

CALA

# Rosebery Wynd

South Queensferry

The Craigie  
3 bedroom apartments



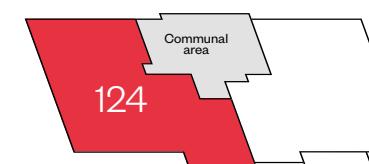
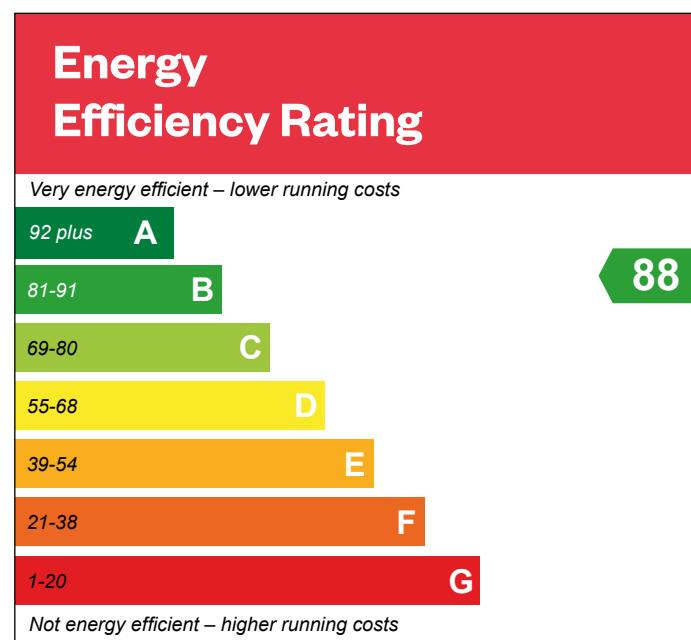
Computer Generated Image – A typical street scene at Rosebery Wynd

# Rosebery Wynd

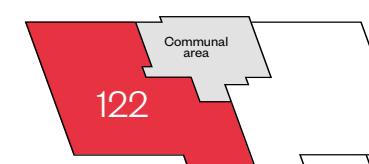
# The Craigie apartments

## 3 bedroom apartment

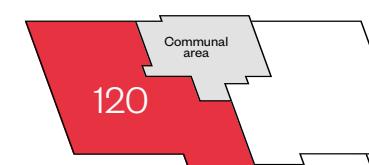
Plots 118, 120, 122 & 124 – as shown



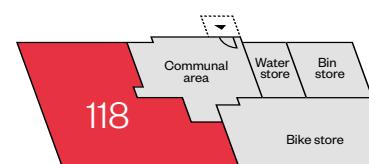
## Third floor



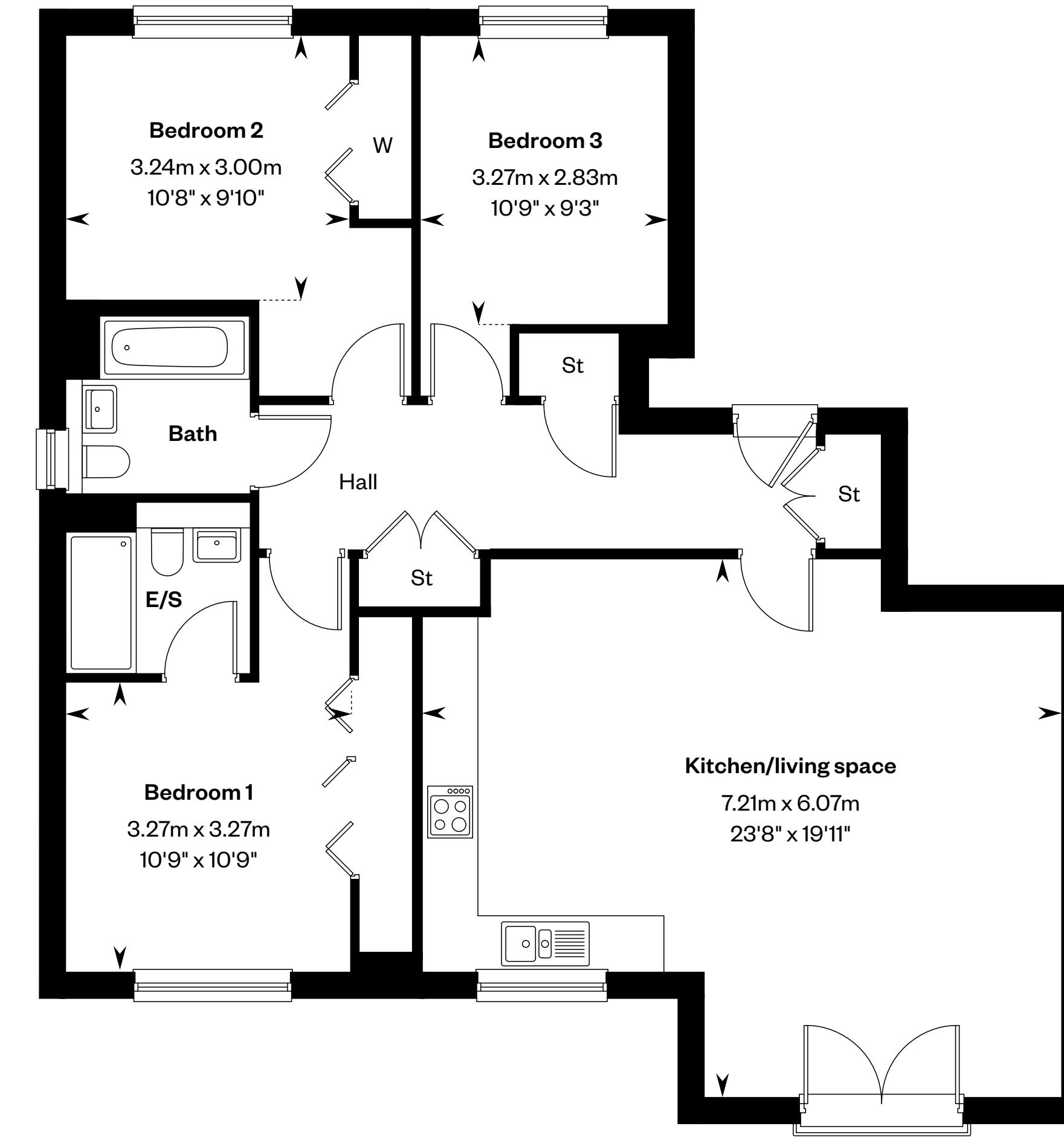
## Second f



## First flo



## Ground floo



E/S: En-Suite. St: Store cupboard. W: Wardrobe. \*Patio to plot 118 and balcony to plots 120, 122 & 124. Please ask your Sales Consultant for further details.

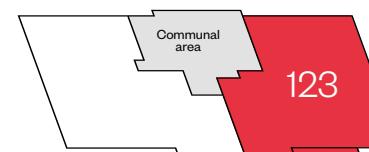
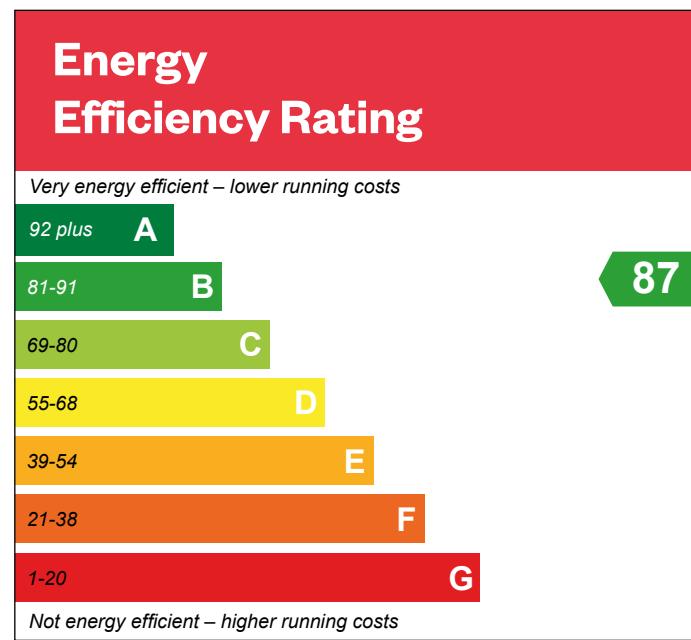
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# Rosebery Wynd

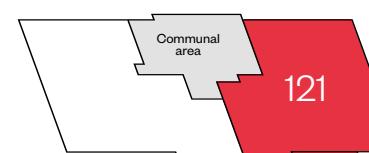
## The Craigie apartments

### 3 bedroom apartment

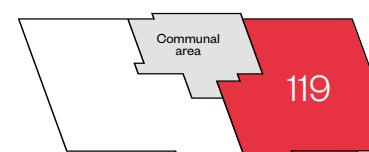
Plots 119, 121 & 123 – as shown



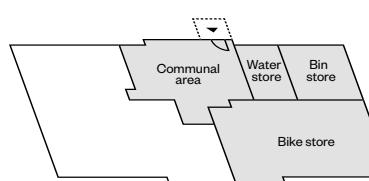
Third floor



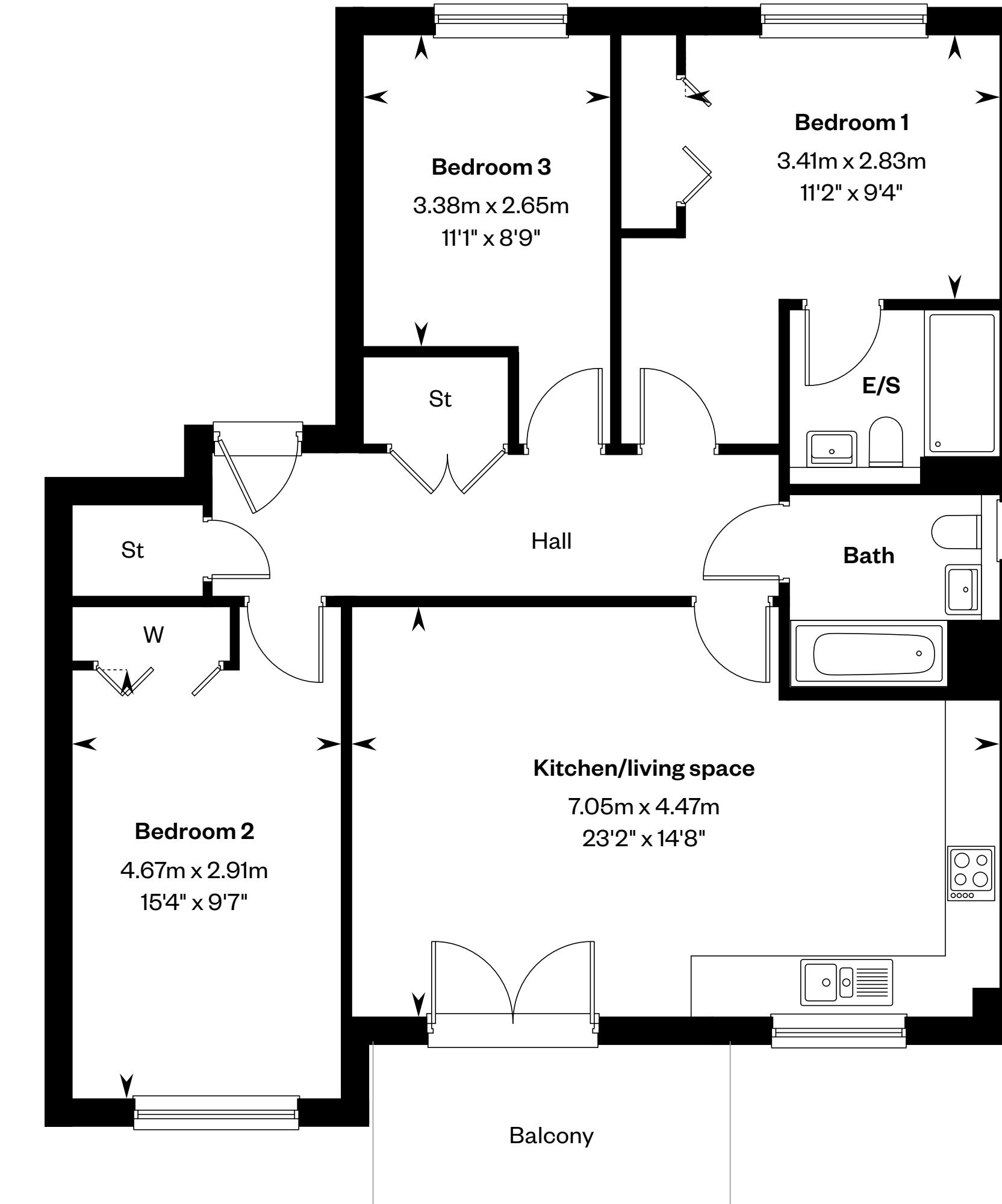
Second floor



First floor



Ground floor



E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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# Rosebery Wynd

# The development



# The Craigie apartments

## 3 bedroom apartments



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 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 kitchen, 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)

### 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 apartments
- I-mist fire protection system

### 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
- Communal PV panels fitted to the roof (as design dictates)



Stock photography



# Welcome to your new home

Cala Homes at Rosebery Wynd,  
Bulleyeon Road,  
South Queensferry, EH30 9HJ