



# Design: it's all about you

THE CAER AMON APARTMENTS BRIGHOUSE PARK CROSS CRAMOND

Welcome to Caer Amon, a development of 32 apartments and duplexes situated in one of Edinburgh's most exclusive areas. These exceptional homes have been designed with care and imagination, and built using the very best in traditional craftsmanship, as well as the finest materials. Distinctly modern homes in a stunning setting; exactly what you'd expect from AMA.

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# Welcome to Caer Amon





Calm, tranquil, private and secure







Calm, tranquil, private and secure - a few words which sum up these striking apartments. There are fine traditional features, including a series of private courtyards reminiscent of Oxford and Cambridge quadrangles. There are whitewashed walls, large room sizes, and design that encourages a sense of community. However, we've also improved on tradition. We have freed up space for landscaped gardens in the front of the apartments by creating electronically protected car parking under the building. With lift access to take you direct to your front door, there's no need to brave the elements.

Before we even think about planning new homes, we conduct very thorough research. It's our way of making sure that our homes are especially designed for you. At Caer Amon, for example, generous room sizes are based on the dimensions seen in Edinburgh's fine Georgian period homes - that spaciousness is perfect for upsizers or downsizers. Moreover, most apartments have a study, that's ideal for a desktop pc, a utility room and generous cupboard and wardrobe space. Nothing is left to chance in ensuring your needs are met.



Founded on careful research





Exceptional quality throughout







At AMA we know that attention to detail is essential and we believe our relentless focus on exceptional quality is evident in every home we build. The apartments at Caer Amon are no exception. Care and craftsmanship are everywhere. There is extensive use of high quality materials such as slate, marble and oak hardwood. Distinctive design features include projecting curved 'bay' windows that - a reminder of Edinburgh's renowned architectural heritage. As well as giving even better views, these allow greater penetration of light into the living space.

‘Maximum light and sight’ is an important design principle we have employed at Caer Amon. Many apartments feature decked terraces and balconies on which to engage with the environment. Panoramic windows let light flood in, and we’ve given space to every possible vantage point. It makes eminent sense when so many apartments enjoy outstanding views to the nearby woods, the River Forth, the Kingdom of Fife, and even the striking East Lothian coastline. In another carefully considered design innovation we’ve included drop sills on feature windows. This means that, even while you’re seated, you can enjoy every aspect of the wonderful landscape that surrounds you.





## Maximum light and sight



## Energy efficiency built in







AMA homes are built for exquisite comfort - and for energy efficiency. Caer Amon is no different. Every step has been taken and every element considered to make sure that you enjoy a lifestyle that's high on luxury and low on utility costs. Highly insulated walls are complemented by underfloor heating throughout, which allows superb indoor climate control. Our double glazed windows are argon filled, making them fuel saving as well as wonderful to look at. As a result of all our measures initial calculations indicate the apartments will secure a high energy performance rating of C80.

Our apartments at Caer Amon are not only stunningly beautiful, they are wonderfully simple to maintain. Surfaces throughout, including marble flooring in the kitchens and bathrooms and handsome hardwood elsewhere, make cleaning a breeze. Our composite frame double-glazed windows system has powder coated aluminium frames on the outside which will look sublime for many, many years. And in the bathroom there's a delightfully clever touch - we have used elegant coloured glass as a wall covering. This provides a sumptuous environment that looks fabulous with the minimum of maintenance.





## Maintenance made easy



## Engaging the environment







Caer Amon sits in one of Edinburgh's most magnificent settings. With carefully landscaped gardens surrounding the apartments, woodland beyond, and the shores of the River Forth just a few minutes' walk away, there are few finer locations. We have carefully designed our apartments so that it's simple for you to engage with this inspiring environment and enjoy an unrivalled quality of life. Private walkways give you exclusive access to the meadowland immediately to the north of the site and wherever you look you are afforded an uplifting, often breathtaking, view.





On a practical level, Cramond is blessed with excellent transport links. Edinburgh city bypass and the country's motorway system, including the M8 and M9, are minutes away. Similarly, there is easy access to Edinburgh city centre, which can be reached in 15 minutes. Edinburgh Airport is on your doorstep, as is South Gyle train station. And, with the imminent arrival of Edinburgh's tram system, getting to and from Cramond will become even easier.



## Great links





## Local facilities







At Caer Amon you're close to the essential features that make Cramond one of Edinburgh's most sought-after areas. Outstanding family and leisure facilities abound. Royal Burgess Golf Club is close by, as are excellent local schools, cafés, restaurants and pubs. Cramond village and foreshore, where you'll find Cramond Boat Club, are a few minutes' stroll away. Behind Caer Amon a walkway leads to ancient Cramond Kirk. In the opposite direction lies the historic port of Leith. And, for the more energetic, a local cycle path links to the main Edinburgh network.



AMA is Scotland's most innovative and far thinking developer of high quality homes. For more than a quarter of a century we have led the way with award-winning, innovative developments, driven by our philosophy that 'Quality is a goal which cannot be compromised'. We aim to translate this into every detail of our homes: choosing the best site; designing the most appropriate building; sourcing quality materials; and using talented professionals at every stage of the planning, design and construction process. The Caer Amon Apartments are the latest flowering of this philosophy, fusing traditional design features with a contemporary lifestyle to offer residents prestigious, high-quality homes.



## About us





# Specification

## Structure

### External Walls

External walls are constructed in dense concrete block cavity construction finished externally with a Sto polymer-based render. The top floor walls above cill level are finished with stained hardwood horizontal boarding. Internally the external walls are lined with composite thermally insulated plasterboard finished with emulsion paint.

### Roof

The roof is formed from mono-pitched timber trussed rafters, lined with sarking board, breather membrane and natural slates. Feature lead flashings are provided at roof ridges and verges. Thermal insulation is installed internally between the timber rafters and the soffits are lined with a double skin of plasterboard for increased sound insulation. Flat roof areas between the pitched roof sections are lined externally with single ply PVC waterproof membrane laid to falls on rigid thermal insulation boards. Gutters, hopper heads and rainwater pipes are installed in Mill-finish aluminium for durability and extended service.

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

### Floors

The ground floor construction is a ground-bearing in-situ reinforced concrete slab. Upper floors and the ground floor over the basement car park are formed with precast concrete floor planks bearing onto blockwork load bearing walls or structural steelwork.

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.

### Internal Walls

Party walls between apartments and 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 ensuites are lined with moisture resistant plasterboard and infilled with glass wool insulation. The plasterboard is finished with emulsion paint.

### Windows

The windows are high-performance composite construction with powder coated finish to the aluminium external face and factory painted to the inside timber face. The windows are fitted with Argon filled double glazed panels, with safety glass where required. Opening windows have tilt/turn action with locking handles and trickle vents. Sliding doors provide access to balcony and terrace areas. 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 underground car park has a motorised overhead door operated by remote control fob.

### External Landscaping

Private communal courtyards and gardens are finished with a mix of hard and soft landscaping. 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 Services

### Central Heating

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

### Hot Water

A hot water system is provided in each apartment fed from a hot water storage cylinder served by the central heating boiler.

### Ventilation

All accommodation is naturally ventilated by means of window and trickle ventilators with the exception of kitchens, bathrooms and utility rooms, which are mechanically ventilated. Kitchen air extraction is ducted separately to the outside via a multi-speed extractor hood over the hob. Bathrooms and utility rooms have individual ceiling recessed extract fans with ducts to outside.

### TV/Radio Systems

All apartments are connected to the apartment block Integrated Reception System (IRS). This system delivers Satellite and Digital Terrestrial TV (DTT), Digital Radio (DAB) and FM radio to each apartment. A Quad outlet is provided in the lounge adjacent to the timber panelled feature wall, with a further outlet in the master bedroom. The purchaser will be responsible for obtaining a satellite television receiver if this is desired

### Intruder Alarm

All 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.

### 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 down lighters (suitable for low energy LED lamps if desired by the purchaser). The living room is also provided with a 5amp lighting circuit with three outlet sockets to allow the purchaser to install table lamps. Ceiling lighting roses are provided in living room and kitchen/dining areas to allow the purchaser to install a feature pendant light fitting if desired.

Bedrooms are provided with 3-way lighting switching in with switches located at the bedroom door and at the sides of each bed.

LED light fittings are provided below wall mounted kitchen cabinet units, and external wall-mounted light fitting are provided to apartment terraces and balconies.

### Mains Power

A generous provision of power points is installed in all apartments and an additional 5 amp lighting circuit is provided in Master Bedrooms and Lounges. All integrated appliances are pre-connected and are controlled from a centralised switch plate conveniently located in each kitchen. Shaver sockets are provided in each bathroom and ensuite.

### Smoke Detection

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

### Access Control

All Apartments are fitted with 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 the apartment hallway. Duplex apartments have an additional control set at the upper level. A bell push is provided at the external entrance door to each gatehouse apartment.

### Lift

Each block is provided with an Otis 8-person 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 all apartment floors and the basement car park.

### Underground Car Park

A car parking space for each apartment is provided in the underground car park, which is accessed internally via the lifts and staircases. A surface car parking space is provided for each of the gatehouse apartments.

### Energy Performance Rating

A predicted energy performance assessment has been carried out on the show apartment, which indicates an EPC rating of C80, providing a good level of energy efficiency with relatively low running costs and low levels of CO2 emissions.

# Specification



## Incoming Services

### 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 boiler, living room fire and kitchen hob.

### Electricity

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

### Water

Mains water is stored in a communal potable water 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 within 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.

## Internal Fittings

### Bath and Shower Rooms

Bathrooms feature top quality sanitary ware with chrome mixer taps, pop-up wastes and concealed cisterns. Shower rooms have large walk-in showers, fixed glass screens and thermostatic mixer valves. Bath and shower wall areas are lined with coloured glass panels. Washbasins and WCs are wall mounted on a bespoke bulkhead faced with high gloss composite panels.

### Kitchens

Kitchens are individually designed with custom made fittings and a range of high quality integrated appliances (gas hob, cooker hood, oven, microwave, dishwasher, fridge freezer, washer/dryer, sink with single lever mixer tap). Fittings are finished with high gloss composite panels in a mix of timber grain and plain colours. Worktops are black granite with coloured glass splashbacks and under unit lighting. A feature sliding glass door is provided between the kitchen and living room.

### Bedrooms

All bedrooms feature built in wardrobes with double opening doors and a combination of hanging rail, drawer unit and open shelves.

### Fireplaces

Each lounge has a decorative flueless gas fire. The fire units will be wall mounted on a feature wall panel with a hardwood veneered finish.

### Internal Finishes

All 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 with a combination of oak engineered timber boarding, marble in kitchens and bathrooms, and sheet vinyl in utility rooms.

Entrance hallways and communal areas have a marble floor finish with heavy duty carpet to the staircases.

## General

### Disclaimer

AMA (New Town) Ltd has a policy of continuous improvement and therefore must reserve the right to change the specification of individual properties without prior notice. The developer reserves the right to amend the specification as necessary without prior notice, but will use all reasonable endeavours to ensure that any changed specification will be of an equal or higher standard.

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.

All kitchen, bathroom and en-suite layouts are provisional and may be subject to alteration. The plans represented 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. None of the units described have been completed at the time of this document going to print, please consult with the sales representative before making a purchasing decision.

Please note that items specified in literature and later in our show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images and specification photographs are for illustrative purposes and are indicative only. External appearance may be subject to variation upon completion of the project.

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For further information on The Caer Amon Apartments,  
to register your interest or to arrange a private viewing,  
please telephone 0131 226 2500.



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