



# St Crispin's Court

Edinburgh

Apartments

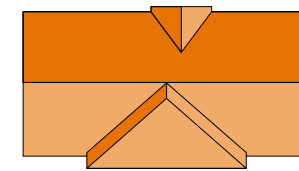
[CALA.CO.UK](http://CALA.CO.UK)





# St Crispin's Court





## The development



### The Blackford Apartments

1, 2 & 3 bedroom apartments  
Plots 7 - 20



-  Block paving
-  Timber fences
-  Solar panels
-  Bin collection point

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

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 19.06.24. See the main brochure for the full Consumer Protection statement.

# St Crispin's Court

## Apartments specification

### Kitchen

- Stylish studio designed kitchen
- Metallic cooker hoods
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric oven
- Bosch stainless steel single 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
- Laufen vanity units
- White Carron bath
- Vado Life taps and bath mixer
- Vado thermostatic showers to en suites (as design dictates)
- 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
- Contemporary lever style door handles

### Wardrobe

- Bi-fold doors to bedrooms

### 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 sockets
- TV/data distribution points
- Multigrid switching of kitchen appliances
- Double sockets with integral USB power slots to kitchen and bedroom 1 (as design dictates)
- PV panels fitted to the roof

### Security & safety

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to bedroom 1
- Communal entrance point to stairwells fitted with fob-operated locking device
- Video door entry system
- Burglar alarm fitted to ground and first floor apartments
- I-mist fire protection system
- Solid core timber fire door at individual apartment entrance
- Aluminium building entrance door

### Plumbing & heating

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

### Externals

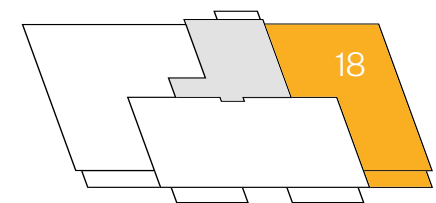
- PVC double-glazed windows
- All apartments feature either a balcony or terrace (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- French doors to balcony/terrace (as design dictates)

\*Speak to a Sales Consultant for plot specific details. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

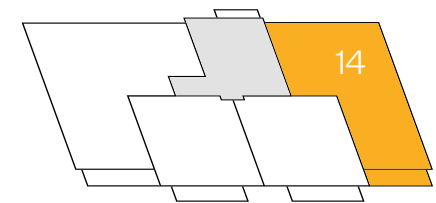
# The Blackford Apartments

## 2 bedroom apartment

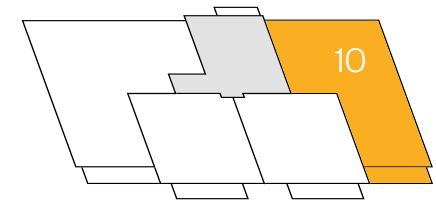
Plots 7, 10, 14 & 18 – as shown



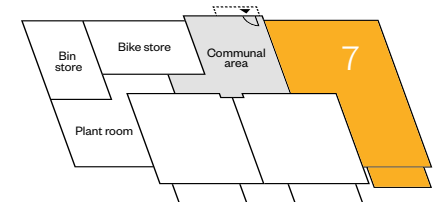
Third floor



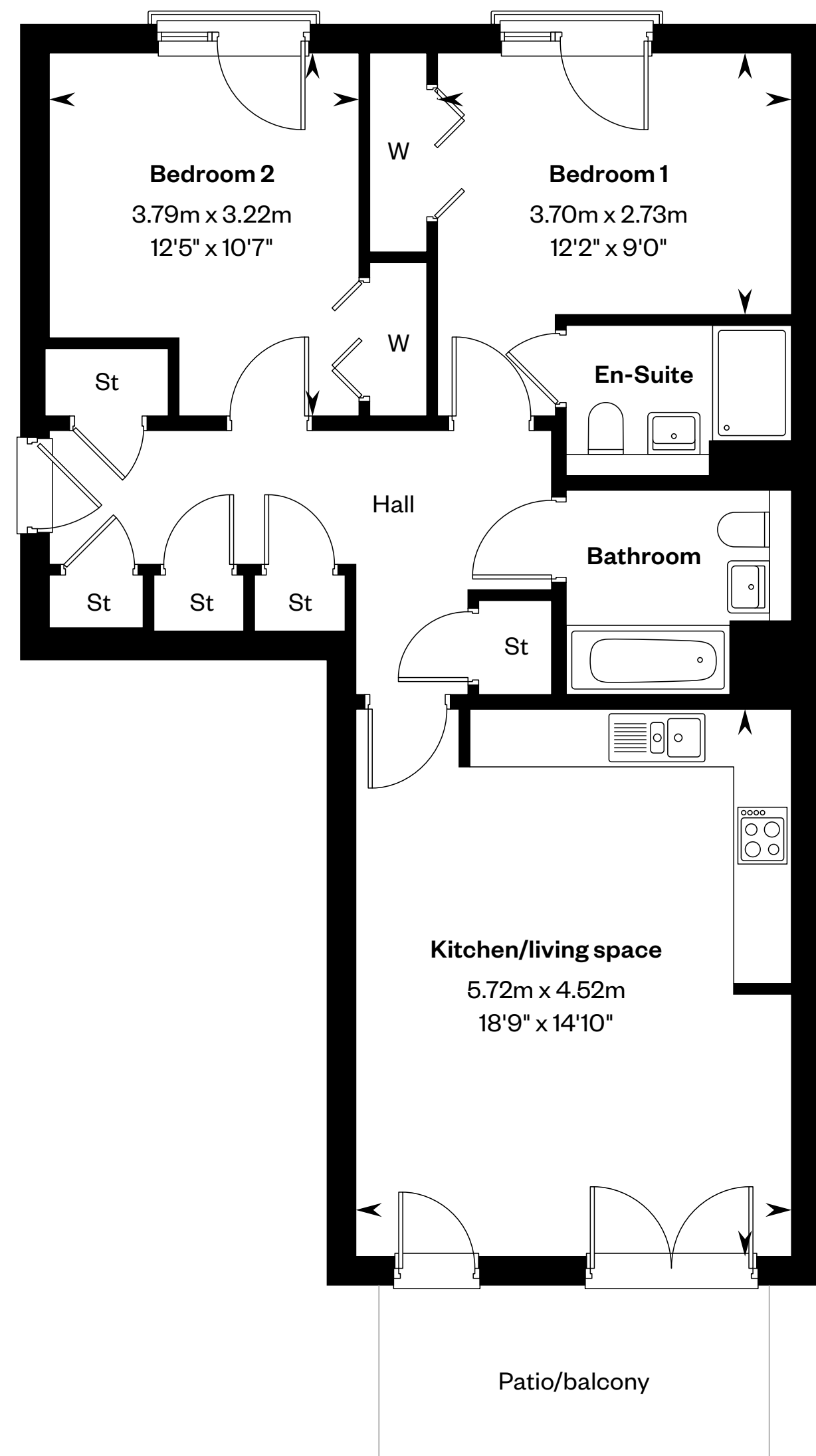
Second floor



First floor



Ground floor



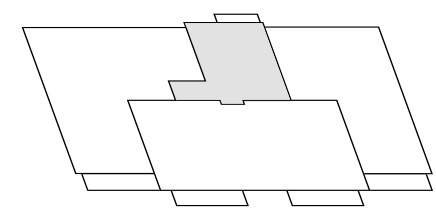
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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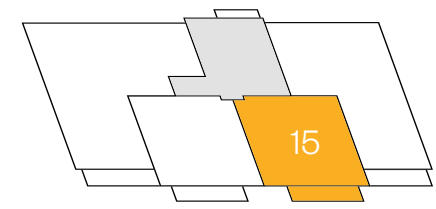
# The Blackford Apartments

## 1 bedroom apartment

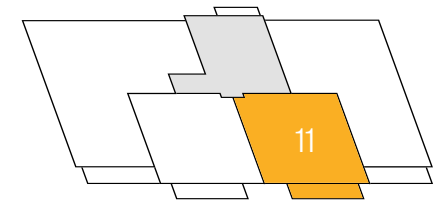
Plots 8, 11, & 15 – as shown



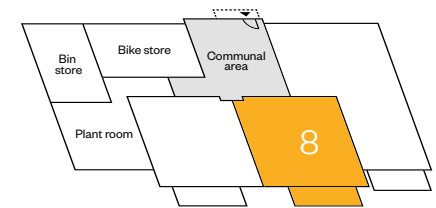
Third floor



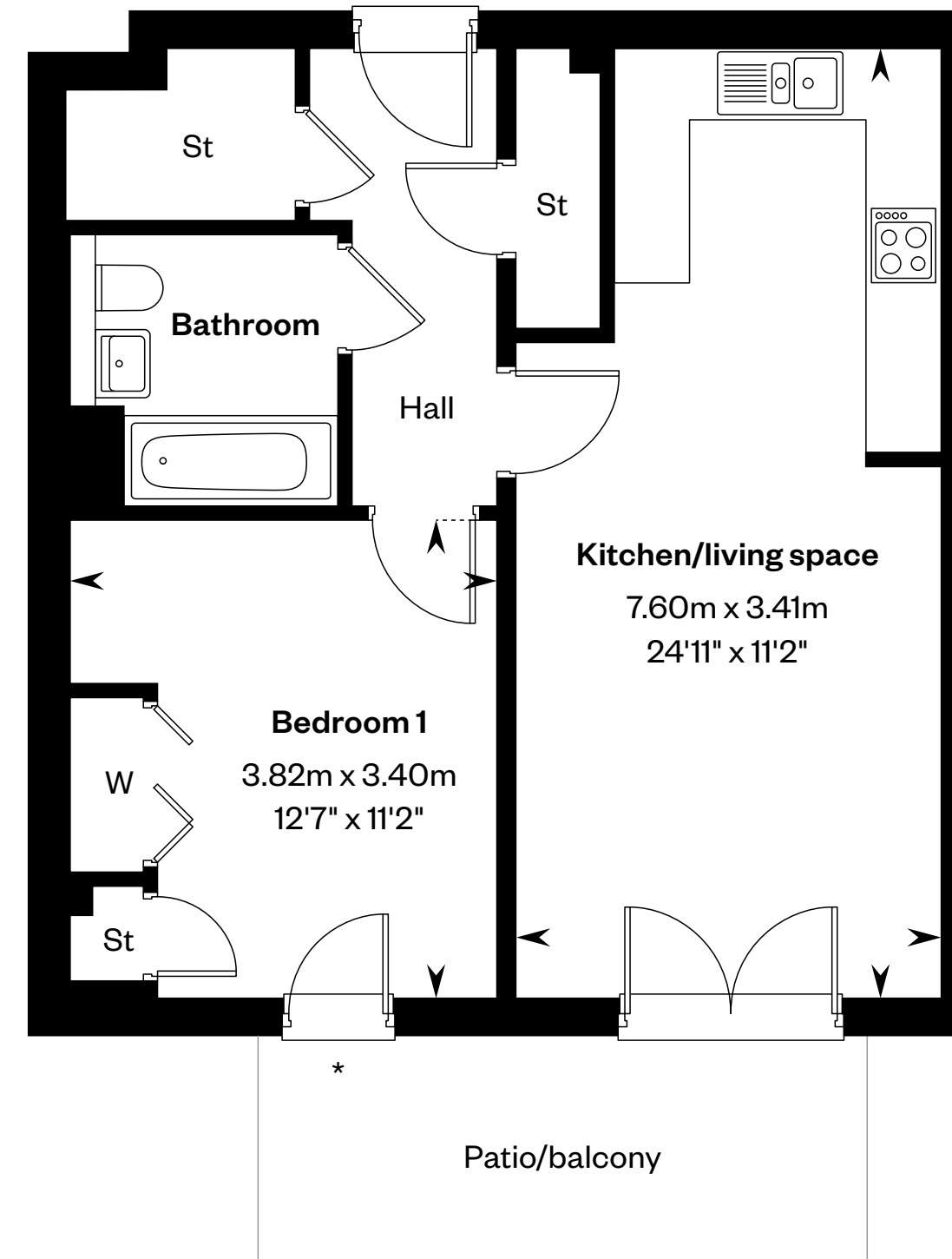
Second floor



First floor



Ground floor



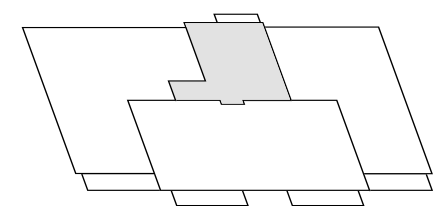
Please ask your Sales Consultant for further details. \*Window detail is wider on upper floors. ST: Store cupboard. W: Wardrobe.

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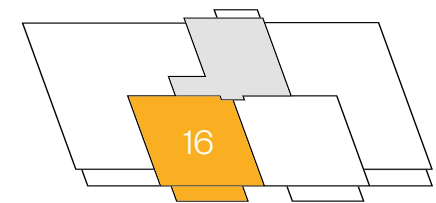
# The Blackford Apartments

## 1 bedroom apartment

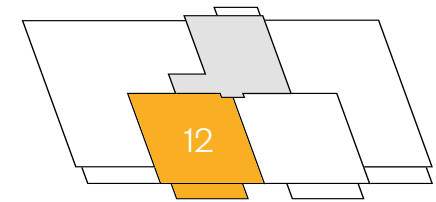
Plots 9, 12, & 16 – as shown



Third floor



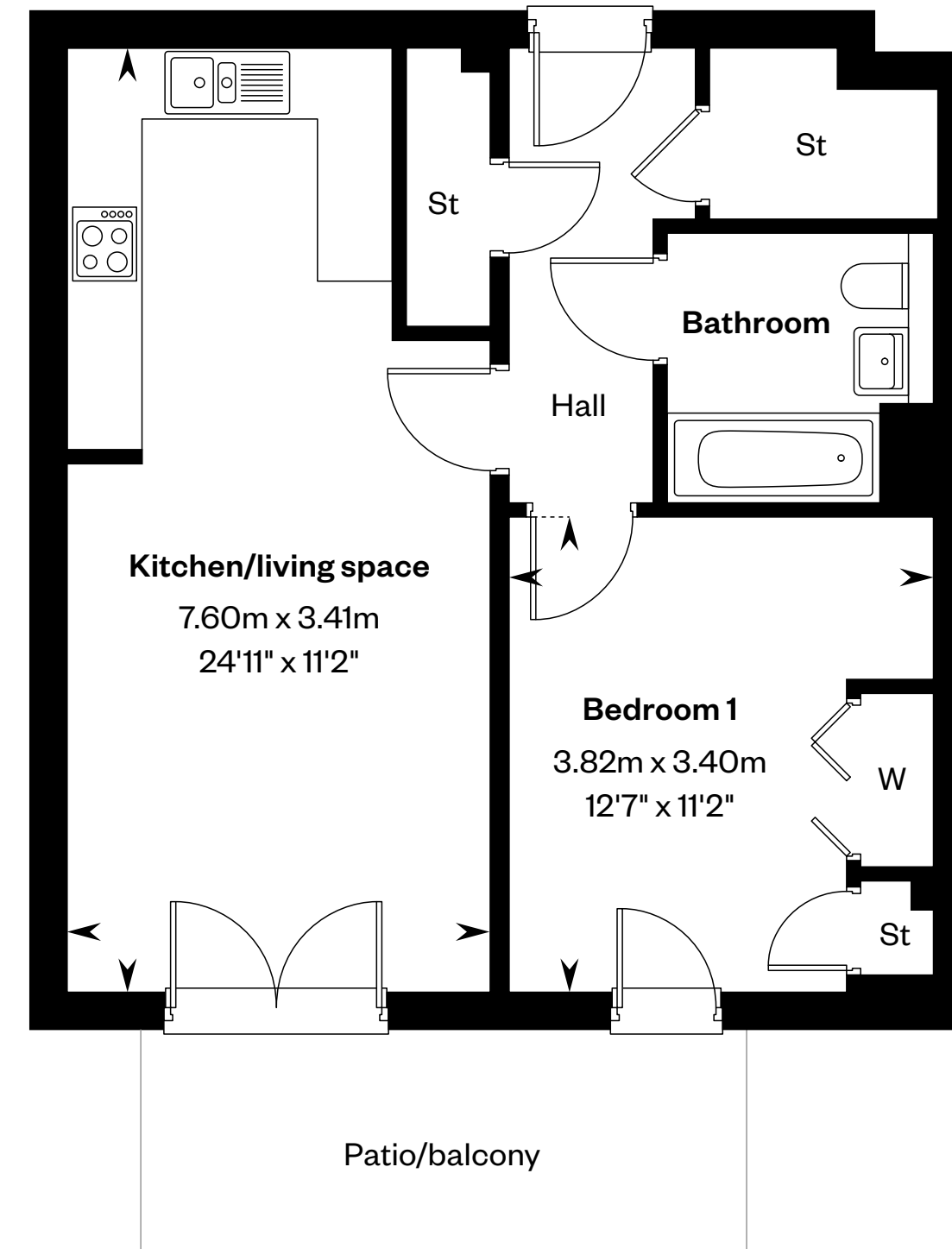
Second floor



First floor



Ground floor



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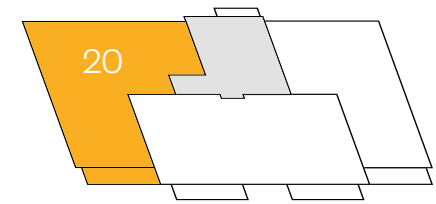
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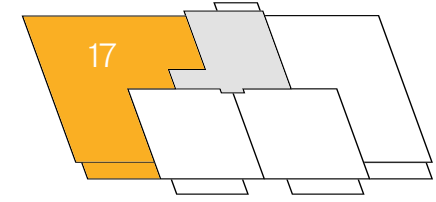
# The Blackford Apartments

## 3 bedroom apartment

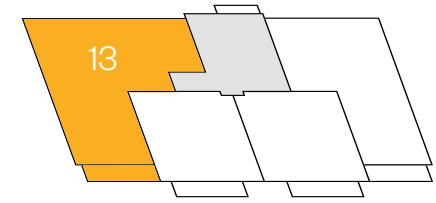
Plots 13, 17, & 20 – as shown



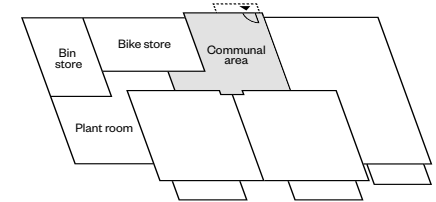
Third floor



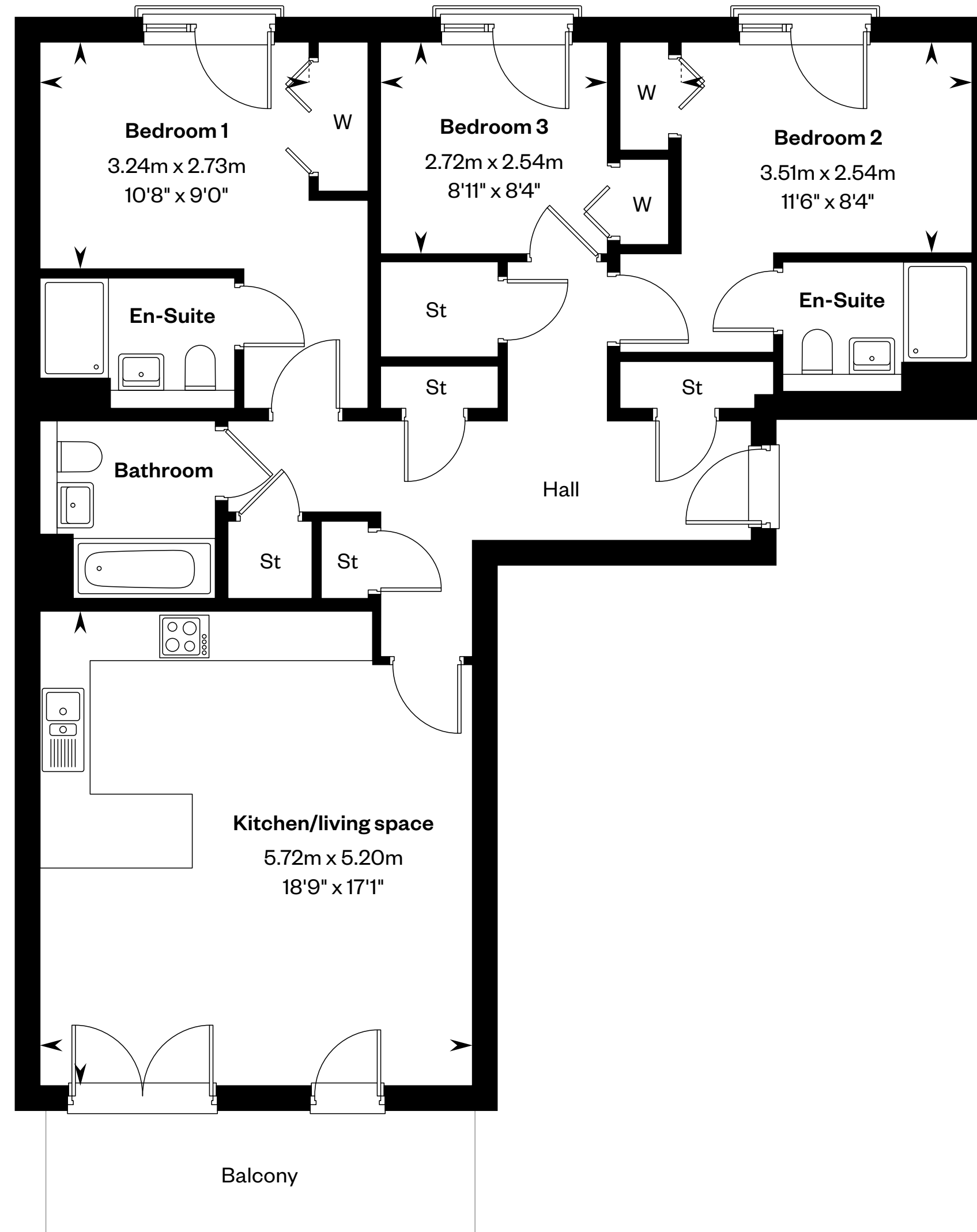
Second floor



First floor



Ground floor



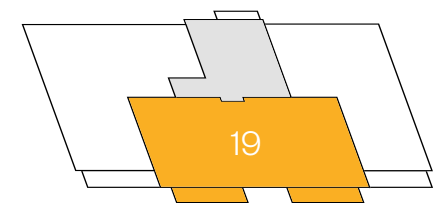
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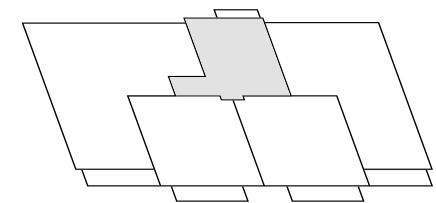
# The Blackford Apartments

## 3 bedroom apartment

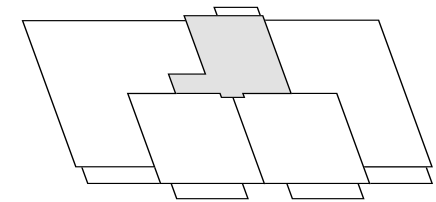
Plot 19 – as shown



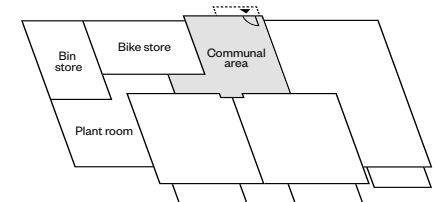
Third floor



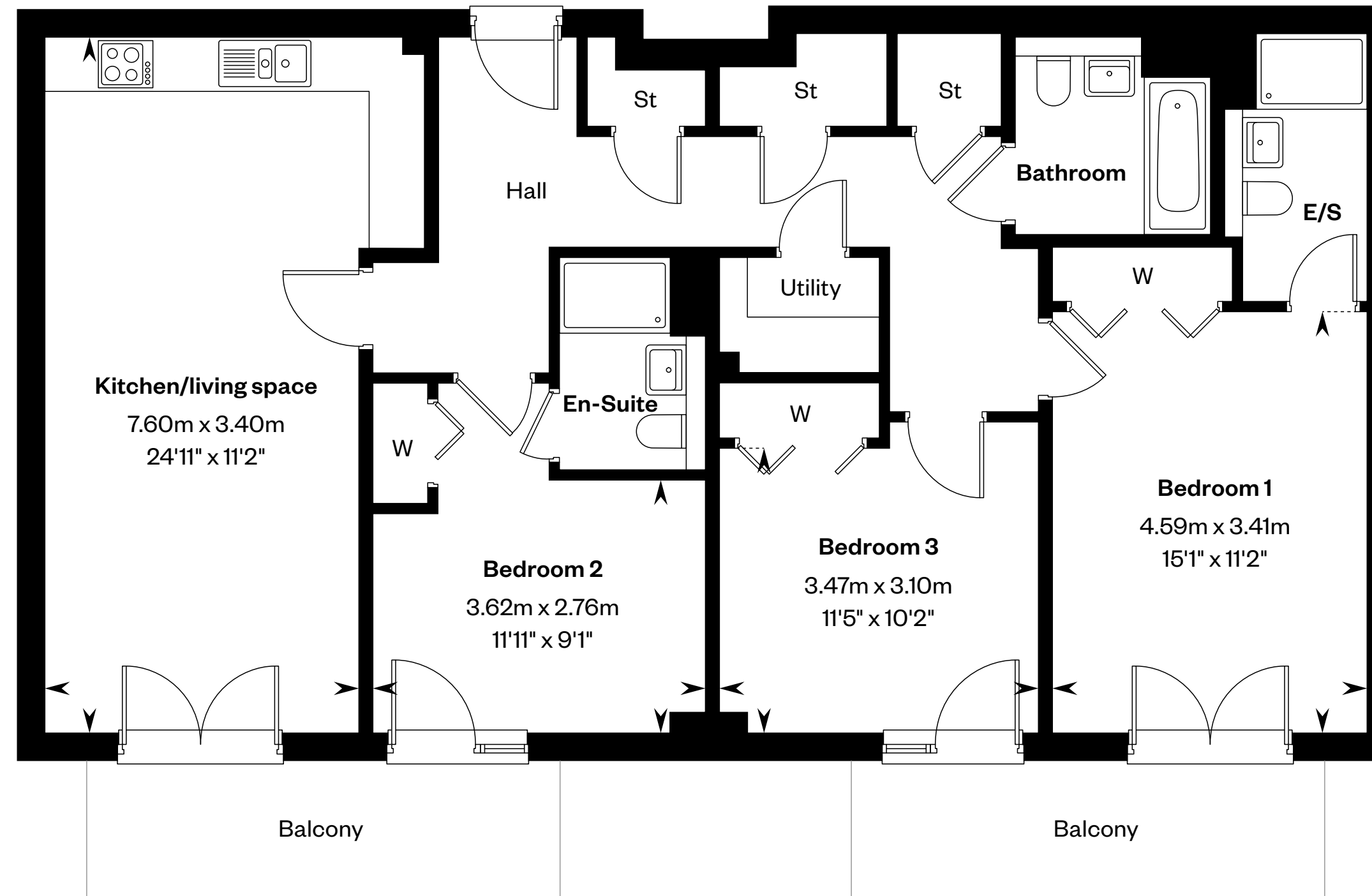
Second floor



First floor



Ground floor



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# Welcome to your new home

Cala Homes at St Crispin's Court  
Watertoun Road, EH9 3HZ

Lifestyle photography

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