





# Welcome



**Inglis Point** and **Jex-Blake House** are two contemporary buildings of one, two and three bedroom apartments by AMA Homes, Edinburgh's most respected property specialists. These stylish homes form an integral part of the first phase of residential development at Springside, Edinburgh's magnificent new city centre neighbourhood.

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# AMA at Springside

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AMA have built an enviable reputation with their multi-award winning developments in and around Edinburgh. Whether converting period houses and landmark buildings, creating new contemporary homes, or leading developments of historic significance, AMA have a style, flair, elegance and vision which seeks to enhance the built environment.

At Springside, AMA are drawing on their years of experience in creating exclusive, individual, high specification properties to bring their uncompromising dedication to design integrity, build quality and attention to detail to a wider market. Whether you're interested in a stunning three bedroom penthouse or a chic one bedroom flat, the same rigorous standards will be applied to every detail of your new home.

This attention to detail does not end at the front door. Beautifully landscaped avenues, pedestrian walkways and meeting spaces will provide a relaxing environment that the whole community can enjoy. There's no better opportunity to be part of an exciting new Edinburgh.





- 01 Inglis Point
- 02 Jex-Blake House
- 03 Springside
- 04 FountainPark
- 05 Haymarket Station
- 06 The Cameo Cinema
- 07 The Union Canal
- 08 The Exchange District
- 09 Edinburgh International Conference Centre
- 10 Odeon Cinema
- 11 The Filmhouse
- 12 Traverse theatre
- 13 Usher Hall
- 14 Lyceum Theatre
- 15 The West End
- 16 George Street
- 17 Princes Street
- 18 Royal Scottish Academy and National Gallery of Scotland
- 19 Princes Street Gardens
- 20 Waverley Station
- 21 Edinburgh Castle
- 22 The Grassmarket
- 23 Edinburgh College of Art
- 24 George Heriot's School
- 25 National Museum of Scotland



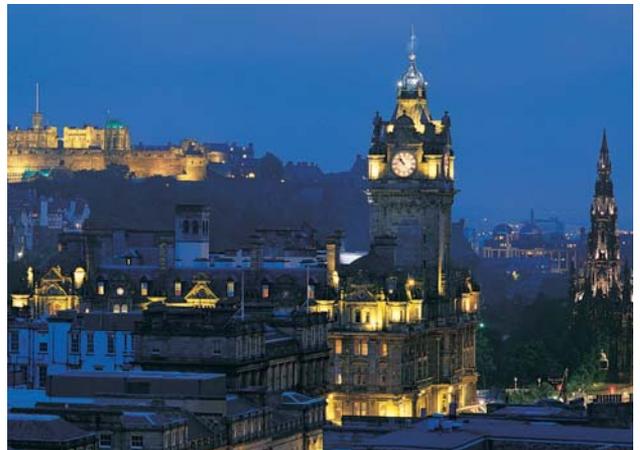
# The Location



**Edinburgh** is regularly voted one of the top locations to live in the UK, and it's easy to see why! It's a recreational hub with its world famous festivals, a shopper's paradise, a renowned business centre as well as Scotland's political capital. And as if that isn't enough, you're only ever a short journey away from stunning Scottish countryside.

Springside is ideally located for residents to enjoy the very best that this European capital city has to offer. This aerial image shows its relationship to the heart of the city. The key financial district of The Exchange, the shopping mecca of Princes Street and George Street, and the tourist attractions of the Castle, the galleries and museums are all just a few minutes walk away. And with parks, cinemas, theatres, restaurants and bars all close by the recreational possibilities are endless.

Transport links are also excellent. Five minutes walk will get you to Haymarket Station, whilst the West Approach Road will take you away from the centre to link up with the Edinburgh bypass and motorway network. Public transport is plentiful and a new tramline, currently under construction, will run from Leith, through Haymarket to Edinburgh International Airport.



# The Development

**Springside** is being constructed on the former site of the historic Fountainbridge brewery and is the last of the major industrial sites in the centre of Edinburgh to be developed. Its regeneration has been meticulously planned as a mixed-use environment in order to create a new, vibrant city centre neighbourhood.

As well as the residential development, there will be student accommodation, high specification office space and boutique retail and catering units. The buildings will be separated by wide tree-lined boulevards, designed to be pedestrian and cycle friendly, providing communal space in which to sit and pass the time.

Phase 1 of the project sees the construction of Inglis Point (A2) and Jex-Blake House (B3) at the northern gateway to Springside. Several of the apartments have stunning views across the city skyline to the north, south or west.

Apartments have an allocated car parking space and vehicular access to the underground car park is located between blocks C1 and F.





# Specification

9



## Structure

**External Walls:** The unique 'Springside Blend' clay facing brick outer leaf. 150mm thick structural steel wall framing system with 9mm OSB sheathing and vapour control sheet. Steel framing insulated with 150mm mineral fibre quilt between studs and 20mm insulation-backed plasterboard across inside face.

**Roof Structure:** Steel-framed primary roof structure carrying steel purlins and profiled metal decking. High-performance insulation boards with single-ply PVC roof membrane over.

**Floor Structures:** 225mm thick post-tensioned reinforced concrete floor slabs with 60mm insulation and 60mm heated screed.

**Internal Walls:** Party walls between apartments to be 215mm thick dense concrete block with 13mm cement render coat to each face. Each face lined by 12.5mm plasterboard. Where sockets or light switches are located on party walls, an additional 12.5mm layer of plasterboard on metal lath will be installed.

Walls between apartments and communal areas will be as above, or solid reinforced concrete shear walls with plasterboard lining in certain locations as required.

Partition walls within the apartments will be formed from 70mm steel studs with 12.5mm plasterboard to each face. Partitions surrounding bath and shower rooms will be packed with sound insulation quilt.

**Windows:** External windows and doors to patio and terrace areas are high-performance composite timber/aluminium construction, powder coated to the external face and factory painted to the inside face.

**Doors:** Internal doors are all solid-cored timber, either veneered or painted.

## Internal Fittings

**Bath & Shower Rooms:** Furnished with a range of top-quality sanitary ware with chrome mixer taps, pop-up wastes and concealed W.C. cisterns. The shower rooms are fitted with large, attractive glazed walk-in shower cubicles with thermostatic valves. All bathrooms are finished with co-ordinating Minerelle solid composite panels and are complemented with chrome bathroom accessories.

**Kitchens:** Well-appointed, individually designed, custom-made kitchens will incorporate an extensive range of high-quality built-in appliances including fridge/freezer, hob, oven, cooker hood, washing machine/dryer, dishwasher and waste disposal unit. Under-unit lighting together with 40mm Minerelle worktops and splash-backs will complement the stylish kitchen furniture.

**Bedrooms:** All bedrooms will be fitted with integrated wardrobes, including shelves and hanging rails.

**Internal Finishing Touches:** All apartments will be decorated with an emulsion paint finish to all walls and ceilings and eggshell finish to all timber surfaces. The floors will be finished with a combination of hardwood, carpet and sheet vinyl.

Many apartments will benefit from access to private balconies or roof terraces.

**Skirtings, Facings, Trims:** Painted MDF 19 x 75mm plain-edged door facings and painted MDF 16 x 145mm square-edged skirtings.

## Utility Services

**Gas:** Mains gas supply pipe from service riser in communal stair to each boiler position. Gas meters located in services cupboard within each apartment.

**Water:** Communal potable water storage tank at basement level. Electronically-controlled pump system to maintain constant water pressure

**Electricity:** Mains power supply to consumer unit in services cupboard within each apartment. Electricity meters located within service riser on each landing.



## Equipment & Services

**Heating:** A luxurious underfloor heating system is incorporated into each apartment. All one and two bedroom apartments will have an economical gas-fired combination boiler providing the heat source for the heating pipes laid into the floors and the domestic hot water. The boilers in the three bedroom apartments will incorporate a hot water storage unit to ensure ample capacity and a quick recovery time for the hot water. The temperature of individual rooms will be adjustable via room thermostats, with a time clock programmer in charge of overall heating time.

The one bedroom apartments in Jex-Blake House will have underfloor heating via a modern, efficient electric heating system with cables embedded in the cement flooring screed and a direct electric hot water cylinder.

**TV & Data Provision:** Apartments will be provided with the facility for connection to a broadband-enabled telephone network and a communal satellite receiving dish, as well as a communal digital-compatible broadcast TV aerial.

**Electrical Installation:** The apartments will be fitted with a complete electrical installation to the latest standards. Lighting will be by recessed ceiling downlighters, controlled by conventional switching at room entrances and bed heads in master bedrooms. Kitchens will have additional lighting under the wall-units and a ceiling rose will be provided over each dining table position.

Power is distributed to an ample supply of double 13 Amp socket outlets.

**Safety & Security:** All ground floor apartments are fitted with an intruder alarm system with door contacts and PIR detectors, compliant with European Standard EN50131 and the ACPO intruder alarm policy.

All apartments will have mains powered smoke alarms with battery backup fitted in accordance with current regulations, with a smoke detector in the hall and a heat detector in the kitchen to minimise nuisance alarms.

Car park, stairs and common areas are protected by an active smoke detection and ventilation system to facilitate safe evacuation of the building as appropriate and fire-fighting dry riser pipework will be provided as required.

**Ventilation:** The bathrooms and studies (where present) will be ventilated via a single fan unit concealed within the ceiling space, with hidden ducts conveying stale air directly to the outside. The kitchens will be ventilated via a multi-speed cooker extractor hood, also with concealed ductwork to the outside.

Control systems for both heating and ventilation are designed to minimise unnecessary fuel consumption or discomfort.

## Communal Hallways & Lobbies

The entrance hallways on each floor will be tiled with porcelain, with carpets in the communal stairs. Lighting will be via low-voltage downlighters in the lobbies and wall lights in the stairs. An 8-person passenger lift will be provided for each stair core serving all floors.

## Parking

Safe and secure underground car parking is provided for each apartment (except where specifically excluded from the sale). Access to the car park for vehicles and pedestrians is reserved for residents only and controlled via programmable key-fobs. 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.

## External Areas

The apartment blocks will be set in a brand-new streetscape, with high-quality materials and finishes throughout. The new streets will be paved with granite slabs and lined with semi-mature trees. Benches and beds of smaller shrubs will be provided and traffic will be prevented from straying from the roadway by high-quality bollards. As part of the City Council's 'Home Zone' policy, vehicle speed will be limited to 20mph. At the rear of each block there will be common green areas laid to lawn with boundary hedges. The central zone of the new streetscape will feature a landscaped garden with children's play area; with a further four communal landscaped areas proposed for later phases of the project.

# Inglis Point

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**Inglis Point** is a striking building of fourteen exclusive apartments, sitting at the northern pedestrian gateway to Springside near the West Approach Road. From one bedroom apartments to magnificent two bedroom duplex penthouses, the properties all share AMA's dedication to design excellence.

Inglis Point is designed to provide bright, airy contemporary accommodation thanks to larger than normal ceiling heights and big picture windows. The architects have sought to maximise the natural light within each apartment and make use of the stunning views afforded by the buildings unique position within Springside.

Inglis Point is named in honour of Elsie Inglis, one of Scotland's pioneering female doctors and campaigner for the women's suffrage movement. Inglis was a consultant at the hospital founded by Sophia Jex-Blake, at nearby Bruntsfield Links, and she herself founded 'The Hospice', a maternity hospital for poor women in Edinburgh.





The apartments in Inglis Point are tastefully decorated in neutral colours. A mixture of hardwood flooring, carpet and sheet vinyl has been used on the floors throughout. Heating is provided through an energy-efficient underfloor system, giving an uncluttered radiator-free environment for individual interior styling.

The apartments are specified for style, comfort and convenience. Kitchens are individually designed and custom made to suit each apartment. They incorporate an extensive range of quality built-in appliances. Bathrooms and en suites feature high-spec white sanitary ware, whilst the shower rooms are fitted with modern glazed walk-in shower cubicles and thermostatic controls. All bedrooms are fitted with integrated wardrobes, finished with Oak veneered doors and facings.

But it's not only internally that Inglis Point impresses, nine of the apartments feature private balconies or terraces to take advantage of those impressive views.

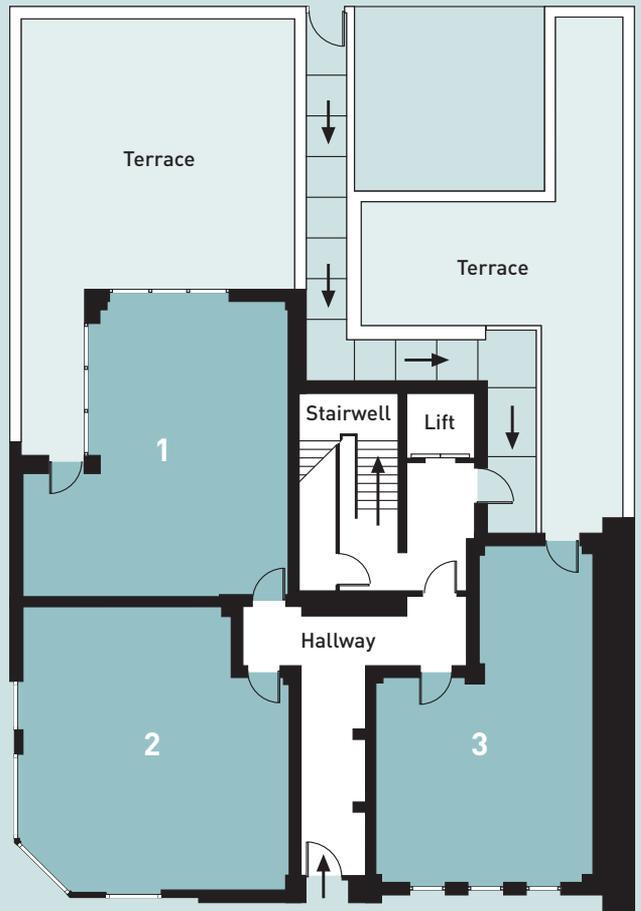
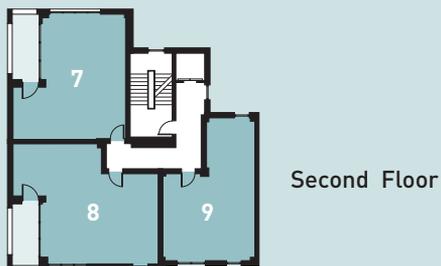
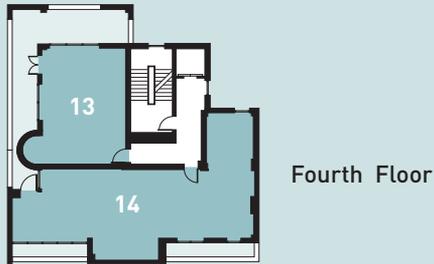
There is lift and stair access to all floors. In addition, the two penthouse duplex apartments have a further internal stair between their two levels.



The plans opposite are designed to give you an overall impression of the layout of Inglis Point and the positions of the apartments in relation to the points of access. The overall plans are replicated on the following pages as a key to the position of individual apartment types within the development.



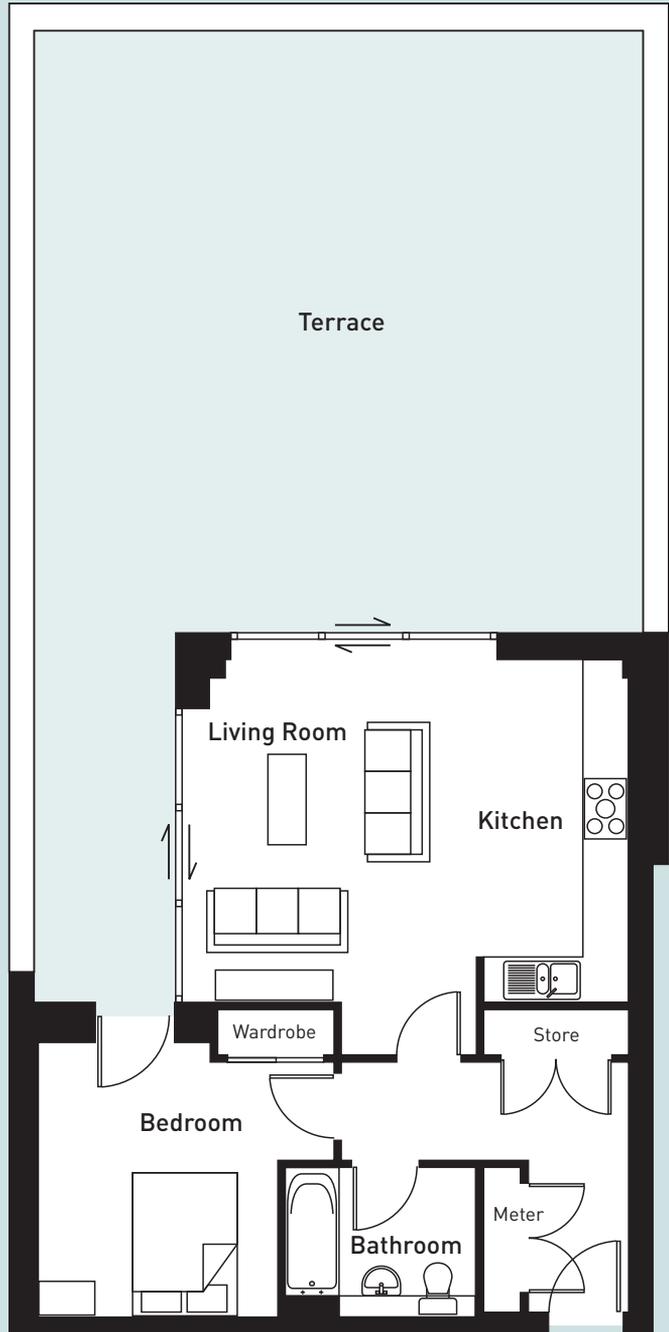
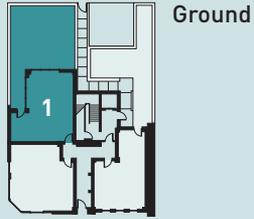
# The Floorplans

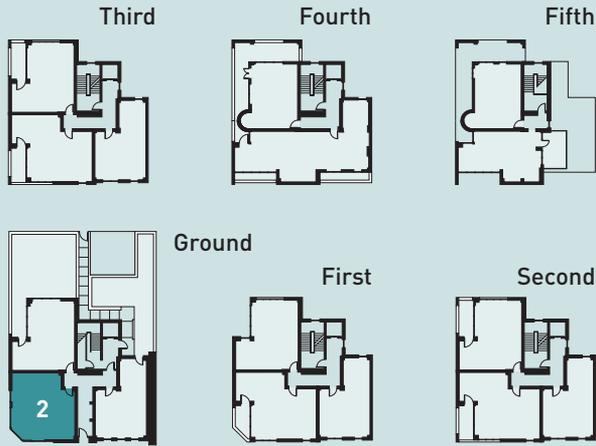


## Apartment 1

|               |              |
|---------------|--------------|
| Living Room   | 3.89 x 4.61  |
| Terrace (max) | 12.88 x 7.93 |
| Kitchen       | 1.90 x 4.53  |
| Bedroom       | 3.90 x 3.63  |
| Bathroom      | 2.50 x 1.98  |

All dimensions in metres

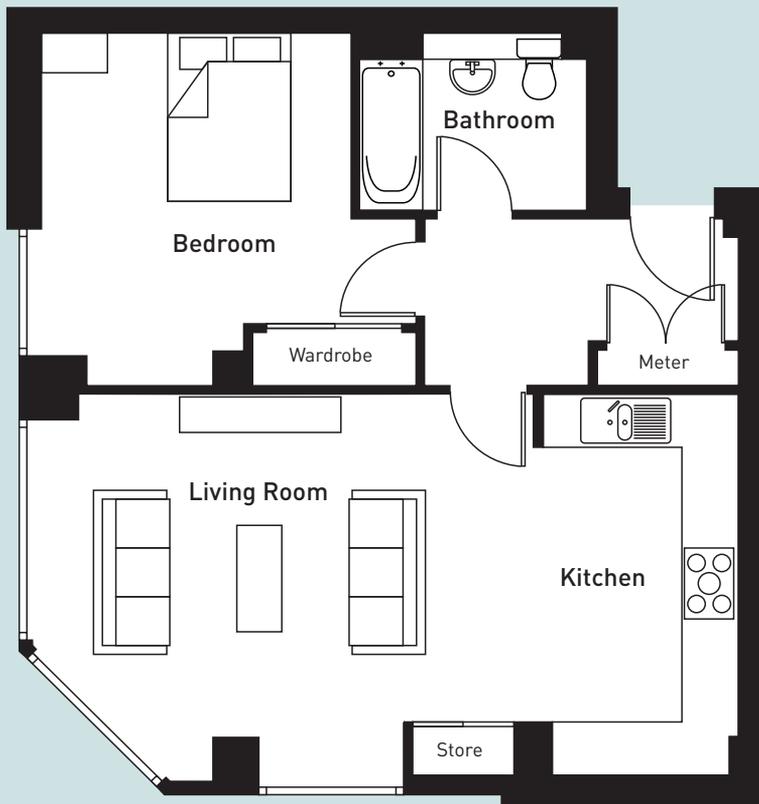




## Apartment 2

|             |                                   |
|-------------|-----------------------------------|
| Living Room | 5.39 x 4.27                       |
| Kitchen     | 2.47 x 4.29                       |
| Bathroom    | 2.53 x 2.00                       |
| Bedroom     | 4.24 x 3.98<br>including wardrobe |

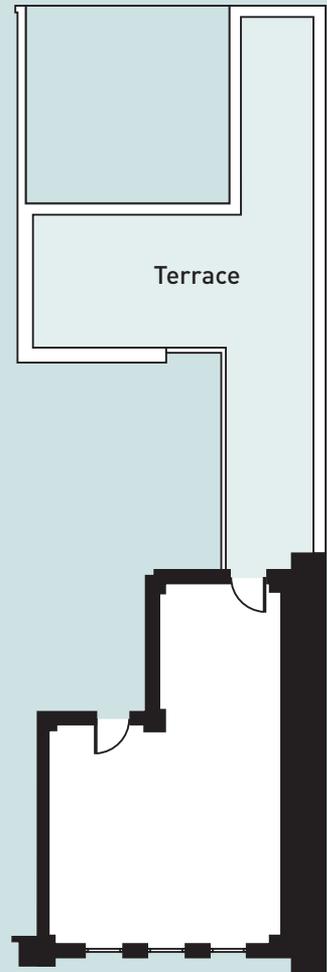
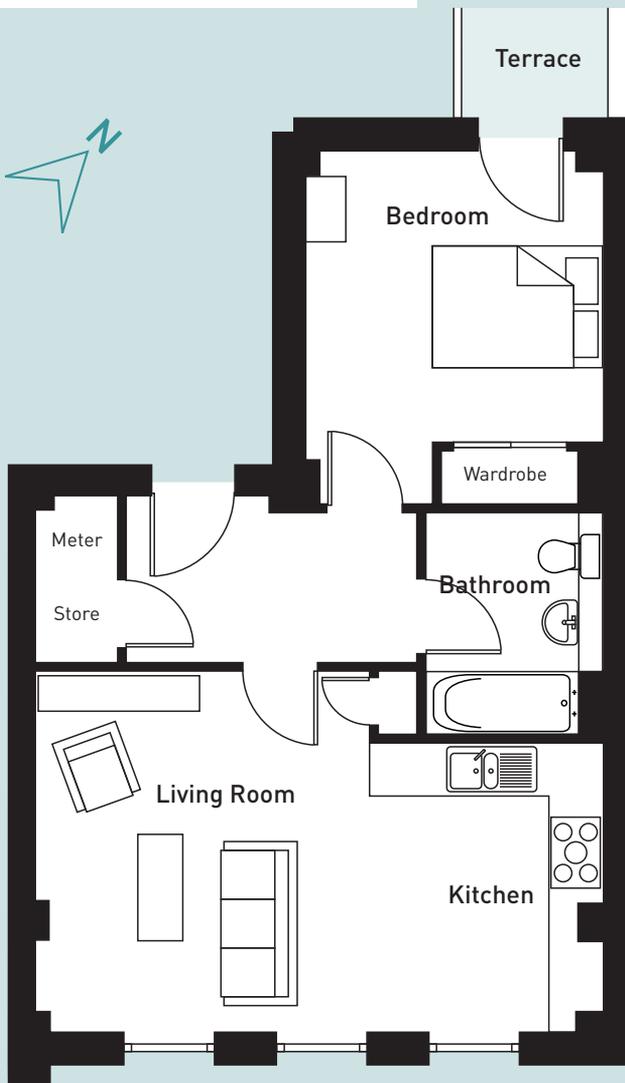
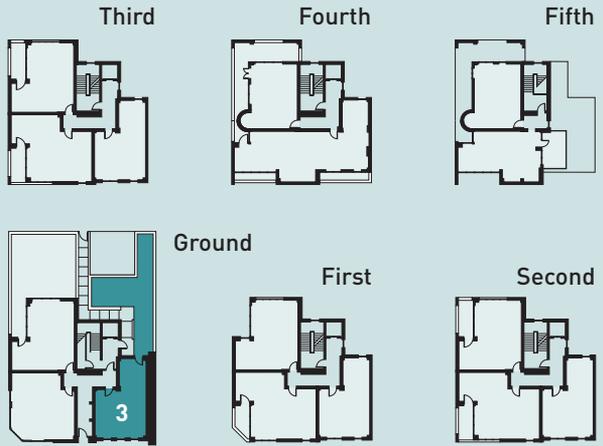
All dimensions in metres

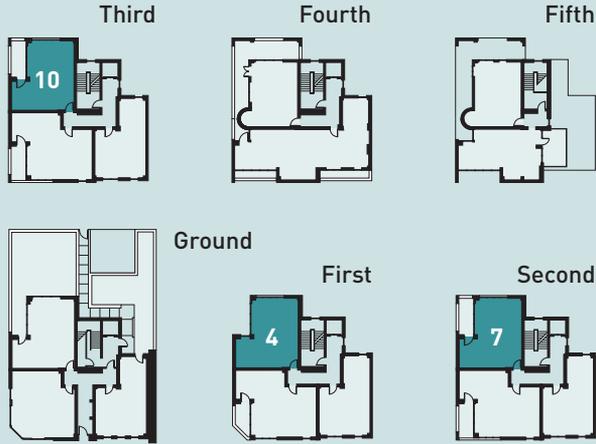


### Apartment 3

|               |              |
|---------------|--------------|
| Living Room   | 3.68 x 4.08  |
| Kitchen       | 2.60 x 3.26  |
| Bedroom       | 3.32 x 3.98  |
| Terrace (max) | 7.65 x 16.35 |
| Bathroom      | 2.50 x 1.98  |

All dimensions in metres





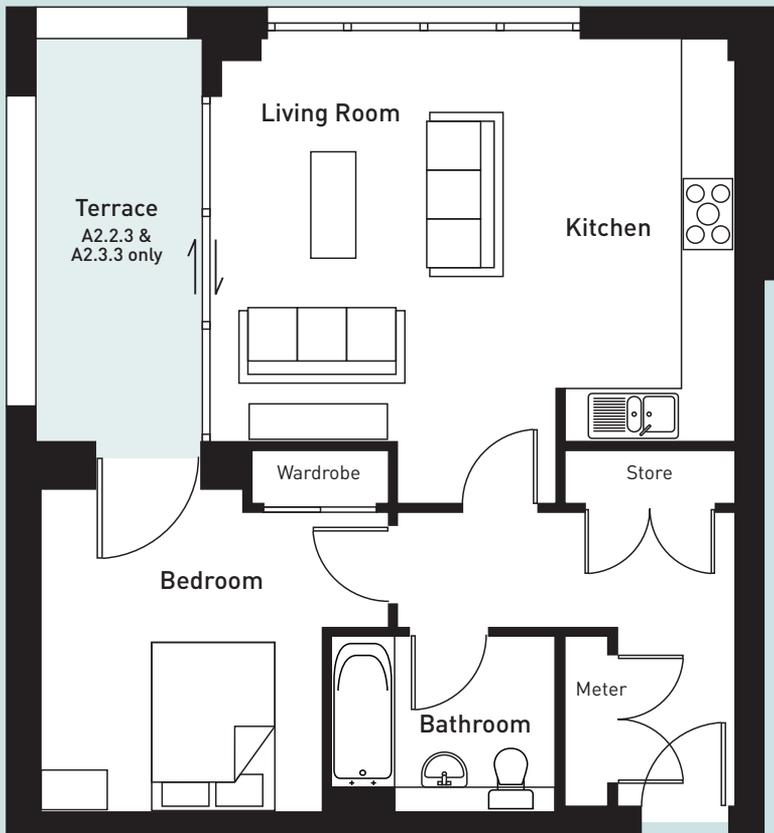
## Apartments 4, 7, 10

Apartment 4 does not have terrace

|             |             |
|-------------|-------------|
| Living Room | 3.89 x 4.61 |
| Terrace     | 1.84 x 4.53 |
| Kitchen     | 1.90 x 4.53 |
| Bedroom     | 3.90 x 3.63 |
| Bathroom    | 2.50 x 1.98 |

All dimensions in metres

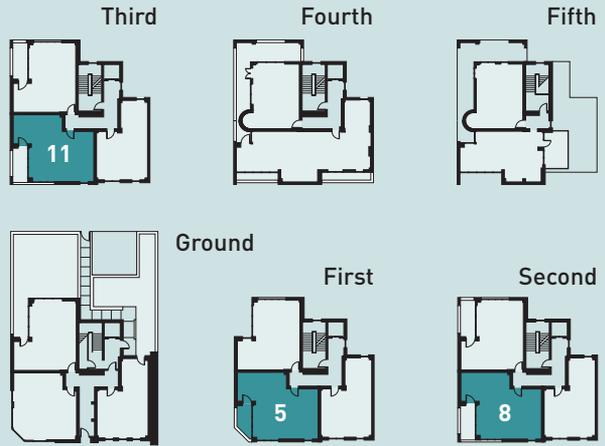
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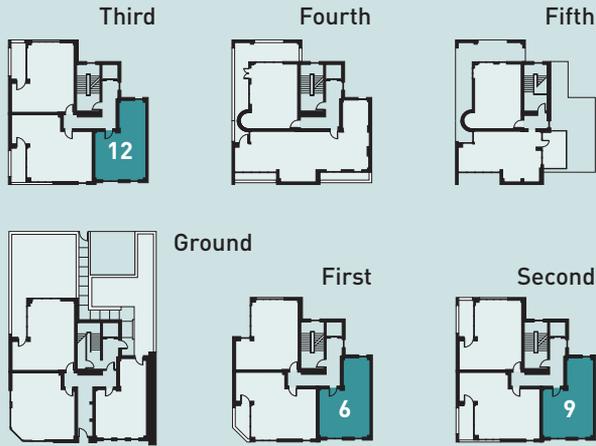
## Apartments 5, 8, 11

|             |             |
|-------------|-------------|
| Living Room | 5.30 x 4.26 |
| Terrace     | 1.88 x 4.18 |
| Kitchen     | 2.64 x 4.26 |
| Study       | 2.20 x 1.85 |
| Bedroom     | 3.99 x 3.62 |
| Bathroom    | 2.50 x 2.03 |

All dimensions in metres



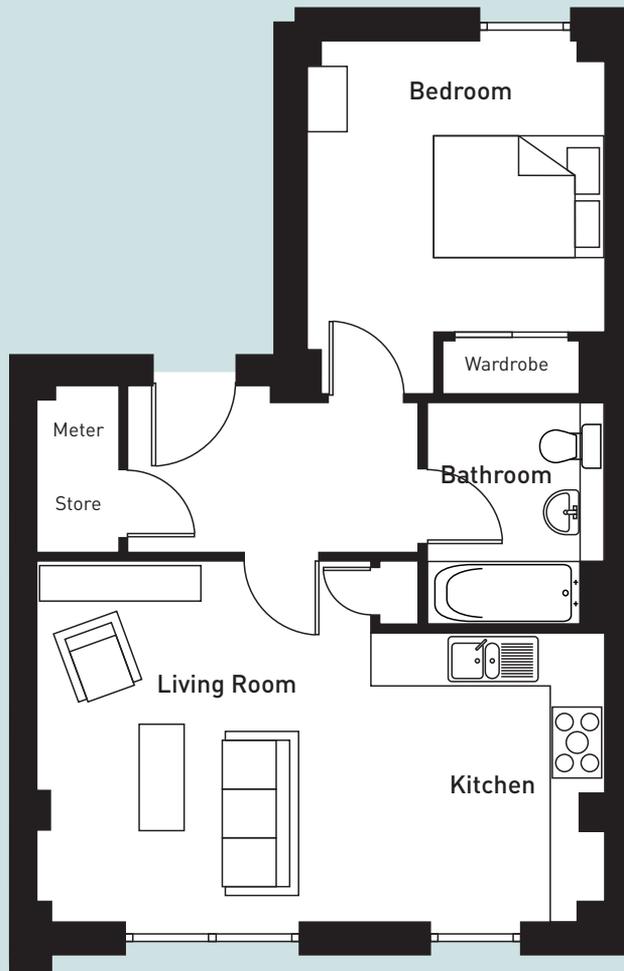
Keylines denote limit of terrace on Apartment 5



## Apartments 6, 9, 12

|             |             |
|-------------|-------------|
| Living Room | 3.68 x 4.08 |
| Kitchen     | 2.60 x 3.26 |
| Bedroom     | 3.32 x 3.98 |
| Bathroom    | 2.50 x 1.98 |

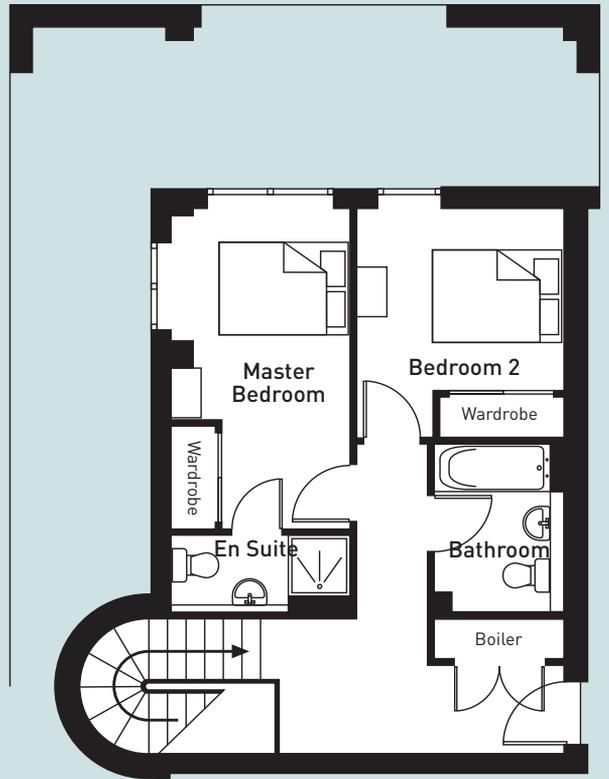
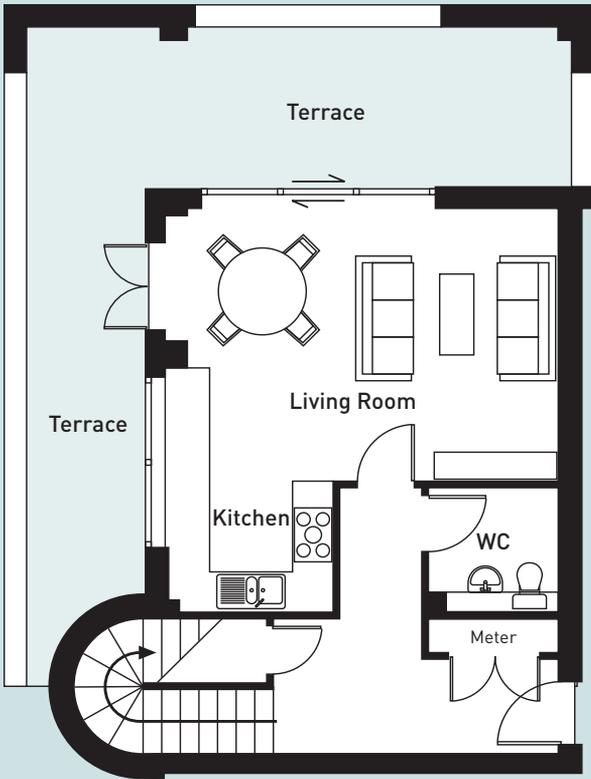
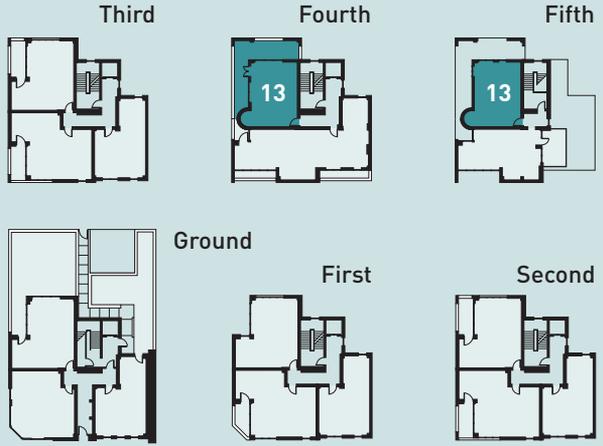
All dimensions in metres



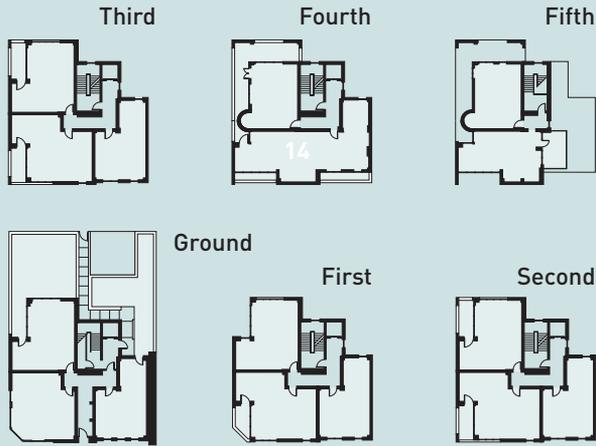
### Apartment 13

|                |                            |
|----------------|----------------------------|
| Living Room    | 5.76 x 4.05                |
| Terrace        | 2.38 x 7.99<br>1.72 x 6.04 |
| Kitchen        | 2.43 x 3.59                |
| WC             | 1.91 x 1.85                |
| Master Bedroom | 2.62 x 4.75                |
| En suite       | 2.65 x 1.45                |
| Bedroom 2      | 3.04 x 3.38                |
| Bathroom       | 1.90 x 2.50                |

All dimensions in metres

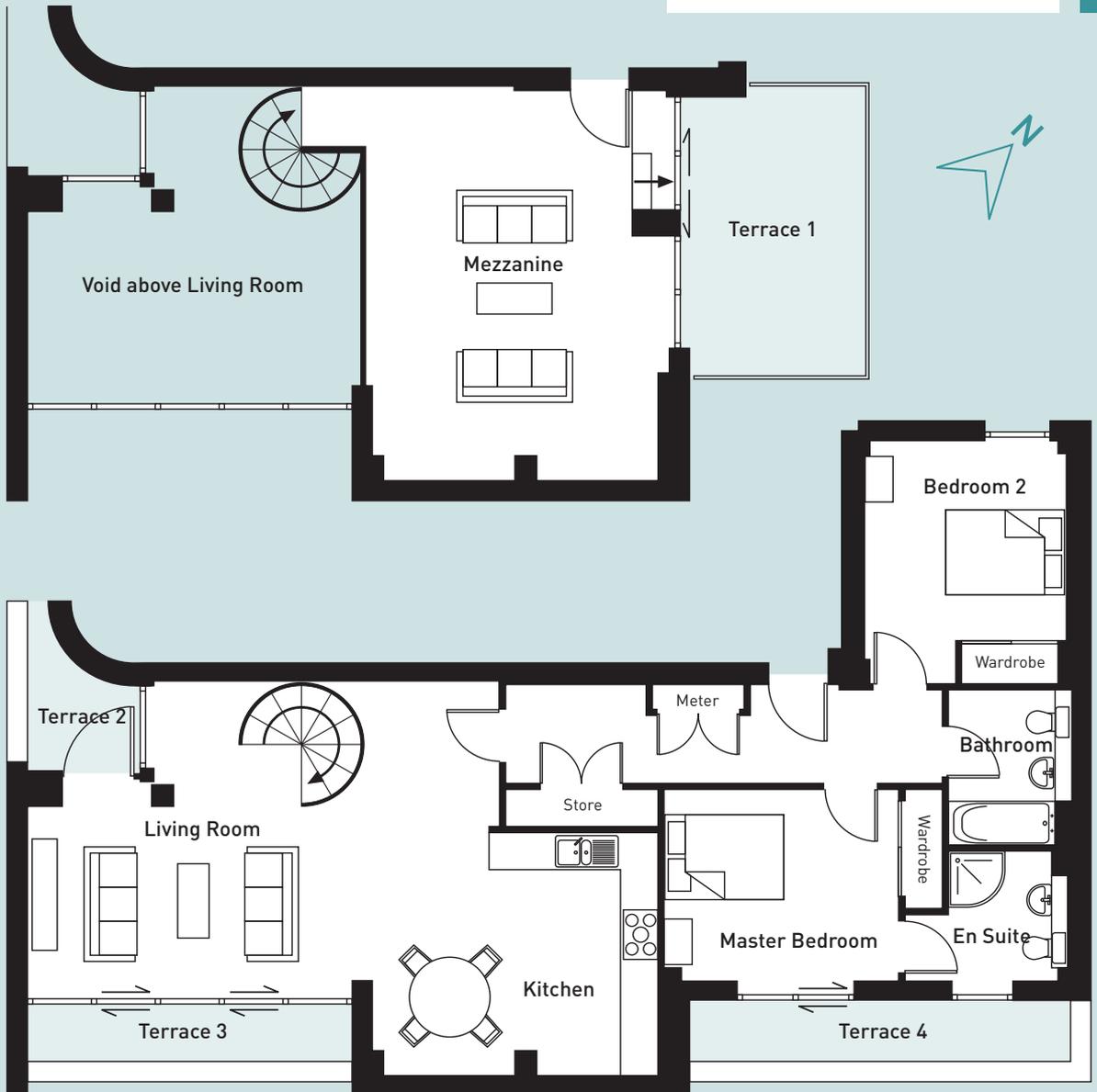


## Apartment 14



|                |             |
|----------------|-------------|
| Living Room    | 7.30 x 5.03 |
| Terrace 2      | 1.80 x 1.30 |
| Terrace 3      | 5.18 x 1.00 |
| Mezzanine      | 4.63 x 6.29 |
| Terrace 1      | 2.81 x 4.71 |
| Kitchen/Dining | 4.57 x 3.88 |
| Master Bedroom | 3.04 x 3.74 |
| En suite       | 2.60 x 2.10 |
| Terrace 4      | 6.08 x 1.00 |
| Bedroom 2      | 3.24 x 3.88 |
| Bathroom       | 2.00 x 2.50 |

All dimensions in metres



# Jex-Blake House

23

**Jex-Blake House** is a contemporary development of forty-four beautifully detailed apartments. As well as a stunning three bedroom penthouse and ten two bedroom apartments, there are thirty-three one bedroom flats designed for today's city centre living.

The range of apartments on offer at Jex-Blake House has been designed to bring the much coveted AMA style, quality and finish to a wider market. Conceived with young professionals in mind, they balance the essentials for a modern lifestyle in the heart of Edinburgh with the desirability of an AMA home.

As one of Britain's first female doctors, Sophia Jex-Blake was a medical pioneer. In 1885 she opened the first hospital in the country exclusively for women at Bruntsfield Links, a short walk from Springside.





The internal specification of Jex-Blake House matches the style and finish of Inglis Point, with neutral decor and a mixture of hardwood flooring, carpet and sheet vinyl on the floors throughout. Heating in the one bedroom flats is however provided by a modern electric underfloor system, with cables embedded directly into the cement flooring screed.

The apartments are specified for style, comfort and convenience. Kitchens are individually designed and custom made to suit each apartment. They incorporate an extensive range of quality built-in appliances. Bathrooms and en suites feature high-spec white sanitary ware, whilst the shower rooms are fitted with modern glazed walk-in shower cubicles and thermostatic controls. All bedrooms are fitted with integrated wardrobes, finished with oak veneered doors and facings.

Five flats have balconies overlooking the landscaped boulevard to the west, whilst a sixth flat has a magnificent rooftop view east, towards the castle.

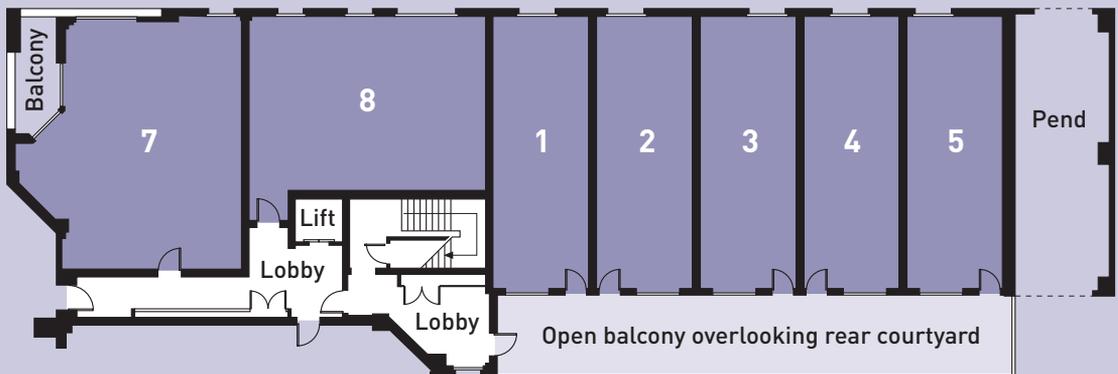
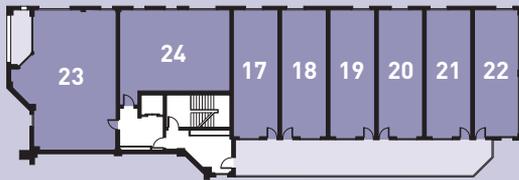
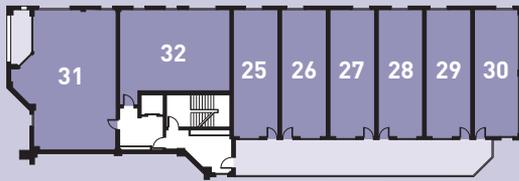
There is lift and stair access to all floors and the one bedroom flats are accessed via an exterior balcony on all floors. This wide balcony will also provide an excellent south-facing private area contained within the communal space for sitting out.



The plans opposite are designed to give you an overall impression of the layout of Jex-Blake House and the positions of the apartments in relation to the points of access. The overall plans are replicated on the following pages as a key to the position of individual apartment types within the development.



# The Floorplans



**Apartments**

**1, 3, 5, 9, 11, 13,  
17, 19, 21, 25, 27, 29,  
33, 35, 37, 41, 43**

Living Room/Kitchen 6.01 x 3.89

Bedroom 2.71 x 2.56

Bathroom 1.66 x 2.71

All dimensions in metres

Second



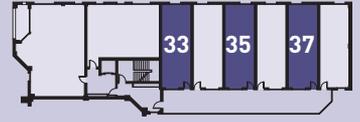
Fifth



First



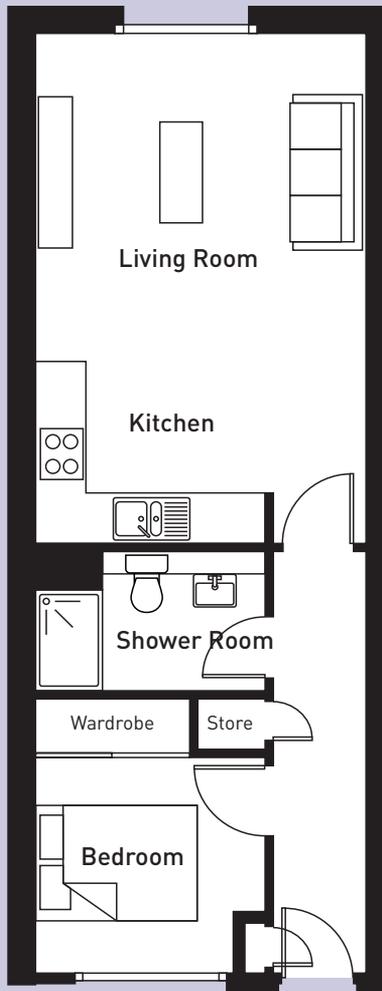
Fourth



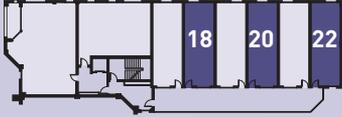
Ground



Third



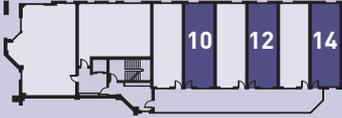
Second



Fifth



First



Fourth



Ground



Third

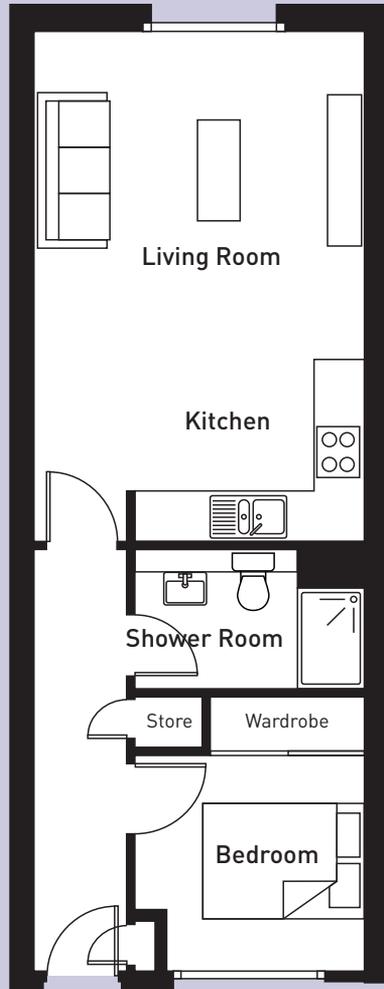


### Apartments

2, 4, 10, 12, 14,  
18, 20, 22, 26, 28, 30,  
34, 36, 38, 42

|                     |             |
|---------------------|-------------|
| Living Room/Kitchen | 6.01 x 3.89 |
| Bedroom             | 2.71 x 2.56 |
| Bathroom            | 1.66 x 2.71 |

All dimensions in metres

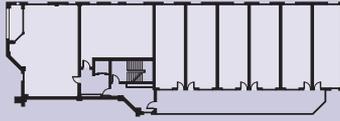


## Apartment 7

|                |             |
|----------------|-------------|
| Living Room    | 3.55 x 3.37 |
| Terrace        | 4.84 x 1.68 |
| Kitchen/Dining | 4.62 x 5.56 |
| Study          | 2.16 x 1.68 |
| Master Bedroom | 3.50 x 3.71 |
| En suite       | 1.70 x 2.70 |
| Bedroom 2      | 3.38 x 1.95 |
| Bathroom       | 2.17 x 1.91 |

All dimensions in metres

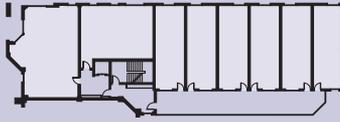
Second



Fifth



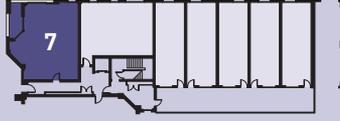
First



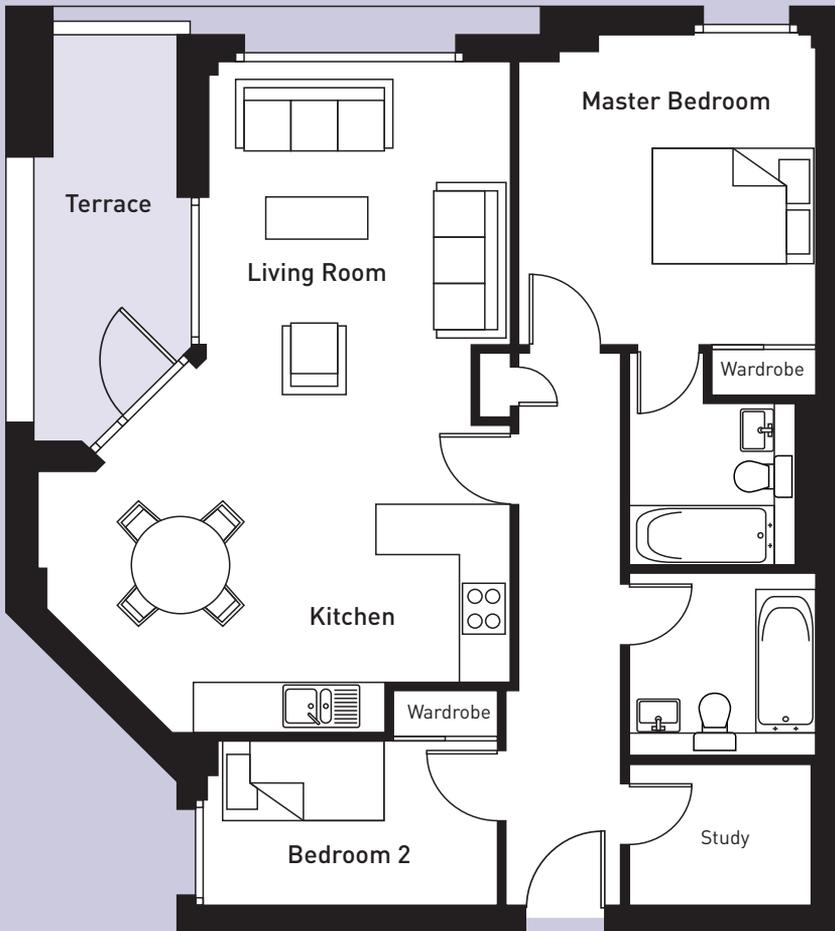
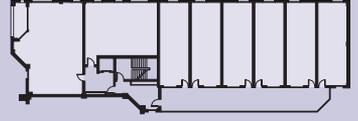
Fourth



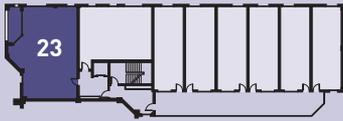
Ground



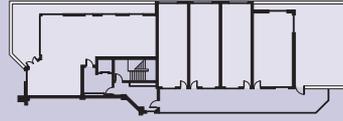
Third



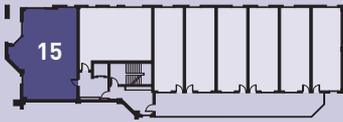
Second



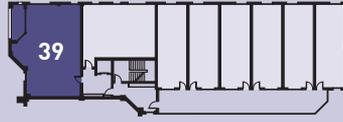
Fifth



First



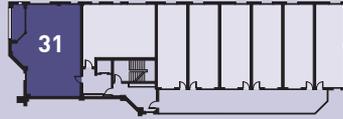
Fourth



Ground



Third



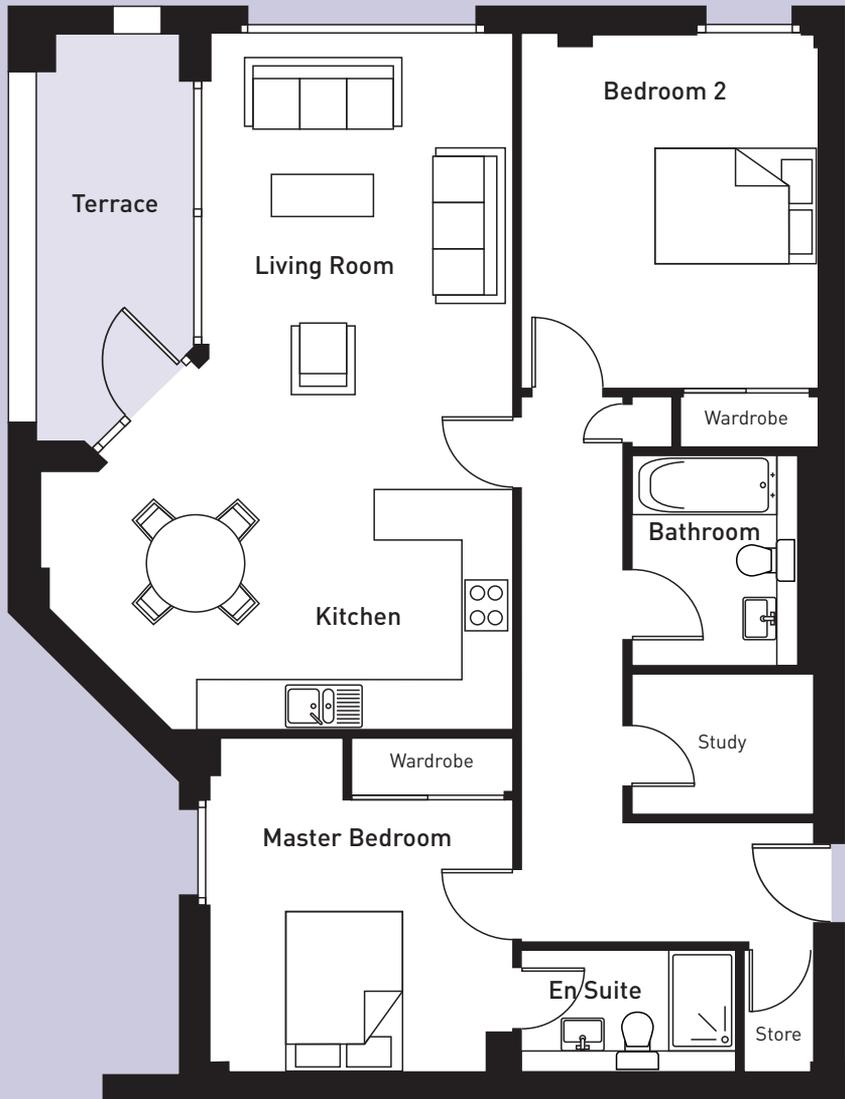
## Apartments 15, 23, 31, 39

Apartment 15 does not have terrace

|                |             |
|----------------|-------------|
| Living Room    | 3.55 x 4.14 |
| Terrace        | 4.84 x 1.68 |
| Kitchen/Dining | 3.76 x 5.57 |
| Study          | 2.16 x 1.68 |
| Master Bedroom | 3.95 x 3.50 |
| En suite       | 2.52 x 1.45 |
| Bedroom 2      | 3.49 x 4.23 |
| Bathroom       | 1.95 x 2.50 |

All dimensions in metres

30



## Apartments 8, 16, 24, 32, 40

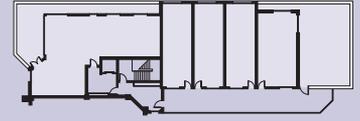
|                |             |
|----------------|-------------|
| Living Room    | 3.86 x 5.09 |
| Kitchen        | 3.86 x 1.95 |
| Master Bedroom | 2.92 x 3.75 |
| Bedroom 2      | 2.60 x 3.75 |
| Bathroom       | 2.50 x 1.95 |
| Store          | 1.42 x 1.95 |

All dimensions in metres

Second



Fifth



First



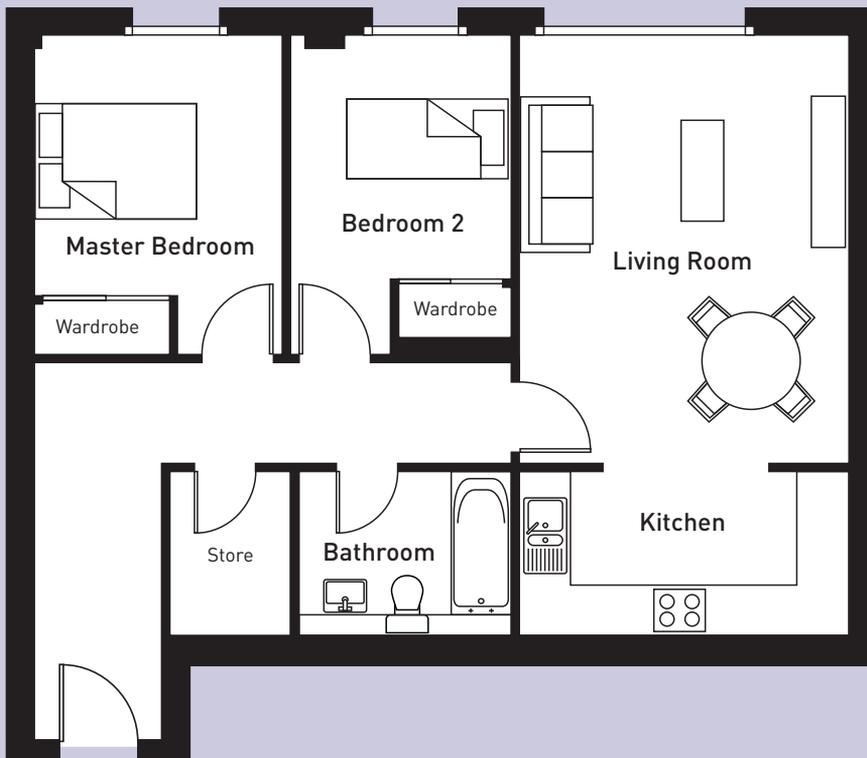
Fourth



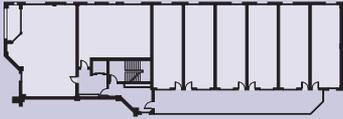
Ground



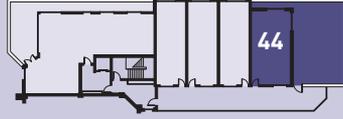
Third



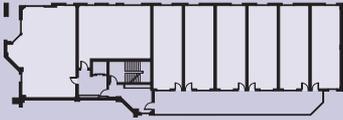
Second



Fifth



First



Fourth



Ground



Third



## Apartment 44

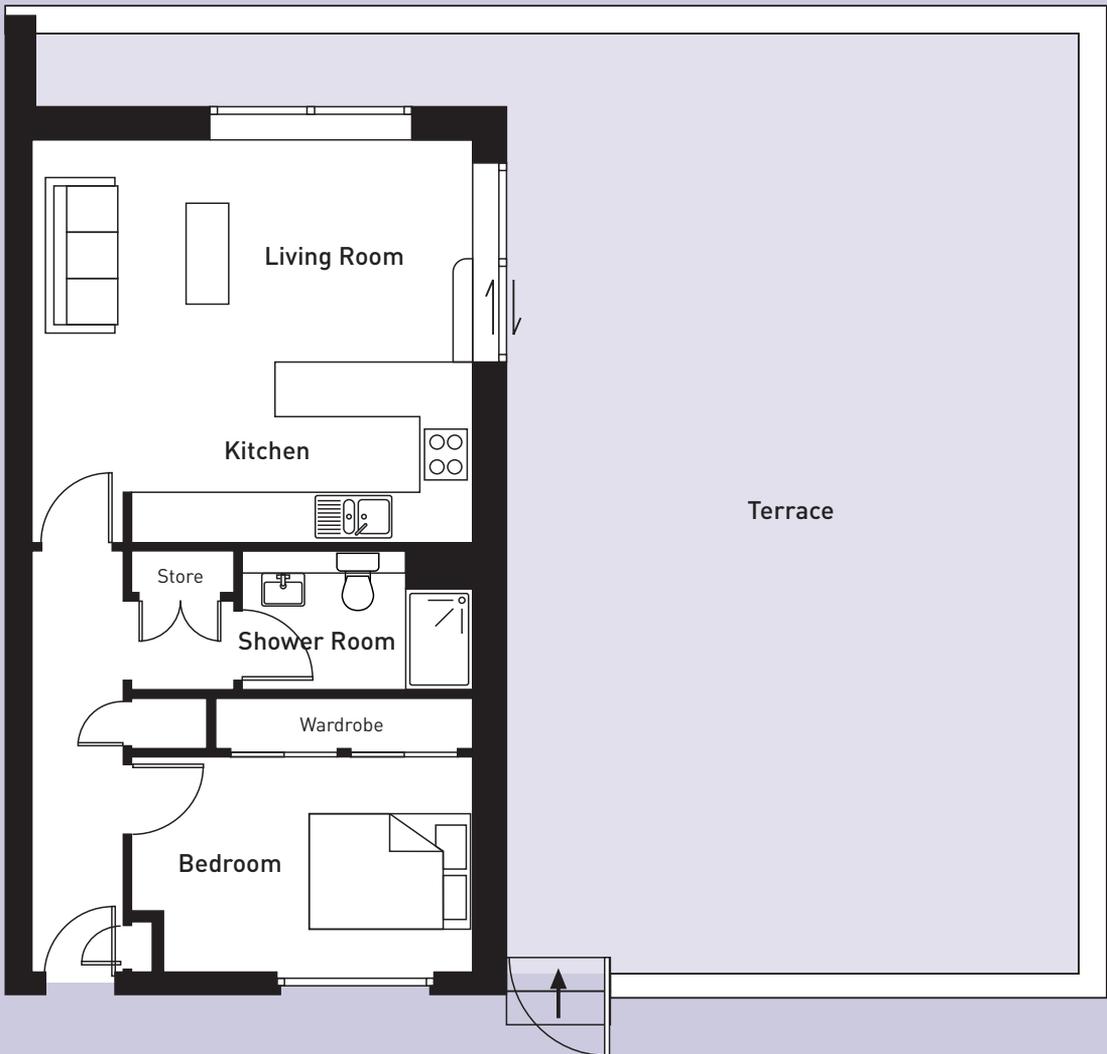
Living Room/Kitchen 5.19 x 4.80

Terrace 6.69 x 5.68  
0.84 x 5.56

Bedroom 4.02 x 2.56

Shower Room 2.71 x 1.66

All dimensions in metres

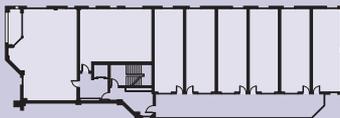


## Apartment 45

|                |             |
|----------------|-------------|
| Living Room    | 5.80 x 4.82 |
| Terrace        | 3.75 x 8.59 |
| Kitchen/Dining | 7.20 x 4.94 |
| Master Bedroom | 3.33 x 4.15 |
| En suite       | 1.95 x 2.50 |
| Bedroom 2      | 2.73 x 4.15 |
| Bedroom 3      | 4.10 x 2.45 |
| Shower Room    | 1.52 x 2.52 |

All dimensions in metres

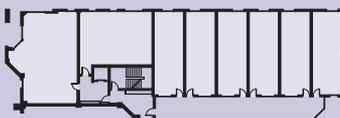
Second



Fifth



First



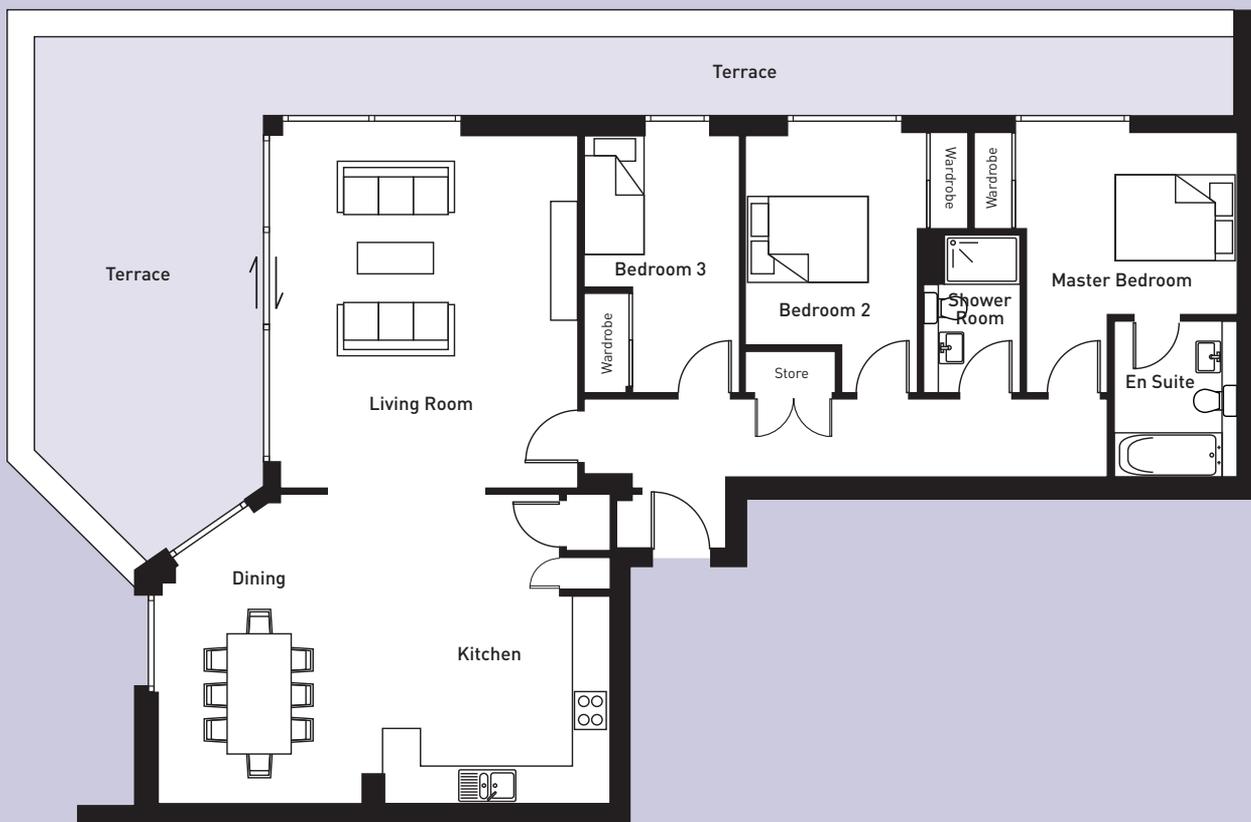
Fourth



Ground



Third



# Important Information



## 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.

The development layout plan has been produced prior to final statutory (planning/building control) approvals and construction; therefore there may be modifications to the site layout and some of the flat types in certain plots. Prior to making a purchasing decision, please consult with the sales agent for the latest development layout plan.

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.

The name "Springside" is the marketing brand name for the development, and is subject to approval by the relevant authorities.

AUGUST 2009

## Contact Details

For further information on either Inglis Point or Jex-Blake House, or to register your interest please contact the selling agents.



### Selling Agents

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[www.springside.co.uk](http://www.springside.co.uk)



When Quality Matters

For further information on AMA Homes' Springside development, or to register your interest, please telephone **0131 247 3703**, email **edinburghnewhomes@savills.com** or visit **www.springside.co.uk**

