



# West Craigs

Edinburgh

The Rose

2 & 3 bedroom apartments



# West Craigs

## The Rose apartments

### Type A

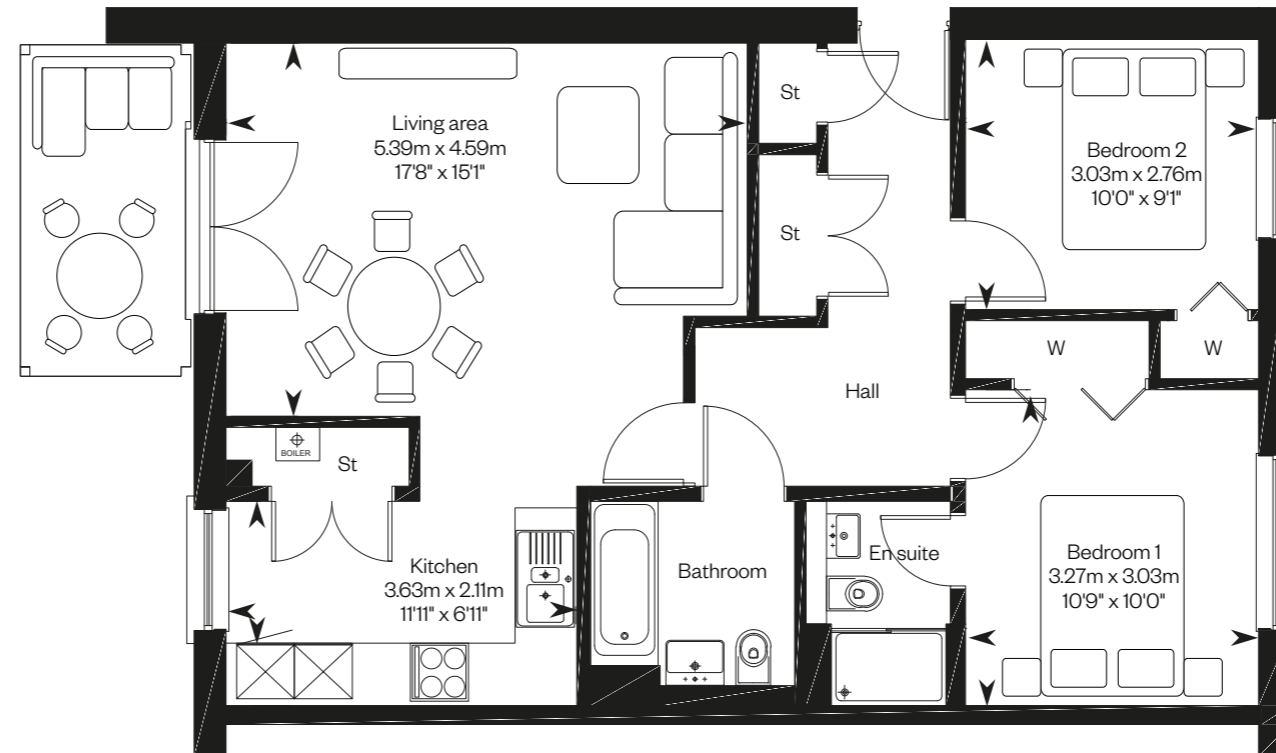
### 2 bedroom apartment

Ground floor – plot 189

First floor – plot 192

Second floor – plot 195

Third floor – plot 198



# West Craigs

## The Rose apartments

### Type E

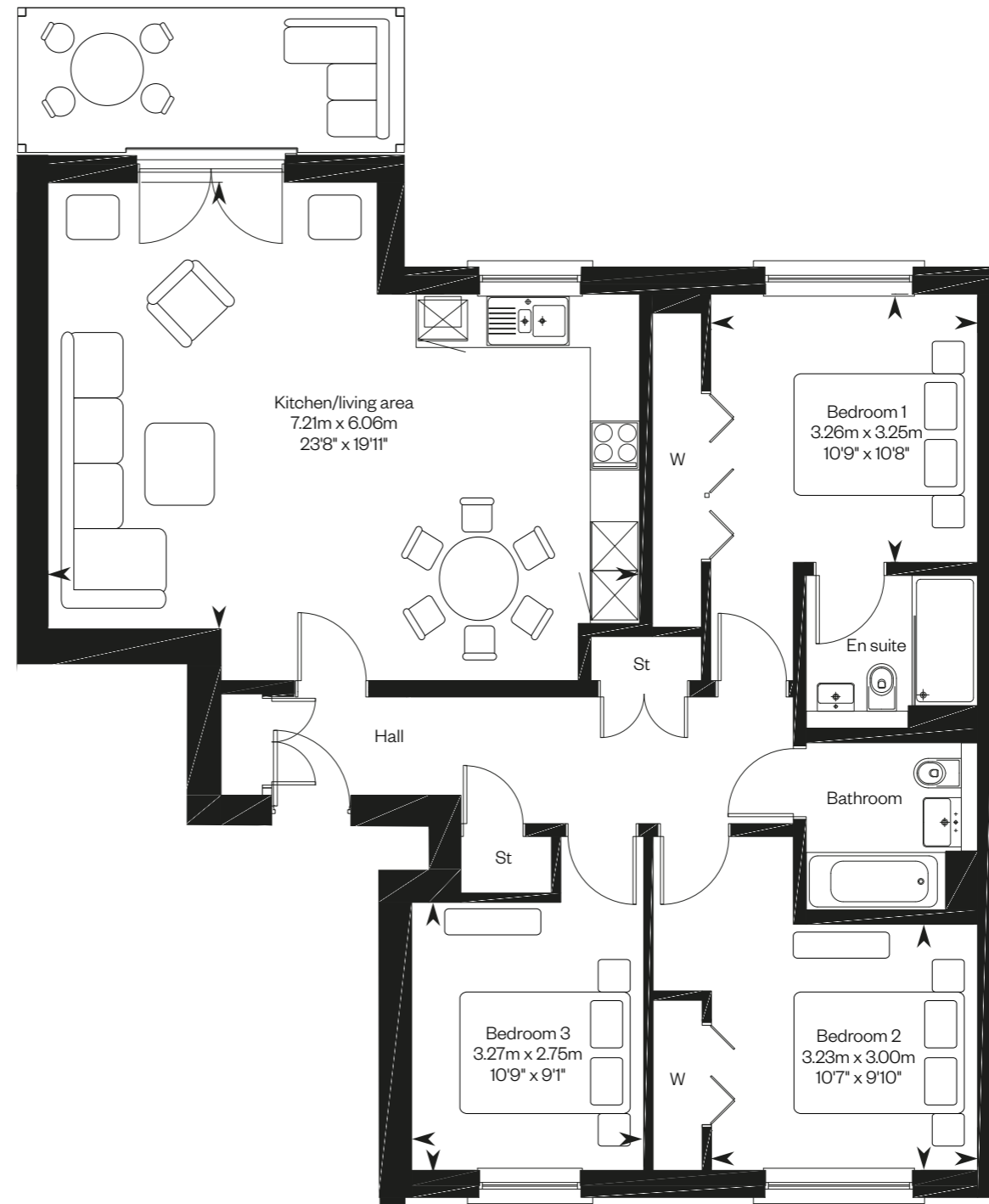
### 3 bedroom apartment

Ground floor – plot 187

First floor – plot 190

Second floor – plot 193

Third floor – plot 196



# West Craigs

## The Rose apartments

### Type F

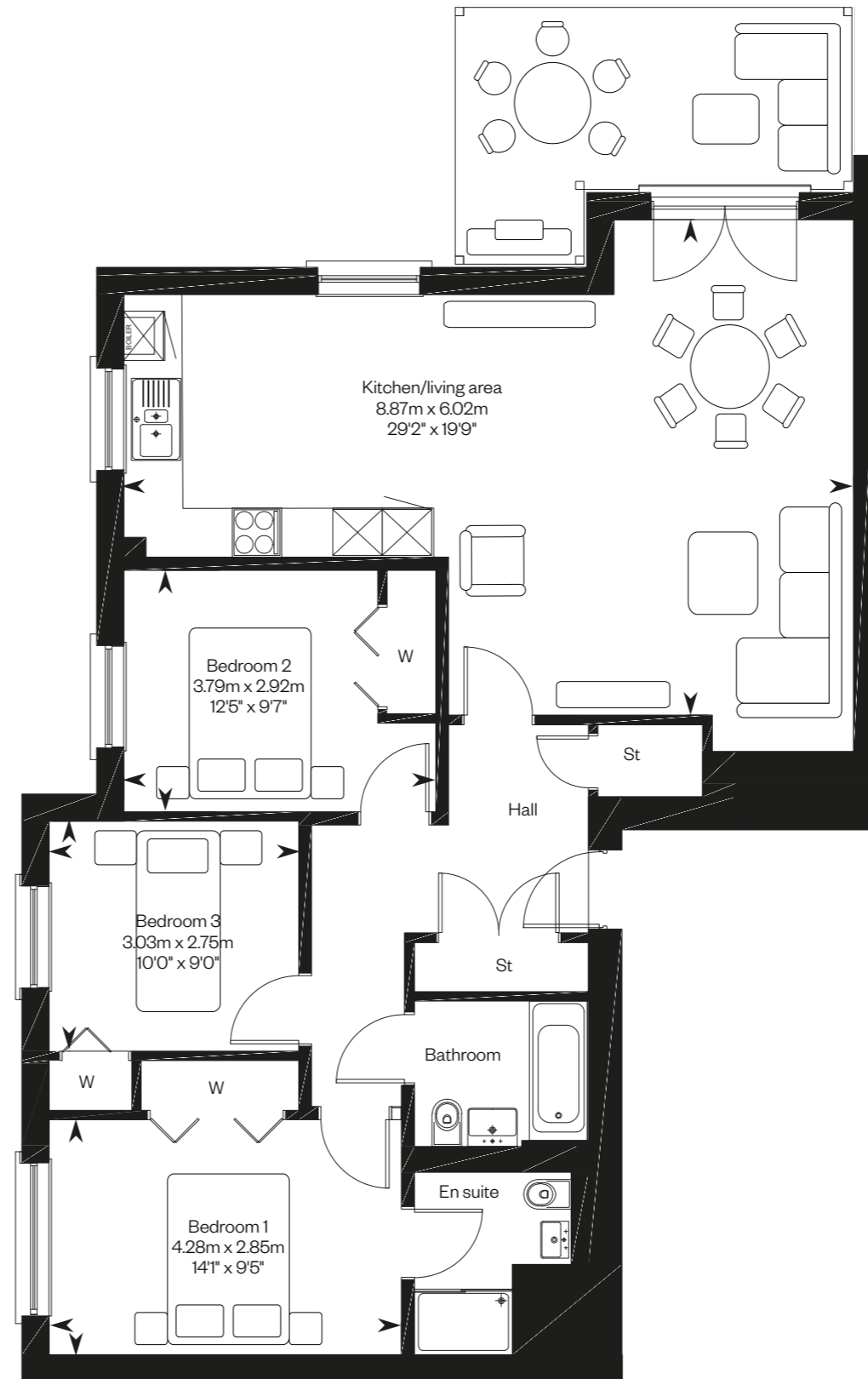
### 3 bedroom apartment

Ground floor – plot 188

First floor – plot 191

Second floor – plot 194

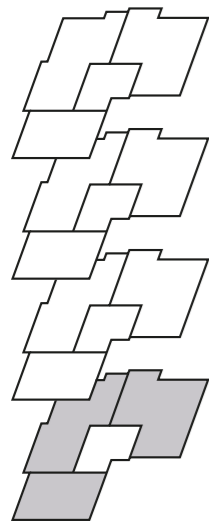
Third floor – plot 197



# West Craigs

## The Rose apartments Ground floor

Plots 187, 188 & 189



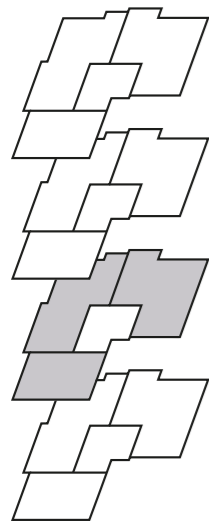
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# West Craigs

## The Rose apartments

### First floor

Plots 190, 191 & 192

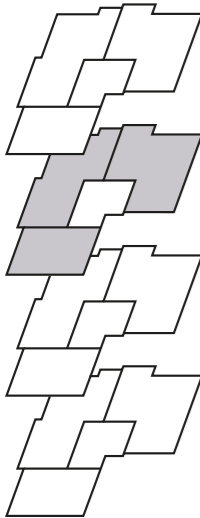


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# West Craigs

## The Rose apartments Second floor

Plots 193, 194 & 195

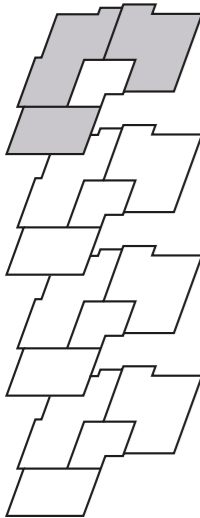


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# West Craigs

## The Rose apartments Third floor

Plots 196, 197 & 198

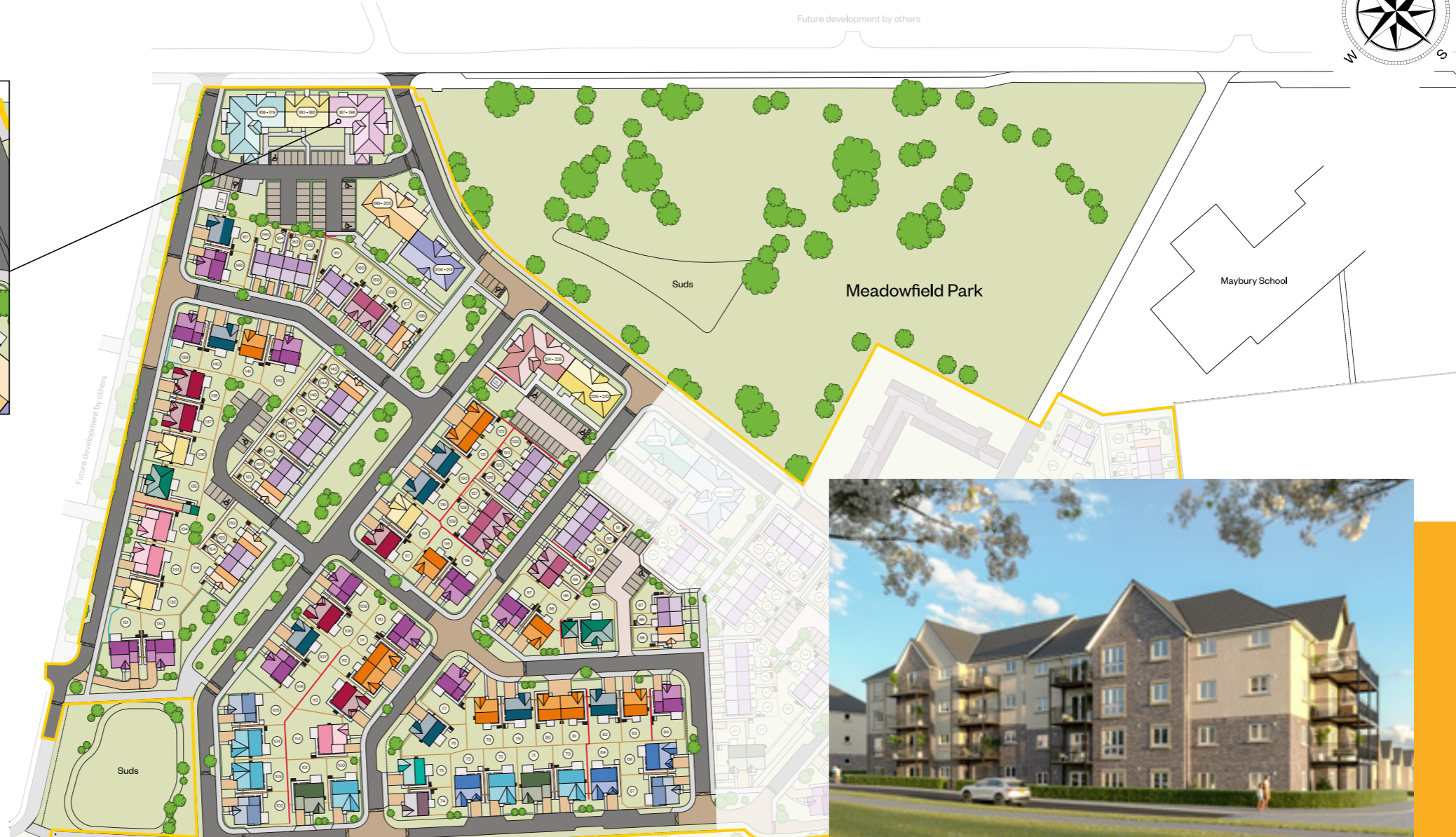
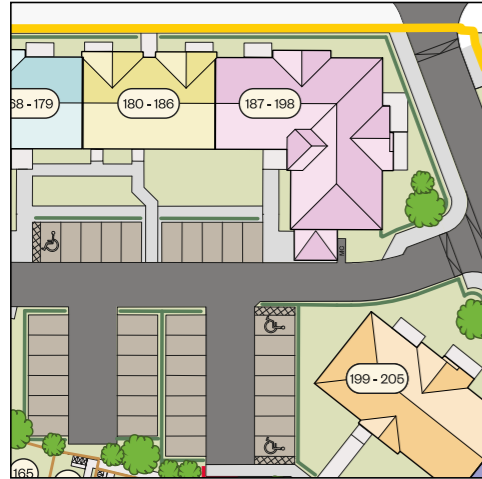


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

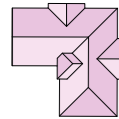


# West Craigs

## Rose apartments



### Rose apartments 2 & 3 bedroom apartments



- Denotes development boundary
- Denotes 1.8m timber fence
- Denotes retaining wall
- Please speak to a Sales Advisor for plot specific details
- Denotes hedging
- Denotes 1.8m anstone wall with piers and timber in-fill panels
- Denotes 600mm retaining wall



CGI - Typical apartments at West Craigs

The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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# West Craigs

## Apartments specification

### Kitchen

- Stylish studio designed kitchen
- Metallic telescopic cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric oven
- Bosch stainless steel combination oven (as design dictates)
- Bosch washer dryer (as design dictates)
- 1½ bowl granite sink and drainer in kitchen

### Bathrooms & en suites

- White Laufen Pro WC and wash basin
- White Carron bath
- Vado Life taps and bath mixer
- Vado thermostatic showers to en suites
- Chrome finished shower enclosures
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats

### Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish to skirtings and facings
- White satin finish to internal pass doors
- French doors to balcony/terrace (as design dictates)
- Contemporary lever style door handles

### Wardrobe

- Bi-fold doors to bedrooms (as design dictates)

### Electrical

- Downlighters to bathroom and en suites (as design dictates)
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting provided to external doors
- Shaver socket (as design dictates)
- TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom (as design dictates)
- PV panels fitted to the roof (as design dictates)

### Security & safety

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to master bedroom
- Communal entrance point to stairwells fitted with fob-operated multi-point locking device
- Door entry system
- Burglar alarm to ground floor

### Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Thermostatic heating controls

### Externals

- uPVC double-glazed windows
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Apartment blocks feature composite apartment entrance doors with 3-point locking system



# Welcome to your new home

Cala Homes at West Craigs,  
Turnhouse Road,  
EH12 0AX

[Click here to arrange your viewing](#)



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