



Rosebery Wynd

South Queensferry

The Almond
3 bedroom apartments

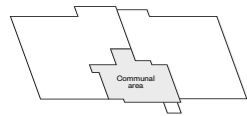
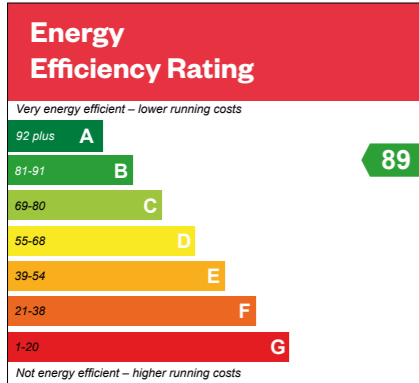


Rosebery Wynd

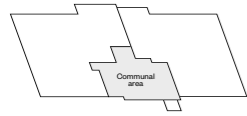
The Almond Apartments

3 bedroom apartment

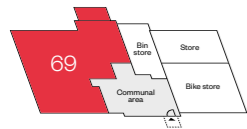
Plot 69 - as shown



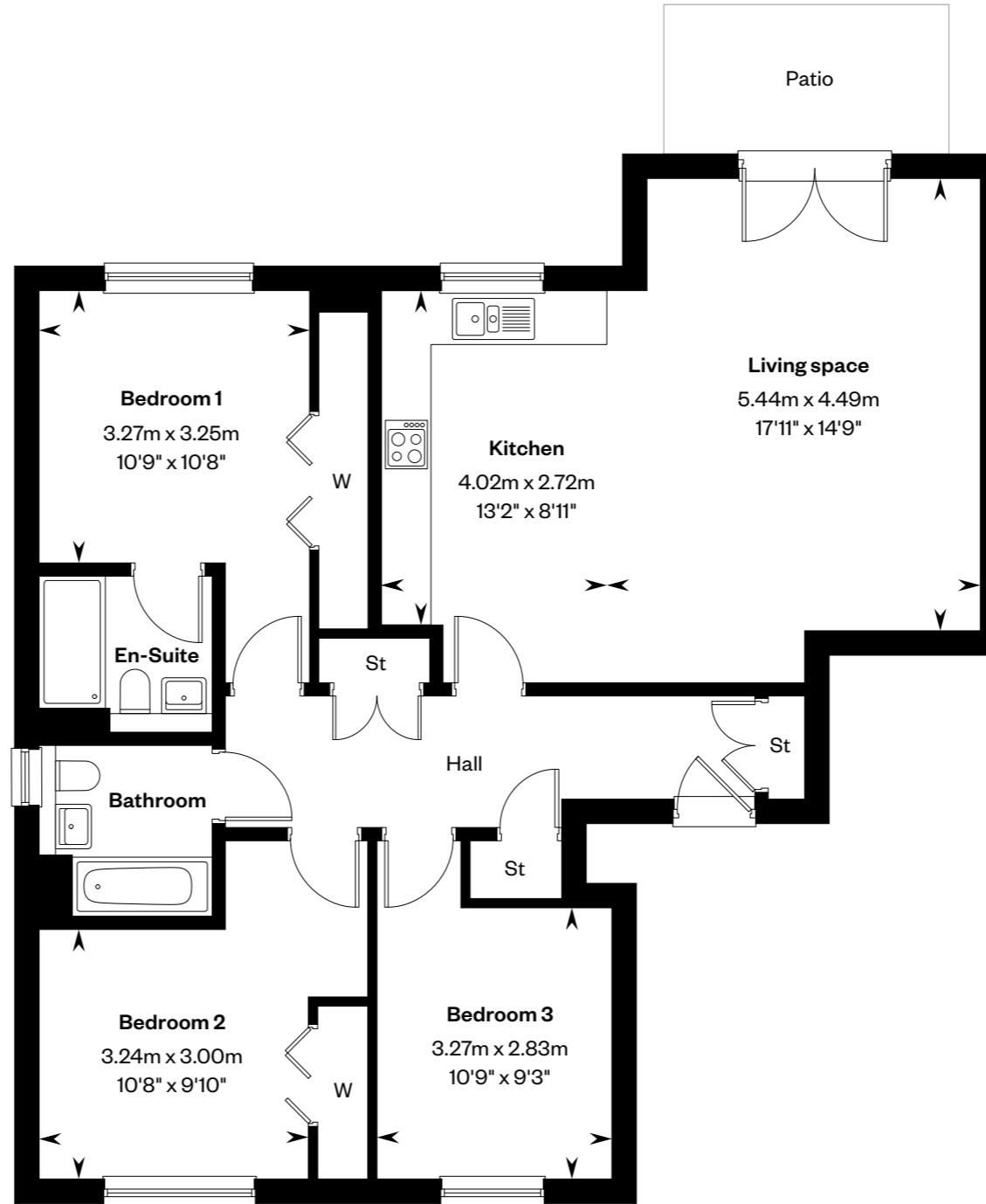
Second floor



First floor



Ground floor



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

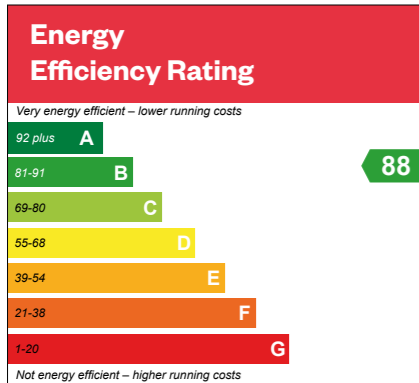
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The Almond Apartments

3 bedroom apartment

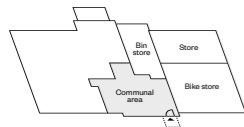
Plots 70 & 72 - as shown



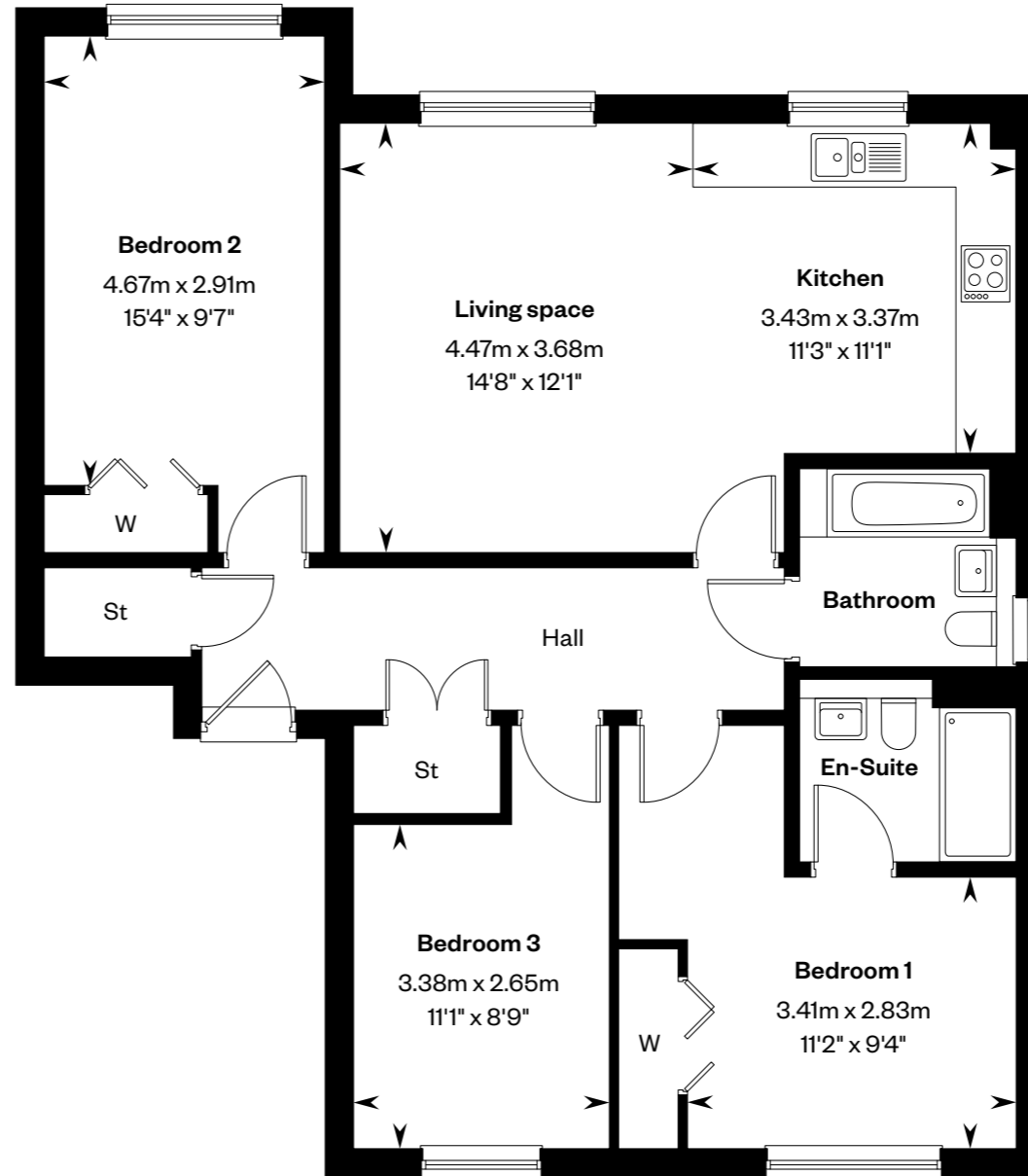
Second floor



First floor



Ground floor



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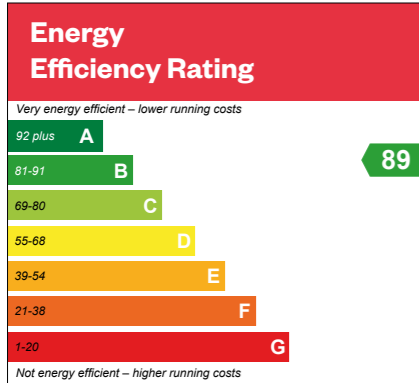
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The Almond Apartments

3 bedroom apartment

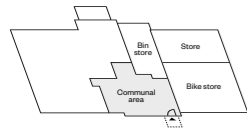
Plots 71 & 73 - as shown



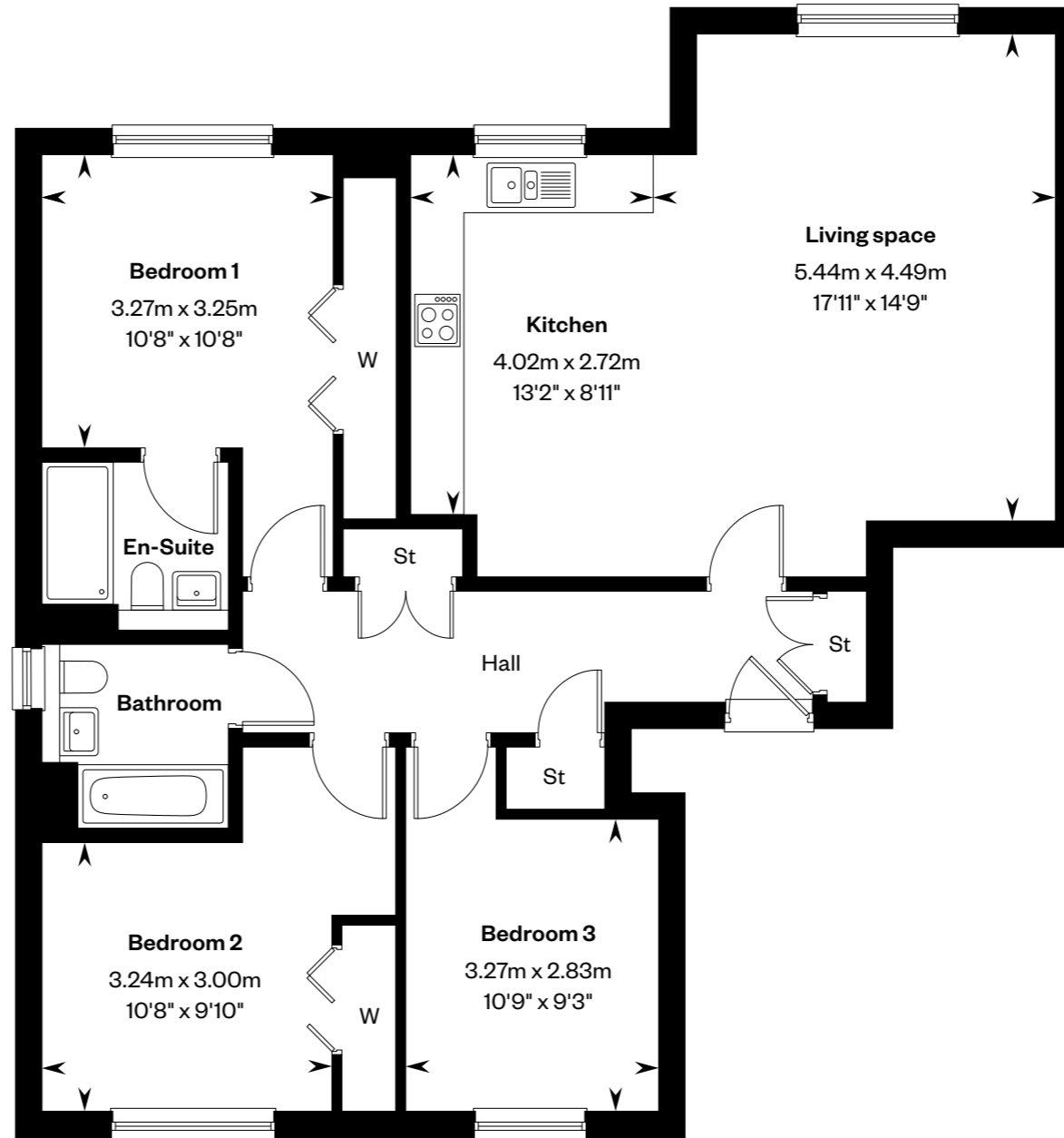
Second floor



First floor



Ground floor

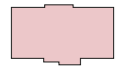


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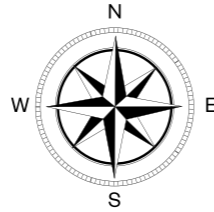
Rosebery Wynd

The development



The Almond
Plots 69 - 73

The Almond apartments
3 bedroom apartments



CGI - The Almond apartments at Rosebery Wynd

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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Rosebery Wynd

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 fitted to ground floor apartments
- I-mist fire protection system

Plumbing & heating

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

Externals

- PVC 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 Rosebery Wynd,
Builyeon Road,
South Queensferry,
EH30 9HJ

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