



# RAVELSTON

TAILOR-MADE LIVING FROM AMA HOMES



When Quality Matters



Welcome to Ravelston III: tailor-made design on a grand scale.

These three landmark properties from AMA Homes set a new standard for luxury living in Edinburgh. Sitting on plots that each extend to over half an acre, these unique homes provide spacious accommodation in a private, natural setting.

But Ravelston III also gives you the opportunity to define the interiors of your new home. Working with a team of professionals, you'll be able to perfectly tailor the rooms to how you want to live.











Sitting in a secluded location off Ravelston Dykes Road, Ravelston III is less than three miles from Princes Street but provides an oasis from the hectic pace of the city centre.

It lies in a large body of green space, which includes the extensive parkland of Corstorphine Hill, both Ravelston and Murrayfield golf courses and private school grounds, and borders the residential areas of Murrayfield, Ravelston and Blackhall.

Ravelston III occupies the site of a former stone quarry but there is little evidence of its industrial past. Mature trees surround the site and careful construction will see most of these retained to maintain the ecosystem of this unique environment. This dramatic backdrop provides one of the development's key features, so great care will be taken to maintain the integrity of this beautiful setting.



Three miles to the east lies Edinburgh city centre - the commercial, retail and cultural heart of the capital. Here you'll find upmarket retailers, such as Harvey Nichols and John Lewis; as well as a wide range of boutique shops and excellent restaurants.

Haymarket train station is around 10 minutes away by car or bike. To the west you can access the Central Scotland motorway network. If you need to travel further afield, however, Edinburgh International Airport is 15 minutes by car.

There are excellent state and prestigious independent schools nearby, including Mary Erskine's Stewarts Melville, Fettes College and The Edinburgh Academy.

For shopping, Craigleith Retail Park is close by, though for a more personal experience head to Stockbridge where you'll find smaller retailers and an excellent selection of cafés, bars and restaurants.











The exterior design of Ravelston III is confident and contemporary.

The walls are clad in crisp Ashlar stone, with bronzed metal feature panels, drawing on the site's heritage and complimenting the natural environment.

The thermally-efficient glazing is perhaps the most striking feature. There are regimented panels punctuating the first floor elevation, curtain windows to the gardens and balconies, dramatic double-height feature windows and, the crowning glory, a spectacular, curved, rooftop solarium.

A series of garden terraces and spacious balconies across all three floors are accessed via curtain windows, which slide away and blur the boundary between internal and external space.



The interiors at Ravelston III are where you get to make your mark.

From individually designed kitchens and luxurious bathrooms, to bespoke wardrobes and energy efficient underfloor heating, every detail will be carefully considered and immaculately executed. It's what we do best.

But you will be part of this process. You'll be a key member of the team so that the interiors are perfectly tailored to fit your style and respond to your expectations of your ideal home.











AMA has been at the forefront of contemporary development in Edinburgh for over 35 years. In that time it has worked with inspirational architects to create award-winning designs, from the groundbreaking Succoth Heights in Murrayfield to the landmark St Vincent Place in the historic New Town.

All its developments are built with an attention to detail and commitment to quality that sets them apart from the competition. But there is another thing these buildings share: a sense of place. And these qualities are central to Ravelston III, where cutting-edge design both celebrates and complements the natural environment.





## HOUSE ONE

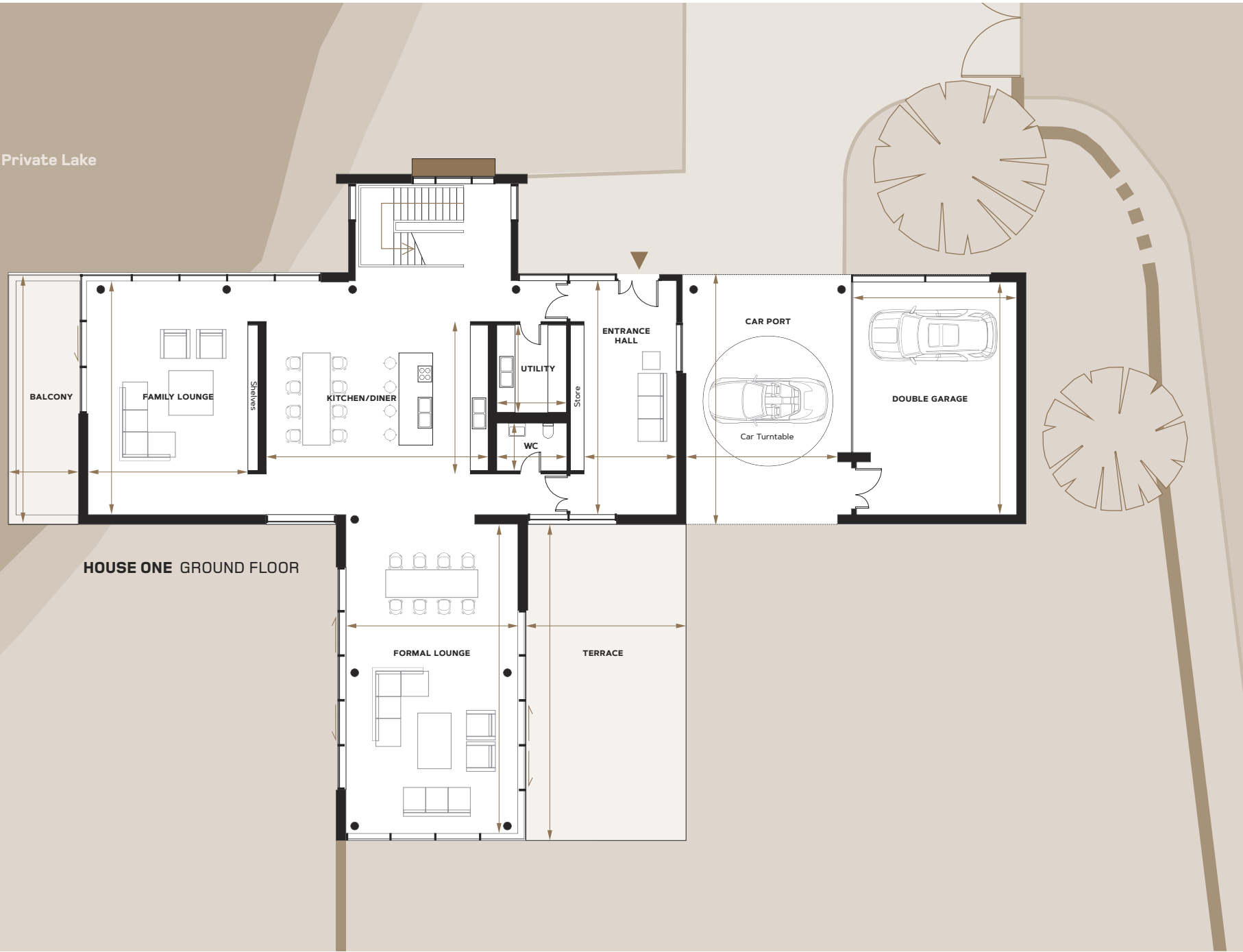
FLOOR AREA

613 square metres  
6,598 square feet

PLOT SIZE

0.36 hectares  
0.88 acres

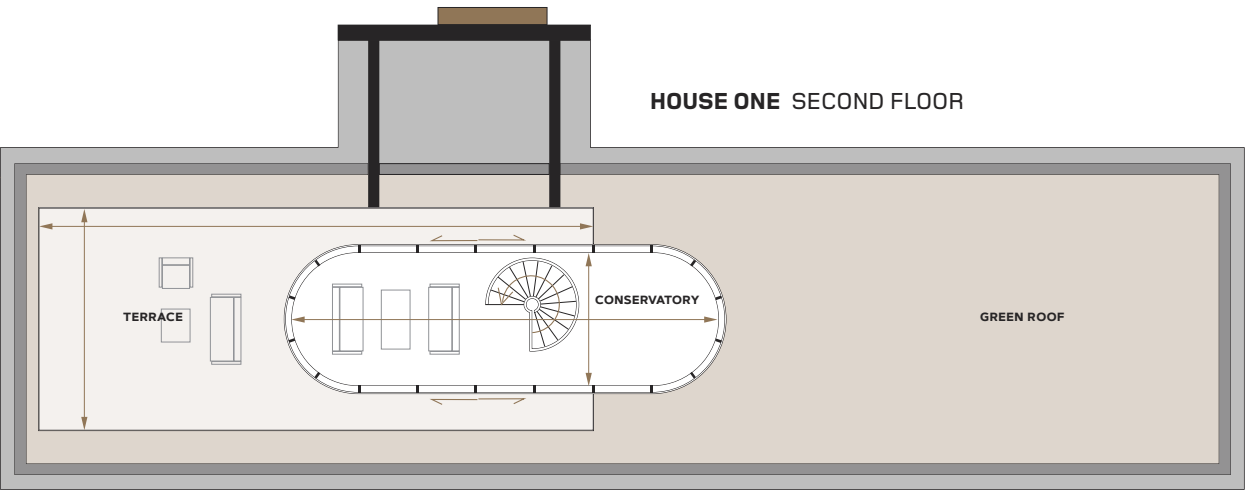




Second Floor	metres	feet
Conservatory	3.6 x 11.6	11'9 x 38'1
Terrace	6.0 x 15.1	19'8 x 49'5

Ground Floor	metres	feet
Entrance Hall	8.4 x 3.3	27'5 x 10'9
Formal Lounge	11.0 x 6.1	36'3 x 20'2
Kitchen/Diner	5.5 x 7.9	17'11 x 26'1
Family Lounge	8.4 x 5.7	27'5 x 18'9
Utility Room	3.1 x 2.5	10'4 x 8'2
WC	1.7 x 2.5	5'7 x 8'2
Garage	8.3 x 5.7	27'3 x 18'8
Car Port	9.0 x 5.4	29'6 x 17'9
Terrace	11.3 x 5.7	37'0 x 18'7
Balcony	8.9 x 2.5	29'1 x 8'2

First Floor	metres	feet
Library	8.4 x 6.2	27'7 x 20'4
Master Bedroom	6.7 x 7.0	21'11 x 22'11
Dressing Room	3.2 x 2.4	10'4 x 7'9
En-suite	3.4 x 2.4	11'2 x 7'9
Bedroom 2	6.7 x 4.8	21'11 x 15'8
En-suite	1.6 x 3.5	5'3 x 11'5
Bedroom 3	6.7 x 3.8	21'11 x 12'6
En-suite	1.6 x 2.6	5'3 x 8'6
Bedroom 4	6.7 x 3.8	21'11 x 12'6
En-suite	1.6 x 2.6	5'3 x 8'6
Bedroom 5	6.7 x 4.6	21'11 x 15'0
Dressing Room	1.6 x 2.4	5'3 x 7'9
Bathroom	2.3 x 3.3	7'6 x 10'8
Balcony	1.5 x 33.7	4'10 x 110'8
Terrace	9.6 x 6.4	31'4 x 21'2







## HOUSE TWO

FLOOR AREA

614 square metres

6,609 square feet

PLOT SIZE

0.24 hectares

0.59 acres

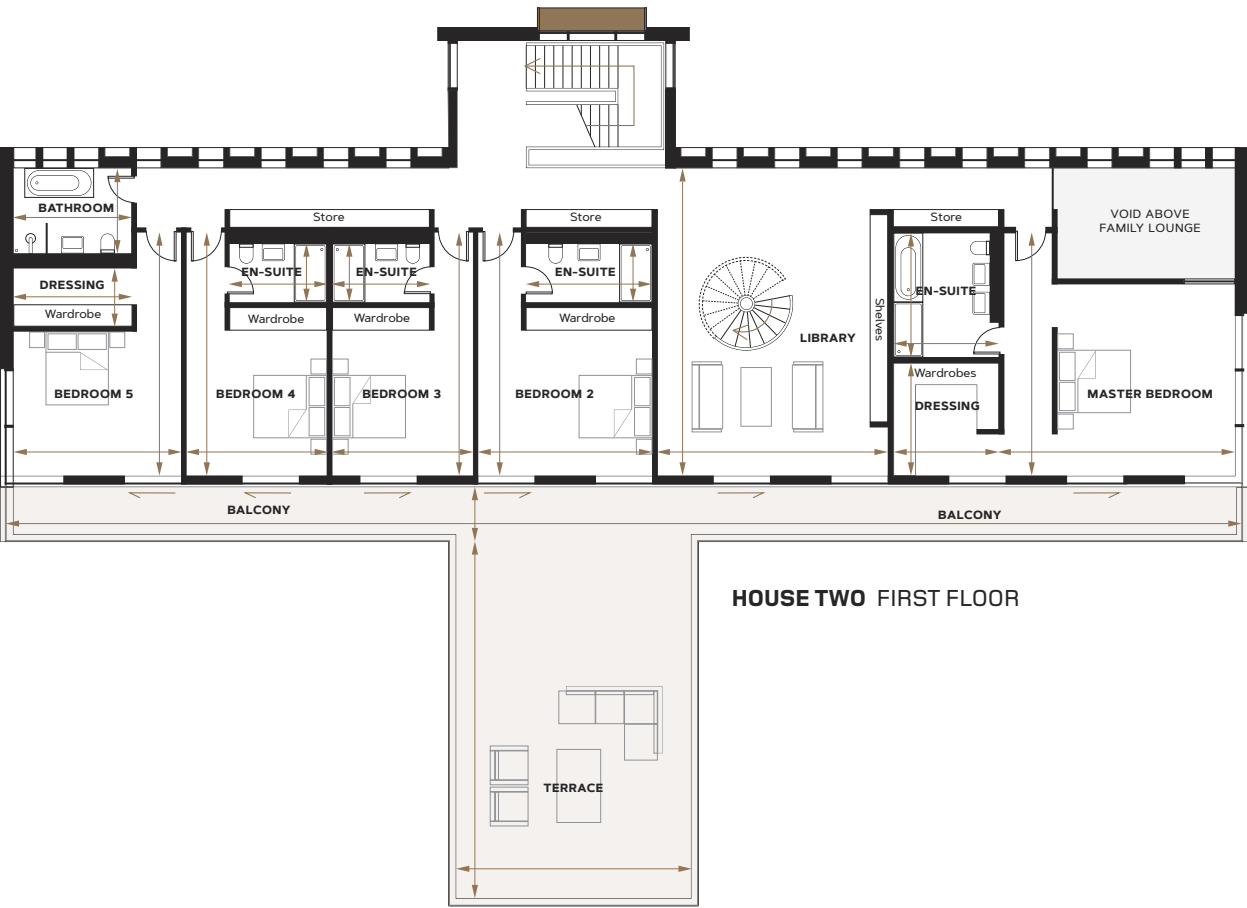
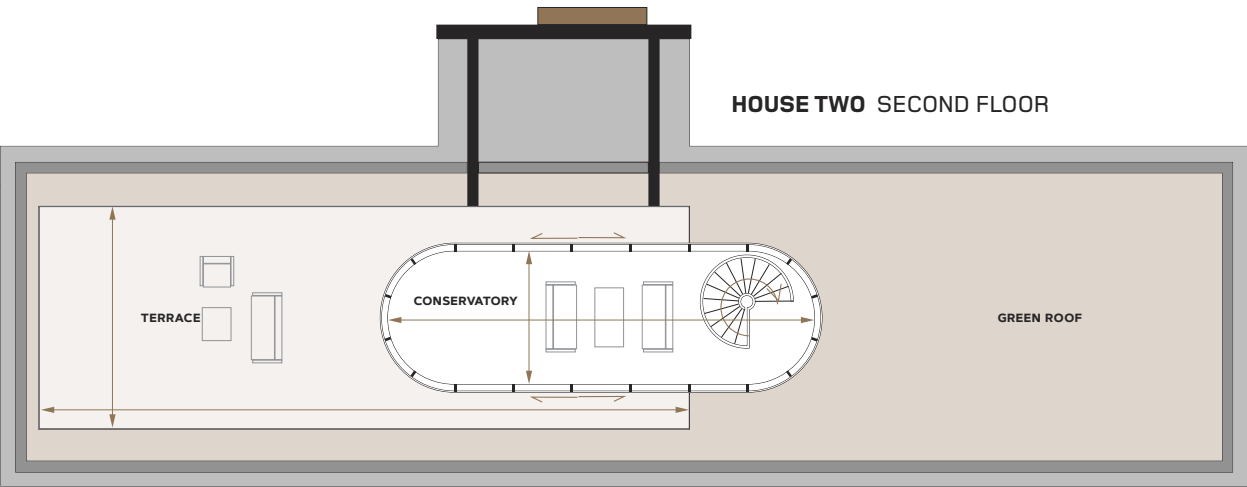




Second Floor	metres	feet
Conservatory	3.6 x 11.6	11'9 x 38'1
Terrace	6.0 x 17.7	19'8 x 58'1

Ground Floor	metres	feet
Entrance Hall	10.2 x 5.6	33'7 x 18'5
Formal Lounge	11.1 x 6.1	36'3 x 20'2
Kitchen/Diner	5.5 x 8.0	17'11 x 26'1
Family Lounge	8.4 x 5.8	27'5 x 18'10
Utility Room	3.1 x 2.5	10'4 x 8'2
WC	1.7 x 2.5	5'7 x 8'2
Garage	8.3 x 5.7	27'3 x 18'8
Car Port	9.0 x 5.6	29'6 x 18'3
Terrace	3.1 x 11.6	10'2 x 38'0

First Floor	metres	feet
Master Bedroom	6.6 x 6.4	21'8 x 21'0
Dressing Room	3.1 x 2.9	10'1 x 9'5
En-suite	3.4 x 2.9	11'2 x 9'5
Bedroom 2	6.6 x 4.7	21'8 x 15'7
En-suite	1.6 x 3.5	5'3 x 11'5
Bedroom 3	6.6 x 3.8	21'8 x 12'6
En-suite	1.6 x 2.7	5'3 x 8'9
Bedroom 4	6.6 x 3.8	21'8 x 12'6
En-suite	1.6 x 2.7	5'3 x 8'9
Bedroom 5	6.6 x 4.6	21'8 x 15'0
Dressing Room	1.6 x 3.4	5'3 x 11'1
Bathroom	2.3 x 3.2	7'6 x 10'8
Library	8.4 x 6.3	27'7 x 20'7
Balcony	1.5 x 33.7	4'10 x 110'8
Terrace	9.7 x 6.4	31'11 x 21'2







### HOUSE THREE

FLOOR AREA

703 square metres

7,567 square feet

PLOT SIZE

0.27 hectares

0.66 acres

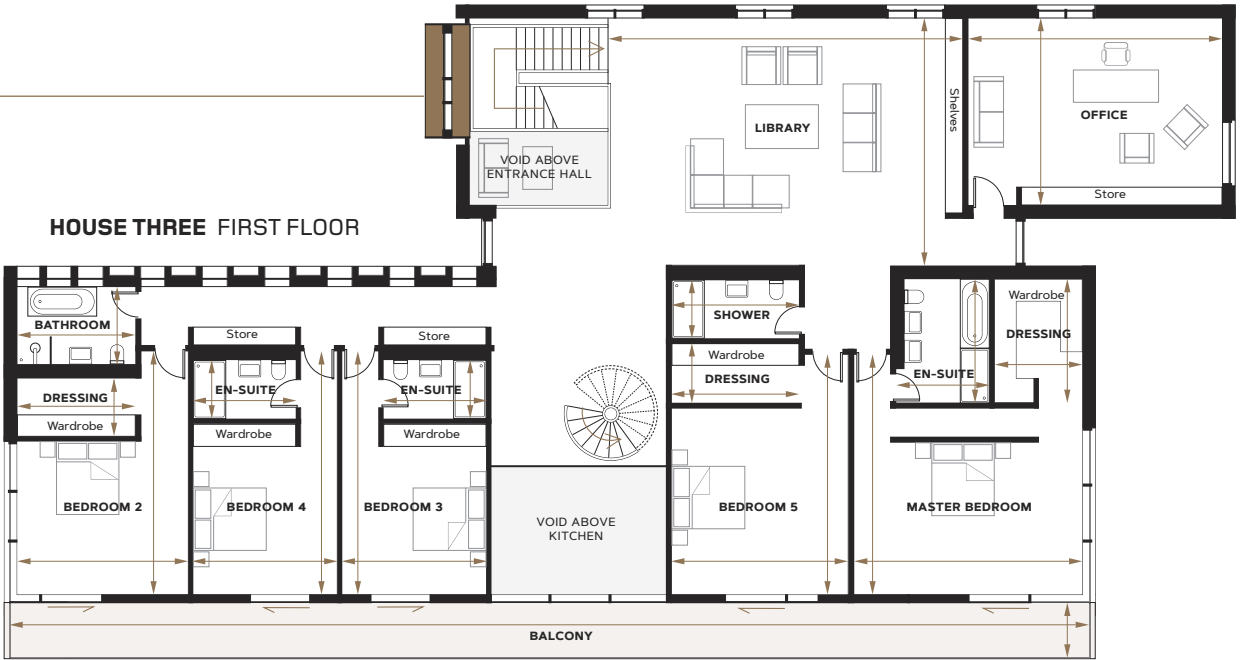
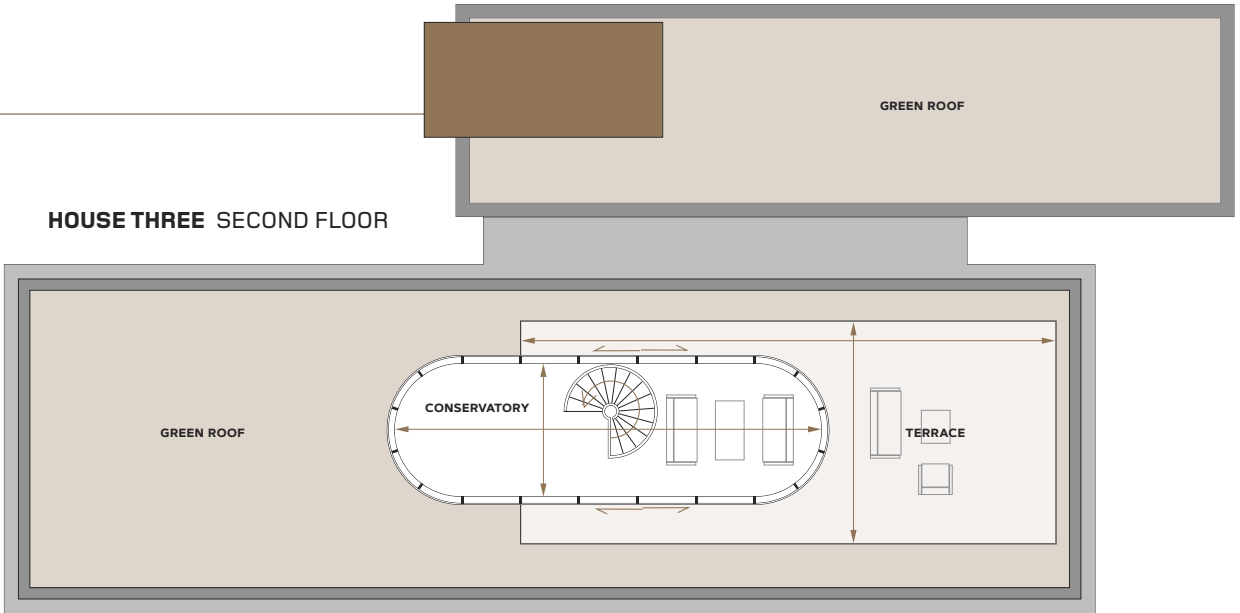




Second Floor	metres	feet
Conservatory	3.6 x 11.6	11'9 x 38'1
Terrace	6.0 x 14.6	19'8 x 47'11

Ground Floor	metres	feet
Entrance Hall	6.8 x 5.7	22'2 x 18'9
Dining Room	5.1 x 8.3	16'9 x 27'3
Kitchen/Diner	7.1 x 8.4	23'2 x 27'9
Lounge	8.6 x 8.0	28'3 x 26'1
Utility Room	5.1 x 3.3	16'9 x 27'3
WC	2.2 x 2.8	7'2 x 9'1
Store	3.0 x 2.8	9'10 x 9'1
Garage	8.3 x 5.9	27'3 x 19'2
Car Port	8.9 x 5.6	29'2 x 18'3
Terrace	3.1 x 17.4	10'2 x 57'1

First Floor	metres	feet
Master Bedroom	6.5 x 6.2	21'5 x 20'5
Dressing Room	3.4 x 2.4	11'1 x 7'10
En-suite	3.4 x 2.6	11'1 x 8'5
Bedroom 2	6.5 x 4.8	21'5 x 15'10
Dressing Room	1.6 x 3.5	5'3 x 11'5
Bedroom 3	6.6 x 3.9	21'8 x 12'10
En-suite	1.6 x 2.8	5'3 x 9'2
Bedroom 4	6.6 x 3.9	21'8 x 12'10
En-suite	1.6 x 2.8	5'3 x 9'2
Bedroom 5	6.6 x 4.7	21'8 x 15'3
Dressing Room	1.6 x 3.2	5'3 x 10'8
Bathroom	1.6 x 3.5	5'3 x 11'5
Shower	2.3 x 3.2	7'6 x 10'8
Library	6.8 x 9.6	22'2 x 31'5
Balcony	1.4 x 29.4	4'8 x 96'5





# Outline Specification

19 June 2020

The following outline specification is for the construction and finishes to be employed at Ravelston III. These may be subject to change during the construction process or due to the specific interior design requests of the purchaser.

More detailed information can be supplied on request.

## General Construction

- Structural steel frame construction with concrete floors for maximum sound insulation.
- Smooth finished, natural ashlar sandstone elevations with complimentary bronze coloured coated metal cladding and detailing.
- Insulated green roof system to blend the buildings into their natural surroundings.
- High performance double glazed windows with bronze coloured coated metal framing and cills.
- Large format, double glazed sliding window walls systems to gardens and terraces.
- Balconies and terraces are enclosed with frameless structural glass balustrade system and finished with large format ceramic tiles.
- Garages with feature glazed walls with automatic opening doors and turntable.

## External Landscaping

- Automatic opening gates at entrance to private access road serving all properties.
- Garden boundary walls finished with natural smooth ashlar sandstone to match the properties.
- Automatic gates with video entry phone system at entrance to each driveway.
- Driveways finished in stone setts.
- Entrance paths finished in stone paving.
- Balconies and Terraces finished in large format porcelain tiles.
- Gardens fully landscaped.











**Internal**

- External main entrance door: heavy duty, solid core doorset with stained horizontal HW timber board finish and stainless steel ironmongery.
- Internal doors: solid core timber doorsets with a HW veneer finish and stainless steel ironmongery.
- Facings and skirtings: HW veneer finish to match doors.
- Floors: large format polished glazed porcelain tiles generally, with carpet in bedrooms and anti-slip porcelain tiles in bathrooms.
- Walls and Ceilings: decorative paint finish to walls and ceilings.
- Feature fire in living rooms.
- Houses 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.
- All houses have an underfloor heating system with low pressure hot water pipework embedded in the floor screed, served by a gas-fired boiler. The underfloor heating is zoned with individual heating pipe circuits and thermostats for each room within the house.
- The hot water system is fed from the central heating boiler.
- All room 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.
- Bathrooms have individual ceiling recessed extractor fans with ducts to outside.
- Internal walls are generally metal framed with plasterboard board linings either side and acoustic quilt infill, providing a minimum acoustic rating of 40dB.

**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 in high quality finishes selected from a complimentary palette.
- Worktops are granite/composite quartz stone with splashbacks and under unit lighting.



**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. Bathrooms with P-shaped baths have movable shower screens above the baths for easy access.
- Shower rooms are fully-fitted wet rooms, featuring showers with thermostatic mixer valves.
- 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.

**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.

**TV/Radio**

- Each house is provided with a single 'Sky' satellite receiving dish, sensitively located at roof level. A TV socket outlet is provided in living rooms, kitchen and bedrooms.

**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).

**Lighting**

- The houses are illuminated by recessed ceiling downlighters with low energy LED lamps.
- The living room and master bedroom have an additional 5 amp lighting circuit, with outlet sockets, to allow the purchaser to install table lamps.
- External wall-mounted light fittings illuminate terraces and balconies.







**Mains Power**

- A generous provision of power points is installed throughout the homes with an additional 5 amp lighting circuit in living rooms and master bedrooms.

**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.

**Gas**

- Mains gas is supplied to the individual gas meter located in the services cupboard inside each house.

**Electricity**

- Mains electricity is supplied to each house with the consumer unit located in the services cupboard.

**Water**

- The houses are connected to the mains water supply with a main stopcock located in each house.

**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 (Ravelston) Ltd has a policy of continuous improvement and reserves the right to change house 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.





Ravelston III is a unique opportunity to acquire a truly landmark home.

This brochure is designed to provide the starting point from which you can begin to plan how you want to use the space. Working with our professional team, you'll be able to ensure that your new home is perfectly tailored to the needs of you and your family from day one.

For further information, to register your interest or to arrange a site visit, please contact Behnam Afshar at AMA Homes or Jo McLaren at Savills.

**AMA Homes**  
15 Coates Crescent Edinburgh EH3 7AF  
**+44(0)131 226 1780**  
behnama@amanewtown.co.uk



When Quality Matters



**Savills New Homes**  
8 Wemyss Place Edinburgh EH3 6DH  
**+44(0)131 247 3770**  
ravelston@savills.com





When Quality Matters