



**HENDERSON
PLACE**

A development by

SQUARE & CRESCENT

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INDUSTRIAL HERITAGE WITH MODERN STYLE



▲ EXTERIOR CGI



INTRODUCTION

Welcome to Henderson Place; an opulent collection of 42 stylish and contemporary 1, 2 & 3 bedroom apartments, including 2 penthouses. The development is set at the confluence of three compelling areas in central Edinburgh; the New Town, Stockbridge and Canonmills.

This innovative new build retains a distinct industrial appearance, while the apartments have been carefully designed to offer modern, functional living spaces. There's even an inviting common rooftop terrace to be enjoyed by all residents.





DESIGN

Blending an industrial aesthetic with the many advantages of a new build home, Henderson Place boasts a fascinating heritage.

The development is located on the former site of the Silvermills Tram Depot, and the scheme architects have thoughtfully incorporated elements of this industrial past in creative and unique ways.

A minimalist palette of quality materials has been meticulously selected, with careful attention to their arrangement and aesthetic.

URBAN STYLE MEETS MODERN SOPHISTICATION



▲ EXTERIOR CGI



INDUSTRIAL ELEGANCE

The primary façade material is red brick, accented with concrete stringer courses used to articulate the building's levels, enhanced by cleverly thought out cladding elements in dark grey tones.

Complimenting this are a series of 'crittall' style windows and contemporary floor-to-ceiling single glazed panel doors, paying homage to the building's industrial past.



ROOFTOP OASIS

In addition to private terraces and ground floor common gardens, experience premium urban living on the tranquil rooftop garden. Shared by all residents, this beautifully designed terrace offers the perfect space for relaxing, socialising, and enjoying the outdoors on your doorstep.

SPACIOUS REFINEMENT

Residents will especially enjoy the generous 2.4m high ceilings, increasing to 2.8m in the ground floor duplexes, along with the floor-to-ceiling windows that flood the apartments with natural light.



▲ LIVING ROOM CGI



▲ BEDROOM CGI





▲ BATHROOM CGI



SPECIFICATION

GENERAL

- 10 year Build Zone new home warranty suitable for mortgage lenders issued with all properties
- Common parts managed by property factor
- Common Roof terrace access for all properties
- Common Cycle storage for all properties
- Lift access to all floors
- Generous private storage within properties
- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- High quality Frelan ironmongery throughout
- Fully fitted wardrobes to certain rooms
- BT High Speed Fibre Broadband
- Wide plank scratch and water resistant oak effect flooring in halls, kitchens, living areas and cupboards with 25 year manufacturer's warranty
- Bespoke fitted wardrobes in certain bedrooms, please refer to floor plans

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- LED kitchen under unit lighting
- Feature LED lighting in principal en-suite
- External lighting to upper terraces
- High quality low profile screwless matt white switches and sockets in living areas, kitchen, halls and bedrooms
- Integrated USB charging in certain power sockets
- High quality low profile white plastic switches and sockets to stores and utility room (where applicable)
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites

HEATING & VENTILATION

- Heating and hot water from centralised air source heat pumps with heat meters for each property
- 24/7 digital heating controls
- Electric underfloor tile heating within principal en-suite with 24/7 controls
- Contemporary flat panel designer radiators in living areas, kitchens, bedrooms and halls, with TRVs
- Tall electric towel radiators in bathrooms and en-suites
- Mechanical ventilation with heat Recovery (MVHR)

SAFETY & SECURITY

- Video Door Entry to all properties off common stairs
- Multi point locking system and door viewer to property front doors
- Mains wired interlinked smoke and heat detectors
- Mains wired Carbon Dioxide monitor

KITCHENS

- German kitchens by Nolte with integrated appliances to all properties including:
- Siemens fan oven
- Siemens combination microwave/oven to certain properties
- Siemens fridge freezer, Liebherr in studios
- Siemens dishwasher
- Siemens 4 zone induction hob as standard, flex induction hob in studios
- Integrated extractor
- Silestone solid surface worktop
- Feature tiled splash back
- Undermounted sink
- LED under unit lighting
- Utility areas plumbed and wired for washing machines and condensing driers where possible

BATHROOMS & EN-SUITES

High quality contemporary bathrooms and en-suites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels
- Crosswater vanity units with ceramic basins in en-suites
- Duravit ceramic basins to all Bathrooms
- Large low profile shower trays with framed glazed screens
- Brushed nickel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors with LED feature lighting and demister pads in principal en-suite
- Aqualla framed mirror with demister pad in all bathrooms
- Porcelain tiles on floors and full height on certain walls
- Electric underfloor tile heating with 24/7 controls in principal en-suite

AUDIO VISUAL

All properties are wired for the following:

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





AREA

Henderson Place sits at the nexus of three enticing areas: The UNESCO World heritage zone of the New Town, villagey Stockbridge and the more residential Canonmills.

With excellent transport connections on your doorstep, shopping at St James Quarter and George Street and an abundance of attractive green spaces are only ten minutes away.

Stroll down stately Dundas Street, nearby in the heart of the New Town, and enjoy its array of art galleries, cafés, antique shops, bars, coffee shops and restaurants.

Also close by is the charming Water of Leith and bustling independent foodie hub that is Stockbridge Market held each Sunday.

ALL ON YOUR DOORSTEP





ART, ARCHITECTURE & CULTURE

There are a wealth of cultural attractions within easy striking distance. The Scottish National Gallery and Scottish Gallery of Modern Art are both nearby.

St Stephen's Theatre is on your doorstep, a popular Edinburgh Fringe venue housed in a former church that dates to the 1820s, while Edinburgh Playhouse Theatre is just 15 minutes' walk away, and the Royal Botanic Gardens a 12 minutes' walk.



SHOPPING

There's a tonne of prime shopping outlets all within a 15-minute walk. Take your pick from St James Quarter and Princes Street for high street names, to the likes of Multrees Walk, a designer enclave complete with Scotland's only Harvey Nichols, which is brimming with luxury brands. Then there's George Street which is packed with independent shops and boutiques, alongside brands including Anthropologie, Jo Malone and The White Company.

Locally, as well as several high street brands, Stockbridge has a great selection of independent shops and boutiques. From jewellers and gift shops to second hand and gourmet food shops – all your shopping needs are catered for in this compact and highly walkable neighbourhood.





DINING & DRINKING

When it comes to nights out Stockbridge has you covered. You're spoilt for choice with dining options, including such gems as The Tollhouse, Skua and The Scran and Scallie.

You're never too far away from a clutch of cosy, atmospheric pubs and chic bars. Some local highlights include the Cumberland Bar, The St Vincent, Bacco Wine, the Bailie and The Raeburn.

Café society is alive and well in Stockbridge. For a caffeine fix, a tempting slice of cake and perhaps a light bite, try the New Town Deli, the Fortitude Coffee or Cuckoos Bakery.



HEALTHY LIVING

Of course, there are plenty of ways to work off all such indulgence. There's a gamut of fitness and wellbeing options in the area including the Glenogle Swim Centre, F45 Stockbridge, Tribe Stockbridge Gym and Tribe Yoga New Town.

For participation sports you're spoilt for choice with The Grange Club offering cricket, hockey, tennis, and squash. For the rugby lover there's both Edinburgh Academicals and Heriots close by.



GET OUTDOORS

Nearby you'll find beautiful green spaces abound here providing plenty of opportunities to stretch your legs, breathe in fresh air and exercise to your heart's content. On your doorstep you'll find the pleasant King George V Park, the peaceful and relaxing Royal Botanic Garden and the adjoining Inverleith Park.

Nearby you'll also find the Water of Leith, a beautiful riverside walk and cycleway that stretches for 12 miles along some stunning scenery. For those wanting to cycle further afield you can jump on cycle route 75, the Clyde to Forth cycle route. Just a little further afield you'll reach Princes Street Gardens, with its beautifully manicured gardens, floral clock, St Margarets Well, the elaborate Ross Fountain and a series of attractive monuments, all lying in the shadow of Edinburgh Castle.



EDUCATION

There are several reputable schools and nurseries in the area catering for all ages and abilities. Busy Bees Nursery at Dean Terrace, Arbor Green Nursery, Stockbridge Primary School, Broughton High School and Edinburgh Academy are all within easy walking distance.



LOCATION

RESTAURANTS, BARS & CAFÉS

- 1 The Tollhouse
- 2 Skua
- 3 The Scran and Scallie
- 4 The Cumberland Bar
- 5 St. Vincent Bar
- 6 Bacco Wine
- 7 The Bailie Bar
- 8 The Raeburn
- 9 New Town Deli
- 10 Fortitude Coffee
- 11 Cuckoo's Bakery
- 12 One20 Wine Cafe
- 13 Good Brothers Wine Cellars

HEALTHY LIVING

- 1 Glenogle Swim Centre
- 2 F45 Stockbridge
- 3 Tribe Stockbridge
- 4 The Grange Club
- 5 Edinburgh Academicals Rugby
- 6 Phoenix Fitness

SHOPPING

- 1 St James Quarter
- 2 Multrees Walk
- 3 George Street
- 4 Princes Street
- 5 Raeburn Place

GREEN SPACE

- 1 King George V Park
- 2 Inverleith Park
- 3 Royal Botanic Gardens

EDUCATION

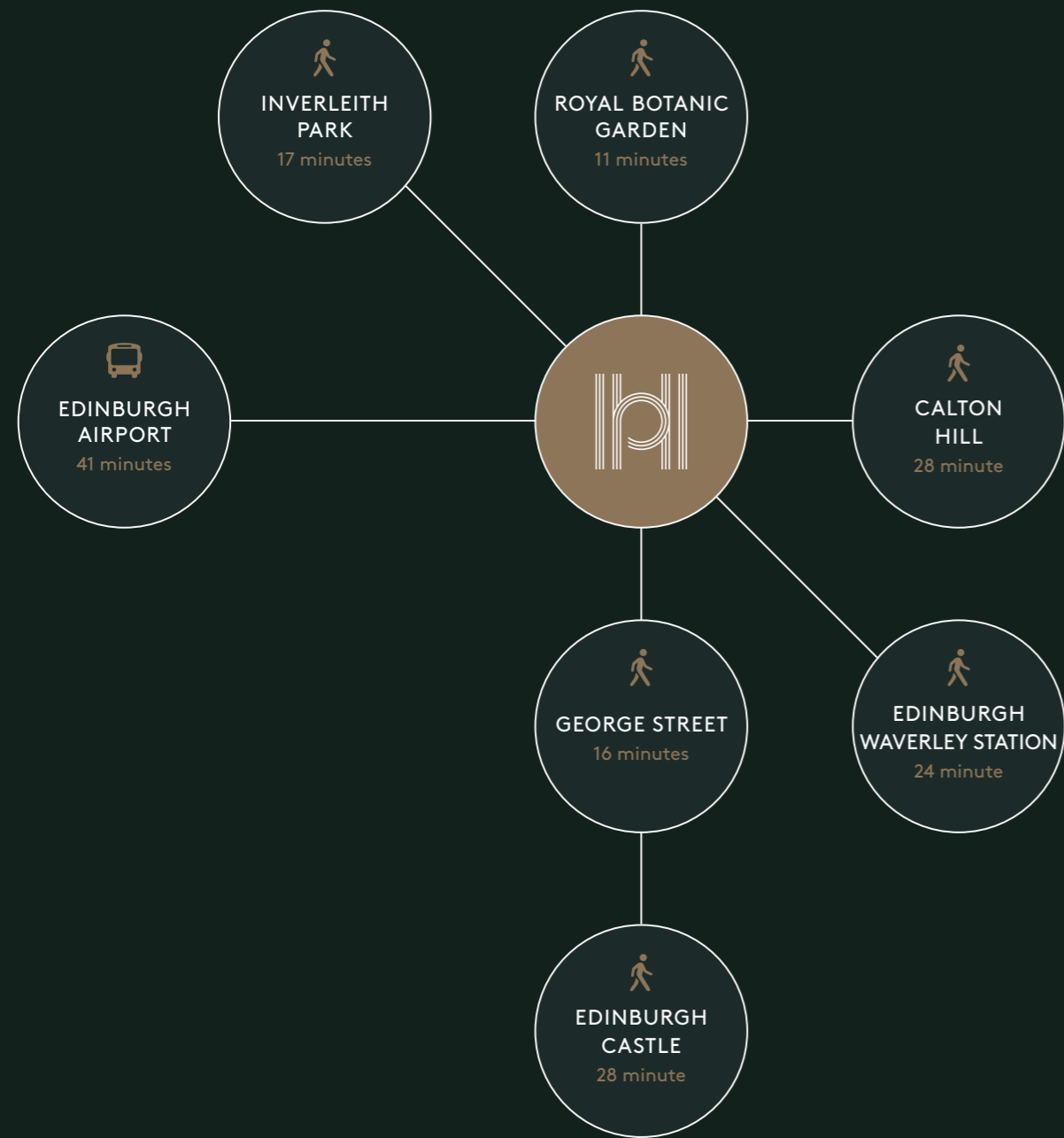
- 1 Busy Bees, Dean Terrace
- 2 Stockbridge Primary School
- 3 Arbor Green Nursery
- 4 Broughton High School
- 5 Edinburgh Academy



CAPITAL CONNECTIONS

Edinburgh is a very well-connected city, with two mainline railway stations, a reliable bus network and a modern tram service which connects the city centre with the airport and the Murrayfield Rugby Stadium.

The Dundas Street bus stop is just around the corner which will whisk you straight into the city centre. The tram or airport stops are a 15-minute walk and Edinburgh Waverley Station is a 19-minute walk.





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.

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