In quiet and leafy Merchiston on Edinburgh’s South Side, No.13 Ettrick Road offers elegant living within easy reach of the best the city has to offer.
The green and peaceful surroundings of Ettrick Road are just a stroll away from the bustling shops, bars and restaurants of Bruntsfield and Morningside.

Built in the 1800s as a prestigious family home, 13 Ettrick Road was owned by an Edinburgh lawyer, a Fife businessman, a Glasgow grain merchant and a Blackhall jute manufacturer before being bought by the family who would turn it into a hotel in 1963.

For many years the Royal Ettrick was a popular hotel in this quiet corner of Edinburgh. Located in desirable Merchiston, to the southwest of the city centre, 13 Ettrick Road has now been developed into an exclusive collection of ten, two and three bedroom apartments which offer the perfect balance of modern living and traditional charm.
In the heart of Scotland's Capital City.

There is easy access to the centre of Edinburgh by bus, car and bicycle. The nearby city bypass makes car travel straightforward, whether to the airport, across country or over the Forth.
Bruntsfield Links, The Meadows, Blackford Hill and the Hermitage of Braid promise beautiful walks in all weathers. No. 13 Ettrick Road nestles amid trees, gardens and its own landscaped grounds. Every one of its apartments has its own balcony or garden terrace.

Merchiston is surrounded by open space.
Apartments at No.13 are finished to exceptionally high standards.
Engineered oak flooring flows through kitchen, dining and living spaces and bedrooms are warmly carpeted. Woodwork and finishes are sensitive to the beauty of the historic sandstone building.

Properties benefit from smart, zoned thermostats, remotely controllable timed heating and a secure video-entry system.

Sleek bespoke kitchens and luxurious bathrooms.
Specification

Kitchens
- Bespoke Siematic kitchens designed by award-winning LDP Kitchens
- Integrated Neff appliances
- Bora downdraught hob
- Silestone / Dekton work surfaces
- Integrated recycling provision

Bathrooms & en-suites
- Designed by Bagno Design, with Bagno sanitaryware and taps
- High-quality contemporary tiling
- Timed, heated towel rail
- Underfloor heating

Storage
- Integrated wardrobes or storage in many bedrooms

Floor finishes
- Kahrs engineered oak flooring to living, dining and kitchen areas
- High-quality carpeting to bedrooms and other selected areas
- Contemporary ceramic tiling in bathrooms and en-suites

Heating
- Efficient Worcester Bosch gas boilers for central heating and hot water
- Underfloor heating throughout new-build apartments
- New central heating systems throughout conversion apartments
- Underfloor heating to bedrooms and en-suites in conversion apartments
- Wall-connected, app-enabled, zoned thermostat
- Controllable heated towel rails in bathrooms and en-suites

Electrical & lighting
- High-quality LED downlighters throughout
- Feature pendant lighting in selected areas
- High-quality electronic dimmers to living areas
- 5 amp lamp circuit in selected rooms
- Brushed steel switch plates and sockets, USB charging in selected areas
- Wired for TV, satellite, BT phone and broadband, Virgin Fibre
- TV points in selected bedrooms
- Shaver points
- Mains-operated smoke and CO2 detectors
- Video-entry system
- Wireless intruder alarms to ground floor properties
- External lighting and power

Doors & woodwork
- Solid-core oak veneered doors to new build properties
- Original, bespoke replica or solid-core oak veneer doors to conversion properties
- Original or bespoke replica skirtings and facings to conversion properties
- Light oak skirtings and facings to new build apartments

Terraces, outdoor spaces and external areas
- Every apartment has a balcony, terrace or outdoor space
- One car space per property
- Secure bike store
- Access to common garden grounds

Ground Floor

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Floorspace area</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>G01</td>
<td>Approx 149m² (1,607 ft²)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>G02</td>
<td>Approx 92m² (987 ft²)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>G03</td>
<td>Approx 120m² (1,292 ft²)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>G04</td>
<td>Approx 86m² (920 ft²)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>G05</td>
<td>Approx 101m² (1,092 ft²)</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

1st Floor

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Floorspace area</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Approx 219m² (2,361 ft²)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>102</td>
<td>Approx 130m² (1,399 ft²)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>103</td>
<td>Approx 122m² (1,313 ft²)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>104</td>
<td>Approx 78m² (840 ft²)</td>
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<td>2</td>
</tr>
<tr>
<td>105</td>
<td>Approx 95m² (1,027 ft²)</td>
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<td>2</td>
</tr>
</tbody>
</table>

2nd Floor

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Floorspace area</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>As above</td>
<td></td>
<td></td>
</tr>
<tr>
<td>102</td>
<td>As above</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Location

Key

1. No. 13 Ettrick Road
2. Merchiston Tennis Club
3. Harrison Park
4. The Union Canal
5. Bruntsfield Place
6. Bruntsfield Links
7. The Meadows
8. Morningside Road

Contact

To find out more about any of the properties in this development or to request a viewing, please contact:

0131 603 7333
www.coulters.io

Disclaimer:

CGI's are for illustrative purposes only. Plans are not drawn to scale and are for illustrative purposes only. Coulters Ltd reserves the right to vary the external and internal finishes for the benefit of all or any individual building. All details may be subject to alteration.

Developed by: