



# TORWOOD

MAKE MURRAYFIELD HOME



When Quality Matters

TORWOOD 28-32 CORSTORPHINE ROAD MURRAYFIELD EDINBURGH



Illustration of the Torwood development

## WELCOME TO TORWOOD

Discover Torwood in Murrayfield - a magnificent mix of restored and reimagined Victorian houses and cool, contemporary luxury apartments, offering 28 new homes.

The impressive Victorian villa at the heart of the development has been meticulously renovated to form two impressive four and five bedroom family homes. That same attention to detail has been brought to the original gatehouse, and the stable block has been converted into two further homes. In the extensive grounds, two contemporary pavilions have been constructed, offering 23 spacious two, three and four bedroom apartments.



Illustration of the kitchen/diner in Plot 2



Illustration of an apartment interior



Illustration of the kitchen/diner in Plot 1

## STYLE AND SUBSTANCE

The original Victorian villa and its accompanying gatehouse and stable block have been restored and rejuvenated to form 5 unique homes.

The size and scale of the main house has meant that it has been divided into 2 spacious four bedroom homes, each retaining the beautiful detailing and grandeur of the original house. Plot 1 features an ornate 26 x 39 foot living room and a huge kitchen/diner. Plot 2 has the benefit of a downstairs' guest suite, with private shower room, which could be used as a fifth bedroom, home office or granny flat.



Illustration of the garden room in Plot 1



Illustration of the Kitchen/diner in Plot 2



Illustration of an apartment interior

## CAREFULLY CRAFTED APARTMENTS

Whether you're looking to downsize from a large house, upscale from a city centre flat, or just find extra space and a nicer environment in which to work from home, Torwood has an apartment to suit your needs.

There are 21 two and three apartments spread over two new contemporary pavilions, and each has their own balcony or terrace off the main living room. There are also 2 superb penthouses with roof terraces which wrap around three sides, giving spectacular views across the city.



Illustration of an apartment interior

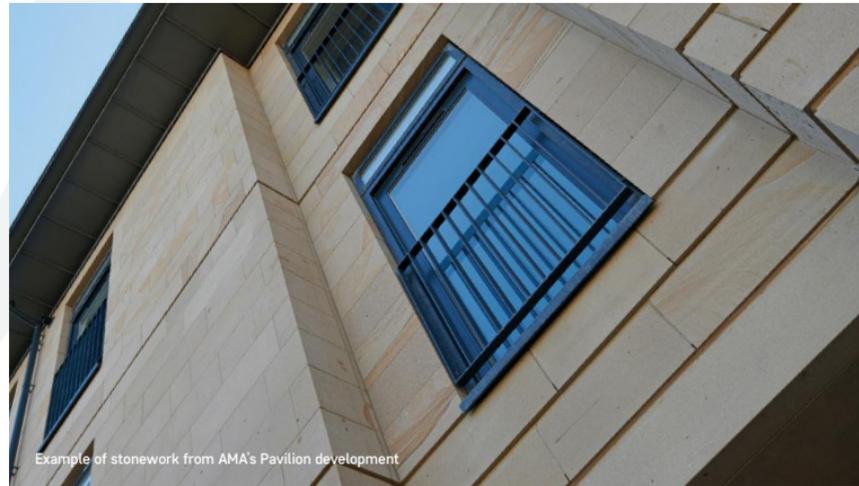


Illustration of an apartment interior

## IMMACULATELY DETAILED EXTERIORS...

The new apartment blocks will sit within the beautifully landscaped grounds and are finished in crisp sandstone, chosen to match the warm tones of the original buildings.

All the homes benefit from allocated car parking and a curtain of mature trees shelters the development from the bustle of Corstorphine Road. Plots 1 and 2 also have their own private gardens and double garages.





Example kitchen at AMA's Pavilion development

## ...AND INTERIORS!

**AMA Homes' reputation is built on its quality of construction, design flair and attention to detail. These three elements come together beautifully at Torwood.**

There are quality touches throughout the homes, from the bespoke kitchens, complete with a range of Siemens and Liebherr appliances, to the immaculate, designer bathrooms. In addition, fitted wardrobes adorn all the bedrooms, with a carefully considered range of drawers, shelves and hanging space.



Example shower room from AMA's Pavilion development

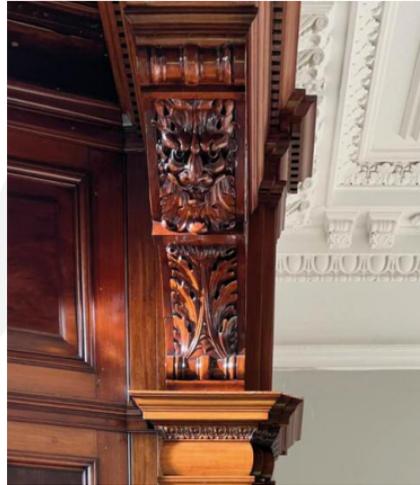


Example fitted wardrobes at AMA's Pavilion development

## MAKING THINGS RIGHT

**AMA's attention to detail is most evident in their reimagining and renovation of the original Victorian villa.**

The seamless division of the house to form two homes, the renovation of magnificent original features and the sympathetic addition of 21st century comforts, shows AMA's expertise in period property renovation and their understanding of the desires of today's homebuyers.





## GETTING OUT AND ABOUT

**Edinburgh is a well connected city - locally, nationally and internationally - and Torwood is well placed to take advantage of these connections.**

Frequent bus services on Corstorphine Road can take you across the city, or out to the airport for travelling further afield. Haymarket Railway Station is around 20 minutes walk away where you can access the soon to be expanded tram network. If you're travelling by car, the M8 to Glasgow is around 13 minutes away, while you could be on the magnificent Queensferry Crossing heading north in around 20 minutes.



The three bridges across the Forth



Haymarket railway, tram and bus hub



## ON YOUR DOORSTEP

**Sitting in the West Murrayfield Conservation Area, Torwood is a great location from which to explore.**

The Water of Leith Walkway is a picturesque route, which can take you down past the magnificent Scottish National Gallery of Modern Art to the historical port, or whisk you away to the majestic Pentland Hills. The Roseburn Path is part of Edinburgh's extensive cycling network and is another great way to get to Leith. Both routes will get you in touch with nature, but for more exotic experiences, Edinburgh Zoo is a short walk away.



The Roseburn Path on the city's cycle network.



DUCALD STEWART

1791-1842

The city skyline from Carlton Hill

## A GREAT PLACE TO LIVE

Edinburgh is a very compact city, so walking is a great way to get around.

You can hop on one of the frequent bus services running along Corstorphine Road and be on Princes Street in around 10 minutes. From there you can indulge in some retail therapy, enjoy top class restaurants offering food from around the world, or simply soak up the culture and history of one of the world's great cities.





The bars, restaurants and boutiques of Victoria Street

## NOT JUST A FEAST FOR THE EYES

**Edinburgh has an enviable reputation for the diversity and quality of its restaurants and bars, and four of its establishments hold coveted Michelin Stars.**

There are great venues across the city, from the shore in Leith; Victoria Street and The Grassmarket in the Old Town; to George Street in the city centre. But you don't have to travel far, you can walk to The Bothy, for coffee and cake or a full Sunday roast, enjoy fine dining at the appropriately named Dine, or pop into The Roseburn Bar for a pie and a pint in this wonderful traditional pub.



The Roseburn bar



The shore at Leith



Stewart's Melville College, one of several independent schools within a 15 minute cycle

## WELL EDUCATED

**When it comes to education, Torwood certainly passes the test.**

The local primary school is just a 10 minute walk through Roseburn Park and there are two secondary schools in the catchment area, Craigmount High School and St Augustine's RC High School. Torwood is also ideally located to access the city's renowned range of independent schools, with six being within a 15 minute bike ride. Cycling's also a great way to get to the city's further education sites, with major campuses for the University of Edinburgh, Napier University and Edinburgh College also within 15 minutes.





## THE PREMIER LEAGUE

If sport's your thing, then Torwood has more than got you covered!

In under 20 minutes you can walk to any one of three golf courses: Murrayfield, Ravelston and Carrick Knowe. Cross Corstorphine Road and you'll find the local tennis club and beyond that there's the ice rink, the curling centre and the local cricket club. But looming large over all of these is the world famous Murrayfield Rugby Stadium, home to the Scotland and Edinburgh rugby sides, and a major summer concert venue.



Murrayfield Tennis Club with the famous rugby stadium in the background



The Edinburgh Curling Centre lies next to the Murrayfield Ice Rink



Edinburgh's world famous Hogmanay celebrations

## THE CITY COMES ALIVE

The Edinburgh International Festival first took place in 1947 and is a renowned cultural icon the world over. But it's just one of many festivals that pepper the city's year.

The Fringe, Book Festival and Military Tattoo all happen at the same time as the EIF, but others cover areas such as jazz and blues, film, television and science. Over the past 30 years the city has become known as the Hogmanay Capital, drawing people from around the world to celebrate the changing of the year with a series of entertaining events.





AMA's St Vincent Place development, completing the last remaining gap site in Edinburgh's original New Town plan

## A WEALTH OF EXPERIENCE

**AMA Homes has been at the forefront of property development in Edinburgh for almost 40 years, winning many prestigious awards for the quality, style and imagination of its schemes.**

From its early years renovating and reinvigorating period properties, through its landmark development at St Vincent Place in Edinburgh's New Town, to the creation of new communities at Springside in Fountainbridge and Caer Amon in Cramond, AMA has always championed innovation and understood the needs of the market.





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## MAKE MURRAYFIELD HOME

To arrange a private viewing of Torwood,  
to register your interest or for further information,  
contact Behnam Afshar on 07967 322025.



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