



# THE CRESCENTS

CAER AMON • CRAMOND • EDINBURGH





## Distinctive homes in a unique location

**The Crescents is a unique collection of 16 courtyard houses, set around the entrance to Caer Amon, a prestigious development in Cramond from AMA Homes.**

This award-winning development is a well established part of the community, with a mix of detached homes, town houses and luxury apartments. Their design borrows elements of Scottish vernacular architecture, but these have been reimagined in an unashamedly contemporary way to make a truly unique statement.

The Crescents offers homes designed for the way we want to live today - open plan living, which blurs the boundaries between inside and outside space. And as with all AMA homes, they have an inherent quality and attention to detail which sets them apart from the competition.





## Detailed by design

**Over the last 30 years at AMA Homes, we have built an enviable reputation for intelligent design that is built around the needs of the homeowner and The Crescents is no exception.**

The materials used in the construction are designed to keep their striking good looks for years to come. Low maintenance was a priority: the walls are finished in a Sto polymer-based render to resist the Scottish elements; the argon-filled double glazed windows sit in powder coated aluminium frames; whilst the gutters and downpipes are gleaming aluminium, so there's no fear of rust!

As well as targeting low maintenance, we also focussed on keeping energy costs down. In addition to the excellent insulation and double glazing, solar panels help to feed the hot water system, which in turn supports the energy efficient underfloor heating. The flooring itself is a mix of beautiful, hard-wearing porcelain tiles and carpet.

The interior detailing at The Crescents is of a very high specification, The custom-made kitchens are designed to satisfy the most demanding cooks and offer a full range of built-in appliances. The bathrooms, shower rooms and en-suites are the perfect relaxation rooms, with top quality sanitary ware and walk-in showers.







Illustration shows the location of The Crescents

## Edinburgh's village by the Forth

**Caer Amon lies in Cramond - one of the capital's hidden gems and an historic, much sought after residential area, nestling along the Almond Valley on the banks of the Firth of Forth.**

Cramond has a long history as a settlement and a woodland walk from Caer Amon takes you past the remains of a Roman fort, which sits beside the beautiful church, dating back to the 15th century. At the foot of the valley lies the harbour, once a thriving port carrying iron from the foundries that once lay along the River Almond and now a berth for yachts and popular resting place for walkers to admire the views across the Forth to Fife.

It's easy to forget you're so close to the city when you have such natural riches on your doorstep, but The Crescents is less than 6 miles from the heart of Edinburgh. For shopping nearer to home, The Gyle shopping centre and range of supermarkets are a short drive away. There are excellent local state and private schools and The Crescents is well placed to access both Heriot Watt University and Edinburgh College's Granton Campus. And if you're keen to keep fit, there are several golf courses nearby and Cramond Boat Club is based down at the harbour.





## Well connected

**Cramond may have the feel of a sleepy country village, but its excellent transport links make it an attractive, practical proposition for many commuters.**

The Crescents is ideally placed to access the city centre, whether by car or bus. You can also travel into Edinburgh by tram from the free park and ride at Ingliston. The A90 is very close for commuters heading to Fife and beyond, whilst the city by-pass is only 3 miles away, giving access to the M8, M9 and A1.

There are train stations at South Gyle and Edinburgh Park. If you're more of a frequent flyer, The Crescents is around 5 miles away from Edinburgh airport, with its ever growing range of domestic and international routes. Or for the more local, but energetic, the coastal cycle path allows you to access Edinburgh's extensive cycle network.







Layout of The Crescents for illustrative purposes.

## Crescent homes of character

**With a nod to elegant crescents of Edinburgh's New Town, The Crescents at Caer Amon forms a striking, contemporary welcome to this exclusive development.**

The two crescents perfectly mirror each other and sit either side of Brighthouse Park Road. Each crescent is made up of six four-bedroom homes and two five-bedroom end crescent houses set around a central landscaped courtyard, which provides parking for residents. There are two additional private car parks for residents, which are accessed via a remote operated electric gate from Cramond Road North.

There are four basic house layouts, each providing spacious, light and airy family accommodation. Floor plans for each style and a detailed specification are shown on the following pages. The illustration opposite shows that whilst there is symmetry between the houses, the gardens vary in size, so it is important to register your interest with the selling agents early so as to secure the position that most suits your needs.





## Type A.1

Plots 3, 5, 7, 150, 152 & 154

Ground Floor	metres feet/inches
Living Room	4.25 x 4.49 13'11" x 14'9"
Dining Kitchen	9.87 x 3.99 32'5" x 13'1"
Utility Room	1.83 x 2.63 6'0" x 8'8"
WC	1.50 x 2.31 4'11" x 7'7"
Bedroom 4	3.17 x 3.72 10'5" x 12'2"
En-suite	1.83 x 2.50 6'0" x 8'2"
First Floor	metres feet/inches
Bedroom 1	3.67 x 4.57 12'0" x 15'0"
En-suite	2.54 x 2.86 8'4" x 9'4"
Bedroom 2	4.16 x 3.99 13'8" x 13'1"
Bedroom 3	4.13 x 3.99 13'7" x 13'1"
Bathroom	1.80 x 3.10 5'11" x 10'2"



Ground Floor



First Floor



## Type A.2

Plots 2, 4, 6, 149, 151 & 153



Ground Floor



First Floor

Ground Floor	metres feet/inches
Living Room	4.25 x 4.49 13'11 x 14'9
Dining Kitchen	9.87 x 3.99 32'5 x 13'1
Utility Room	1.83 x 2.63 6'0 x 8'8
WC	1.50 x 2.31 4'11 x 7'7
Bedroom 4	3.17 x 3.72 10'5 x 12'2
En-suite	1.83 x 2.50 6'0 x 8'2
First Floor	metres feet/inches
Bedroom 1	3.67 x 4.57 12'0 x 15'0
En-suite	2.54 x 2.86 8'4 x 9'4
Bedroom 2	4.16 x 3.99 13'8 x 13'1
Bedroom 3	4.13 x 3.99 13'7 x 13'1
Bathroom	1.80 x 3.10 5'11 x 10'2



## Type B.1

Plots 8 & 155

Ground Floor	metres feet/inches
Living Room	5.82 x 3.99 19'1 x 13'1
Dining Room	4.05 x 3.99 13'3 x 13'1
Kitchen	2.82 x 6.42 9'3 x 21'1
Utility Room	2.82 x 1.57 9'3 x 5'2
WC	1.80 x 2.20 5'11 x 7'3
Bedroom 4	3.17 x 3.72 10'5 x 12'2
En-suite	1.58 x 2.50 5'2 x 8'2

First Floor	metres feet/inches
Bedroom 1	3.67 x 4.57 12'0 x 15'0
En-suite	2.60 x 2.86 8'6 x 9'4
Bedroom 2	4.48 x 3.99 14'8 x 13'1
Bedroom 3	5.73 x 4.48 18'10 x 14'8
Study/Bed 5	3.37 x 2.78 11'1 x 9'1
Bedroom 3	1.80 x 3.09 5'11 x 10'2





## Type B.2

Plots 1 & 148

Ground Floor



First Floor



Ground Floor	metres feet/inches
Living Room	5.82 x 3.99 19'1 x 13'1
Dining Room	4.05 x 3.99 13'3 x 13'1
Kitchen	2.82 x 6.42 9'3 x 21'1
Utility Room	2.82 x 1.57 9'3 x 5'2
WC	1.80 x 2.20 5'11 x 7'3
Bedroom 4	3.17 x 3.72 10'5 x 12'2
En-suite	1.58 x 2.50 5'2 x 8'2

First Floor	metres feet/inches
Bedroom 1	3.67 x 4.57 12'0 x 15'0
En-suite	2.60 x 2.86 8'6 x 9'4
Bedroom 2	4.48 x 3.99 14'8 x 13'1
Bedroom 3	5.73 x 4.48 18'10 x 14'8
Study/Bed 5	3.37 x 2.78 11'1 x 9'1
Bedroom 3	1.80 x 3.09 5'11 x 10'2



# The specification

**An AMA home doesn't just look smart, it is smart. From the low maintenance exterior finishes to responsive but hidden underfloor heating, we make sure that it all works for you.**

This outline spec is for the Phase 5 Courtyard Houses at AMA's Caer Amon residential development in Cramond. There are 16 two-storey terraced houses arranged in two semi-circles on either side of Brighthouse Park Drive forming a central communal courtyard. Intermediate terrace houses (Type A: 185m<sup>2</sup> floor area) have 4 bedrooms and end-of-terrace houses (Type B: 204m<sup>2</sup> floor area) have 5 bedrooms.

## Structure

### External Walls

The houses have a structural timber frame and the external walls are constructed in dense concrete block cavity construction, finished externally with a Sto polymer-based render. The inner leaf is formed in timber stud framing, with a lining board, breather membrane and thermal insulation between the studs. On the upper floor, the walls above sill 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 roofs are 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 lined with single ply waterproof membrane and finished with treated anti-slip timber decking. Roof lights are incorporated above the Lounge and the Staircase to maximise daylight to living areas and to the central internal circulation space.

### Floors

The ground floor construction is a ground-bearing in-situ reinforced concrete slab, overlaid with rigid thermal insulation board, and a proprietary floor screed containing the embedded underfloor heating pipework. Upper floors are formed with timber joists and timber floor panelling spanning onto the structural timber frame, overlaid with thermal insulation, proprietary underfloor heating pipework, and tongue and groove chipboard flooring. The soffits of the upper floor are lined with a plasterboard ceiling, finished with emulsion paint.

### Internal Walls

Party walls between houses are constructed in 400mm thick timber framed construction comprising twin timber studs, cavity, acoustic mineral wool and a double layer of plasterboard on each side, to achieve the required fire resistance and sound insulation. Each face of the party wall has an additional plasterboard lining finished with emulsion paint. Internal partitions are formed in timber 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.





### Windows

The windows are high-performance composite aluminium/timber 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 are top hung and fully reversible for easy cleaning 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

House entrance doors are heavy duty solid hardwood doors with stained finish. Internal doors are solid core factory assembled doorsets with a Walnut veneer finish and chrome ironmongery.

### External Landscaping

The private communal courtyards in front of the terrace houses are finished with a mixture of hard landscaping surfaces and provide a paved private parking space for each unit. An additional car parking space is provided in two separate walled courtyards, which are accessed directly from Cramond Road North. Each house has its own private rear garden. External lighting comprises street column lighting, wall mounted external luminaires at house entrance doors, to footpaths and car parks 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 fitted with large attractive walk-in showers, fixed shower screens and thermostatic mixer valves. Floors including wet room showers are finished with large format porcelain anti-slip tiles. Bath and shower wall areas are lined with large format ceramic tiles with a vertical feature panel in ceramic mosaic linear strips. Washbasins and WCs are wall mounted on a bespoke bulkhead faced with ceramic tiles. Washbasins have a storage cabinet below.

### Kitchens

Kitchens are individually designed with custom made fittings and an extensive range of high quality integrated appliances including a gas hob, cooker hood, oven, microwave, dishwasher, fridge freezer, washing machine/dryer, 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 fitted out with a combination of hanging rail, drawer unit and open shelves where appropriate.

### Stairs

Stairs and landings are fitted with contemporary frameless glass balustrades with polished stainless steel fixings to maximise daylight and transparency between floors.

### Internal Finishes

All houses are decorated with emulsion paint finish to walls and ceilings and eggshell finish to all timber skirtings, sills and door facings. Ground floors are finished throughout in large format polished glazed porcelain tiles. Stairs, upper landing and bedrooms are carpeted.

## Incoming Services

### Gas

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

### Electricity

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

### Water

Mains water is supplied into the services cupboard inside each house and fitted with a mains stopcock. Mains water is connected from the incoming main directly to the kitchen sink.

### 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 Services

### Central Heating

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

### Hot Water

Each house has a hot water distribution system fed from a hot water storage cylinder with dual coils served by both the central heating boiler and solar thermal panels mounted on the flat roof. The solar panels and the boiler are supplied by the same manufacturer and are installed with all components, controls, interconnecting pipework and electrics to form a fully integrated energy efficient system.

### 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 position. Bathrooms and Utility Room have individual ceiling recessed extract fans with ducts to outside.

### TV / Radio Systems

All houses are connected to the Integrated Reception System (IRS). This system delivers Satellite and Digital Terrestrial TV (DTT), Digital Radio (DAB) and FM radio to each house. 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 desired.

### Sound System

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

### Telephone

A BT service cable is provided to the master BT outlet located in the services cupboard within each house. 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 houses are illuminated with recessed ceiling downlighters fitted with low energy LED lamps. The living room and master bedroom also have a 5 amp lighting circuit with sockets to allow the purchaser to install table lamps. A ceiling rose is provided in the kitchen/dining area to allow the purchaser to install a feature pendant fitting if desired. Bedrooms offer 3-way lighting switching, 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 fittings are provided to terraces.

### Mains Power

There is a generous provision of power points in all houses and an additional 5 amp lighting circuit in the living room and master bedroom. All integrated appliances are pre-connected and are controlled from a centralised switch plate in the kitchen. Shaver sockets are provided in each bathroom and en-suite. USB port sockets are provided in the lounge and kitchen for charging electronics.

### Intruder Alarm

All houses are fitted with an intruder alarm system which includes PIR movement sensors, front entrance door contacts and a touch keypad in the entrance hallway.

### Smoke Detection

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

### Access Control

All houses are fitted with a video entry system at the main entrance door with handsets located in the kitchen and upper floor hallway.

### Energy Performance Rating

The houses are constructed with high level of thermal insulation and the predicted energy performance assessment indicates that an EPC Band B (83) rating will be achieved, which provides a good level of energy efficiency with relatively low running costs and low levels of CO2 emissions.

### Disclaimer

The developers reserve the right to alter the specification to provide an equal or improved product at their own discretion.



## Your contacts

**If you require further information on The Crescents, would like to register your interest or wish to view the show home, please contact the selling agents on 0131 226 2500.**



28 Melville Street Edinburgh EH3 7HA  
Phone: 0131 226 2500  
Email: [Edinburgh@struttandparker.com](mailto:Edinburgh@struttandparker.com)  
[www.struttandparker.com](http://www.struttandparker.com)



15 Coates Crescent Edinburgh EH3 7AF  
Phone: 0131 226 1780  
Email: [behnama@amahomes.co.uk](mailto:behnama@amahomes.co.uk)  
[www.amahomes.co.uk](http://www.amahomes.co.uk)

