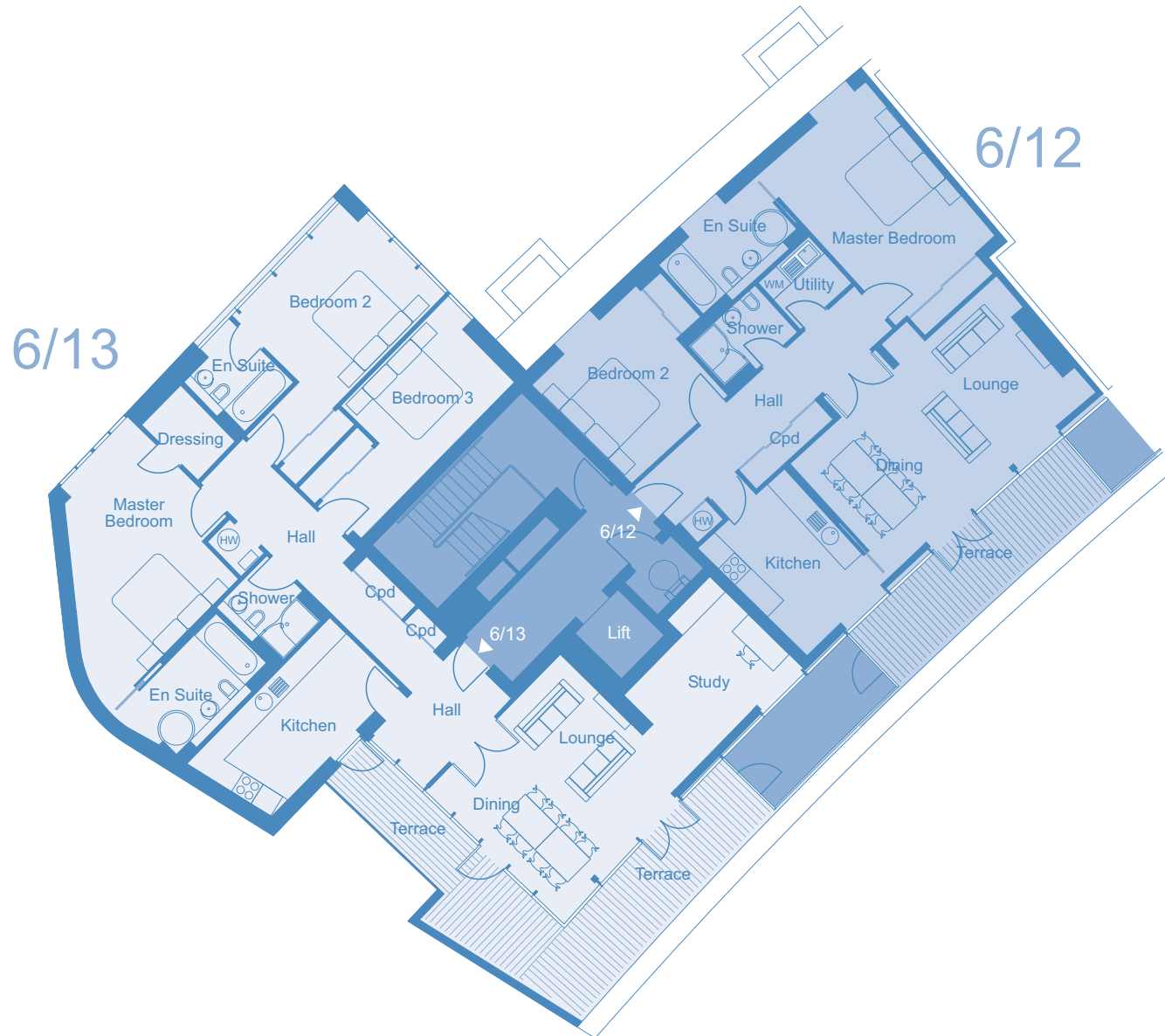


BLOCK 6
NORTH



PENTHOUSE LEVEL



Apartment 6/12 metres

Lounge/Dining	4.10 x 7.20
Kitchen	4.10 x 3.00
Master Bedroom	5.25 x 3.70
En Suite	1.70 x 3.50
Bedroom 2	3.65 x 3.60
Shower Room	1.65 x 2.55
Utility	1.65 x 1.60

Apartment 6/13 metres

Lounge/Dining	4.75 x 4.85
Study	2.80 x 3.75
Kitchen	2.50 x 5.25
Master Bedroom	4.65 x 4.75
Dressing Room	2.05 x 1.50
En Suite	1.85 x 3.70
Bedroom 2	3.30 x 4.20
En Suite	2.05 x 1.70
Bedroom 3	2.85 x 3.55
Shower Room	2.20 x 1.85

BLOCK 6
NORTH



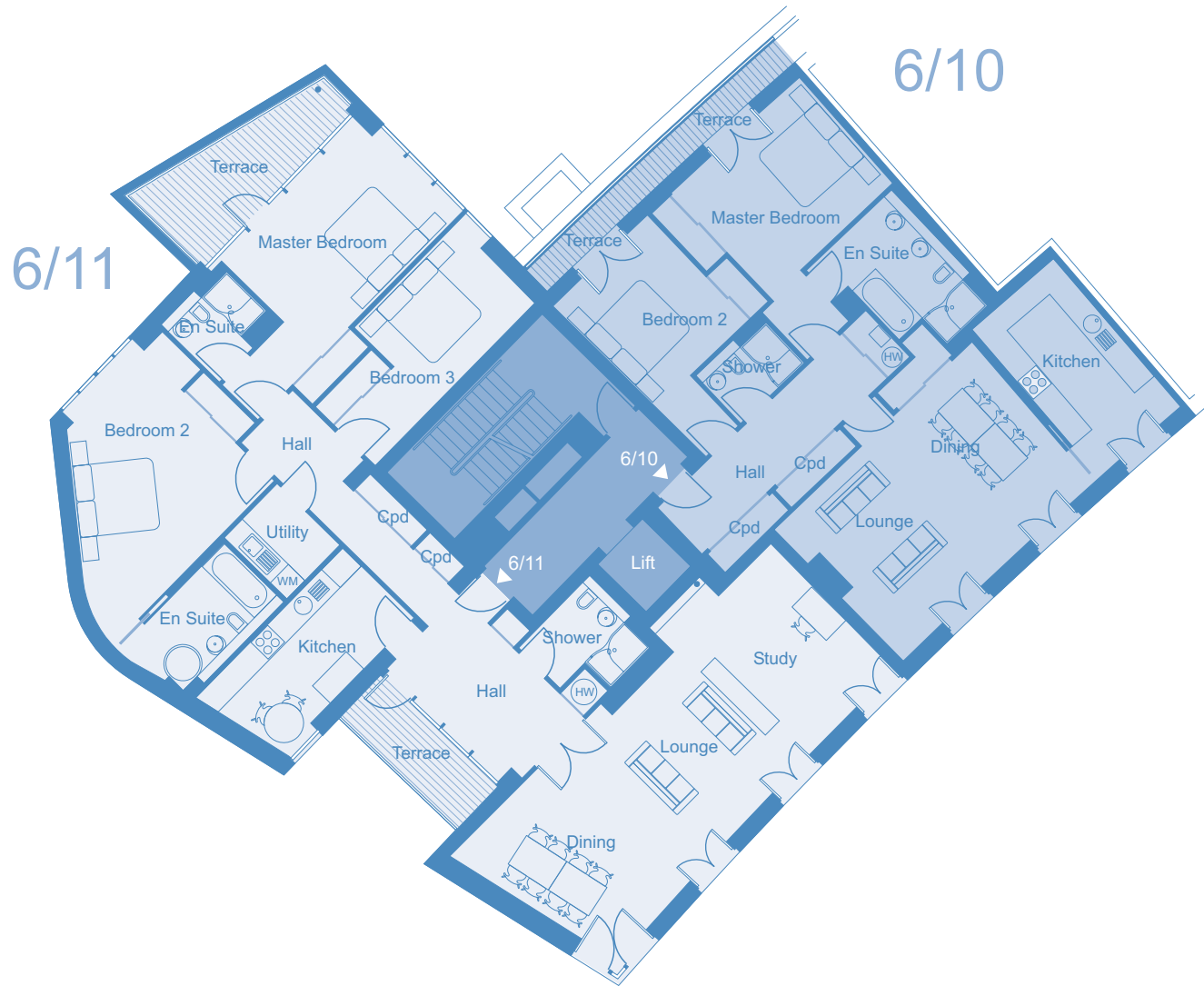
FIFTH LEVEL

Apartment 6/10 metres

Lounge/Dining	4.60 x 6.65
Kitchen	4.85 x 2.75
Master Bedroom	3.50 x 4.30
En Suite	3.75 x 2.45
Bedroom 2	3.60 x 3.20
Shower Room	1.40 x 2.20

Apartment 6/11 metres

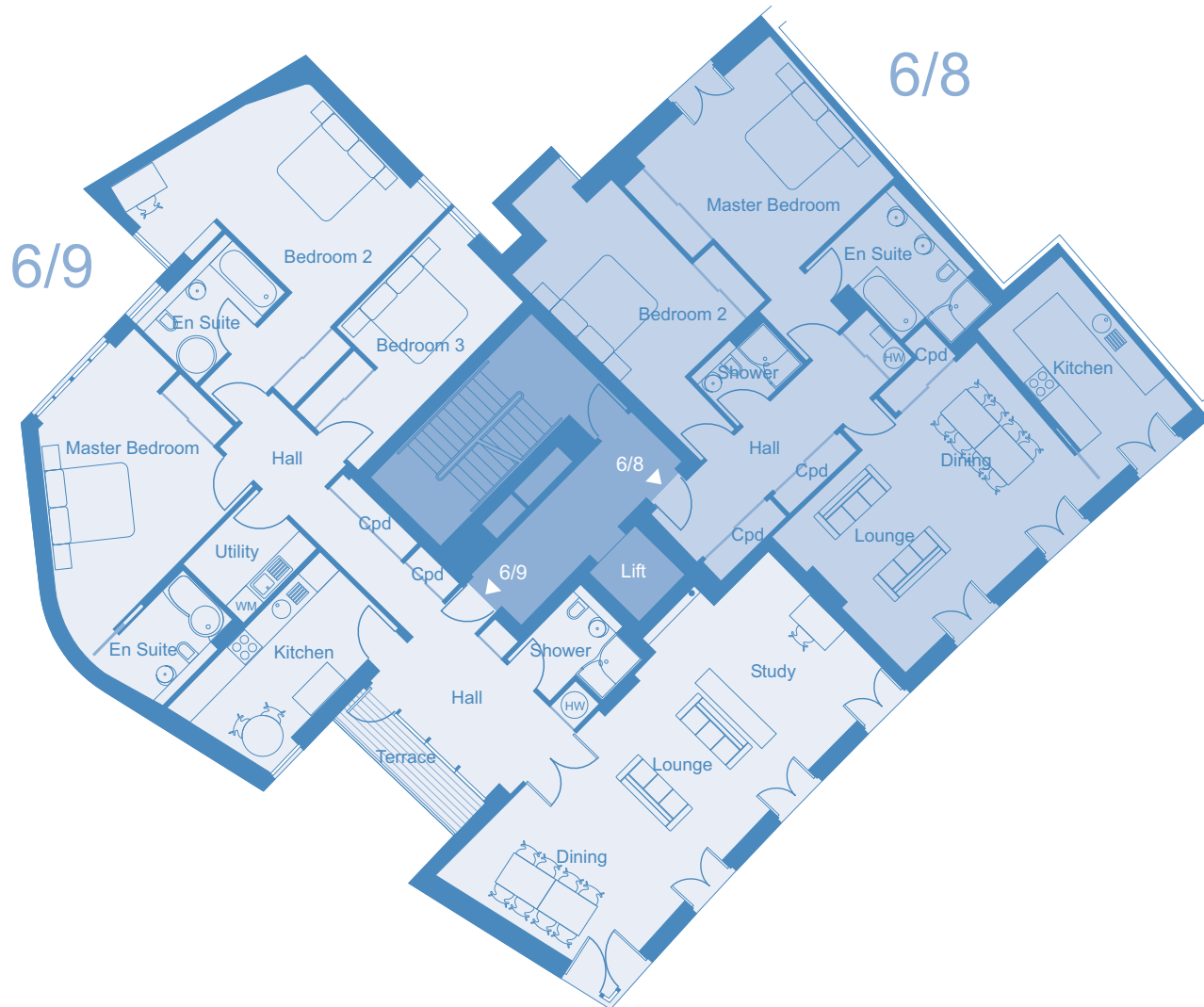
Lounge/Dining/Study	11.25 x 4.70
Kitchen	2.50 x 5.25
Master Bedroom	3.80 x 5.40
En Suite	1.95 x 2.35
Bedroom 2	4.70 x 5.65
En Suite	1.85 x 3.70
Bedroom 3	2.85 x 3.55
Shower Room	2.35 x 2.20
Utility	2.20 x 1.85



BLOCK 6
NORTH



FOURTH LEVEL



Apartment 6/8

metres

Lounge/Dining	4.60 x 6.70
Kitchen	4.85 x 2.75
Master Bedroom	4.60 x 4.30
En Suite	3.80 x 2.70
Bedroom 2	5.80 x 3.15
Shower Room	1.40 x 2.20

Apartment 6/9

metres

Lounge/Dining/Study	11.35 x 4.80
Kitchen	2.50 x 5.25
Master Bedroom	4.70 x 5.65
En Suite	2.10 x 2.95
Bedroom 2	5.45 x 3.90
En Suite	1.80 x 2.85
Bedroom 3	2.85 x 3.60
Shower Room	2.35 x 2.20
Utility	2.20 x 2.55

BLOCK 6
NORTH



THIRD LEVEL

Apartment 6/6

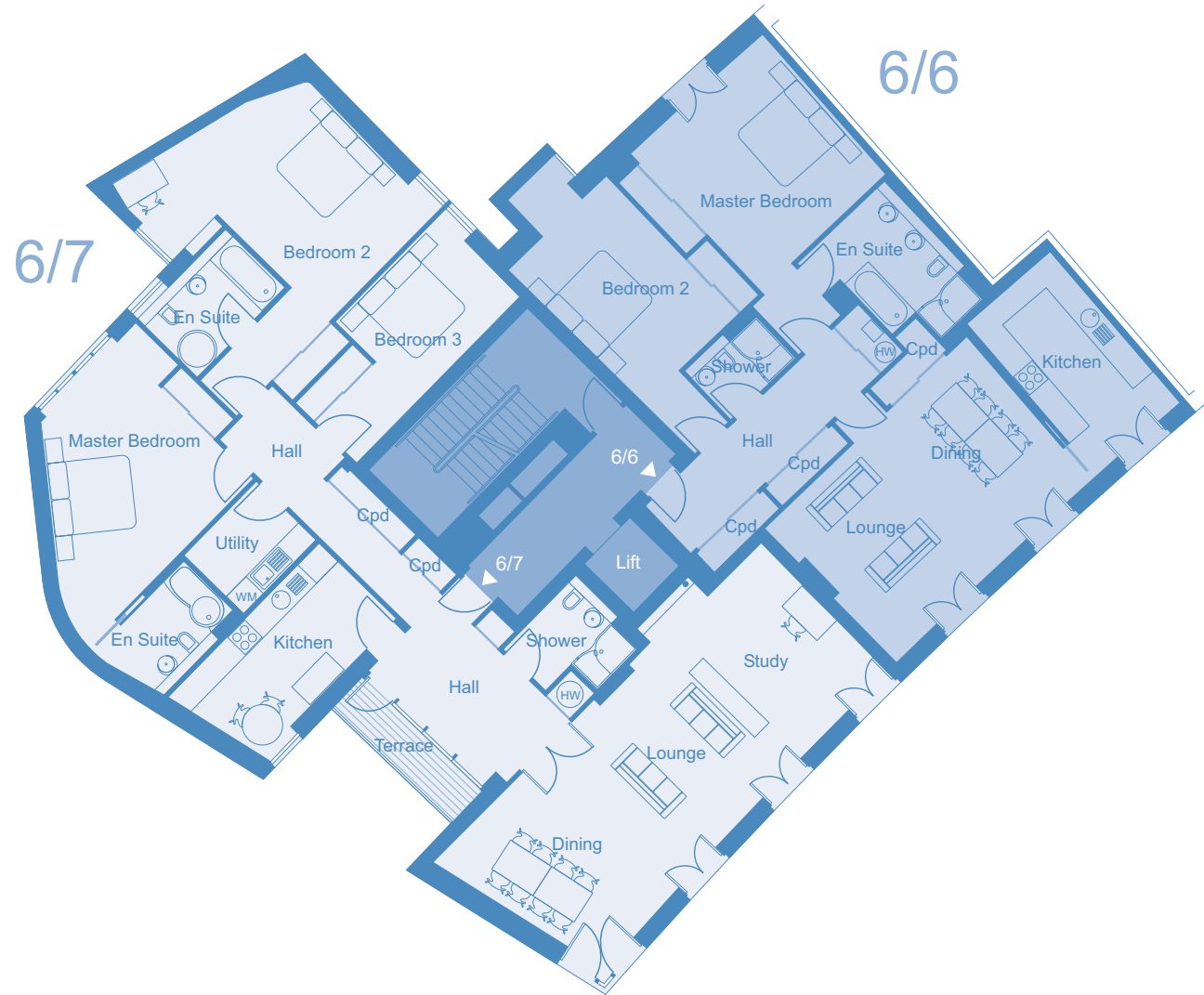
metres

Lounge/Dining	4.60 x 6.70
Kitchen	4.85 x 2.75
Master Bedroom	4.60 x 4.30
En Suite	3.80 x 2.70
Bedroom 2	5.80 x 3.15
Shower Room	1.40 x 2.20

Apartment 6/7

metres

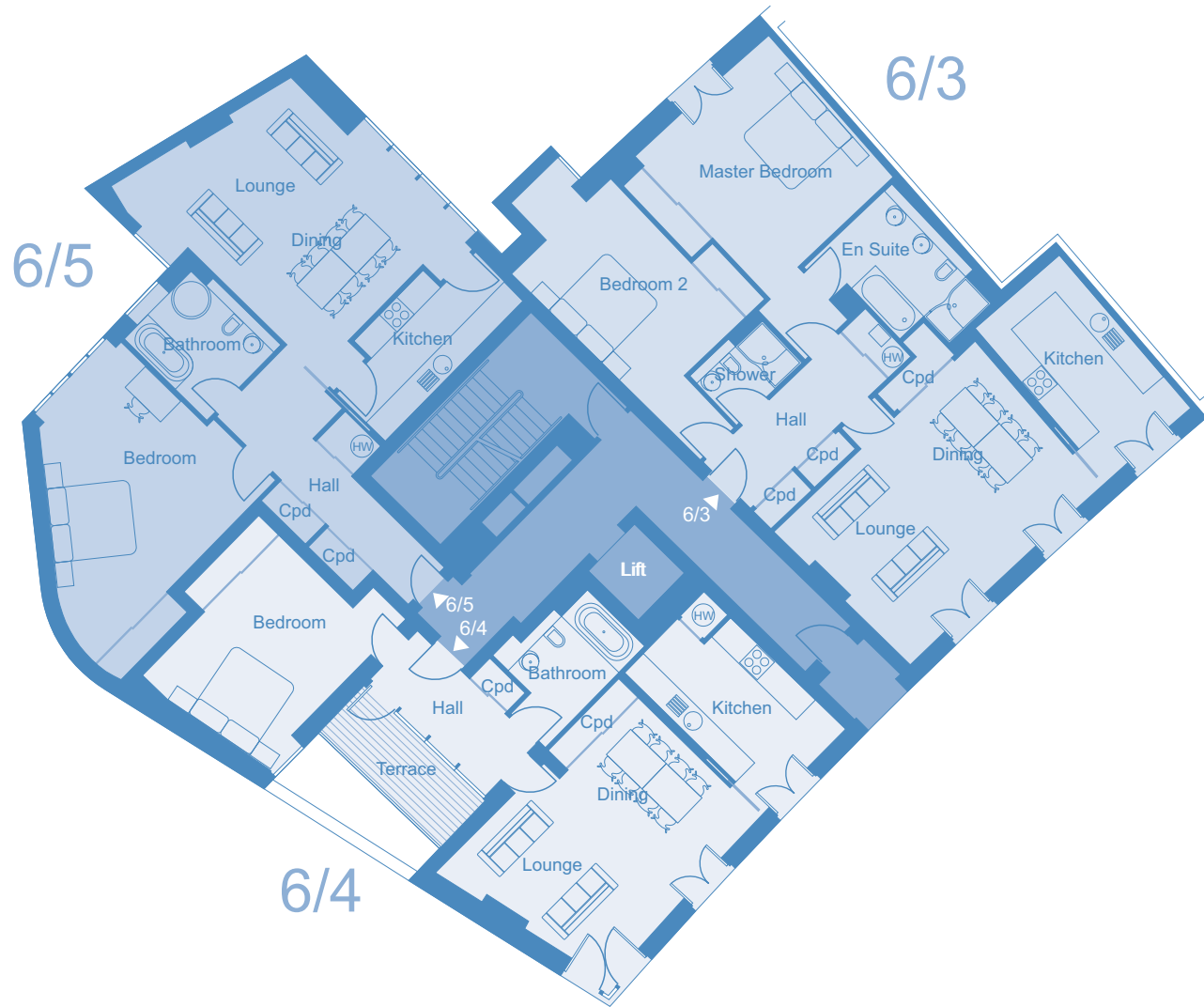
Lounge/Dining/Study	11.35 x 4.80
Kitchen	2.50 x 5.25
Master Bedroom	4.70 x 5.65
En Suite	2.10 x 2.95
Bedroom 2	5.45 x 3.90
En Suite	1.80 x 2.85
Bedroom 3	2.85 x 3.60
Shower Room	2.35 x 2.20
Utility	2.20 x 2.55



BLOCK 6
NORTH



SECOND LEVEL



Apartment 6/3 metres

Lounge/Dining	4.60 x 6.65
Kitchen	4.90 x 2.75
Master Bedroom	4.55 x 4.35
En Suite	3.75 x 2.70
Bedroom 2	5.85 x 3.20
Shower Room	1.40 x 2.20

Apartment 6/4 metres

Lounge/Dining	4.75 x 6.50
Kitchen	5.70 x 2.80
Bedroom	2.55 x 3.15
Bathroom	3.60 x 4.90

Apartment 6/5 metres

Lounge/Dining	7.25 x 4.80
Kitchen	2.25 x 4.75
Bedroom	5.00 x 6.10
Bathroom	2.80 x 2.50

BLOCK 6
NORTH



FIRST LEVEL

Apartment 6/1

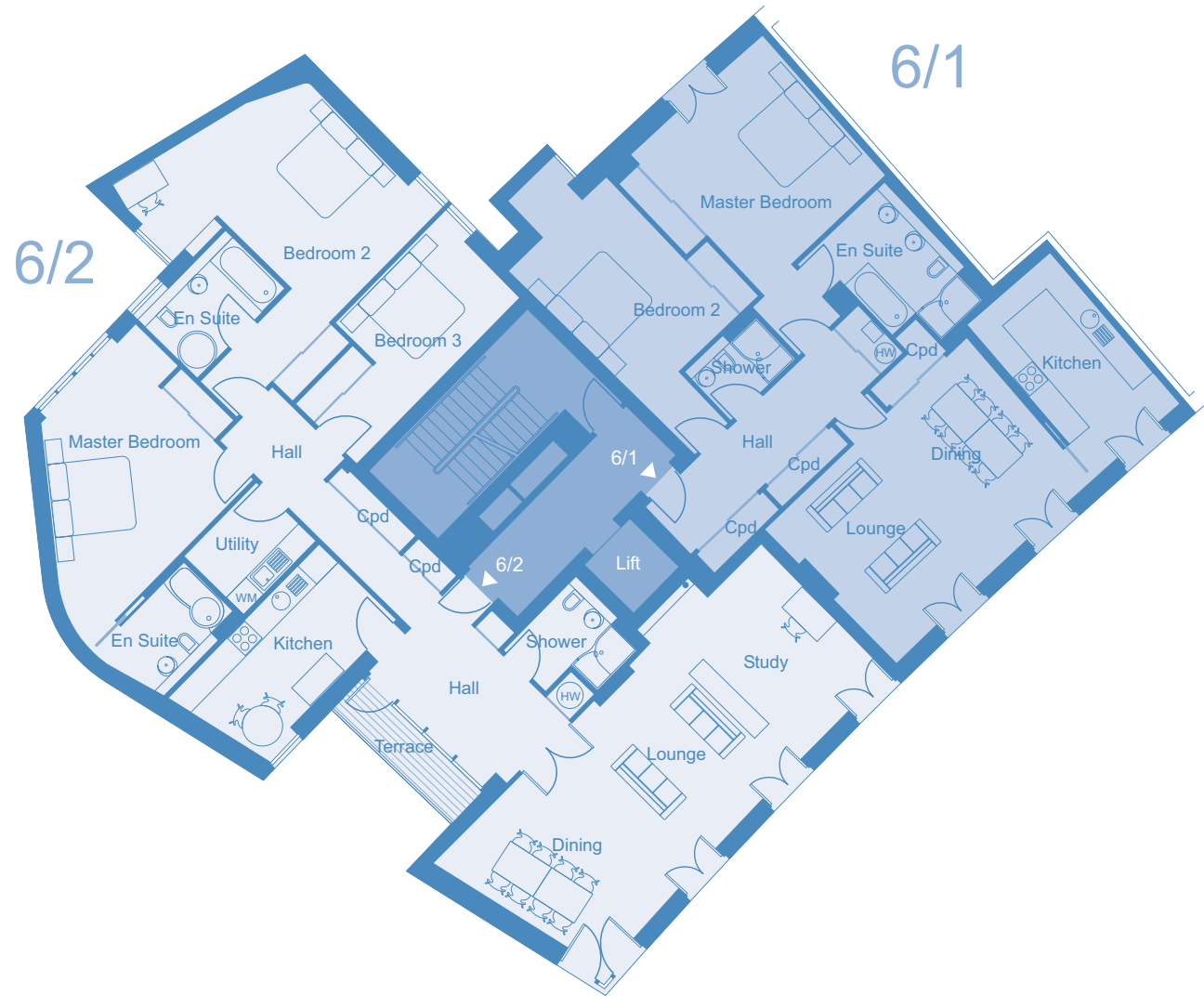
metres

Lounge/Dining	4.60 x 6.70
Kitchen	4.85 x 2.75
Master Bedroom	4.60 x 4.30
En Suite	3.80 x 2.70
Bedroom 2	5.80 x 3.15
Shower Room	1.40 x 2.20

Apartment 6/2

metres

Lounge/Dining/Study	11.35 x 4.80
Kitchen	2.50 x 5.25
Master Bedroom	4.70 x 5.65
En Suite	2.10 x 2.95
Bedroom 2	5.45 x 3.90
En Suite	1.80 x 2.85
Bedroom 3	2.85 x 3.60
Shower Room	2.35 x 2.20
Utility	2.20 x 2.55



BLOCK 5
NORTH



PENTHOUSE LEVEL



Apartment 5/11	metres
Lounge/Dining	7.55 x 5.10
Kitchen	2.40 x 4.65
Master Bedroom	3.70 x 5.70
En Suite	2.20 x 2.70
Bedroom 2	3.80 x 4.25
En Suite	1.65 x 2.40
Study/Hall	2.70 x 4.20
Utility	1.95 x 2.05
WC	1.55 x 1.50

BLOCK 5
NORTH



FIFTH LEVEL

Apartment 5/9

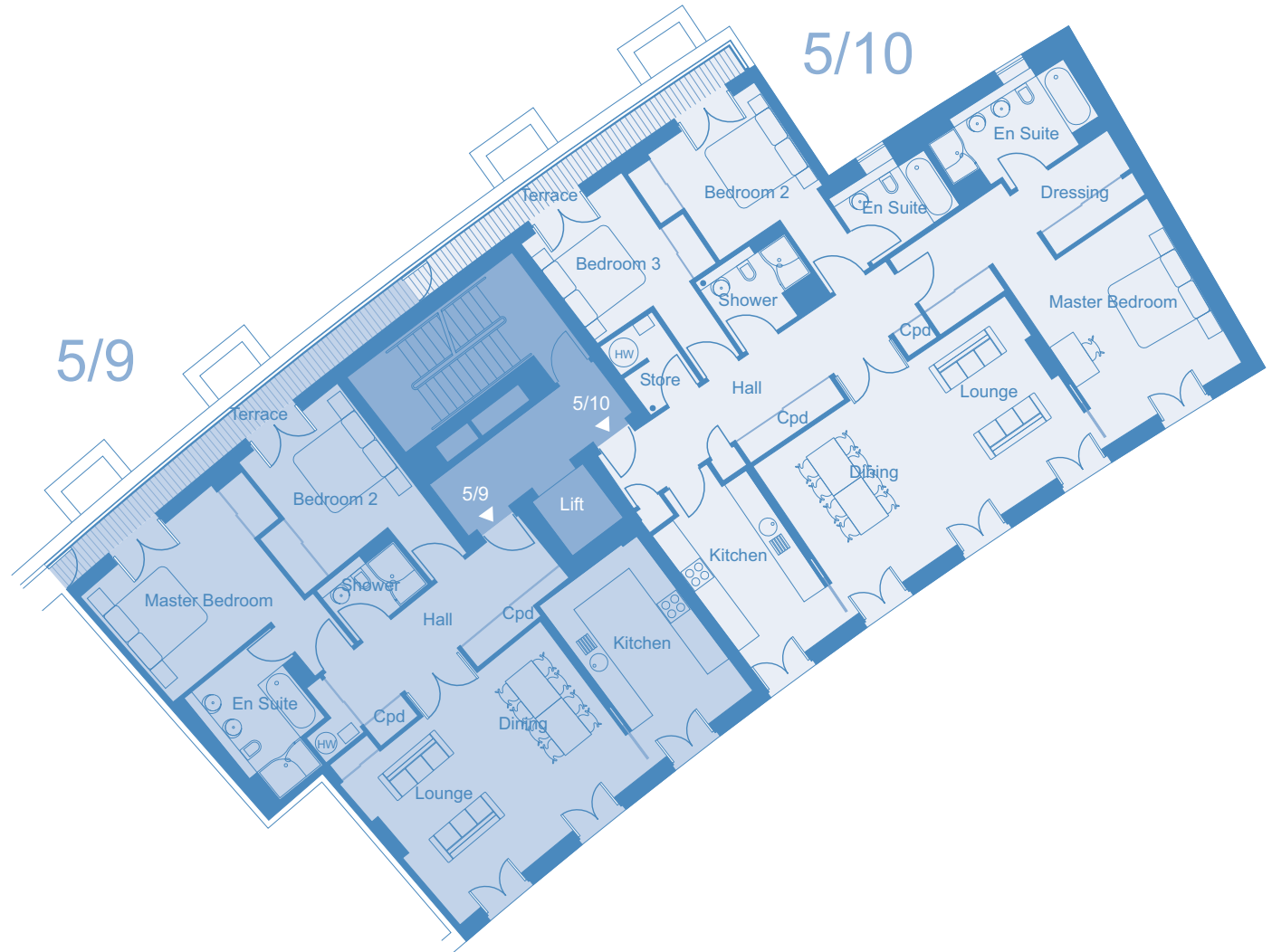
metres

Lounge/Dining	4.60 x 6.45
Kitchen	4.90 x 3.00
Master Bedroom	3.50 x 4.30
En Suite	3.55 x 2.45
Bedroom 2	3.60 x 3.25
Shower Room	1.40 x 2.30

Apartment 5/10

metres

Lounge/Dining	4.60 x 7.65
Kitchen	4.65 x 3.00
Master Bedroom	4.80 x 4.00
Dressing Area	5.70 x 2.30
En Suite	1.95 x 4.05
Bedroom 2	3.10 x 3.10
En Suite	1.75 x 2.70
Bedroom 3	3.05 x 3.05
Shower Room	1.90 x 2.55
Store	2.15 x 1.70



BLOCK 5
NORTH



FOURTH LEVEL



Apartment 5/7

metres

Lounge/Dining	4.60 x 6.45
Kitchen	4.90 x 3.00
Master Bedroom	5.80 x 4.20
En Suite	3.50 x 2.20
Bedroom 2	5.80 x 3.10
Shower Room	1.40 x 2.30

Apartment 5/8

metres

Lounge/Dining	4.60 x 7.65
Kitchen	4.65 x 3.00
Master Bedroom	4.70 x 4.00
Dressing Area	5.70 x 2.30
En Suite	1.95 x 4.05
Bedroom 2	5.15 x 3.10
En Suite	1.70 x 2.70
Bedroom 3	5.10 x 3.10
Shower Room	2.10 x 2.55
Store	2.35 x 1.55

BLOCK 5
NORTH



THIRD LEVEL

Apartment 5/5

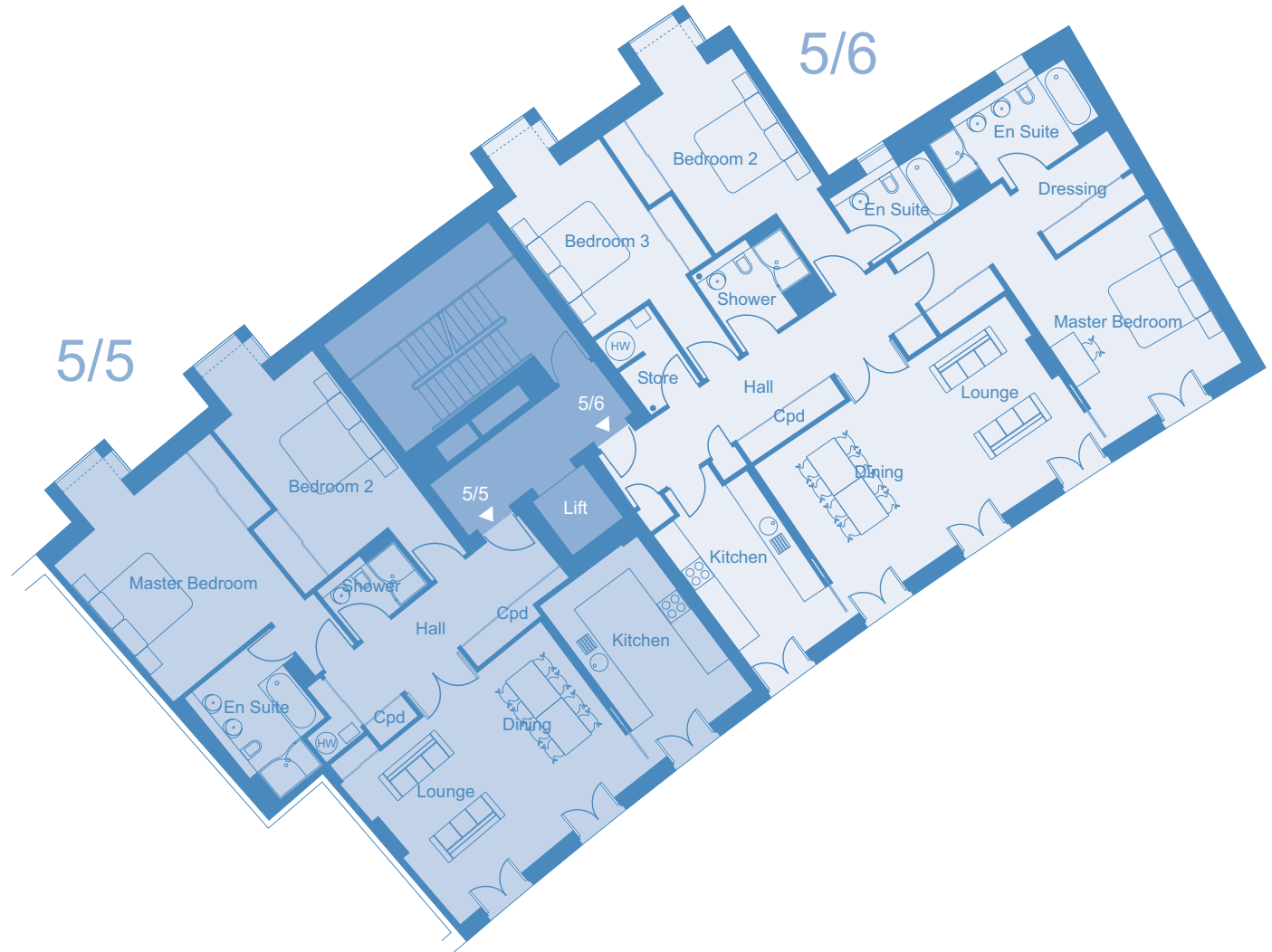
metres

Lounge/Dining	4.60 x 6.45
Kitchen	4.90 x 3.00
Master Bedroom	5.80 x 4.20
En Suite	3.50 x 2.20
Bedroom 2	5.80 x 3.10
Shower Room	1.40 x 2.30

Apartment 5/6

metres

Lounge/Dining	4.60 x 7.65
Kitchen	4.65 x 3.00
Master Bedroom	4.70 x 4.00
Dressing Area	5.70 x 2.30
En Suite	1.95 x 4.05
Bedroom 2	5.15 x 3.10
En Suite	1.70 x 2.70
Bedroom 3	5.10 x 3.10
Shower Room	2.10 x 2.55
Store	2.35 x 1.55



BLOCK 5
NORTH



SECOND LEVEL



Apartment 5/3 metres

Lounge/Dining	4.60 x 6.45
Kitchen	4.90 x 3.00
Master Bedroom	5.80 x 4.20
En Suite	3.50 x 2.20
Bedroom 2	5.80 x 3.10
Shower Room	1.40 x 2.30

Apartment 5/4 metres

Lounge/Dining	4.60 x 5.90
Kitchen	4.60 x 2.90
Master Bedroom	4.70 x 4.05
Dressing Area	5.70 x 2.30
En Suite	2.00 x 4.05
Bedroom 2	5.15 x 3.10
En Suite	2.00 x 2.65
Bedroom 3	5.10 x 3.10
Shower Room	2.10 x 2.55
Store	2.35 x 1.55

BLOCK 5
NORTH



FIRST LEVEL

Apartment 5/1

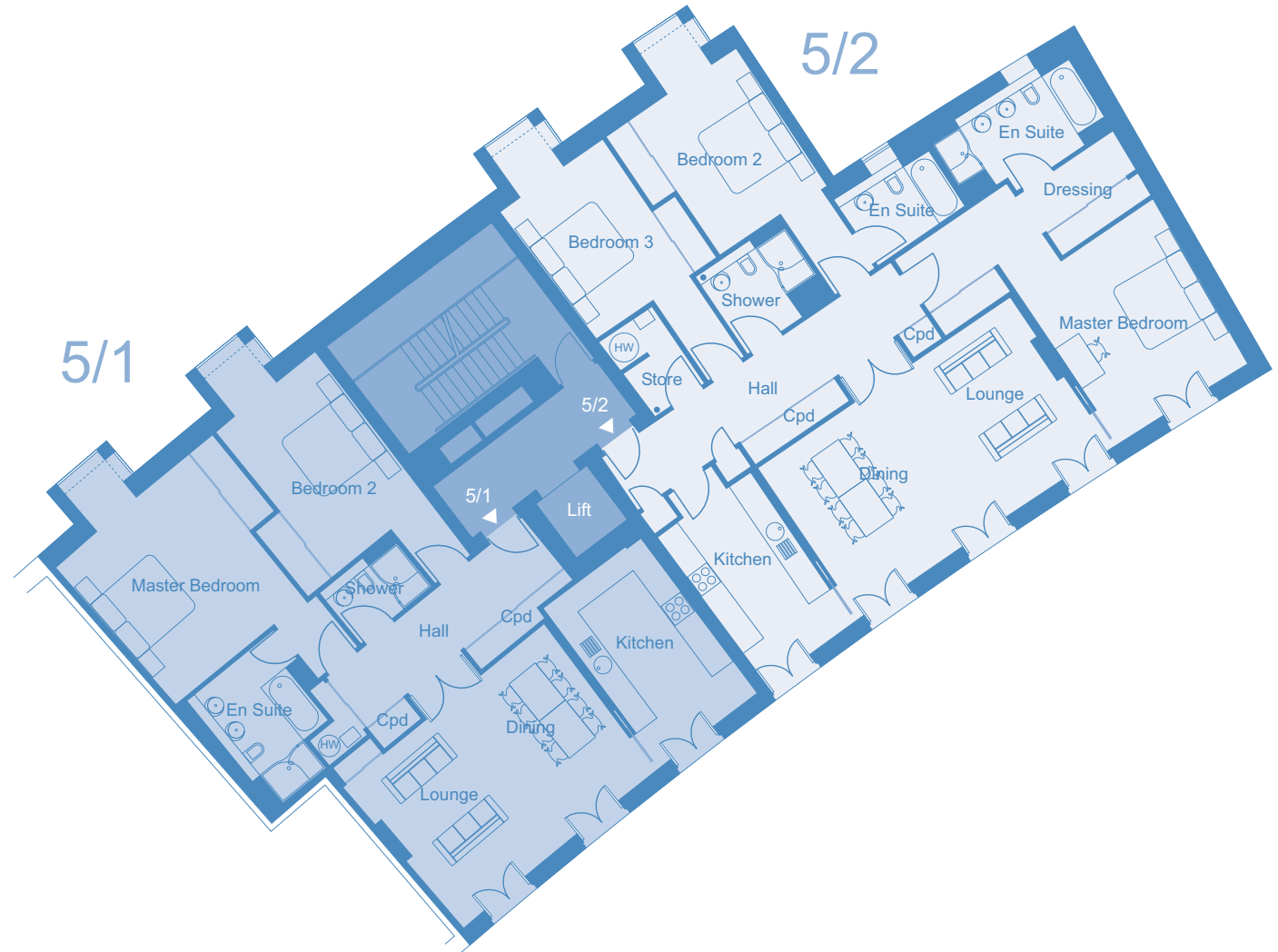
metres

Lounge/Dining	4.60 x 6.45
Kitchen	4.90 x 3.00
Master Bedroom	5.80 x 4.20
En Suite	3.50 x 2.20
Bedroom 2	5.80 x 3.10
Shower Room	1.40 x 2.30

Apartment 5/2

metres

Lounge/Dining	4.60 x 7.65
Kitchen	4.65 x 3.00
Master Bedroom	4.70 x 4.00
Dressing Area	2.30 x 5.70
En Suite	1.95 x 4.05
Bedroom 2	5.15 x 3.10
En Suite	1.70 x 2.70
Bedroom 3	5.10 x 3.10
Shower Room	2.10 x 2.55
Store	2.35 x 1.55



Standard co-axial television socket outlets will be provided in all apartments, uplinked to a high-gain roof aerial and an external satellite dish fitted to the roof of each block. Each purchaser will be responsible for providing a satellite television receiver if this is desired. Concealed wiring is also fitted as standard to allow the fitting of a plasma screen TV in the living room if desired by the client.

This system installation will also be capable of providing three-zone multi-room hi-fi when linked up to the client's own hi-fi system. AMA will install all necessary cabling as standard and the client has the option to install room controllers and speakers at extra cost. The system can be easily added to if more music zones are desired.

Home Automation

Each apartment will incorporate wiring emanating from an EIB bus panel in the hall cupboard. This will allow the capability for lighting, heating and curtains/blinds all to be controlled via "smart" switches located in every room.

AMA will install the smart switches, which will be wired as standard to control different lighting mood settings in the living room, dining room and master bedroom in the duplex and penthouse apartments. The smart switches will also contain the room temperature sensors for the underfloor heating. Control of window blinds and curtains can be added at extra cost. The smart switch panels will be finished in white, with satin silver available as a customer option.

Lighting Specification

Main entrances will be illuminated by an overhead downlighter augmented by a light positioned on the door entry panel.

Living rooms to be provided with full recessed ceiling downlighters and 5 amp lighting circuits. Dining rooms will also be provided with fully recessed downlighters in addition to a centre pendant lighting point for connection of client's own fitting. Kitchens will be provided with a combination of fully recessed ceiling downlighters. Where wall units are fitted, under unit lighting will be installed. Utility rooms will have a combination of downlighters and under wall unit lighting. Hallways and circulation spaces will have recessed ceiling downlighters or wall lights.

Bedrooms will be illuminated with fully recessed downlighters with additional switched 5 amp power circuits for client's own bedside light fittings. Bathrooms and en-suites have feature downlighting.

A master switch will be located at the entrance door which

will allow all lights within the apartments to be switched off when the apartment is being vacated. All switch plates will be white finish, with polished or satin chrome available as an optional extra. External lighting is provided to the private balconies, public steps onto Fettes Row and also to the rear landscaped areas at ground level.

Mains Power

A generous provision of power points is installed in all apartments and an additional 5 amp circuit is provided in master bedrooms and lounges.

All integrated kitchen appliances are pre-connected and are controlled from a centralised switching plate conveniently located in each kitchen. All socket and switch plates will be white plastic finish, with polished or satin chrome available as an optional extra.

Shaver sockets are provided within the mirror/cabinet fitting in each bathroom and en-suite.

Intruder Alarm

An intruder alarm system is standard to all apartments. The system will comprise a contact on the front entrance door, PIR movement sensors strategically located to detect intruders with a touch keypad at the front entrance door.

Smoke Detection

Apartments will be fitted with mains-operated battery back-up smoke alarms to comply with current fire safety legislation.

Access Control

A video entryphone system will be fitted to serve all apartments, with the main call point at the principal entrance from St Vincent Place. All apartments will be fitted with an entry control handset and screen within the hallway, with an additional control set provided in the penthouse apartments.

Passenger Lift

Each block will be provided with an "Otis Gen2" type 8-person/630kg passenger lift, finished to the Otis "Premier" specification with curved ceiling panels and a marble floor to match the communal lobby. The lift will serve the basement car park and all flat entrance floors.

The lift will open into a communal lobby on all floors, except at the penthouse level, giving access to the individual apartment doors. At penthouse level, the lift will open into the apartment hallway via a secure internal entrance door.

IMPORTANT INFORMATION

AMA (New Town) Ltd has a policy of continuous improvement and reserves the right to change the specification of the apartment types without notice. It does not constitute or form any part of the contract.

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. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images have been prepared for illustrative purposes and are indicative only. External appearance may be subject to variation upon completion of the project.

The development layout plan has been produced prior to construction, therefore there may be modifications to the site layout and some house types in certain plots may vary. Prior to making a purchasing decision, please consult with the sales agent for the latest Development Layout Plan.

All kitchen, bathroom and en suite layouts are provisional and may be subject to alteration. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract.

The project is new build 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. Not all the units described have been completed at the time of going to print, please consult with the sales representative before making a purchasing decision.

The name "St Vincent Place" is the marketing name for the development, and is subject to approval by the relevant authorities.

Fitted Wardrobes

Each bedroom will be fitted with top-quality built-in wardrobes by B&B Italia with fully-finished sliding doors with polished aluminium trim, fitted out with hanging rail, drawer unit and open shelves.

Fireplaces

Each lounge at penthouse level in the North Block will have a decorative fuel-effect gas fire in a traditional fireplace recess with an open flue. These apartments will be fitted with Brilliant "Slab 22" or "Frame 22" inset open-flame gas fires with a driftwood and pebble fuel-beds. The Slab 22 fire surround will have a white solid Corian mantel and hearth. The Frame 22 fire surround will have a satin stainless steel fire bed and surround. The gas fires will be fully remote controlled. Apartments at all levels below the penthouse will have CVO "Fire Line" flueless gas fires, also fully remote controlled.

Other Fitted Items

Where shown on plans, apartments will be fitted with hardwood or glass display shelves in recesses formed within walls.

Where shown on plans, bathrooms will be provided with linen cupboards with slatted shelves.

INCOMING SERVICES

All incoming mains services are accommodated within designated service risers within the communal halls. These will be accessible by the utility providers and the factor/caretaker only.

Services will be routed into each apartment to a designated cupboard within each apartment.

Mains services will be fitted with isolators within the service risers, enabling individual apartments to be isolated if required.

Mains Gas

All apartments will be connected to mains gas with individual gas meters located in a cupboard adjacent to the apartment entrance doors.

Gas supply pipes will be provided within the apartment for central heating, cooker and ornamental gas fires and these will be routed at high level within the flats above the suspended ceilings to comply with current safety standards.

Mains Electricity

All apartments will be connected to mains electricity with a standard single-phase, 100 amp connection and a single tariff meter. The meter will be located in a cupboard adjacent to the apartment entrance doors.

The Power Consumer unit and contact breaker boards will be located adjacent to the electricity meters, with distribution cabling located within the ceiling void.

Mains Water

The mains water supply connection to each block will be to a storage and pressurisation unit located within the basement area. This unit will provide all apartments with drinking water at constant pumped pressure, regardless of any fluctuations in the pressure supplied by the utility company.

The pressurised "mains" water will be distributed to each apartment via the service risers, with a stopcock to be located in a cupboard adjacent to the apartment entrance doors.

The water distribution pipework within the apartments will be located at high level, above the suspended ceiling finishes.

Telecommunications

All apartments will be wired internally for telephone systems.

A Cable duct with draw wire will be provided for each apartment from a main junction box located within the basement area, through the service riser and into the apartment at the utilities cupboard in the hall.

The apartment owner will be responsible for commissioning the connection to a British Telecom or other telephone exchange line.

INTERNAL SERVICES

Central Heating

Independent Gas-fired pressurised hot water heating system. Wall-mounted Vokèra "Mynute 28se" room-sealed boiler, circulating through the underfloor heating pipes encased within the floor screed. (There will be no wall-mounted radiators within the main rooms of the apartment).

The boiler will be fitted with a digital seven-day, two-channel programmer. The boiler will be a room-sealed appliance and will be installed within a kitchen cabinet. The boiler will have a fan-assisted flue, which will be routed, above the ceiling of the flat to terminate on the South elevation and the flue

outlet will be a high-quality stainless steel unit, carefully integrated into the cladding of the rear elevation.

The underfloor heating system will be zoned with individual heating pipe circuits and thermostats for each room/space within the apartment.

An electric towel radiator will be provided in each bath/shower room.

Domestic Hot Water

A boosted-pressure hot water system with a McDonald "Powerflow 2000" 210 or 250-litre hot water storage cylinder, located either in the utility room or in a store cupboard, will be fitted.

The system will have pumped circulation at all times, ensuring that hot water is available instantly at every tap, and the system will be fed by the Central Heating Boiler.

Ventilation

Each apartment will be fitted with a central ventilation unit to extract from the utility rooms and bathrooms.

The ventilation fan unit will be a Nu-Aire type, with extract points located in each bathroom, shower room and utility room ceiling as well as the music system cupboard. The unit will run at low power continually, with automatic fan speed boost when the room lights are switched on or the room humidity rises.

The extract unit will be located above the ceiling in a utility or plant room, with extract and exhaust ducts to be located within the void above the ceiling level.

The extract unit outlets will be located within a carefully designed louvre panel on the North elevation cladding.

Kitchen air extraction is ducted separately to the outside via a multi-speed extraction fan connected to the extraction hood over the kitchen hob position.

TV, Music, Data and Telephone

Each apartment will incorporate a CAT 5 wiring network emanating from a central "patch panel" located in the hall cupboard. Terminal sockets in each room are interchangeable and can be used as outlets for telephone, computer, digital television or digital radio as desired by the occupier. The terminal sockets will be finished in white, with satin or polished chrome plates available as an optional extra.

EXTERNAL BALCONIES

Penthouse level and North elevation balconies will be finished with steel handrails and balustrades, all set at 1100mm above the adjacent balcony floor level.

Handrails to be painted mid-grey metallic (Hammerite).

DOORS

Main External Communal Entrance Door

Sold timber panelled entrance door with double glazed sidelights and fanlight, contemporary stainless steel ironmongery, gloss black paint finish.

External doors onto balconies & terraces

Fully draught-sealed, double-glazed aluminium-framed door assemblies.

Internal Apartment Entrance Doors

Veneered solid-cored door leaf in factory-assembled doorframes.

54mm thick door with smoke and intumescent seals to achieve 30 minutes fire resistance.

Automatic spring door closer.

Internal Pass Doors

Factory assembled doorsets with flush veneered solid core door leaves with hardwood veneer.

Doors between bedrooms & reception rooms and internal corridors to have overhead door closers.

Stainless steel or brass lever handle ironmongery.

INTERNAL FINISHES

Floors

Communal lobbies	Polished or honed marble
Circulation spaces within apartments	80/20 wool mix carpets as standard with hardwood as an optional extra
Bedrooms	80/20 wool mix carpet as standard
Lounges and dining rooms	80/20 wool mix carpets as standard with hardwood as an optional extra
Kitchens and bathrooms	Porcelain tiling as standard with marble as an optional extra
Stairs in duplex flats	Carpet over timber staircase

Walls

Escape stairs	Painted Hard Plaster
Lift lobbies	Plasterboard with wallpaper finish
Within apartments	Plasterboard with 3-coat emulsion paint finish

Ceilings

All ceilings in communal areas and within apartments are plasterboard with a 3-coat emulsion paint finish

Skirtings, facings, trims etc

Painted medium-density fibreboard: 18x75mm plain-edged door facings, 18x175mm square-edged skirtings and 22mm plinth blocks. All painted white or Gardenia eggshell.

INTERNAL FITTINGS

Bathrooms

All of the bathrooms will be equipped with top quality, luxury fittings chosen from the ranges of the finest manufacturers.

Standalone baths will be Victory "Martinique" 1700 x 700mm, 250 litre acrylic baths, with a mixer tap filler and shower handset on a flexible hose.

Master bedroom en-suite baths will be fitted with the fully electronic Victory spa water massage systems.

In bathrooms where the bath is to be combined with a shower, an integrated shower/bath unit will be fitted from the Jacuzzi range, to include a glass shower screen, shower head, slider, body jets with mixer/diverter valves and the Jacuzzi spa bath system.

Shower rooms will be fitted with either the Jacuzzi "J-Tower" 1400 x 900mm walk-in shower unit with fixed curved glass screen, shower head, slider bar and mixer valves, or the Koralle 900mm diameter quadrant "Orbis Plus" shower tray with curved glass sliding screen, shower panel unit with head, slider bar and mixer valves.

Wall hung wash basins, w.c's, and bidets will be chosen in matched sets from the "Duravit", "Jacuzzi", "Vitra" and "Olympia" ranges of top quality, luxury bathroom fittings. Basins and bidets will be fitted with chrome single-lever mixer taps.

W.C's to be wall-hung, concealed-cistern types with dual flush mechanism. The bathroom will be fitted with a wall mirror with integral halogen spotlights and shaver socket. In

addition to the underfloor heating system, each bathroom will be provided with a chrome plated ladder-type towel radiator, curved fronted "Aloha" range by Myson. The bathroom will be fully equipped with accessories in polished chrome finish, to include soap tray, mug holder, toilet paper holder and toilet brush set.

Kitchen

Extensively appointed and individually designed Italian kitchens from the Meson's "K-System" range will be provided. All will have fully integrated appliances including an induction or gas hob, cooker hood, microwave oven, cappuccino makers, dish washer, waste disposal unit, stainless steel sinks and chrome mixer taps. Additionally the penthouses are fitted with a side-by-side American fridge freezer. Designer lighting together with 40mm granite worktops and splashbacks will complement the stylish kitchen furniture.

The client will, if involved early in the purchasing process, be offered a choice of flush cabinet or shaker style doors in cherry or walnut veneer, lacquer or satin finish with satin stainless steel handles. Compact fluorescent or low voltage lighting will be provided under wall units and within glass-fronted wall cabinets. The worktops will be 40mm thick polished granite or Technistone, with rounded top edges and matching splashbacks. Each kitchen will have a stainless steel inset sink and half-bowl with machined drainage grooves to worktop. A batch-fed waste disposal unit will be fitted in the half bowl. A single lever mixer tap in satin chrome will be fitted to supply the sink.

The fully integrated appliances will include:

- Siemens or Neff multi-function oven/grill
- Siemens or Neff microwave oven
- Four-ring gas or electric induction cooking hob
- Siemens dishwasher
- Siemens or Neff fridge
- Siemens or Neff freezer

Utility Room

Meson "K" range base and wall units with 38mm post-formed laminate worktop with Siemens/Neff integrated washing machine and condensing tumble dryer in a stacked configuration, 900mm stainless steel sink and drainer with chromed brass monoblock tap.

The North Block Specification

EXTERNAL WALLS

South Elevation – Facing St Vincent Place

Non-loadbearing cavity wall construction faced with 75mm thick “Stanton Moor” natural sandstone, as per South Block, tied back to inner leaf.

Inner leaf of 100mm thick concrete blockwork tied back to and supported by the structural steel frame of the building, with a 105mm cavity between the masonry leaves.

50mm thick Rock Wool insulation boards within cavity.

Foil-backed plasterboard finish to the inside face of the walls with 100mm glass wool quilt to provide additional thermal insulation.

Total wall thickness 434mm.

North Elevation – Facing East Silvermills

Non-loadbearing cavity wall construction faced with 100mm thick split-faced reconstituted Stone or 100mm concrete blockwork with acrylic render, tied back to inner leaf.

Inner leaf of 100mm thick concrete blockwork tied back to and supported by the structural steel frame of the building, with a 105mm cavity between the masonry leaves.

50mm thick Rock Wool insulation boards within cavity.

Foam-backed plasterboard finish to the inside face of the walls to provide additional thermal insulation.

Total wall thickness 455 or 470mm.

INTERNAL WALLS

Between Apartments

To ensure that the apartments meet rigorous standards for sound insulation, the walls between the apartments are formed using a high performance twin-framed dry walling system, as normally specified within cinemas. The walls will be formed from two independent sets of 92mm steel framing with two layers of sound-reducing plasterboard to both room-side faces and sound-reducing insulation quilt within. An additional layer of profiled steel sheeting within the wall structure will provide additional security.

FLOOR STRUCTURES

All Floors

The floor structures at all levels of the North Block comprise 140mm thick in-situ cast concrete slabs on profiled steel decking. These slabs span between the beams of the structural steel frame of the building.

Slabs overlaid with 50mm thick rigid insulation, 50mm thick heated sand/cement screeds and floor finish.

ROOF

Over Penthouse

Structural steel frame supporting profiled steel roof decking.

Thermal insulation will be provided by an average of 210mm mineral fibre insulation tapering to fall into gutters as required.

Single-layer PVC roof waterproofing membrane.

At Balconies

Penthouse level balconies, forming roofs over the accommodation below, will be concrete slabs as per the North Block floor specification, with sand/cement screed to fall into outlet gullies as required.

Screed will be overlaid with fully bonded reinforced hot melt rubberised bitumen membrane, 100mm thick rigid thermal insulation board & 90mm thick gravel ballast.

25mm thick redwood decking boards laid over redwood supports to form balcony surface.

ENTRANCE HALLS & COMMUNAL AREAS

All of the communal areas of the development will be finished to an exceptionally high standard. The entrance doors off the street will be heavy panelled timber doors, with contemporary stainless steel hardware. Access into each block will be controlled by a video entryphone system at the outer door. Once inside the entrance door, the floors will be finished with polished or honed marble with timber skirting. A short corridor will give access into the main lift lobby of the block. Within the lift lobby area, a satin stainless steel letterbox unit will be fitted with individual lockable letterboxes for each apartment. At each floor level, a similar lift lobby will allow access to individual apartments and the access/escape staircase.

Access into the block from the basement car park will be via a secure lobby at car park level, which will be accessible only by residents of that particular block. All doors, ironmongery, handrails and lighting within the communal areas will be of a durable but luxurious quality.

BASEMENT CAR PARK

The entire development is built above a private car park. This is a massive reinforced concrete structure, which extends below the South side of Fettes Row and incorporates all of the support structures for the development. The car park will be managed and maintained by a factor initially appointed by the developer (please refer to the Deed of Condition). Access into the car park will be via a gated ramp off Cumberland Street North Lane. Each apartment will be allocated a single parking space, with a limited number of additional spaces available by separate negotiation at the time of purchase. The entrance gate will be controlled by a fob access system and one access fob will be allocated for each space.

REFUSE

There is a single internal refuse storage area located adjacent to the West access stair & lift.

INTERNAL PARTITIONS

Within Apartments

Steel stud partitions with 12.5mm plasterboard finish both sides.

Moisture resistant plasterboard to bathrooms.

75mm thick glass wool insulation packed within the walls surrounding bathrooms, en-suites and utility rooms.

Overall thickness of the internal partitions will be 100mm.

WINDOWS

Both Elevations

High-quality aluminium-framed windows with maintenance-free polyester powder-coated finish. Frames will be fully draught-sealed and double-glazed to current thermal insulation standards.