

THEVIEW

EDINBURGH

THE VIEW

CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes & Places for People. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.



Award-winning Scottish housebuilder Cruden Homes has teamed up with Places for People to bring you The View - the next phase of the exciting on-going regeneration of Craigmillar. This innovative new development forms part of a vibrant new neighbourhood and comprises a range of stylish one and two-bedroom apartments, as well as a collection of spacious three-bedroom terraced villas, all designed with your lifestyle in mind. What's more, a number of properties are available to purchase with shared equity, ensuring prospective buyers can enjoy affordability without compromising on quality.

Each of the properties on offer at The View benefits from a well-considered specification that includes contemporary fully-fitted kitchens with integrated appliances and stylish fixtures and fittings throughout. Several of the property styles also feature large windows with contemporary Juliet balconies, creating bright and airy living spaces. Other apartments provide city living with your own private outdoor area in the form of a balcony or roof terrace, many of which afford spectacular views across Edinburgh.

The thoughtfully planned external landscaping features 'homezone' areas, the latest innovation in architectural planning which gives equal precedence to pedestrians and vehicles whilst creating a safe outdoor environment for local residents. Surrounding properties look onto extensive landscaped green open spaces with contemporary street furniture creating a boulevard ambience.

QUALITY ASSURANCE

Cruden Homes' ethos is to create sustainable and quality new homes for generations to come by delivering an exciting and diverse range of accommodation that represents excellent value for money. Places for People are one of the largest property management, development and neighbourhood regeneration companies in the UK with a reputation for top class property management. But don't just take our word for it - Cruden Homes was named Housebuilder of the Year at the Homes for Scotland Quality Awards in 2012 and in 2014 both Cruden and Places for People were awarded Best Partnership in Affordable Housing Delivery (Homes for Scotland) and Affordable Housing Development of the Year (Scottish Home Awards) in recognition of the successful delivery of the first phase of our joint venture residential development in Craigmillar.



SITE PLAN



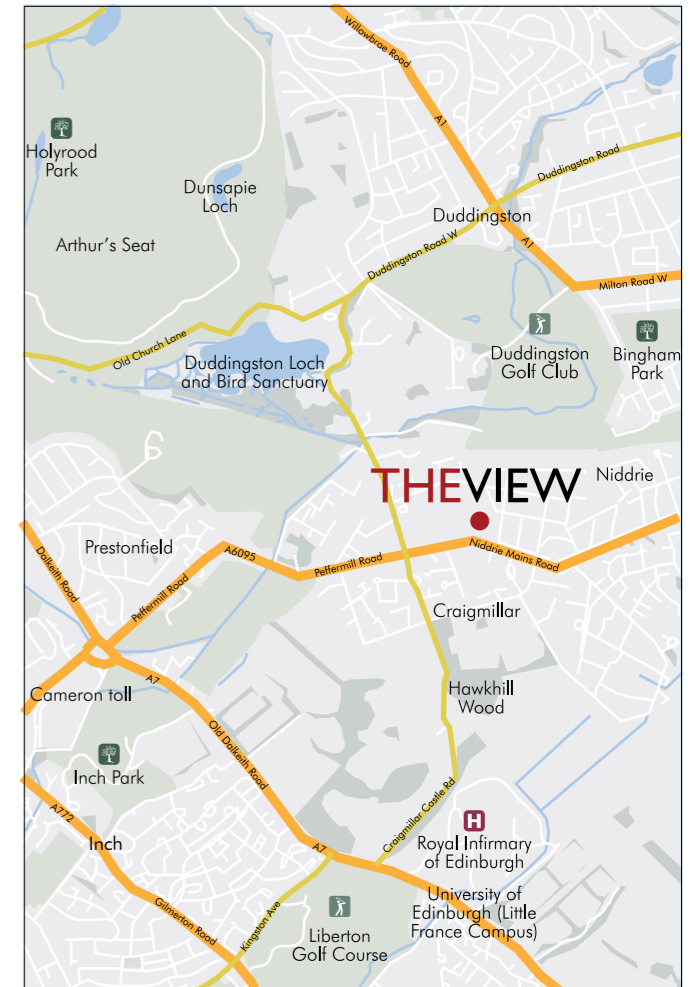
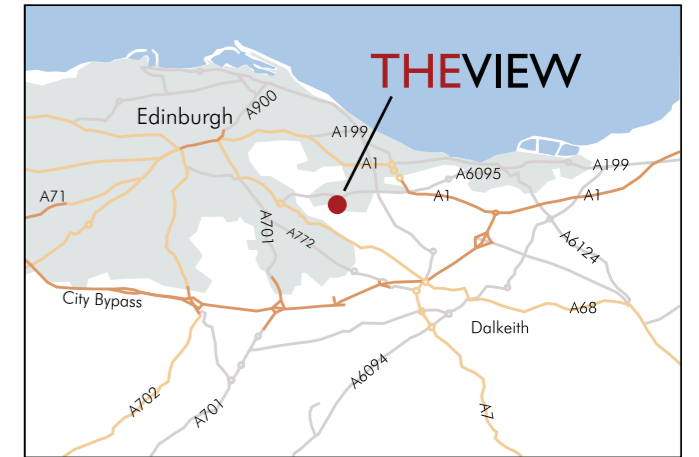
BLOCK 1 plots 80 - 91	BLOCK 2 plots 80 - 85	BLOCK 11 plots 172 - 182	BLOCK 12 plots 183 - 186	BLOCK 13 plots 187 - 202
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LOCATION

THE VIEW IS LOCATED IN THE NEIGHBOURHOOD OF CRAIGMILLAR IN SOUTH EAST EDINBURGH. THIS POPULAR LOCATION HAS UNDERGONE AN URBAN RENAISSANCE IN RECENT YEARS AND IS SITUATED ONLY 15 MINUTES FROM THE HEART OF SCOTLAND'S CAPITAL CITY.

This dynamic locale provides a host of local amenities, including several supermarkets and a new library, right on your doorstep. For shopaholics, the Fort Kinnaird, Straiton and Cameron Toll retail parks are all within easy reach. Fitness enthusiasts are well catered for thanks to the superb indoor and outdoor sports facilities on offer at the nearby Jack Kane Sports Centre. The Royal Commonwealth Pool and Leisure Centre is just a short drive from The View and the surrounding area boasts no less than seven golf courses. There are two local primary schools within walking distance - St Francis and Niddrie Mill. Both offer cutting edge facilities at the new shared campus right on the doorstep of The View in the core of the redevelopment area. A selection of RC and non denominational secondary schools is available in the area and the Moffat Early Years Centre provides nursery and pre-school facilities to the local community.

The larger regeneration area offers access to over 150 acres of open space, encompassing new public parks, woodlands and community activity areas. A number of properties at The View provide stunning views of Arthur's Seat which sits proud of the 650 acre highland landscape of Holyrood Park and is the inspiration behind the name for this exciting new development. Public transport connections are second to none, with an extensive selection of bus routes into to the city centre and to the Royal Infirmary of Edinburgh from the neighbouring main road. Ideally situated for commuters, the City Bypass is within easy reach and provides links to the A1, M8, M9 and Edinburgh airport.



SAT NAV. EH16 4PA

Visit www.crudenhomes.co.uk/the-view for bespoke directions to the development

CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.



SPECIFICATION

THE STANDARD SPECIFICATION AND FINISH OF EACH NEW HOME HAS BEEN CAREFULLY CONSIDERED TO PROVIDE MODERN CONVENIENT LIVING.

KITCHEN

- Stainless steel single oven
- 4 burner stainless steel gas hob with stainless steel splashback
- Extractor hood
- Integrated fridge freezer
- Integrated washer dryer (apartments only)
- Integrated washing machine (houses only)
- A choice of contemporary kitchen doors and worktops with upstand*

BATHROOM/EN-SUITE

- White sanitaryware
- Chrome taps
- Shower over bath with shower curtain and rail (where no en-suite)
- Shaver point in en-suite or bathroom

TILING

- Choice of designer ceramic wall tiles by Porcelanosa to wet areas*

LIGHTING

- Pendant and batten holder light fittings throughout

DOORS

- White internal pass doors
- Chrome ironmongery

WARDROBES

- Built-in wardrobes where applicable (see plans)

DECORATION

- Emulsion throughout to walls

ELECTRICS

- Ample TV / BT points
- Audio door entry system (apartments only)
- Communal satellite TV system (apartments only)

HEATING AND PLUMBING

- Gas Central Heating

WINDOWS

- Double glazed windows throughout

*items marked with an asterisk are subject to build stage.

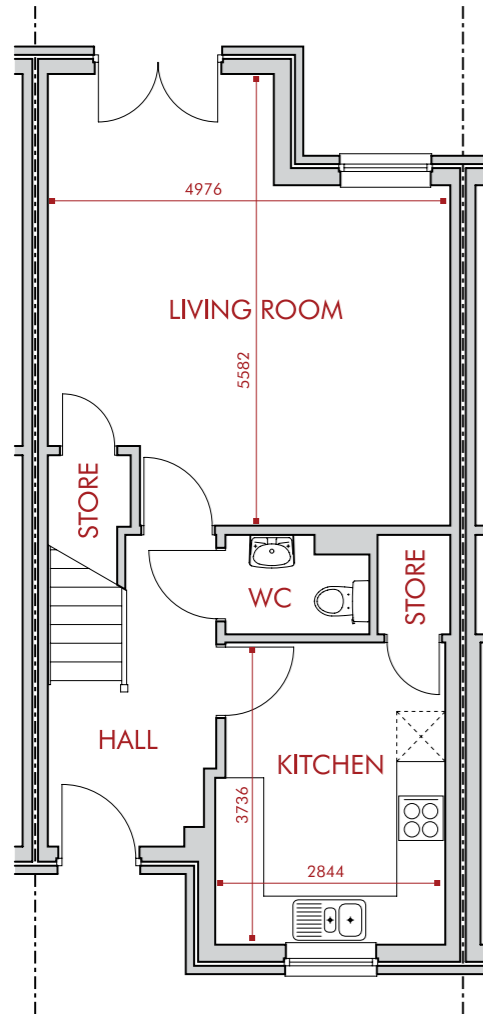
Please ask the sales advisor for plot specific information.

A variety of optional extras is available, subject to build stage.

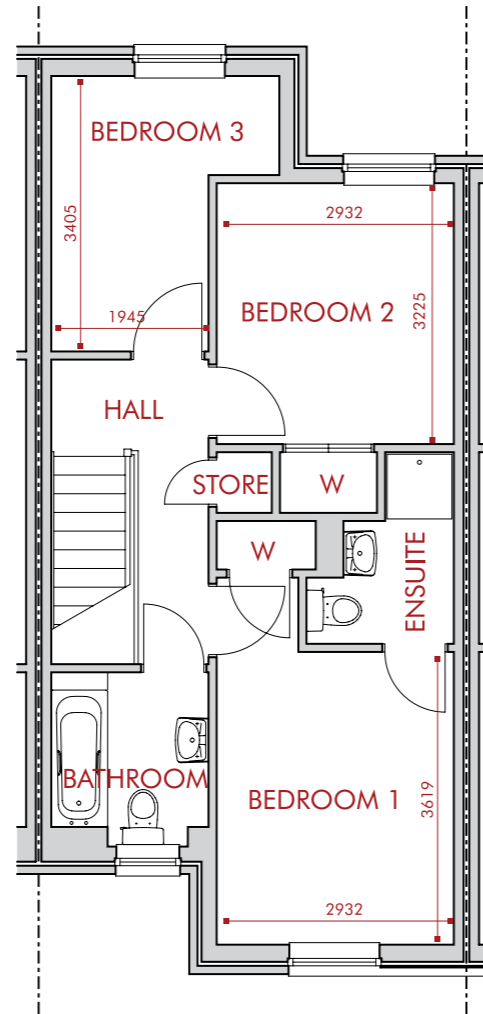


*Please note: This information is correct at time of going to print in September 2015. Whilst every effort has been made to ensure the accuracy of these details, Cruden Homes and Places for People operate a policy of continuous product development and therefore individual features and specifications may vary at the company's discretion. Consequently the contents do not form, or constitute a representation warranty, or part of any contract. Images are indicative and may represent previous developments. They are not specific to this development. Please see sales advisor for latest plot specific information.

ARTHUR



GROUND FLOOR



FIRST FLOOR



THE ARTHUR

3 BEDROOM TERRACED VILLA
PLOTS 183, 184, 185 AND 186

kitchen	2844 x 3736mm	9'4" x 12'3"
living room	4976 x 5582mm	16'4" x 18'3"
bedroom 1	2932 x 3619mm	9'7" x 11'10"
bedroom 2	2932 x 3225mm	9'7" x 10'7"
bedroom 3	1945 x 3405mm	6'4" x 11'2"

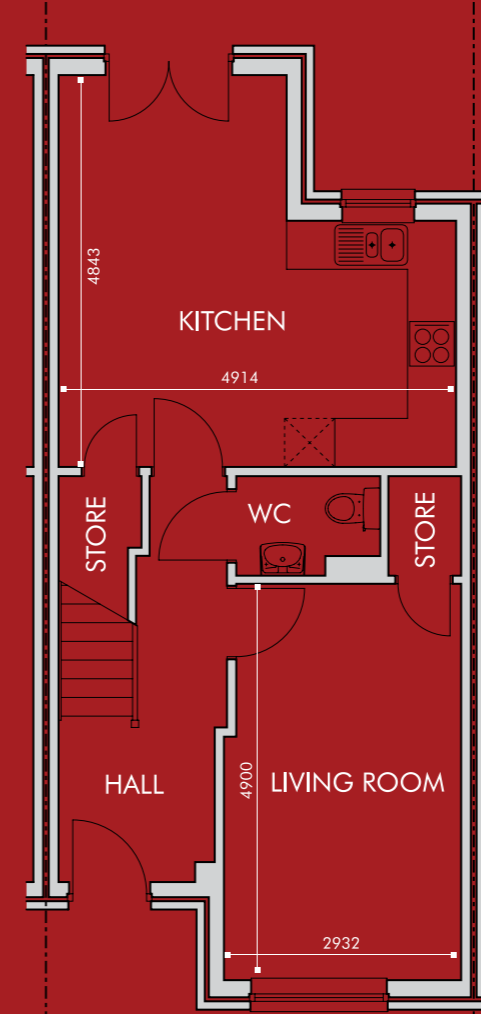
TOTAL 94sqm* 1012sq ft*

*GIFA varies marginally between plots of the Arthur house type, please see sales advisor for plot specific details.

Please note all plans and elevations may be subject to change, please see full disclaimer in brochure folder.

TYPE M

HOLYROOD



GROUND FLOOR



FIRST FLOOR



THE HOLYROOD

3 BEDROOM TERRACED VILLA
PLOTS 92, 93, 94, 95, 96 AND 97

kitchen	4914 x 4843mm	16'1" x 15'10"
living room	2932 x 4900mm	9'7" x 16'1"
bedroom 1	2932 x 3619mm	9'7" x 11'10"
bedroom 2	2932 x 3225mm	9'7" x 10'7"
bedroom 3	2819 x 3855mm	9'3" x 12'7"

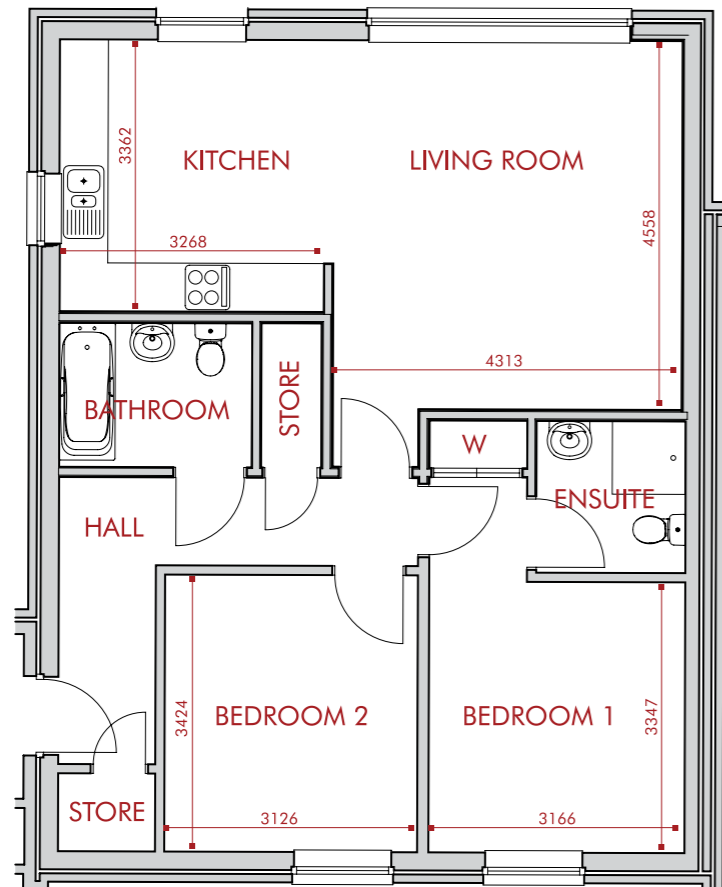
TOTAL 96sqm* 1033sq ft*

*GIFA varies marginally between plots of the Holyrood house type, please see sales advisor for plot specific details.

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TYPE G

POLLOCK



THE POLLOCK

2 BEDROOM APARTMENT
GROUND, 1ST & 2ND FLOOR
PLOTS 80, 83 AND 86

kitchen	3268 x 3362mm	10'8" x 11'
living room	4313 x 4558mm	14'2" x 14'11"
bedroom 1	3166 x 3347mm	10'4" x 10'11"
bedroom 2	3126 x 3424mm	10'3" x 11'3"

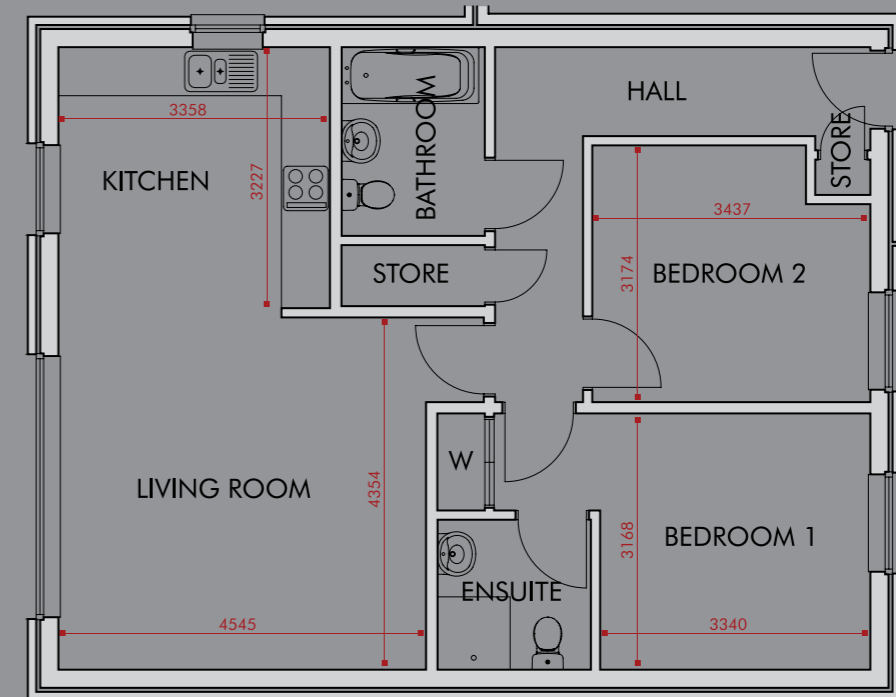
TOTAL 77sqm* 829sq ft*

*GIFA varies marginally between plots of the Pollock property type, please see sales advisor for plot specific details.

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TYPE A

DUNSAPIE



THE DUNSAPIE

2 BEDROOM APARTMENT
GROUND, 1ST & 2ND FLOOR
PLOTS 81, 84 AND 87

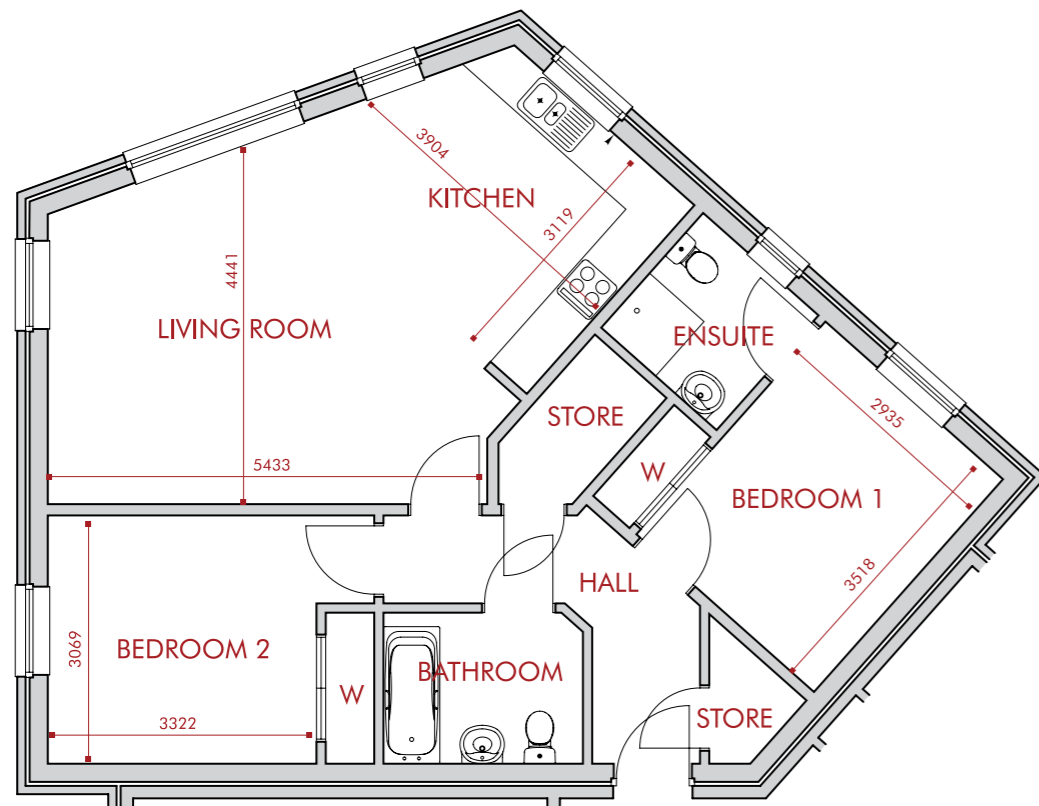
kitchen	3358 x 3227mm	11' x 10'7"
living room	4545 x 4354mm	14'11" x 14'3"
bedroom 1	3340 x 3168mm	10'11" x 10'4"
bedroom 2	3437 x 3174mm	11'3" x 10'5"

TOTAL 77sqm 829sq ft

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TYPE B

SALISBURY



THE SALISBURY

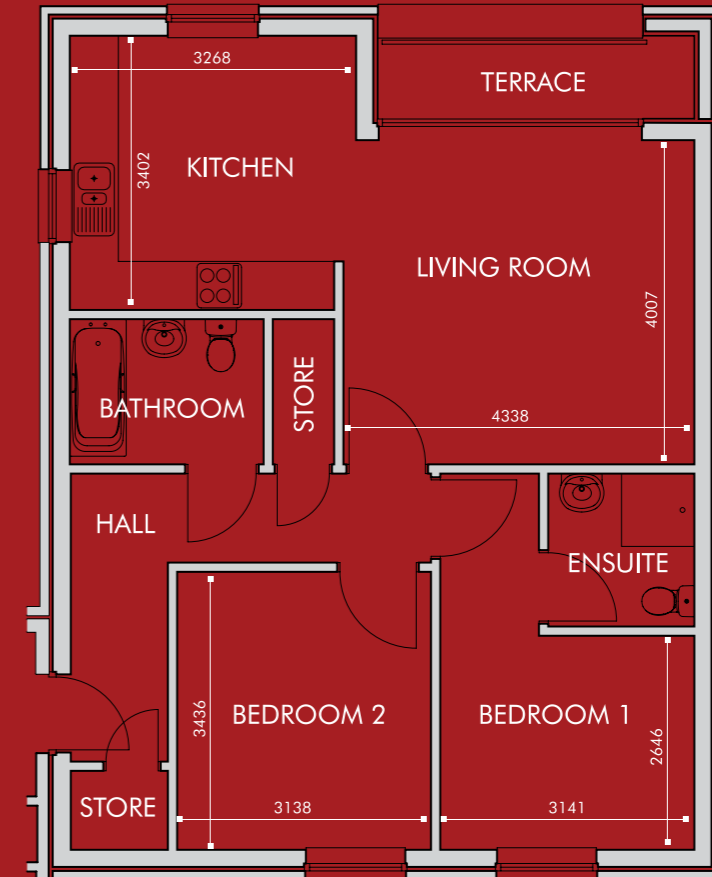
2 BEDROOM APARTMENT
GROUND FLOOR
PLOT 82

kitchen	3119 x 3904mm	10'3" x 12'9"
living room	5433 x 4441mm	17'10" x 14'7"
bedroom 1	3518 x 2935mm	11'6" x 9'7"
bedroom 2	3322 x 3069mm	10'11" x 10'1"
TOTAL	77sqm	829sq ft

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TYPE C

ABBEEHILL



THE ABBEEHILL

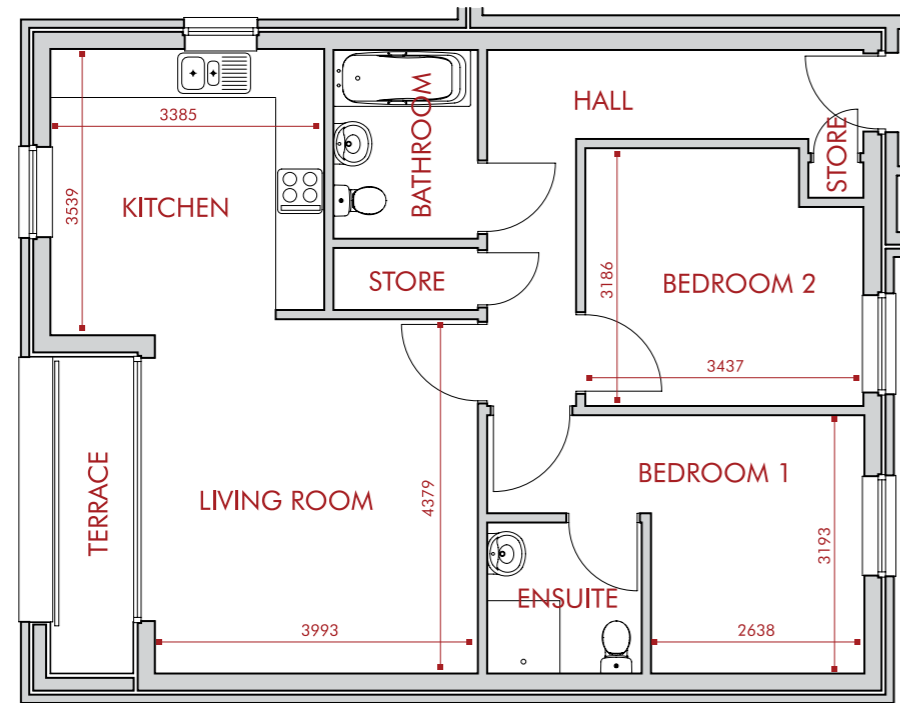
2 BEDROOM APARTMENT
3RD FLOOR
PLOT 89

kitchen	3268 x 3402mm	10'8" x 11'2"
living room	4338 x 4007mm	14'3" x 13'2"
bedroom 1	3141 x 2646mm	10'3" x 8'8"
bedroom 2	3138 x 3436mm	10'3" x 11'3"
TOTAL	72sqm	775sq ft

Please note all plans and elevations may be subject to change, please see full disclaimer in brochure folder.

TYPE D

ALNWICKHILL



THEALNWICKHILL

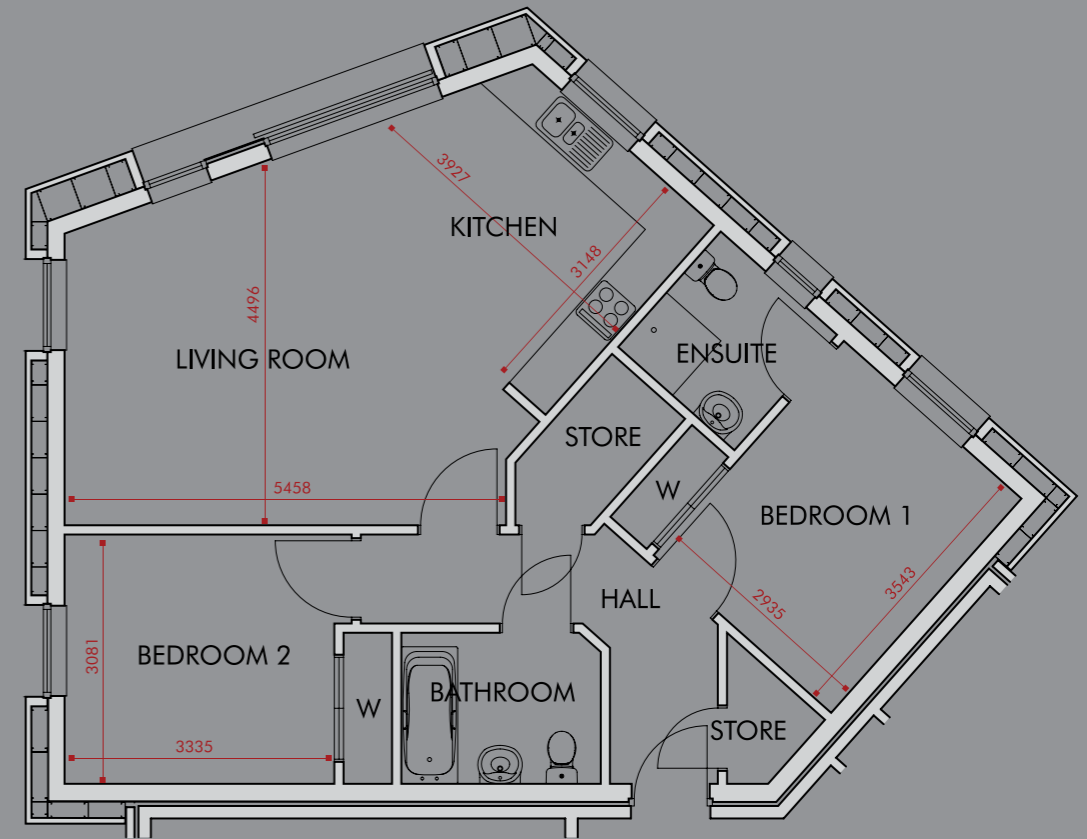
2 BEDROOM APARTMENT
3RD FLOOR
PLOTS 90

kitchen	3385 x 3539mm	11'1" x 11'7"
living room	3993 x 4379mm	13'1" x 14'4"
bedroom 1	2638 x 3193mm	8'8" x 10'5"
bedroom 2	3437 x 3186mm	11'3" x 10'5"
TOTAL	72sqm	775sq ft

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TYPE E

DUDDINGSTON



THEDUDDINGSTON

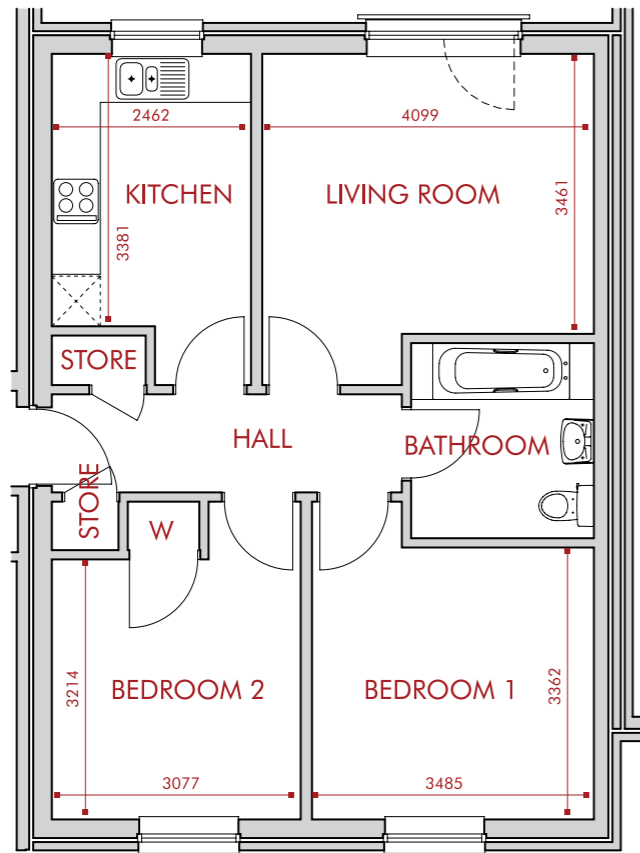
2 BEDROOM APARTMENT
1ST, 2ND & 3RD FLOOR
PLOTS 85, 88 AND 91

kitchen	3148 x 3927mm	10'4" x 12'10"
living room	5458 x 4496mm	17'11" x 14'9"
bedroom 1	3543 x 2935mm	11'7" x 9'7"
bedroom 2	3335 x 3081mm	10'11" x 10'1"
TOTAL	77sqm*	829sq ft*

*GIFA varies marginally between plots of the Duddingston property type, please see sales advisor for plot specific details.

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TYPE F



THE HAILES

2 BEDROOM APARTMENT
GROUND, 1ST, 2ND & 3RD FLOOR
PLOTS 172, 175, 178 AND 181

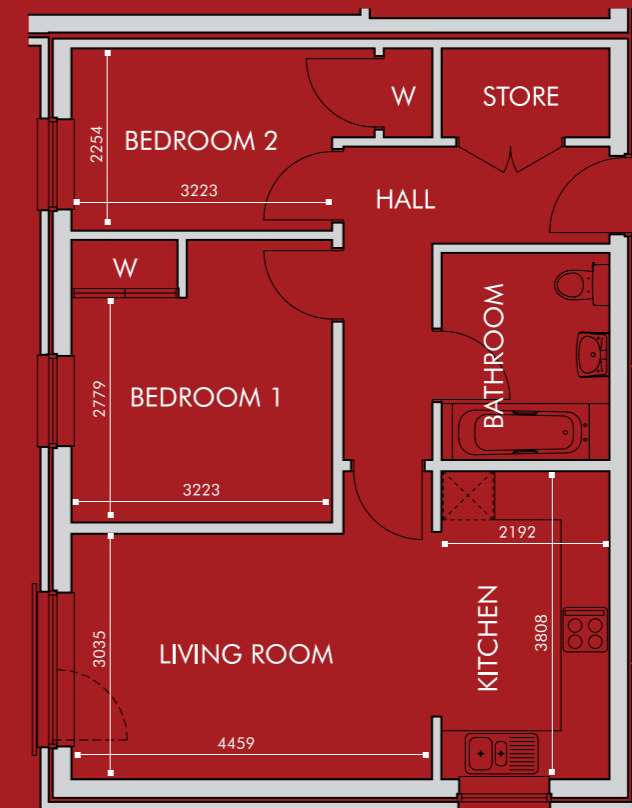
kitchen	2462 x 3381mm	8'1" x 11'1"
living room	4099 x 3461mm	13'5" x 11'4"
bedroom 1	3485 x 3362mm	11'5" x 11'
bedroom 2	3077 x 3214mm	10'1" x 10'6"

TOTAL 63sqm* 678sq ft*

*GIFA varies marginally between plots of the Hailes property type, please see sales advisor for plot specific details.

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TYPE H



THE DUKE

2 BEDROOM APARTMENT
GROUND FLOOR
PLOTS 173

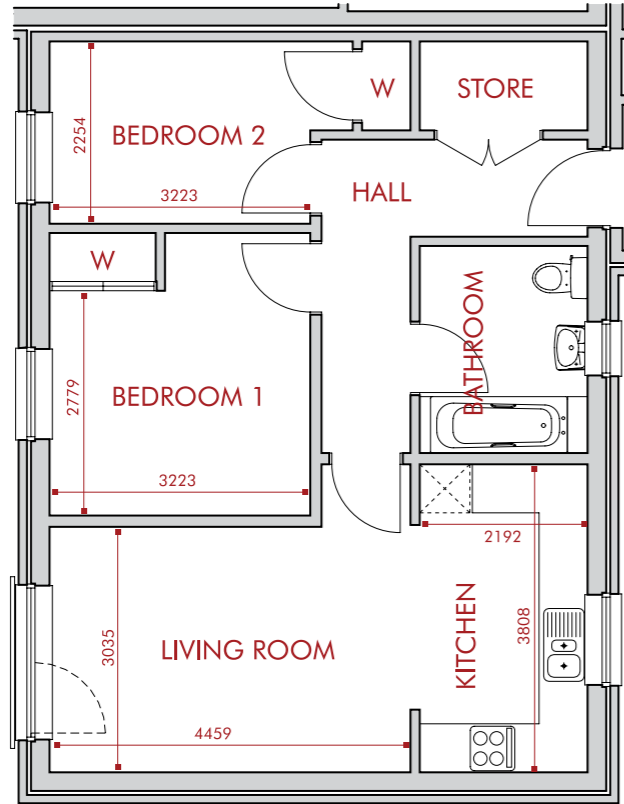
kitchen	2192 x 3808mm	7'2" x 12'6"
living room	4459 x 3035mm	14'7" x 9'11"
bedroom 1	3223 x 2779mm	10'7" x 9'1"
bedroom 2	3223 x 2254mm	10'7" x 7'4"

TOTAL 60sqm 646sq ft

Please note all plans and elevations may be subject to change, please see full disclaimer in brochure folder.

TYPE I

WINTER



THE HUNTER

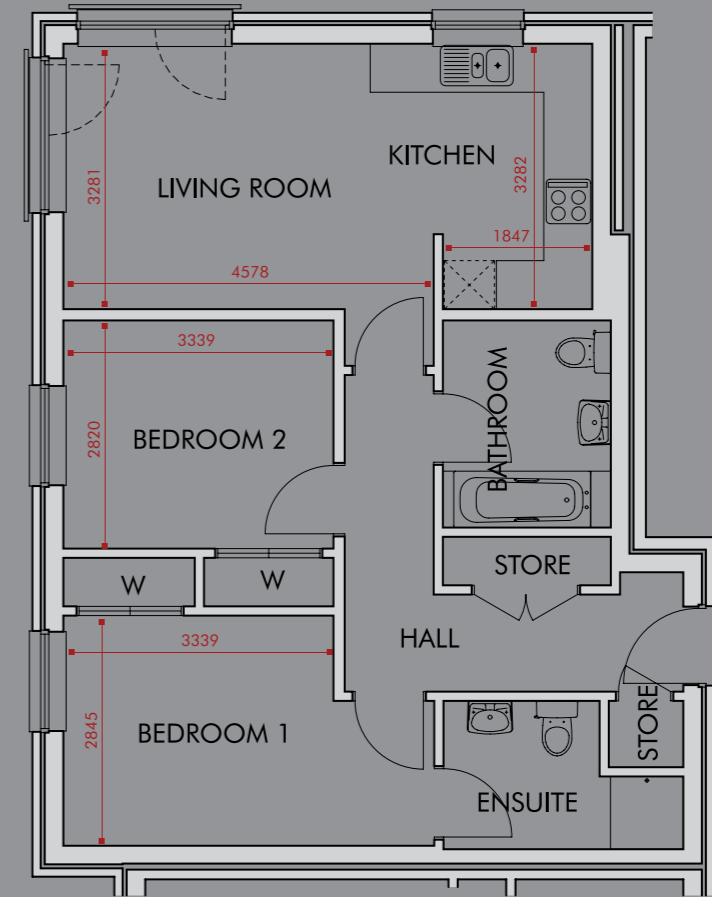
2 BEDROOM APARTMENT
1ST & 2ND FLOOR
PLOT 176 AND 179

kitchen	2192 x 3808mm	7'2" x 12'6"
living room	4459 x 3035mm	14'7" x 9'11"
bedroom 1	3223 x 2779mm	10'7" x 9'1"
bedroom 2	3223 x 2254mm	10'7" x 7'4"
TOTAL	60sqm	645sq ft

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TYPE J

WINTER



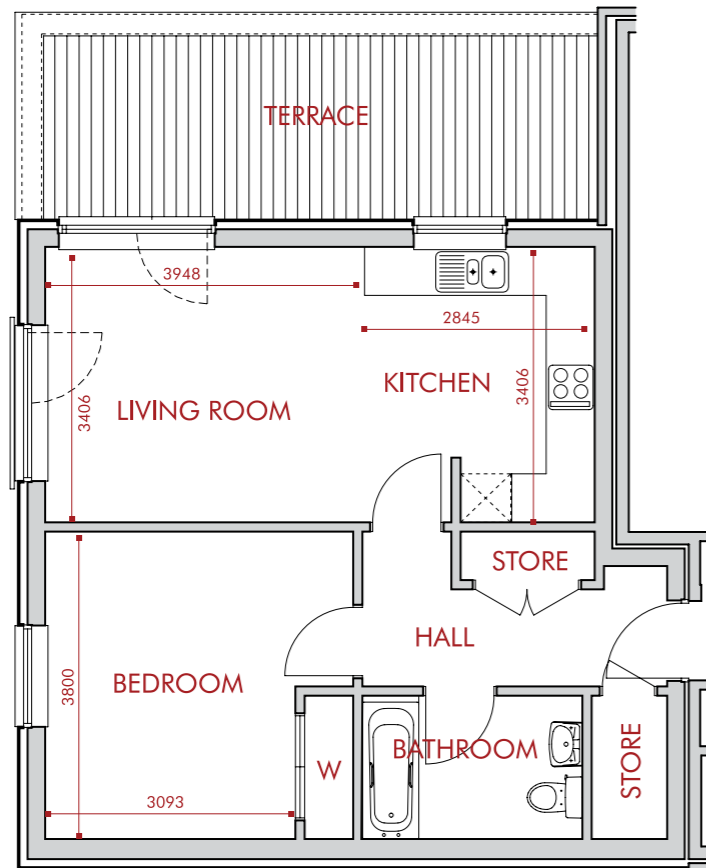
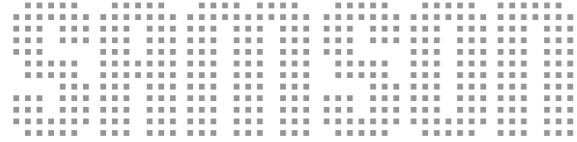
THE RAEBURN

2 BEDROOM APARTMENT
GROUND, 1ST & 2ND FLOOR
PLOTS 174, 177 AND 180

kitchen	1847 x 3282mm	6' x 10'9"
living room	4578 x 3281mm	15' x 10'9"
bedroom 1	3339 x 2845mm	10'11" x 9'4"
bedroom 2	3339 x 2820mm	10'11" x 9'3"
TOTAL	70sqm	753sq ft

Please note all plans and elevations may be subject to change, please see full disclaimer in brochure folder.

TYPE K



THESAMSON

1 BEDROOM APARTMENT
3RD FLOOR
PLOT 182

kitchen	2845 x 3406mm	9'4" x 11'2"
living room	3948 x 3406mm	12'11" x 11'2"
bedroom	3093 x 3800mm	10'2" x 12'5"
TOTAL	53sqm	570sq ft

Please note all plans and elevations may be subject to change, please see full disclaimer in brochure folder.

TYPE L

NOTES AND INFORMATION

your sales advisor today was

contact details and opening times for the sales office

notes



www.theviewedinburgh.co.uk

CRUDEN HOMES (EAST) LTD.
BABERTON HOUSE, JUNIPER GREEN, EDINBURGH EH14 3HN
TEL. +44 [0]131 442 5777

PLACES FOR PEOPLE
1 HAY AVENUE, EDINBURGH EH16 4RW
TEL. +44 [0]131 657 0679