

# Royal Meadows

EDINBURGH

MILLERFIELD TOWNHOUSES

FLOORPLAN SCHEDULE







# THE MILLERFIELD TOWNHOUSES

**EIGHT BEAUTIFULLY RESTORED 5 BEDROOM TOWNHOUSES ON MILLERFIELD PLACE OFFERING FLEXIBLE LIVING SPACES SET OVER THREE FLOORS.**

Full of character and charm, high ceilings and bay windows compliment the restored period features and exquisite detailing throughout.

These impressive 5-bedroom townhouses benefit from:

- Flexible living over 3 floors
- High spec dining kitchen with kitchen island and integrated appliances
- A large light filled drawing room with bay window and bio-ethanol feature fire
- Garden room with bi-fold doors leading to tranquil city garden, perfect for dining al-fresco
- Impressive Principal Bedroom with bay window and generous wardrobe space
- En-suite to Principal Bedroom with feature tiling, underfloor heating and double vanity
- Cupola within the arched ceiling of the central stairwell allowing natural light to flood the home.
- Excellent storage throughout plus a separate utility room



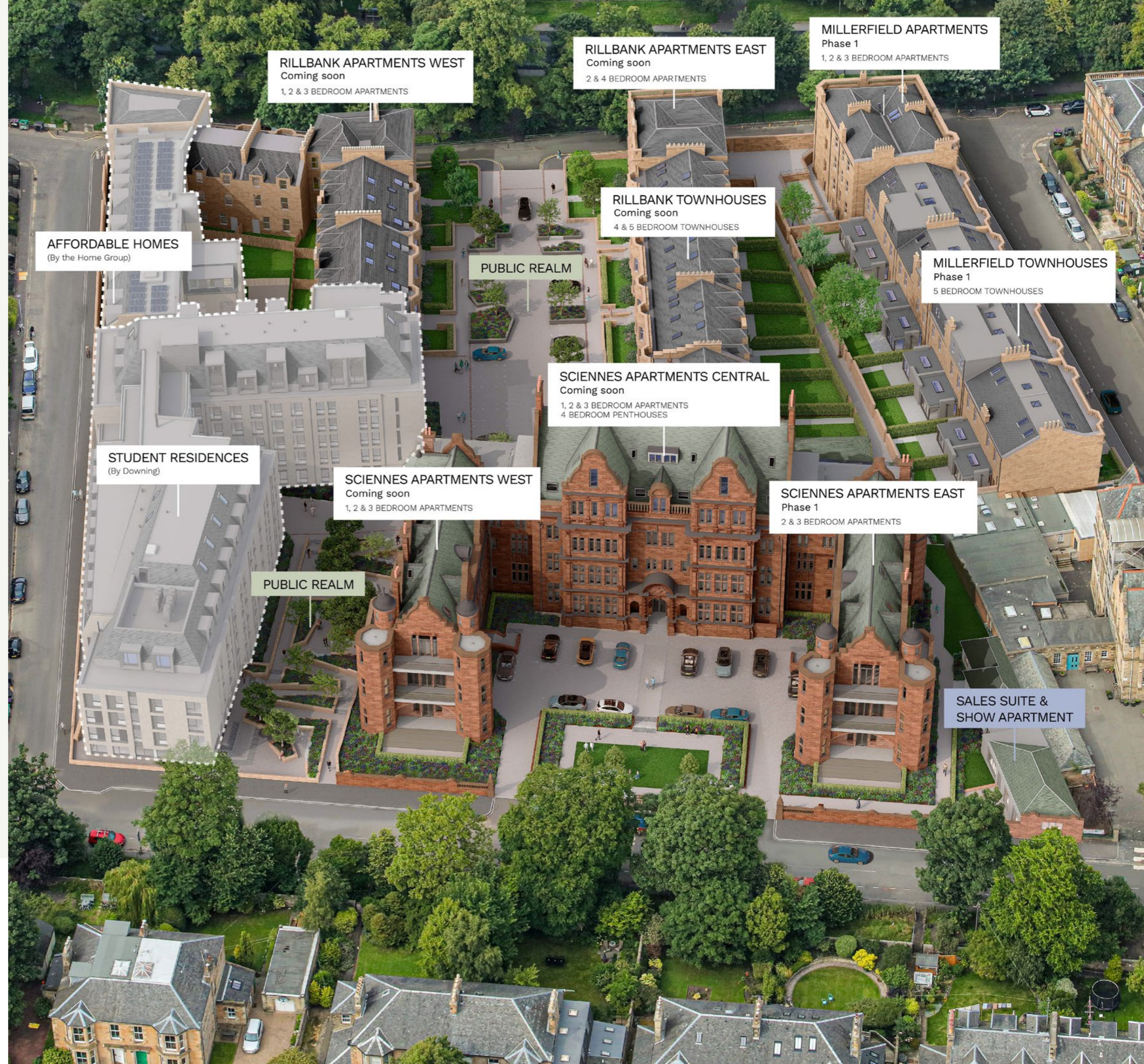
Kitchen / Dining CGI



Garden Room CGI



# MASTERPLAN



**RILLBANK APARTMENTS WEST**  
Coming soon  
1, 2 & 3 BEDROOM APARTMENTS

**RILLBANK APARTMENTS EAST**  
Coming soon  
2 & 4 BEDROOM APARTMENTS

**MILLER APARTMENTS**  
Phase 1  
1, 2 & 3 BEDROOM APARTMENTS

**AFFORDABLE HOMES**  
(By the Home Group)

**RILLBANK TOWNHOUSES**  
Coming soon  
4 & 5 BEDROOM TOWNHOUSES

**MILLERFIELD TOWNHOUSES**  
Phase 1  
5 BEDROOM TOWNHOUSES

**PUBLIC REALM**

**SCIENNES APARTMENTS CENTRAL**  
Coming soon  
1, 2 & 3 BEDROOM APARTMENTS  
4 BEDROOM PENTHOUSES

**STUDENT RESIDENCES**  
(By Downing)

**SCIENNES APARTMENTS WEST**  
Coming soon  
1, 2 & 3 BEDROOM APARTMENTS

**SCIENNES APARTMENTS EAST**  
Phase 1  
2 & 3 BEDROOM APARTMENTS

**PUBLIC REALM**

**SALES SUITE & SHOW APARTMENT**



# SPECIFICATION

## GENERAL

- New double-glazed timber sash and case windows to front and rear elevation
- Modern double glazed aluminium windows and bifold doors to garden room extension
- Walls and ceiling painted in 'Ammonite' matt emulsion
- Woodwork painted in white satin
- Wide plank scratch and water resistant oak effect flooring in halls, living areas, kitchens and cupboards with 25 year manufacturers warranty
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- High quality ironmongery throughout
- Fully fitted wardrobes to certain rooms
- Landscaped front and rear gardens
- Lane access to rear gardens
- BT High Speed Fibre Broadband

## LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in ensuites, bathrooms, halls, kitchens and garden rooms
- Pendant LED ceiling lighting to bedrooms, drawing room and dining area
- LED kitchen under unit lighting
- Feature LED lighting in principal ensuite
- External feature lighting
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and ensuites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room

## HEATING & VENTILATION

- High efficiency A rated Mitsubishi Ecodan Air Source Heat Pump
- 300l Mitsubishi Hot Water Storage
- ASHP has a 5-years manufacturers warranty
- 24/7 digital zoned heating controls
- Electric underfloor tile heating within principal ensuite with 24/7 controls
- Contemporary flat panel designer radiators with TRVs throughout
- Tall electric towel radiators in bathrooms and ensuites
- Mechanical extract ventilation to kitchens, bathrooms and ensuites, utility and certain cupboards
- Trickle ventilation to windows

## KITCHENS

German kitchens by Riddle & Coghill Integrated appliances to include:

- Siemens fan oven
- Siemens combination microwave oven
- Siemens full height larder fridge
- Siemens freezer
- Siemens dishwasher
- Siemens 4 zone induction hob with integrated downdraft extractor
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop

## BATHROOMS & EN-SUITES

High quality contemporary bathrooms and ensuites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels

- Duravit vanity units with ceramic basins in bathrooms and ensuites
- Large low profile shower trays with frameless glass screens
- Brushed steel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors
- LED mirror feature lighting and demister pads in principal ensuite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal ensuite shower areas
- Electric underfloor tile heating with 24/7 controls in principal ensuite
- Brushed stainless steel shaver sockets

## SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors
- Multi point locking to aluminium garden room door at rear
- Lockable rear gate
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to front and rear gardens
- Door bell to front door
- Mains wired interlinked smoke and heat detectors where applicable
- Mains wired Carbon Dioxide monitor to principal bedroom

## AUDIO VISUAL

All properties are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream







Bedroom CGI



Living Room CGI



Garden Room CGI

# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 01

	Ft	M
Kitchen / Dining	23'7" x 13'	7.23 x 3.98
Drawing Room	18'6" x 14'	5.69 x 4.26
WC	7'8" x 4'6"	2.38 x 1.40
Bathroom	11'8" x 5'4"	3.60 x 1.65
Garden Room	15'8" x 12'	4.83 x 3.66
Principal Bedroom	18'1" x 14'1"	5.35 x 4.29
Principal En-suite	5'3" x 12'9"	1.61 x 3.96
Bedroom 2	12'8" x 9'7"	3.90 x 2.96
Bedroom 2 En-suite	9' x 5'2"	2.74 x 1.61
Bedroom 3	10'3" x 9'8"	3.16 x 2.99
Bedroom 4	12'9" x 12'8"	3.93 x 3.91
Bedroom 5	12'9" x 12'8"	3.93 x 3.89
<b>Total Area</b>	<b>2,565 sq ft</b>	<b>238 sq m</b>
<b>Garden</b>	<b>595 sq ft</b>	<b>55 sq m</b>

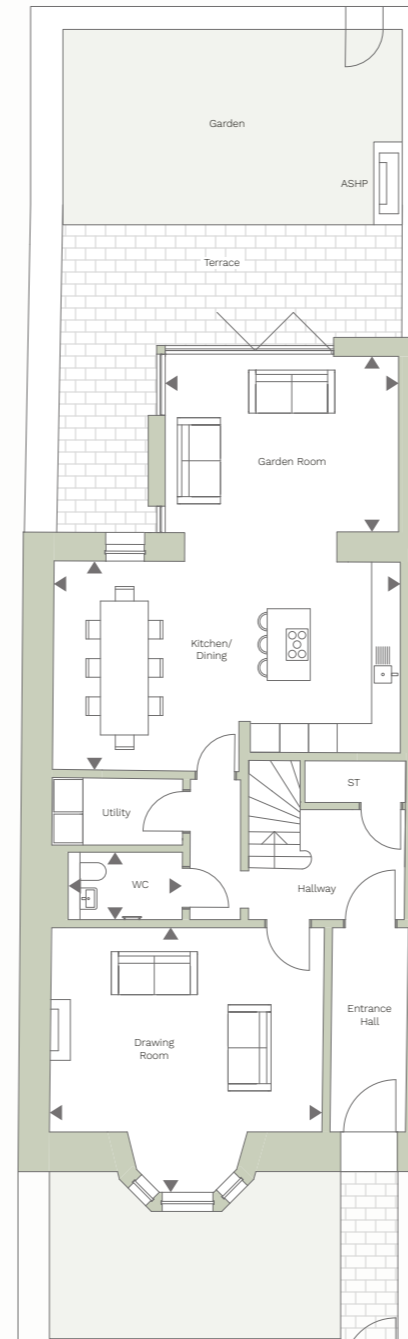
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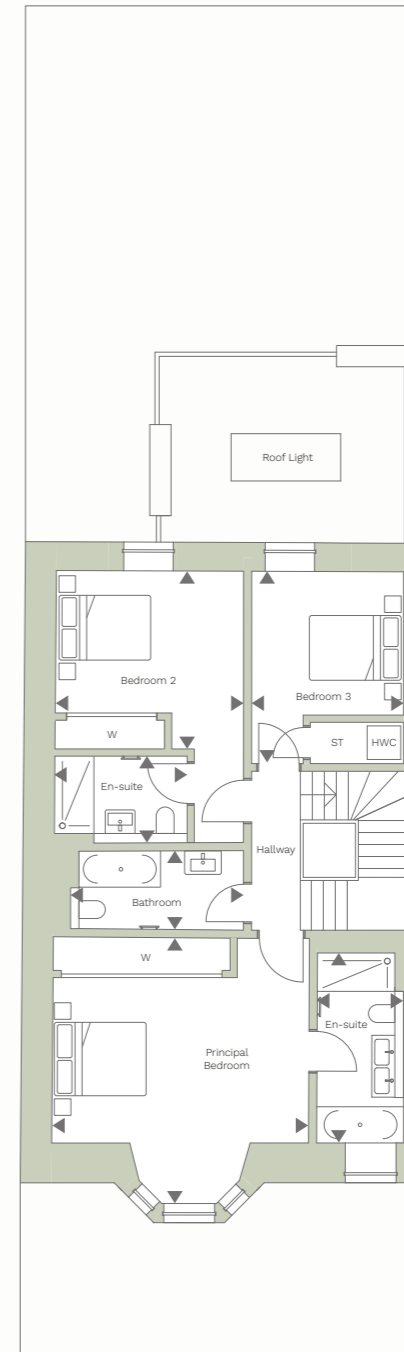
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W: Wardrobe

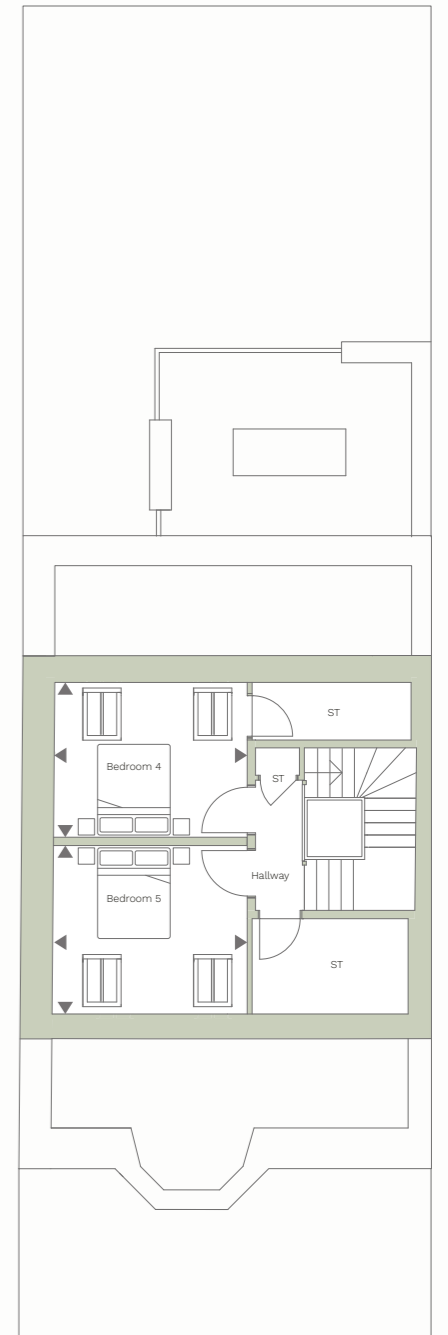
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 02

	Ft	M
Kitchen / Dining	22'7" x 13'	6.94 x 3.97
Drawing Room	17'6" x 14'	5.37 x 4.27
WC	6'6" x 4'5"	2.03 x 1.39
Bathroom	10'1" x 5'	3.10 x 1.55
Garden Room	16'3" x 12'	4.98 x 3.66
Principal Bedroom	16'7" x 13'9"	5.12 x 4.25
Principal En-suite	5'2" x 12'9"	1.59 x 3.96
Bedroom 2	12'1" x 10'	3.70 x 3.07
Bedroom 2 En-suite	7'8" x 5'2"	2.40 x 1.60
Bedroom 3	10'2" x 9'7"	3.11 x 2.96
Bedroom 4	12' x 12'8"	3.66 x 3.91
Bedroom 5	12' x 12'8"	3.66 x 3.89
<b>Total Area</b>	<b>2,485 sq ft</b>	<b>231 sq m</b>
<b>Garden</b>	<b>605 sq ft</b>	<b>56 sq m</b>

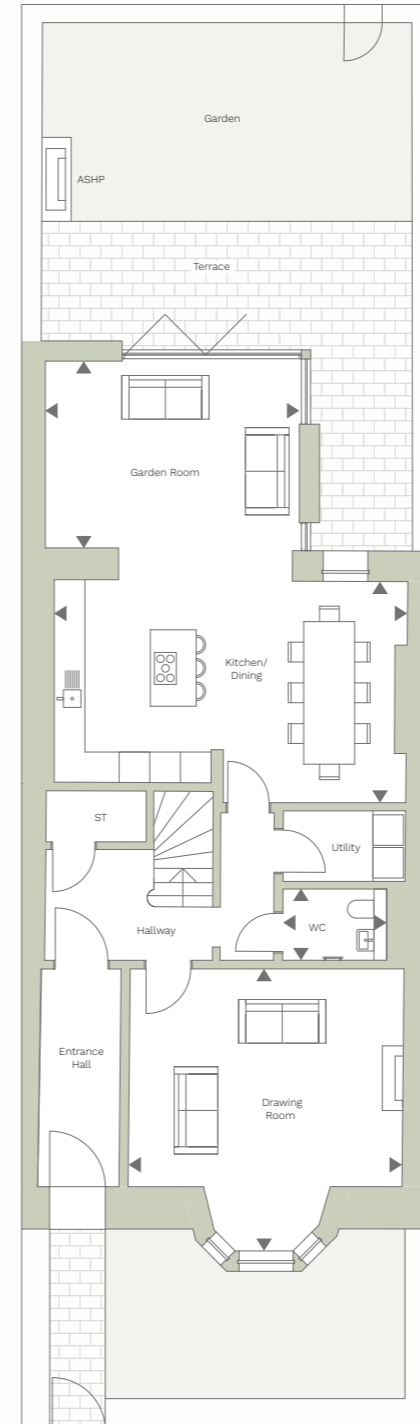
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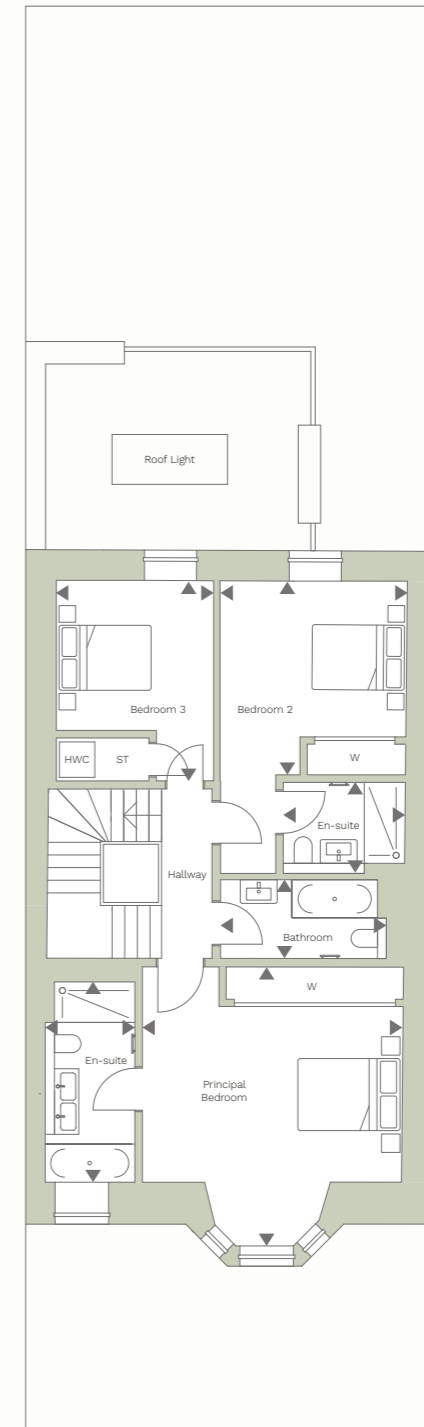
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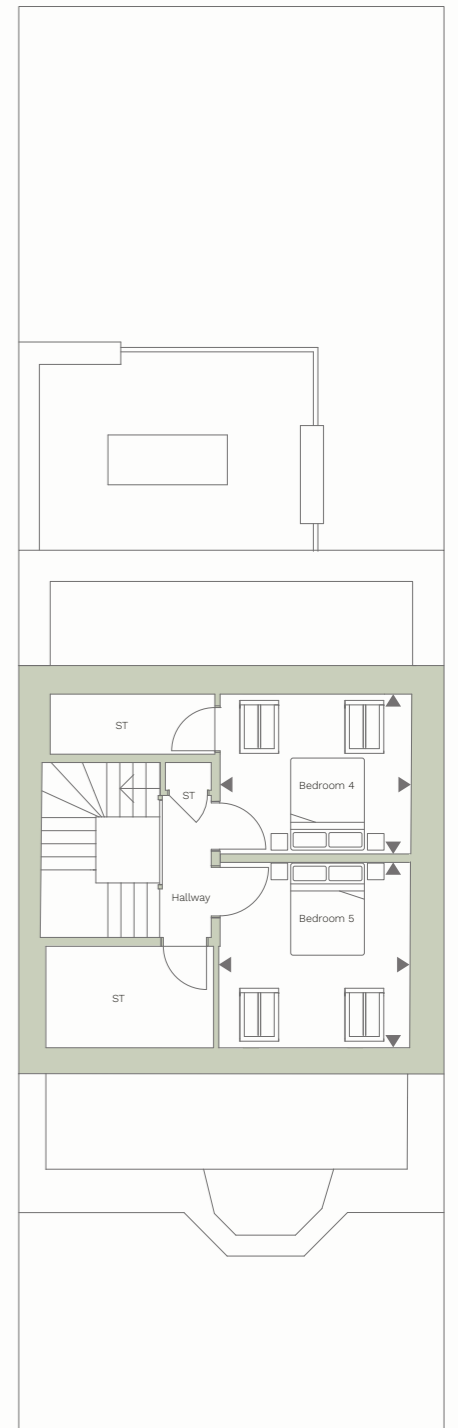
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 03

	Ft	M
Kitchen / Dining	22'8" x 12'9"	6.95 x 3.95
Drawing Room	17'8" x 13'9"	5.43 x 4.24
WC	6'7" x 4'4"	2.06 x 1.37
Bathroom	10'1" x 5'3"	3.08 x 1.63
Garden Room	17'7" x 12'	5.42 x 3.66
Principal Bedroom	16'8" x 14'	5.15 x 4.29
Principal En-suite	4'9" x 13'	1.50 x 3.97
Bedroom 2	11'9" x 9'6"	3.65 x 2.94
Bedroom 2 En-suite	7'9" x 5'2"	2.43 x 1.60
Bedroom 3	10'3" x 9'7"	3.15 x 2.97
Bedroom 4	11'9" x 11'1"	3.64 x 3.41
Shower Room	7'1" x 7'2"	2.18 x 2.21
Bedroom 5	10'8" x 10'7"	3.30 x 3.27
Study	12' x 10'7"	3.66 x 3.28
<b>Total Area</b>	<b>2,780 sq ft</b>	<b>258 sq m</b>
<b>Garden</b>	<b>634 sq ft</b>	<b>59 sq m</b>

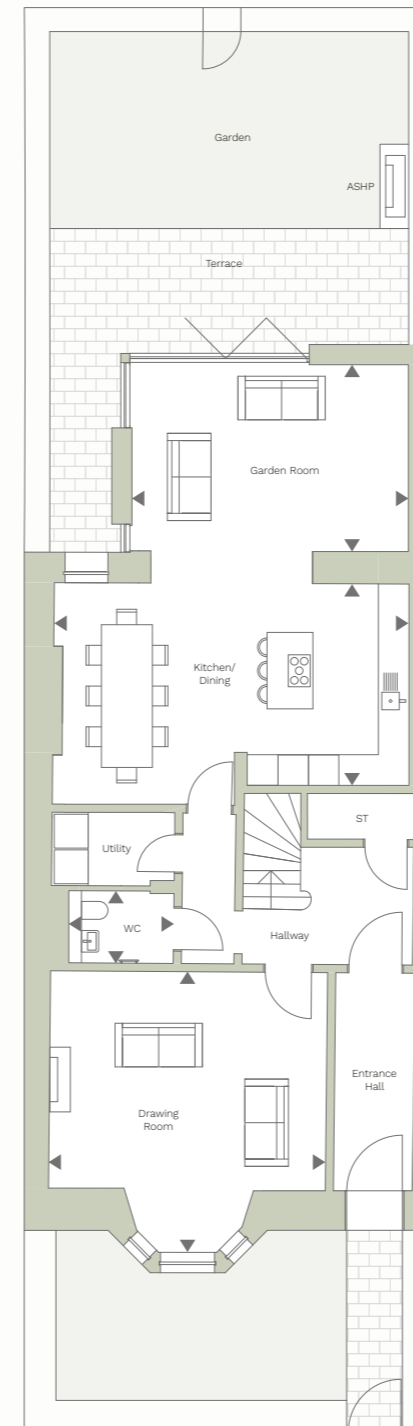
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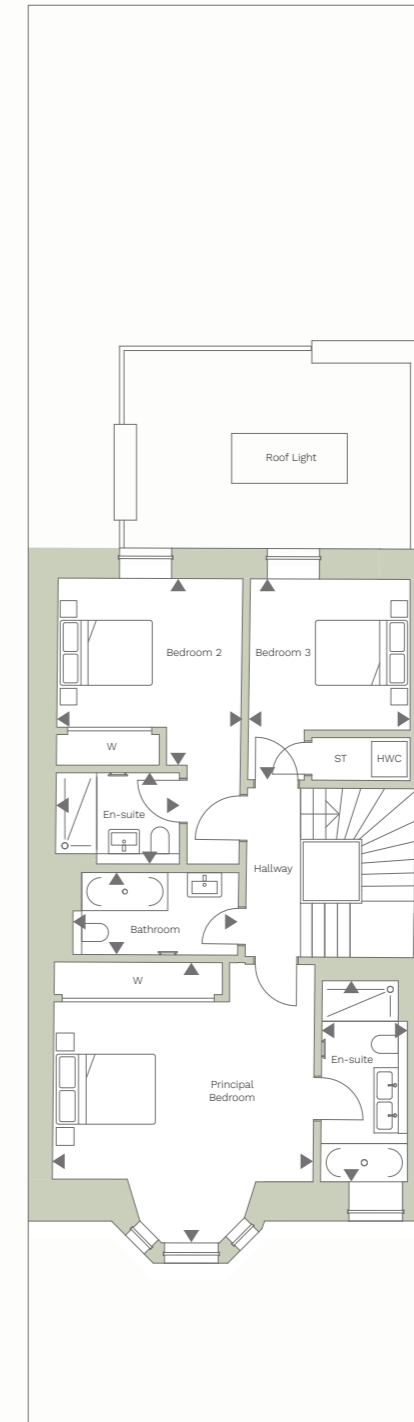
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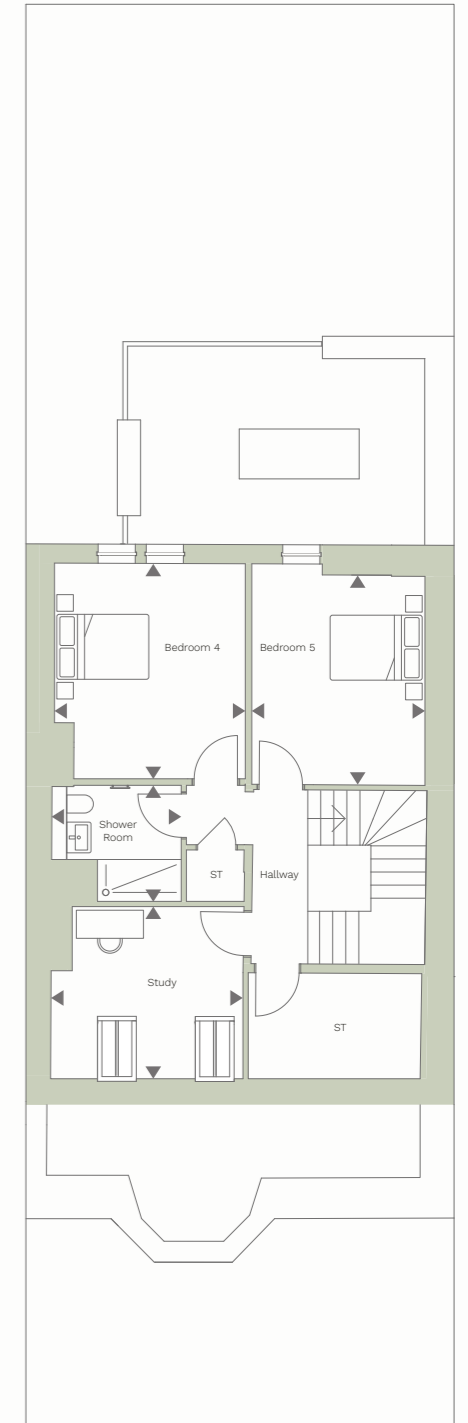
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 04

	Ft	M
Kitchen / Dining	22'9" x 12'9"	6.98 x 3.95
Drawing Room	17'8" x 13'9"	5.43 x 4.25
WC	6'6" x 5'	2.04 x 1.55
Bathroom	10' x 5'2"	3.07 x 1.61
Garden Room	16'7" x 12'	5.11 x 3.68
Principal Bedroom	16'8" x 14'1"	5.15 x 4.30
Principal En-suite	4'9" x 12'9"	1.50 x 3.96
Bedroom 2	11'9" x 9'7"	3.64 x 2.97
Bedroom 2 En-suite	8'1" x 5'2"	2.47 x 1.60
Bedroom 3	10'4" x 9'6"	3.17 x 2.94
Bedroom 4	11'5" x 9'7"	3.53 x 2.97
Shower Room	6'5" x 7'5"	2.01 x 2.30
Bedroom 5	9'8" x 10'1"	3.08 x 3.11
Study	11'5" x 10'5"	3.51 x 3.22
<b>Total Area</b>	<b>2,770 sq ft</b>	<b>258 sq m</b>
<b>Garden</b>	<b>649 sq ft</b>	<b>60 sq m</b>

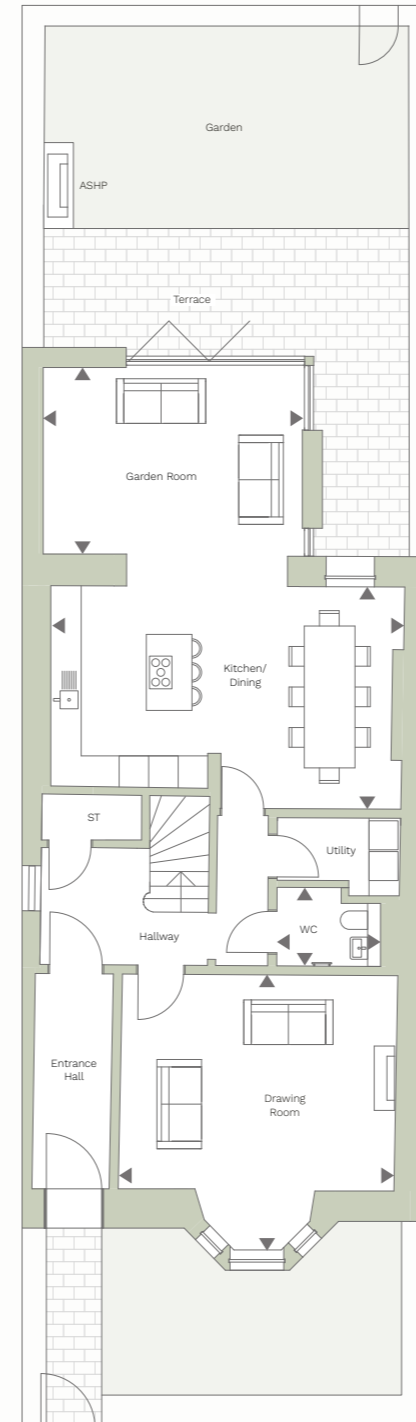
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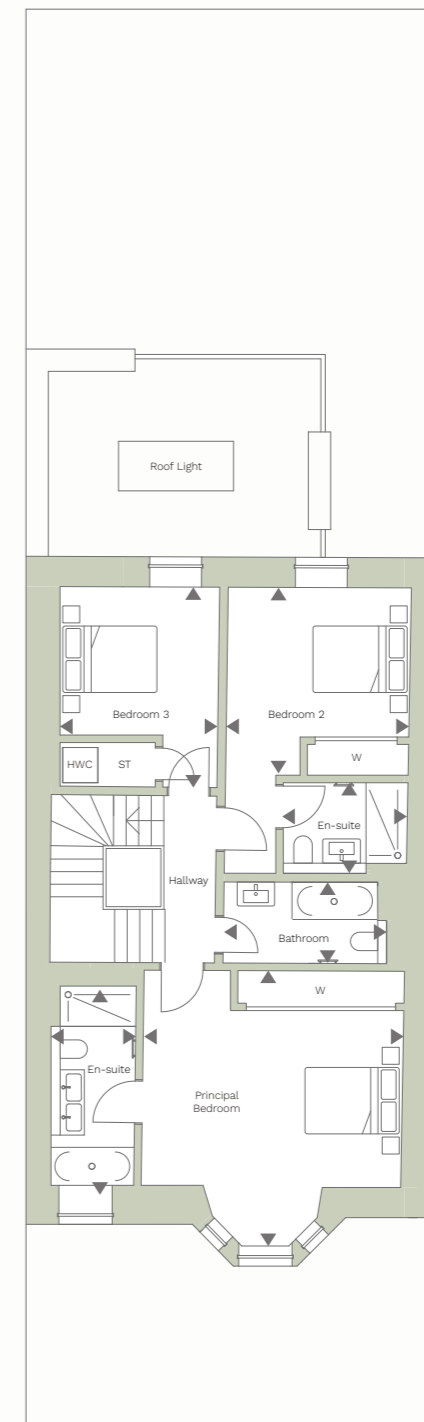
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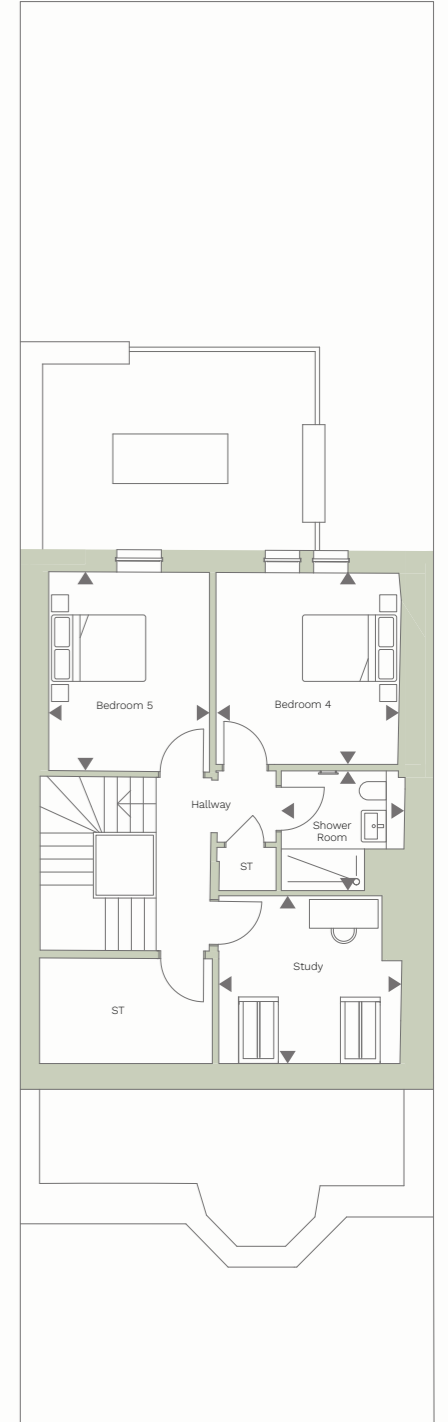
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 05

	Ft	M
Kitchen / Dining	22'6" x 12'7"	6.90 x 3.90
Drawing Room	17'9" x 14'1"	5.46 x 4.32
WC	6'3" x 4'1"	1.94 x 1.28
Bathroom	10'3" x 5'3"	3.14 x 1.62
Garden Room	16'8" x 12'	5.14 x 3.66
Principal Bedroom	16'9" x 14'2"	5.16 x 4.35
Principal En-suite	5' x 13'6"	1.55 x 4.16
Bedroom 2	11'8" x 9'5"	3.61 x 2.90
Bedroom 2 En-suite	8' x 5'2"	2.44 x 1.60
Bedroom 3	10'2" x 9'4"	3.12 x 2.89
Bedroom 4	11'1" x 10'4"	3.40 x 3.19
Shower Room	6'5" x 8'3"	2.00 x 2.53
Bedroom 5	10'4" x 10'6"	3.19 x 3.26
Study	11'7" x 10'3"	3.58 x 3.16
<b>Total Area</b>	<b>2,805 sq ft</b>	<b>261 sq m</b>
<b>Garden</b>	<b>612 sq ft</b>	<b>57 sq m</b>

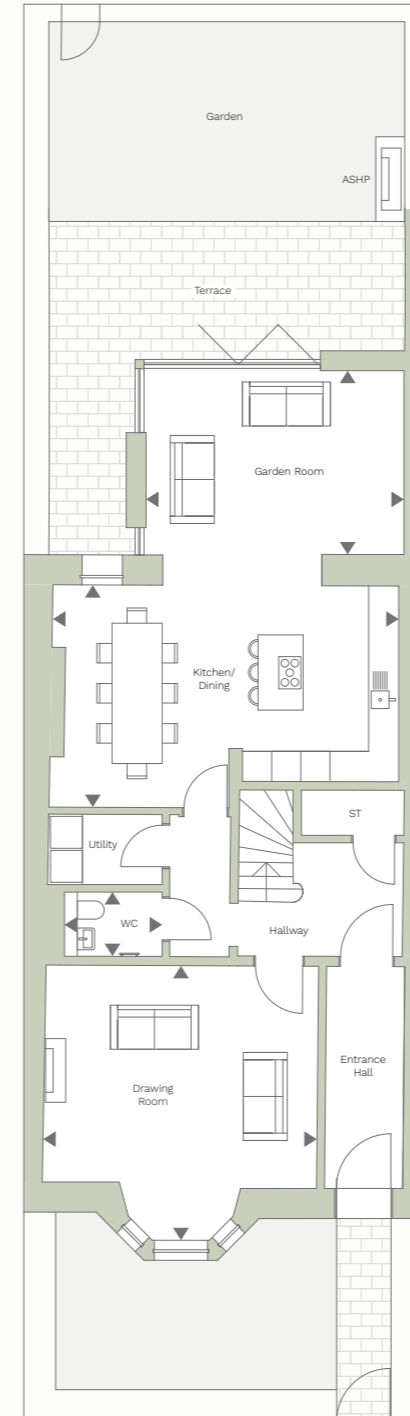
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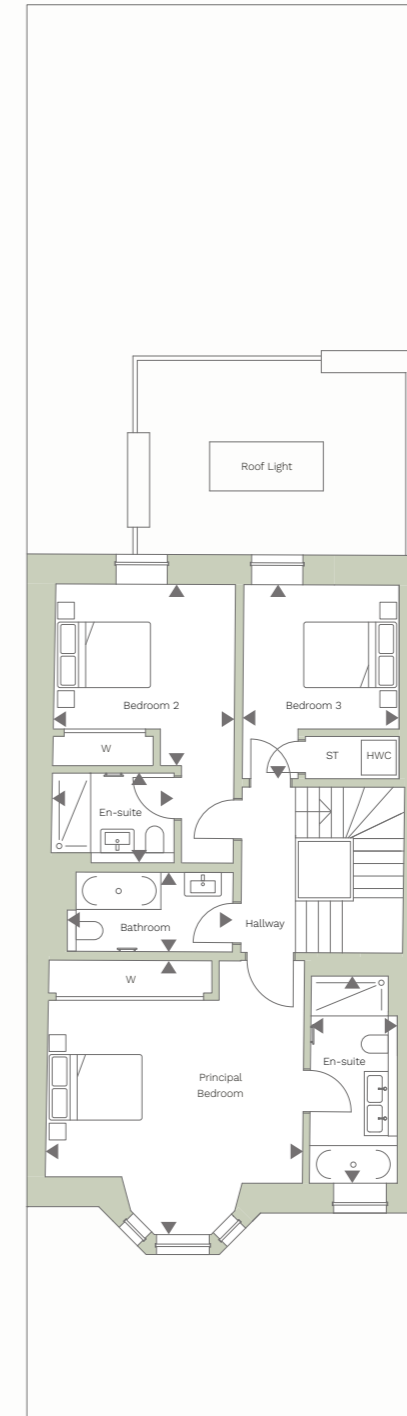
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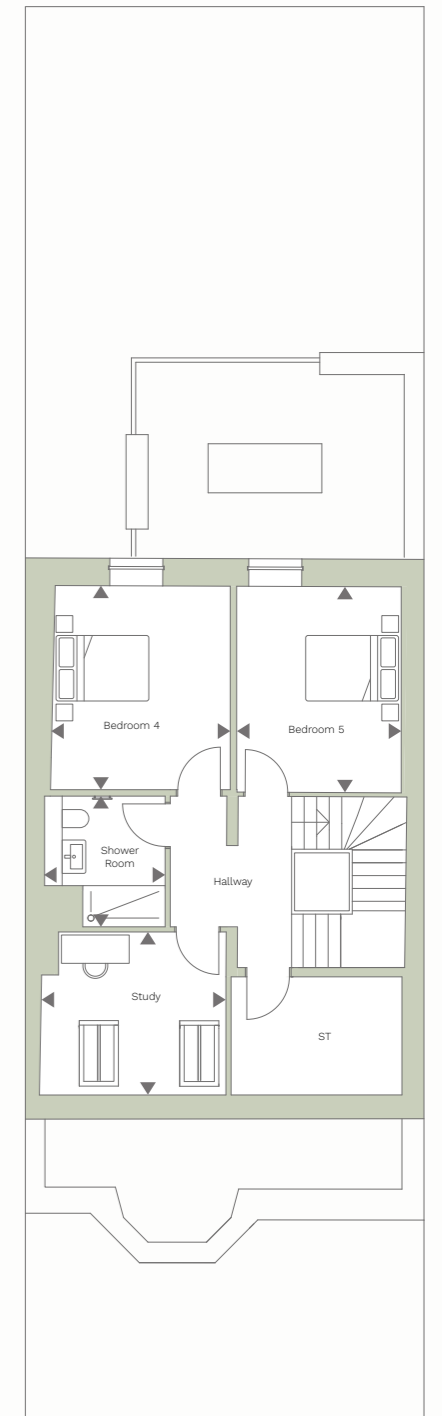
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 06

	Ft	M
Kitchen / Dining	22'6" x 12'8"	6.90 x 3.91
Drawing Room	17'8" x 14'2"	5.44 x 4.33
WC	6'2" x 4'3"	1.90 x 1.34
Bathroom	10'2" x 5'3"	3.12 x 1.63
Garden Room	16'8" x 12'	5.13 x 3.67
Principal Bedroom	16'9" x 14'2"	5.17 x 4.35
Principal En-suite	5'1" x 13'8"	1.56 x 4.21
Bedroom 2	11'9" x 9'3"	3.64 x 2.86
Bedroom 2 En-suite	8'1" x 5'2"	2.48 x 1.60
Bedroom 3	10'3" x 9'5"	3.16 x 2.91
Bedroom 4	11'8" x 12'8"	3.60 x 3.9
Bedroom 5	11'8" x 12'1"	3.60 x 3.7
<b>Total Area</b>	<b>2,515 sq ft</b>	<b>234 sq m</b>
<b>Garden</b>	<b>605 sq ft</b>	<b>56 sq m</b>

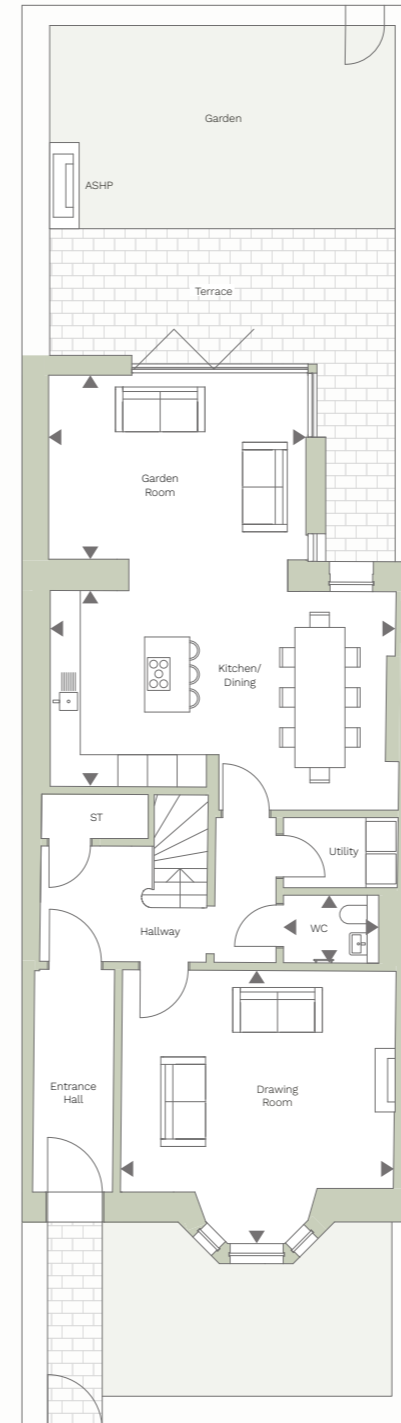
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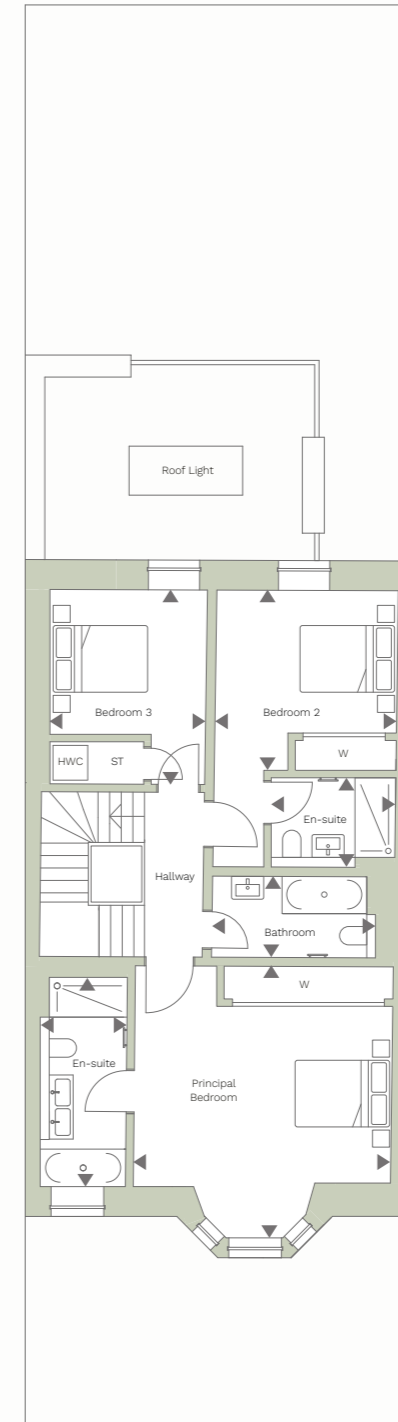
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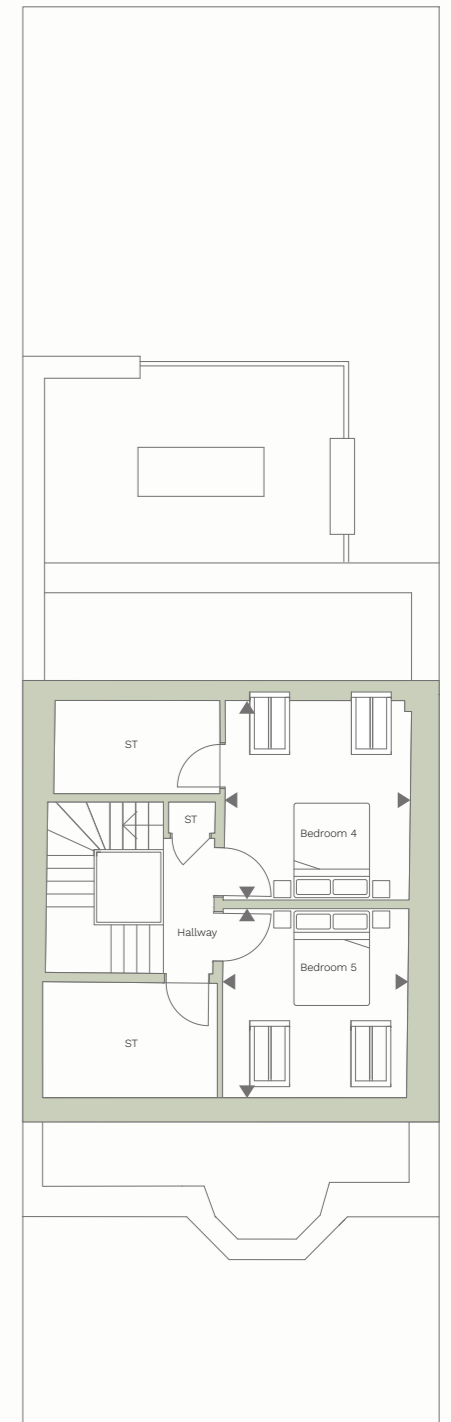
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 07

	Ft	M
Kitchen / Dining	23'5" x 12'6"	7.19 x 3.85
Drawing Room	17'9" x 14'3"	5.47 x 4.36
WC	6'2" x 4'3"	1.90 x 1.33
Bathroom	10' x 5'3"	3.07 x 1.63
Garden Room	15'2" x 12'	4.64 x 3.66
Principal Bedroom	17' x 14'2"	5.19 x 4.35
Principal En-suite	5' x 12'9"	1.54 x 3.96
Bedroom 2	11'7" x 9'5"	3.58 x 2.91
Bedroom 2 En-suite	7'7" x 5'2"	2.37 x 1.59
Bedroom 3	10'4" x 9'2"	3.18 x 2.82
Bedroom 4	10'9" x 9'8"	3.34 x 3.01
Shower Room	5'8" x 7'3"	1.79 x 2.25
Bedroom 5	10'6" x 9'8"	3.25 x 2.99
Study	11'7" x 11'9"	3.59 x 3.63
<b>Total Area</b>	<b>2,760 sq ft</b>	<b>257 sq m</b>
<b>Garden</b>	<b>674 sq ft</b>	<b>63 sq m</b>

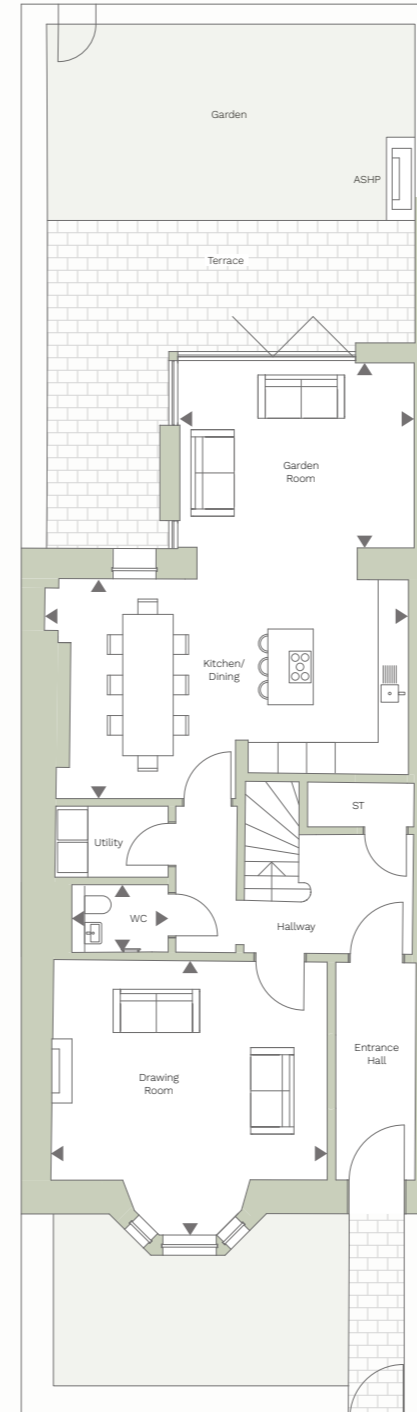
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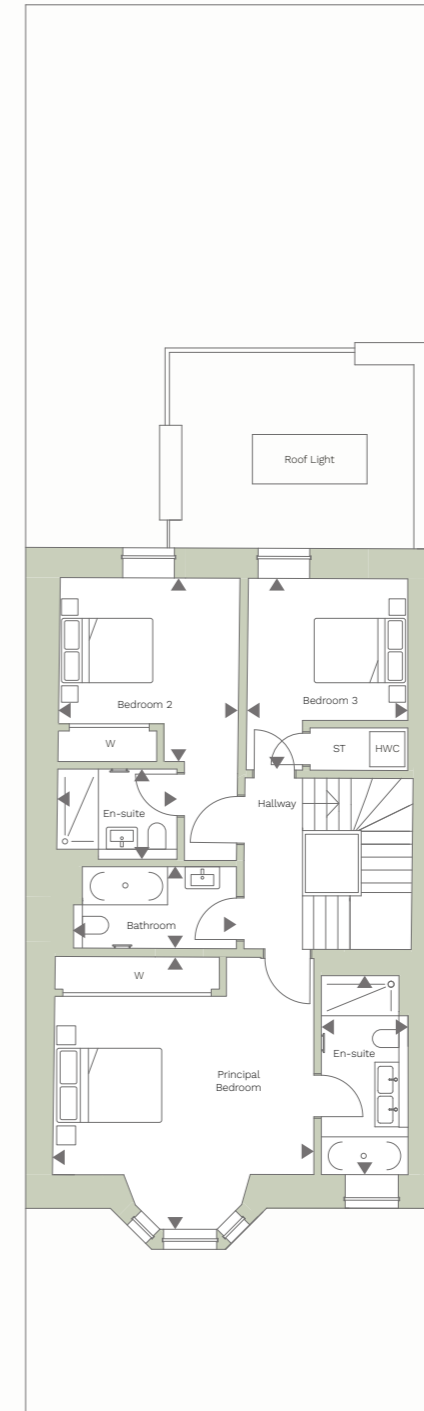
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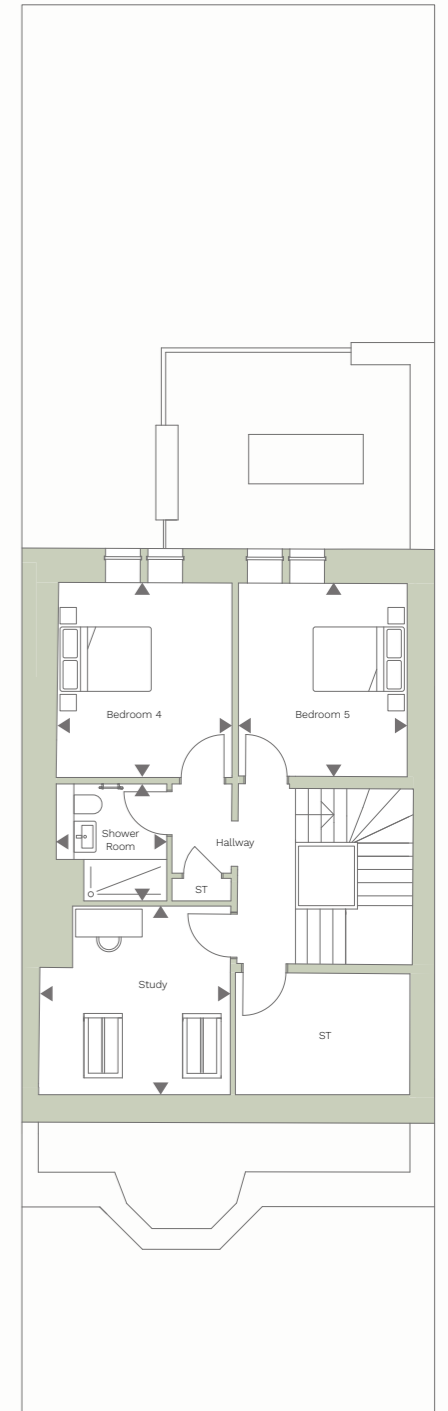
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR





# Royal Meadows

EDINBURGH

## FIVE BEDROOM TOWNHOUSE

# 08

	Ft	M
Kitchen / Dining	22'9" x 12'5"	6.98 x 3.81
Drawing Room	17'7" x 14'3"	5.41 x 4.37
WC	6'6" x 4'	2.04 x 1.24
Bathroom	10'2" x 5'1"	3.12 x 1.57
Garden Room	16'8" x 12'	5.14 x 3.67
Principal Bedroom	16'7" x 14'3"	5.10 x 4.37
Principal En-suite	5'1" x 13'	1.56 x 3.97
Bedroom 2	11'8" x 9'8"	3.61 x 2.99
Bedroom 2 En-suite	8'1" x 5'2"	2.48 x 1.60
Bedroom 3	10'4" x 9'2"	3.19 x 2.81
Bedroom 4	11'9" x 12'8"	3.63 x 3.90
Bedroom 5	11'9" x 12'6"	3.63 x 3.84
<b>Total Area</b>	<b>2,510 sq ft</b>	<b>233 sq m</b>
<b>Garden</b>	<b>622 sq ft</b>	<b>58 sq m</b>

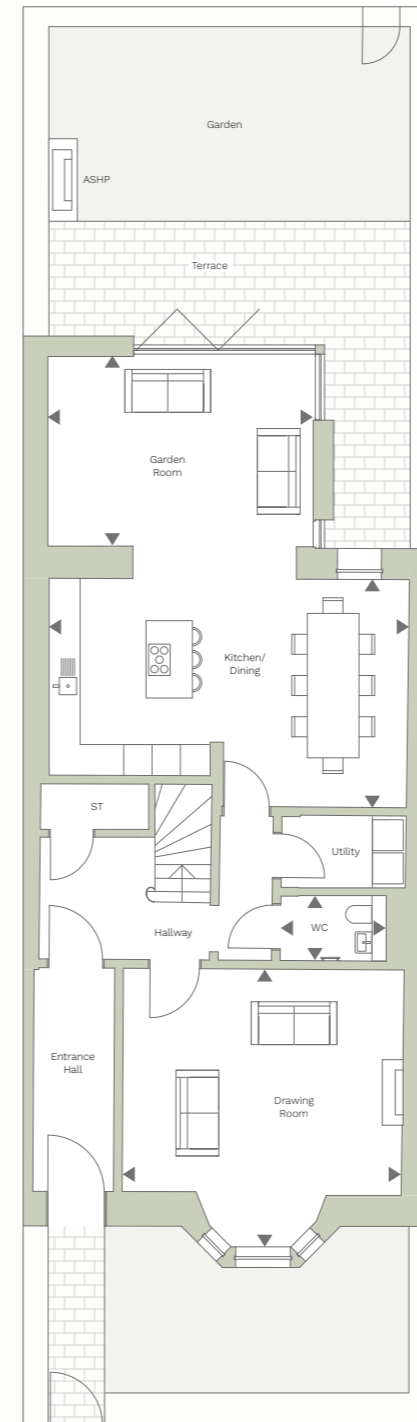
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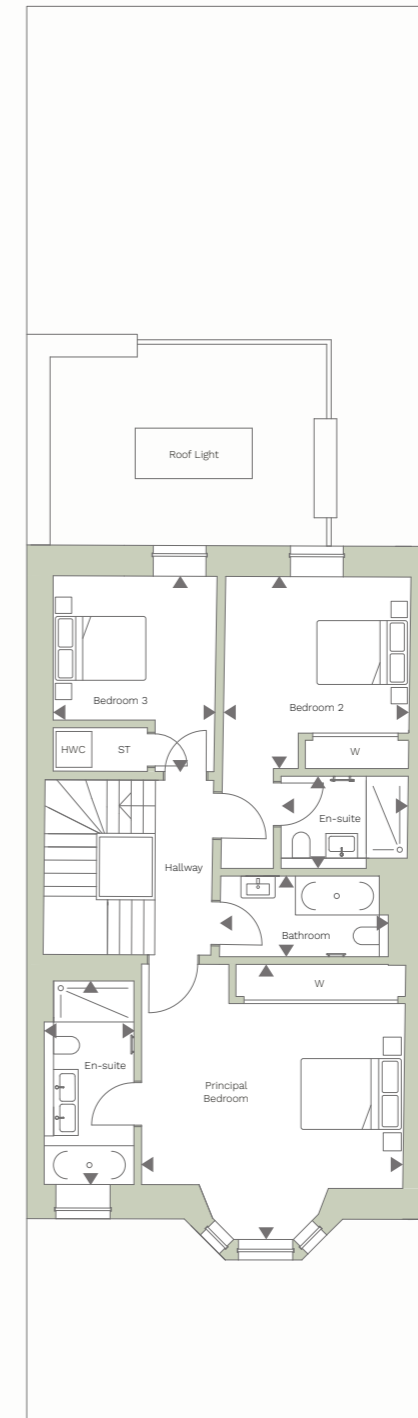
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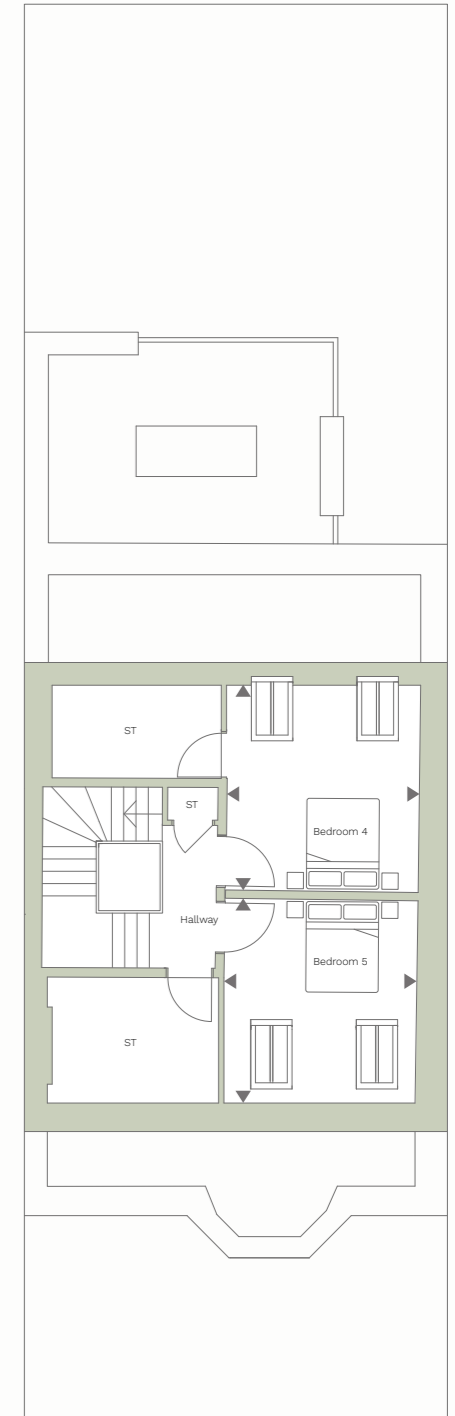
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### FIRST FLOOR



### SECOND FLOOR



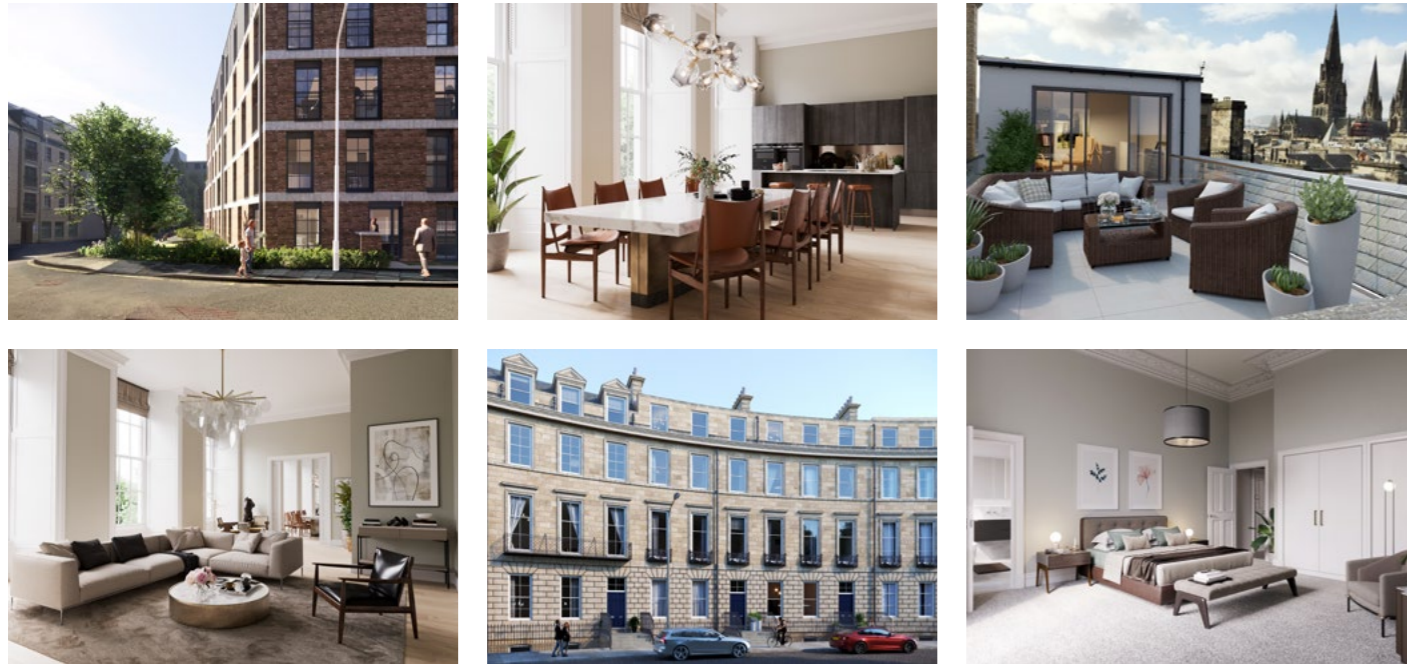


# ABOUT THE DEVELOPER

Square & Crescent is a residential developer with a primary focus on the acquisition, development and refurbishment of prime Georgian and Victorian properties and the creation of spectacular new-build apartments.

Operating within Edinburgh's City Centre, a UNESCO World Heritage Site, the Directors have a combined experience of 40 years in delivering successful residential projects, including Randolph Crescent, Melville Street and Drumsheugh Gardens. Specialising in the conversion of commercial buildings back into luxury residential dwellings and developing unique new-build apartments, Square & Crescent has developed a strong track record and trusted reputation for professionalism.

[www.squareandcrescent.com](http://www.squareandcrescent.com)



# CONTACT

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SQUARE & CRESCENT

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SQUARE & CRESCENT