



AMA HOMES+SPRINGSIDE

3+4 MCEWAN SQUARE

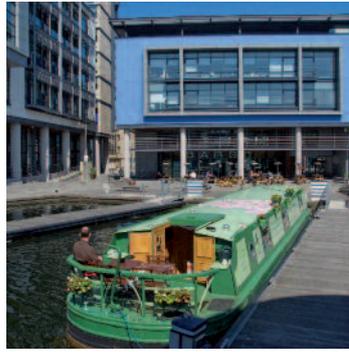




HEART+SOUL

3+4
MCEWAN
SQUARE





AMA have been involved for over a decade in the redevelopment of this historic location and it is with a sense of pride that we see it growing into a major new hub in the heart of Edinburgh.

As the last of the major industrial sites in the centre of Edinburgh to be developed, Springside is a key part of the city's urban renewal.

Springside is built on the former site of McEwan's famous Fountainbridge brewery. Its hugely popular India Pale Ale was exported around the globe, carrying the Fountainbridge name far and wide. The name Springside was chosen to honour the well that had been at the heart of the brewery for over a century.

The area's regeneration has been meticulously planned to offer a mixed-use environment, creating a vibrant city centre neighbourhood.

In addition to the residential blocks and student accommodation already built, Springside's masterplan includes a hotel, high-spec office space and boutique retail and catering units. The buildings will be separated by wide tree-lined streets, designed to be cycle and pedestrian friendly, providing communal space in which to sit and pass the time.

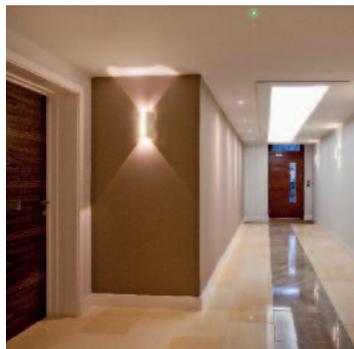
A major development adjacent to Springside is the new Boroughmuir High School, which is rapidly taking shape and, as one of Scotland's premier state schools, will add to the cultural life of the area.





STYLE+SUBSTANCE

3+4
MCEWAN
SQUARE





Superb design, quality materials and meticulous attention to detail are the key components that go into making an AMA home, and this simple strategy plays out beautifully in McEwan Square.

The apartments have been specified for style, comfort and convenience.

The designer kitchens are custom-made for each apartment and incorporate an extensive range of quality built-in appliances.

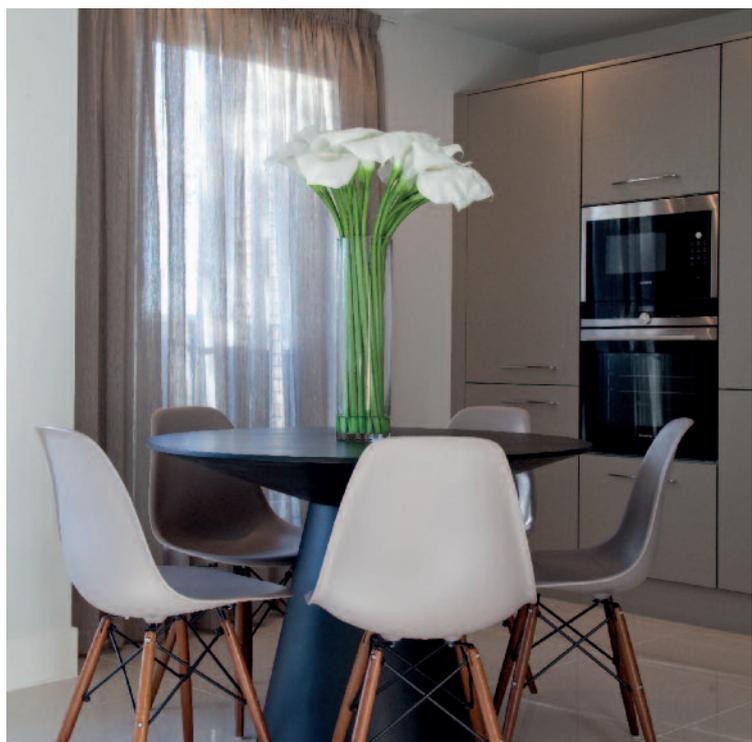
The bathrooms, shower rooms and en-suites feature high-spec white sanitary ware. Some apartments feature fully-fitted wetrooms with thermostatically-controlled showers.

All bedrooms feature integrated wardrobes, finished with walnut veneer doors and facings.

There is a mix of beautiful, polished porcelain tiles and carpet throughout over efficient underfloor heating, which provides a clutter free floorplate. The quality walnut veneer doors work beautifully with the neutral decor to create a restrained, contemporary style.

All apartments benefit from an allocated parking space in the secure underground car park and there is lift access to all floors.

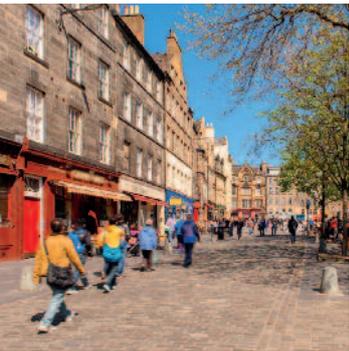
Thirteen of the apartments feature balconies and there is a large, landscaped communal garden to the rear, shared with the surrounding apartment blocks.





MIND+BODY

3+4
MCEWAN
SQUARE





The indulgent comfort of McEwan Square is the perfect environment in which to unwind, but the very best that this cosmopolitan capital has to offer is just on your doorstep.

Edinburgh is known as the 'Festival City' for good reason and at Springside you'll have the perfect opportunity to immerse yourself in the range of events on offer. Not only is there the world-famous Edinburgh Festival, Fringe and Military Tattoo, which take over the capital for the month of August, there are other events throughout the year covering film, television, jazz and blues as well as the Mela, celebrating world music and dance.

Boasting a vast array of dining options, including five Michelin-starred restaurants, Edinburgh is also home to great traditional pubs, chic bars and a lively club scene.

At McEwan Square you're never far from culture, with the theatre district nearby and four cinemas in walking distance, ranging from the IMAX multiplex at Fountainpark, to the art-house delights of the Edinburgh Filmhouse and Cameo.

If sport is your thing, Fountainpark is home to a Virgin Active Gym and there are a wealth of sporting activities available in the wider area. If watching's more your style, you're not far from Murrayfield Stadium, the home of Scottish Rugby, and Tynecastle football ground.





HOME+AWAY

3+4
MCEWAN
SQUARE





With an allocated space in the secure underground car park you don't have to worry about meters, but McEwan Square is ideally placed to access the full range of excellent transport links the city offers.

The apartments are comfortably within walking distance of the shops, offices and leisure facilities at the heart of the capital. For the more energetic, you can join the city's extensive cycle network, via the nearby Union Canal towpath, which includes converted former railway lines and bike friendly roads that criss-cross the city and its suburbs.

Edinburgh also has an excellent bus network, and from McEwan Square you can hop on one of three services on Fountainbridge, whilst most other major routes can be accessed on Lothian Road or Haymarket.

Haymarket is less than 10 minutes' walk away and has become one of Edinburgh's key travel hubs. The newly-refurbished train station runs frequent services to Glasgow - ideal for commuters - whilst outside you can board one of the new trams to the east end of Princes Street, or out west to Edinburgh Park, The Gyle or Edinburgh Airport.

Edinburgh Airport has grown in recent years and now provides regular, direct services to many destinations in the UK and Europe, as well as the Middle East and North America.





ABOVE+BEYOND

3+4
MCEWAN
SQUARE





You really need to take to the skies to fully appreciate McEwan Square’s connection with Edinburgh’s heart and the vast array of attractions and opportunities that lie in the city centre.

- | | |
|----------------------------------|---------------------------------|
| 1 McEwan Square | 12 The Grassmarket |
| 2 Fountain Park | 13 Edinburgh Castle |
| 3 New Boroughmuir High School | 14 Princes Street Gardens |
| 4 Edinburgh Quay | 15 Princes Street |
| 5 The Exchange Business District | 16 Royal Scottish Academy |
| 6 The Theatre District | 17 National Gallery of Scotland |
| 7 EICC | 18 Waverley Station |
| 8 West Approach Road | 19 National Museum of Scotland |
| 9 Haymarket Station | 20 The Scottish Parliament |
| 10 George Heriot’s School | 21 Palace of Holyrood House |
| 11 Edinburgh College of Art | 22 Holyrood Park |



3 MCEWAN SQUARE



GROUND FLOOR



Apartment 3/2	metres	feet
Lounge/Dining/Kitchen	6.79 x 6.67	22'3 x 21'11
Master Bedroom	5.21 x 3.62	17'1 x 11'11
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	5.21 x 2.93	17'1 x 9'7
Bedroom 3	4.79 x 2.77	15'9 x 9'1
Shower Room	2.49 x 1.75	8'2 x 5'9
Study	2.70 x 1.58	8'10 x 5'2

Apartment 3/1	metres	feet
Lounge/Dining/Kitchen	7.01 x 6.61	23'0 x 21'8
Master Bedroom	5.16 x 3.66	16'11 x 12'0
En-suite	2.53 x 1.95	8'4 x 6'5
Bedroom 2	5.16 x 2.85	16'11 x 9'4
Shower Room	2.49 x 1.65	8'2 x 5'5



GROUND FLOOR

4 MCEWAN SQUARE



Apartment 4/1	metres	feet
Lounge/Dining/Kitchen	8.29 x 6.18	29'2 x 20'3
Master Bedroom	3.57 x 3.44	11'9 x 11'3
Bathroom	2.50 x 1.95	8'2 x 6'5

Apartment 4/2	metres	feet
Lounge/Dining/Kitchen	4.82 x 9.72	15'10 x 31'11
Master Bedroom	3.83 x 6.25	12'7 x 20'6
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	3.01 x 5.09	9'11 x 16'8
Bedroom 3	3.04 x 4.08	10'0 x 13'5
Bedroom 4	2.46 x 4.08	8'0 x 13'5
Shower Room	3.24 x 2.15	10'8 x 7'1

3 MCEWAN SQUARE



FIRST FLOOR



Apartment 3/4	metres	feet
Lounge/Dining/Kitchen	6.84 x 7.69	22'5 x 25'3
Master Bedroom	5.77 x 3.28	18'11 x 10'9
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.47 x 3.55	14'8 x 11'8
Bedroom 3	4.47 x 2.98	14'8 x 9'9
Shower Room	2.49 x 1.75	8'2 x 5'9
Study	1.53 x 2.26	5'0 x 7'5

Apartment 3/3	metres	feet
Lounge/Dining/Kitchen	7.11 x 7.87	23'4 x 25'10
Master Bedroom	5.15 x 3.98	16'11 x 13'1
En-suite	2.53 x 1.95	8'4 x 6'5
Bedroom 2	4.02 x 3.63	13'2 x 11'11
Shower Room	2.50 x 1.65	8'2 x 5'5
Study	1.86 x 2.54	6'1 x 8'4



FIRST FLOOR

4
MCEWAN
SQUARE



Apartment 4/3 metres feet

Lounge/Dining/Kitchen	8.76 x 6.67	28'9 x 21'11
Master Bedroom	7.11 x 3.04	23'4 x 10'0
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.37 x 3.59	14'4 x 11'9
Bedroom 3	4.37 x 2.75	14'4 x 9'0
Shower Room	2.50 x 1.66	8'2 x 5'5
Study	5.33 x 2.02	17'6 x 6'6

Apartment 4/4 metres feet

Lounge/Dining/Kitchen	4.58 x 6.81	15'0 x 22'4
Master Bedroom	3.83 x 6.30	12'7 x 20'8
En-suite	2.50 x 1.98	8'2 x 6'6
Bedroom 2	3.01 x 5.14	9'11 x 16'10
Bedroom 3	3.04 x 3.33	10'0 x 10'11
Bedroom 4	2.38 x 3.33	7'10 x 10'11
Shower Room	2.50 x 1.65	8'2 x 5'5

3 MCEWAN SQUARE



SECOND FLOOR



Apartment 3/6	metres	feet
Lounge/Dining/Kitchen	6.84 x 7.97	22'5 x 26'2
Master Bedroom	5.77 x 3.28	18'11 x 10'9
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.47 x 3.55	14'8 x 11'8
Bedroom 3	4.47 x 2.98	14'8 x 9'9
Shower Room	2.49 x 1.65	8'2 x 5'5
Study	1.53 x 2.26	5'0 x 7'5

Apartment 3/5	metres	feet
Lounge/Dining/Kitchen	8.91 x 7.57	29'3 x 24'10
Master Bedroom	5.15 x 3.98	16'11 x 13'1
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.02 x 3.63	13'2 x 11'11
Shower Room	2.70 x 1.65	8'10 x 5'5
Study	1.86 x 2.54	6'1 x 8'4



SECOND FLOOR

4
MCEWAN
SQUARE



Apartment 4/5	metres	feet
Lounge/Dining/Kitchen	10.56 x 6.67	34'8 x 21'11
Master Bedroom	7.11 x 3.04	23'4 x 10'0
En-suite	2.50 x 1.97	8'2 x 6'6
Bedroom 2	4.37 x 3.59	14'4 x 11'9
Bedroom 3	4.37 x 2.75	14'4 x 9'0
Shower Room	2.50 x 1.66	8'2 x 5'5
Study	5.33 x 2.02	17'6 x 6'6

Apartment 4/6	metres	feet
Lounge/Dining/Kitchen	4.59 x 6.81	15'1 x 22'4
Master Bedroom	3.83 x 6.30	12'7 x 20'8
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	3.01 x 5.14	9'11 x 16'10
Bedroom 3	3.04 x 3.33	10'0 x 10'11
Bedroom 4	2.38 x 3.33	7'10 x 10'11
Shower Room	2.50 x 1.65	8'2 x 5'5

3 MCEWAN SQUARE



THIRD FLOOR



Apartment 3/8	metres	feet
Lounge/Dining/Kitchen	6.84 x 7.97	22'5 x 26'2
Master Bedroom	5.77 x 3.28	18'11 x 10'9
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.47 x 3.55	14'8 x 11'8
Bedroom 3	4.47 x 2.98	14'8 x 9'9
Shower Room	2.49 x 1.65	8'2 x 5'5
Study	1.53 x 2.26	5'0 x 7'5

Apartment 3/7	metres	feet
Lounge/Dining/Kitchen	8.91 x 7.57	29'3 x 24'10
Master Bedroom	5.15 x 3.98	16'11 x 13'1
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.02 x 3.63	13'2 x 11'11
Shower Room	2.70 x 1.65	8'10 x 5'5
Study	1.86 x 2.54	6'1 x 8'4



THIRD FLOOR

4 MCEWAN SQUARE



Apartment 4/7		metres	feet
Lounge/Dining/Kitchen	10.56 x 6.67	34'8	x 21'11
Master Bedroom	7.11 x 3.04	23'4	x 10'0
En-suite	2.50 x 1.97	8'2	x 6'6
Bedroom 2	4.37 x 3.59	14'4	x 11'9
Bedroom 3	4.37 x 2.75	14'4	x 9'0
Shower Room	2.50 x 1.66	8'2	x 5'5
Study	5.33 x 2.02	17'6	x 6'6

Apartment 4/8		metres	feet
Lounge/Dining/Kitchen	4.59 x 6.81	15'1	x 22'4
Master Bedroom	3.83 x 6.30	12'7	x 20'8
En-suite	2.50 x 1.95	8'2	x 6'5
Bedroom 2	3.01 x 5.14	9'11	x 16'10
Bedroom 3	3.04 x 3.33	10'0	x 10'11
Bedroom 4	2.38 x 3.33	7'10	x 10'11
Shower Room	2.50 x 1.65	8'2	x 5'5

3 MCEWAN SQUARE



FOURTH FLOOR



Apartment 3/10	metres	feet
Lounge/Dining/Kitchen	6.84 x 7.97	22'5 x 26'2
Master Bedroom	5.77 x 3.28	18'11 x 10'9
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.47 x 3.55	14'8 x 11'8
Bedroom 3	4.47 x 2.98	14'8 x 9'9
Shower Room	2.49 x 1.65	8'2 x 5'5
Study	1.53 x 2.26	5'0 x 7'5

Apartment 3/9	metres	feet
Lounge/Dining/Kitchen	8.91 x 7.57	29'3 x 24'10
Master Bedroom	5.15 x 3.98	16'11 x 13'1
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.02 x 3.63	13'2 x 11'11
Shower Room	2.70 x 1.65	8'10 x 5'5
Study	1.86 x 2.54	6'1 x 8'4



FOURTH FLOOR

4 MCEWAN SQUARE



Apartment 4/9	metres	feet
Lounge/Dining/Kitchen	10.56 x 6.67	34'8 x 21'11
Master Bedroom	7.11 x 3.04	23'4 x 10'0
En-suite	2.50 x 1.97	8'2 x 6'6
Bedroom 2	4.37 x 3.59	14'4 x 11'9
Bedroom 3	4.37 x 2.75	14'4 x 9'0
Shower Room	2.50 x 1.66	8'2 x 5'5
Study	5.33 x 2.02	17'6 x 6'6

Apartment 4/10	metres	feet
Lounge/Dining/Kitchen	4.59 x 6.81	15'1 x 22'4
Master Bedroom	3.83 x 6.30	12'7 x 20'8
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	3.01 x 5.14	9'11 x 16'10
Bedroom 3	3.04 x 3.33	10'0 x 10'11
Bedroom 4	2.38 x 3.33	7'10 x 10'11
Shower Room	2.50 x 1.65	8'2 x 5'5

3 MCEWAN SQUARE



FIFTH FLOOR



Apartment 3/13	metres	feet
Lounge/Dining/Kitchen	5.43 x 6.44	17'10 x 21'2
Master Bedroom	4.63 x 4.51	15'2 x 14'10
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.63 x 2.91	15'2 x 9'7
Bedroom 3	4.63 x 2.96	15'2 x 9'9
Shower Room	2.50 x 1.66	8'2 x 5'5

Apartment 3/11	metres	feet
Lounge/Dining/Kitchen	5.10 x 7.34	16'9 x 24'1
Master Bedroom	4.54 x 3.68	14'11 x 12'1
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	4.14 x 2.84	13'7 x 9'4
Shower Room	3.20 x 1.65	10'6 x 5'5

Apartment 3/12	metres	feet
Lounge/Dining/Kitchen	5.70 x 4.82	18'8 x 15'10
Bedroom	3.50 x 3.54	11'6 x 11'7
Bathroom	2.42 x 1.95	7'11 x 6'5



FIFTH FLOOR

4
MCEWAN
SQUARE



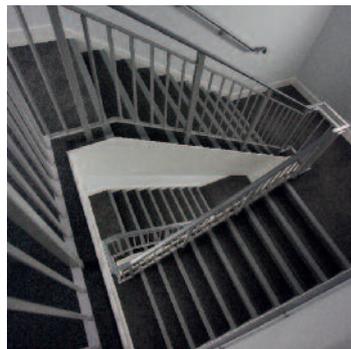
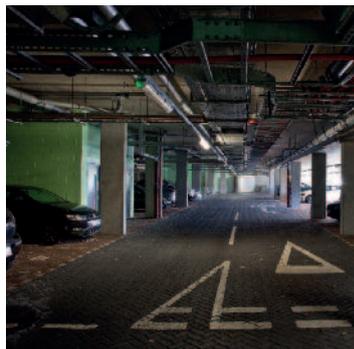
Apartment 4/11	metres	feet
Lounge/Dining/Kitchen	5.70 x 7.00	18'8 x 23'0
Bedroom	3.54 x 3.44	11'7 x 11'3
Bathroom	2.50 x 1.95	8'2 x 6'5

Apartment 4/12	metres	feet
Lounge/Dining/Kitchen	4.87 x 6.95	15'8 x 22'10
Master Bedroom	3.71 x 4.47	12'2 x 14'8
En-suite	2.50 x 1.95	8'2 x 6'5
Bedroom 2	2.64 x 3.27	8'8 x 10'9
Bedroom 3	2.62 x 3.09	8'7 x 10'2
Study	1.86 x 3.09	6'1 x 10'2
Shower Room	2.48 x 2.15	8'2 x 7'1



DESIGN+DETAIL

3+4
MCEWAN
SQUARE





Like all AMA homes, the quality of the apartments lies in the detail and this outline specification covers the 12 apartments in 3 McEwan Square and the 13 apartments in 4 McEwan Square.

Structure

Building Envelope

The existing building envelope is six storeys high and has been constructed up to sixth floor level with a reinforced concrete frame and floors, above a basement car park. The roof level storey is constructed from a structural steel frame. The existing shell works in each block include a reinforced concrete lift shaft serving all floors, a precast concrete staircase from ground to sixth floor, and vertical services risers. The existing internal walls are constructed in concrete blockwork.

External Walls

Front and rear external walls are constructed in cavity wall construction with a facing brick façade. The inner leaf is formed from a structural steel framing system, lining board and thermal insulation. The sixth floor roof level is stepped back from the main façade to create a roof terrace, with the external elevation finished in timber rainscreen cladding. Internally, the external walls are lined with composite thermally insulated plasterboard finished with emulsion paint.

Roof

The flat roof of the existing building envelope is formed from profiled metal decking supported on steel purlins. Flat roof areas are lined externally with single ply Sarnafil PVC waterproof membrane laid to falls on rigid thermal insulation boards. External rainwater pipes are installed in colour coated aluminium.

Roof terraces and balconies are waterproofed with mastic asphalt and finished with treated anti-slip timber decking.

Floors

The ground floor over the basement car park and the upper floors are formed with 275mm thick post-tensioned in-situ concrete slabs supported on reinforced concrete columns. The floor to floor height is 3000mm and the nominal floor to ceiling height is 2550mm

The ground floor slabs above the basement car park to be overlaid with thermal insulation to achieve at least a statutory maximum.

The structural floors are overlaid with rigid thermal insulation board, and a proprietary floor screed containing the embedded underfloor heating pipework. The soffits of the upper floors are lined with a plasterboard ceiling, finished with emulsion paint.

All staircases within common areas comprise pre-cast reinforced concrete flights and landings.

Internal Walls

Party walls between apartments and party walls between common areas and apartments are constructed in dense concrete blockwork with rendered finish for sound insulation. Each face is lined with plasterboard and finished with emulsion paint.

Internal partitions are formed in metal stud framing with plasterboard finish to both sides. Partitions enclosing all bathrooms and en-suites are lined with moisture resistant plasterboard and infilled with glass wool insulation. The plasterboard is finished with emulsion paint.



DESIGN+DETAIL

3+4 MCEWAN SQUARE



Windows

The windows are high-performance composite aluminium/timber construction with powder-coated finish to the aluminium external face and factory paint finish to the inside timber face. The windows are fitted with Argon filled double glazed panels, with safety glass where required. Opening windows have a tilt/turn action with locking handles and trickle vents. Sliding doors provide access to balcony and terrace areas. All internal and external window surfaces can be cleaned from inside the building.

Doors

Building entrance doors are heavy duty, solid core doors with stained timber. Apartment entrance and internal doors are solid core factory assembled doorsets with a hardwood veneer finish and stainless steel ironmongery. The door to the underground car park is a proprietary motorised overhead door operated by a remote control fob.

External Landscaping

The McEwan Square and Brandfield Street public realm works at the front and side of the development have been completed, and the street and pavement have been adopted by the local authority. The external works include high quality granite kerbs and pavements, granite plant containers planted with trees, and box hedging.

The private communal gardens to the rear of the development have been finished with a mixture of hard and soft landscaping. A long open lightwell has been incorporated at ground level to provide daylighting to the basement car park below. External lighting comprises wall mounted external luminaires at block entrance/exit doors and low level bollard lighting to footpaths operated on dawn to dusk sensors.



Internal Fittings

Bath and Shower Rooms

Bathrooms are furnished with a range of top quality sanitary ware with chrome mixer taps, pop-up wastes and concealed cisterns. Shower rooms are fully-fitted wetrooms featuring showers with thermostatic mixer valves. Apartments with P-shaped baths have movable shower screens above the baths for easy access. Bath and shower wall areas are lined with large format ceramic tiles and floor areas are finished with large porcelain tiles. Washbasins and WCs are wall mounted on a bespoke bulkhead faced with feature porcelain tiles.

Kitchens

Kitchens are individually designed with custom made fittings and an extensive range of high quality integrated appliances, including an electric ceramic hob, cooker hood, microwave, oven, dishwasher, fridge freezer, washing machine/dryer and sink with single lever mixer tap. Fittings are faced with wood grain finishes selected from a complimentary palette. Worktops are composite quartz stone with splashbacks and under unit lighting.

Bedrooms

All bedrooms are fitted with built-in wardrobes with double opening doors and are fitted out with a combination of hanging rail, drawer unit and open shelves where appropriate.

Internal Finishes

Apartments are decorated with emulsion paint finish to walls and ceilings, and eggshell finish to all timber skirtings, cills and door facings. The floors are finished throughout in large format polished glazed porcelain tiles, except for the bedrooms which are fitted with carpet.

Entrance hallways at ground floor level have an anti-slip ceramic floor finish with a matwell and coir matting at street entrances. Communal areas to the rear at ground floor level and all upper level communal areas and staircases are finished with heavy duty carpet.



Internal Services

Central Heating

All apartments have an underfloor heating system with low pressure hot water pipework embedded in the floor screed, served by a wall mounted, independent, gas-fired condensing combination boiler. The boiler is fitted with a digital seven-day, two-channel programmer. The underfloor heating is zoned with individual heating pipe circuits and thermostats for each room within the apartment. An electric towel rail is provided in each bath/shower room.

Hot Water

The hot water system in each apartment is fed from the central heating combination boiler.

Ventilation

All apartment accommodation is naturally ventilated by means of window and trickle vents except for kitchens and bathrooms, which are mechanically ventilated with concealed ductwork. Kitchen air extraction is ducted separately to the outside via a multi-speed extractor hood over the hob position. Bathrooms have individual ceiling recessed extractor fans with ducts to outside.

TV / Radio Systems

All apartments are connected to the blocks Integrated Reception System (IRS), which delivers Satellite and Digital Terrestrial TV (DTT), Digital Radio (DAB) and FM radio to each apartment. A TV socket outlet is provided in the lounge, kitchen and master bedroom. The purchaser will be responsible for obtaining a satellite television receiver if desired.

Telephone

A BT service cable is provided to the master BT outlet located in the services cupboard within each apartment. Slave BT outlets are installed in the living room, kitchen, master bedroom and study (where applicable). The telecoms provider of the purchaser's choice will be responsible for providing a service connection to activate the system.



Lighting Installation

The apartments are illuminated with recessed ceiling downlights with low energy LED lamps. The living room and master bedroom also have a 5 amp lighting circuit, with three outlet sockets, to allow the purchaser to install table lamps. There are ceiling lighting roses provided in the living room and kitchen/dining areas to allow the purchaser to install a feature pendant fitting if desired. Bedrooms feature 3-way lighting switching, with switches located at the door and at both sides of the bed. LED light fittings are provided below wall-mounted kitchen cabinet units. All apartments have been fitted with feature wall lighting, either in the lounges or hall ways, or in most cases a combination of the two.

External wall-mounted light fittings illuminate apartment terraces and balconies. Communal areas feature a combination of LED recessed downlighters and low energy wall lights.

Mains Power

A generous provision of power points is installed throughout the apartments with an additional 5 amp lighting circuit in lounges and master bedrooms. All integrated appliances are pre-connected and controlled from a centralised switch plate conveniently located in the kitchen. Shaver sockets are provided in each bathroom and en-suite.

Intruder Alarm

All ground floor apartments are fitted with an intruder alarm system which includes PIR movement sensors, front entrance door contacts and a touch keypad in the entrance hallway. In first to fifth floor apartments, a power supply spur outlet has been provided in the services cupboard, so that the purchaser can install an intruder alarm system if desired.

Smoke Detection

All apartments are fitted with mains-operated battery back-up smoke alarms to comply with current fire safety legislation.

Structure

Sound System

Apartments are fitted with wiring and speaker infrastructure for a sound system. Speakers are integrated into the ceilings of the lounge, kitchen, master bedroom and en-suite. Concealed wiring is relayed to a hub unit in the electrical services cupboard for connection to the purchaser's sound system hardware.

Access Control

There is a video entry phone system, with the main call point at the principal ground floor block entrance and the entry control handset and screen in each apartment hallway.

Lift

Each block is provided with an Otis 8-person passenger lift, finished to the Otis "Comfort" specification, with a curved ceiling panel and a ceramic floor tile to match the ground floor communal lobby. The lift serves all apartment floors and the basement car park.

Car Parking

Safe and secure underground car parking is provided for each apartment, and accessed internally via the lifts and staircases. Access to the car park for vehicles and pedestrians is reserved for residents only and is controlled via programmable key-cards. Each apartment has an allocated space, and the area also includes provision for cycle parking.

Parking for visitors is provided at street level via public spaces controlled by the city council.

Energy Performance Rating

Energy performance assessments have been carried out on completed apartments in other blocks of the Springside development and have achieved an EPC Band B (83) rating, offering a good level of energy efficiency with relatively low running costs and low levels of CO2 emissions.

Incoming Services

Gas (Currently Scottish Gas)

Mains gas is supplied to the individual gas meter located in the services cupboard inside each apartment, and then distributed to the central heating combination boiler.

Electricity (Currently ScottishPower)

Mains electricity is supplied to an individual electricity meter located in the communal area services riser cupboard and to the consumer unit located in the services cupboard inside each apartment.

Water

Mains water is stored in a communal potable storage tank within the car park and fed to each apartment via an electrically-controlled pump system to ensure a constant supply. A main stopcock is located in each apartment.

Telecoms

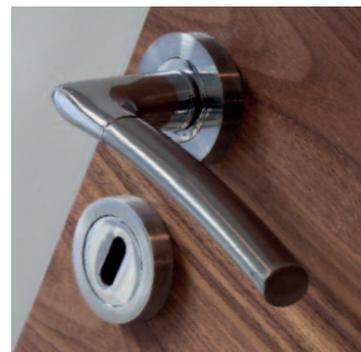
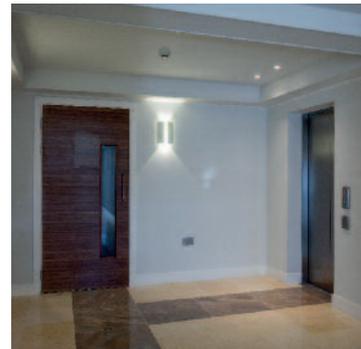
An incoming duct is provided with draw wires to allow the service provider of the purchaser's choice to provide a service connection.

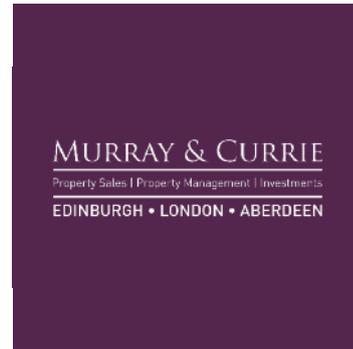
General

AMA (New Town) Ltd has a policy of continuous improvement and reserves the right to change apartment specifications without prior notice. All reasonable efforts will be made to ensure that any changes will be of an equal or higher standard.

The plans represented in this brochure are for illustrative purposes only and not drawn to scale. 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 interested parties are advised to consult their solicitor.

January 2016





**For further information on McEwan Square,
to arrange a private viewing or to register your
interest, please contact the selling agents,
Murray & Currie, on 0131 226 5050.**

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