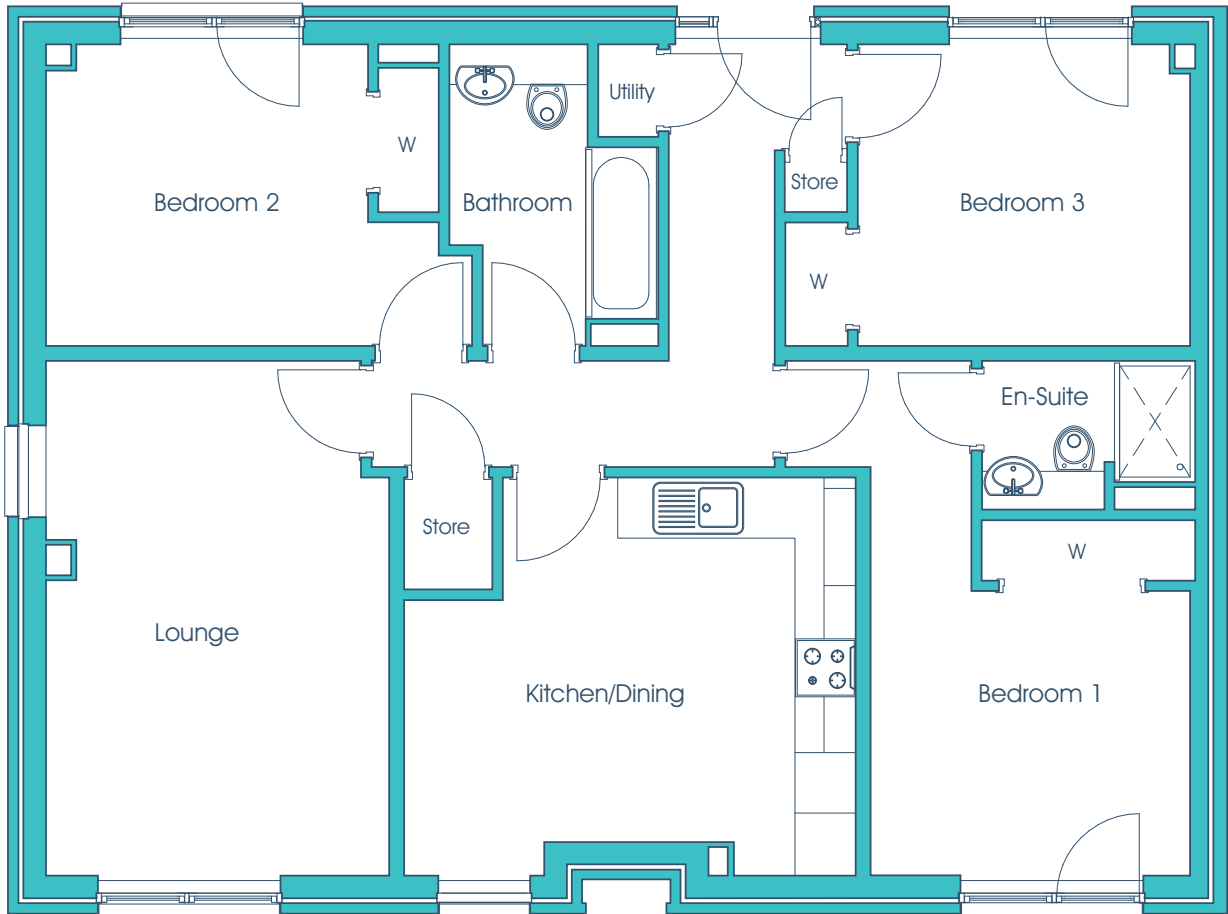




WATERSIDE WALK

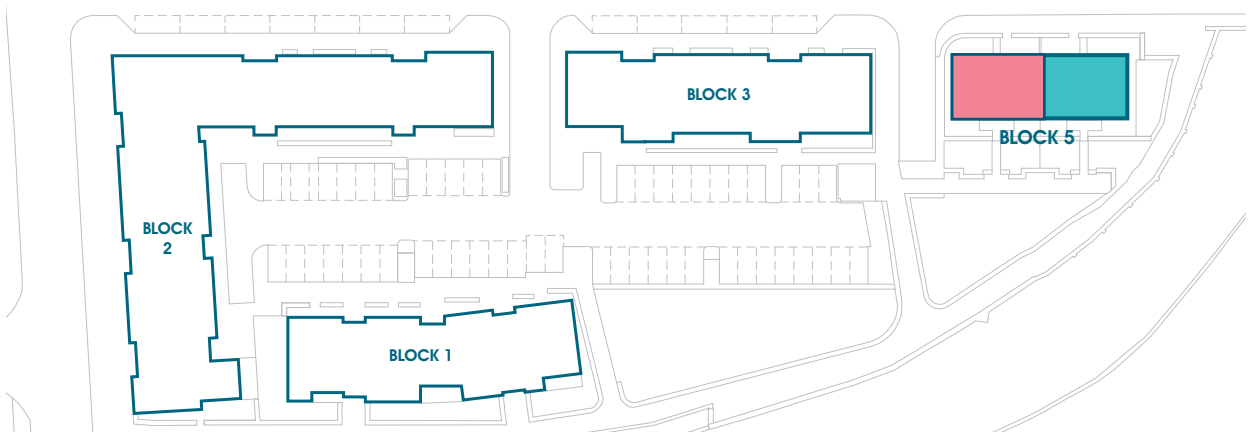
EDINBURGH

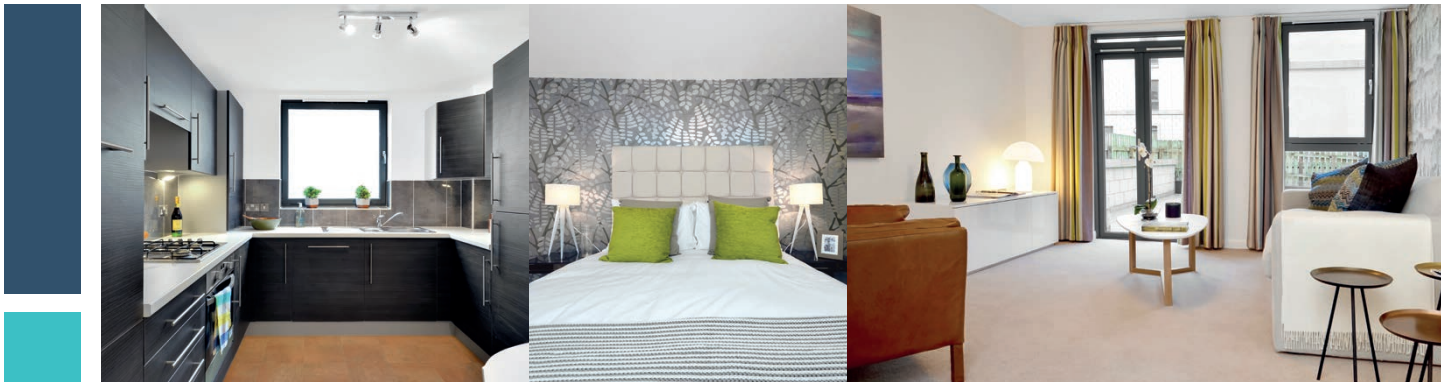
Floor Plan 1B West Bowling Green Street | Plot 97 | Edinburgh EH6 5PQ



Ground Floor

LOUNGE	3.40 x 5.10m
KITCHEN/DINING	2.73 x 4.47m
BEDROOM 1	2.99 x 2.82m
BEDROOM 2	2.99 x 3.29m
BEDROOM 3	2.99 X 3.29m
Overall Area	93.27sq.m (1,004sq.ft)





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.

ELECTRICS

External lighting provided to front and rear entrances (where applicable), communal garden and car park.

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

The flats and duplexes all benefit from private gardens. All properties will benefit from use of the private communal car park area.

NHBC

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



www.watersidewalk.co.uk

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

BALLANTYNES
SURVEYORS & ESTATE AGENTS

30 Stafford Street,
Edinburgh
EH3 7BD

T: 0131 459 2222

E: watersidewalk@ballantynes.uk.com
www.ballantynes.uk.com

a development by

SMART

www.jsmart.co.uk

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.