



Newington Residences

Townhouse floor plans




Stock photography




Newington Residences


The development




The Anderson
4 bedroom townhouse
Plots 23, 24, 25, 26, 27
With separate garage




The Blake
5 bedroom semi-detached townhouse
Plots 42, 43, 44, 45, 46, 47
With integral garage



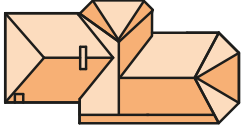
The Bovell
3 bedroom mews home
Plot 22
With integral garage




The Chaplin
2 bedroom townhouse with garden room
Plots 29, 30, 31, 32, 33, 34, 35, 36
With carport




The Evans
5 bedroom townhouse
Plot 37
With garage



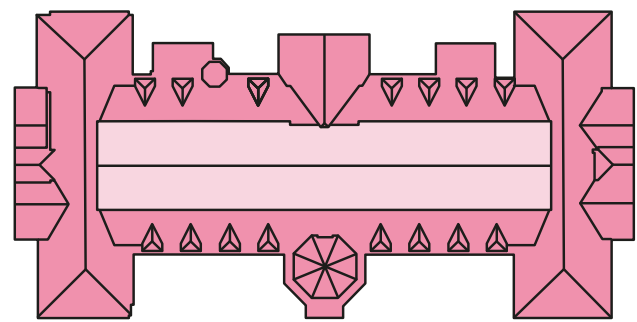
The Gatehouse
2 bedroom home
Plot 48



The Pechey
5 bedroom townhouse
Plot 28
With integral garage



The Thorne
5 bedroom townhouse
Plots 38, 39, 40, 41
With garage



The Clocktower
1, 2 & 3 bedroom apartments
Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21



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Townhouse specification

Kitchen & utility rooms

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Or Elica island suspended re-circulating extractor
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

Bathroom & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad in bedroom 1 en suite bathroom

Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

Electrical

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart Gas and Electricity Monitor provided

- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- EV Charging connection or future connection point

Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

Garage

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

Wardrobes

- Bi-fold doors to bedrooms (as design dictates)

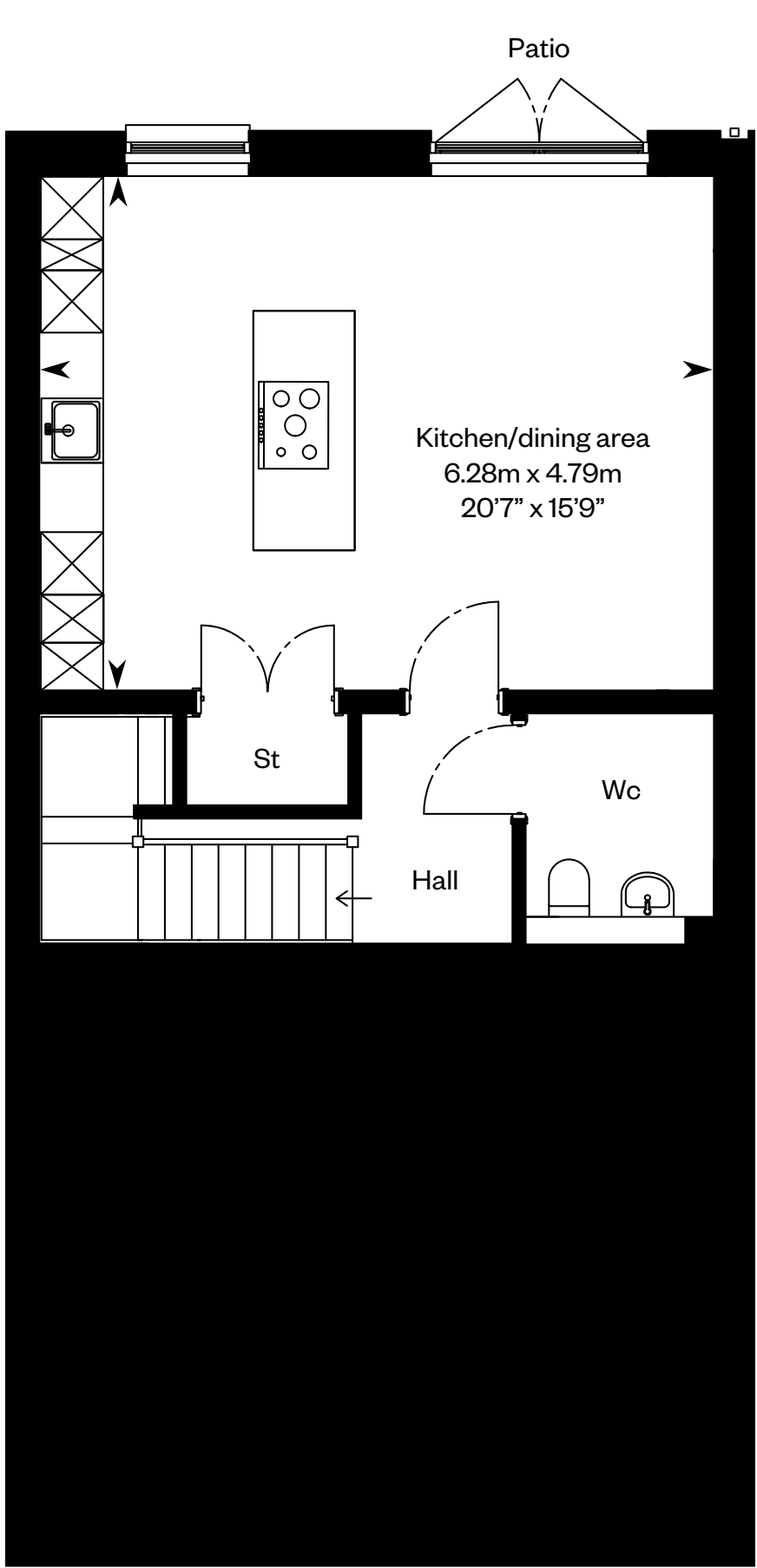
Externals

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap (as design dictates)
- Folding or French doors to rear patio (as design dictates)

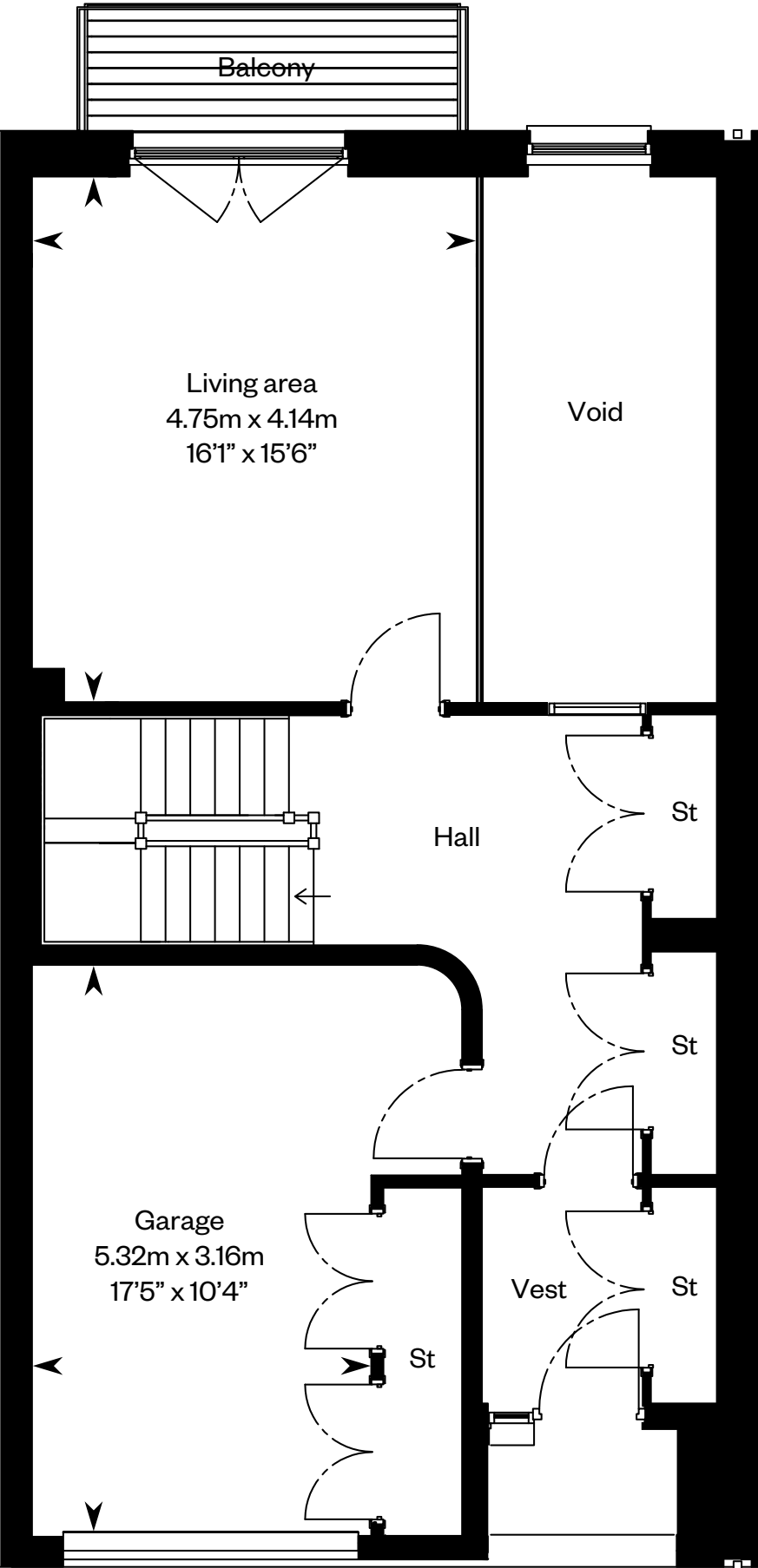
The Blake

Plots 42, 43, 44, 45, 46, 47

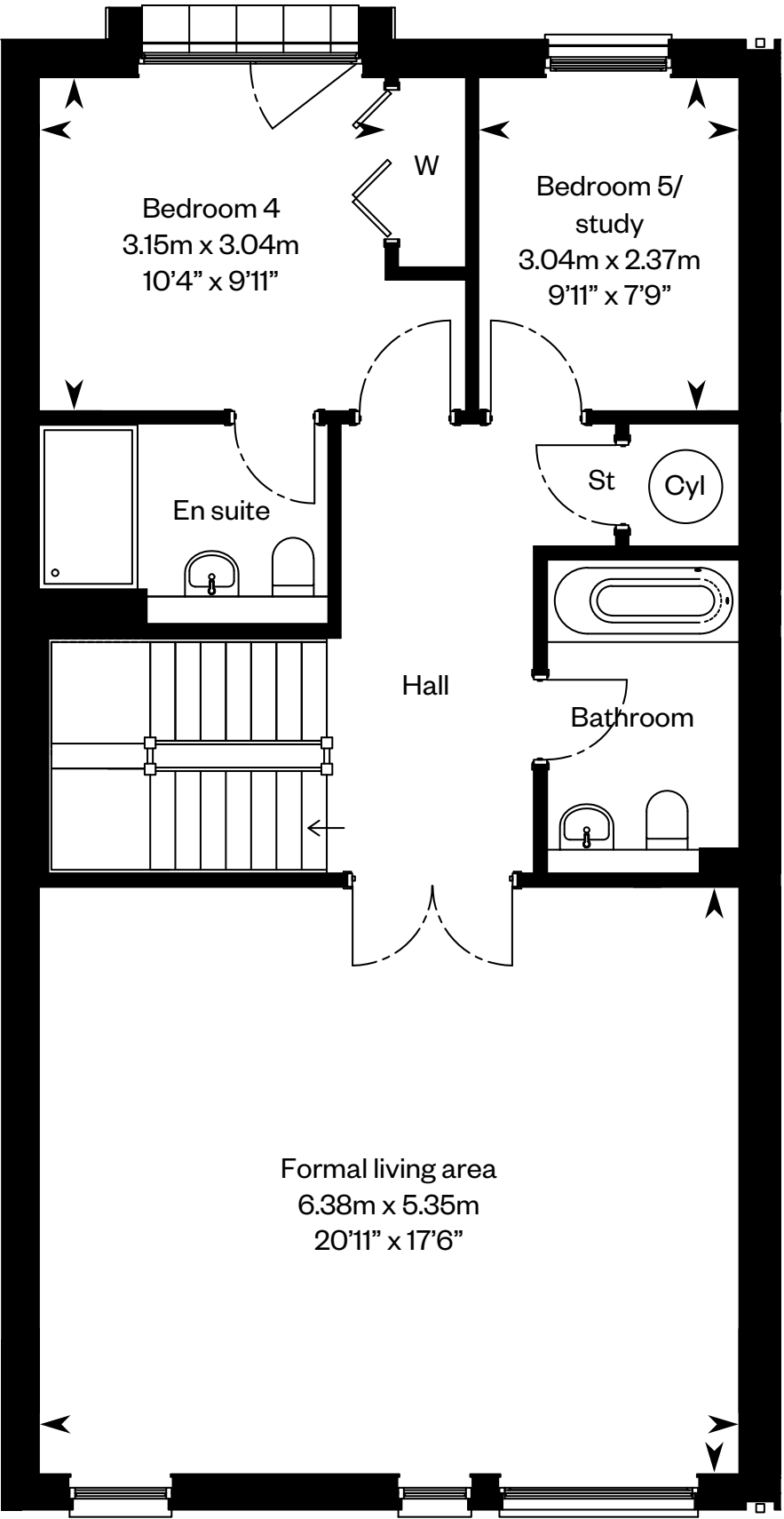
5 bedroom semi-detached townhouse with integral garage



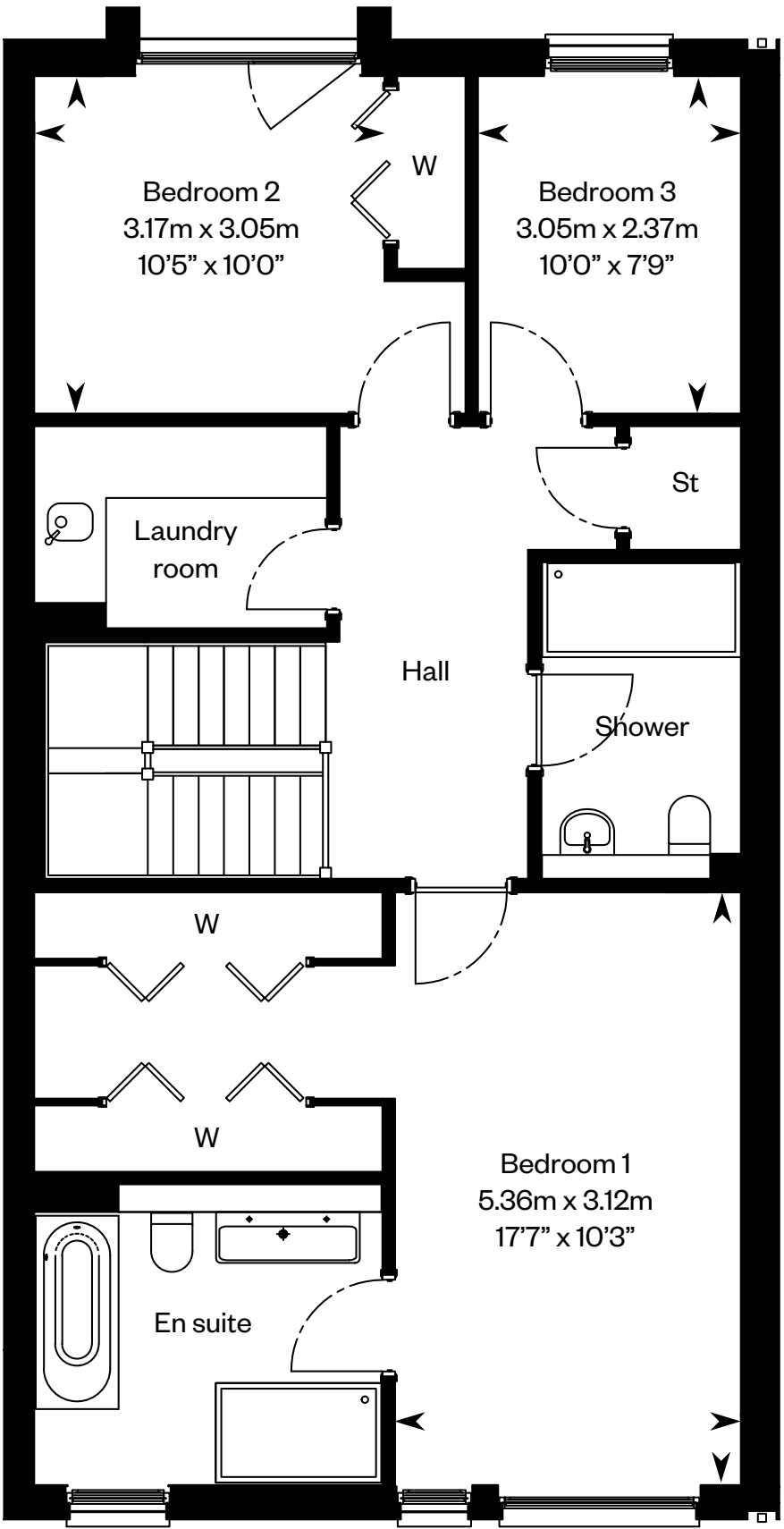
Lower ground floor



Ground floor



First floor



Second floor

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



Stock photography



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Newington Residences,
James Gall Wynd,
Edinburgh, EH16 5LZ

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