

T | C

THE CALTON



SQUARE & CRESCENT



**THE CALTON
IS
ENERGETIC**



**THE CALTON
IS
TRANQUIL**

OVERVIEW

Twenty two urban high spec, contemporary 1, 2 and 3 bedroom apartments right in the heart of Edinburgh City Centre, with the very best that Edinburgh has to offer on your doorstep.

The Calton offers a rare opportunity to own a high spec new-build property in the heart of town, with the perfect mix of tranquility and energy. Close proximity to both Holyrood Park for relaxation and the historic Royal Mile for city buzz means this development truly offers the best of both worlds.



Computer Generated Image



Computer Generated Image

Externally the development has been carefully blended into its surroundings using a mix of sandstone, buff brick and dark grey cladding which also provides a crisp, modern aesthetic.



Computer Generated Image

Enjoy bright and airy interiors thanks to tall glazing applied to all apartments, letting in light while offering views of the Edinburgh cityscape. All top flats offer kitchens with glazed roof lights to maximise daylight.



Computer Generated Image



Computer Generated Image



Computer Generated Image



Computer Generated Image

Unwind on the ground floor with a good book and relax on your private terrace enjoying the sunset far from the madding crowd.



Computer Generated Image

Chill out on the building's panoramic roof gardens accessed from the third floor, with its artificial grassed and paved areas, and take in the fine views of Calton Hill and Salisbury Crags.



Computer Generated Image

Among the development's unique features is a landscaped open courtyard available to all residents.

ENERGETIC IS LIVING THE CITY LIFE

Make the most of the city's vibrant culinary scene and dine in one of Edinburgh's four Michelin-starred restaurants, enjoy nights out drinking in lively pubs and bars or indulge in some retail therapy in many of the region's best shops and boutiques.





A NATURAL TRANQUILITY

Holyrood Park is right on your doorstep providing countless opportunities to relax. Spend a leisurely day exploring the park, take a gentle hike up Arthur's Seat and then take a stroll inside the Palace of Holyroodhouse to discover some world-class artworks.

Just opposite Holyrood Park is The Meadows which offers something for everyone. It has the biggest play area in the city, large grassed areas to relax on, tennis courts and its own café. Enjoy beautifully landscaped Dunbar's Close Garden, a hidden gem in the heart of the Old Town and just a stone's throw away from The Calton.

A little further afield lies the Royal Botanic Garden of Edinburgh, an oasis of calming greenery that's home to hundreds of rare plants and trees set among 72 acres of stunning scenery. Enjoy a picnic in the adjacent Inverleith Park which offers some of the city's finest views.

Take a stroll or a bike ride along the Water of Leith, a 12 mile-long landscaped river walkway which winds its way through many of the city's scenic highlights, including Saughton Winter Gardens, the Scottish Gallery of Modern Art, Dean Village, Stockbridge and Leith.





ENERGISED RETAIL THERAPY

Princes Street is home to the core of the city centre's high street shopping outlets, all on a thoroughfare offering uninterrupted views of an ancient castle and historic Old Town.

The brand new shopping centre St James Quarter opened in June 2021 with its 80 outlets across four floors including the likes of John Lewis, Zara and H&M.

For more independent shopping check out the boutiques of George Street, which is equally well-loved for its chic fashion brands and the grandeur of its venues such as the Assembly Rooms, the Dome and the Royal Society of Edinburgh.

Multrees Walk is the city's prime destination for designer shopping. Here you can find luxury brands such as Mulberry, Burberry, Max Mara and Harvey Nichols flagship Scottish store.



THE ART OF TRANQUILITY

Located on The Mound, The Scottish National Gallery houses Scotland's national collection of fine art from the early Renaissance to the early 20th century. Take in masterpieces by Raphael, Velázquez and Vermeer to Monet, Cézanne and Van Gogh.

Situated on Queen Street, The Scottish National Portrait Gallery dedicates itself to some of the best portrait artworks in the world encompassing painting, photography, sculpture and film. Discover the people who shaped Scotland's history, from the likes of Mary, Queen of Scots and Bonnie Prince Charlie, to contemporary figures such as Karen Gillan, Alan Cumming and Sir Alex Ferguson.

Uncover the cream of contemporary art at the Scottish Gallery of Modern Art, which is home to over 5,000 modern masterpieces from the 20th century onwards. The two galleries are surrounded by sculptures and public art pieces by Henry Moore, Rachel Whiteread and Barbara Hepworth, complete with Charles Jencks's sweeping piece of environmental art Landform.

ENERGISING NIGHTS OUT

Living in a city that's home to the world's largest arts festival means that you can enjoy some top class theatre year-round. Take your pick of the best performances on show at the Kings, the Royal Lyceum, the Edinburgh Playhouse or discover the best new writing for the stage at the Traverse.

Whatever beats that get you moving, you can be sure to be energised by a raft of musical styles and genres in the city's prime music and dance venues. From soul, jazz and blues to hip hop, folk and techno, the city's rhythm reverberates at the likes of grand venues such as the Usher Hall and the Queen's Hall to more intimate spaces including Cabaret Voltaire, the Shanghai Club and Edinburgh Folk Club.

Cinephiles will find plenty to watch on the capital's big screens. Venues vary from the multiplexes of Vue Cinema in the city centre's Omni Centre to the arthouse settings of the Cameo Cinema and the Edinburgh Filmhouse, both of which screen the best international and independent releases. You will also find the Dominion Theatre in Morningside, famous for its comfy sofas.



TRANQUIL COFFEE

There's no shortage of great cafés to kickback with a revitalising tea or coffee in the capital. Artisan Roast's flagship café on Broughton Street is a popular spot for locals in the know who come here for their award-winning brews.

Serious coffee connoisseurs flock to Union Brew Lab in the Old Town for their authentic brew lab experience. Try ordering one of their exceptional filtered pour-overs here, perhaps accompanied by an indulgent slice of cake from Lovecrumbs.

New on the block in Waverley Mall is Linton & Co which serves prime speciality coffee and luxury brownies. Open from 8am their home-made signature porridges have to be tried to be believed.



LIVELY DINING

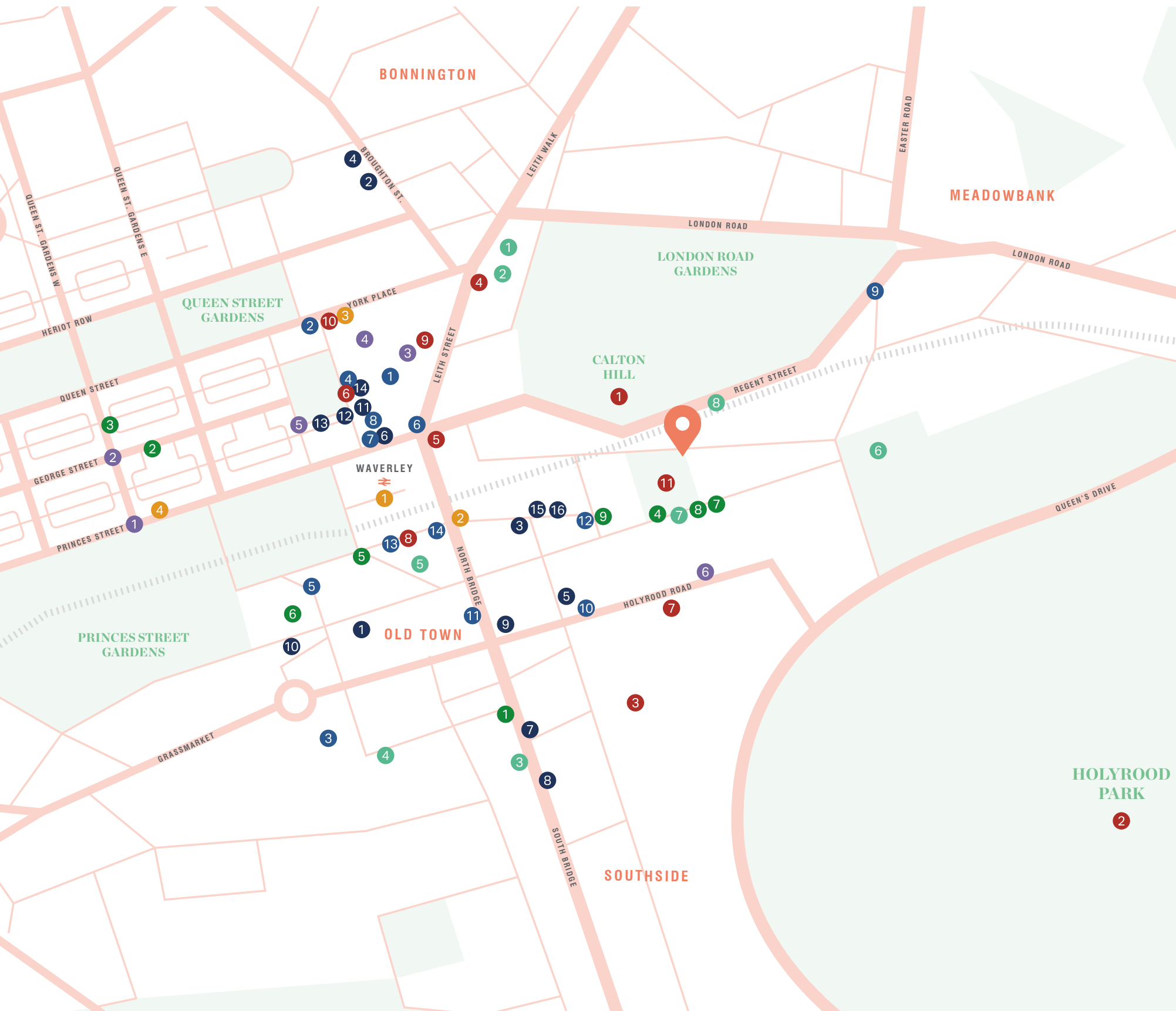
Diners at Amber Restaurant will not only enjoy the best Scottish seasonal cuisine, but can also sample the finest whisky from the restaurant's unrivalled whisky bar, which boasts sought after Single Malts and Blends. Choose from Scottish tapas, succulent beef, fresh, seasonal seafood and vegetarian dishes.

A trendy open plan bar and restaurant in the heart of town, Scott's on Princes Street, is where you'd come for a light lunch, relaxed cream tea or traditional evening meal.

The stunning views of Edinburgh's Castle, The Scott Monument and Princes Street Gardens are hard to beat, while the menu packs a punch with Scottish classics served with modern twists.

Housed in a Georgian townhouse on George Street, The Printing Press pays homage to the capital's rich literary heritage while offering relaxed dining in an elegant, all-day restaurant that champions seasonal, Scottish produce.





LOCATION

THE CALTON
24 – 26 Calton Road, Edinburgh EH8 8DP

RESTAURANTS

- 1 Ondine Restaurant
- 2 Fhior
- 3 La Garrigue
- 4 Pickles
- 5 Lovage
- 6 Number One
- 7 Spoon
- 8 Palmyra Pizza
- 9 Salt Horse Beer Shop & Bar
- 10 Cucina
- 11 Franco Manca
- 12 Wahaca Edinburgh
- 13 Dishoom Edinburgh
- 14 Hawksmoor Edinburgh
- 15 Chop House
- 16 Ronaq

PUBS & BARS

- 1 The Alchemist Edinburgh
- 2 Nightcap
- 3 Frankenstein
- 4 The Register Club
- 5 The Devil's Advocate
- 6 Rabbie's Cafe Bar
- 7 Cask Smugglers
- 8 The Voodoo Rooms
- 9 Regent Bar
- 10 The Holyrood 9A
- 11 The Advocate
- 12 BrewDog DogHouse
- 13 Nor' Loft
- 14 Nrewhemia

SHOPPING

- 1 Princes Street
- 2 George Street
- 3 St James Quarter
- 4 Multrees Walk
- 5 Sainsbury's Local
- 6 Tesco Express

TRANSPORT

- 1 Edinburgh Waverley
- 2 North Bridge (Bus Stop NE)
- 3 Edinburgh Bus Station
- 4 Princes Street tram stop

LEISURE

- 1 Calton Hill
- 2 Arthur's Seat
- 3 AM Fitness
- 4 Nuffield Health
- 5 The Gym Group
- 6 CaveFit
- 7 St. Leonard's Land Swimming Pool
- 8 The Scotsman Picturehouse
- 9 Everyman Edinburgh
- 10 The Stand Comedy Club
- 11 Dunbar's Close Garden

COFFEE HOUSES

- 1 Union Brew Lab
- 2 LOWDOWN
- 3 Cairngorm Coffee
- 4 Canongate Coffee Company Ltd
- 5 The Milkman
- 6 Zebra Coffee Company
- 7 Starbucks Coffee
- 8 Santu Coffee
- 9 Loudons

CULTURE

- 1 Edinburgh Playhouse
- 2 OMNi Centre
- 3 Festival Theatre
- 4 National Museum of Scotland
- 5 Museum on the Mound
- 6 Palace of Holyroodhouse
- 7 Museum of Edinburgh
- 8 Burns Monument



WALKING TIMES FROM THE CALTON



WALKING TIMES FROM THE CALTON



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THE CALTON

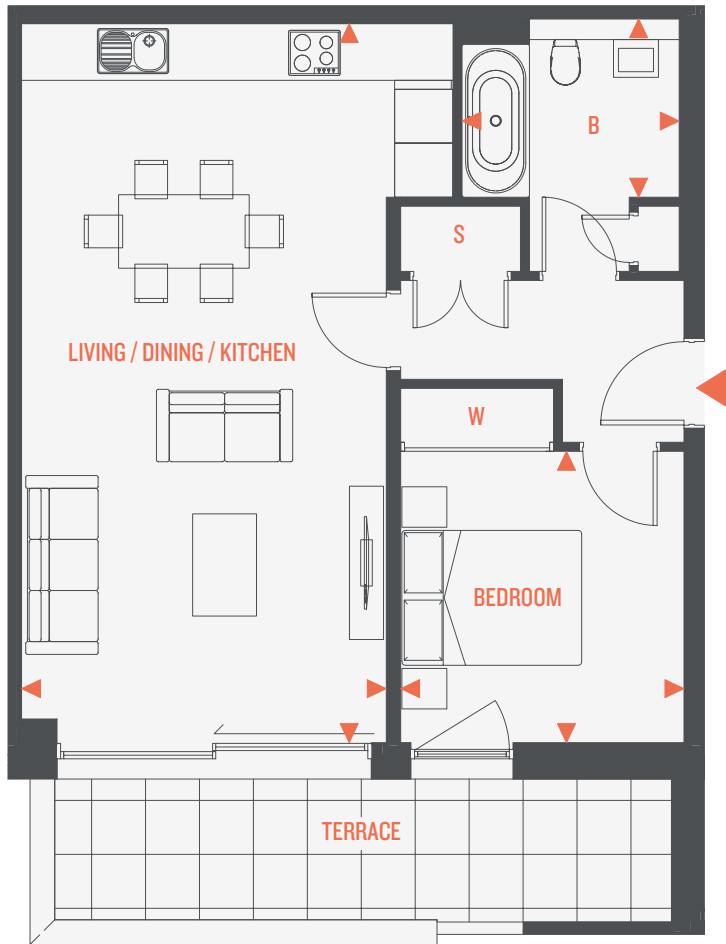
FLOORPLANS

SITE PLAN

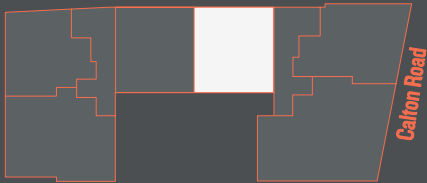


APT. 26/1

One Bedroom | Ground Floor
Total Area: 60m² (646ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.06m x 8.00m	(13'4" x 26'3")
BEDROOM	3.10m x 3.19m	(10'2" x 10'5")
BATHROOM	2.42m x 1.98m	(7'11" x 6'6")

- S

Storage
- W

Wardrobe
- U

Utility
- B

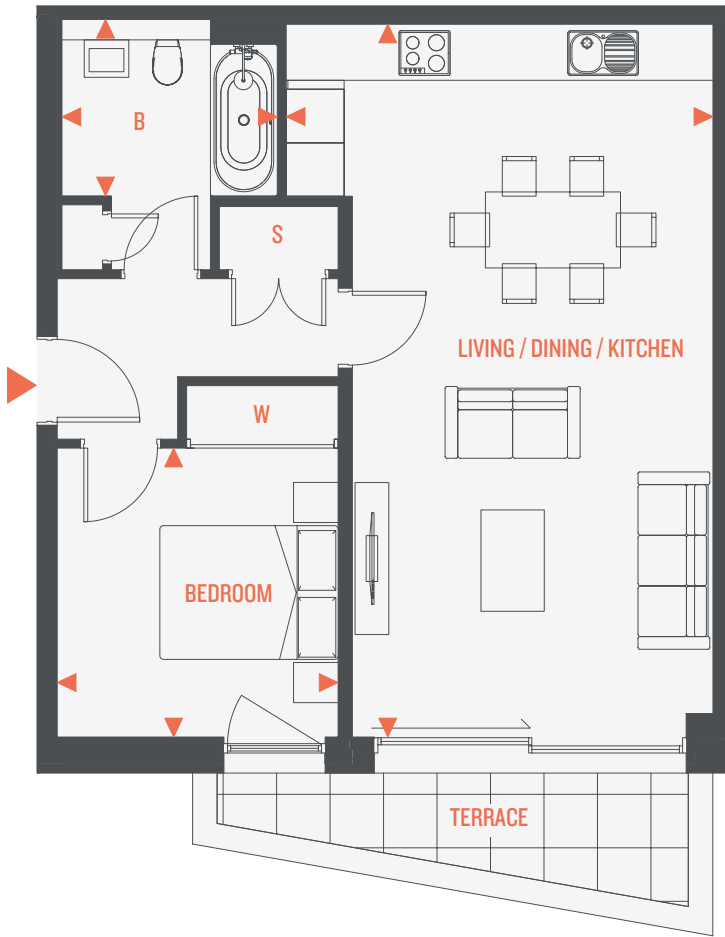
Bathroom
- ES

Ensuite
- ▶

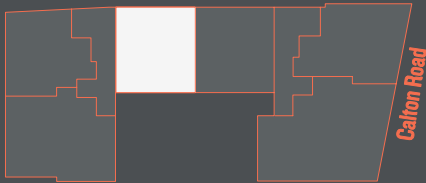
Entrance

APT. 28/3

One Bedroom | Ground Floor
Total Area: 59m² (635ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.79m x 8.00m	(15'8" x 26'3")
BEDROOM	3.10m x 3.19m	(10'2" x 10'5")
BATHROOM	2.42m x 1.98m	(7'11" x 6'6")

- S

Storage
- W

Wardrobe
- U

Utility
- B

Bathroom
- ES

Ensuite
- ▶

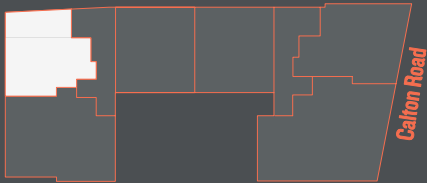
Entrance

APT. 28/1

One Bedroom | Ground Floor
Total Area: 54m² (581ft²)



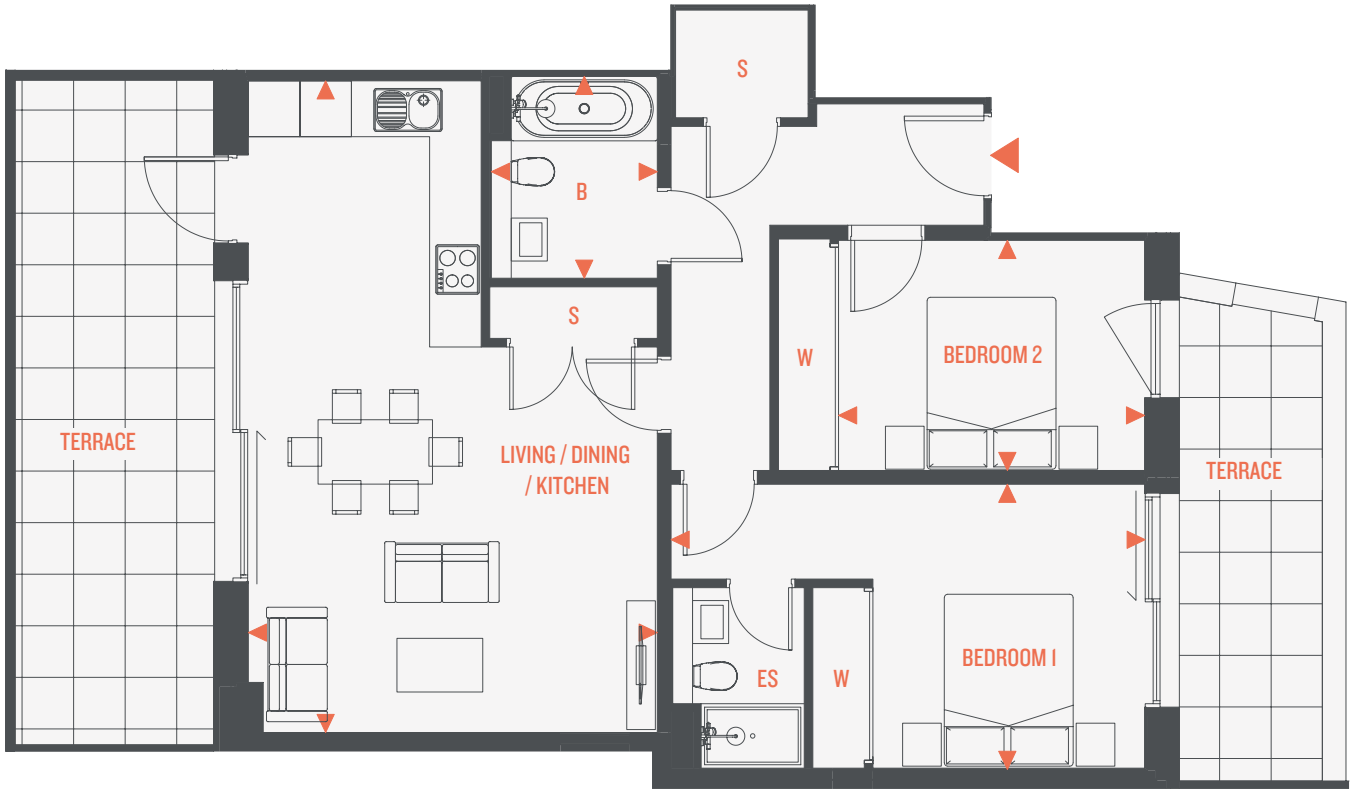
LOCATION



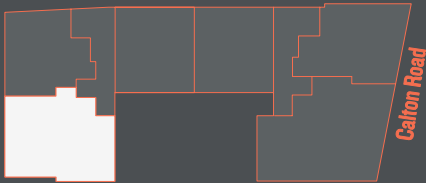
- | | | | |
|---|----------|----|----------|
| S | Storage | B | Bathroom |
| W | Wardrobe | ES | Ensuite |
| U | Utility | ▶ | Entrance |

APT. 28/2

Two Bedroom | Ground Floor
Total Area: 79m² (850ft²)



LOCATION



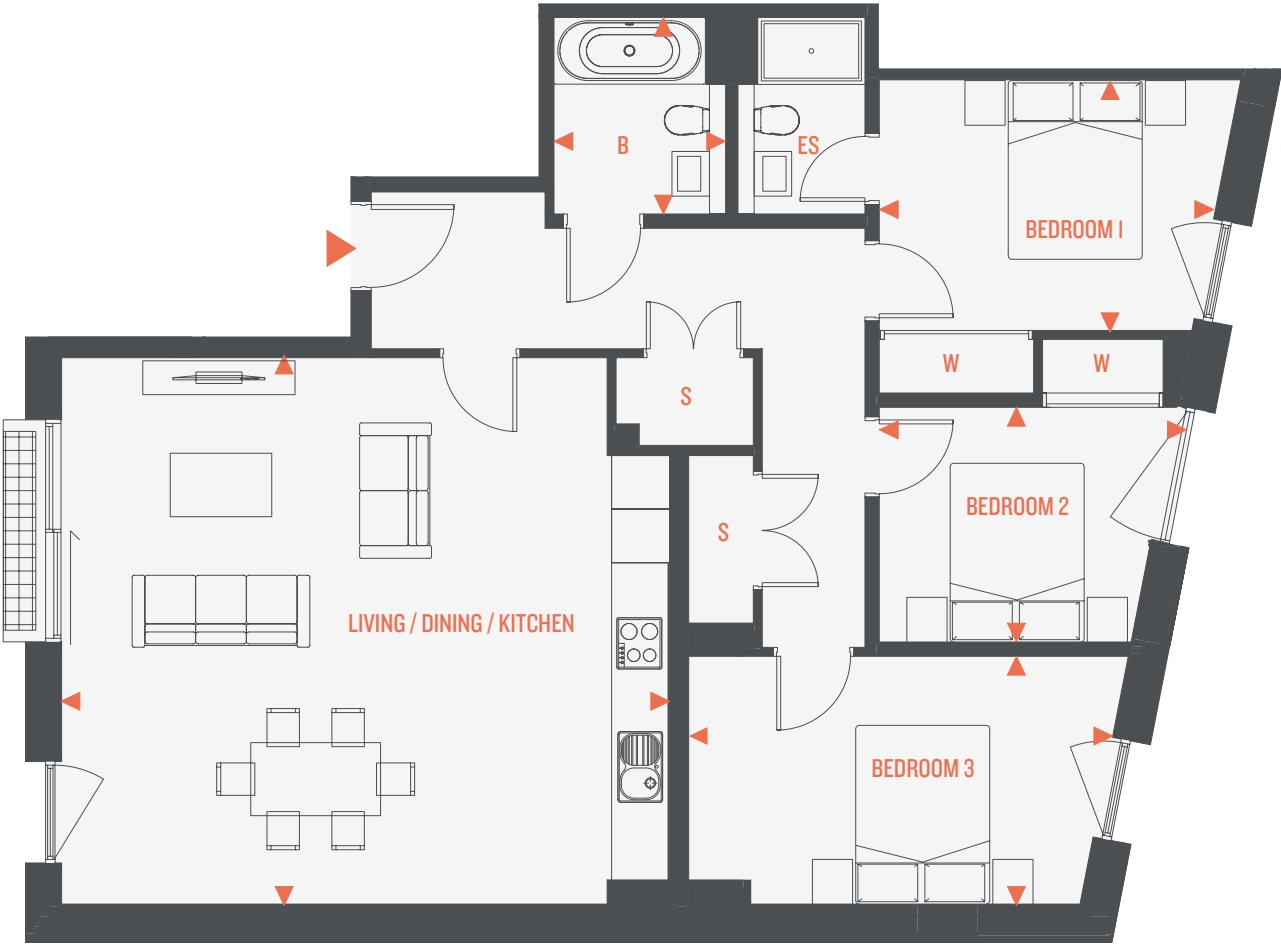
- | | | | |
|---|----------|----|----------|
| S | Storage | B | Bathroom |
| W | Wardrobe | ES | Ensuite |
| U | Utility | ▶ | Entrance |

DIMENSIONS

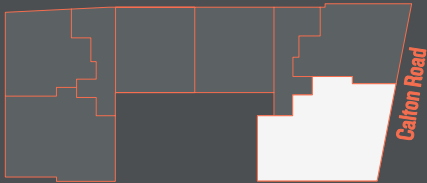
LIVING / DINING / KITCHEN	4.71m x 7.53m	(15'5" x 24'8")
BEDROOM I	5.52m x 3.25m	(18'1" x 10'8")
BEDROOM 2	3.56m x 2.62m	(11'8" x 8'7")
BATHROOM	1.93m x 2.35m	(6'4" x 7'8")

APT. 26/3, 26/6, 26/9

Three Bedroom | First, Second & Third Floor
Total Area: 103m² (1,109ft²)



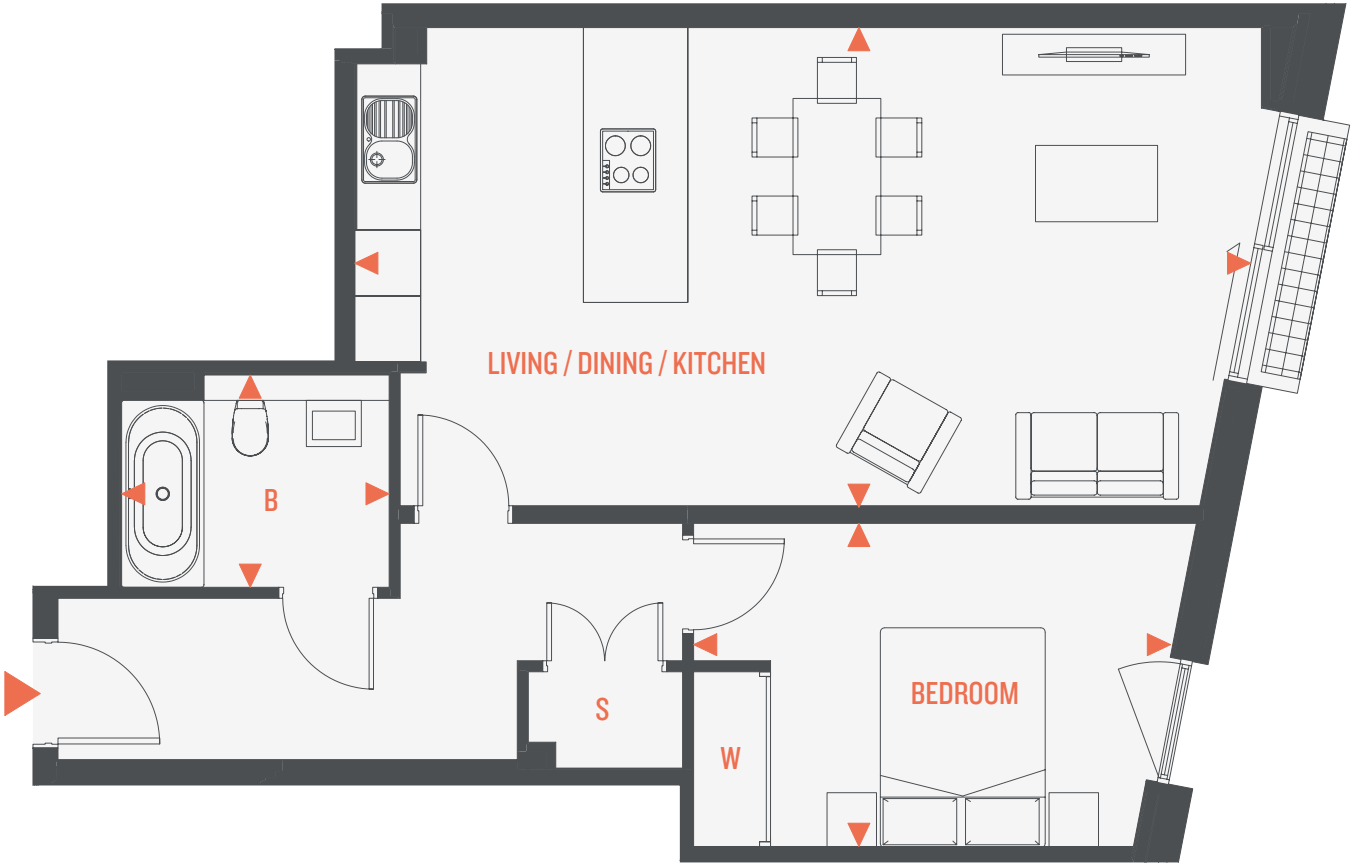
LOCATION



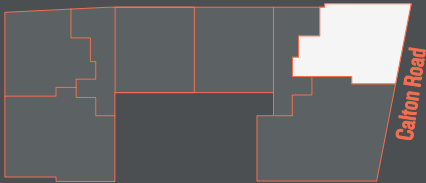
- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

APT. 26/2, 26/5, 26/8

One Bedroom | First, Second & Third Floor
Total Area: 64m² (689ft²)



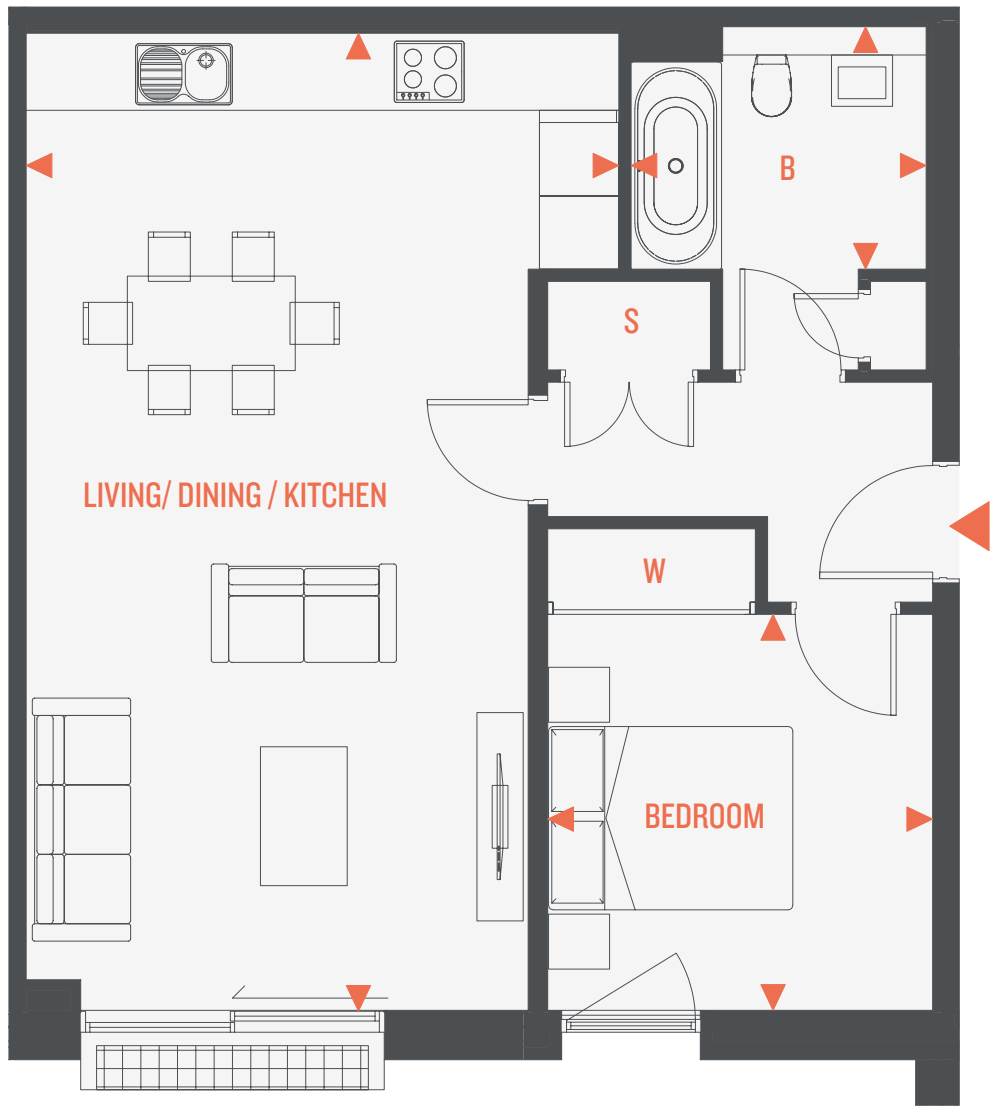
LOCATION



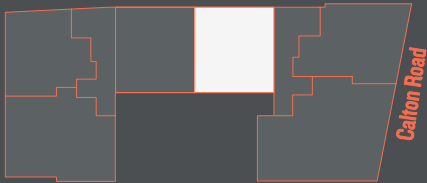
- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

APT. 26/4

One Bedroom | First Floor
Total Area: 60m² (646ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.80m x 8.00m	(15'9" x 26'3")
BEDROOM	3.10m x 3.19m	(10'2" x 10'5")
BATHROOM	2.42m x 1.98m	(7'11" x 6'6")

- S

Storage
- W

Wardrobe
- U

Utility
- B

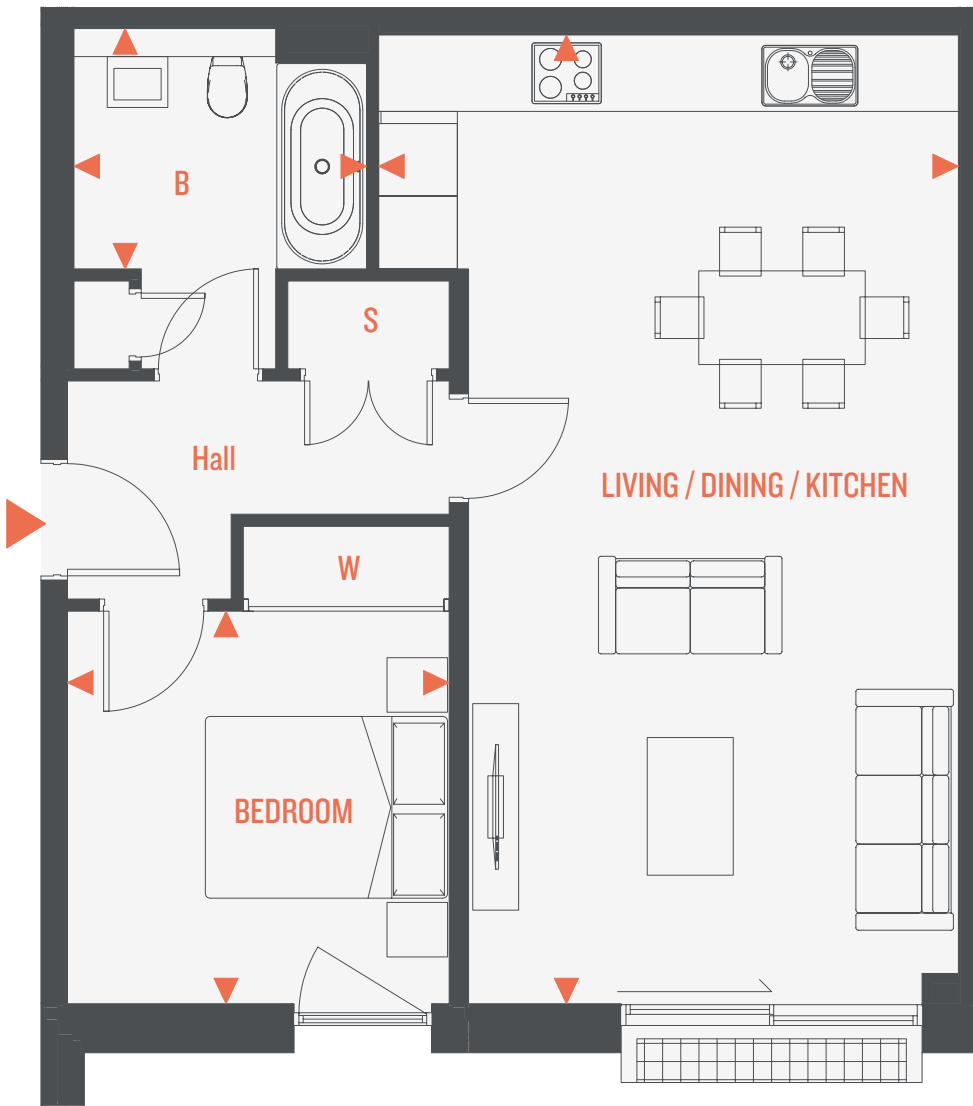
Bathroom
- ES

Ensuite
- ▶

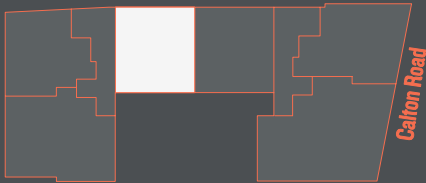
Entrance

APT. 28/6

One Bedroom | First Floor
Total Area: 59m² (635ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.79m x 8.00m	(15'8" x 26'3")
BEDROOM	3.10m x 3.19m	(10'2" x 10'5")
BATHROOM	2.42m x 1.98m	(7'11" x 6'6")

- S

Storage
- W

Wardrobe
- U

Utility
- B

Bathroom
- ES

Ensuite
- ▶

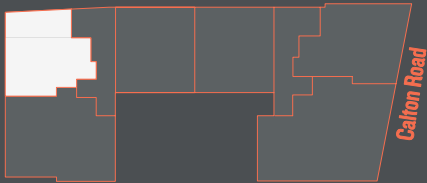
Entrance

APT. 28/4

One Bedroom | First Floor
Total Area: 55m² (592ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	6.06m x 4.46m	(19'10" x 14'8")
BEDROOM	3.91m x 3.18m	(12'10" x 10'5")
BATHROOM	2.49m x 1.96m	(8'2" x 6'5")

- S

Storage
- W

Wardrobe
- U

Utility
- B

Bathroom
- ES

Ensuite
- ▶

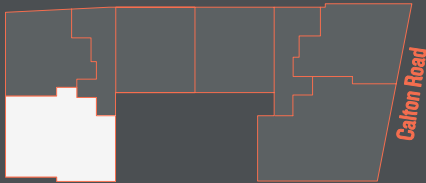
Entrance

APT. 28/5

Two Bedroom | First Floor
Total Area: 79m² (850ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.71m x 7.53m	(15'5" x 24'8")
BEDROOM 1	5.46m x 3.25m	(17'11" x 10'8")
BEDROOM 2	3.56m x 2.62m	(11'8" x 8'7")
BATHROOM	1.93m x 2.35m	(6'4" x 7'9")

- S

Storage
- W

Wardrobe
- U

Utility
- B

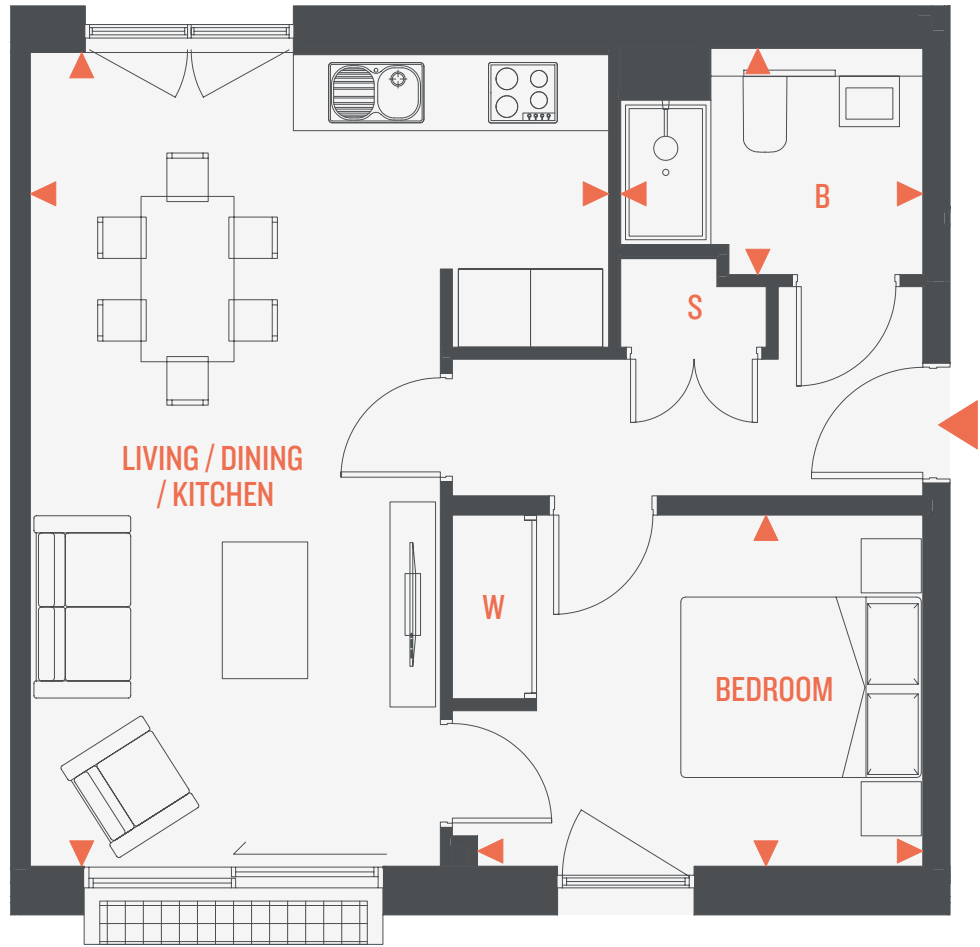
Bathroom
- ES

Ensuite
- ▶

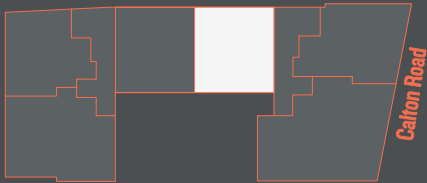
Entrance

APT. 26/7

One Bedroom | Second Floor
Total Area: 50m² (538ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.76m x 6.77m	(15'7" x 22'2")
BEDROOM	3.65m x 2.87m	(11'7" x 9'5")
BATHROOM	2.51m x 1.88m	(8'3" x 6'2")

- S

Storage
- W

Wardrobe
- U

Utility
- B

Bathroom
- ES

Ensuite
- ▶

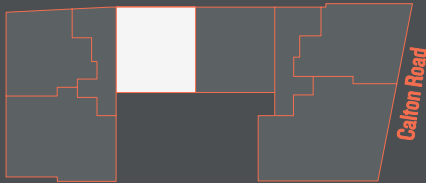
Entrance

APT. 28/9

One Bedroom | Second Floor
Total Area: 50m² (538ft²)



LOCATION



DIMENSIONS

LIVING / DINING / KITCHEN	4.74m x 6.77m	(15'7" x 22'2")
BEDROOM	3.65m x 2.87m	(11'7" x 9'5")
BATHROOM	2.51m x 1.88m	(8'3" x 6'2")

- S

Storage
- W

Wardrobe
- U

Utility
- B

Bathroom
- ES

Ensuite
- ▶

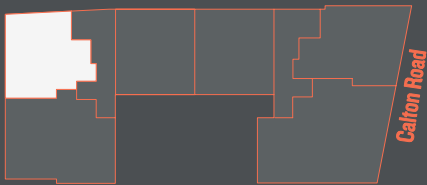
Entrance

APT. 28/7

One Bedroom | Second Floor
Total Area: 55m² (592ft²)



LOCATION



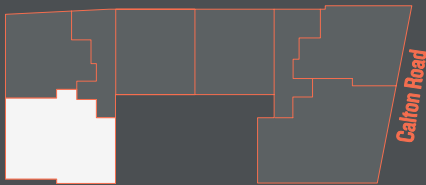
- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

APT. 28/8

Two Bedroom | Second Floor
Total Area: 79m² (850ft²)



LOCATION



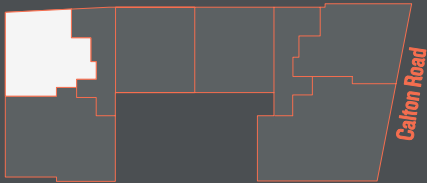
- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

APT. 28/10

One Bedroom | Third Floor
Total Area: 55m² (592ft²)



LOCATION



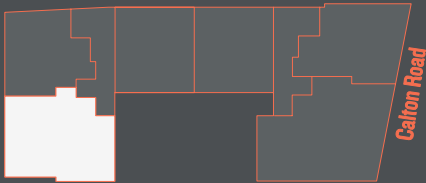
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|---|----------|----|----------|
| S | Storage | B | Bathroom |
| W | Wardrobe | ES | Ensuite |
| U | Utility | ▶ | Entrance |

APT. 28/11

Two Bedroom | Third Floor
Total Area: 79m² (850ft²)



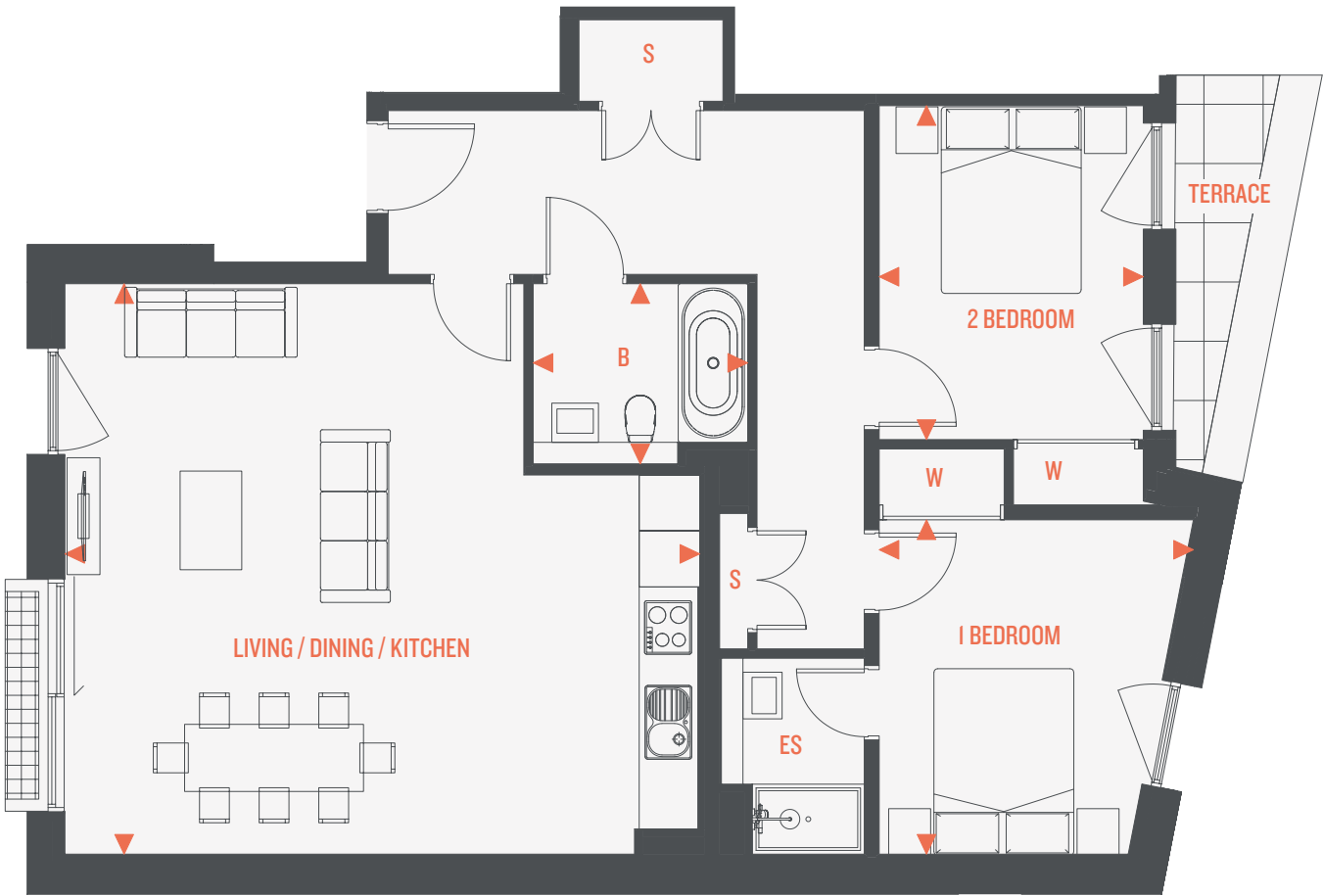
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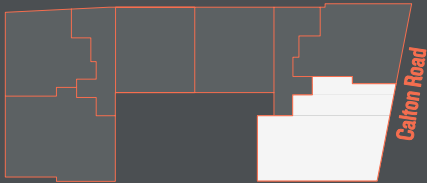
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|---|----------|----|----------|
| S | Storage | B | Bathroom |
| W | Wardrobe | ES | Ensuite |
| U | Utility | ▶ | Entrance |

APT. 26/11

Two Bedroom | Fourth Floor
Total Area: 88m² (947ft²)



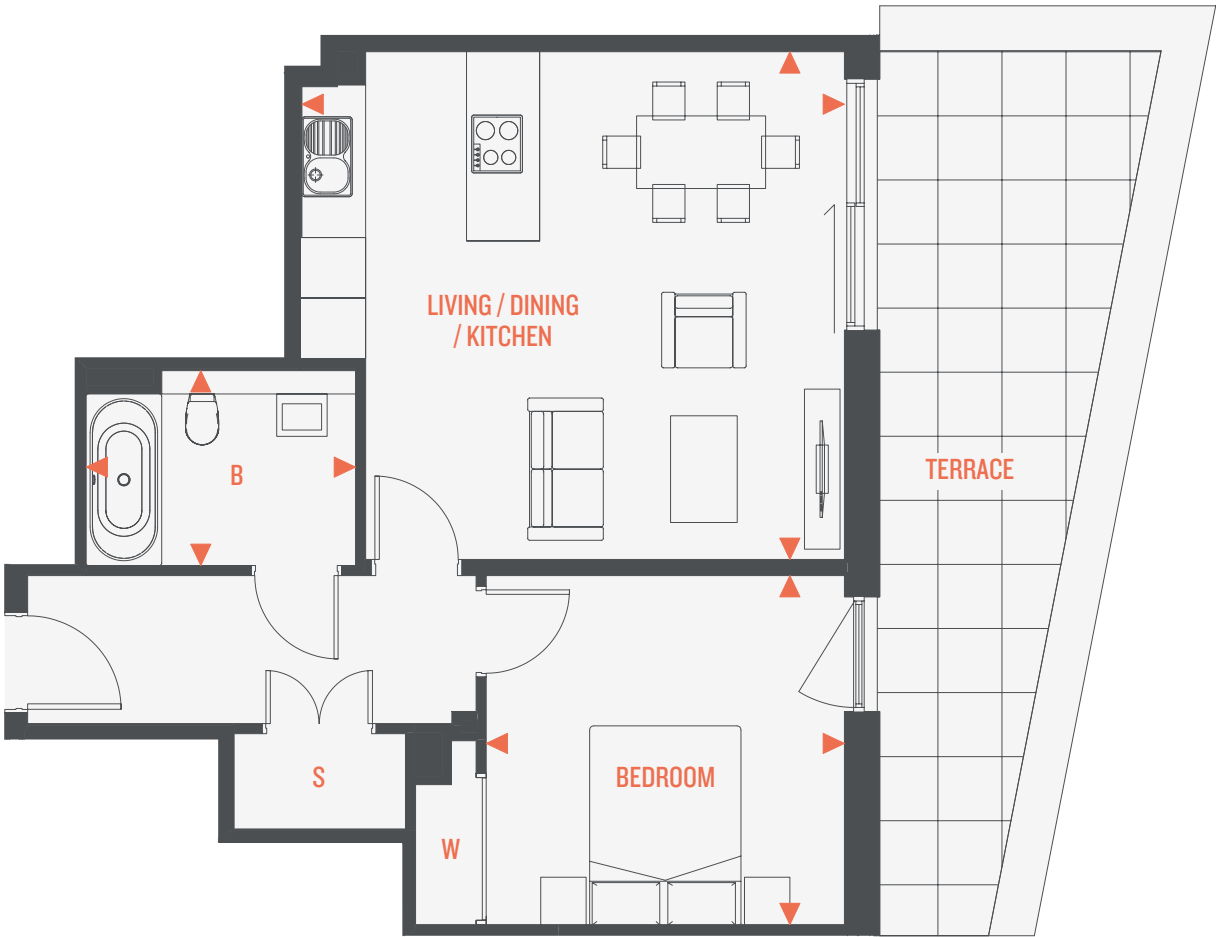
LOCATION



- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

APT. 26/10

One Bedroom | Fourth Floor
Total Area: 54m² (581ft²)



LOCATION



- S Storage
- W Wardrobe
- U Utility
- B Bathroom
- ES Ensuite
- Entrance

SPECIFICATION

KITCHENS

- Schuller kitchen furniture by Riddle and Coghill
- Integrated Siemens appliances to include:
 - Single oven
 - Microwave or combination oven & microwave depending on plot
 - 70/30 fridge/freezer
 - Induction hob
 - Integrated canopy hood in certain plots
 - Bosch integrated dishwashers, 60cm or 45cm depending on plot
- Solid Silestone worktops
- Cutlery tray and bin units
- Coloured glass splashback
- Stainless steel undermount sink and tap
- LED lighting under wall units
- Hall cupboards plumbed and wired for washing machines and condensing driers

FLOORING

- Extra large format Quick Step Majestic water resistant laminate flooring in halls, living areas, kitchens and cupboards with 25 year product warranty
- Luxury carpet in all bedrooms with purchaser colour choice (programme dependent)
- Porcelain tiles in all bathrooms and en-suites

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to bedrooms, living areas
- LED kitchen wall unit lighting
- Feature external lighting
- Integrated USB charging in certain power sockets
- High quality low profile screwless matt white switches and sockets in living room, kitchen, halls and bedrooms
- Shaver sockets in bathrooms and en-suites
- PIR controlled and emergency LED lighting to common halls

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
 - Wall mounted WCs with flush plates and concealed cisterns by My Life
 - Baths by Durivit with tiled bath panels
 - Vanity units by My Life
 - Large low profile shower trays with glass screens by Crosswater
 - Matt black taps, shower and bath valves by Hansgrohe
 - Electric matt black towel radiators
 - Large feature mirrors
 - Porcelain tiles on floors and full height on certain walls
 - Shaver socket

HEATING & VENTILATION

- High efficiency A rated Vaillant combination gas boilers
- Boilers have 5-year manufacturers warranty
- 24-7 heating controls
- Stelrad radiators with TRVs
- Electric tall towel radiators in bathrooms and en-suites
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with boost function
- Trickle ventilation to all windows

SECURITY

- Colour video entry phone system
- Secured By Design multi point locking front doors to apartments
- Door viewer to all entrance doors
- Locking windows and sliding doors
- PIR controlled and emergency LED lighting to common halls
- External common area and terrace lighting
- Locked individual mailboxes in common area
- Secure bike storage
- Secure external common space

GENERAL

- High quality aluminium clad double-glazed timber windows and sliding doors by Nordan
- Walls and ceilings painted in matt white emulsion finish
- Woodwork in satin white finish
- Flush internal ladder doors in stain grey finish
- Wardrobes in master bedroom and bedroom 2
- Tiled and carpeted common areas with PIR and emergency fittings
- BLP Secure new build 10-year warranty suitable for mortgage lenders
- Common areas will be factor managed
- Generous secure external common space and roof garden with views
- High quality stainless-steel and black ironmongery throughout
- Lift access to all apartments
- Secure bike storage
- Ground floor refuse store
- Ability to apply for on-street residents permit parking

AUDIOVISUAL

- All apartments are wired for the following:
 - BT High Speed Fibre
 - Digital TV
 - CAT6
 - SKY Q



Computer Generated Image



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.

www.squareandcrescent.com



SQUARE & CRESCENT



ARCHITECT

Morgan Architects are Architects and Interior Designers based in Edinburgh and working throughout the UK. Working across a range of sectors from high end residential developments through Grade A office accommodation to serviced apartments and hotels, we design rigorous, efficient projects ensuring our clients maximise their site potentials with sophisticated designs. Our clients are all highly skilled property professionals who are ambitious and successful with a vision to be the best in their field. We are honoured to have worked with many repeat clients and look forward to working with many new ones.

We have been awarded more than 40 design awards – designing homes that people want to buy and live in, and workplaces that people want to work in, is our goal whilst delivering the best, most exciting and rational design for our clients.

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