



# WATERSIDE WALK

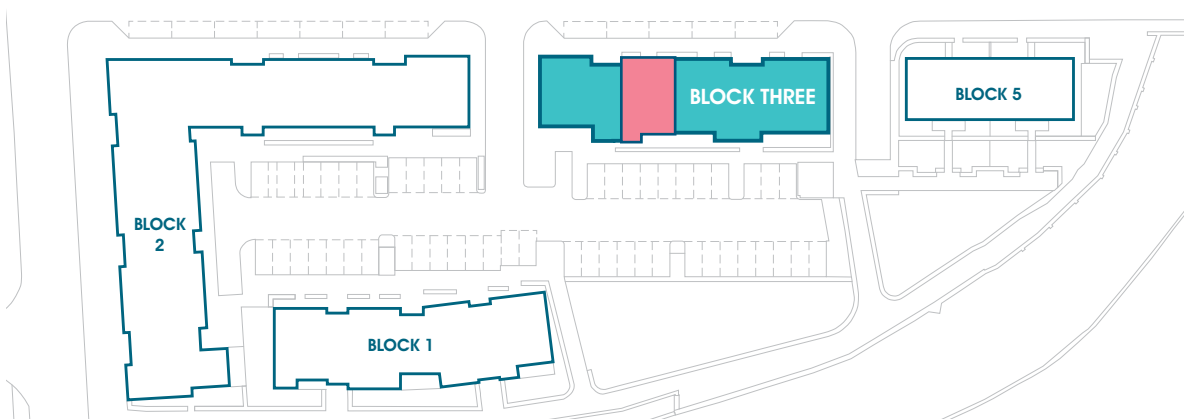
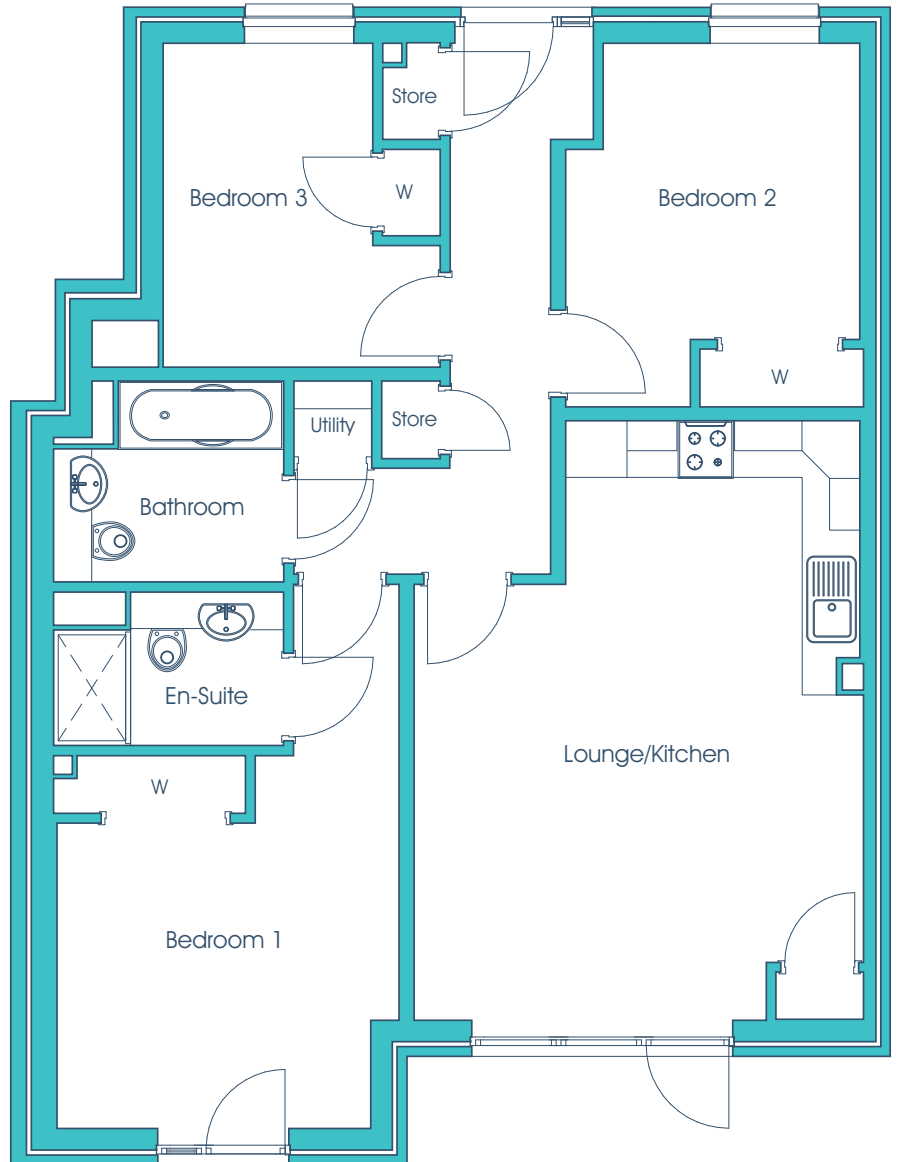
EDINBURGH

## Floor Plan

Plot 59 | Edinburgh EH6 5PQ

### Ground Floor

LOUNGE/KITCHEN	6.23 x 4.67m
BEDROOM 1	3.55 x 3.17m
BEDROOM 2	3.78 x 2.67m
BEDROOM 3	3.36 x 2.40m
Overall Area	85.40sq.m (919sq.ft)





[www.watersidewalk.co.uk](http://www.watersidewalk.co.uk)

For further information on this development please contact the agent below:

**BALLANTYNES**  
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a development by

**SMART**

[www.jsmart.co.uk](http://www.jsmart.co.uk)

#### KITCHENS

High quality fully fitted kitchens with stainless steel electric oven, gas hob, cooker hood, integrated appliances comprising fridge freezer, dishwasher and where applicable a washer dryer (please see Utility below).

#### BATHROOM/EN-SUITES

Contemporary white sanitary ware, fitted vanity units with chrome taps and fixtures. Showers are fitted to bathrooms and en-suites.

#### UTILITY

Selected flats benefit from a utility cupboard housing a washer dryer.

#### HEATING

Gas central heating with highly energy efficient boiler with dual zone heating system.

#### PEACE OF MIND

Heat detectors and smoke alarms are wired directly to individual apartment's main supply. Security panel door entry system to each stair.

#### ELECTRICS

External lighting provided to front and rear entrances, communal garden, car park and cycle stores.

#### CONNECTIVITY

All homes are wired to a communal satellite dish and terrestrial aerial and BT Fibre Optic cabled to all flats with CAT 6 data cable to lounge. Please note the new owners will require to purchase the appropriate satellite encryption box and arrange internet/telephone connections.

#### EXTERNAL

Selected flats benefit from private balconies, terraces or gardens and Blocks 2 & 3 have passenger lift access. All properties will benefit from use of the private communal car park area. Secure cycle store and refuse facilities are provided incorporating recycling facilities.

#### NHBC

Each apartment is covered by a 10 year NHBC Buildmark Warranty and we support the Consumer Code for Home Builders.

All images are indicative - taken from previous development

**Important Notice:** Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such should be treated as a guide only. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that the items specified in the literature and show home may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such may be subject to variation during the course of construction. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor.