



Rosebery Wynd

South Queensferry

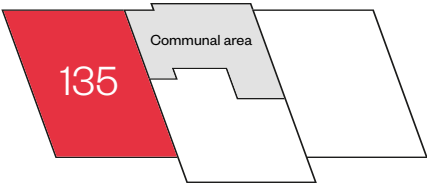
The Dundas Apartments
1 & 2 bedroom apartments



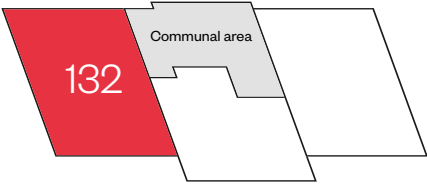
The Dundas Apartments

2 bedroom apartments

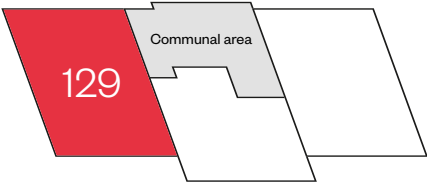
Plots 126, 129, 132 & 135 – as shown



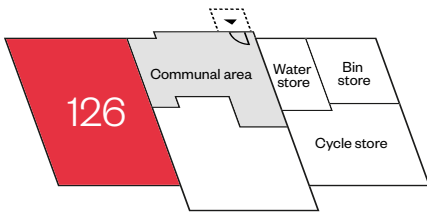
Third floor



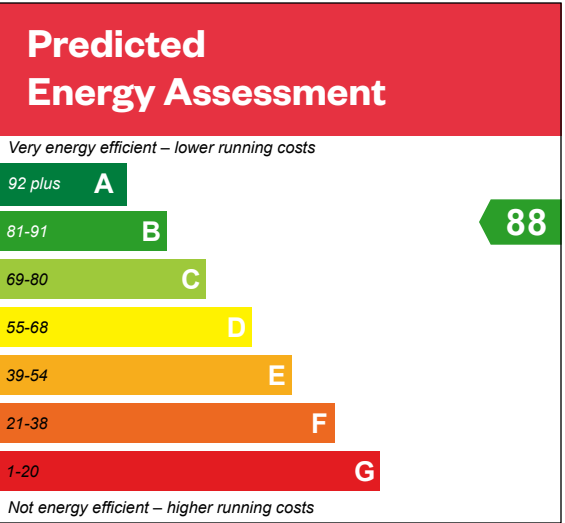
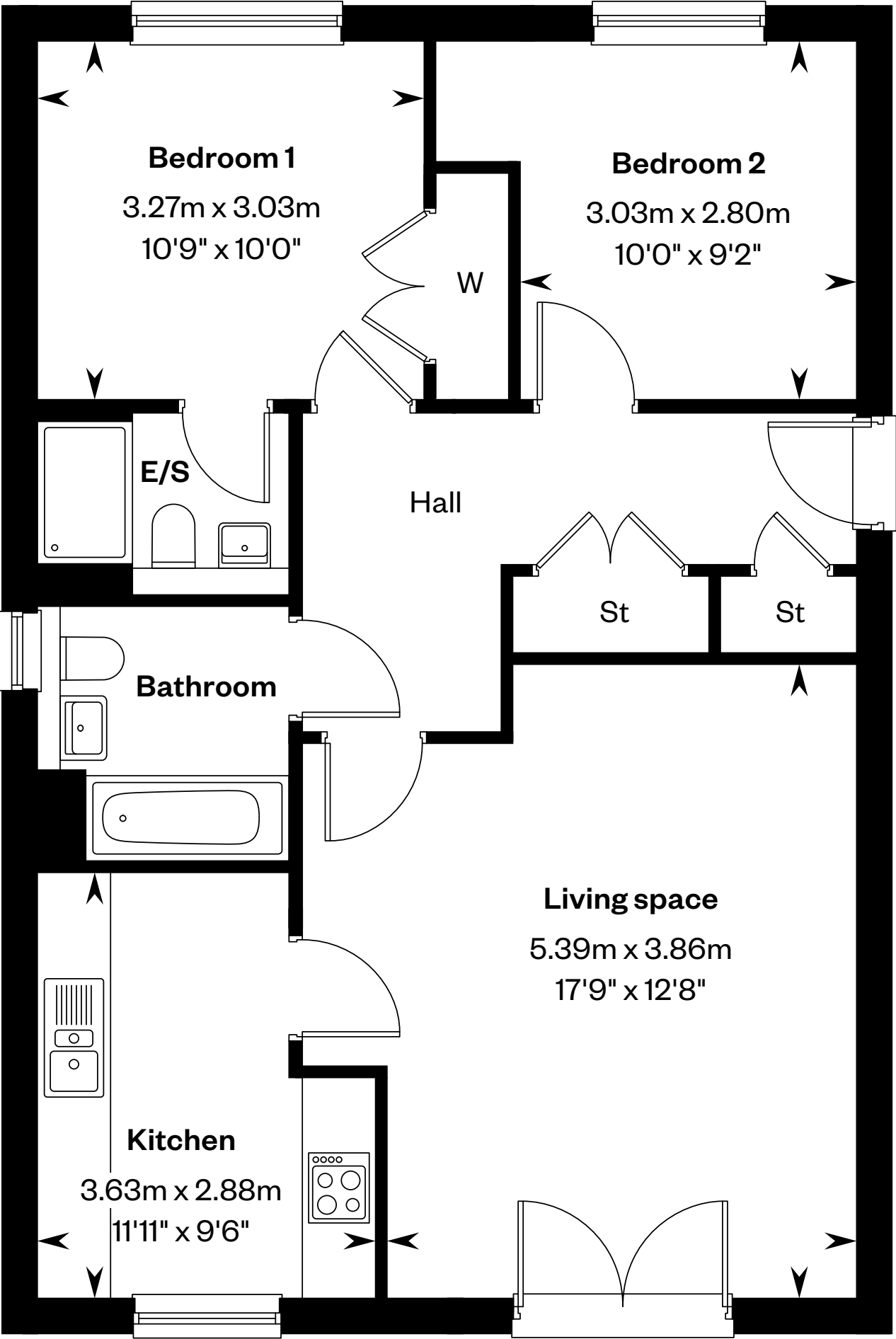
Second floor



First floor



Ground floor



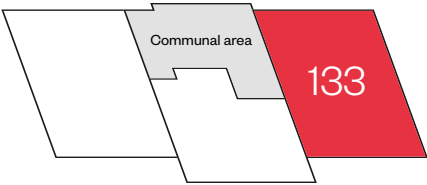
E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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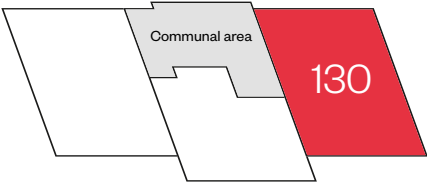
The Dundas Apartments

2 bedroom apartments

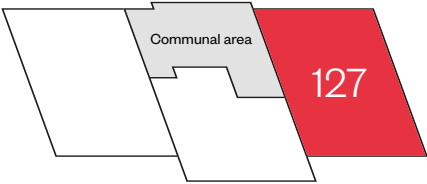
Plots 127, 130 & 133 – as shown



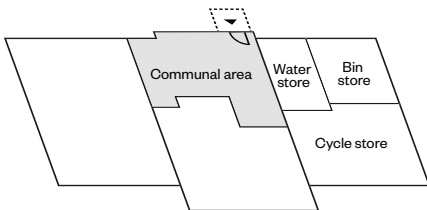
Third floor



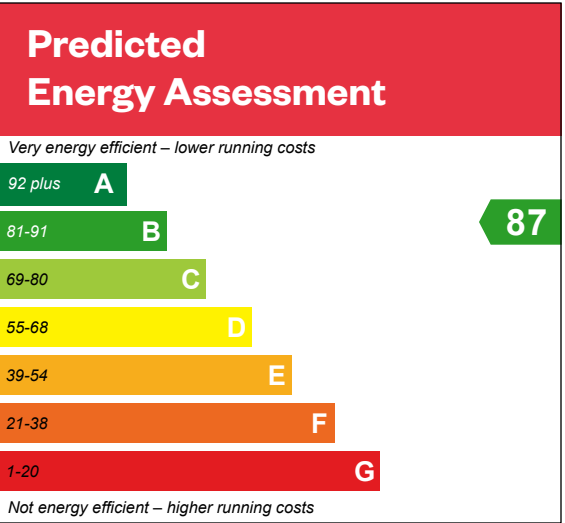
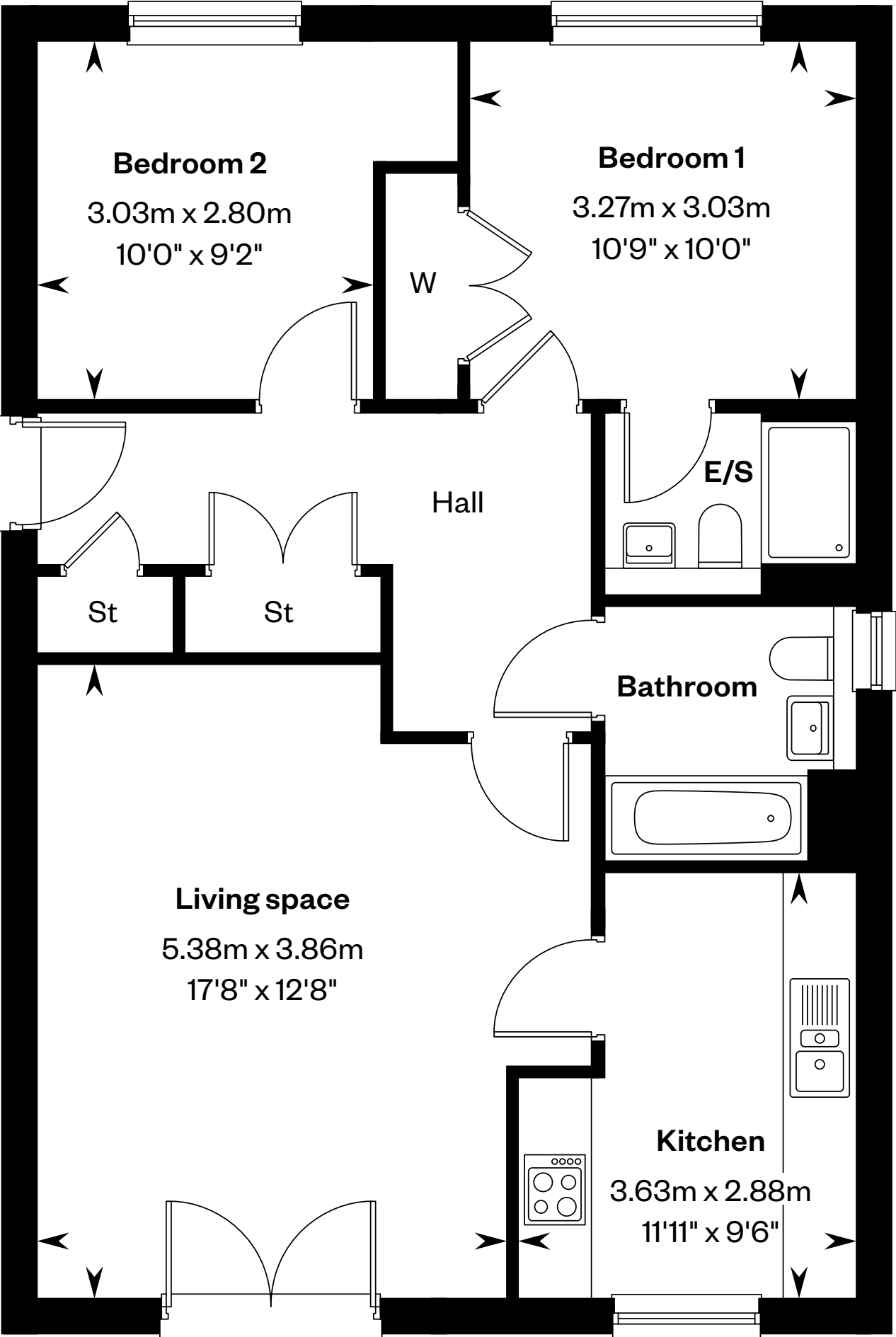
Second floor



First floor



Ground floor



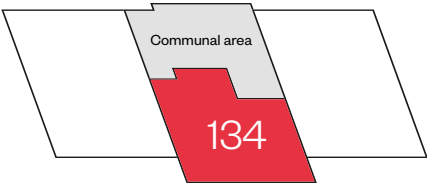
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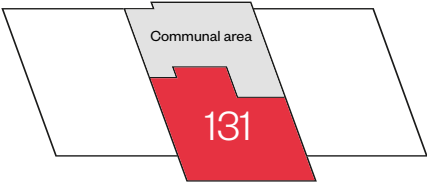
The Dundas Apartments

1 bedroom apartments

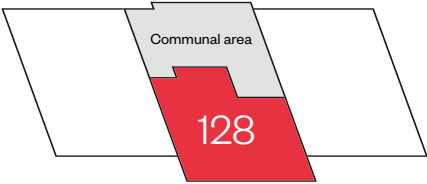
Plots 125, 128, 131 & 134 – as shown



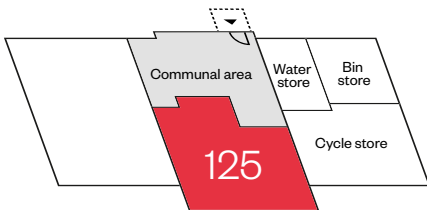
Third floor



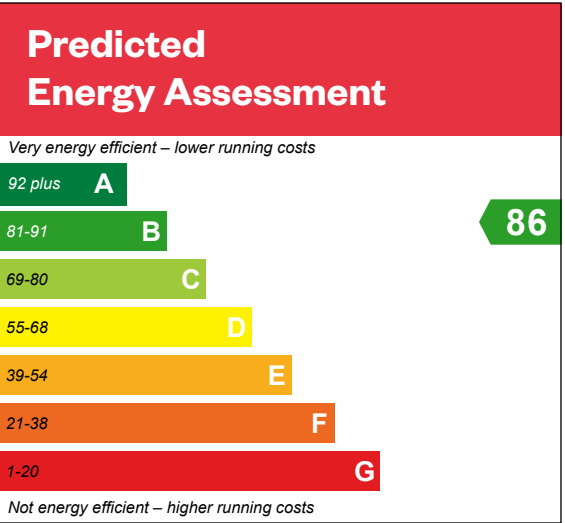
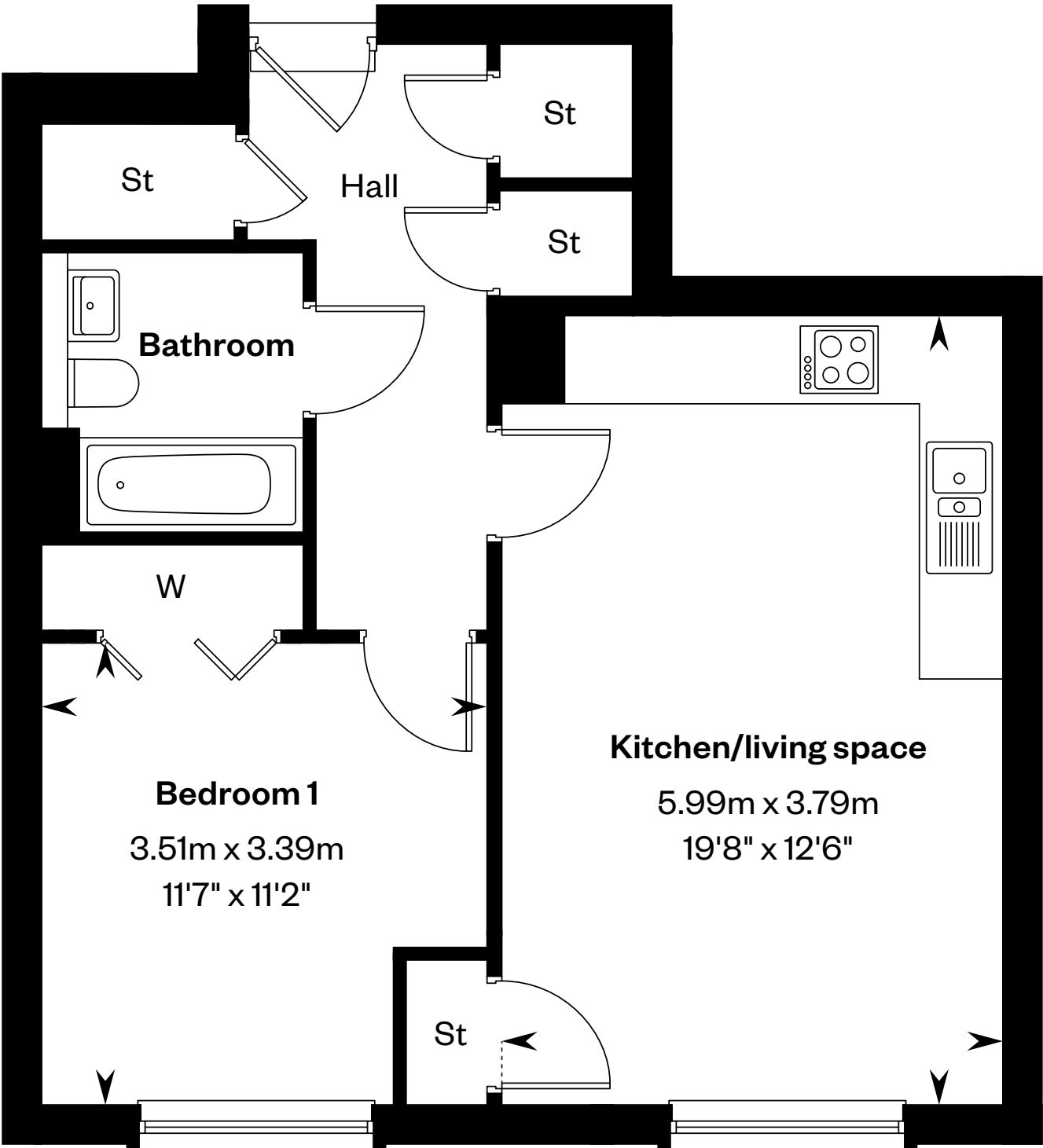
Second floor



First floor



Ground floor



St: Store cupboard. W: Wardrobe.

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Rosebery Wynd

The development

 **The Dundas Apartments**
Plots 125 – 135

The Dundas Apartments
1 & 2 bedroom apartments



Computer Generated Image – The Dundas 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

*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.



Welcome to your new home

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



Stock photography

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