



Groewood Hill is a stylish community of new homes including detached family homes, mews houses, spacious townhouses & apartments.

- Contemporary apartments
- Private residents parking
- 2 bedrooms
- 1 reception room
- 1 bathroom

Price £215,000  
Freehold

**Savills Edinburgh**

Wemyss House, 8 Wemyss Place,  
Edinburgh, Midlothian, EH3 6DH

**Alex Nairn** [anairn@savills.com](mailto:anairn@savills.com)  
+44 (0) 0131 247 3721



## Mileage

Images shown are of various plots in Groveswood Hill Development

## Situation

Groveswood Hill is a stylish community of new homes including detached family homes, mews houses, spacious townhouses and contemporary apartments, with the highest standard of specification, located in Craigmount to the west of Edinburgh city centre.

## Description

If you're looking for sophisticated urban living, then look no further than The Hawthorn Apartments. Offering a variety of open plan spaces, they epitomise comfortable living and contemporary styling. Whether you choose a dual aspect kitchen/living/dining area or living/dining area with separate kitchen, you can enjoy flexible layouts that connect perfectly with every other room. From German designer kitchens to two spacious bedrooms with fitted wardrobes, each of these two bedroom apartments creates an elegant, light and airy ambience to enhance your everyday living, while most master bedrooms also benefit from an en suite with shower. Add to this a stylish bathroom and handy storage areas, and you can see why The Hawthorn Apartments are every bit as desirable as the location itself.

## Accommodation

The specification includes a mix of contemporary textured render, zinc and timber cladding to external walls.

Each kitchen has been individually designed to maximise on the amount of workspace and storage. 'Siemens' integrated appliances.

Sanitaryware will be provided by 'Laufen' and complemented by 'Hansgrohe' mixer chrome taps and fittings with quality fitted bathroom furniture. Shower enclosures and shower trays will be by 'Matki' and 'Hansgrohe' thermostatically controlled showers will be fitted with a chrome shower head. Wall tiling from 'Porcelanosa' will be provided.

Walls will be finished in Jasmine White emulsion with all internal woodwork finishings in white satinwood paint. Internal pass

doors and wardrobe doors to bedroom two are solid core foil wrapped with a Light Oak finish complemented by satin chrome finish ironmongery. Bi-fold wardrobe doors with shelving and chrome hanging rail are provided in the master bedroom.

The central heating and hot water are supplied via a Gledhill Gulfstream system which allows balanced mains water pressure to hot and cold taps. The boiler will be gas fired and individual thermostatic controls will be fitted to all radiators except one which is usually located in the hall. A radiator towel rail will be fitted in the bathroom.

Ample power, lighting, telephone and TV points are incorporated throughout each home. Please consult your Sales Advisor for specific details on each property.

The common areas around The Hawthorn and The Larch Apartments will be landscaped in accordance with our approved landscape design. Every apartment is configured to receive a Sky Plus signal from the communal Sky dish located on the roof. A factoring company will be appointed to maintain all the common areas, including block buildings insurance, within the development. Further details are available from the Sales Advisor.

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Savills

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