

# Cramond Buildings

## Apartment 1: Lower ground floor, 2 bedroom apartment



A lower ground floor apartment with two bedrooms, open plan kitchen, living, dining space with separate laundry room.

The principal bedroom has an ensuite shower room and a main bathroom completes the space.

Lift access from the ground floor.

The apartment also has a private garden with terrace and allocated car parking, please check with your sales agent for details.

Net Internal Area	96.80 m <sup>2</sup>	1042 sq ft
Living/Dining Room	6.03m x 4.46m	19'9" x 14'8"
Kitchen	2.51m x 2.32m	8'3" x 7'7"
Bedroom 1	3.95m x 3.05m	12'12" x 10'0"
Ensuite	1.73m x 1.82m	5'8" x 5'12"
Bedroom 2	3.68m x 2.64m	12'0" x 8'8"
Bathroom	2.12m x 1.72m	6'11" x 5'8"
Hallway	1.67m x 6.76m	5'5" x 22'2"
Laundry	1.46m x 2.25m	4'9" x 7'5"

**PLEASE NOTE:** Measurements are approximate and prepared from preliminary plans.



Front elevation



Rear elevation



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#### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

May 2021

# Cramond Buildings

## Apartment 2: Ground floor, 2 bedroom apartment



A ground floor apartment with two bedrooms, open plan kitchen, living, dining space with balcony and separate laundry room.

The principal bedroom has an ensuite shower room and a main bathroom completes the space.

Allocated car parking, please check with your sales agent for details.

Net Internal Area	96.96 m <sup>2</sup>	1044 sq ft
Living/Dining Room	6.03m x 4.46m	19'9" x 14'8"
Kitchen	2.51m x 2.26m	8'5" x 7'5"
Bedroom 1	3.78m x 3.06m	12'5" x 10'0"
Ensuite	1.73m x 2.03m	5'8" x 5'12"
Bedroom 2	3.66m x 2.61m	12'0" x 8'7"
Bathroom	2.14m x 1.72m	7'0" x 5'8"
Hallway	1.62m x 4.73m	5'4" x 15'6"
Laundry	1.43m x 2.23m	4'8" x 7'4"
Balcony	5.92m x 0.79m	19'5" x 2'7"

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May 2021



# Cramond Buildings

## Apartment 3: First floor, 2 bedroom apartment



A first floor apartment with two bedrooms, open plan kitchen, living, dining space with balcony and separate laundry room.

The principal bedroom has an ensuite shower room and a main bathroom completes the space.

Lift access from the ground floor.

Allocated car parking, please check with your sales agent for details.

Net Internal Area	96.12 m <sup>2</sup>	1035 sq ft
Living/Dining Room	6.03m x 4.40m	19'9" x 14'5"
Kitchen	2.51m x 2.28m	8'3" x 7'6"
Bedroom 1	3.93m x 3.07m	12'11" x 10'1"
Ensuite	1.73m x 1.82m	5'9" x 5'12"
Bedroom 2	3.65m x 2.60m	11'12" x 8'6"
Bathroom	2.12m x 1.72m	6'11" x 5'8"
Hallway	1.62m x 6.44m	5'3" x 21'2"
Laundry	1.43m x 2.23m	4'8" x 7'4"
Balcony	5.92m x 0.82m	19'5" x 2'8"

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May 2021

# Cramond Buildings

## Apartment 4: Second floor, 2 bedroom apartment



The penthouse apartment with two bedrooms, open plan kitchen, living, dining space and separate laundry room.

The principal bedroom has an ensuite shower room and a main bathroom completes the space.

Lift access from the ground floor.

Allocated car parking, please check with your sales agent for details.

Net Internal Area	95.63 m <sup>2</sup>	1029 sq ft
Living/Dining Room	6.03m x 4.40m	19'9" x 14'5"
Kitchen	2.51m x 2.27m	8'3" x 7'6"
Bedroom 1	3.93m x 3.07m	12'11" x 10'1"
Ensuite	1.82m x 2.03m	5'12" x 6'8"
Bedroom 2	3.65m x 2.59m	11'12" x 8'6"
Bathroom	2.11m x 1.72m	6'11" x 5'8"
Hallway	1.60m x 6.44m	5'3" x 21'2"
Laundry	1.43m x 2.20m	4'8" x 7'3"

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