

# Queensferry Heights

Kellet apartments 1 & 2 bedroom apartments



# A breath of fresh air

Situated within walking distance of Port Edgar and with terrific views across the Firth of Forth, Queensferry Heights offers a superb location just one mile from the main street.

Whether you are in search of an easy commute to the capital or simply a move towards a more relaxed way of life, our selection of apartments is perfectly placed for the height of contemporary living.



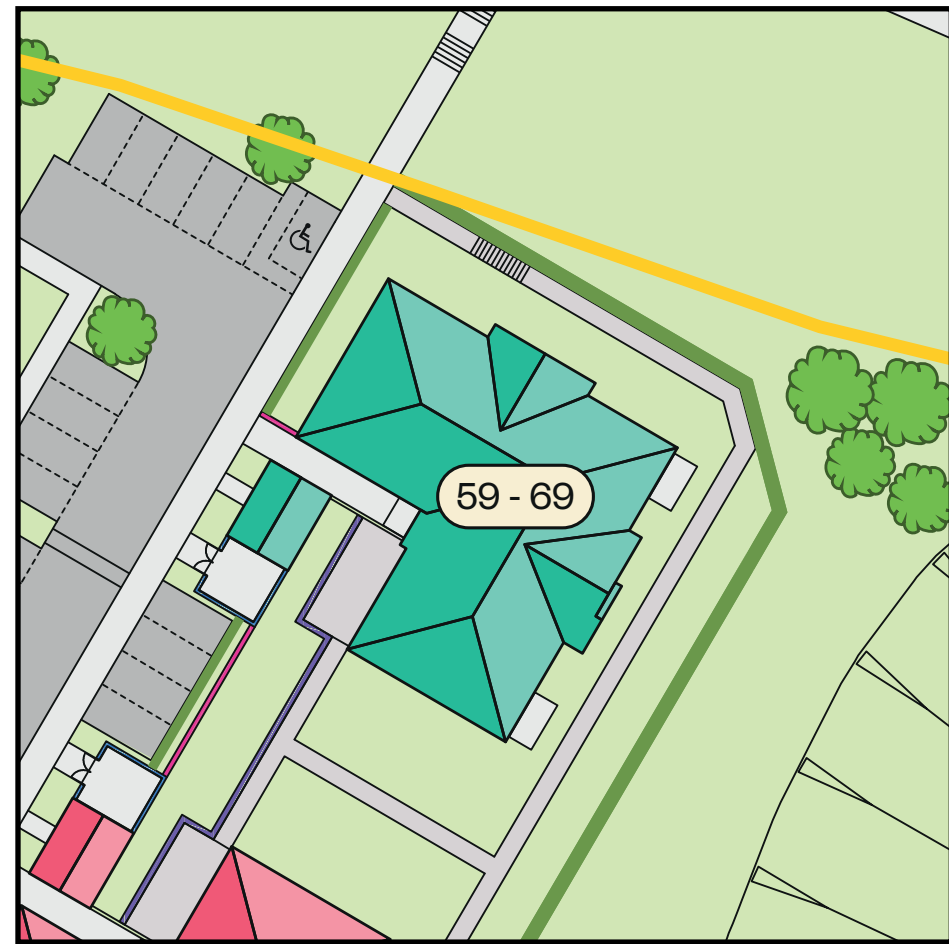
# Homes built with you in mind

From the latest built-in kitchen appliances to stylish en suites, each property boasts light and spacious interiors with a high quality specification throughout. Our low maintenance apartments are ideal for first time buyers or downsizers alike.



# Queensferry Heights

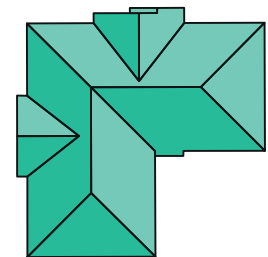
Kellet apartments



Computer generated image of Blewbury Apartments

## Kellet apartments

Plots 59 - 69



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. V: Visitor parking space.

[Click here for current availability and prices](#)



# Kellet apartments

Lower ground floor

Apartment type C1

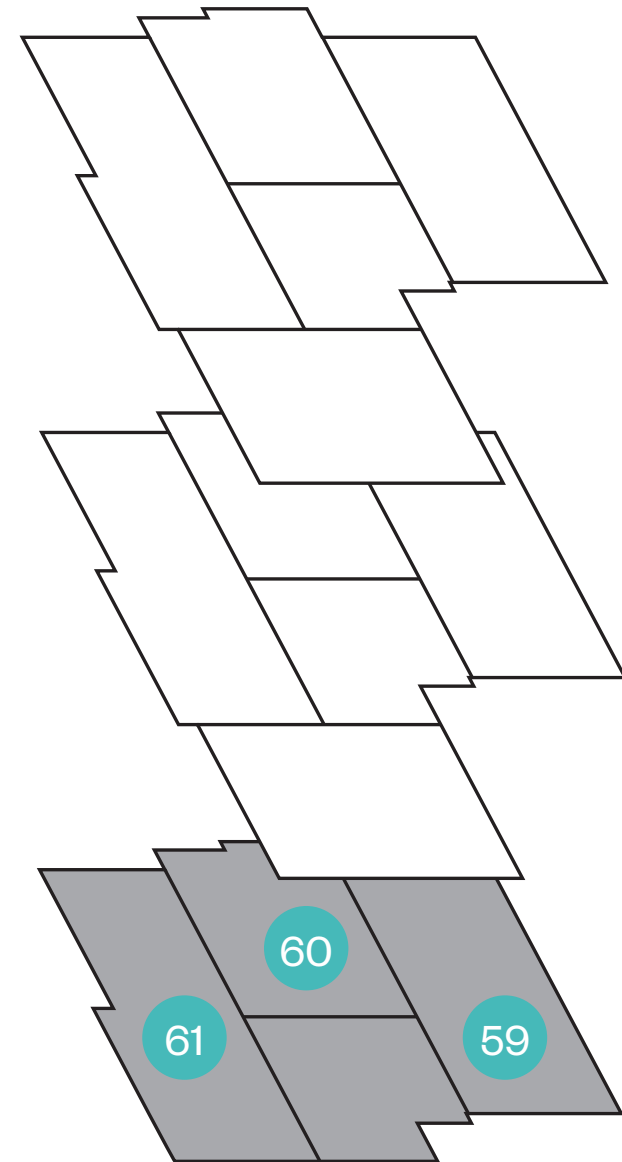
Plot 59

Apartment type C2

Plot 60

Apartment type C3

Plot 61



# Kellet apartments

Upper ground floor

Apartment type C1

Plot 62

Apartment type C2

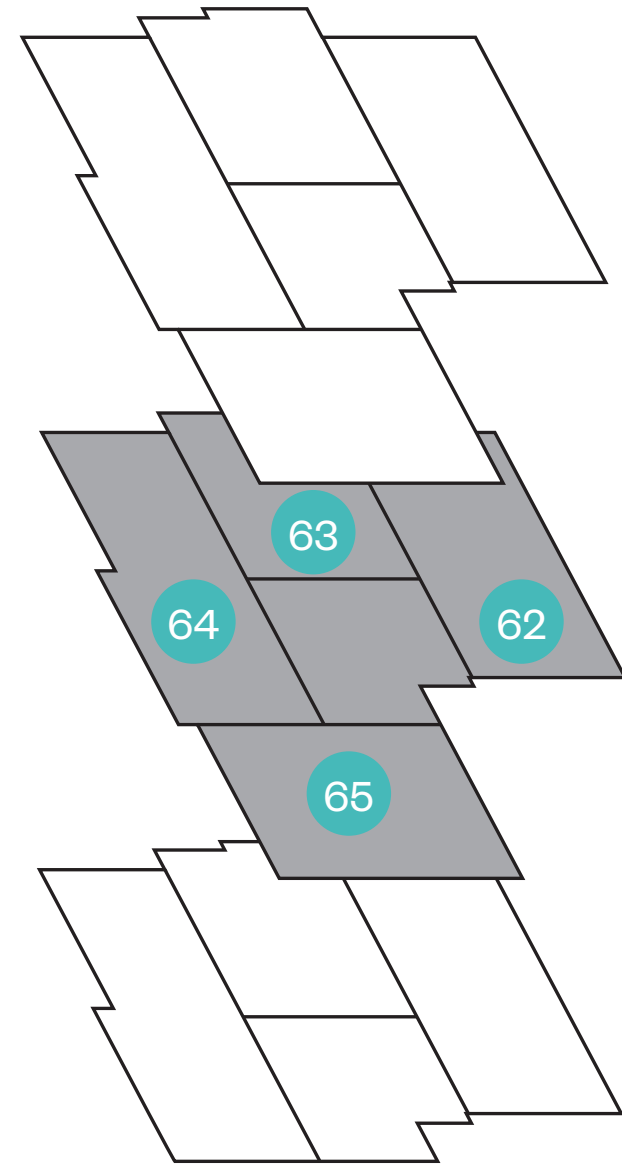
Plot 63

Apartment type C3

Plot 64

Apartment type C4

Plot 65



Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

# Kellet apartments

First floor

Apartment type C1

Plot 66

Apartment type C2

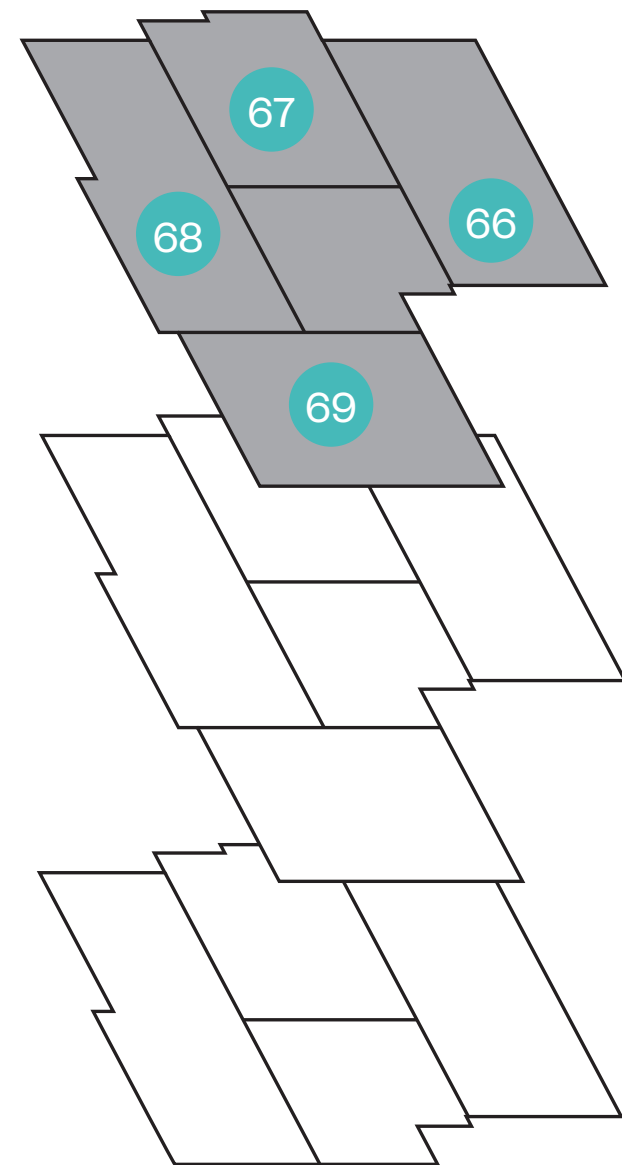
Plot 67

Apartment type C3

Plot 68

Apartment type C4

Plot 69



Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.



# Queensferry Heights

Apartment specification





# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, every aspect of your apartment is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



# Queensferry Heights

## Apartments specification

### Kitchen

- Stylish studio designed kitchen
- Metallic telescopic cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric 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 kitchen, 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)

### 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 fitted to apartment type C4

### 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



Queensferry Heights,  
Bo'ness Road,  
South Queensferry,  
EH30 9DZ

For more information 

**CALA.CO.UK**



Stock photography

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