



# The Dean

Edinburgh

2 & 3 bedroom apartments



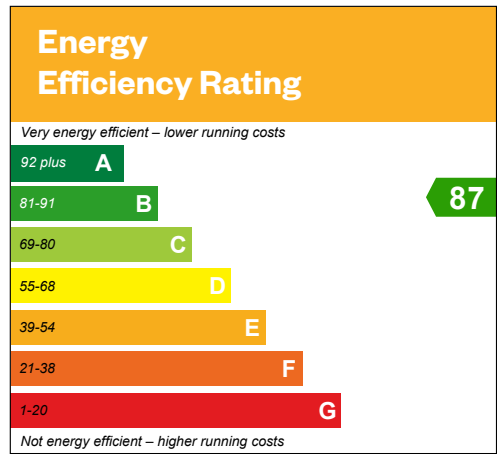
Computer generated image of The Dean Apartments



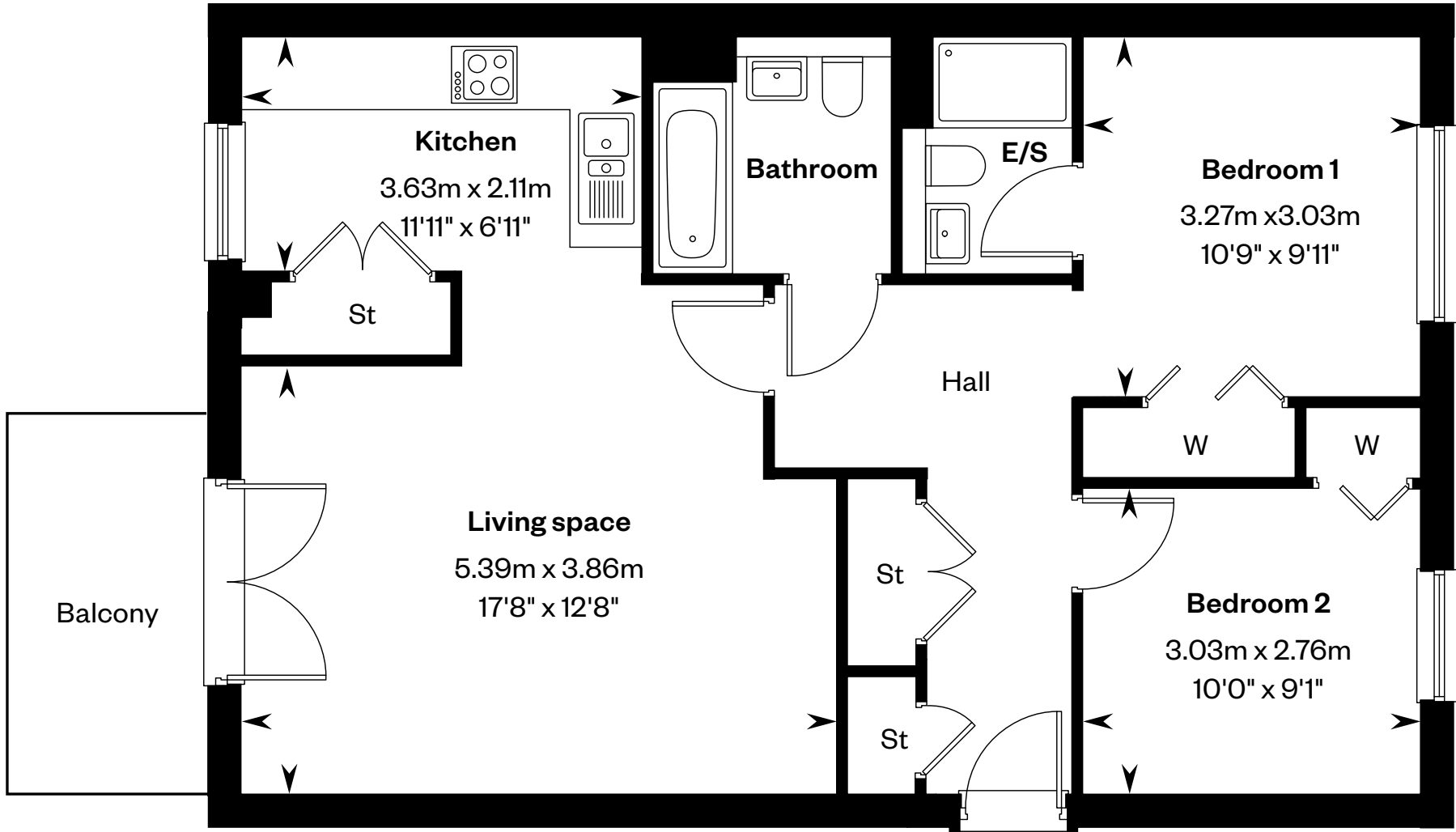
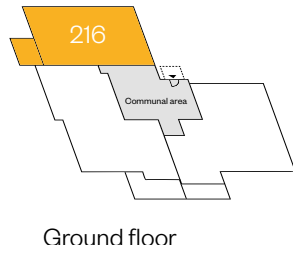
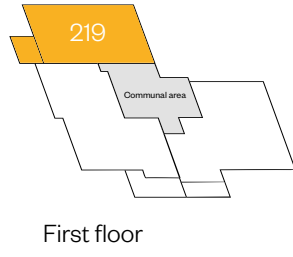
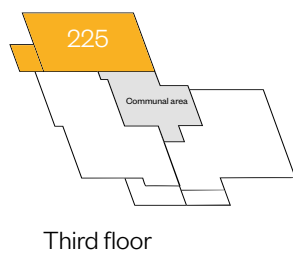
# The Dean

## 2 bedroom apartments

Plots – 216, 219, 222, 225



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



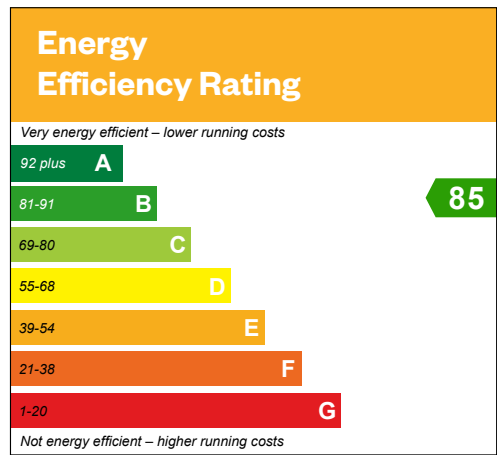
Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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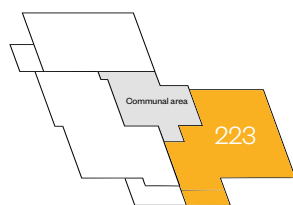
# The Dean

## 3 bedroom apartments

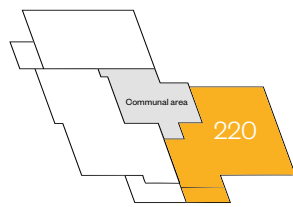
Plots – 214, 217, 220, 223



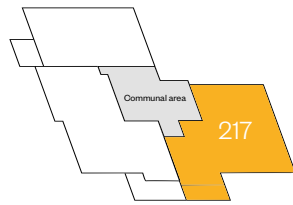
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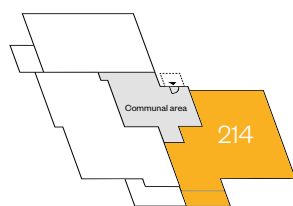
Third floor



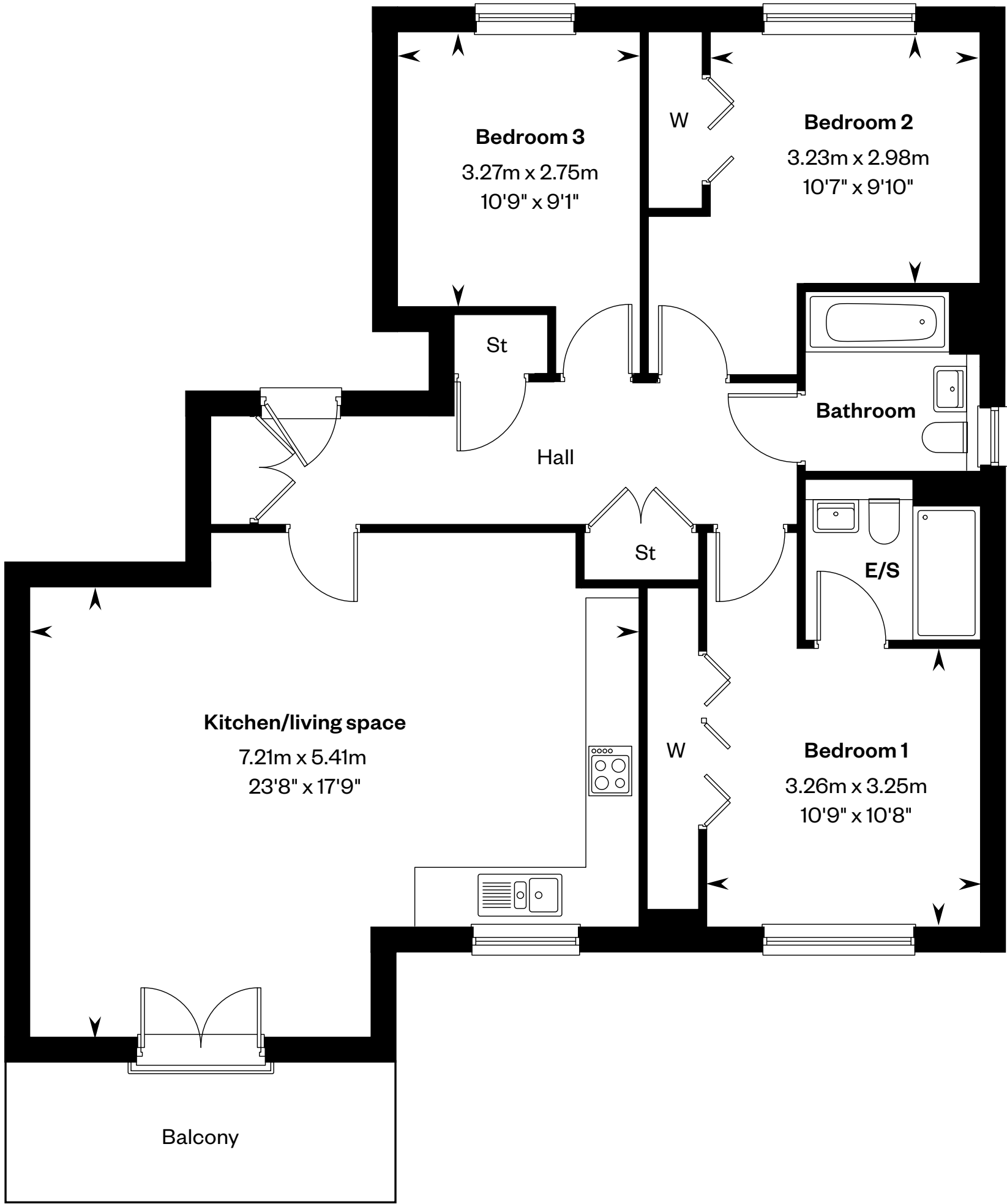
Second floor



First floor



Ground floor



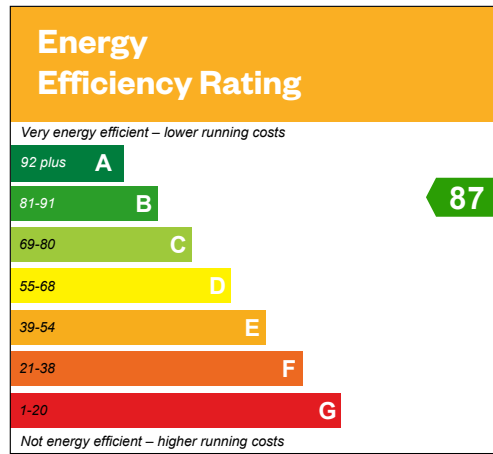
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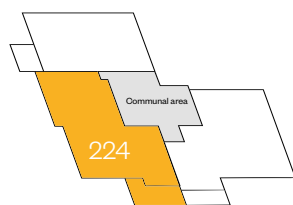
# The Dean

## 3 bedroom apartments

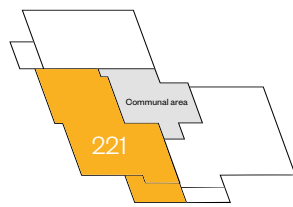
Plots – 215, 218, 221, 224



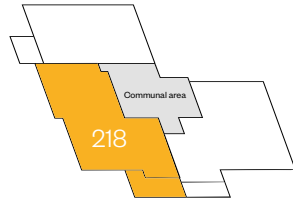
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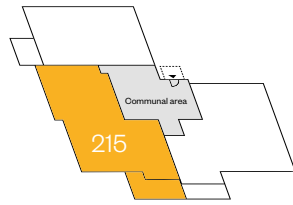
Third floor



Second floor



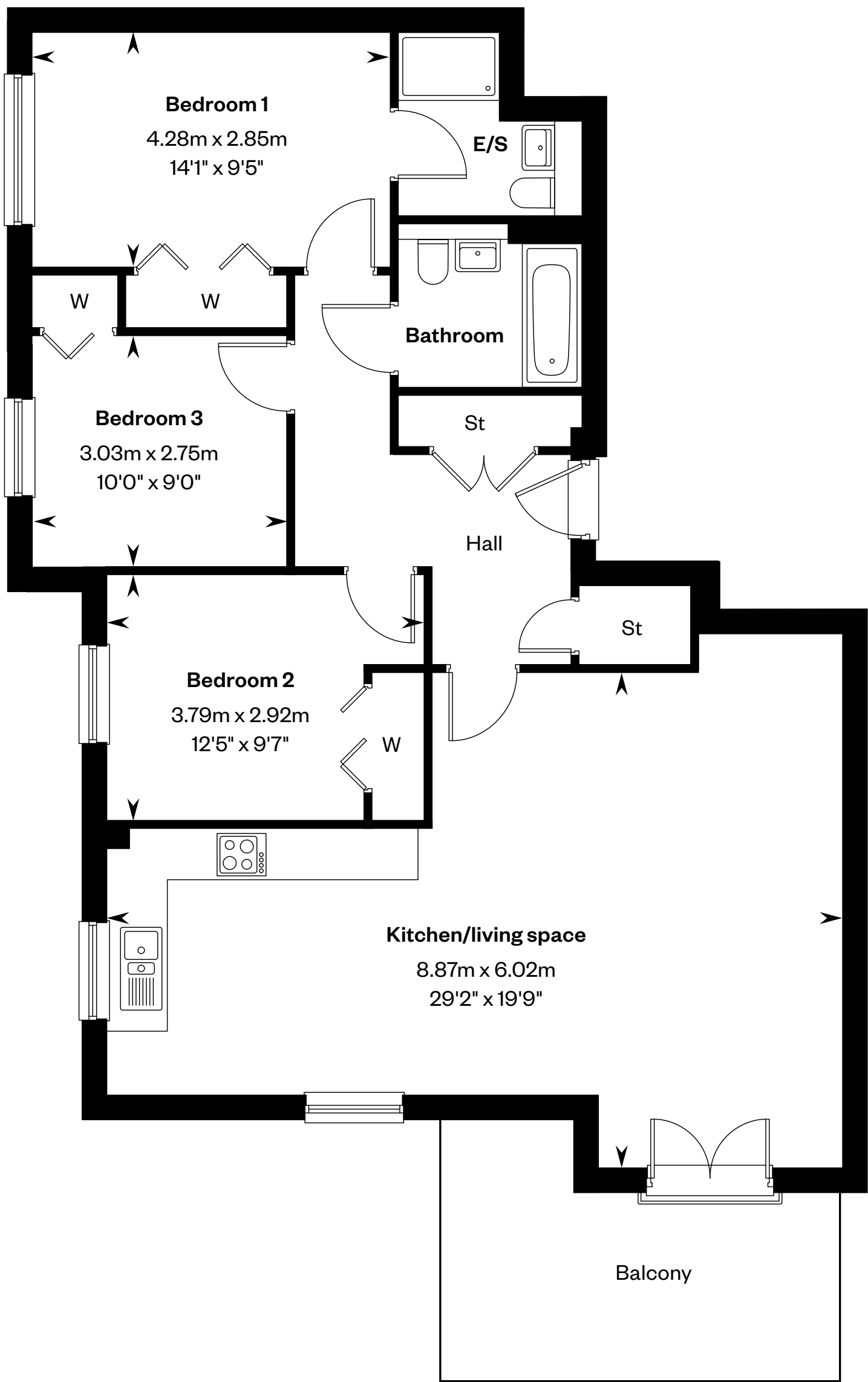
First floor



Ground floor

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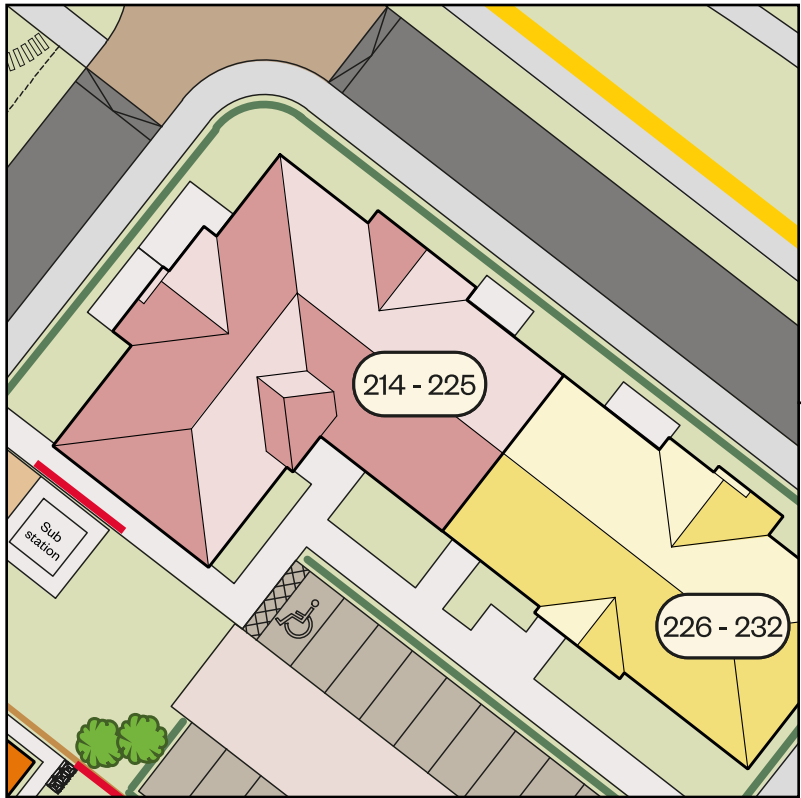
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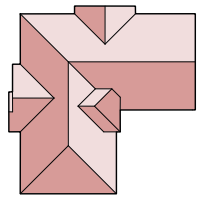
# West Craigs

## The Dean apartments



### The Dean apartments

2 & 3 bedroom apartments



- Denotes development boundary
- Denotes 1.8m timber fence
- Denotes retaining wall
- Please speak to a Sales Advisor for plot specific details
- Denotes hedging
- Denotes 1.8m anstone wall with piers and timber in-fill panels
- Denotes 600mm retaining wall



The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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# West Craigs

## Apartments specification

### Kitchen

- Stylish studio designed kitchen
- Metallic telescopic cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch single multi function fan assisted oven
- Bosch washer dryer (as design dictates)
- 1½ bowl granite sink and drainer in kitchen

### Bathrooms & en suites

- White Laufen Pro WC and wash basin
- White Carron bath
- Vado Life taps and bath mixer
- Vado thermostatic showers to en suites
- Chrome finished shower enclosures
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats

### Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish to skirtings and facings
- White satin finish to internal pass doors
- French doors to balcony/terrace (as design dictates)
- Contemporary lever style door handles

### Wardrobe

- Bi-fold doors to bedrooms (as design dictates)

### Electrical

- Downlighters to bathroom and en suites (as design dictates)
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting provided to external doors
- Shaver socket (as design dictates)
- TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom (as design dictates)
- PV panels fitted to the roof (as design dictates)

### Security & safety

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to master bedroom
- Communal entrance point to stairwells fitted with fob-operated multi-point locking device
- Door entry system
- Burglar alarm to ground floor

### Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Thermostatic heating controls

### Externals

- uPVC double-glazed windows
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Apartment blocks feature composite apartment entrance doors with 3-point locking system





Stock photography



# Welcome to your new home

Cala Homes at West Craigs,  
Turnhouse Road,  
EH12 OAX

[Click here to arrange your viewing](#)



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