

A DEVELOPMENT FROM SQUARE AND CRESCENT

35/37
QUEEN
STREET

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Unique Developments.
Remarkable Residencies.
Living History.

Located in the Edinburgh New Town, a UNESCO World Heritage site, 35 & 37 Queen Street overlooks the green and leafy Queen Street Gardens, where the great Robert Louis Stevenson took walks as a child and was said to have been inspired to write *Treasure Island*. A significant surviving part of the city's New Town — one of the most important and best preserved examples of urban planning in Britain — Queen Street was built to take advantage of the northern views, and has survived remarkably unaltered to this day.



Edinburgh is a major European capital.

Named one of the best places to live and work in the UK, it is a beautiful city, notable for fine Georgian and Victorian architecture, striking parks and gardens. Here, you'll find a royal palace, a cliff-top castle and an extinct volcano — all in the heart of the city. You'll also find the Scottish Parliament, housed in an iconic piece of modern design.

With four universities, a major international arts festival, world-class galleries, theatres and concert halls, Edinburgh has a modern dynamism within its historic streets. People from all over the world have settled here — with a strong ethnic flavour to the city's bars, cafés and restaurants. It has all the advantages of a major European capital, yet is small in scale (only half a million people) and safe. A city of culture, Edinburgh is also a city for business. It is the second largest financial centre in the UK with a thriving, diverse economy and a highly educated, motivated workforce. Several major global financial institutions — including banks, insurance companies, investment houses and brokers — have their HQs in Edinburgh.



Fit for a King (or Queen for that matter).
A development of ten unique residencies in
the historic heart of Edinburgh's New Town.

Stunning A-Listed inter-connected Georgian town houses in Edinburgh's beautiful city centre were purchased in January 2013 with a view to converting them back into residential use. Planning and Listed building permission was granted in May 2013 to convert the buildings into ten one and two bedroom properties. Both buildings are being meticulously crafted, refurbished and restored to provide exceptional accommodation, with outside terrace areas and private parking on the lower and ground floors accompanied by stunning views over Edinburgh's New Town on the upper floors. Ranging in size from 850 to 1,350 sqft, all of the properties will be completely refurbished and finished to a high specification, ensuring they are fit for 21st century living.



FLAT 35A

- Lower Ground Floor
- Two Bedroom
- 127 sqm / 1,365 sqft
- Private Terrace
- Private Parking Space



Room Specifications

Kitchen / Living	7.2m × 6.7m	23'.6" × 22'.1"
Utility	2.6m × 2.1m	8'.6" × 6'.1"
Bath	2.8m × 1.7m	9'.4" × 5'.6"
Master Bedroom	4.2m × 4.0m	13'.1" × 13'.1"
Dressing Room	1.9m × 1.5m	6'.1" × 5'.1"
En suite	2.3m × 1.9m	7'.6" × 6'.3"
Bedroom 2	4.6m × 4.2m	15'.2" × 13'.1"

FLAT 35/1

- Ground Floor
- One Bedroom
- 82 sqm / 880 sqft
- Private Terrace
- Private Parking Space



Room Specifications

Kitchen	4.1m × 3.9m	13'.7" × 12'.9"
Living	6.2m × 5.0m	20'.6" × 16'.6"
Bath	2.7m × 1.8m	9'.0" × 5'.6"
Master Bedroom	4.7m × 4.3m	15'.6" × 14'.0"

FLAT 35/2

- First Floor
- Two Bedroom
- 102 sqm / 1,102 sqft

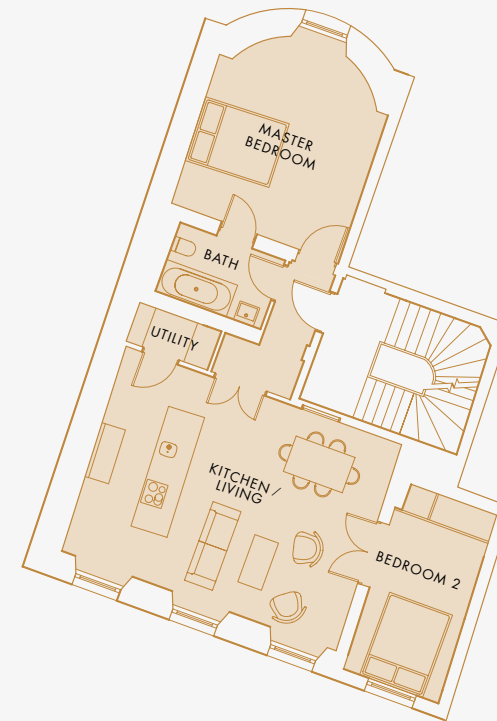


Room Specifications

Kitchen / Living	7.0m × 5.2m	23'0" × 16'1"
Bath	3.0m × 1.8m	9'8" × 5'1"
Master Bedroom	4.8m × 4.6m	15'9" × 15'0"
Bedroom 2	4.6m × 2.7m	15'0" × 9'0"
En suite	2.1m × 1.8m	6'1" × 5'1"

FLAT 35/3

- First Floor
- Two Bedroom
- 84 sqm / 900 sqft



Room Specifications

Kitchen / Living	7.0m × 5.2m	22'1" × 17'0"
Utility	2.1m × 1.0m	6'9" × 3'3"
Bath	2.7m × 1.8m	8'9" × 5'9"
Master Bedroom	4.8m × 4.3m	15'1" × 14'1"
Bedroom 2	4.0m × 2.4m	13'2" × 7'1"

FLAT 35/4

- Second Floor
- Two Bedroom
- 86 sqm / 923 sqft



Room Specifications

Kitchen	3.8m × 2.2m	12'4" × 7'5"
Living	5.9m × 4.8m	19'6" × 15'1"
Utility	3.5m × 1.2m	11'5" × 13'1"
Bath	2.8m × 2.3m	9'2" × 7'8"
Master Bedroom	4.2m × 3.7m	13'8" × 12'4"
Bedroom 2	4.0m × 3.6m	13'3" × 11'9"

FLAT 35/5

- Second Floor
- Two Bedroom
- 100 sqm / 1,077 sqft



Room Specifications

Kitchen / Dining	4.8m × 4.1m	15'1" × 13'4"
Living	5.7m × 4.9m	18'7" × 16'1"
Bath	2.4m × 2.1m	7'1" × 7'0"
Master Bedroom	4.6m × 4.0m	15'3" × 13'0"
Bedroom 2	4.1m × 3.2m	13'5" × 10'7"

FLAT 35/6

- Third Floor
- Two Bedroom
- Mezzanine (Bed platform / study)
- 95 sqm / 1,020 sqft



Room Specifications

Kitchen / Living	6.9m × 5.8m	22'9" × 19'2"
Utility	2.1m × 1.3m	6'9" × 4'3"
Bath	2.6m × 1.8m	8'7" × 5'11"
Master Bedroom	5.1m × 4.3m	16'8" × 14'2"
En Suite	1.6m × 1.6m	5'3" × 5'3"
Bedroom 2	4.1m × 3.5m	13'6" × 11'4"
Bed Platform	3.3m × 2.8m	10'9" × 9'1"

FLAT 35/7

- Third Floor
- Two Bedroom
- Mezzanine Floor (Bed platform / study)
- 103 sqm / 1,107 sqft



Room Specifications

Kitchen	4.7m × 4.0m	15'7" × 13'3"
Living	5.9m × 4.8m	19'4" × 15'1"
Bath	2.5m × 2.0m	8'1" × 6'7"
Master Bedroom	4.7m × 3.2m	15'7" × 10'8"
En suite	2.4m × 1.4m	8'0" × 4'5"
Bedroom 2	4.3m × 3.2m	14'1" × 10'7"
Bed Platform	3.4m × 2.8m	11'3" × 9'3"

FLAT 37A

- Lower Ground Floor
- Two Bedroom
- 79 sqm / 852 sqft
- Private Terrace
- Private Parking Space



Room Specifications

Kitchen / Living	5.4m × 4.1m	17'9" × 13'5"
Utility	1.3m × 1.0m	4'4" × 3'4"
Bath	3.5m × 2.2m	11'4" × 7'2"
Master Bedroom	4.0m × 3.5m	13'0" × 11'6"
Bedroom 2	3.7m × 3.5m	12'1" × 11'6"

FLAT 37

- Ground Floor
- Two Bedroom
- 96 sqm / 1,033 sqft
- Private Terrace
- Private Parking Space



Room Specifications

Kitchen	4.1m × 3.2m	13'7" × 10'6"
Living	5.7m × 4.7m	18'0" × 15'7"
Bath	3.5m × 1.9m	11'6" × 6'3"
Master Bedroom	4.6m × 3.9m	15'3" × 12'1"
Bedroom 2	3.6m × 2.7m	12'0" × 9'0"

Disclaimer

Floor plans and measurements whilst believed to be correct are for information purposes only and there may be some discrepancy from time to time. Square and Crescent Limited therefore disclaim any liability as to their accuracy and any purchaser must satisfy themselves.

General Fixtures & Fittings

All original sash and case windows overhauled and draught proofed with new nickel ironmongery. All door ironmongery to be nickel. Radiators installed to main areas to be 'traditional' style steel multicolumn in white painted factory finish. Radiators to be installed in all bathrooms and en suites. Switch plates and sockets to be slimline satin chrome. Bosch Worcester condensing combi boilers.

Common Entrance Vestibule

Entrance matting with porcelain tiling to main ground floor area, with feature pendant lighting. Period paint colours to walls and doors, with skirtings and architraves in period white satin paint. Satin chrome numbers to individual flat entrance doors. Recessed LED down lights with wall lights on stair walls, controlled by movement sensors. Luxury wool carpet fitted to stairs and landings. Refurbished balustrades with satin varnish to natural timber handrail and painted metal balusters.

Front Entrance Doors

Solid core traditional timber doors painted in black gloss with polished brass ironmongery. Video entry phone at main entrance doors. Hard wired alarm system and external lighting to lower ground floor entrances.

Private Entrance Halls

Engineered wide board oak timber flooring with brushed natural oil finish. Skirting, architraves and Georgian panelled doors all painted white. Walls painted in subtle period colour. Recessed LED lighting.

Kitchens

Engineered wide board oak timber flooring with brushed natural oil finish. Skirting, architraves and Georgian panelled doors all painted white. Recessed LED down lights. High-end contemporary German kitchen with minimal handle less design and stylish matt finish to doors and drawers. Appliances by Siemens.

Living Rooms

Engineered wide board oak timber flooring with brushed natural oil finish. Skirting, architraves and Georgian panelled doors all painted white. Walls painted in soft period colour. Ceilings painted white with single pendant fitting. Decorative Georgian style corning installed and in some flats, decorative Dado panelling around walls. Feature gas fires with decorative mantelpiece and contemporary slate hearths.

Bedrooms

Luxury wool carpets. Skirting, architraves and Georgian panelled doors all painted white. Walls painted in soft period colour. Ceilings painted white with single pendant fitting. Decorative Georgian style corning installed or restored where possible. Restored original decorative fireplaces.

Bathrooms & En Suites

Luxury German sanitary ware and brassware throughout. Electric matt under floor heating and porcelain tiles to floors and walls. Dual fuel polished chrome towel radiators. Recessed LED lighting and bespoke storage.

Structured Cabling

Each flat will benefit from an integrated cabling system providing telephone, broadband, Sky & Digital TV distribution in all principal rooms with audio visual functionality, such as 5.1 surround sound, in the main living room. 5Amp light circuit in living rooms and master bedrooms.

Terrace/Garden/Parking

Ground floor flats will each have a private terrace with direct access to a private parking space. Lower ground floor flats will each have a private garden area with direct access to a private parking space. All external areas to have external porcelain tile finish.

Cellars

Underground storage cellars with lighting available with certain flats.

Disclaimer

Whilst at the time of publication every care has been taken to ensure the accuracy of the above information, the final specification may be subject to change and does not form part of any contract.

PLOT	TYPE	FLOOR	BEDROOMS	PRICE
35A	APARTMENT PARKING & TERRACE	LOWER GROUND	2	SOLD
35/1	APARTMENT PARKING & TERRACE	GROUND	1	SOLD
35/2	APARTMENT	1ST	2	SOLD
35/3	APARTMENT	1ST	2	SOLD
35/4	APARTMENT	2ND	2	SOLD
35/5	APARTMENT	2ND	2	SOLD
35/6	APARTMENT MEZZANINE	3RD	2 + MEZZANINE	SOLD
35/7	APARTMENT MEZZANINE FLOOR	3RD	2 + MEZZANINE	SOLD
37A	APARTMENT PARKING & TERRACE	LOWER GROUND	2	SOLD
37	APARTMENT PARKING & TERRACE	GROUND	2	SOLD

ADDITIONAL PARKING SPACES AVAILABLE

