



Rosebery Wynd

South Queensferry

The Walker apartments
1 & 2 bedroom apartments

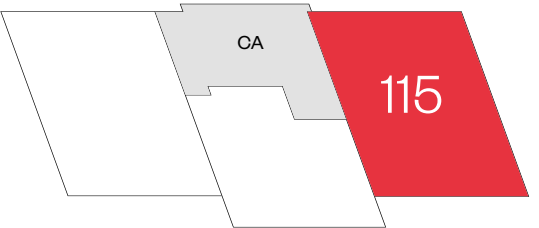


CGI - The Walker Apartments at Rosebery Wynd

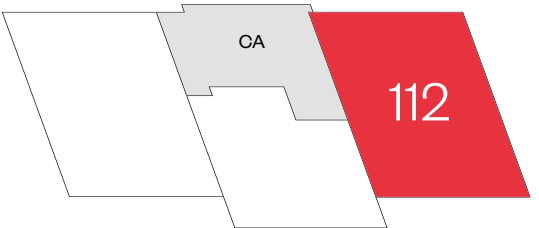
The Walker apartments - Type A (H)

2 bedroom apartments

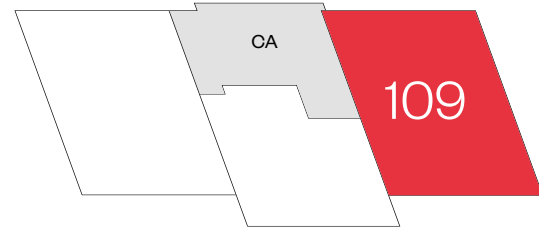
Plots 107, 109, 112 & 115 – as shown



Third floor



Second floor

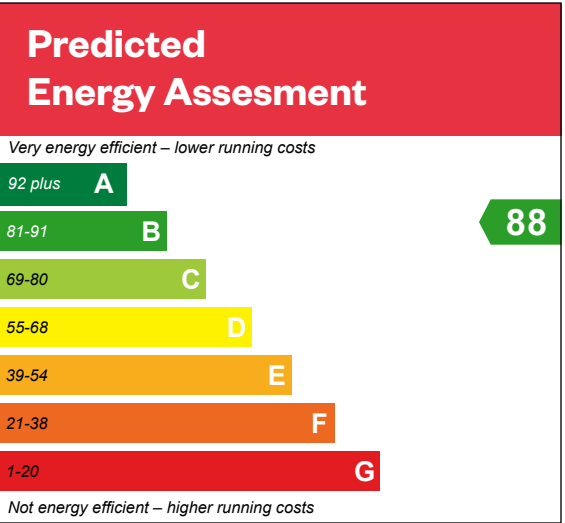
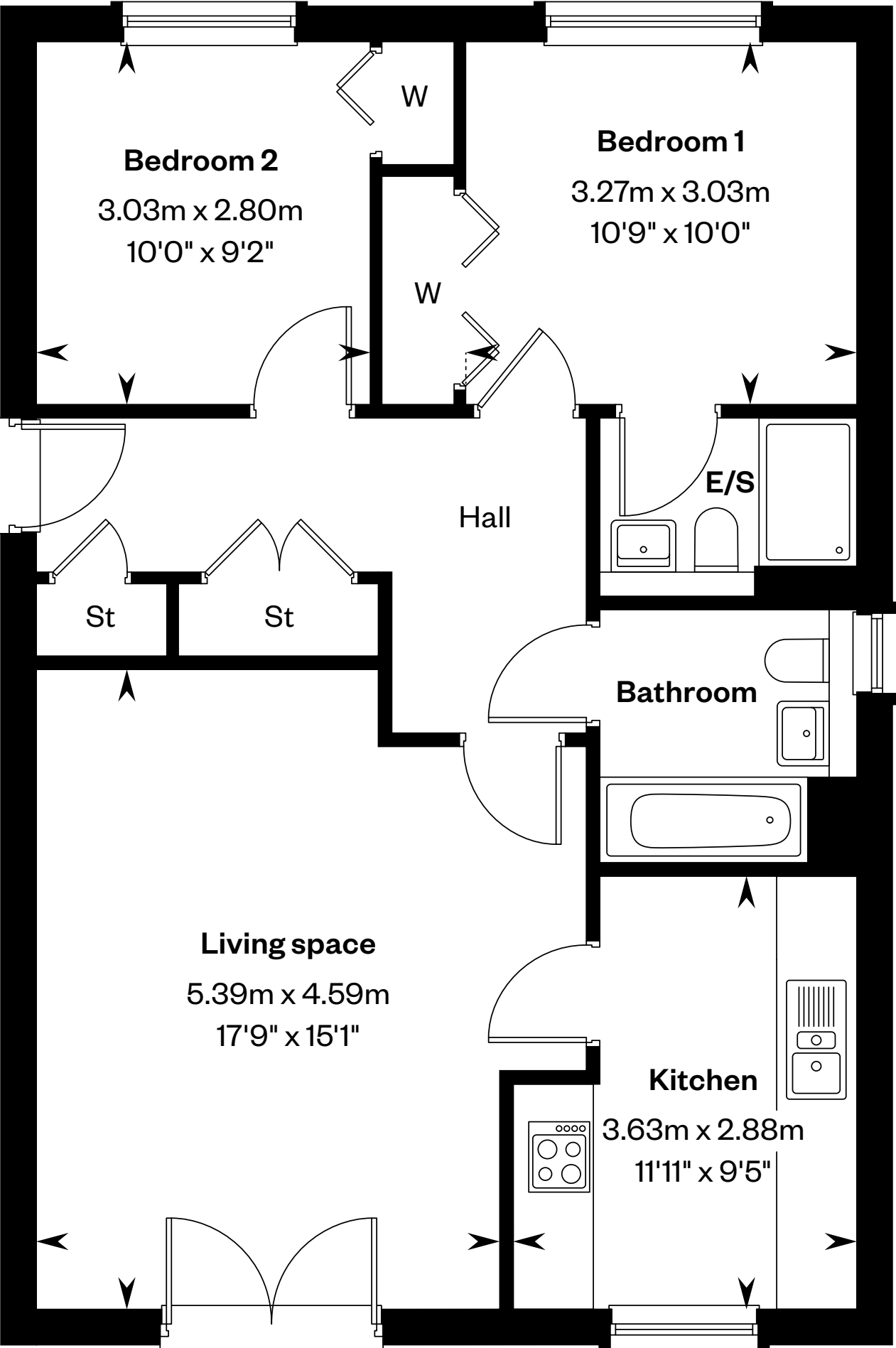


First floor



Ground floor

CA Communal area



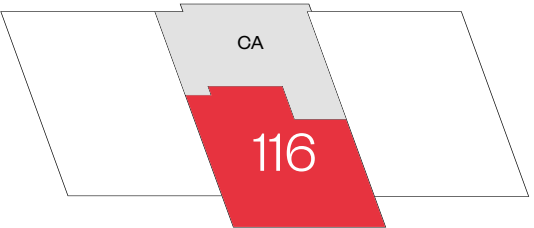
E/S: En-Suite. St: Store cupboard. W: Wardrobe.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 17.07.2025. See the main brochure for the full Consumer Protection statement.

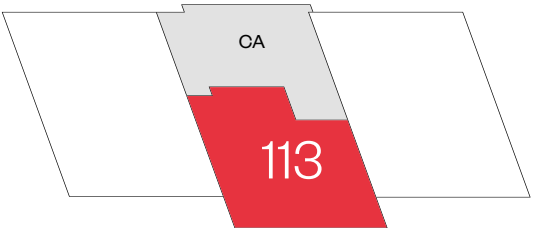
The Walker apartments - Type B

1 bedroom apartments

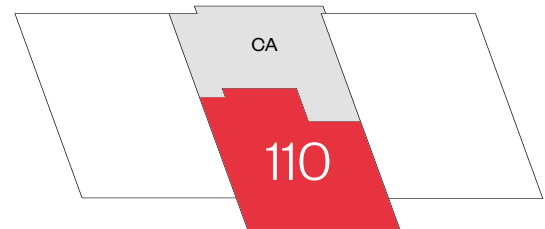
Plots 108, 110, 113 & 116 – as shown



Third floor



Second floor

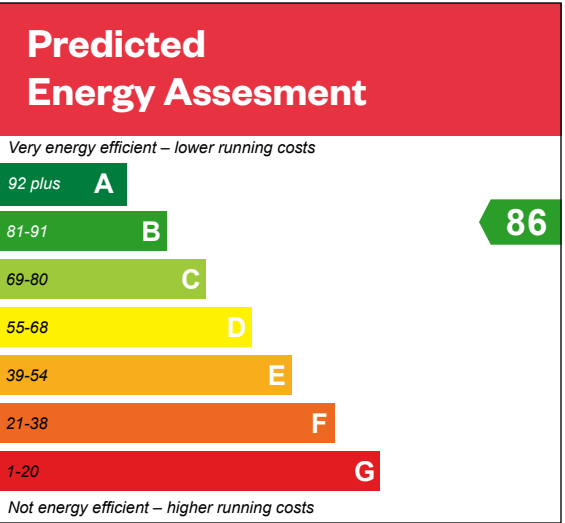
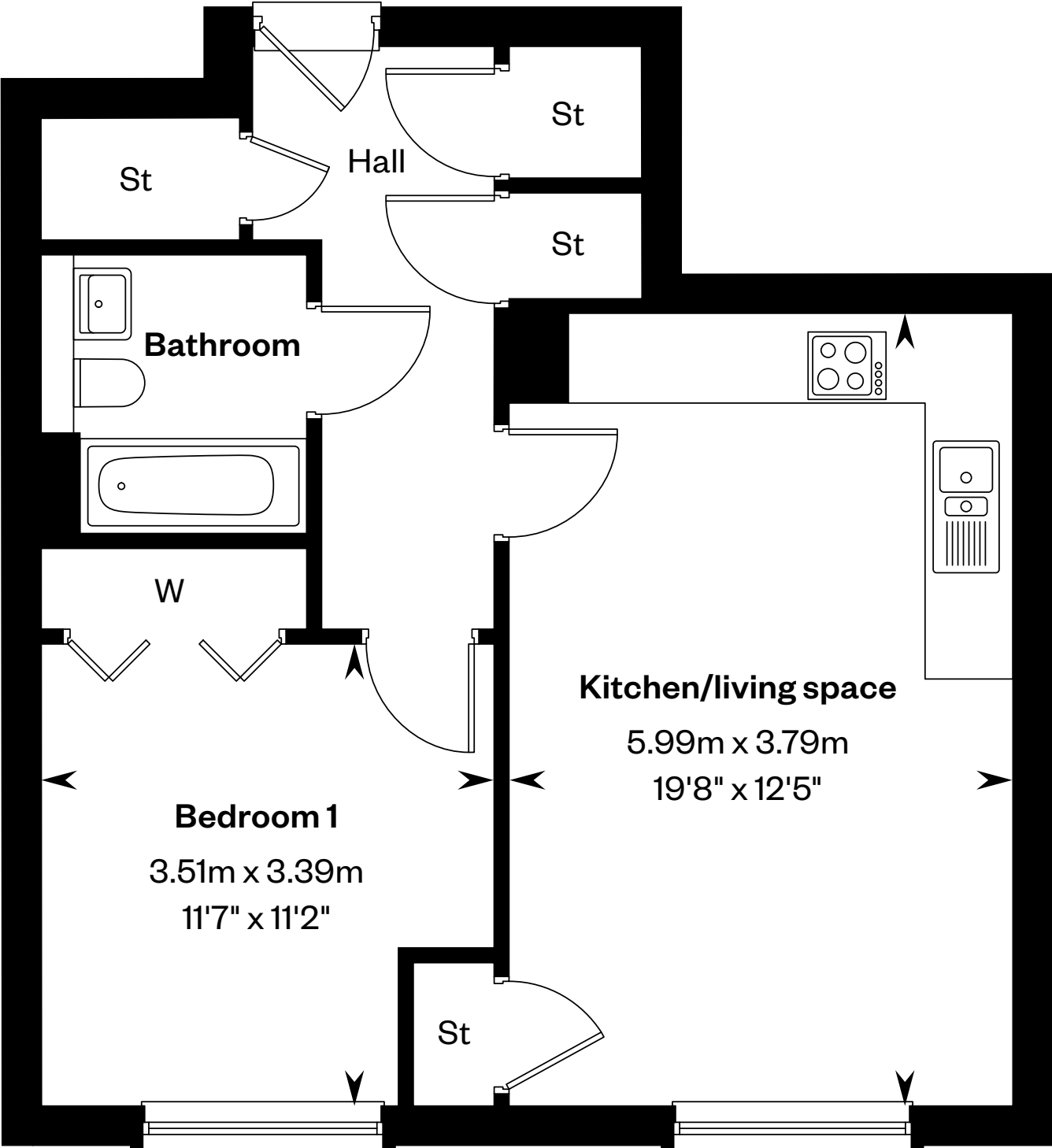


First floor



Ground floor

CA Communal area



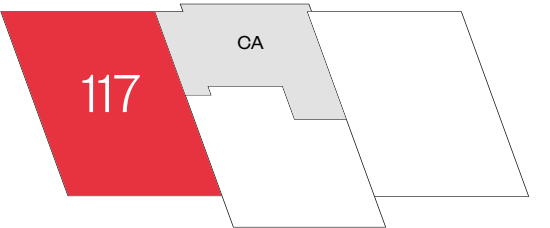
St: Store cupboard. W: Wardrobe.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 17.07.2025. See the main brochure for the full Consumer Protection statement.

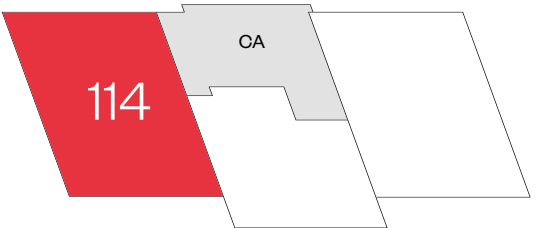
The Walker apartments - Type A

2 bedroom apartments

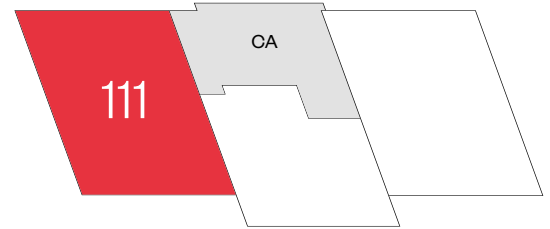
Plots 111, 114 & 117 – as shown



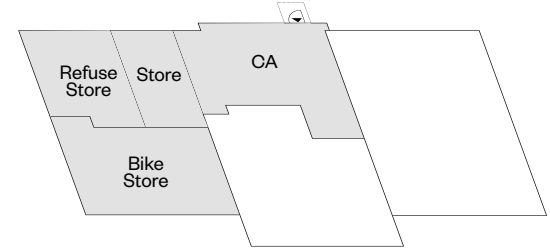
Third floor



Second floor

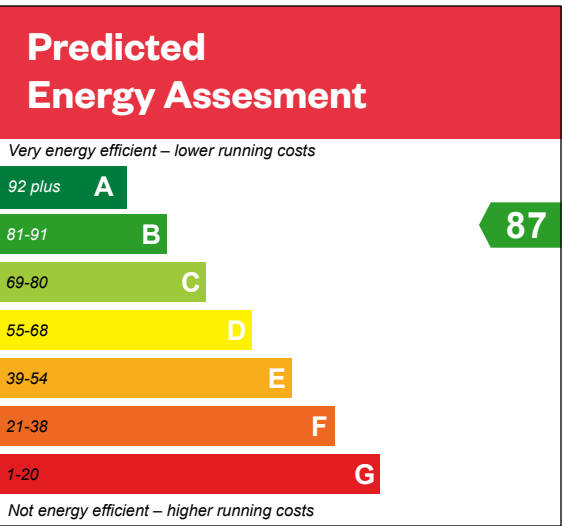
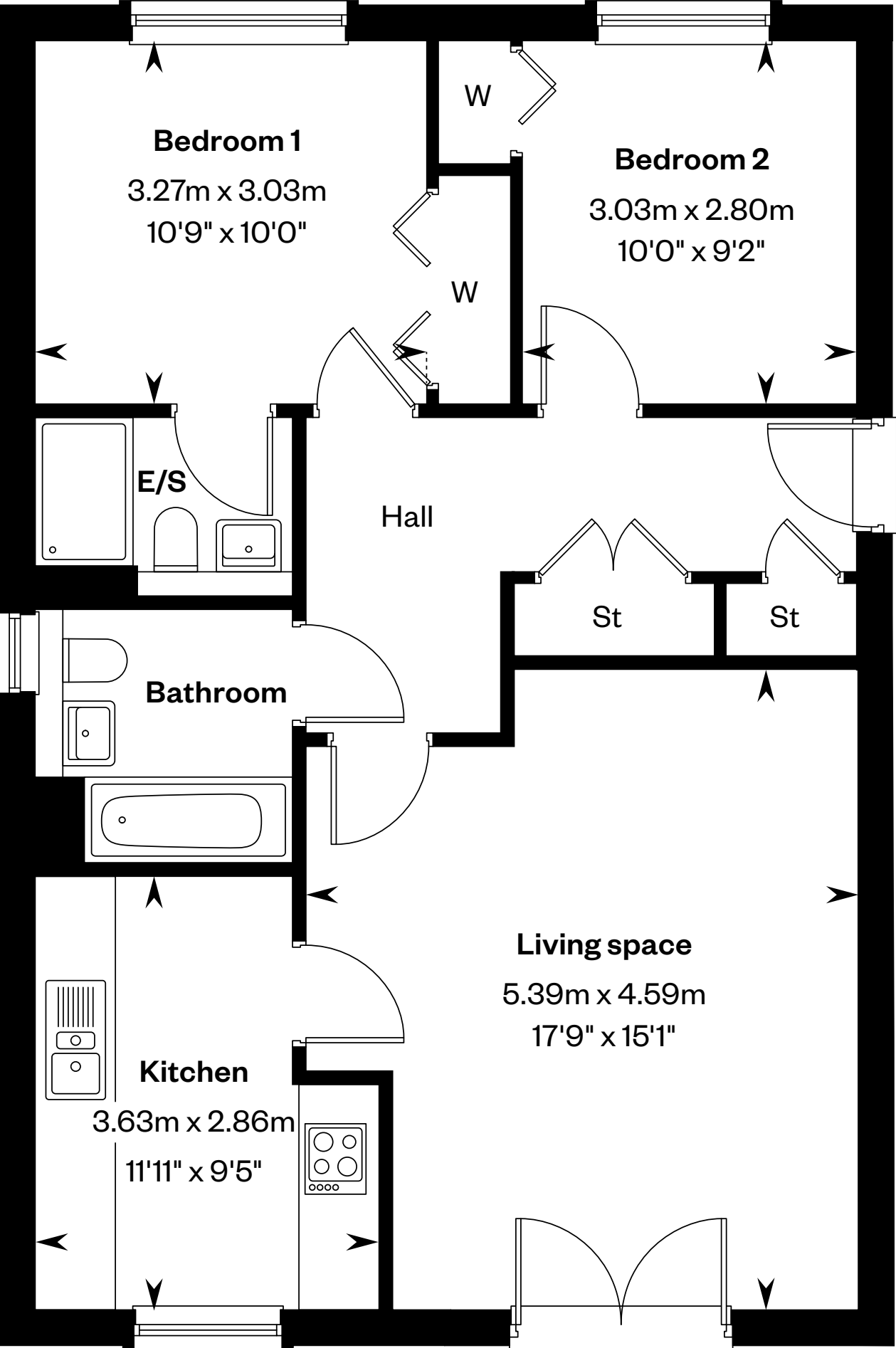


First floor



Ground floor

CA Communal area



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

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 17.07.2025. See the main brochure for the full Consumer Protection statement.

Rosebery Wynd

The development

 **The Walker apartments**
Plot 107 - 117

The Walker apartments
1&2 bedroom apartments



CGI – The Walker 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.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of going to press on 17/07/2025.

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



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Information contained is accurate at time of going to publication on 17.07.25. See the main brochure for the full Consumer Protection statement.