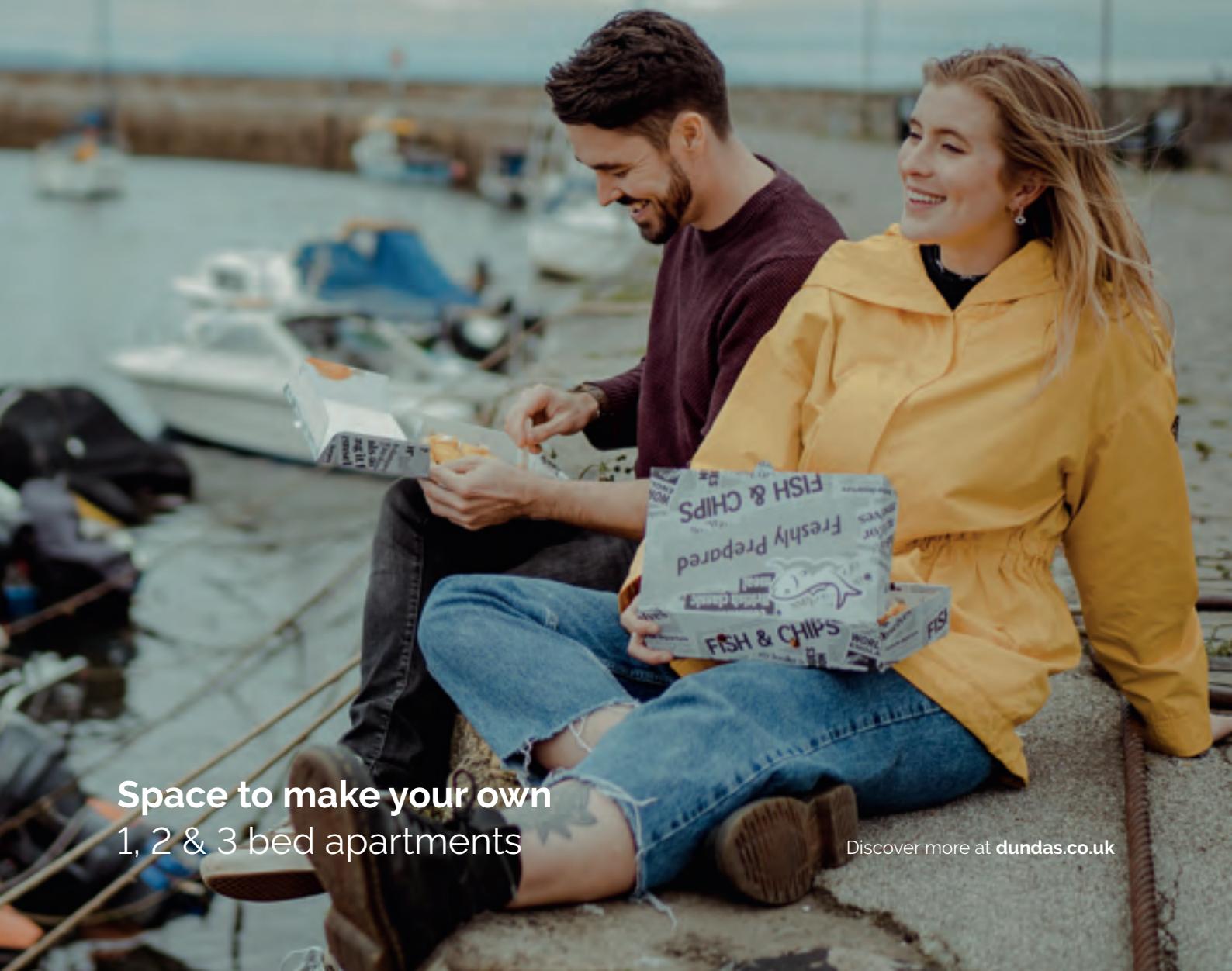


DUNDAS

The Wireworks

Musselburgh



Space to make your own

1, 2 & 3 bed apartments

Discover more at dundas.co.uk

Welcome to The Wireworks

The Wireworks in Musselburgh offers unique contemporary style, good value and a location that's close to a wide range of shops and other local amenities. The town is popular with commuters and puts the city of Edinburgh and the coast and countryside of East Lothian all within easy reach.

The development has been designed to make the most of its riverside address and boasts a range of apartments, many with balconies, that provide options for everyone, no matter what stage of life they're at.



LOCATION

Make your new home in a place that'll work for you

Set close to the banks of the River Esk, The Wireworks is near the centre of the popular town of Musselburgh and within easy reach of central Edinburgh and the rolling countryside of East Lothian.

Popularly known as the 'Honest Toun', Musselburgh has long been a favourite place for those who work in the capital, but want somewhere a little less hectic to come back to.

Excellent public transport links make the journey into Edinburgh easy. It is actually quicker to travel into the heart of the city from Musselburgh than from many parts of the city itself.

It has a bustling high street, full of independent shops, a thriving theatre, arts and music scene, and a great range of sports facilities to enjoy.

This means that you don't need to head into Edinburgh to enjoy a great night out.

A rich heritage

The Wireworks is on a site that has an incredibly rich history. In the late 1800s, the place where it stands was known as Mall Park. This acted as a 'breathing space' for the people who worked in the town. The nearest factory was Brunton's Wire Mill, from which The Wireworks gets its name.



The bus into
Edinburgh only takes
twenty minutes to
get to Princes Street



5.7 miles
to Edinburgh
city centre

Put yourself in the picture

The Wireworks is in a perfect location that makes commuting a breeze, and which offers artisan ice cream shops, delicious fish and chips, lovely riverside walks and a choice of beaches nearby.



Design + Space + Connectivity = A great place to live

At The Wireworks our architects have created a development that offers contemporary style, a range of thoughtfully designed apartments and the connectivity and convenience that modern life demands. It offers up-beat, stylish living, in a sought-after location.

Design

The Wireworks is designed to make the most of its position and the views out along the River Esk. The architecture of the development, and the materials it is built from, reflect its strong industrial heritage. Inside, a wide range of beautifully appointed apartments and penthouses are available, all boasting high-end fittings and fitments.

Space

Each of the homes in The Wireworks offer contemporary open-plan living, and the space you need to work, relax and entertain. The development features a landscaped central area. This provides a green heart to the development, giving a real sense of both privacy and community.

Connectivity

The Wireworks' location places a wide range of shops, cafes, schools, sports facilities and other amenities on the doorstep. It is within walking distance of the sea and also enjoys excellent car and bus connections into Edinburgh and out to East Lothian. Sustainable transport is facilitated through the provision of electric car charging points and bike storage.





Why design matters

DESIGN

The Wireworks' architect explains the thinking behind his design—and why design matters.

Michael Laird Architects are the award-winning design team behind The Wireworks. They work collaboratively to transform the way people live, designing places and spaces that encourage communities to thrive. We spoke to Jeremy Scott, MLA's Chairman & Head of Design.



What were your overall design goals?

Creating a sustainable community and making sure that the building has a relevance to its site and that it fits in—so it isn't like an alien space craft just landed. I also wanted to emphasise the environmental benefits of living in a town.

What type of lifestyle does The Wireworks offer?

It offers a wide range of lifestyle choices and will appeal to all sorts of people, from first-time buyers, young families and professionals to retirees. It also offers more affordable accommodation for people as they move up the housing ladder. This helps creates more sustainable communities.

What does good design mean to you?

Good design has got to have a relevance to its location, it must be sustainable and have longevity as well. Honest design gets the details right and caters to the needs of people. At The Wireworks we've put this into practice through the design of the building itself, through the materials used, and in the mix of homes on offer.

How does the design of The Wireworks reflect its location?

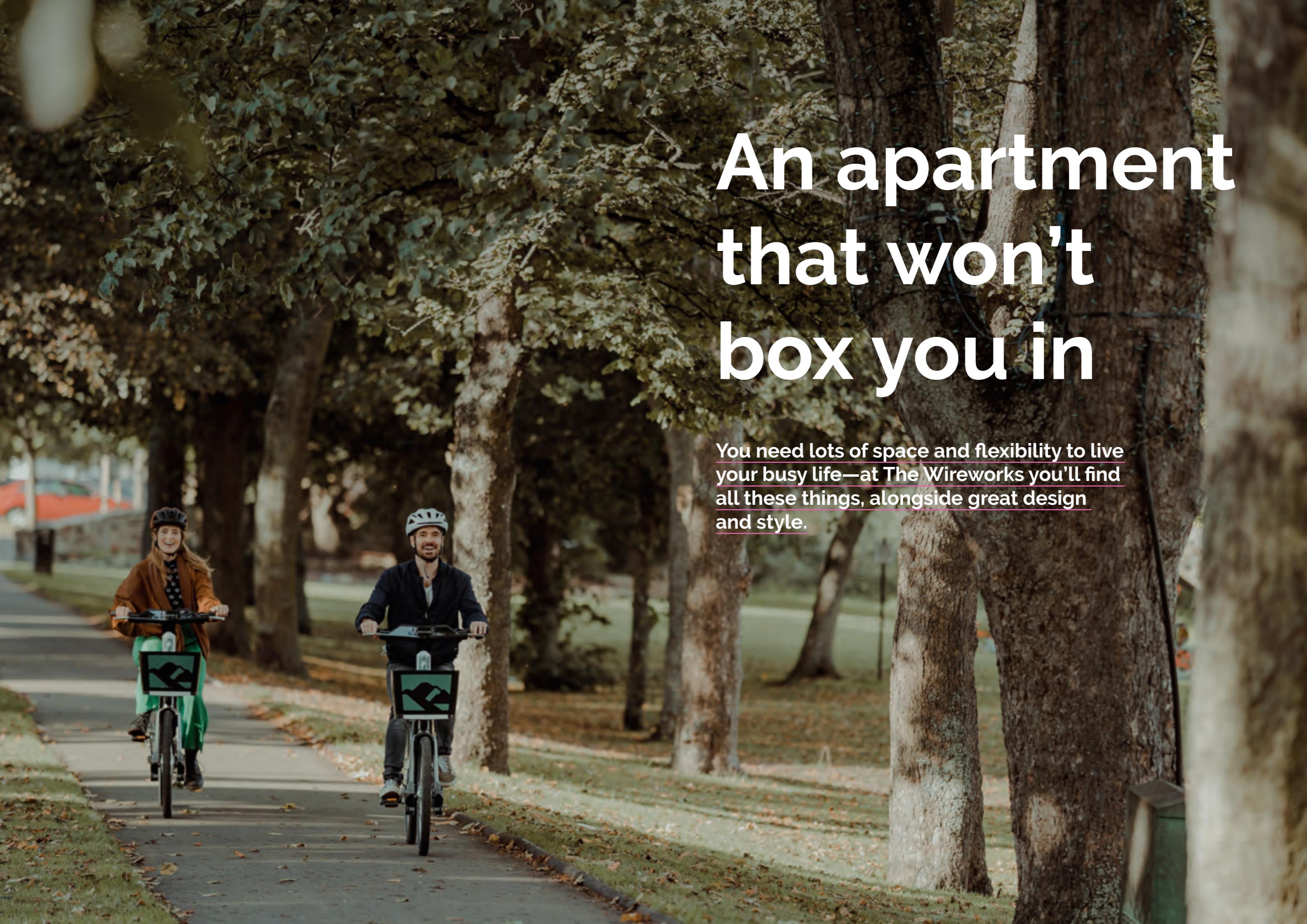
The area around The Wireworks was industrial for much of the last two centuries. We've reflected this strong heritage in the forms we've chosen, which reflect the design of Victorian brick-built factories. Today, the River Esk is the main local feature. We've reflected this in The Wireworks' central courtyard, a wonderful green oasis that also closely relates to the nearby river.

How will the development benefit Musselburgh?

It brings a mix of much needed residential accommodation into the town. What's more, all of its residents will use the local shops and recreational facilities, which will help the town centre to thrive. It's also much greener to use this town site, rather than a greenfield area out in the countryside.

What makes The Wireworks special for you?

Placemaking is at the heart of what we do as architects. This makes the central communal courtyard of the development really, really important. Residential design is often just 'stamped out'. At The Wireworks we've created something unique, with a strong design ethos. We are sure that the development will be a great place to live and a valuable addition to Musselburgh.



An apartment that won't box you in

You need lots of space and **flexibility** to live
your busy life—at The Wireworks you'll find
all these things, alongside great design
and style.



THE DEVELOPMENT

Space and style you'll love to make your own

All of the apartments and penthouses at The Wireworks offer stylish accommodation that provides the flexibility of open-plan living. They have been designed to provide contemporary homes that are easy to manage and cost-effective to run.

A key part of the design is that all of the homes have large windows that flood the main living, dining and kitchen areas with light. The bedrooms are designed with comfort and practicality in mind and boast generous fitted storage. Many of the apartments also have balconies on which you can sit back and take in the view. For ease of access, lifts run up to all floors. All apartments also benefit from the provision of designated parking.

Great specifications

The high-spec fittings and finishes in all of the apartments and penthouses complements the style and quality of the development as a whole. Appliances and kitchen and bathroom furniture are all from leading manufacturers. The homes are heated using high-efficiency Hive-controllable gas boilers to keep costs down.



Balconies and outdoor space



Resident parking available



Lift access in all blocks



A great place to
live, wherever
you've got to in life

At the Wireworks, you'll find a wide choice
of contemporary apartments that offer
the perfect solution for first-time buyers,
professionals and retirees.

THE WIREWORKS

The Wireworks



Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot. The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.

DUNDAS

The Wireworks

Musselburgh

Specification

Discover more at dundas.co.uk

Here's a quick overview of the specification at The Wireworks

	1B	2A	2B	2J	2K	2C	2L	2M	2N	2O	2V	3C	3D	3G	3H	3L	3M
Gas combi condensing boiler with thermostatic radiator valves to most radiators	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hive controllable heating system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
High performance timber flat entrance doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upvc inward opening french door in lounge (various apartments have balconies, please refer to the floor plans)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upvc inward opening french door in lounge with access to the terrace															●	●	
Double glazed tilt & turn Upvc windows, (grey external and white internal)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of doors, worktops & matching splashback**	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upstand and cladding panels in lieu of wall tiling to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated kitchen hood	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG down draft induction hob															●	●	●
SMEG 4 zone induction hob	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG single oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated fridge freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated slimline dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated dishwasher														●	●	●	●
Island cooking area															●	●	●
Wine cooler located within island unit															●	●	●
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mira Sport with air boost electric shower over bath with shower screen		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower within a walk-in shower in bathroom	●																
Thermostatic chrome bar mixer shower in ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to bathroom	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to ensuite 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Duo double ended bath with centre taps	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Roca sanitaryware throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility room	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 1 with co-ordinating shelf pack	●	●	●	●	●	●	●	●			●		●	●	●	●	●
Large walk-in wardrobe to bedroom 1 with shelf and hanging rail											●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 2 with co-ordinating shelf pack	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 3 with co-ordinating shelf pack	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Energy efficient lighting throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Downlights to bathroom & ensuite*	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach including superfast broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hyperoptic superfast broadband	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Fire rated white grooved solid core internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls & ceilings painted white	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon dioxide monitor in bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Door entry system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Lift access to all floors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Designated parking provision	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Car charging provision on site	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Bike store for communal use	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
10 year NHBC warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

* where applicable ** subject to build stage

DUNDAS

The Wireworks

Musselburgh

Block 2

Plans & Layouts

Discover more at dundas.co.uk

Ground Floor Plans



TYPE	PLOT	FLOOR	AREA
2A	18	Ground	753ft ²
2A	29	Ground	753ft ²
2B	19	Ground	753ft ²
2B	28	Ground	753ft ²

Dimensions

TYPE 2A

2-bedroom apartment with garden patio

PLOTS

18, 29

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.97 x 4.44	19'7" x 14'7"
Bedroom 1	2.64 x 3.89	8'8" x 12'9"
En suite	2.64 x 1.95	8'8" x 6'5"
Bedroom 2	3.14 x 2.64	10'4" x 8'8"
Bathroom	1.93 x 2.36	6'4" x 7'9"
Total Floor Area	70m²	753ft²

TYPE 2B

2-bedroom apartment with garden patio

PLOTS

19, 28

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.67 x 4.47	18'7" x 14'8"
Bedroom 1	2.71 x 3.87	8'11" x 12'8"
En suite	2.71 x 1.95	8'11" x 6'5"
Bedroom 2	3.24 x 2.64	10'8" x 8'8"
Bathroom	2.00 x 2.37	6'7" x 7'9"
Total Floor Area	70m²	753ft²

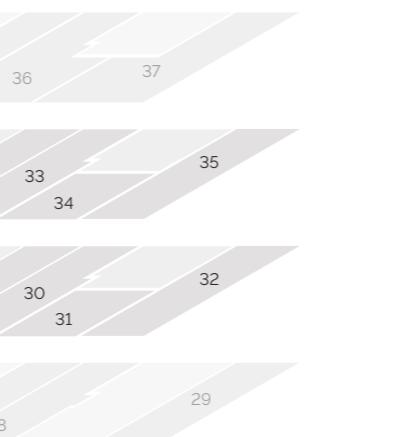


First & Second Floor Plans



TYPE	PLOT	FLOOR	AREA
2J	20	First	753ft ²
2J	32	First	753ft ²
1B	21	First	517ft ²
1B	31	First	517ft ²
2K	22	First	775ft ²
2K	30	First	775ft ²

TYPE	PLOT	FLOOR	AREA
2J	23	Second	753ft ²
2J	35	Second	753ft ²
1B	24	Second	517ft ²
1B	34	Second	517ft ²
2K	25	Second	775ft ²
2K	33	Second	775ft ²



Dimensions

TYPE 2J

2-bedroom apartment with balcony

PLOTS

20, 23, 32, 35

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.96 x 4.49	19'7" x 14'9"
Bedroom 1	2.71 x 3.98	8'11" x 13'1"
En suite	2.71 x 2.00	8'11" x 6'7"
Bedroom 2	3.14 x 2.72	10'4" x 8'11"
Bathroom	2.00 x 2.43	6'7" x 7'0"
Total Floor Area	70m²	753ft²

TYPE 1B

1-bedroom apartment with Juliette balcony

PLOTS

21, 24, 31, 34

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	4.68 x 5.77	15'4" x 18'11"
Bedroom 1	2.69 x 3.66	8'10" x 12'0"
Bathroom	2.69 x 2.00	8'10" x 6'7"
Total Floor Area	48m²	517ft²

TYPE 2K

2-bedroom apartment with balcony

PLOTS

22, 25, 30, 33

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.58 x 5.08	18'4" x 16'8"
Bedroom 1	2.85 x 4.02	9'4" x 13'2"
En suite	2.85 x 4.44	9'4" x 9'9"
Bedroom 2	2.85 x 2.71	9'4" x 8'11"
Bathroom	1.95 x 2.52	6'6" x 8'3"
Total Floor Area	72m²	775ft²

Third Floor Plans



TYPE	PLOT	FLOOR	AREA
3G	26	Third	1,055ft ²
3G	37	Third	1,055ft ²
3H	27	Third	1,023ft ²
3H	36	Third	1,023ft ²

Dimensions

TYPE 3G

3-bedroom apartment with balcony

PLOTS

26, 37

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.99 x 6.65	19'8" x 21'10"
Bedroom 1	3.57 x 3.62	11'9" x 11'11"
En suite	2.41 x 2.04	7'11" x 6'8"
Bedroom 2	2.72 x 4.03	8'11" x 13'3"
Bedroom 3	3.45 x 2.38	11'4" x 7'10"
Bathroom	2.38 x 2.04	7'10" x 6'8"
Total Floor Area	98m²	1,055ft²

TYPE 3H

3-bedroom apartment with balcony

PLOTS

27, 36

ROOM	METRIC (W x D)	IMPERIAL (W x D)
Kitchen/Dining/Living	5.59 x 6.65	18'4" x 21'10"
Bedroom 1	3.52 x 3.62	11'7" x 11'11"
En suite	2.41 x 2.04	7'11" x 6'8"
Bedroom 2	2.71 x 4.03	8'11" x 13'3"
Bedroom 3	3.18 x 2.38	10'5" x 7'10"
Bathroom	2.47 x 2.04	8'1" x 6'8"
Total Floor Area	95m²	1,023ft²

