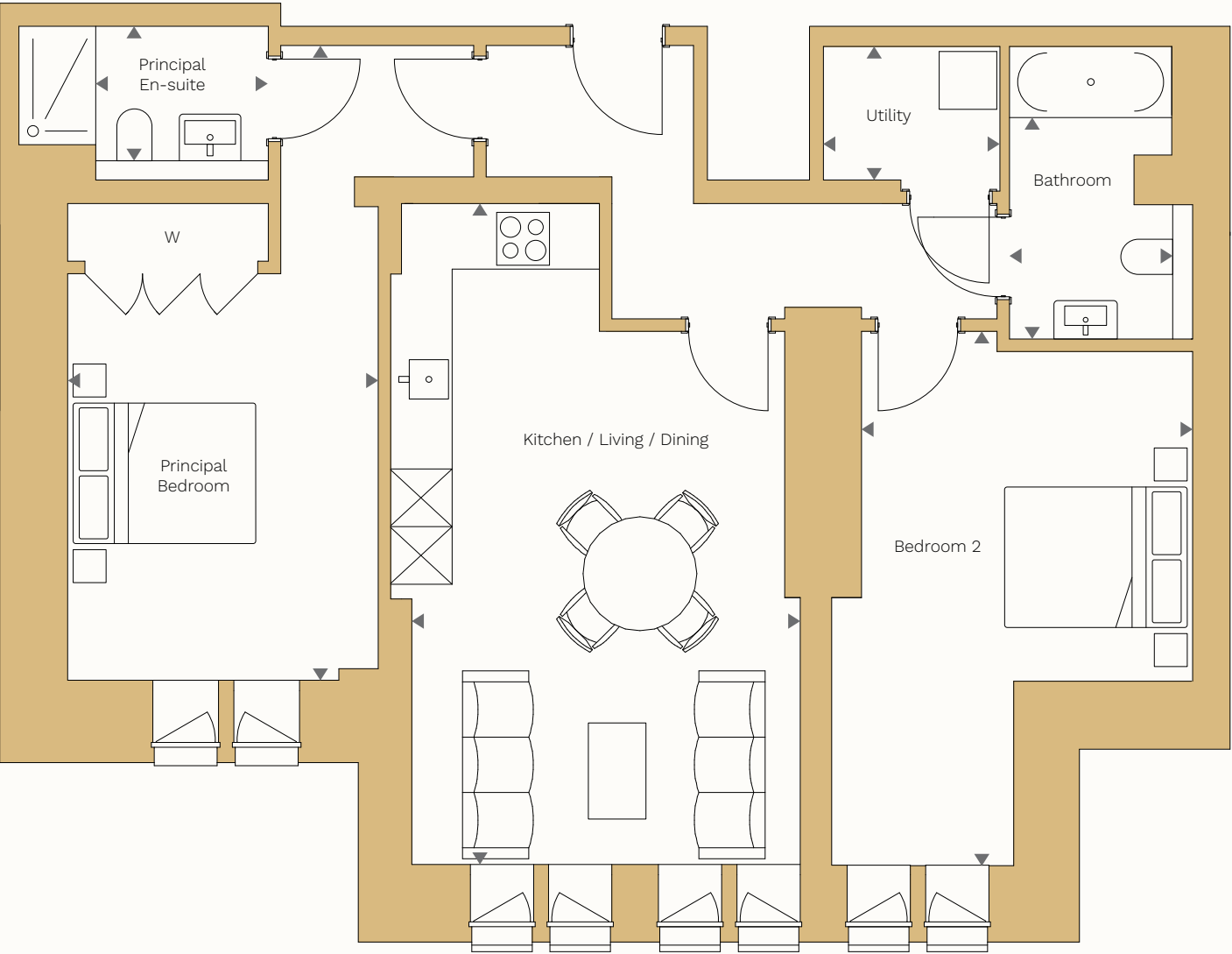
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GROUND FLOOR



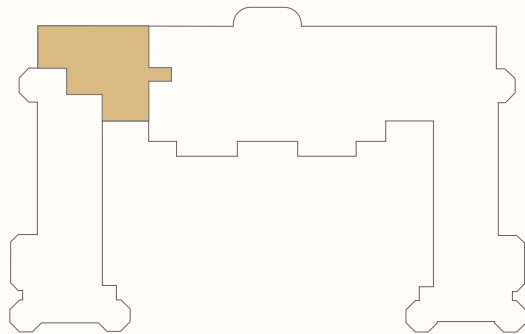
North

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

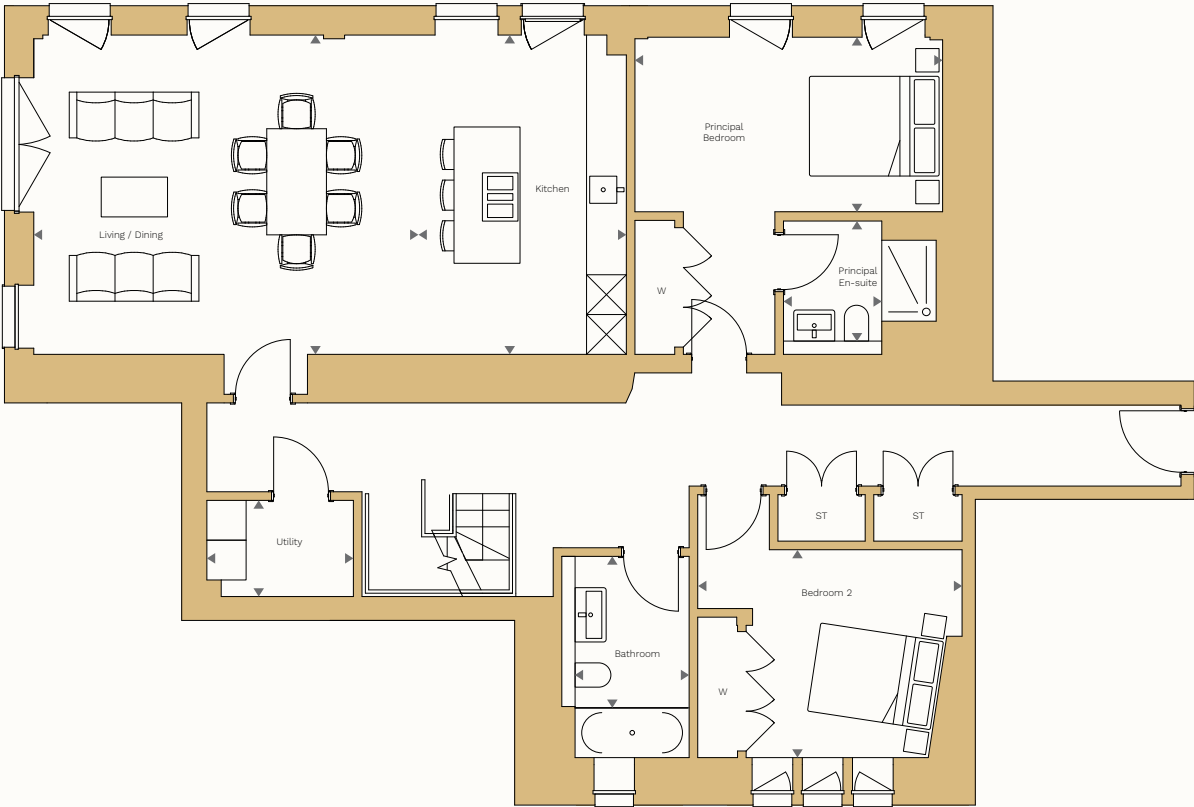
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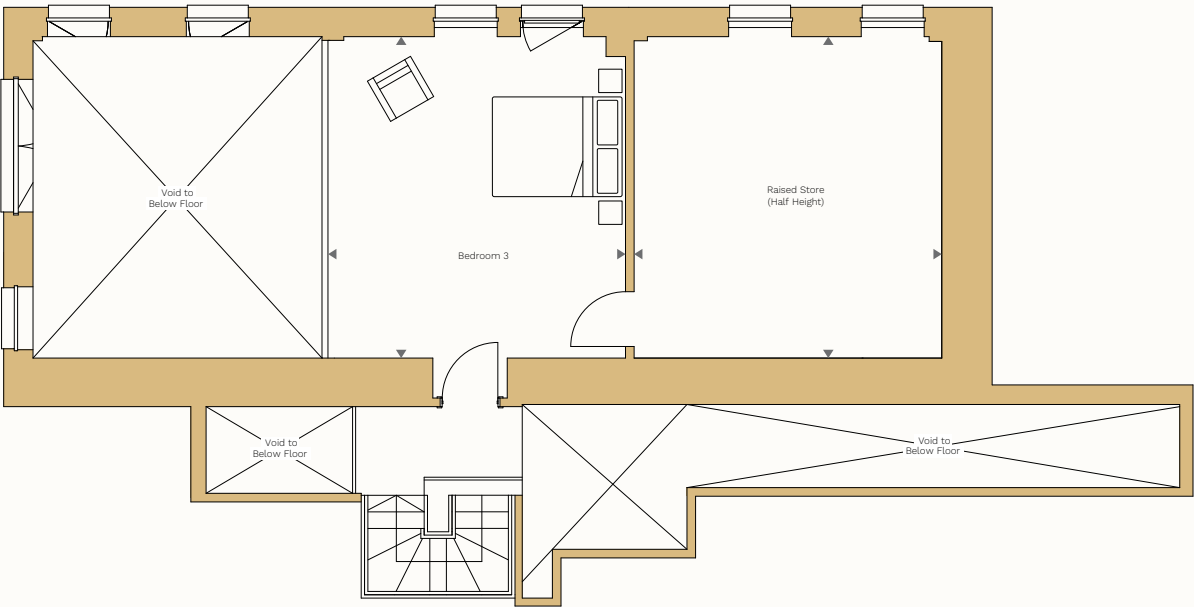
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W: Wardrobe

GROUND FLOOR



MEZZANINE



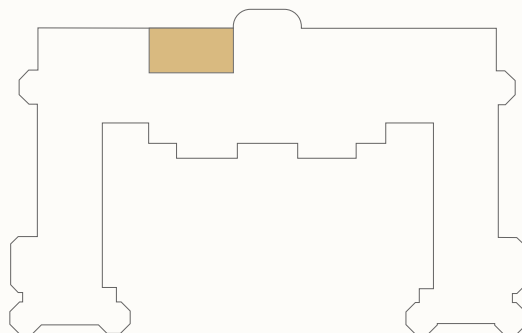
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THREE BEDROOM + STUDY APARTMENT

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

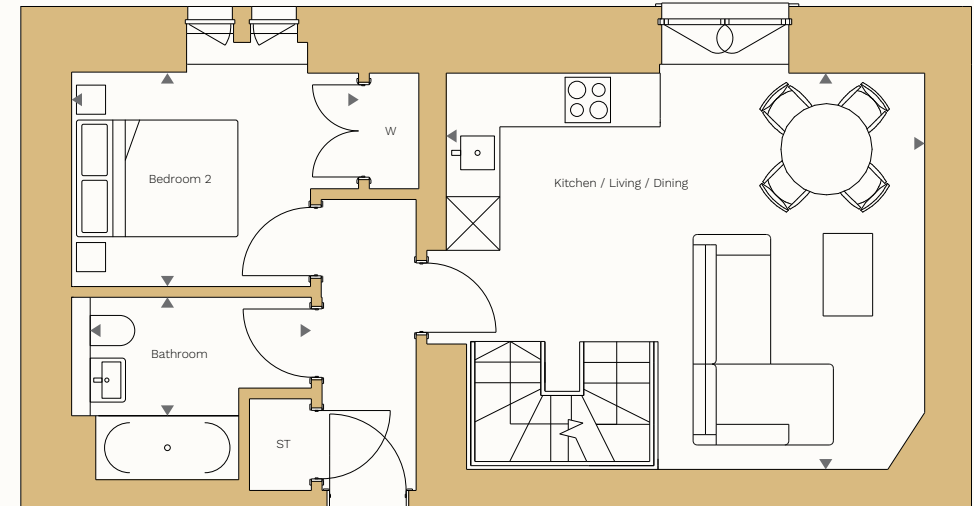
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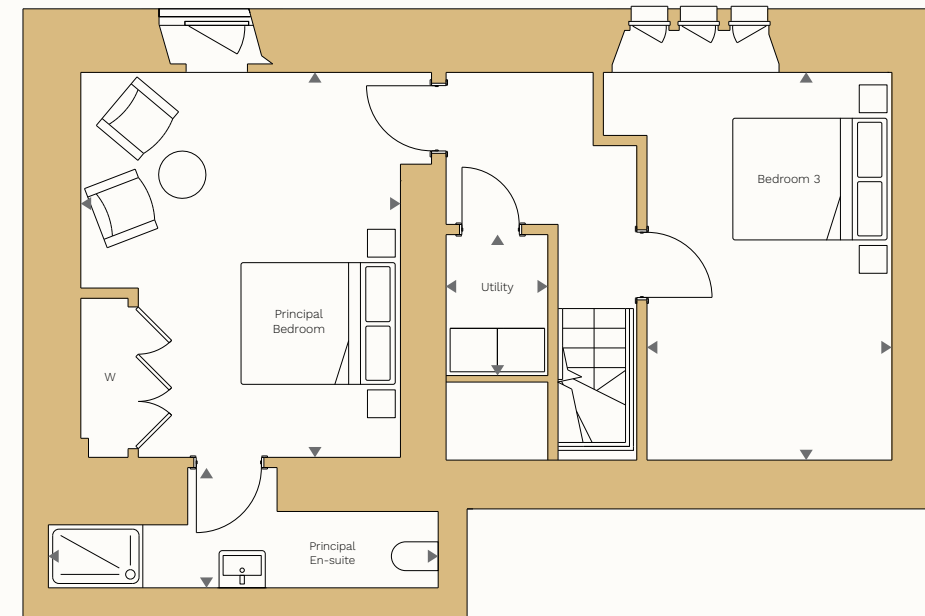
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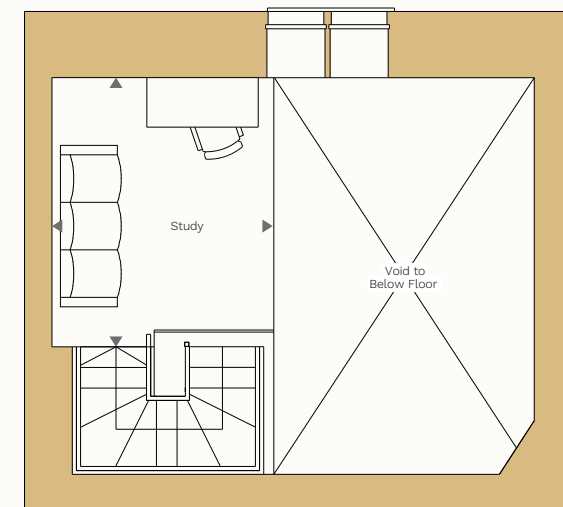
GROUND FLOOR



LOWER GROUND FLOOR



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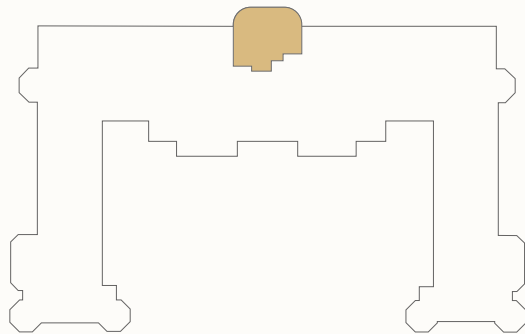
North

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

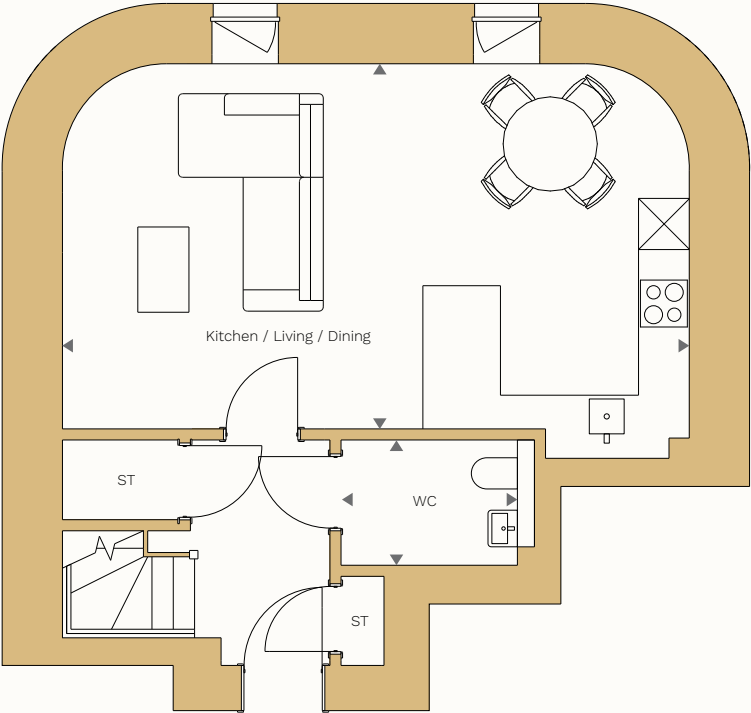
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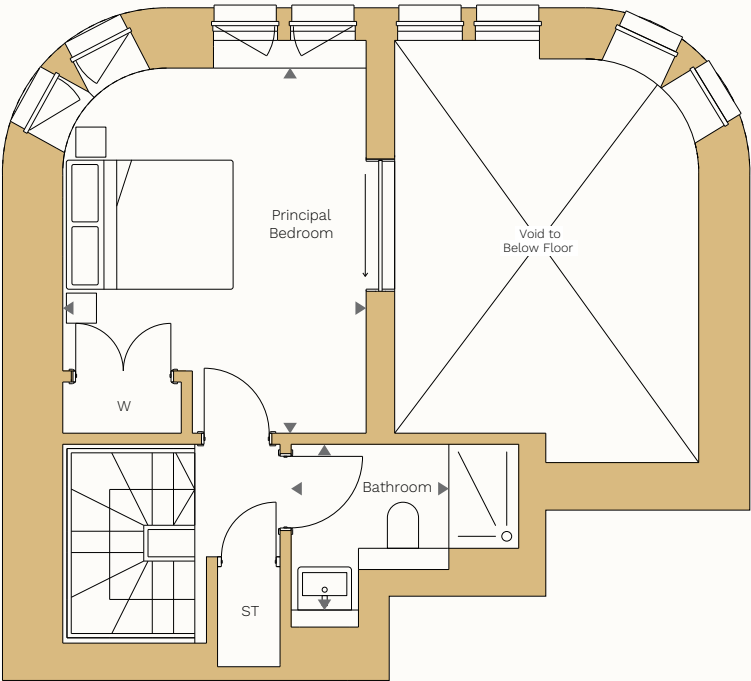
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GROUND FLOOR



MEZZANINE



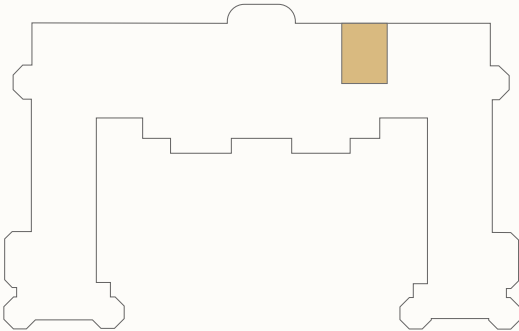
North

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

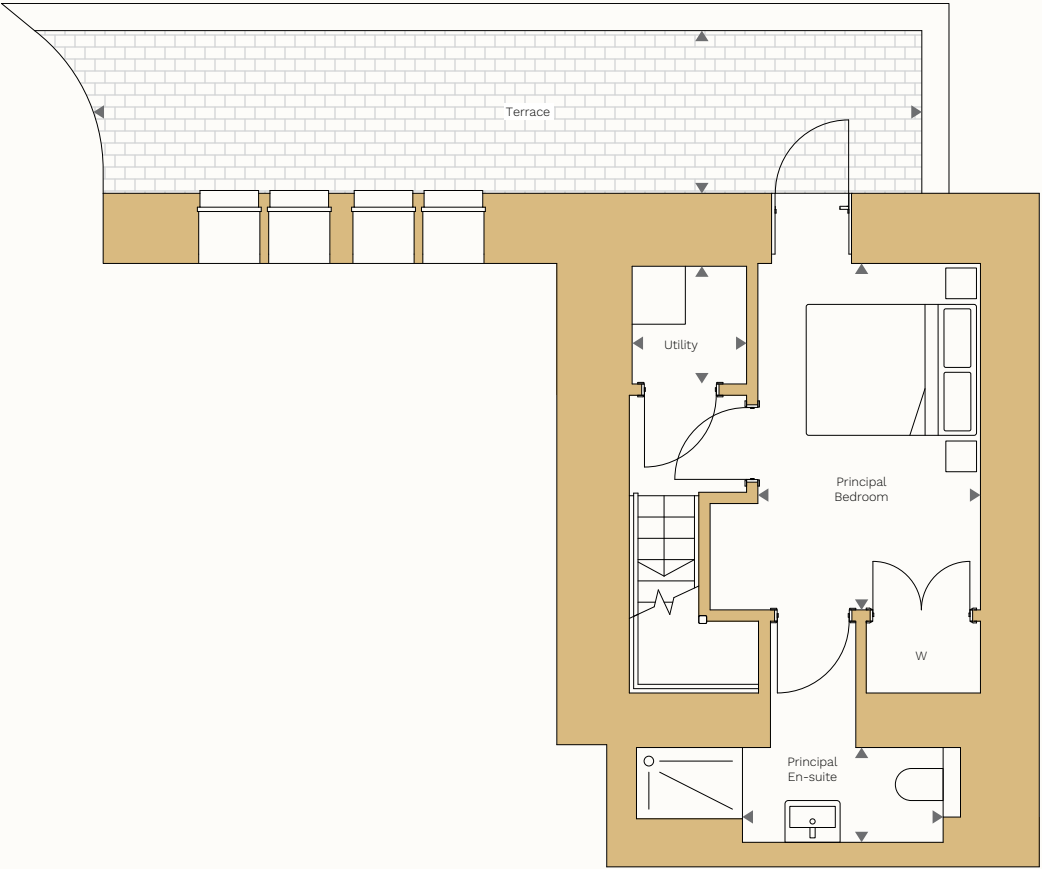
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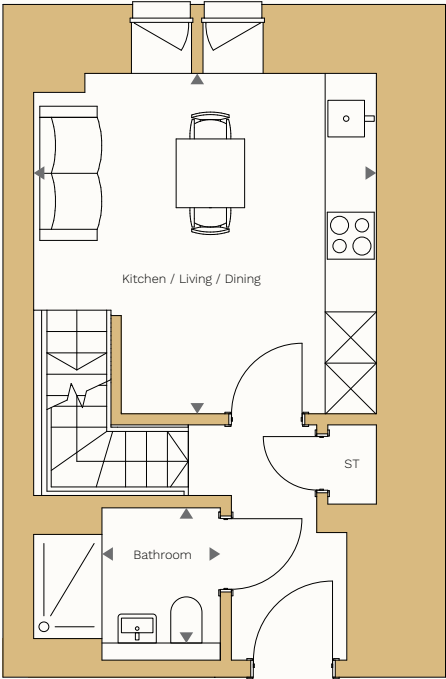
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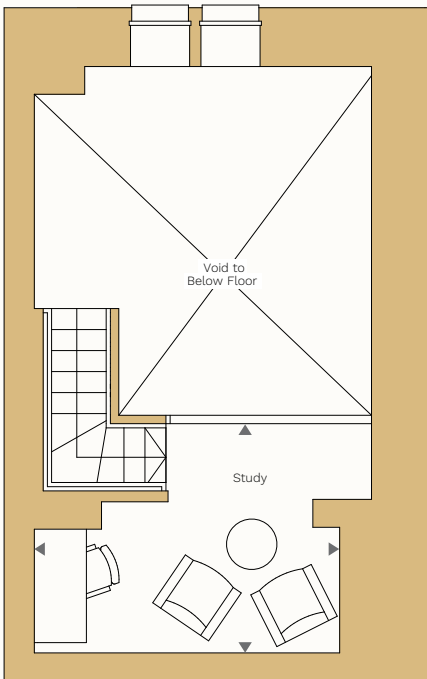
LOWER GROUND FLOOR



GROUND FLOOR



MEZZANINE



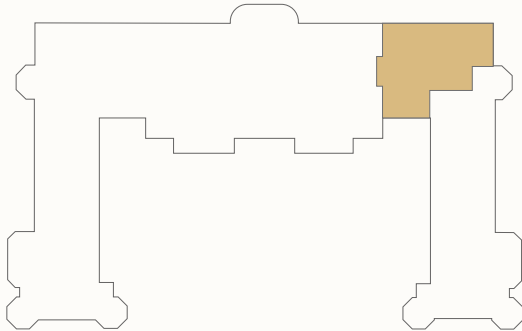
North

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

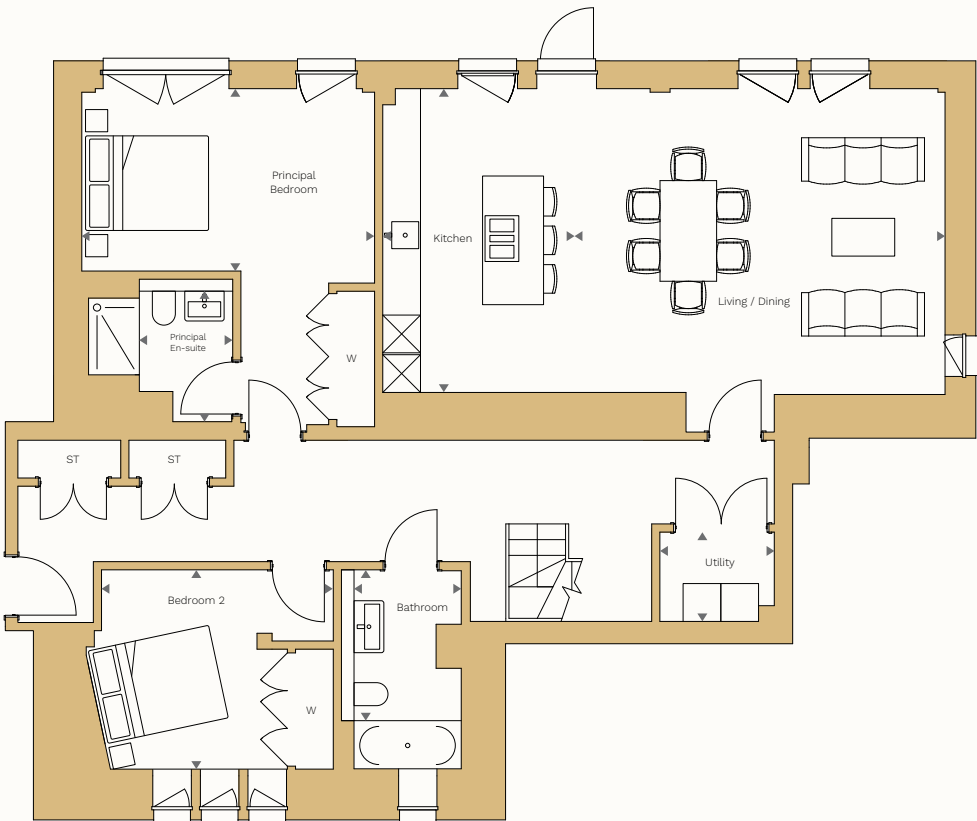
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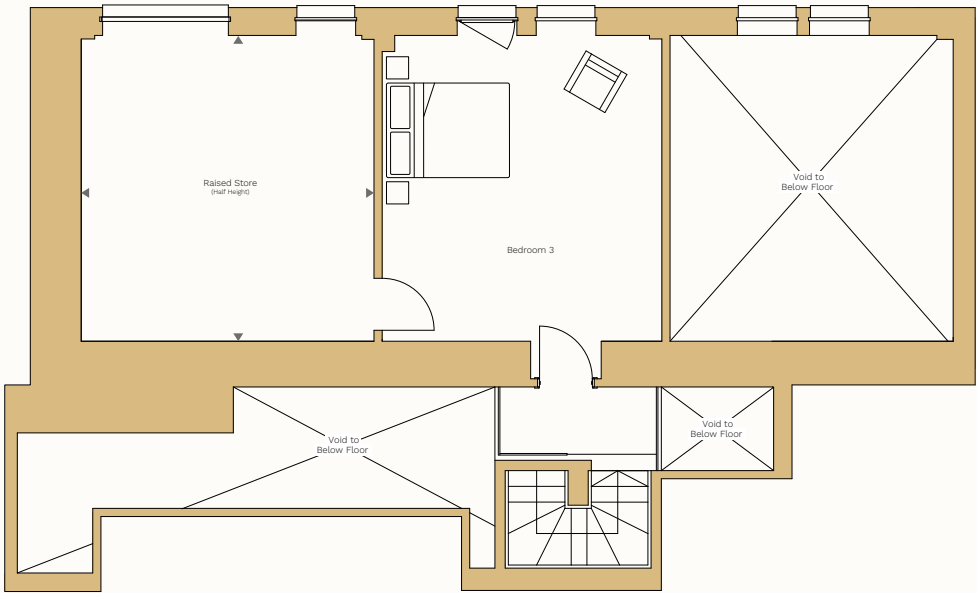
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GROUND FLOOR



MEZZANINE



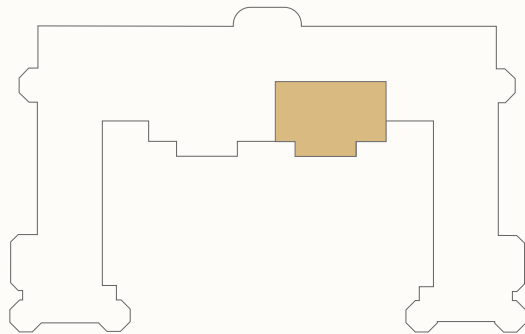
North

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

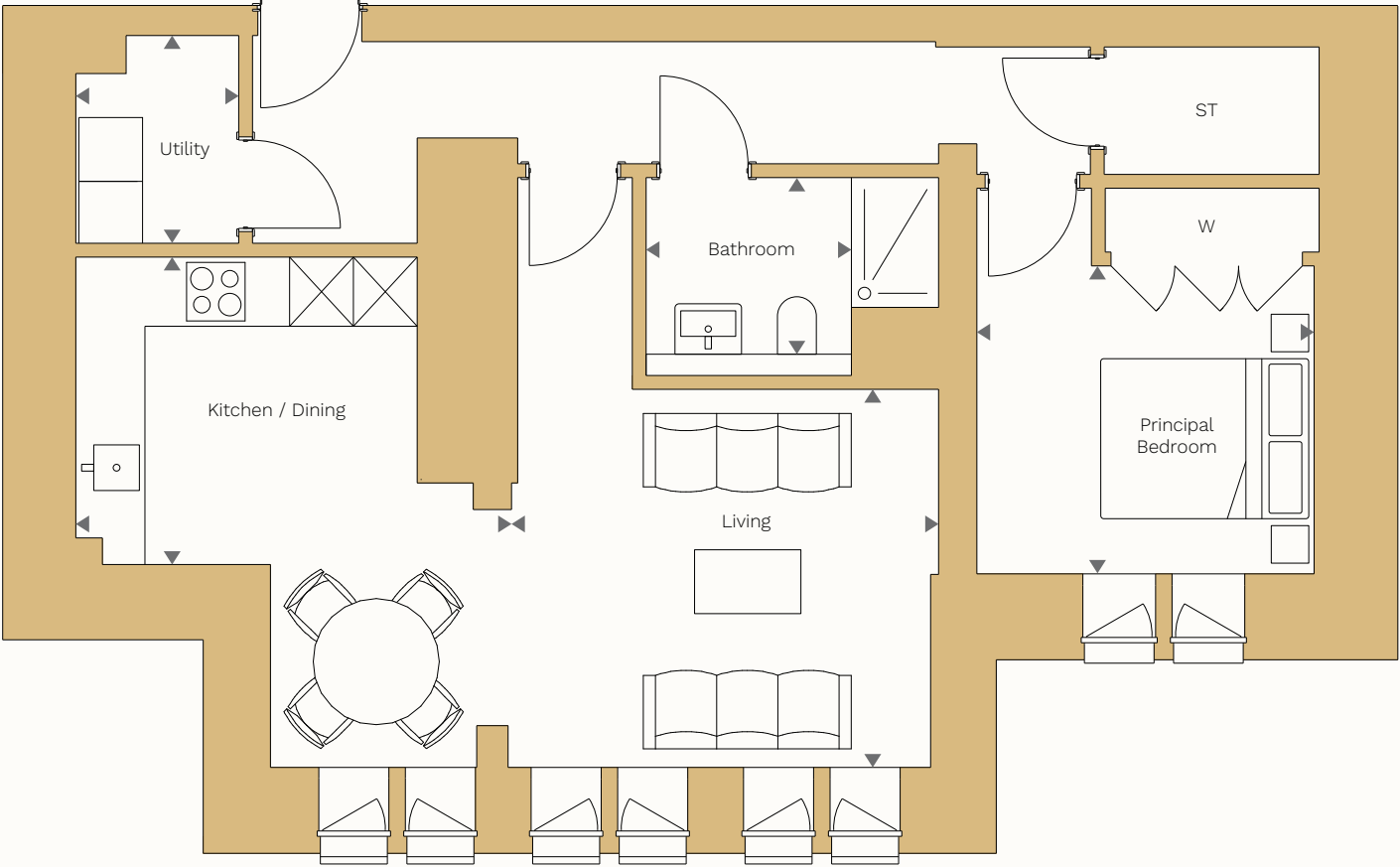
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KEY

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GROUND FLOOR



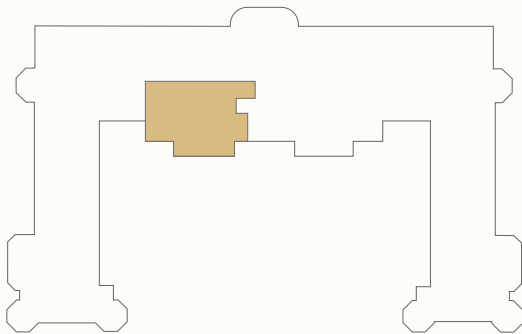
North

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

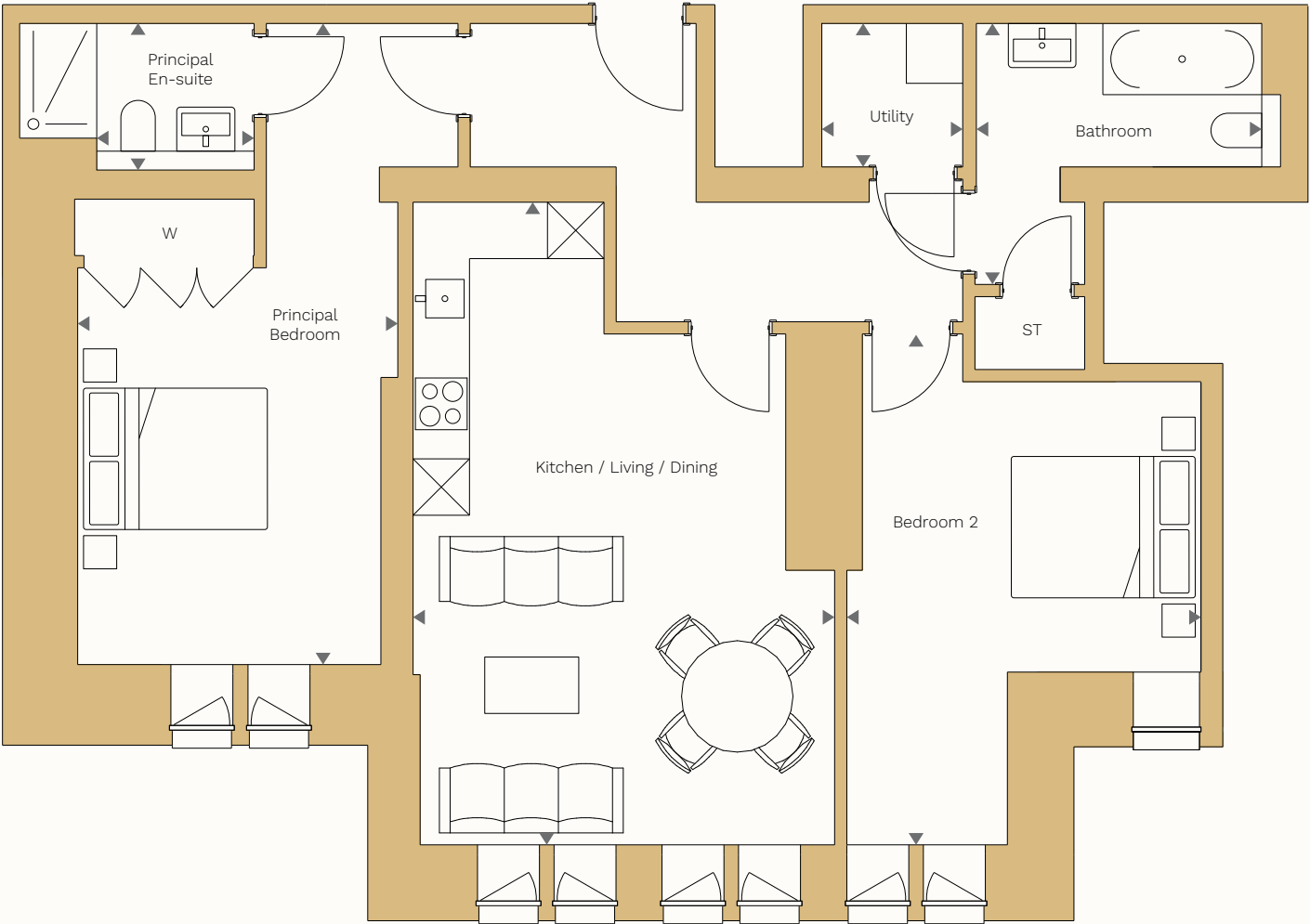
LOCATION



KEY

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FIRST FLOOR



North

Royal Meadows

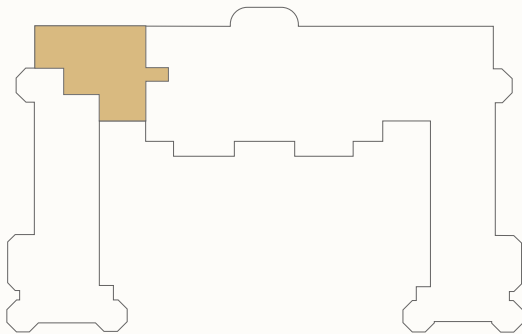
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THREE BEDROOM APARTMENT

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

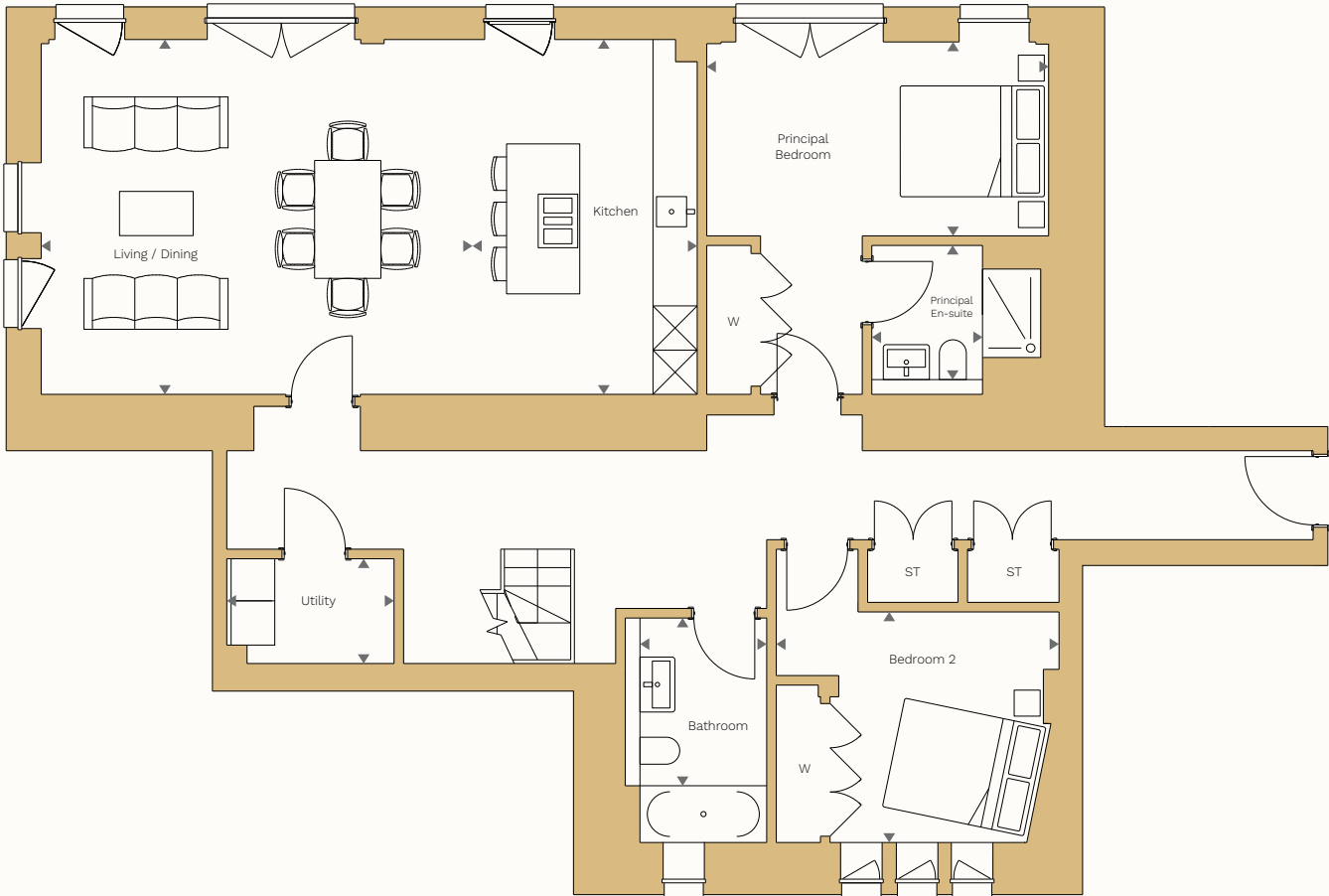
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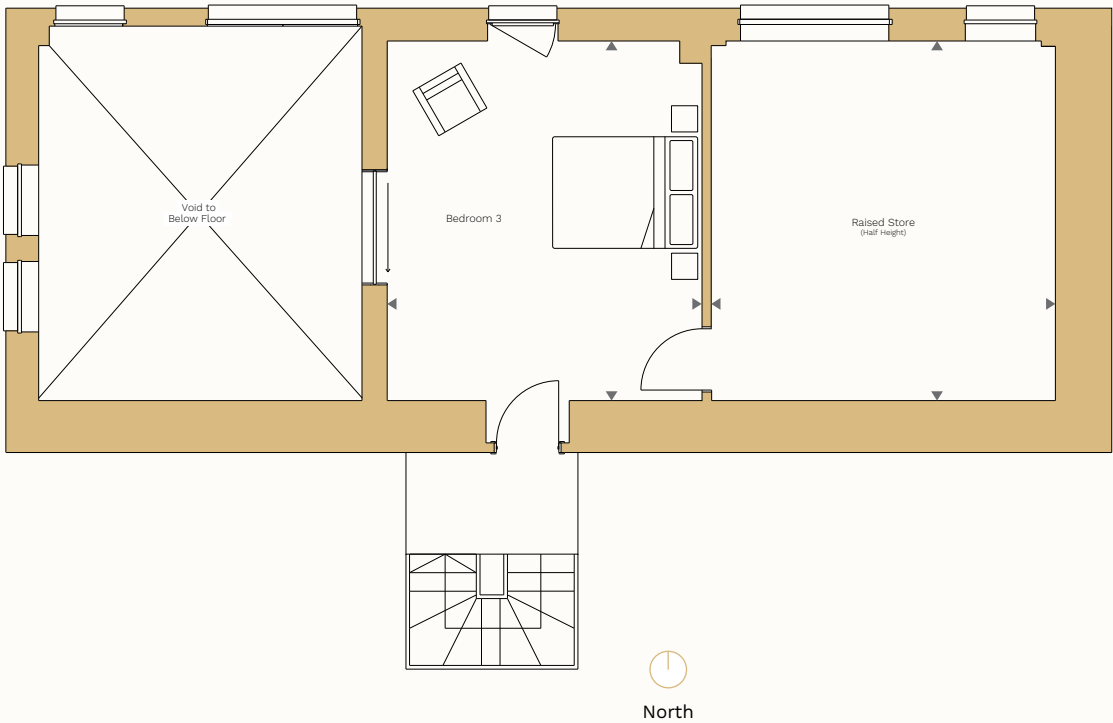
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FIRST FLOOR



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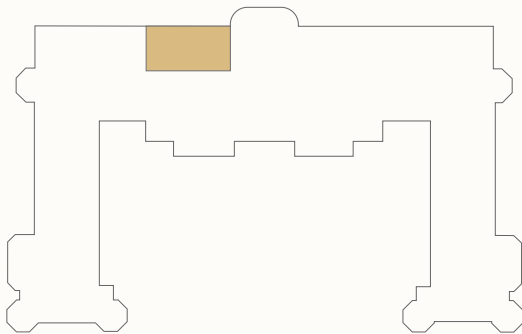


ONE BEDROOM + STUDY APARTMENT

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

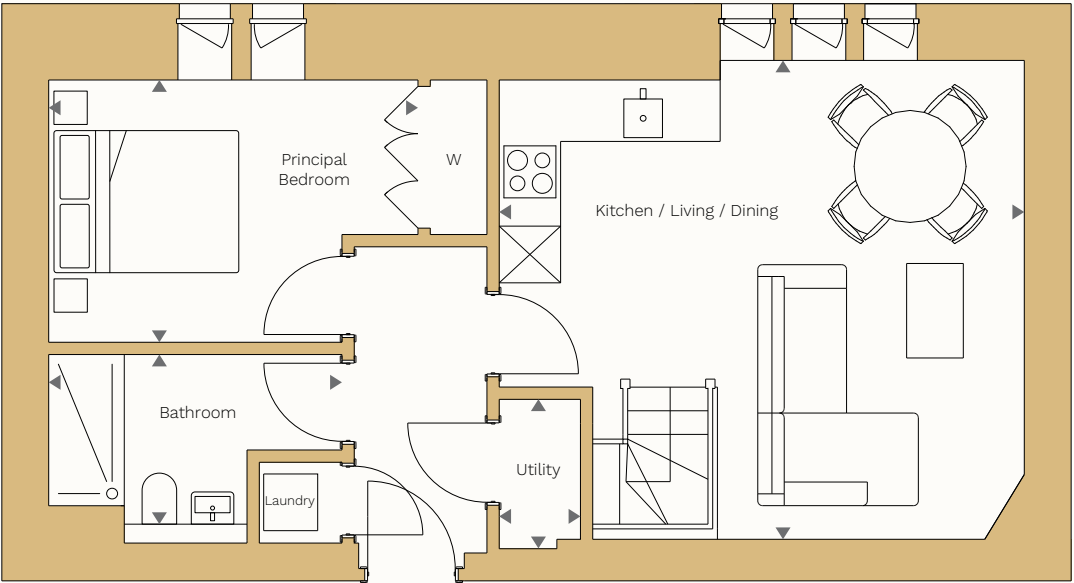
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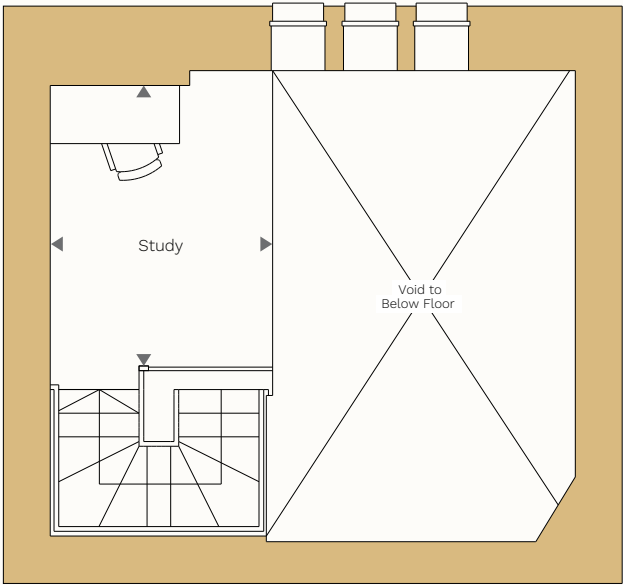
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FIRST FLOOR



MEZZANINE



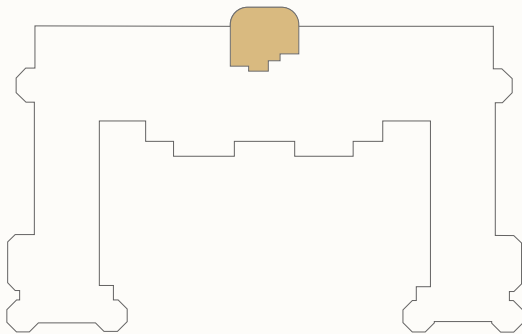
North

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

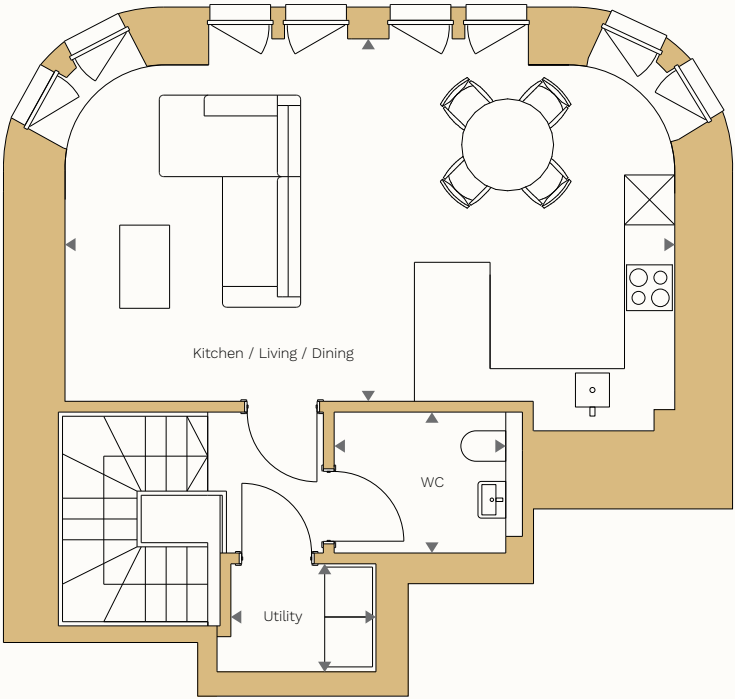
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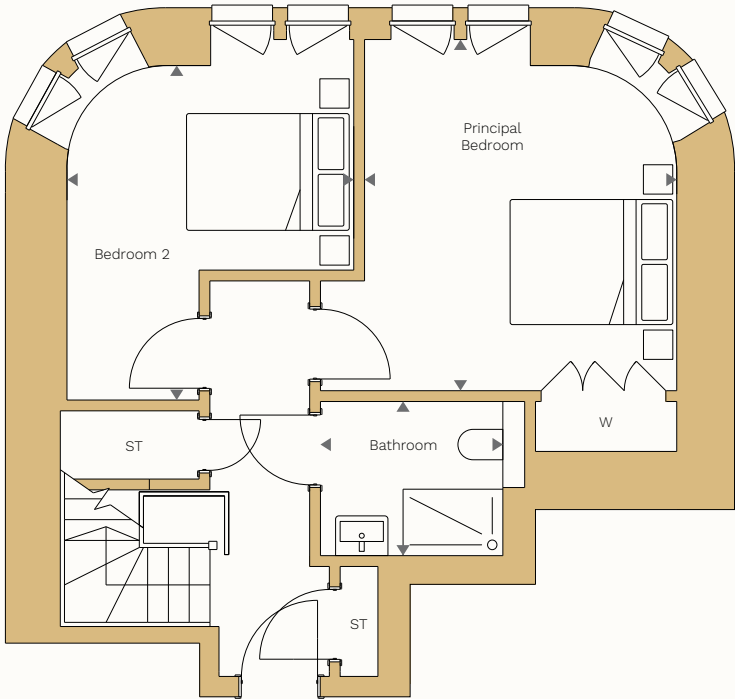
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FIRST FLOOR MEZZANINE



FIRST FLOOR



North

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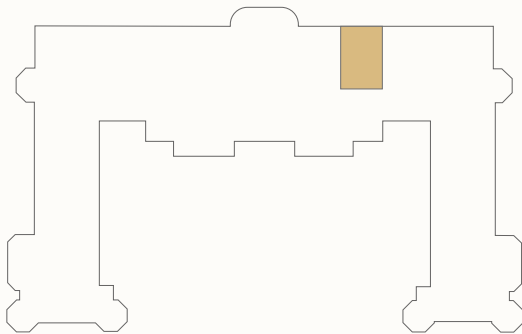
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ONE BEDROOM APARTMENT

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

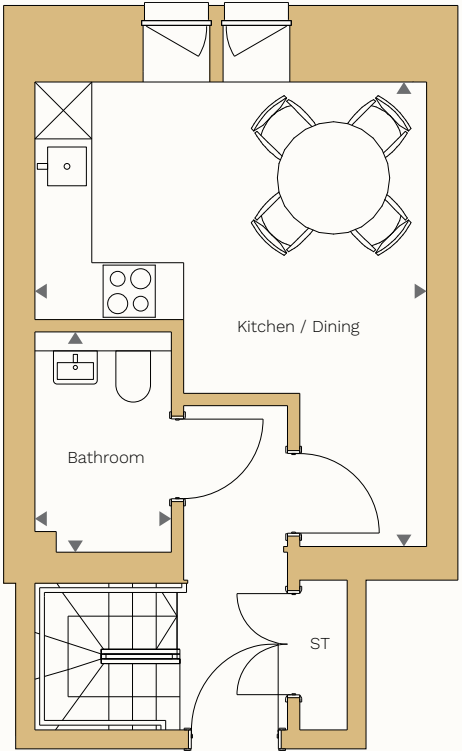
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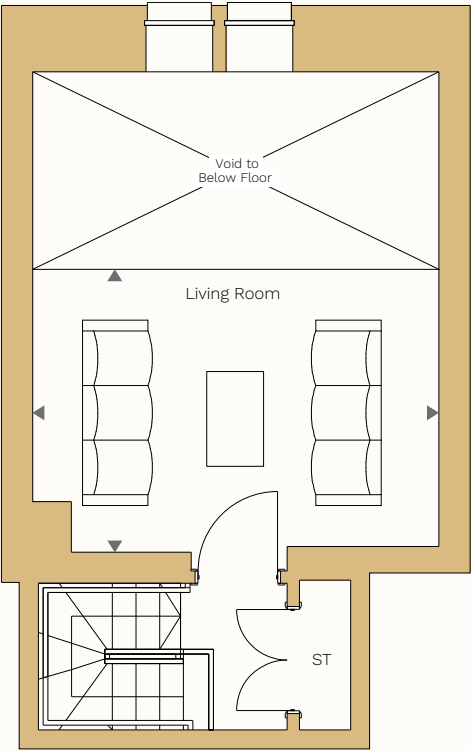
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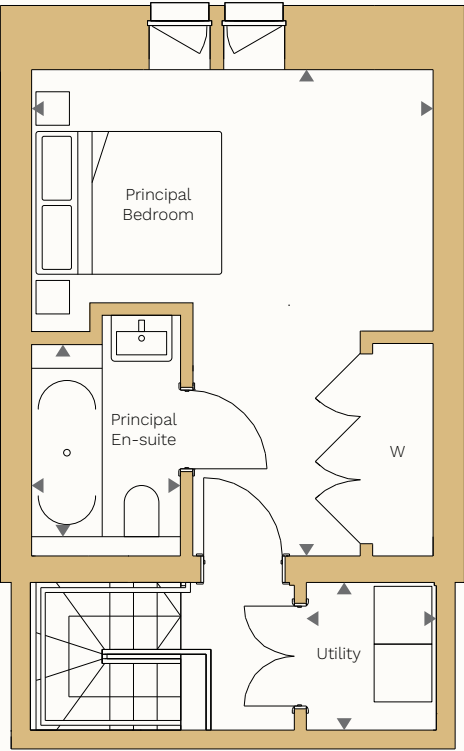
FIRST FLOOR



MEZZANINE



SECOND FLOOR



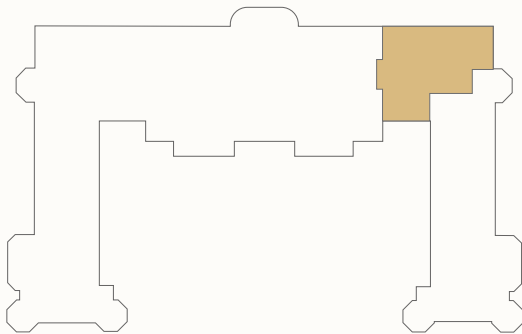
North

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

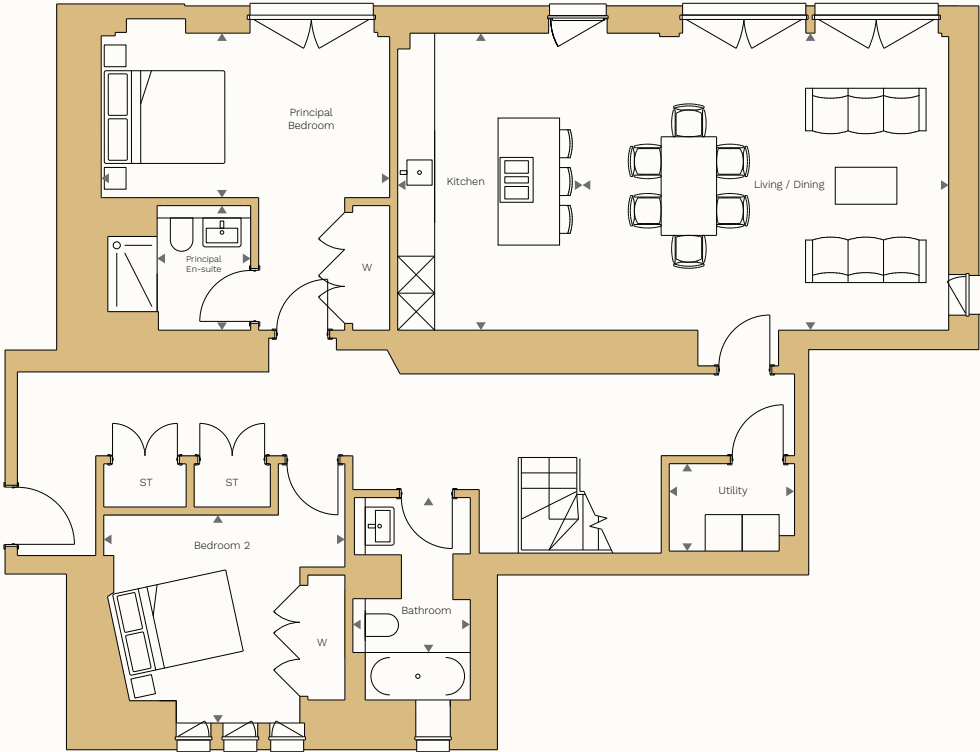
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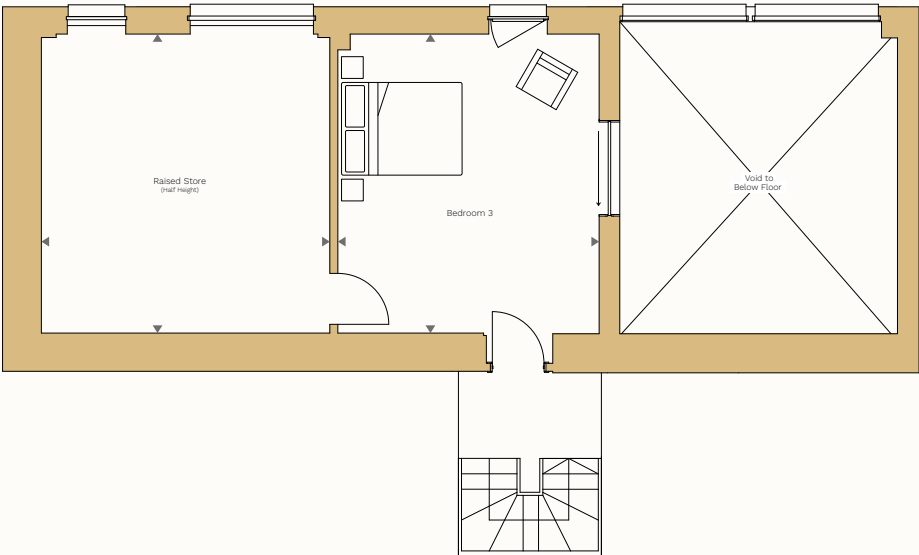
KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



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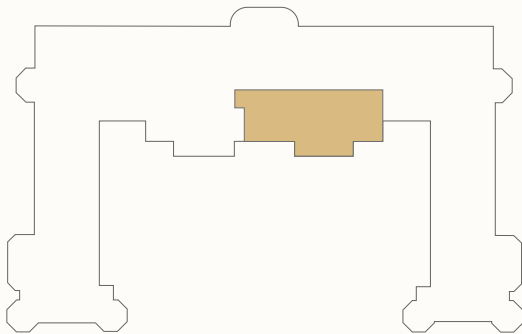
North

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

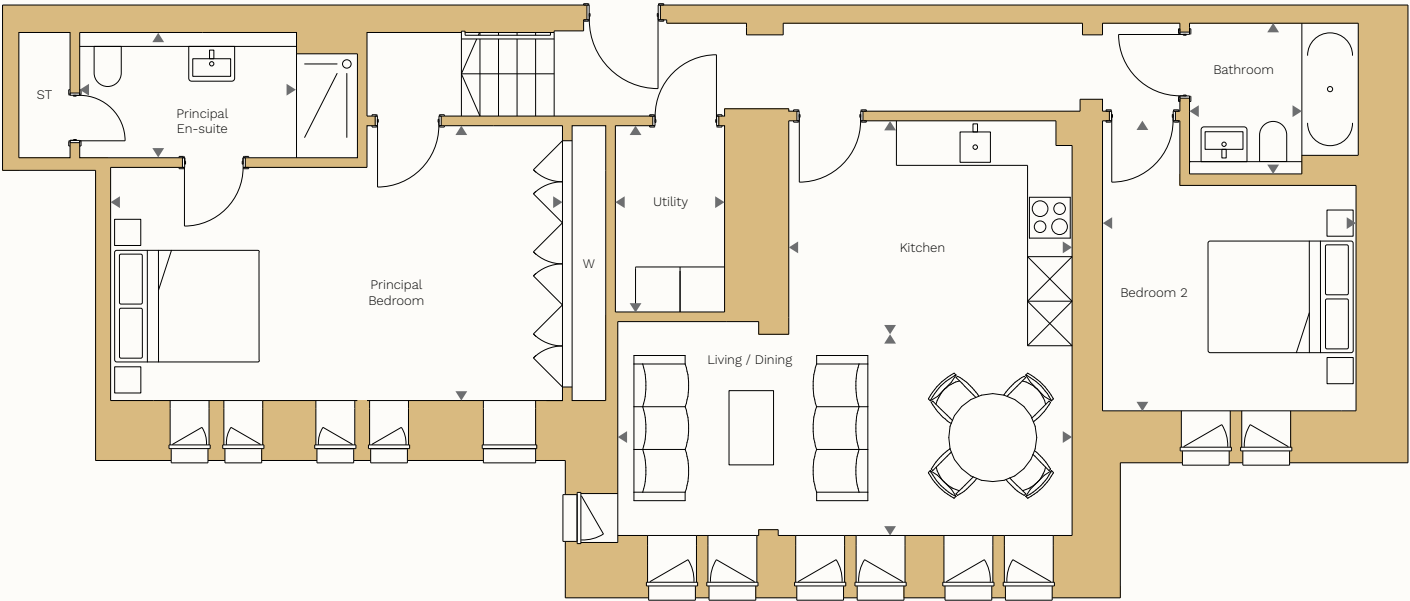
LOCATION



KEY

ST: Storage
W: Wardrobe

FIRST FLOOR



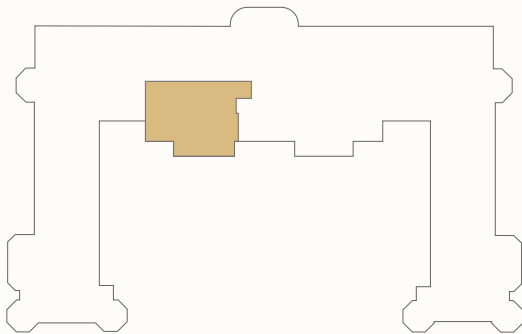
North

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

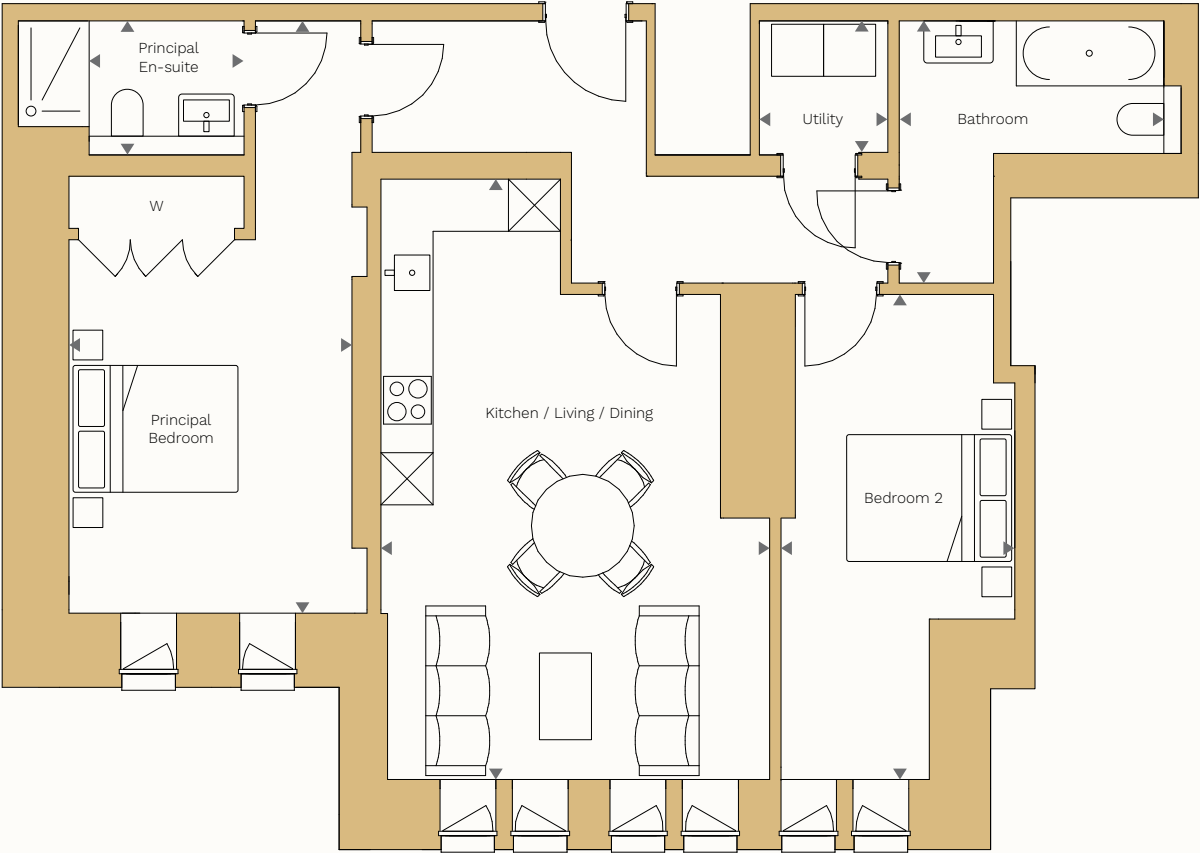
LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR



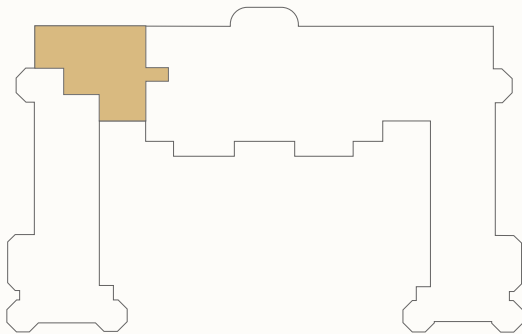
North

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

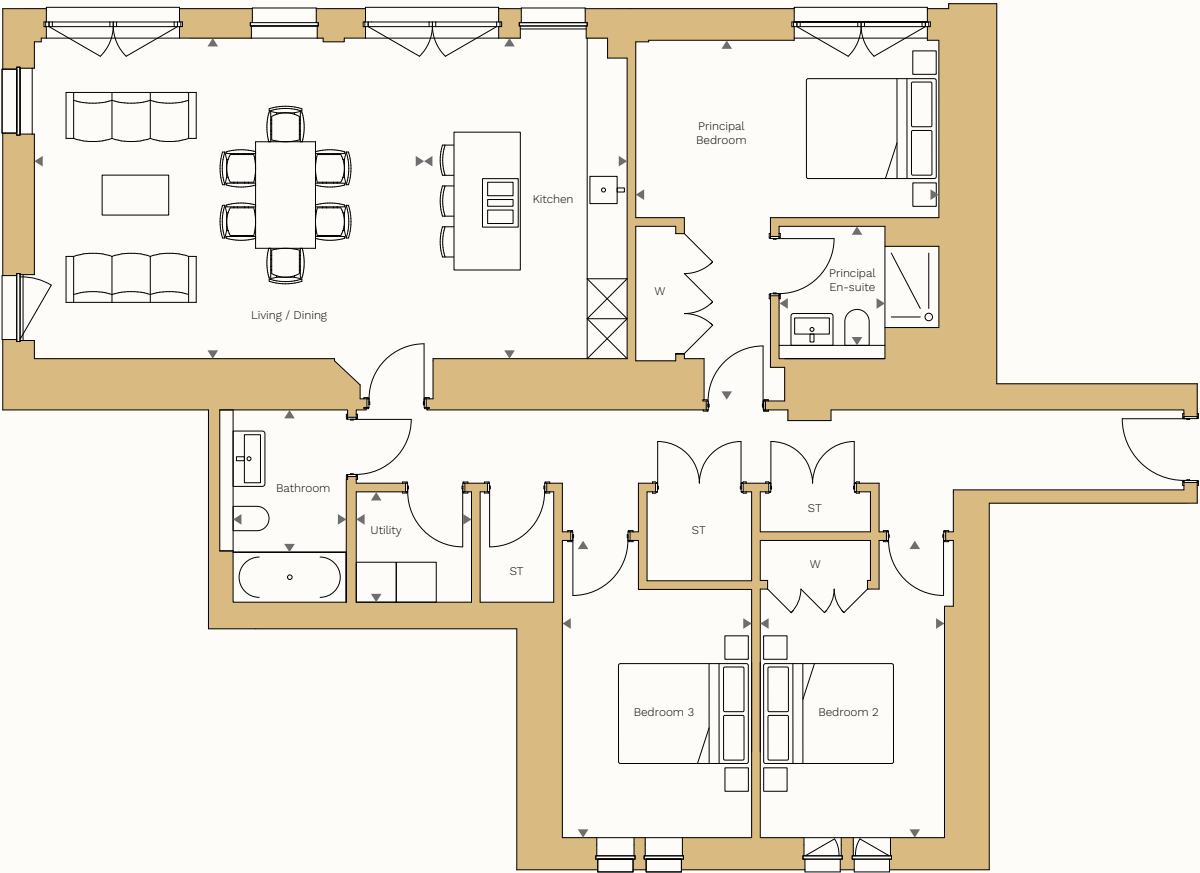
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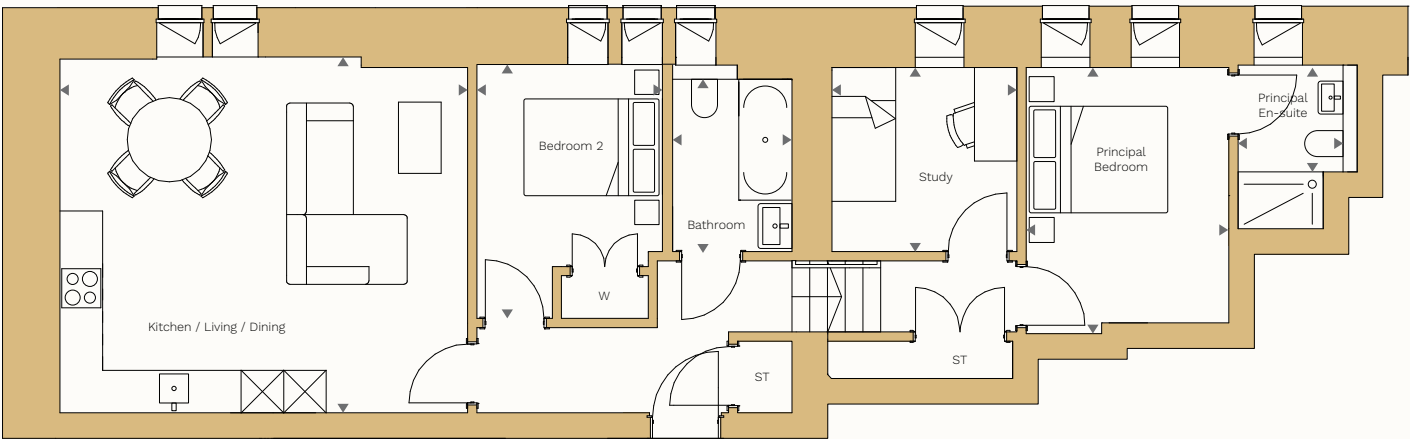
ST: Storage
W: Wardrobe

SECOND FLOOR

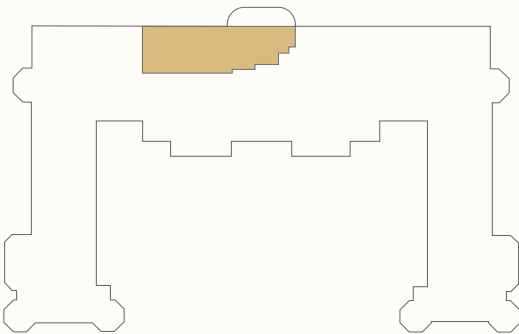


North

	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

SECOND FLOOR



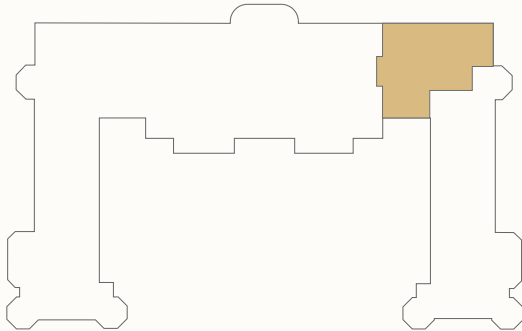
North

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

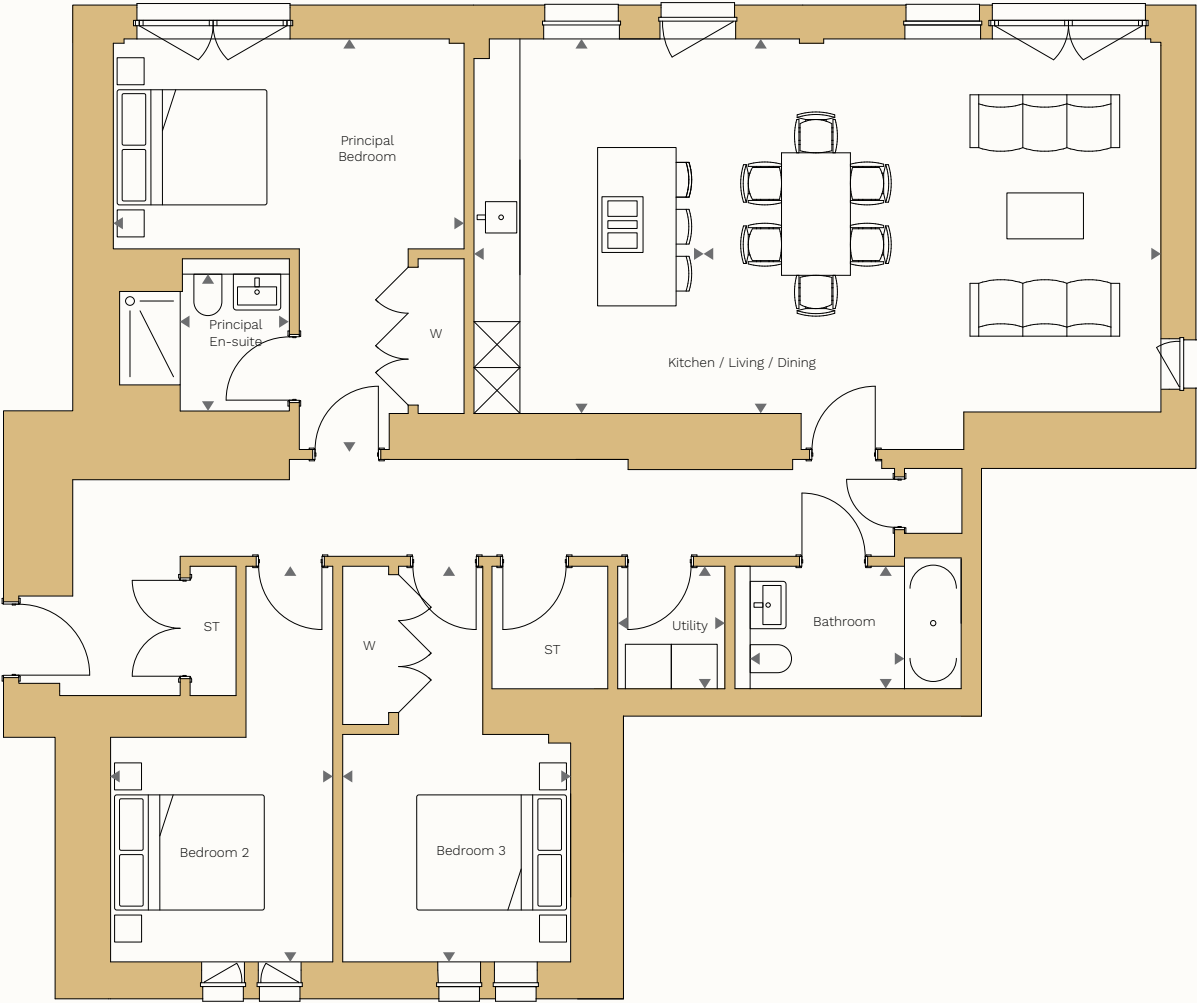
LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR

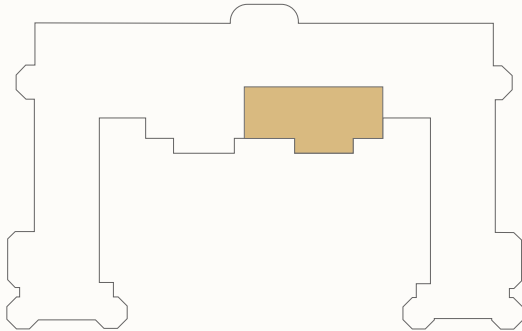


THREE BEDROOM APARTMENT

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

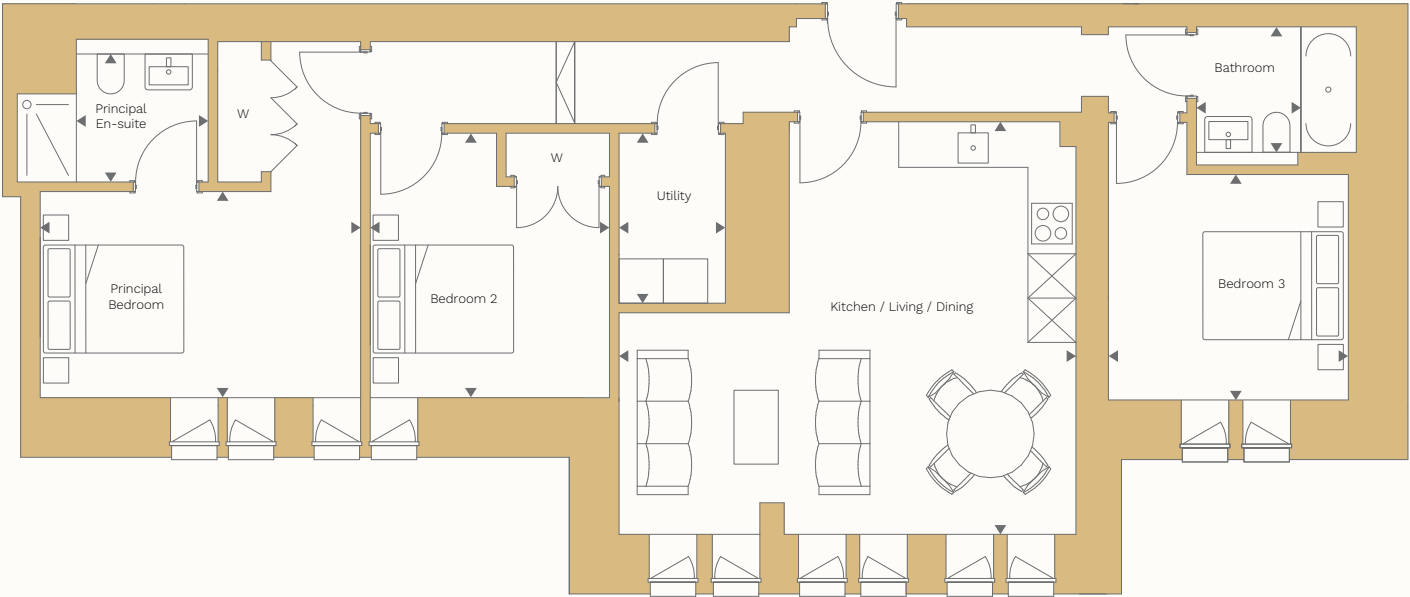
LOCATION



KEY

ST: Storage
W: Wardrobe

SECOND FLOOR



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.

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