

WIREWORX

A SELECTION OF HIGH-SPEC, NEW BUILD
APARTMENTS ON THE BANKS OF THE RIVER ESK





WELCOME

WIREWOKS APARTMENTS, IN THE HEART OF MUSSELBURGH ARE PERFECTLY PLACED BETWEEN EDINBURGH'S CITY CENTRE AND THE BEACHES OF EAST LOTHIAN

Situated in the ever popular county of East Lothian, Wireworks is one of Musselburgh's most recent and contemporary developments. Dundas is delighted to provide a range of one, two and three bedroom apartments and penthouses that are tailored to meet the needs of a range of potential buyers. The development's proximity to both Edinburgh's city centre and the beautiful beaches for which East Lothian is renowned, makes Wireworks a perfect home for anyone - from first time buyers to those wishing to downsize.



CONTENTS

WELCOME	02
WHAT WE DO	04
WHERE WE ARE	08
OUR HOMES	11
SPECIFICATIONS	18
TERMS + CONDITIONS	21
GET IN TOUCH	22



WHAT WE DO

A SELECTION OF HIGH-SPEC, NEW BUILD APARTMENTS IN PEACEFUL MUSSELBURGH

Due to our experience in building and selling desirable homes, it means we can provide exceptional end-to-end customer service before, during and after your purchase. Our ability to ensure a straightforward, smooth buying process is something that we are proud to offer; providing you with one, easily accessed point of contact throughout your Dundas journey.

CGIs are for illustrative purposes only





Experience unparalleled customer service at every stage of your journey



We ensure exquisite design in every home, crafted with meticulous attention to detail



We are committed to fostering a sustainable and ethical environment

Buying from Dundas assures you that your new-build home has been meticulously designed to suit your lifestyle. We are committed to quality and value whilst keeping the environment at the forefront of our decisions, every step of the way.

Sustainability is an integral part of our operations and values, we choose to work with like-minded contractors and independent, local businesses. With respect to these values, we are working alongside the multi award-winning Michael Laird Architects as the driving force behind Wireworks innovative design. MLA are dedicated to delivering unique yet functional spaces that stand the test of time.





WHERE WE ARE

Perfectly located on the banks of the River Esk, Wireworks is surrounded by convenient local amenities, desirable transport links and a bustling community. What's more, the development's close proximity to Edinburgh's city centre is highly sought-after - you can find yourself on Princes Street in just six minutes by train.





WIREWOKS

Living at Wireworks, you are connected to some of East Lothian's prime beauty spots, with Musselburgh and Portobello beaches on your doorstep and Longniddry and Gullane Bents a little further afield. Our residents can enjoy weekends in the great outdoors at Dalkeith Country Park - only a 13 minutes drive from Wireworks - perfect for a morning dog walk or weekends exploring.

In terms of nearby amenities, Tesco Extra sits a mere four minutes walk from Wireworks, whilst Fort Kinnaird is just an eight minute drive from the development and offers a variety of shops, restaurants and activities suitable for all ages. Local restaurants and cafes that are within walking distance include; Dal Patino, and the famous Luca's ice cream shop.



Find yourself in Edinburgh's city centre within a 10 minutes train journey



Enjoy renowned local businesses within short walking distance



Popular and scenic beaches sit a stone's throw away

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OUR HOMES

CONTEMPORARY, BRIGHT SPACES AND
MODERN DESIGN MAKE FOR AN EXCEPTIONAL
LIVING EXPERIENCE

Incredible, high-specification
homes, designed for comfort



Built with sustainability in
mind, at every stage





Our collection of expertly designed one, two and three bedroom apartments at Wireworks, all feature carefully considered, open-plan living areas and charming layouts. Contemporary, bright spaces and modern design make for an exceptional living experience.

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ONE BEDROOM

Wireworks' one bedroom apartments all boast impressive open-plan kitchen and living areas that are tailored to comfortable living and brightened by their desirable Juliet balconies.

Providing a spacious bedroom and stylish bathroom with quality fittings, perfect for low maintenance living just outside the city centre.

Residents can also enjoy the ample storage that a Wireworks one bedroom apartment presents.

If you would like to know more about Wireworks' one bedroom apartments, please head over to our block brochures.

TWO BEDROOM

This fantastic development offers a number of sizable two bedroom apartments with a variety of desirable layouts and outside spaces - including balconies and garden patios. By offering contemporary open-plan, high spec kitchen and living areas, Wireworks' two bedroom apartments provide an opportunity that is not to be missed.

In all two bedroom apartments, you can also find thoughtfully designed bathrooms and modern ensembles off of the principal bedrooms.

If you would like to know more about Wireworks' two bedroom apartments, please head over to our block brochures.

THREE BEDROOM

Expanding over three sizable bedrooms, these apartments provide a unique chance for residents to take advantage of the additional versatile space by creating a home office, study or even exercise room. What's more, the generous combined kitchen and living area is perfect for hosting friends and family in a space that you can be proud of.

All three bedroom apartments boast sophisticated bathrooms, ensembles and provide ample storage space throughout.

If you would like to know more about Wireworks' three bedroom apartments, please head over to our block brochures.

CGIS ARE FOR ILLUSTRATIVE PURPOSES ONLY



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SPECIFICATIONS

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EXTERNAL & PARKING

- As a resident at Wireworks, you can enjoy the carefully landscaped courtyard. What's more, you can relax and enjoy the leafiness on the communal benches that are installed.
 - At Wireworks there is private parking available for residents, and so too guests. For those with electric vehicles, you can find six electric charging stations and spaces.
 - Sufficient communal bin and cycle storage can also be found on the development.
 - High quality external material and finishes use throughout Wireworks.
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INTERNAL

- All apartments at Wireworks are fitted with high spec uPVC Tilt and Turn windows - which are manufactured by Sidey and conveniently allow residents to clean from inside.
 - Internal doors are finished in a gorgeous gloss white, in keeping with the sleek and clean aesthetic throughout your apartment.
 - All ceilings and walls, are finished with matt white emulsion as standard.
 - Water suppression system supplied by I-Mist to all apartments.
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KITCHENS

- All apartments in Wireworks boast impressive open-plan kitchens which offer an aesthetic, neutral look - perfect to allow you to put your own stamp on the living space. Omega's MakIntosh collection kitchens are not only environmentally responsible but they offer stylish, longwearing designs and have been meticulously sourced to ensure the highest quality fittings throughout apartments.
 - With sufficient cupboard and worktop space, all Wireworks highly specified kitchens are fitted with Smeg appliances: this includes, integrated fridge freezer and dishwasher, single oven, integrated hood and induction hob with glass splash back as standard.
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POWER

- BT Openreach cabling is fitted throughout the apartments.
 - TV point outlets are installed in all living areas and each principal bedroom at Wireworks.
 - Shaver sockets are provided in each ensuite - for those apartments without an ensuite, you will find shaver sockets in the main bathroom.
 - Low energy bulbs are provided to residents for all lighting outlets throughout the development.
 - Wireworks' apartments are reliably heated by Combi boilers with a Hive controlled system and wall mounted radiators.
 - Hyperoptic superfast broadband connection available from the day you move in.
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ACCESS

- All blocks at Wireworks can be accessed by a safe and secure door entry system.
 - There is lift access to all floors.
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BATHROOMS

- At Wireworks, bathrooms and ensuites have been carefully designed to ensure comfort and style for years to come. This is why all main bathrooms (with the exception of apartment 1B) come with a high quality shower over bath as standard.
 - For those apartments with ensuites: these spacious rooms include high spec sanitaryware and a shower with enclosure as standard.
 - All apartments' bathrooms and ensuites are fitted with elegant and modern chrome brassware throughout.
 - Residents have options between various Porcelanosa tiles, ensuring your home is bespoke to your personal taste.
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FACTOR

- Taylor Martin are the appointment factors on the development.
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WARRANTY

- All SMEG kitchen appliances have a 2 year guarantee.
 - Wireworks' apartments all come with a 10 year NHBC warranty.
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TERMS + CONDITIONS

Our sales development brochure & site plan are an artist's impression of what the development, surrounding areas and chosen house type could look like and should not be relied upon for specific external/internal finishes and boundary treatments.

Although every care has been taken to ensure the accuracy of the sales brochure, CGI's and site plan, they do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. CGI's are for illustrative purposes only and should be treated as general guidance only. The CGI'S may not represent a specific plot and the finishes, plot sizes and landscaping will vary.

As the development evolves this can result in changes to external/internal finishes & specification as well as variations to boundary treatments. Items shown/specified on CGI's and sales literature do not form part of any contract, please ask our sales team for specific details of an apartment type.



WIREWORKS

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