



# Rosebery Wynd

South Queensferry

The Stewart  
1 & 2 bedroom apartments



Computer generated image – An apartment block at Rosebery Wynd



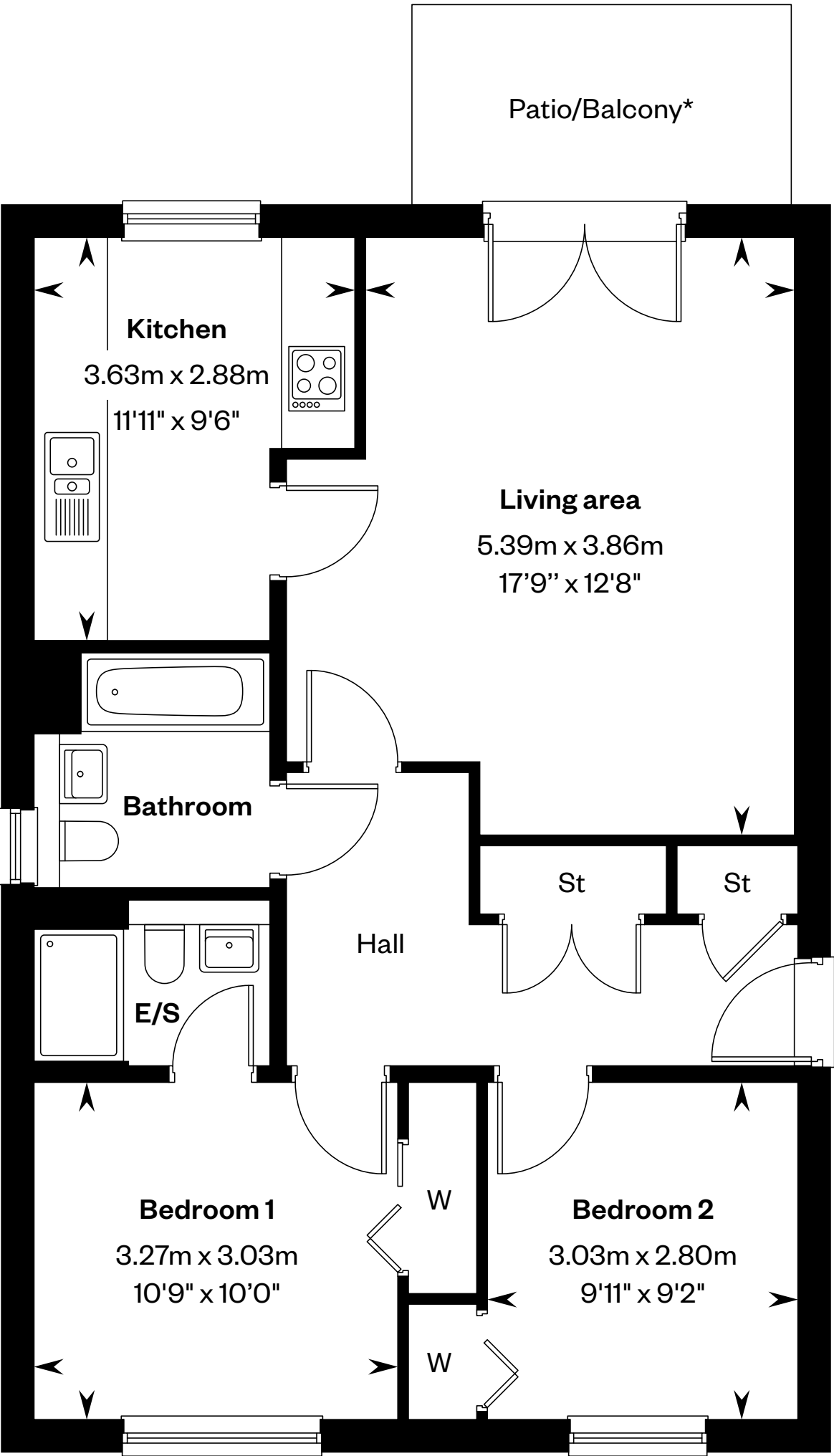
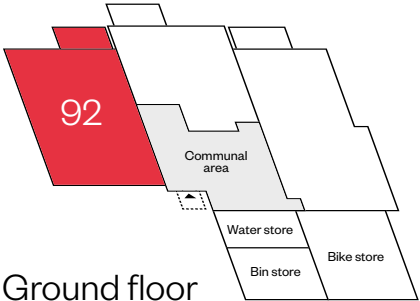
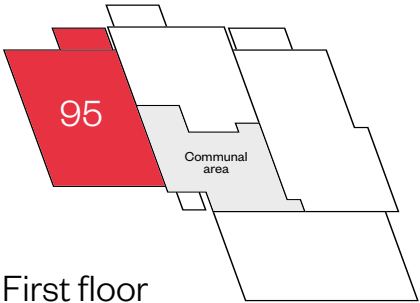
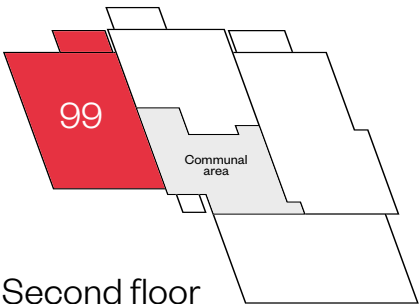
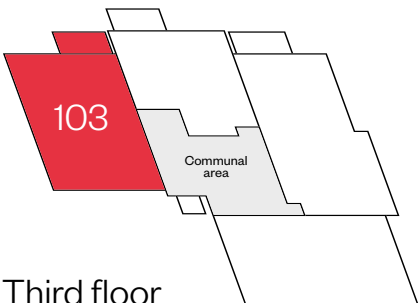
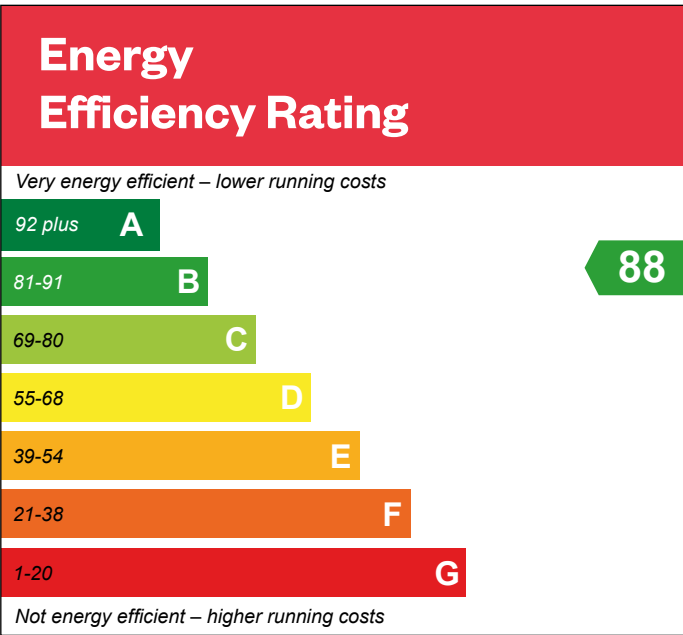
# Rosebery Wynd

The Stewart apartments

2 bedroom apartment

Apartment Type A (H)

Plots 92, 95, 99 & 103 – as shown



Please ask your Sales Consultant for further details. \*Patio to plot 92 and balcony to plots 95, 99 & 103. St: Store cupboard. W: Wardrobe.

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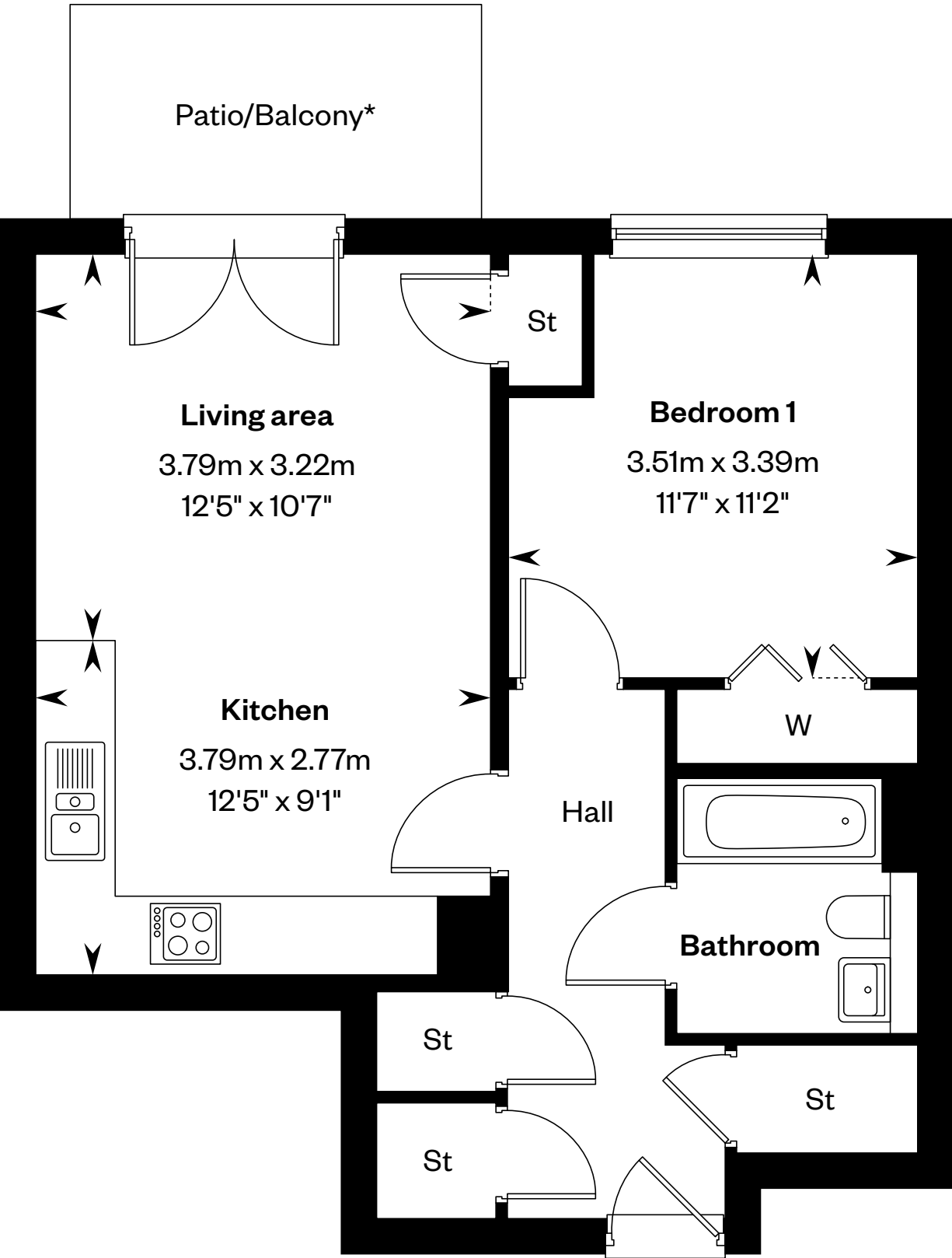
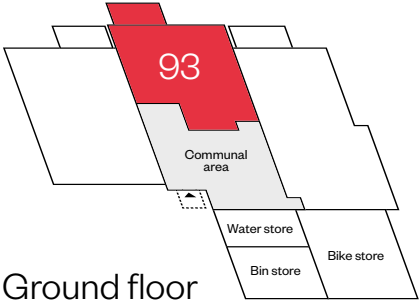
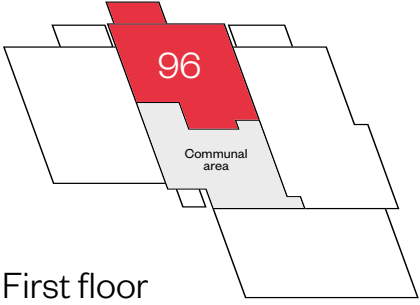
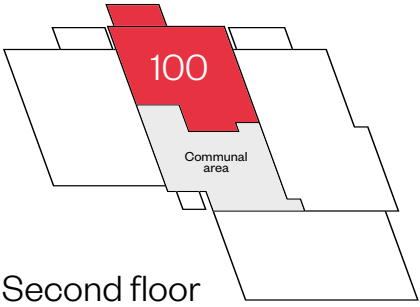
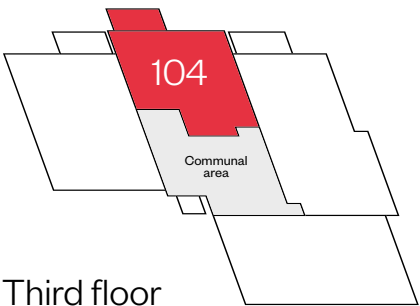
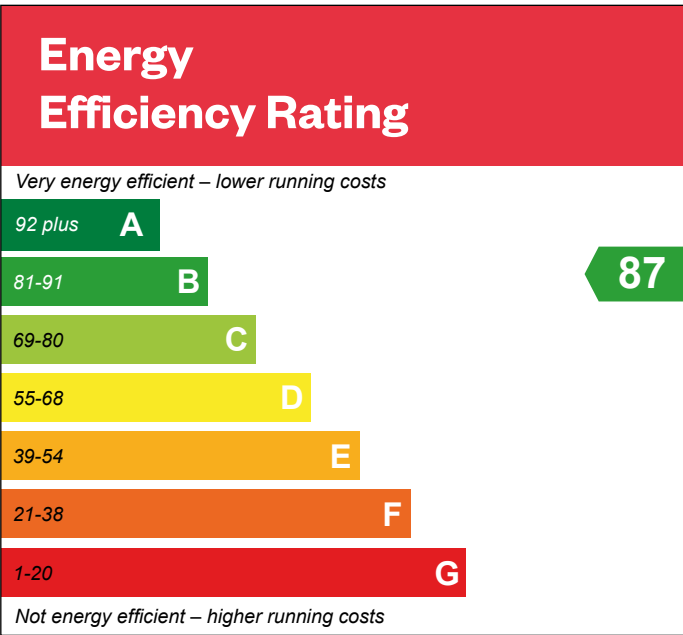
# Rosebery Wynd

## The Stewart apartments

### 1 bedroom apartment

### Apartment Type B

Plots 93, 96, 100 & 104 - as shown



Please ask your Sales Consultant for further details. \*Patio to plot 93 and balcony to plots 96, 100 & 104. St: Store cupboard. W: Wardrobe.

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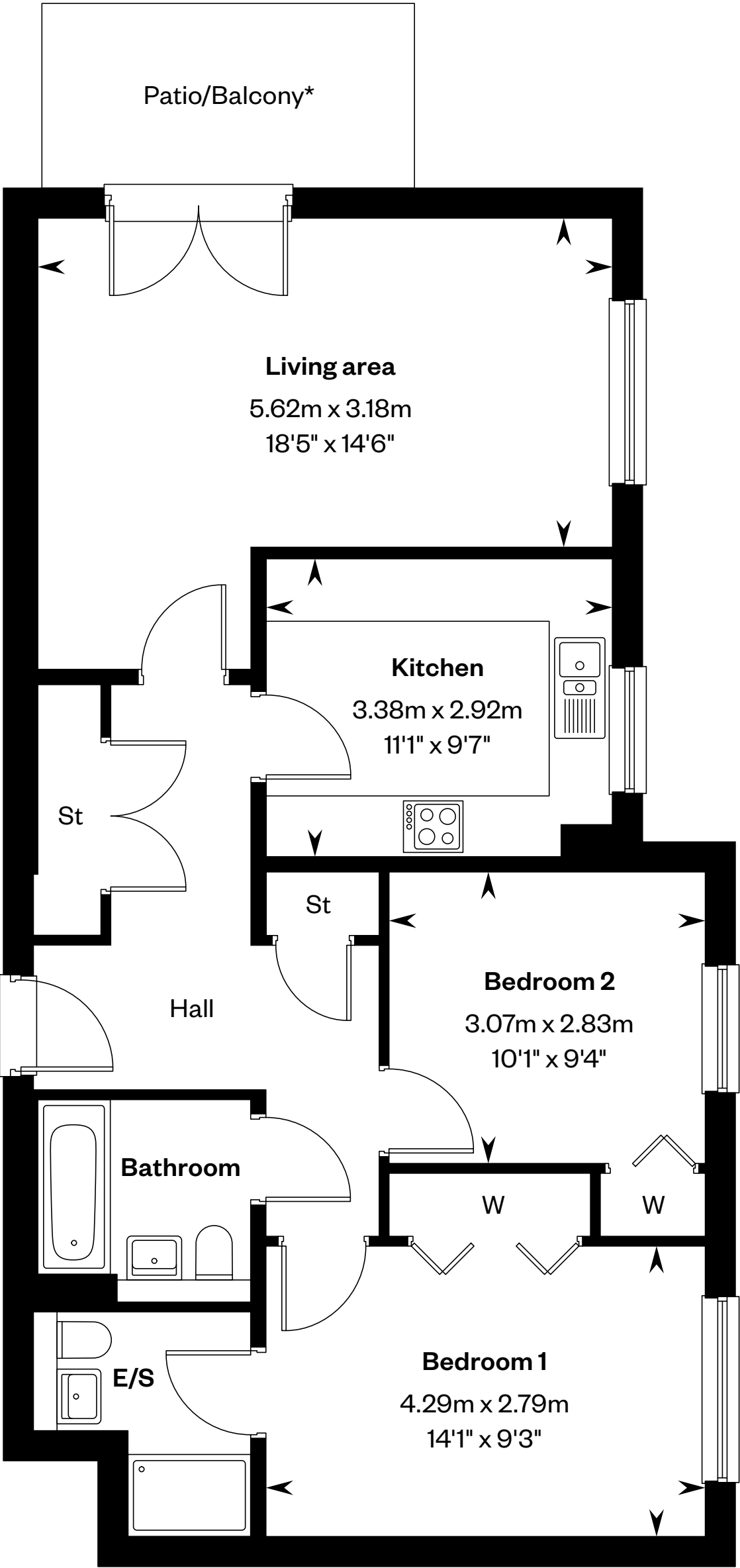
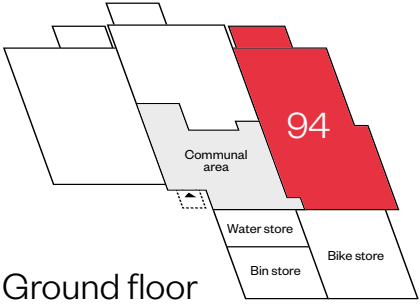
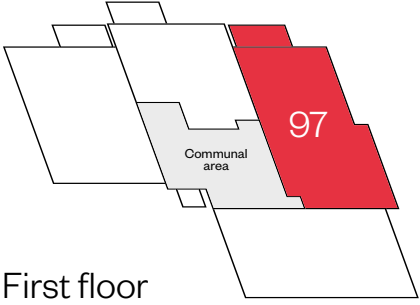
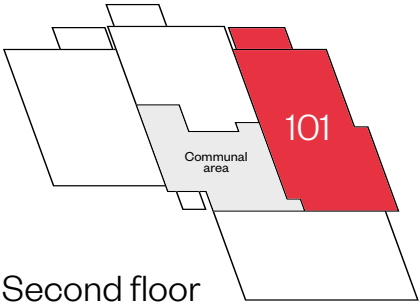
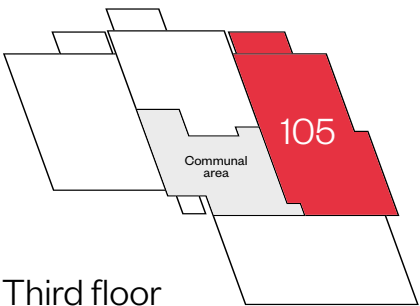
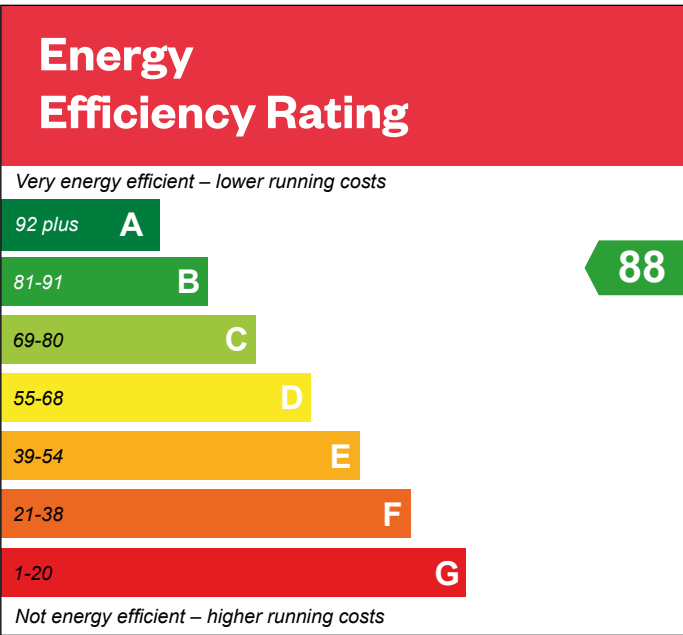
# Rosebery Wynd

## The Stewart apartments

### 2 bedroom apartment

### Apartment Type C

Plots 94, 97, 101 & 105 - as shown



Please ask your Sales Consultant for further details. \*Patio to plot 94 and balcony to plots 97, 101 & 105. St: Store cupboard. W: Wardrobe.

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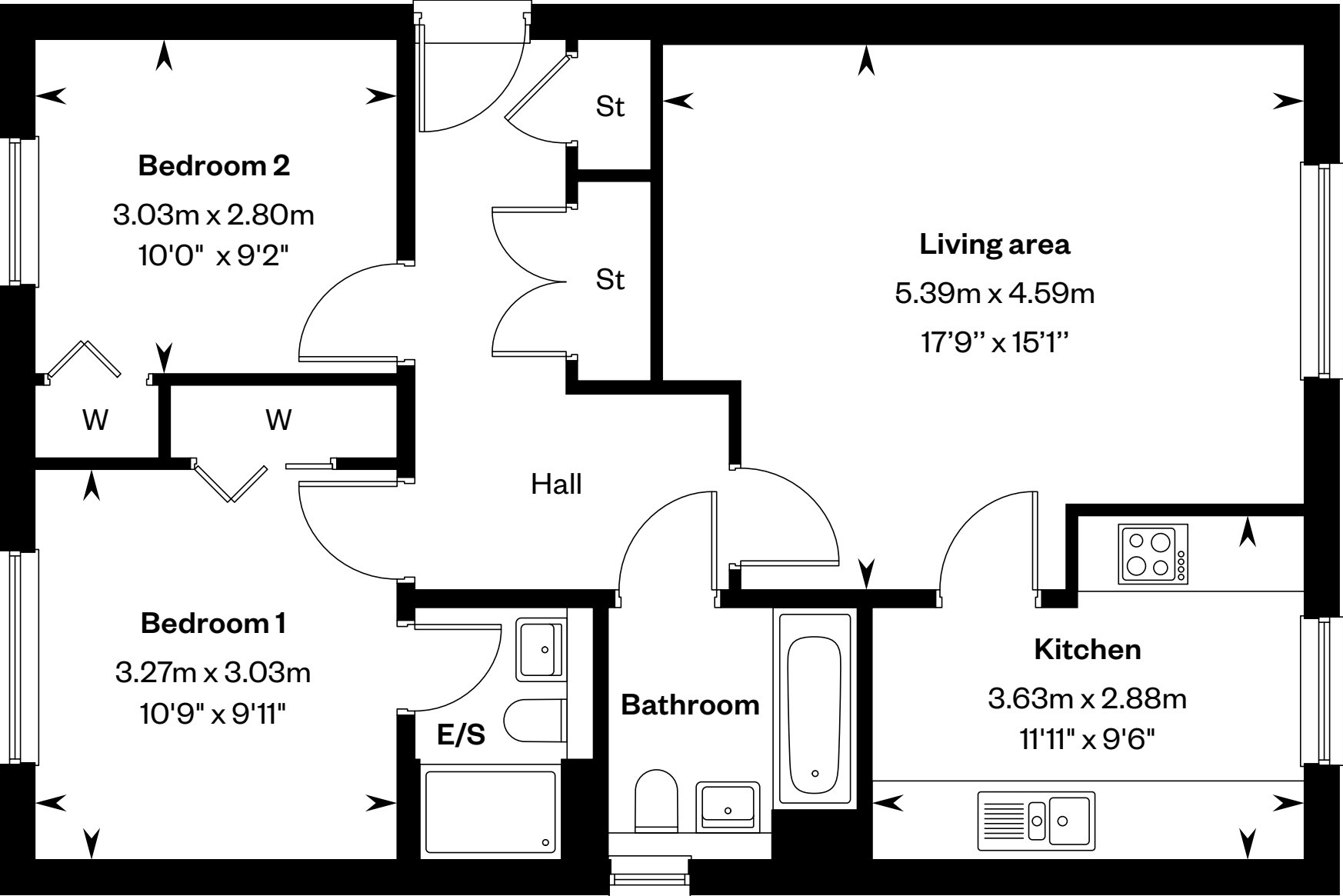
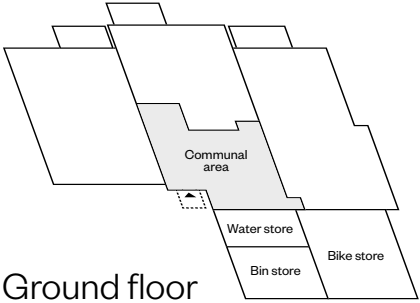
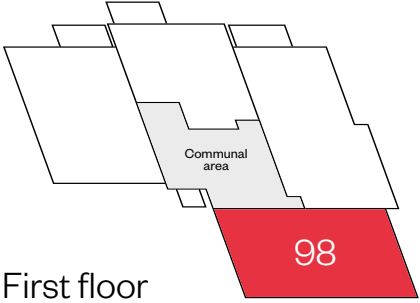
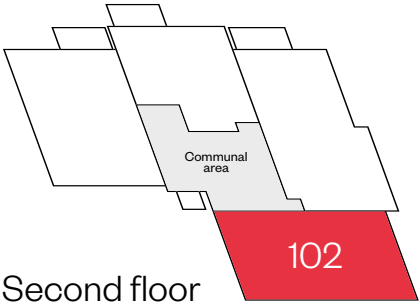
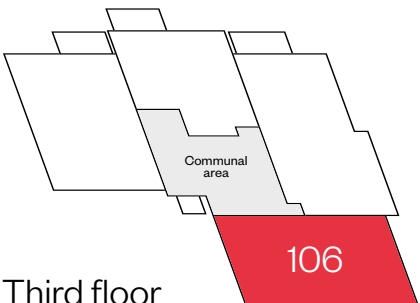
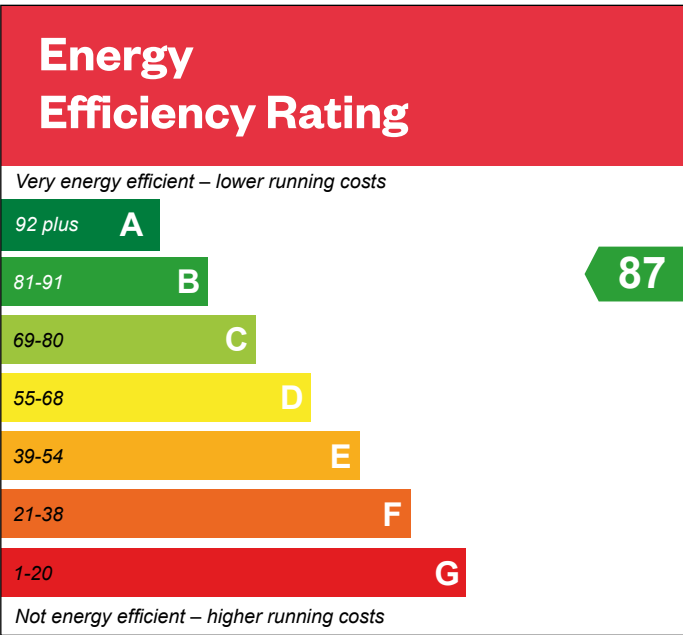
# Rosebery Wynd

## The Stewart apartments

### 2 bedroom apartment

### Apartment Type A

Plots 98,102, & 106 - as shown



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

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# Rosebery Wynd

## The development



**The Stewart**  
Plots 92 – 106

**The Stewart apartments**  
1 & 2 bedroom apartments



Computer generated image – An apartment block 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 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)





# Welcome to your new home

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

Stock photography

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