

Coalhill

Coalhill Phase Two
The Shore – Leith

Coalhill

A development of 39 stunning apartments
by the Water of Leith.



The waterfront of Leith has another dramatic new landmark. To accompany the stunning and well established Coalhill Phase One, BUREDI are once again transforming one of Scotland's most historic sites with the long awaited second phase.

The development benefits from a stunning outlook over the Water of Leith and not only complements Phase One but also assists in evolving the face of Leith.

Designed by one of the UK's leading architectural practices and the Architect for Coalhill Phase One, Allan Murray Architects.

Coalhill



Phase 2 of the Coalhill Development is a joint venture partnership between The Burrell Company and The EDI Group (BUREDI).

About us

The EDI Group was established in 1988 as a private property and economic development company wholly owned by The City of Edinburgh Council. Since then, EDI has built a solid reputation for developing innovative solutions with a high commitment to quality, as well as the social benefits resulting from those projects. www.edigroupscotland.co.uk

The Burrell Company is a design-led company with offices in Edinburgh and Glasgow. The nucleus of the organisation is a management team with considerable experience of urban planning, architecture and construction management. Since 1985 the company has been responsible for an extensive portfolio of urban developments, and is renowned for its track record in the restoration and conversion of older buildings as well as contemporary architecture.

www.theburrellcompany.co.uk

Allan Murray Architects is acknowledged as one of the most successful architectural practices in Britain, having been established in 1992 by Allan Murray and Alexander Fairweather. The aim of the practice is to produce original and imaginative design solutions. The strength of their work lies in a fresh approach to creating high quality architecture.

In addition to Coalhill, the practice most recently worked with BUREDI on another major project designing a new nursery as part of the award winning Tron Regeneration within Edinburgh's New Town.

Location

Situated approximately 4 miles to the north of Edinburgh's city centre, Leith benefits from a range of high quality café bars, restaurants, hotels and leisure facilities established predominantly around the Water of Leith area. Ocean Terminal and Next Generation are a short distance away.





Above left
Typical interiors
of the Coalhill 2 development

Modern innovation in the heart of Leith



Above
Coalhill 2 is located
in the sought after
Waterfront area of Leith.

Right
The Waterfront combines
stunning views with a combination
of local tradition and modern city living.

Bottom left
Local residents are spoilt for choice,
with a wide selection of great bars and
restaurants nearby.

Bottom right
Leith is also home to the Royal Yacht Britannia
and the popular Ocean Terminal shopping centre.



1-4

First floor
Second floor
Third floor
Fourth floor

One and two bedroom
apartments

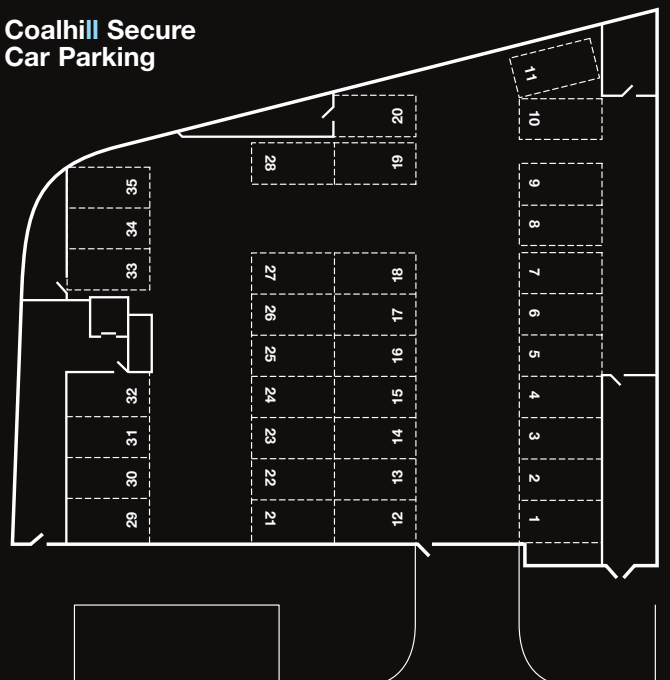
Nos. 1 to 36



The Development

Generally planned as one and two bedroom properties with private terraces. All apartments are served by lift access from a secure underground car park and are arranged around a secure private courtyard.

Coalhill Secure Car Parking



Sheriff Brae

5 Fifth floor

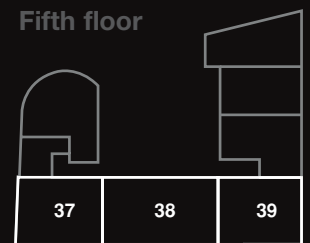
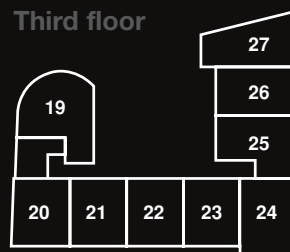
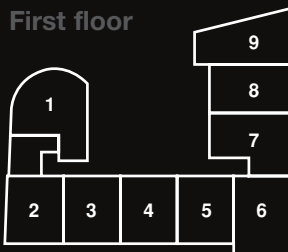
Coalhill

Three bedroom penthouse apartments

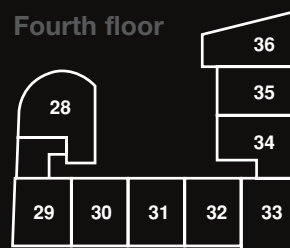
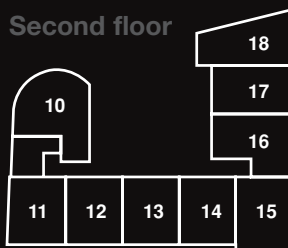
Nos. 37, 38, 39



Coalhill Floor Plans



Sheriff Brae



Sheriff Brae



Plans

Two bedroom apartments

Nos. 1, 10, 19, 28

Floors 1, 2, 3, 4

Description

This style of apartment is available on the First to Fourth Floors respectively. Designed with a main living space with feature curved wall and access by glazed door to east facing terrace. Separate kitchen, principal bedroom and second bedroom, bathroom, and store are all accessed from the hall.

Dimensions

74 sqm (797 sqft) Total Floor Area

Living/Dining Area 5.32 x 4.85
Curved room measurements taken at widest points.

Principal Bedroom 5.26 x 3.04
Curved room measurements taken at widest points
& excluding wardrobes.

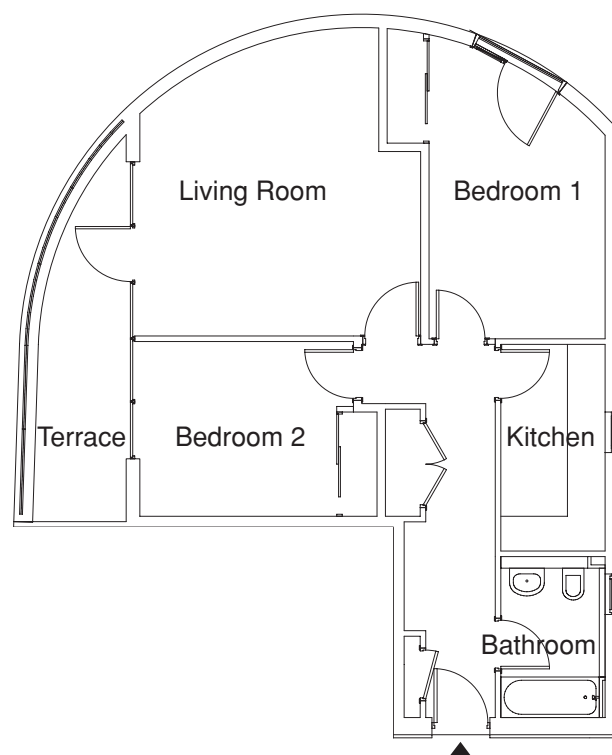
Second Bedroom 3.40 x 3.02

Kitchen 3.57 x 1.80

Bathroom 2.78 x 1.80

Terrace 6.70 x 1.70

Dimensions subject to further design development.



View our apartment selector website

www.coalhill2.com

Note: The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of Buredi Limited, but only to a similar standard or higher standard. Consequently, these plans do not form part of any contract.

Two bedroom apartments

Nos. 11, 20, 29

Floors 2, 3, 4

Description

This style of apartment is available on the Second to Fourth Floors respectively with accommodation comprising living room with sliding door access to second bedroom and double glazed door to terrace. Separate kitchen, principal bedroom, bathroom and stores.

Dimensions

64 sqm (689 sqft) Total Floor Area

Living 4.42 x 3.77

Principal Bedroom 3.15 x 2.61

Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Second Bedroom 3.61 x 2.96

Areas include full room area and not wardrobes.

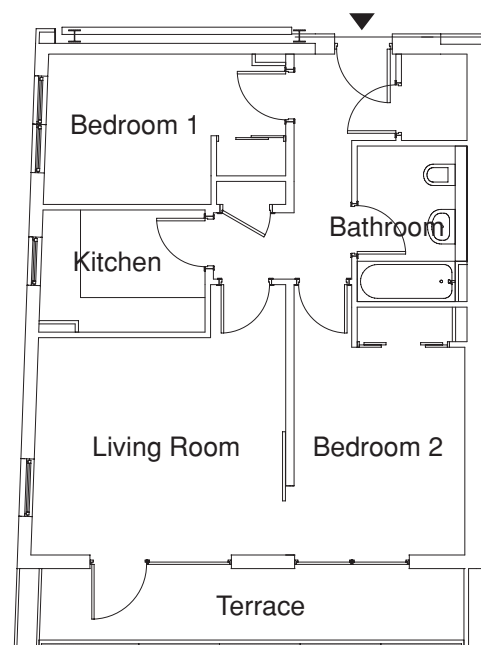
Dimensions exclude door recess.

Kitchen 2.12 x 2.88

Bathroom 2.70 x 1.91

Terrace 7.30 x 1.30

Dimensions subject to further design development.



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Two bedroom apartments

Nos. 12, 21, 30

Floors 2, 3, 4



Description

These apartments are designed with a living room with an open-plan kitchen to one side, double bedrooms, bathroom and large store off hall. This style of apartment is available on the Second to Fourth Floors respectively.

Dimensions

62 sqm (671 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 5.80 x 4.01

Utility Store 1.77 x 1.44

Principal Bedroom 3.34 x 2.96

Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Second Bedroom 3.31 x 2.80

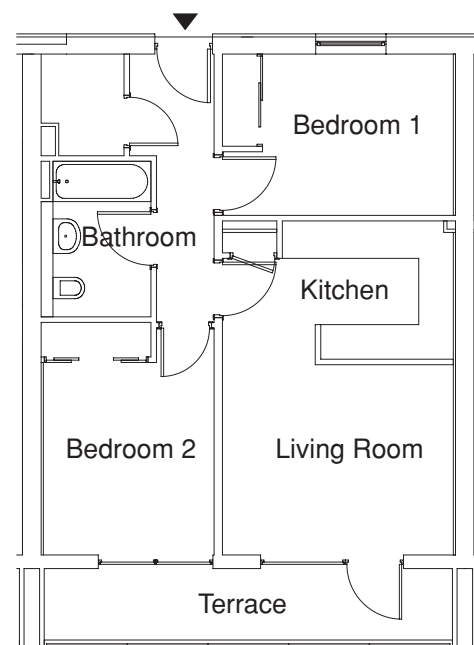
Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Bathroom 1.91 x 2.70

Terrace 7.08 x 1.31

Dimensions subject to further design development.



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Two bedroom apartments

Nos. 13, 22, 31

Floors 2, 3, 4



Description

Handed to Nos. 12, 21 and 30. These apartments include living room with an open-plan kitchen to one side, double bedrooms, bathroom and large store off hall. This style of apartment is available on the Second to Fourth Floors respectively.

Dimensions

62 sqm (671 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 5.80 x 4.01

Principal Bedroom 3.31 x 2.80

Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Second Bedroom 3.34 x 2.96

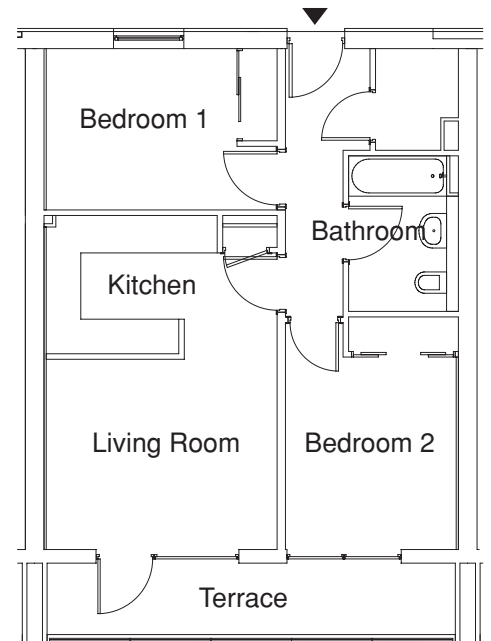
Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Bathroom 2.70 x 1.91

Terrace 7.10 x 1.30

Dimensions subject to further design development.



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Two bedroom apartments

Nos. 14, 23, 32

Floors 2, 3, 4



Description

Two bedroom apartments with a light airy open plan living space with kitchen to one side and double glazed door leading to a terrace. The second bedroom is accessed from both the living room by sliding door and from the hall. Bathroom and store. This style of apartment is available on the Second to Fourth Floors respectively.

Dimensions

62 sqm (671 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 5.80 x 4.01

Principal Bedroom 3.31 x 2.80

Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Second Bedroom 3.34 x 2.96

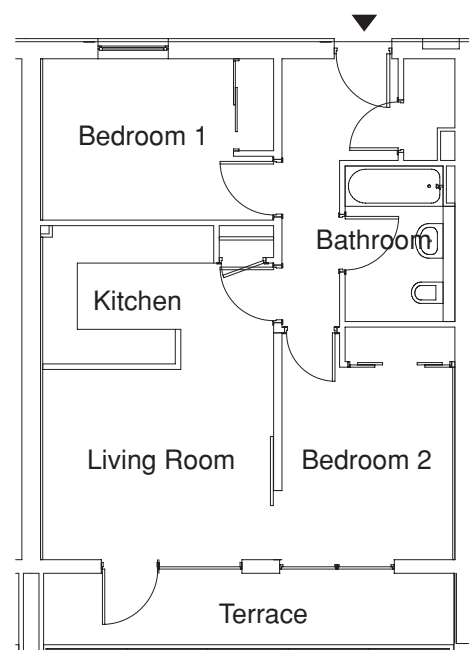
Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Bathroom 2.70 x 1.91

Terrace 7.10 x 1.30

Dimensions subject to further design development.



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Two bedroom apartments

Nos. 6, 15, 24, 33

Floors 1, 2, 3, 4



Description

Spacious two bedroom apartments. This style of apartment features on the First to Fourth Floors respectively. Designed with a main living space with full height double glazed doors and kitchen. Principal bedroom with ensuite shower room. The second bedroom, bathroom, and stores are all accessed from the hall.

Dimensions

73 sqm (784 sqft) Total Floor Area

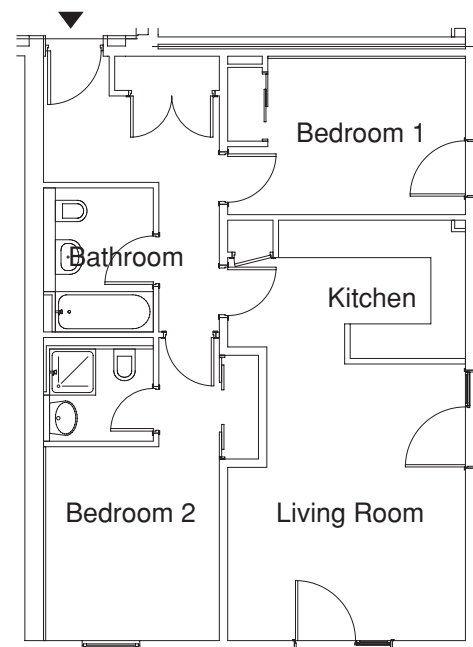
Open Plan Living/Dining/Kitchen 7.30 x 4.13
Taken at widest point.

Principal Bedroom 3.37 x 3.01
Areas include full room area and not wardrobes.
Dimensions exclude door recess.

Ensuite Shower Room 1.91 x 1.60

Second Bedroom 3.43 x 2.71
Areas include full room area and not wardrobes.
Dimensions exclude door recess.

Bathroom 2.50 x 1.91



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Two bedroom apartments

Nos. 7, 16, 25, 34

Floors 1, 2, 3, 4



Description

These apartments are designed with spacious accommodation including living room with full height glazed windows overlooking parkland and the enclosed courtyard. An attractive island unit separates the kitchen and living space. Both double bedrooms are of equal size with ample storage. Bathroom and store off hall. This style of apartment is available on the First to Fourth Floors respectively.

Dimensions

73 sqm (783 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 7.95 x 3.94

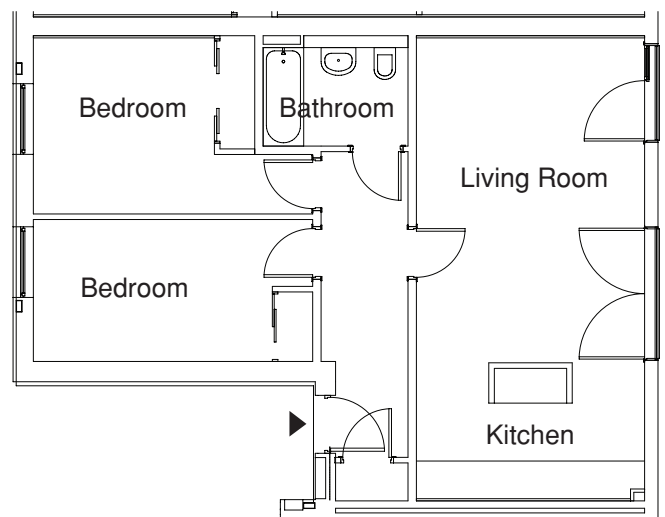
Principal Bedroom 3.13 x 3.04

Areas include full room area and not wardrobes.
Dimensions exclude door recess.

Second Bedroom 4.13 x 2.45

Areas include full room area and not wardrobes.
Dimensions exclude door recess.

Bathroom 2.50 x 1.91



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Two bedroom apartments

Nos. 8, 17, 26, 35

Floors 1, 2, 3, 4



Description

This style of apartment is available on the First to Fourth Floors respectively with an outlook to the internal courtyard and parkland to the west. Accommodation includes living space with kitchen to one side. Principal bedroom with ensuite shower room and second bedroom, bathroom and store both accessed from the hall.

Dimensions

64 sqm (686 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 2.97 x 6.34

Taken at widest point & excluding store.

Dimensions exclude door recess.

Principal Bedroom 3.77 x 2.89

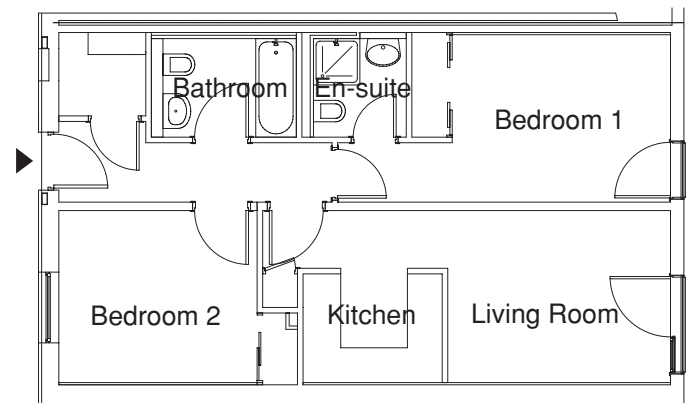
Areas include full room area and not wardrobes.

Dimensions exclude door recess.

Ensuite Shower Room 1.80 x 1.70

Second Bedroom 3.42 x 2.97

Bathroom 2.50 x 1.70



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One bedroom apartments

Nos. 9, 18, 27, 36

Floors 1, 2, 3, 4



Description

Designed with a light and airy living space with defined kitchen/dining area to one side, feature angled wall and access by glazed door to west facing terrace. Double bedroom with sliding door access to spacious dressing room, bathroom, and store all accessed from the hall. This style of apartment is available on the First to Fourth Floors respectively.

Dimensions

57 sqm (619 sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 6.45 x 4.95
Taken at widest point.

Dimensions excludes door recess.

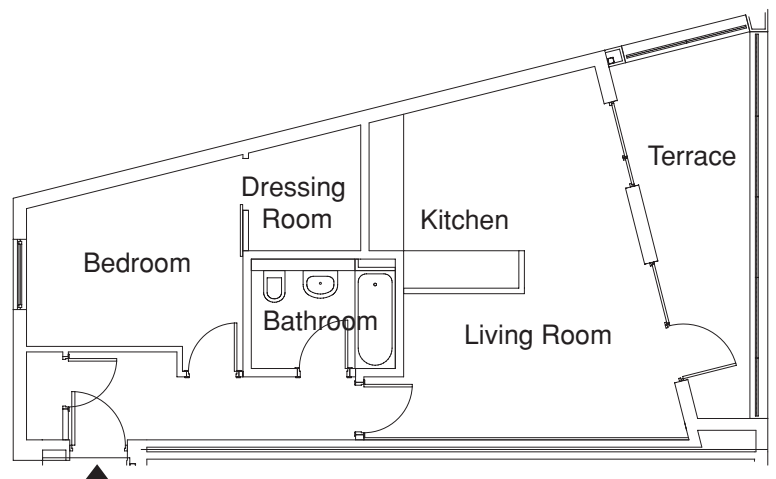
Bedroom 3.76 x 3.34
Taken at widest point.

Dressing Room 2.18 x 1.95
Taken at widest point.

Bathroom 2.50 x 1.90

Terrace 6.70 x 2.60

Dimensions subject to further design development.



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Three bedroom penthouse

No. 37

Floor 5

Description

Located on the fifth floor, No. 37 includes a large living room with kitchen and dining area. Accessed off the spacious hallway is the master bedroom with en-suite shower room, double bedroom, bathroom and store. A third double bedroom can be accessed from both the hallway and living room by a sliding door – this room can also double up as a study and/or dining room providing flexible living.

A striking feature of these exceptional apartments is a terrace accessed from glazed doors leading from the main living space and from both the master and third bedroom gaining full benefit, from the superb views across the Water of Leith.

Dimensions

96 sqm (1027sqft) Total Floor Area

Open Plan Living/Dining/Kitchen 8.70 x 3.80
Taken at widest point.

Principal Bedroom 3.60 x 3.11
Areas include full room area and not wardrobes.
Dimensions exclude door recess. Wardrobe & door recess.

Ensuite Shower Room 1.90 x 1.60

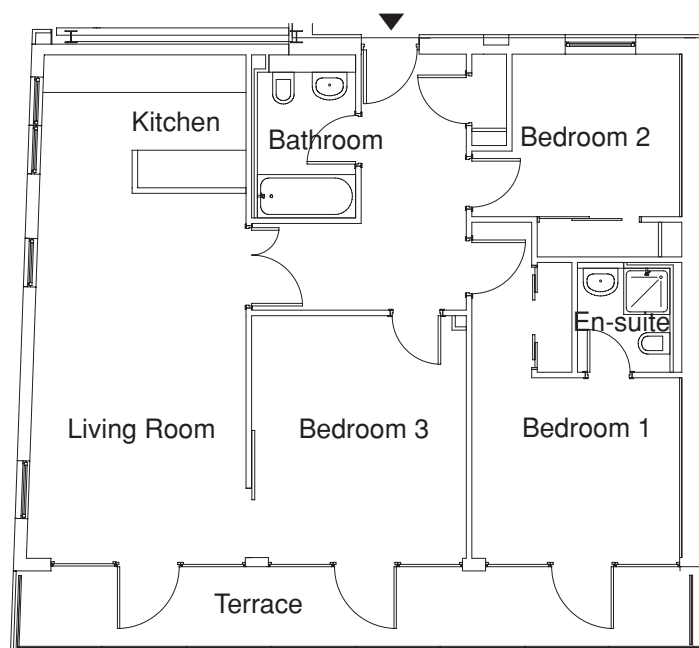
Second Bedroom 2.90 x 2.81
Areas include full room area and not wardrobes.
Dimensions exclude door recess.

Third Bedroom 3.72 x 4.19

Bathroom 2.83 x 1.70

Terrace 11.60 x 1.30

Dimensions subject to further design development.



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Three bedroom penthouse

No. 38

Floor 5



Description

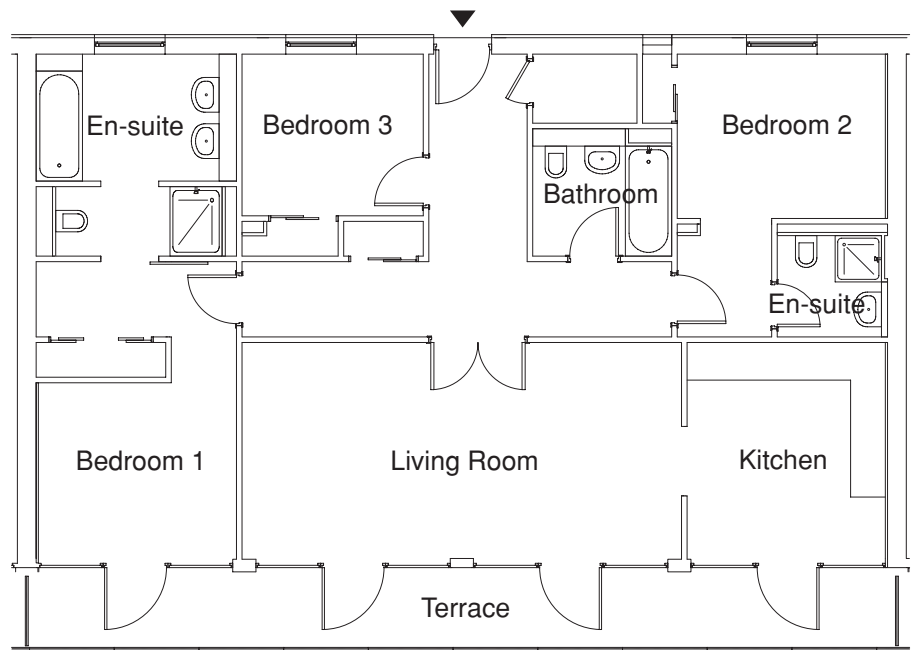
No. 38 is the largest of the three top floor penthouse properties. A well proportioned and spacious apartment comprising living room, dining kitchen, master bedroom with dressing area and en-suite bathroom with separate shower cubicle. This property has two further double bedrooms, one with en-suite shower room. A further bathroom and store are accessed off the main hall.

A striking feature of this exceptional apartment is a terrace accessed from glazed doors leading from the main living space, kitchen and master bedroom gaining full benefit from the superb views across the Water of Leith.

Dimensions

127 sqm (1369 sqft) Total Floor Area

Living Room	7.59 x 3.73
Principal Bedroom	3.42 x 3.04
Areas include full room area and not wardrobes or dressing area. Dimensions exclude door recess.	
Dressing Area	2.00 x 2.24
Area includes wardrobe storage	
Ensuite Bathroom	3.46 x 3.49
Second Bedroom	3.59 x 2.84
Areas include full room area, dressing area and not wardrobes. Dimensions exclude door recess.	
Ensuite Shower Room	1.91 x 1.75
Third Bedroom	3.13 x 2.79
Excluding wardrobe	
Kitchen Dining Room	3.73 x 3.42
Bathroom	2.40 x 2.20
Terrace	14.90 x 1.00
Dimensions subject to further design development	



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Three bedroom penthouse

No. 39

Floor 5

Description

Similar in size but handed to No. 37. No. 39 includes a large living room with kitchen (differs in layout to No. 37) and dining area. Accessed off the spacious hallway is the master bedroom with en-suite shower room, double bedroom, bathroom and store. A third double bedroom can be accessed from both the hallway and living room by a sliding door – this room can also double up as a study and/or dining room providing flexible living.

A striking feature of these exceptional apartments is a terrace accessed from glazed doors leading from the main living space and from both the master and third bedroom, gaining full benefit from the superb views towards the Water of Leith.

Dimensions

95 sqm (1027 sqft) Total Floor Area

Open Plan

Living/Dining/Kitchen 8.73 x 3.82

Principal Bedroom 3.59 x 3.11

Areas include full room area and not wardrobe.

Dimensions exclude door recess.

Ensuite Shower Room 1.90 x 1.60

Second Bedroom 2.90 x 2.81

Areas include full room area and not wardrobe.

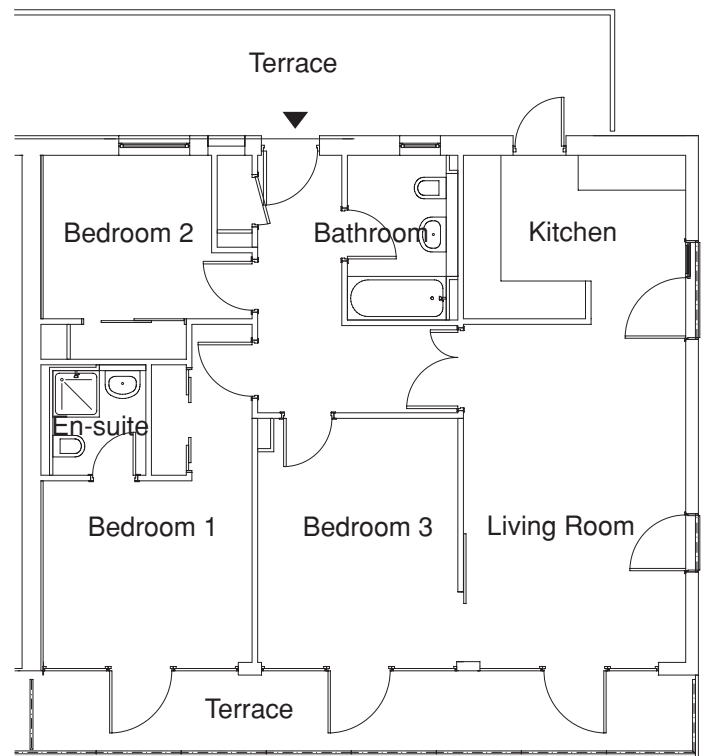
Dimensions exclude door recess.

Third Bedroom 4.20 x 3.44

Bathroom 2.83 x 1.90

Terrace 11.30 x 1.30

Dimensions subject to further design development.



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Specifications

Apartment Interiors

These spacious apartments offer quality kitchens and bathrooms and a variety of floor coverings to the public areas. Please note that the design and specification of each apartment type may differ.

Kitchens

A range of selected quality kitchen units and work surfaces are provided from a leading manufacturer. All kitchens come complete with Integrated Stainless Steel Electric Oven; Gas Hob & Integrated Extractor Fan; Integrated or Free-standing Washing Machine/Tumble Dryer; Integrated Fridge/Freezer; Integrated Dishwasher (Dishwashers will not be fitted in Apartments 8, 17, 26 and 35).

Bathrooms and Shower Rooms

All bathrooms and en-suite shower rooms have white sanitary ware, tiling to two sides of bath walls. En-suite showers are fully tiled with shower tray. Generally mirrors are fitted above wash hand basins Thermostatically Controlled Showers are fitted above most baths. Shaver points are also included as standard.

Central Heating and Smoke Detectors

Central heating system operated by gas fired condensing boiler. Individual thermostatic controls to radiators. Mains connected smoke detectors are installed in central positions in each apartment.

Telephone and Television Points

Telephone and television points are installed in the Living Room and Principal Bedroom. Cable Television is available in the area and for those wishing to subscribe a containment system has been provided within the building, making it easier for the provider to install in your apartment.

Lighting and Electrical

All properties have downlighters in kitchens and bathrooms, whilst the living spaces have a mix of downlighters, wall lights and/or pendants.

Windows and Doors

Windows are either side or bottom hung for easy cleaning. Glazed doors provide access to terraces and balconies. Internal pass doors are timber veneer and fitted with satin finished stainless steel ironmongery. Wardrobe doors are timber oak veneer.

Decoration and Floor Coverings

Walls are painted with two coats of emulsion. Woodwork is finished with eggshell paint. Laminate oak flooring is provided to the Living/Dining Rooms and some Kitchens. Some Kitchens will be fitted with floor tiles - please refer to the selling agent.

Circulation Areas, Car Parking and Bicycle Store

The entrance hallway, lifts and illumination are to be completed to an attractive standard. The development benefits from both bicycle storage and each apartment has a secure car park space.

Security

Entry to each apartment is controlled by a door entry system with an intercom at the main entrance and a handset located in the hall area of the apartment. Apartments 37, 38 and 39 benefit from a video entry handset.

Documentation

A pack of relevant manuals for each property are given to the purchaser on completion and handover of the individual properties. The Coalhill development benefits from NHBC 10-Year Warranty.

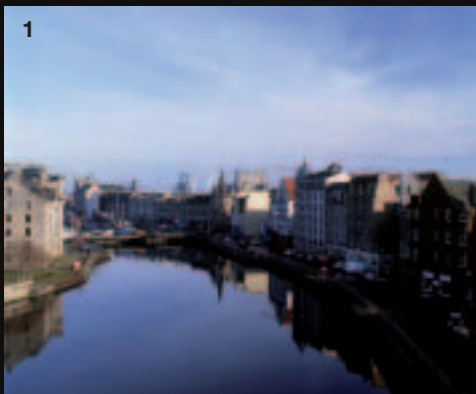
Factoring

All common areas within the development will become the responsibility of the Resident's Association and will be administered by a professional factor who will be appointed on the completion of the development. They will arrange for cleaning of the common areas in addition to the buildings insurance, landscape maintenance and payment of the common responsibilities charge.

Important Notice

This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers and tenants are given notice that: **1.** These particulars do not constitute any part of an offer or contract. **2.** All statements made in these particulars are made without responsibility of the part of the agent or the developer. **3.** None of the statements contained in these particulars are to be relied upon as statement or representative of fact. **4.** Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. **5.** The developer does not make or give, nor warranty whatever in relation to Coalhill or any part thereof. **6.** The Selling Agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Coalhill or any part thereof. **7.** Date of Publication September 2007.

1. View of the Water of Leith
2. Typical Coalhill phase 1 interior
3. Coalhill phase 1 exterior



Apartments

Should you wish to discuss the possible acquisition of one of these fine properties then we would be delighted to present our proposals to you in greater detail. To arrange a mutually convenient time to meet please contact our Selling Agents.

Rettie & Company
1 India Street
Edinburgh
EH3 6HA
t: 0131 220 4160
e: coalhill@rettie.co.uk

Reservations

Will require to be accompanied by a reservation fee of £500. Thereafter intended purchasers will be given 14 days in which to enter into Missives. On exchange of Missives, a further 2.5% of the purchase price will require to be lodged with our solicitors.

Messrs Bonar Mackenzie

9-11 Hill Street
Edinburgh
EH2 3JT
t: 0131 225 8371

To find out more about this and forthcoming developments in Edinburgh including Bells Mills, Dean Village; Freer Street, Fountainbridge; and The Madelvic, Waterfront Avenue visit www.buredi.co.uk or contact:

The Burrell Company

174 High Street
The Royal Mile
Edinburgh EH1 1QS
t: 0131 220 3040

The EDI Group

Dolphin House
4-5 Hunter Square
Edinburgh EH1 1QW
t: 0131 220 4424



- 4. Bells Mills, Dean Village
- 5. The Madelvic, Waterfront Avenue
- 6. Freer Street, Fountainbridge



174 High Street
The Royal Mile
Edinburgh
EH1 1QS

T: +44 (0) 131 220 3040

F: +44 (0) 131 220 2545

E: info@theburrellcompany.co.uk

W: www.buredi.co.uk