



Sciennes Penthouse West

FLOORPLANS

Royal Meadows

EDINBURGH





Sciennes Penthouse West

Top Tier Living

The penthouses form the jewel in the crown at Royal Meadows, occupying the upper two floor levels of this landmark development.

Penthouse features include:

- A heritage conversion finished to the highest specification.
- Four generous bedrooms, all with en-suite bathrooms.
- Fully furnished, luxurious kitchens with plentiful entertaining spaces.
- Expansive 1,011 sq ft roof terrace with dual aspect views.
- Equipped throughout for complete multi-media and audio visual systems.
- Ground floor secure car parking for two vehicles.



Kitchen / Living Room (indicative)



Kitchen (indicative)

Exquisite Kitchens

The luxurious penthouse kitchen features a palette of quality materials, with the modern design providing practical and convenient storage. Each kitchen boasts full-height splashbacks and Silestone worktops, with LED under unit lighting.

The kitchen features Siemens appliances throughout including an electric oven and induction hob, combination microwave and fridge-freezer. Separately, a washing machine and dryer are located in the utility room.

Bespoke Design

The penthouse offers four generous bedrooms, all with beautifully appointed en-suite bathrooms. Magnificent light filled living spaces provide plenty of space to relax and unwind, or entertain with friends and family.

The design of the penthouse meticulously blends the originality of the building with efficient, considered and contemporary interior design, creating the ultimate in modern living.



Dining Room (indicative)

Sciennes Penthouse West Location

This expansive property is located within Sciennes Central; the principal residential building at Royal Meadows.

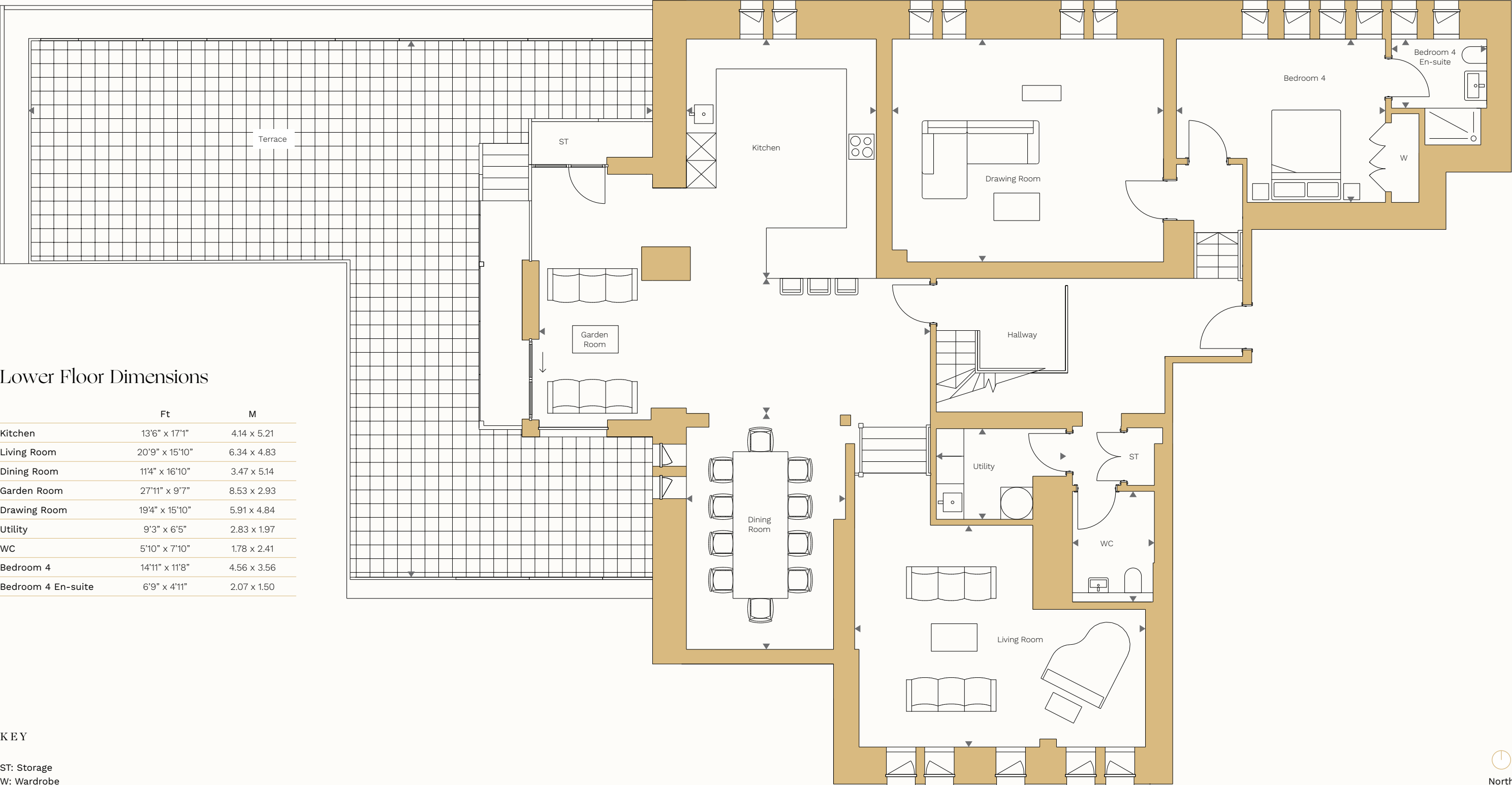
The penthouse boasts an enormous terrace of 1,011 sq ft, incredibly unique to a property of this nature. Offering a perfect entertaining space, the terrace provides far reaching views overlooking The Meadows and Edinburgh skyline.

Sciennes Penthouse West

Third Floor

Four Bedroom Penthouse

Total Internal Area	3,444 sq ft	320 sq m
Total External Area	1,011 sq ft	94 sq m



Sciennes Penthouse West

Fourth Floor

Four Bedroom Penthouse

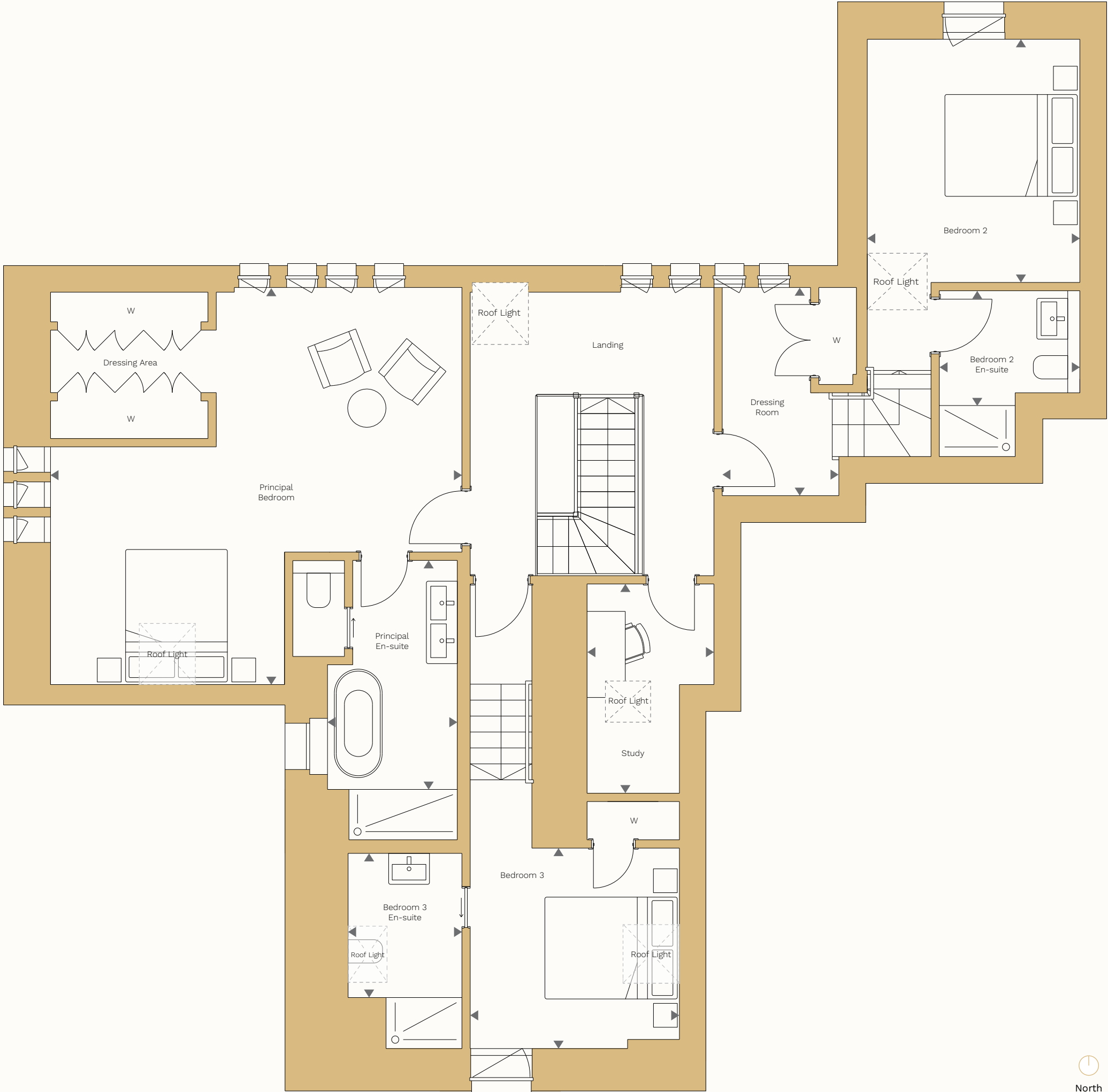
Total Internal Area	3,444 sq ft	320 sq m
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Upper Floor Dimensions

	Ft	M
Principal Bedroom	27'11" x 26'11"	8.52 x 8.22
Principal En-suite	8'9" x 15'6"	2.68 x 4.74
Bedroom 2	14'5" x 16'6"	4.40 x 5.03
Bedroom 2 En-suite	9'6" x 7'9"	2.91 x 2.37
Dressing Room	7'10" x 14'1"	2.40 x 4.31
Bedroom 3	14'2" x 13'7"	4.33 x 4.15
Bedroom 3 En-suite	7'8" x 9'9"	2.36 x 2.98
Study	8'7" x 14'2"	2.62 x 4.33

KEY

ST: Storage
W: Wardrobe



North

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
- Large store room in Lower Ground Floor
- Private terrace
- Two private parking spaces
- 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 areas
- 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
- Underfloor heating throughout
- 24/7 digital zoned heating controls
- 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 combination oven
 - Siemens full height fridge
 - Siemens full height freezer
 - Siemens dishwasher
 - Siemens 4 zone induction hob with downdraft extractor
 - Wine cooler
 - Siemens plate warming drawer
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- Utility room comprises washing machine and condensing drier, 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
- Brushed stainless steel shaver sockets
- Underfloor heating

Safety & Security

- Multi locking front door
- Video door entry system
- Door viewer to all entrance door
- Locking windows where appropriate
- External lighting to terrace
- 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



Bedroom (indicative)

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



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