



# GREAT KING STREET

N E W T O W N



# A stunning development of nine apartments in Edinburgh's prime New Town

Great King Street presents a rare opportunity to secure an exclusive apartment in one of Edinburgh's most sought-after locations, the UNESCO Heritage-listed New Town.

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LIMITED EDITION  
LIVING

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This is your chance to live in a stunning Georgian building that’s been lovingly converted into nine modern living spaces.

Each apartment has its own unique character with fabulously spacious and well-proportioned rooms, typical of the outstanding historical buildings which make the area prized by residents old and new.



A D E S T I N A T I O N

Edinburgh’s New Town is unquestionably one of the city’s jewels and stands today amongst Britain’s most architecturally impressive quarters.

Despite the rarefied atmosphere, the New Town is alive with possibilities. It’s home to many of the city’s best bars, galleries and boutique shops.



LIKE NO OTHER

Great King Street itself is a wide, quiet, residential street comprised of elegant Georgian townhouses, but just a few minutes away from the surrounding area’s many attractions. Just up the road lies Heriot Row, with its long terrace of sandstone Georgian buildings – one of Edinburgh’s most graceful streets.

Down the hill lies the charming village of Stockbridge, packed with independent boutiques, restaurants, cafés and bars. The beautiful Water of Leith meanders nearby and the gloriously wooded banks of Dean Village are also close.

CULTURE

- 1.1 Scottish National Portrait Gallery
- 1.2 Edinburgh Castle
- 1.3 Charlotte Square
- 1.4 Scottish National Gallery
- 1.5 Gallery of Modern Art
- 1.6 Royal Scottish Society
- 1.7 Scott Monument
- 1.8 Calton Hill
- 1.9 St. Andrew Square
- 1.10 Museum on the Mound

SHOPPING

- 3.1 Multrees Walk
- 3.2 George Street
- 3.3 Princes Street
- 3.4 Edinburgh St. James

RESTAURANTS

- 2.1 The Honours Brasserie
- 2.2 Purslane
- 2.3 The Dome
- 2.4 Restaurant Mark Greenaway
- 2.5 The Pompadour by Galvin
- 2.6 Number One
- 2.7 Paul Kitchen 21212
- 2.8 The Ivy on the Square
- 2.9 Gaucho
- 2.10 Dishoom

TRANSPORT

- 4.1 Waverley Train Station
- 4.2 Royal Circus Bus Stop
- 4.3 Edinburgh Bus Station
- 4.4 York Place Tram Stop



*World-class creativity within  
striking distance*



ARTS

Great King Street is perfectly situated for culture devotees. Both the Scottish National Portrait Gallery and the Gallery of Modern Art are within easy strolling distance.

Then there's the historic Edinburgh Playhouse, the largest capacity theatre in the UK, hosting stellar performances by a glittering roll-call of stars, from Gary Barlow to Billy Connolly.

Also nearby is the Stand Comedy Club, the city's premier comedy venue and a key location during the annual Edinburgh Fringe Festival, Britain's largest arts festival and among the world's best.



*Luxury  
shopping  
on your  
doorstep*

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## SHOPPING

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Just up the hill, you'll find bags of prime high street shopping on Princes Street and more independent outlets on George Street, which runs parallel to it.

Also, in the city centre is the designer haven Multrees Walk, home to Scotland's only Harvey Nichols and scores of luxury brands including the likes of Mulberry, Boss, Tommy Hilfiger and Swarovski.

Besides a fine array of independent boutiques, Stockbridge has an excellent farmer's market every Sunday where you'll find the best artisan food producers and local craft stalls.





DINING &  
DRINKING

Being home to no fewer than four Michelin-starred restaurants, Edinburgh has a culinary offering matched by few British cities.

There's award-winning chef Tom Kitchin's more casual eatery Scrان and Scallie, the Dining Room at The Scotch Malt Whisky Society and seafood hotspot the Kilted Lobster.

Historic pubs abound, of course. Some of the best local watering holes include the sumptuous Baille, the Oxford Bar where novelist Ian Rankin is known to prop up the bar and the Stockbridge Tap.

St. Andrew Square is only a short stroll away and is a real focal point for dining and drinking, playing host to the likes of Dishoom, The Ivy on the Square, Gaucho and Hawksmoor. For something special, why not try a cocktail or two at Harvey Nichols?



*A feast awaits  
around each  
and every  
corner*





*Open green spaces  
are a breeze away*

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## OUTDOORS

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Edinburgh is a city enveloped by greenery and Great King Street is perfectly placed to let you enjoy these spaces.

From the sublime serenity of Edinburgh's Royal Botanic Garden to the tended lawns of Princes Street Gardens, the majesty of Salisbury Crag and Arthurs' Seat, there's a wealth of stunning outdoor spots to explore, and all within leisurely strolling distance.





ON FOOT



Princes Street	10 mins
Edinburgh Tram Station	11 mins
Edinburgh Waverly	17 mins
Haymarket Edinburgh	30 mins

BY TRAIN



Glasgow	55 mins
Newcastle	1 hr 30 mins
Aberdeen	2 hrs 15 mins
London	4 hrs 30 mins

BY CAR



Edinburgh Airport	21 mins
Glasgow	59 mins
St. Andrews	1 hr 14 mins
Aberdeen	2 hrs 23 mins

BY AIR (from Edinburgh Airport)



London	1 hr 10 mins
Dublin	1 hr 10 mins
Paris	1 hr 45 mins
New York	6 hrs 55 mins

Travel times taken from Google Maps



TRANSPORT

Edinburgh Waverley Station is a 17 minute walk, providing direct trains to Glasgow (55 minutes), Aberdeen (2 hours 15 minutes), Inverness (3 hours 40 minutes) and London (4 hours 30 minutes).

Edinburgh Airport is only a 21 minute drive, with connections to hundreds of destinations worldwide.

A modern tram service connects the city centre with regular services between York Place, Murrayfield Stadium, the West End and Edinburgh Airport.



THE  
APARTMENTS

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Just nine apartments are available in this new high-end development of elegant townhouses. The building’s beautiful Georgian façade makes a lasting first impression and sets the tone for this exclusive enclave in Scotland’s capital.

Six of these apartments are duplexes, while three have their own private house entrances. Some apartments have private gardens too. All benefit from the care and attention lavished on them by Square & Crescent, now well established as one of Edinburgh’s most revered developers of high-specification homes.

Beautifully designed inside and out, all apartments offer generous, light and airy living spaces with statement interiors.

Kitchens boast the latest built-in appliances, while the sleekly indulgent bathrooms feature designer sanitary ware and every modern convenience you could need.







## EXQUISITELY DETAILED

The interiors take their cue from the building's graceful architecture. These grand rooms with elegant proportions are packed with striking original features restored to their former splendour. These include the columned entrance halls, panelled rooms, marble fireplaces and cornices.

All of these period touches are enhanced by the addition of numerous bespoke fittings to create a sophisticated design that feels both timeless and contemporary.





OPEN AIR  
DESIGN

Spacious new extensions at the rear of the apartments have been crafted to complement the building’s existing elegant forms, while also enhancing the houses’ connection with the stunning outdoor spaces that lie beyond.

This prestigious, sympathetically enhanced period property set in Edinburgh’s New Town, one of Britain’s best-preserved masterpieces of town planning, is certain to generate great interest from buyers who expect an exceptional home, rendered beautifully in stunning surroundings, and all with easy access to the city’s very best amenities.



Computer Generated Image of previous Square & Crescent development with similar specification

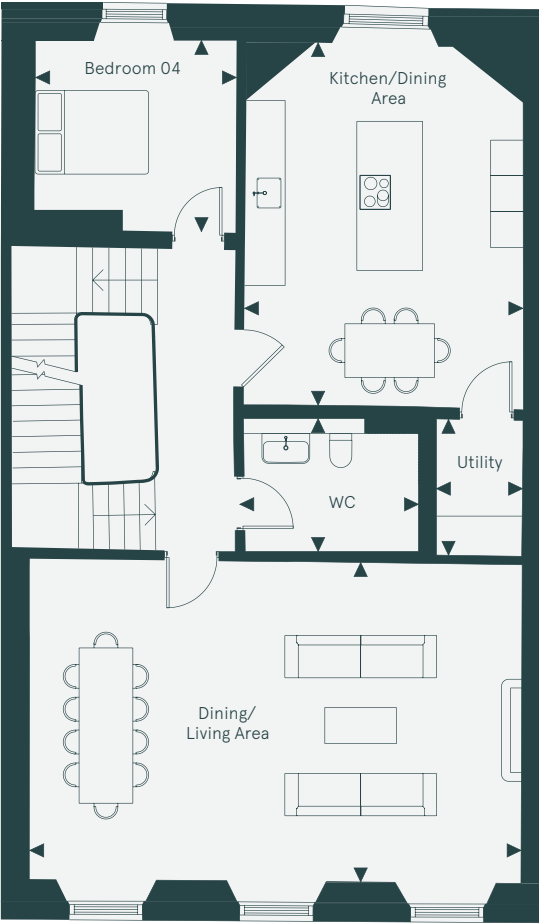


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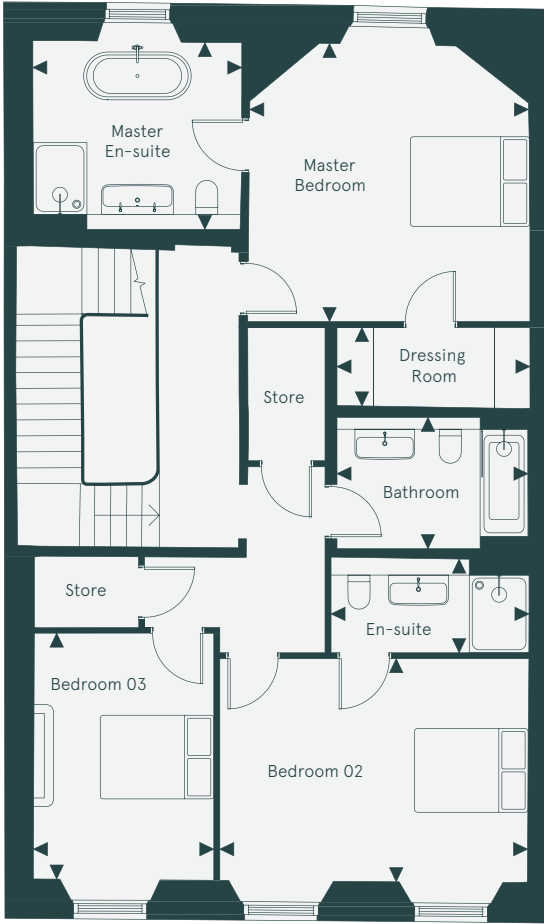
G R E A T   K I N G   S T R E E T  
N E W   T O W N

F L O O R P L A N S

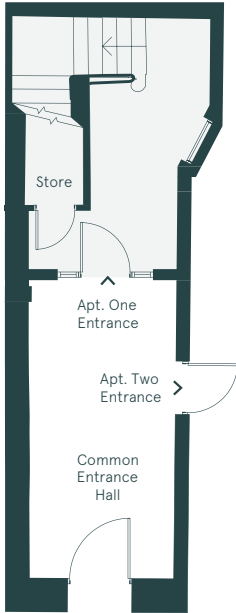
First Floor



Second Floor



Ground Floor Entrance



APARTMENT ONE

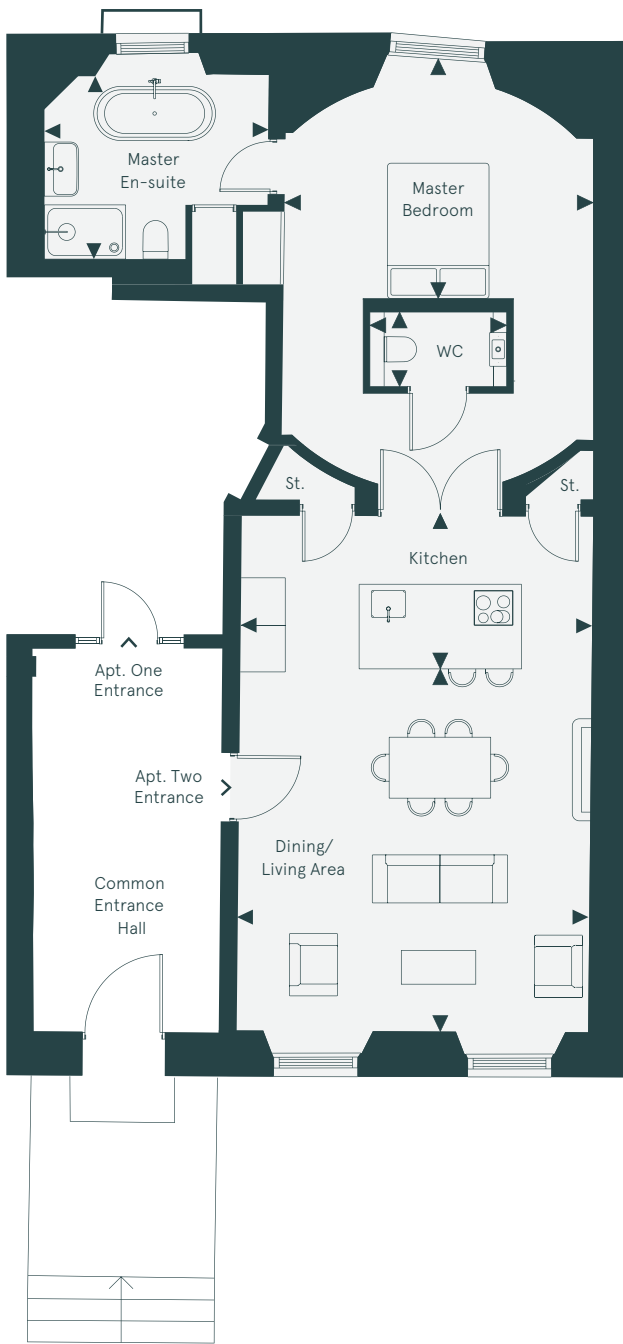
Four Bedroom  
Ground Floor, First Floor & Second Floor

Kitchen/Dining Area	4.67 x 6.07m	(15'4" x 19'11")
Dining/Living Area	8.23 x 5.35m	(27'0" x 17'7")
Utility	1.44 x 2.28m	(4'9" x 7'6")
WC	2.90 x 2.22m	(9'6" x 7'4")
Bedroom 04	3.36 x 3.20m	(11'0" x 10'6")
Master Bedroom	4.66 x 4.65m	(15'4" x 15'3")
Master En-suite	3.50 x 3.13m	(11'6" x 10'3")
Dressing Room	3.23 x 1.31m	(10'7" x 4'4")
Bathroom	3.20 x 2.20m	(10'6" x 7'3")
Bedroom 02	5.15 x 3.73m	(16'11" x 12'3")
En-suite	3.31 x 1.57m	(10'10" x 5'2")
Bedroom 03	3.02 x 4.12m	(9'11" x 13'6")
TOTAL	251.5m <sup>2</sup>	(2,707ft <sup>2</sup> )

LOCATION



Ground Floor



APARTMENT TWO

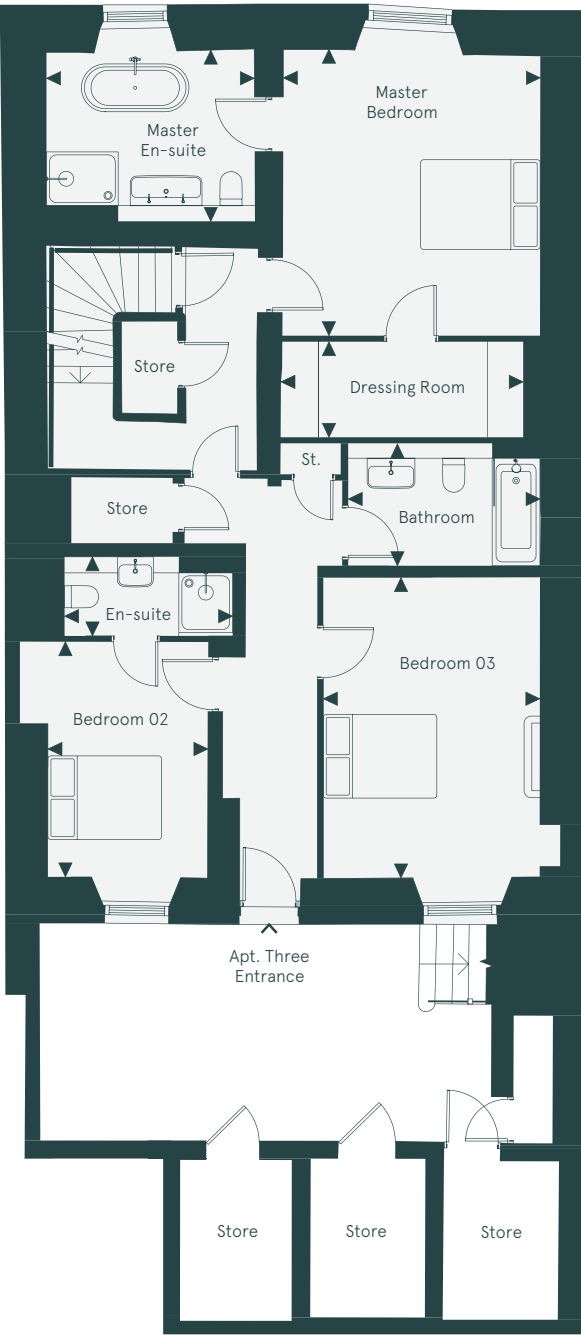
One Bedroom  
Ground Floor

Kitchen	5.19 x 2.10m	(17'0" x 6'11")
Dining/Living Area	5.19 x 5.51m	(17'0" x 18'1")
WC	2.02 x 1.10m	(6'8" x 3'7")
Master Bedroom	4.56 x 3.54m	(14'11" x 11'7")
Master En-suite	3.31 x 2.70m	(10'10" x 8'10")
<b>TOTAL</b>	<b>80m<sup>2</sup></b>	<b>(861ft<sup>2</sup>)</b>

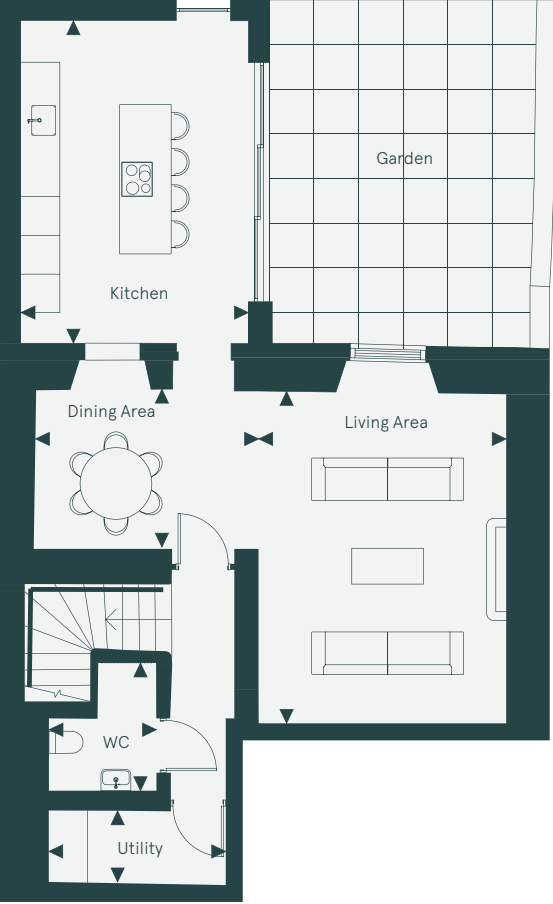
LOCATION



Lower Ground Floor



Garden



APARTMENT THREE

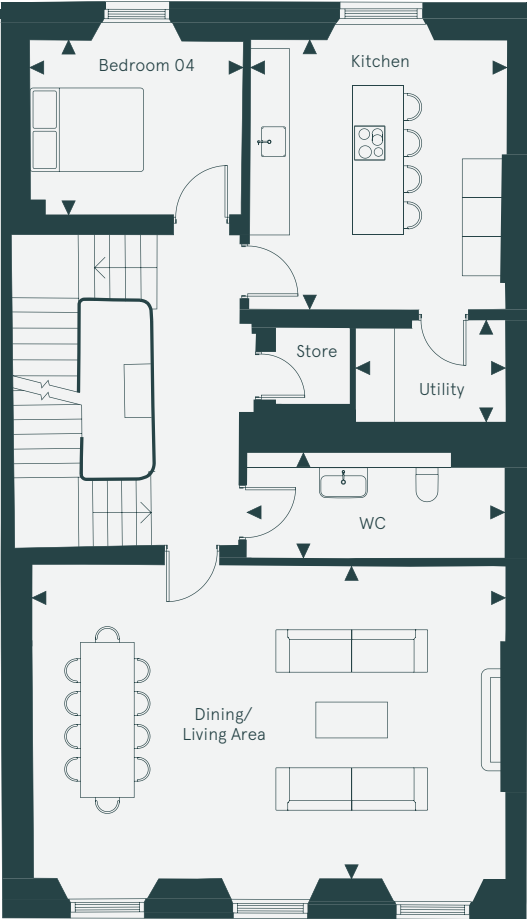
Three Bedroom  
Lower Ground Floor & Garden

Kitchen	3.88 x 5.39m	(12'9" x 17'8")
Dining Area	3.74 x 2.64m	(12'3" x 8'8")
Living Area	4.14 x 5.56m	(13'7" x 18'3")
WC	1.80 x 2.14m	(12'11" x 7'0")
Utility	3.08 x 1.33m	(10'1" x 4'4")
Master Bedroom	4.30 x 4.79m	(14'1" x 15'9")
Master En-suite	3.48 x 2.87m	(11'5" x 9'5")
Dressing Room	4.05 x 1.60m	(13'4" x 5'3")
Bathroom	3.21 x 2.04m	(10'6" x 6'8")
Bedroom 02	2.60 x 3.94m	(8'6" x 12'11")
En-suite	3.01 x 1.32m	(9'11" x 4'4")
Bedroom 03	3.62 x 5.03m	(11'11" x 16'6")
<b>TOTAL</b>	<b>193.5m<sup>2</sup></b>	<b>(2,083ft<sup>2</sup>)</b>

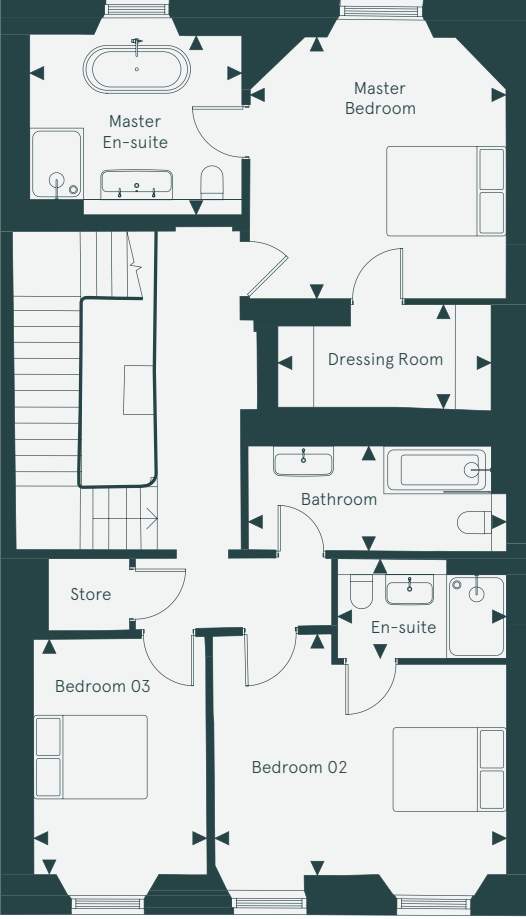
LOCATION



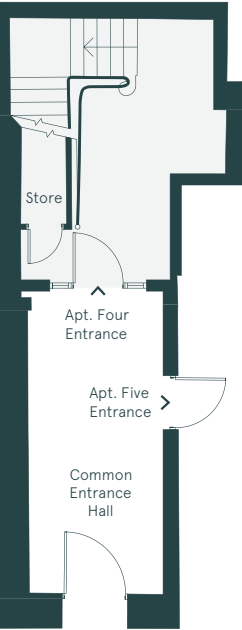
First Floor



Second Floor



Ground Floor Entrance



APARTMENT FOUR

Four Bedroom  
Ground Floor, First Floor & Second Floor

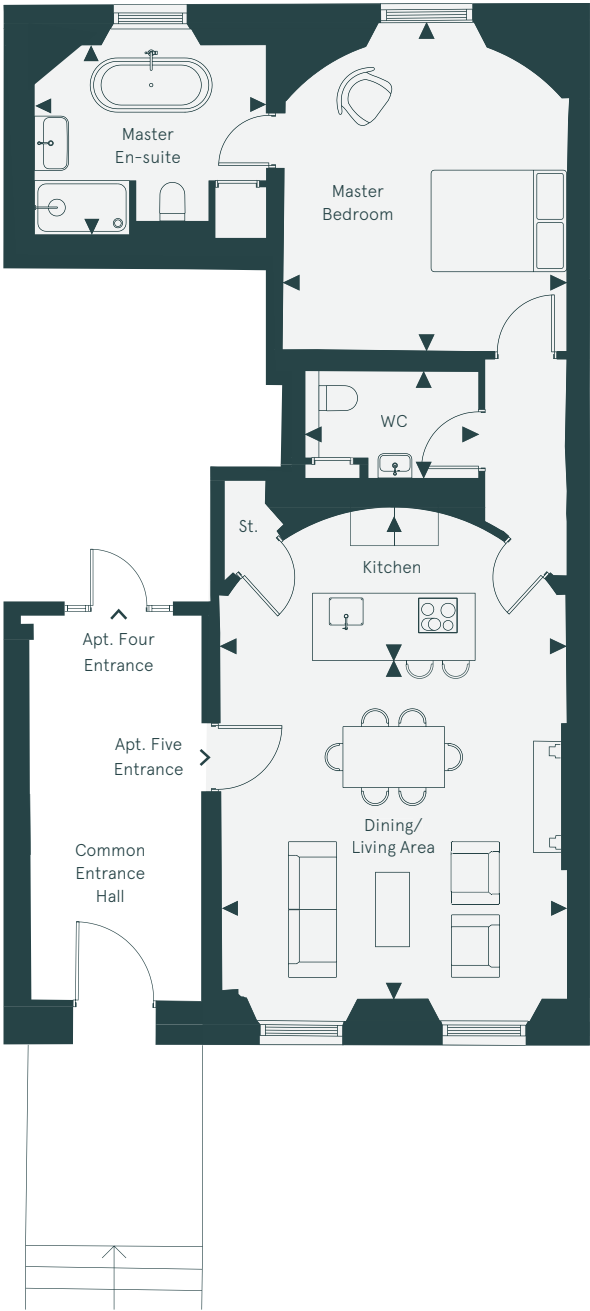
Kitchen	4.29 x 4.51m	(14'1" x 14'10")
Dining/Living Area	7.93 x 5.23m	(14'2" x 5'9")
WC	4.30 x 1.76m	(14'1" x 5'9")
Utility	1.70 x 2.51m	(5'7" x 8'3")
Bedroom 04	3.57 x 2.93m	(11'9" x 9'7")
Master Bedroom	4.28 x 4.38m	(14'1" x 14'5")
Master En-suite	3.55 x 3.00m	(11'8" x 9'10")
Dressing Room	3.57 x 1.74m	(11'9" x 5'8")
Bathroom	4.32 x 1.75m	(14'2" x 5'9")
Bedroom 02	4.88 x 4.04m	(16'0" x 13'3")
En-suite	2.83 x 1.66m	(9'3" x 5'5")
Bedroom 03	2.90 x 3.93m	(9'6" x 12'11")

TOTAL 245m<sup>2</sup> (2,637ft<sup>2</sup>)

LOCATION



Ground Floor



APARTMENT FIVE

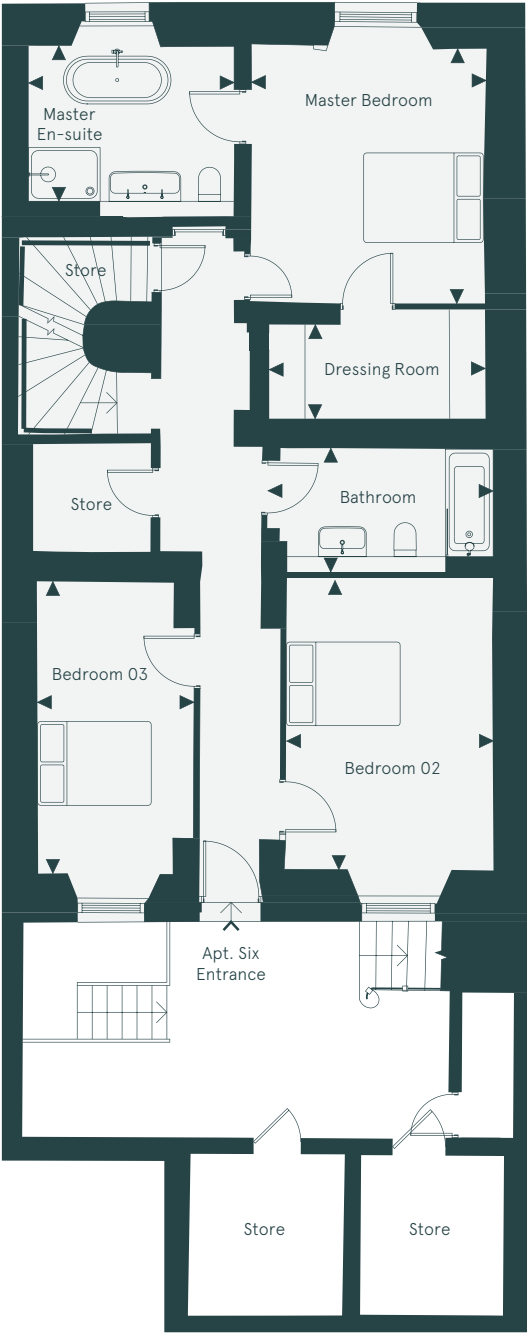
One Bedroom  
Ground Floor

Kitchen	5.10 x 2.42m	(16'9" x 7'11")
Dining/Living Area	5.10 x 4.38m	(16'9" x 14'4")
WC	2.56 x 1.57m	(8'5" x 5'2")
Master Bedroom	4.18 x 4.84m	(13'8" x 15'10")
Master En-suite	3.31 x 2.70m	(10'10" x 8'10")
<b>TOTAL</b>	<b>75.5m<sup>2</sup></b>	<b>(813ft<sup>2</sup>)</b>

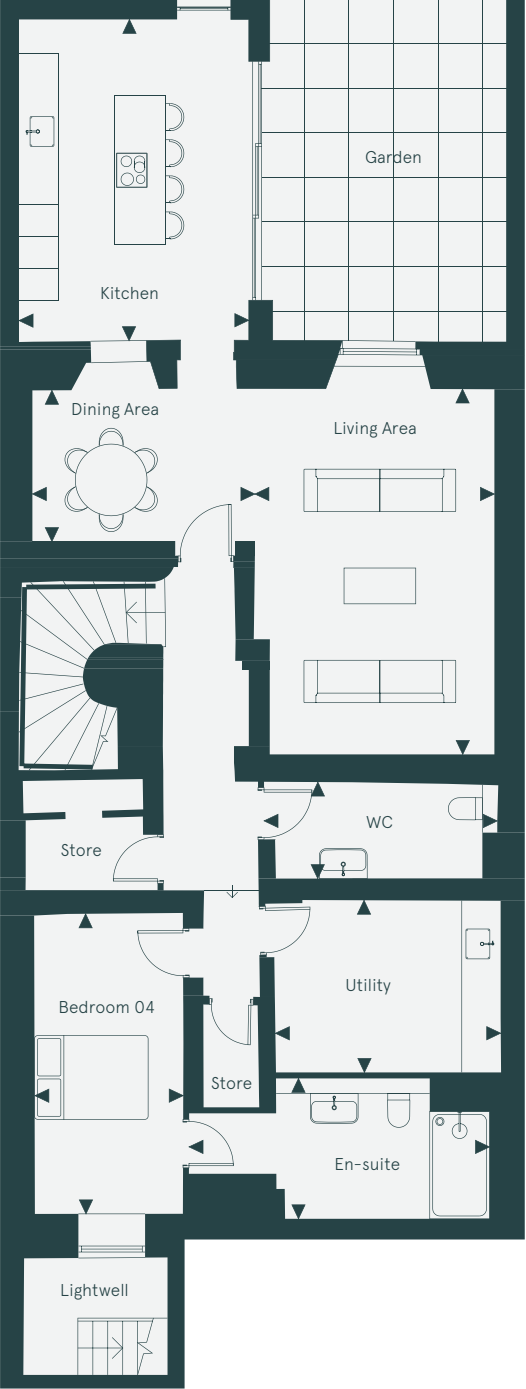
LOCATION



Lower Ground Floor



Garden



APARTMENT SIX

Four Bedroom  
Lower Ground Floor & Garden

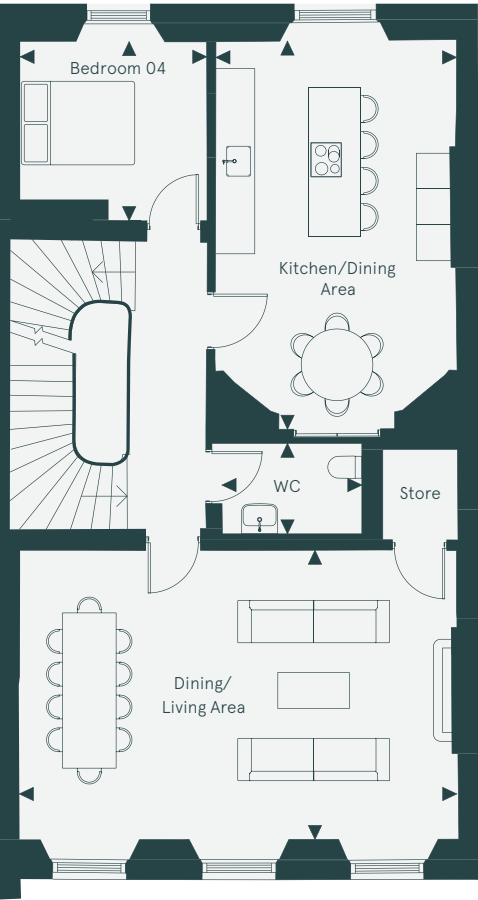
Kitchen	3.88 x 5.38m	(12'9" x 17'8")
Dining Area	3.72 x 2.53m	(12'3" x 8'4")
Living Area	3.97 x 6.11m	(13' x 20'1")
WC	3.90 x 1.62m	(12'10" x 5'4")
Utility	3.77 x 2.89m	(12'4" x 9'6")
Bedroom 04	2.49 x 5.07m	(8'2" x 16'8")
En-suite	5.03 x 2.35m	(16'6" x 7'9")
Master Bedroom	3.90 x 4.26m	(12'9" x 14'0")
Master En-suite	3.44 x 2.60m	(11'3" x 8'6")
Dressing Room	3.62 x 1.58m	(11'10" x 5'2")
Bathroom	3.78 x 2.07m	(12'5" x 6'10")
Bedroom 02	3.45 x 4.89m	(11'4" x 16'1")
Bedroom 03	2.62 x 4.88m	(8'7" x 16'0")

TOTAL                      238.5m<sup>2</sup>                      (2,567ft<sup>2</sup>)

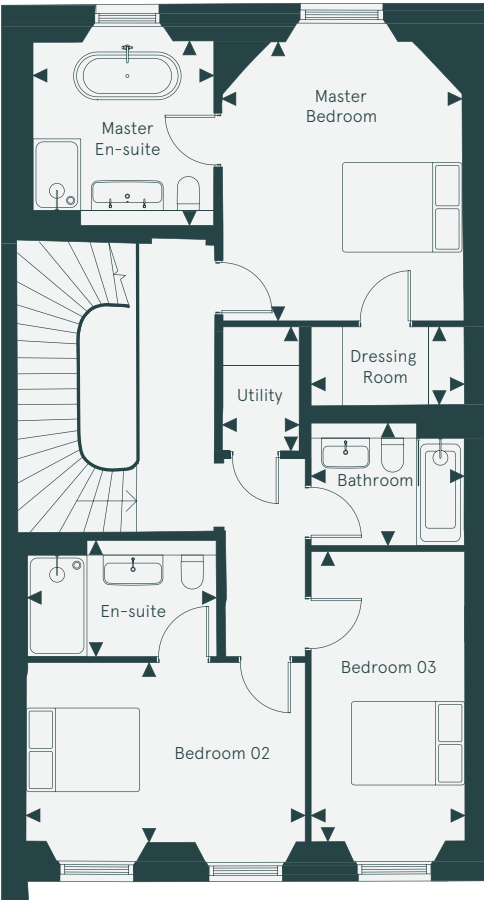
LOCATION



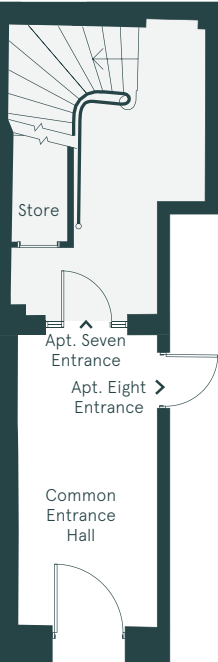
First Floor



Second Floor



Ground Floor Entrance



APARTMENT SEVEN

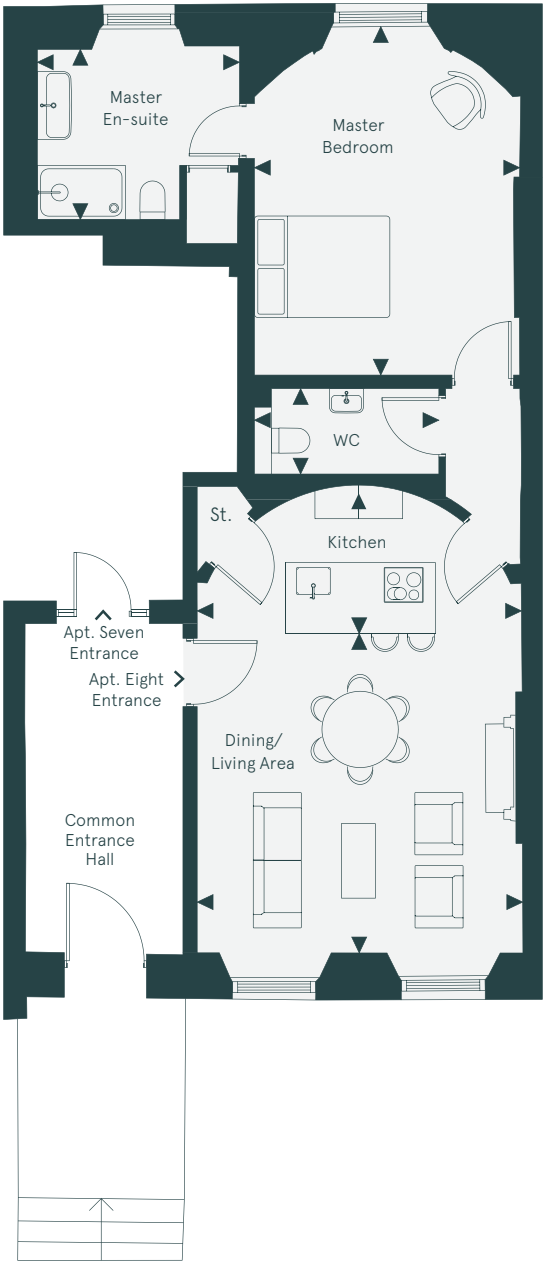
Four Bedroom  
Ground Floor, First Floor & Second Floor

Kitchen/Dining Area	4.03 x 6.50m	(13'3" x 21'4")
Dining/Living Area	7.35 x 4.84m	(24'1" x 15'11")
WC	2.34 x 1.52m	(7'8" x 5'0")
Bedroom 04	3.12 x 3.00m	(10'3" x 9'10")
Master Bedroom	4.02 x 4.67m	(10'3" x 15'4")
Master En-suite	3.13 x 3.09m	(9'11" x 10'2")
Dressing Room	2.56 x 1.30m	(8'5" x 4'3")
Utility	1.29 x 2.10m	(4'3" x 6'10")
Bathroom	2.56 x 2.05m	(8'5" x 6'9")
Bedroom 02	4.67 x 3.01m	(15'4" x 9'11")
En-suite	3.17 x 1.94m	(10'5" x 6'4")
Bedroom 03	2.58 x 4.86m	(8'5" x 15'11")
<b>TOTAL</b>	<b>214m<sup>2</sup></b>	<b>(2,303ft<sup>2</sup>)</b>

LOCATION



Ground Floor



APARTMENT EIGHT

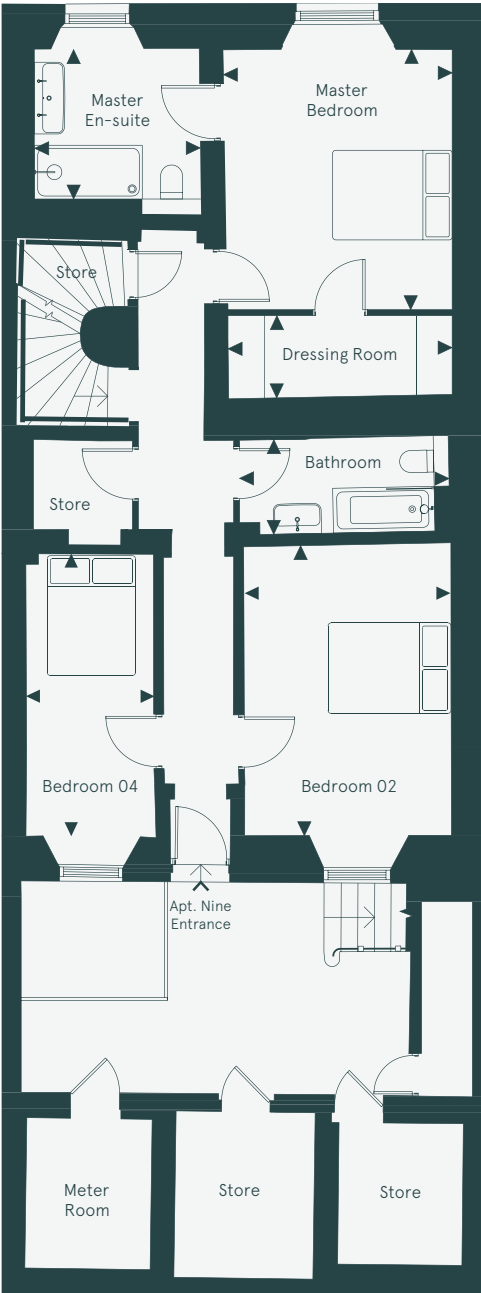
One Bedroom  
Ground Floor

Kitchen	4.78 x 2.42m	(15'8" x 7'11")
Dining/Living Area	4.78 x 4.02m	(15'8" x 13'2")
WC	2.72 x 1.26m	(8'11" x 4'2")
Master Bedroom	3.92 x 5.15m	(12'10" x 16'11")
Master En-suite	2.99 x 2.55m	(9'10" x 8'4")
<b>TOTAL</b>	<b>68m<sup>2</sup></b>	<b>(732ft<sup>2</sup>)</b>

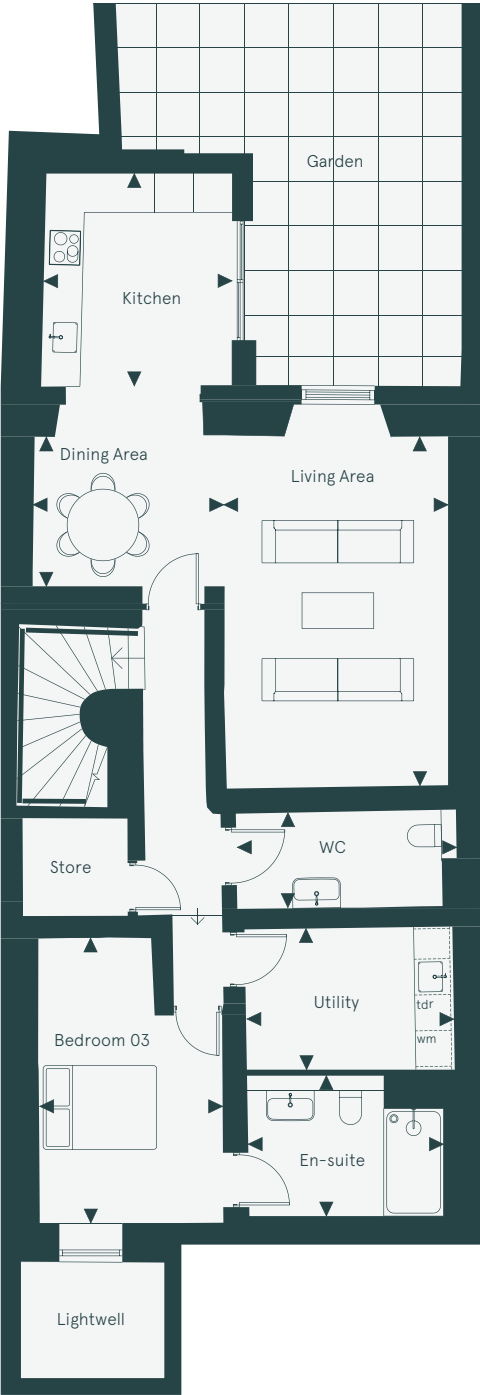
LOCATION



Lower Ground Floor



Garden



APARTMENT NINE

Four Bedroom  
Lower Ground Floor & Garden

Kitchen	3.14 x 3.52m	(10'4" x 11'7")
Dining Area	3.20 x 2.50m	(10'6" x 8'2")
Living Area	3.74 x 5.84m	(12'3" x 19'2")
WC	3.67 x 1.60m	(12'1" x 5'3")
Utility	3.47 x 2.37m	(11'5" x 7'9")
Bedroom 03	3.09 x 4.78m	(10'2" x 15'8")
En-suite	3.27 x 2.35m	(10'9" x 9'7")
Master Bedroom	3.83 x 4.35m	(12'7" x 14'3")
Master En-suite	2.51 x 2.76m	(8'3" x 9'1")
Dressing Room	3.75 x 1.38m	(12'4" x 4'7")
Bathroom	3.50 x 1.58m	(11'6" x 5'2")
Bedroom 04	2.14 x 4.73m	(7'0" x 15'6")
Bedroom 02	3.46 x 4.85m	(11'4" x 15'11")

TOTAL 201.5m<sup>2</sup> (2,169ft<sup>2</sup>)

LOCATION



SPECIFICATION

KITCHENS

- Kitchens by Cameron Interiors  
Integrated appliances to include:
- Siemens oven
  - Siemens combination microwave/oven
  - Siemens fridge/freezer
  - Siemens dishwasher
  - Siemens plate warming drawer (in certain apartments)
  - CDA wine fridges (in certain apartments)
  - Bora 4 zone induction hob with integrated downdraft extractor
  - Quooker boiling water tap
  - Solid surface worktop
  - Full height splash back panels
  - Stainless steel undermount sink
  - LED lighting
  - All utility areas plumbed and wired for washing machines and condensing driers, with worktop and units in certain apartments

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and certain kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas & certain kitchens
- 5 amp lighting circuit to living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting in certain kitchens
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting
- Integrated USB charging in certain power sockets
- External power sockets in garden apartments
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless chrome shaver sockets in bathrooms and en-suites

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
- Duravit wall mounted WC’s with concealed cisterns and chrome flush plates
  - Duravit baths with tiled bath panels, free standing in certain apartments
  - Bauhaus vanity units with molded basins in bathrooms
  - Duravit vanity units with ceramic basin in en-suites
  - Large low profile shower trays with frameless glass screens
  - Polished chrome wall mounted taps and shower/ bath valves by Crosswater
  - Tall chrome towel radiators with summer heating elements
  - Large feature mirrors with LED lighting, demister pads in en-suites and bathroom
  - Full bodied porcelain tiles on floors and full height on certain walls
  - Electric underfloor tile heating with 24/7 controls
  - Chrome shaver sockets

HEATING & VENTILATION

- High efficiency A rated combination boilers
- High efficiency A rated system boilers with separate hot water storage in larger units
- All boilers have 5-year warranty
- 24/7 digital heating controls
- Electric underfloor tile heating within all bathrooms and en-suites with 24/7 controls
- Traditional column style radiators in living rooms, kitchens, bedrooms and halls with TRV’s
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with integrated humidity controls
- Trickle ventilation to all windows
- Refurbished or new marble fire places with slate hearths and working gas fires in certain apartments
- Electric wall mounted gas effect fires with slate surrounds in certain apartments

FLOORING

- Large format engineered oak flooring in hall, living area, kitchen and cupboards
- Luxury deep pile carpet in all bedrooms with purchaser colour choice
- Full bodied Italian porcelain tiles in all bathrooms and en-suites

AUDIO VISUAL

- All apartments are wired for the following:
- BT
  - Digital TV
  - CAT6
  - SKY Q

SECURITY

- Video entry phone system to apartments off common halls
- Keyed alike 5 lever mortice deadbolt and mortice light latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- External lower ground floor and garden wall lighting

GENERAL

- Refurbished and draft proofed timber sash and case windows
- Refurbished existing working window shutters
- Walls and ceiling painted in matt emulsion finish
- Tiled common areas with PIR and emergency fittings
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Dry lined cellar with Lower Ground Floor apartments
- Landscaped rear gardens with Lower Ground Floor apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street residents permit parking
- External power and taps in gardens apartments



Computer Generated Image

Drumsheugh Gardens, West End



York Place, New Town



Westerlea Gardens, Murrayfield



235 Corstorphine Road, Corstorphine



THE  
DEVELOPER

Square and Crescent is a residential developer with a primary focus on the acquisition, development and refurbishment of prime Georgian and Victorian properties and the creation of spectacular new-build apartments within their grounds.

Operating within Edinburgh’s City Centre, a UNESCO World Heritage Site, the Directors have a combined experience of 40 years in delivering successful residential projects, including Drumsheugh Gardens, York Place and Westerlea Gardens. Specialising in the conversion of commercial buildings back into luxury residential dwellings and developing unique new-build apartments, Square and Crescent has developed a strong track record and trusted reputation for professionalism.



THE  
ARCHITECT

Morgan McDonnell are a multi award-winning architecture and interior design practice based in Edinburgh. They have a wealth of experience having worked on many residential projects throughout Scotland over the past 20 years, always devising innovative, rational designs with a desire to bring invention and delight to the solution.

Many of their projects have involved the reuse of listed buildings where the challenges lie between preserving the architectural integrity of the buildings and creating interesting, well-designed contemporary homes. The spirit and essence of their work always focuses on the repair, reinstatement and redevelopment of the architecture so that history and vision work hand in hand.



CONTACT

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SQUARE  
AND  
CRESCENT