



ROWANBANK

GARDENS

Coming to Edinburgh 2022



Your Next Green Chapter



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Rowanbank Gardens

Nestled in the West of Edinburgh, Rowanbank Gardens sits as an idyllic community hub within the city suburbs. A beautifully executed combination of tranquil luxury apartments, placed within communal owned landscape gardens, Rowanbank Gardens fosters a genuine community spirit through the central shared grounds: a space for people to come together, enjoy the flora and fauna, and start their next green chapter.



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The Development

Rowanbank Gardens consists of 93 one- two- and three-bedroom homes for private sale, accessible through a vibrant green tile gateway that leads directly to the open garden spaces beyond.

The development ranges from three to six storeys – the upper floors fitted with large balconies, whilst all ground floor apartments boast stunning terraced

gardens. All apartments benefit from full-height windows allowing for gorgeous views of the gardens, with the complex brimming with green roofs and climbing plants.

All apartments are designed for contemporary, open plan living, making the most of natural daylight in every space.

Down-sizers

Conveniently located close to all amenities, this is ideal for those wishing to downscale into a home that has a comfortable, yet spacious feel. Whether you are looking to try your hand at some gardening, or simply enjoy a sun-lit and modern apartment, Rowanbank Gardens provides the perfect backdrop in which to embrace green living.

First-time Buyers

Buying your first home shouldn't be complicated: we are here to provide a bespoke, seamless purchasing service to help you along every step of the way. A perfect doorway into first-time buying, Rowanbank Gardens boasts a truly personal touch in the latest standard of low carbon homes.

Families

The development, located close to a number of excellent schools, swimming pools, and a short walk to a primary bus corridor, is situated wonderfully for families looking to enjoy a sustainable, comfortable way of living. The gardens are perfect for kids to try their hand at growing their own food, whilst the ample bike storage and surrounding walking paths are a great way to stay active.

A Green Community

Our sustainability initiatives run through the core of Rowanbank Gardens. We know that modern life simply needs to be green: with a low carbon approach to every aspect of the property design, we are able to leave a positive legacy whilst enjoying the very best of spacious and comfortable living. From the lush communal gardens to our bright one- two- and three-bedroom homes, Rowanbank Gardens sets the benchmark for luxurious eco-friendly spaces.

We are committed to ensuring that every facet of Rowanbank Gardens contributes to the health and wellbeing of not only our inhabitants at any age, but also to the natural ecological life blooming in our gardens and green roofs.





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Home Showcase

- 93** Apartments for private sale, all with access to communal garden space, with an additional 33 affordable homes.
- 23** Ground floor apartments with private terraced garden space.
- 57** Upper floor apartments with private balconies or terraces.



Design Inspiration

Bringing modern, sustainable living into an accessible space, the interiors within Rowanbank Gardens showcase minimalist styling and elegant fixtures. With spacious, sunlit rooms, you will have everything you need for sophisticated contemporary living.

Boasting beautifully appointed bedrooms, kitchens, and bathrooms, our award-winning team of experts ensure that your comfort is an absolute priority.



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Design Benefits

The apartments within Rowanbank Gardens, to maximise on both comfort and safety, will all have sprinklers fitted. In design terms, this will naturally create much more daylight within the home due to less internal corridors.

This also then allows for an increased floor space of around 10%, with maximum natural light retention throughout the property.

The open plan layout of every apartment is crucial in providing fantastic lighting opportunities, as well as creating a natural continuous flow through the space as soon as you walk through the front door. Perfect for bringing people together, the truly stunning open kitchen and living areas provide a sleek and minimalist design whilst being packed full of useful features.



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Your Home Specification

Windows

High quality, durable, NorDan aluminium clad timber composite windows are featured in all apartments, with floor-length doors leading out into terraced gardens and balconies when present. All are finished externally with durable, weather-resistant paint; internally left in their natural stained wood finish.

Floor Coverings

The apartments will come with underlay as standard, whilst the bathrooms and shower rooms feature ceramic tiled floors. Purchasers are offered optional extras of oak hardwood flooring with a beautifully lacquered finish, or fitted carpets in any combination of rooms.

Sustainability

Rowanbank Gardens' convenient location is centred around full use of public transport, walking, and cycle routes, providing access to all parts of Edinburgh and beyond. The development uses no fossil fuel, delivering brilliant sustainability initiatives to ensure that the optimal environmental standards for Edinburgh are upheld. Setting the benchmark for new-build developments in advanced insulation, Rowanbank Gardens becomes one of the lowest carbon developments in Edinburgh. The use of ecologically-friendly green roofs further enhances our biodiversity credentials – even bike storage enjoys urban ecological value through the use of such green initiatives.

Heating & Hot Water

Comfortable underfloor heating throughout, with electric heated towel rails to bathrooms.

Individual efficient "Ecocent" air source heat pumps, with electric boilers provide excellent low-carbon space heating and hot water for each apartment.

Kitchens

Laminate worktops provide effortless utility with matching back panels, featuring stainless steel sinks and stylish chrome mixer taps. Every apartment benefits from full modern, sleek fittings – perfect for hosting guests, or simply having a stylish workspace to use for any cooking needs.

Security & Safety

All apartments are fitted with smoke/heat detectors and fire sprinkler systems.

All communal entrance points to stairwells are fitted with fob-operated multipoint locking devices and feature audio door entry systems for additional ease.

Decoration

Ceilings and walls have white emulsion, with white satin finishes to skirting boards and facings. White satin finished internal doors, with brushed white metal ironmongery

Warranty

Each property benefits from a 10 Year Checkmate warranty (<http://www.checkmate.uk.com>)

Electrics

Energy-efficient downlights are fitted through each kitchen, bathroom and en-suite, with pendant lighting featured in bedrooms and living spaces. Pendant lights are available over the peninsular units in the kitchens as an upgrade. White switch plates and sockets with USB charging points are located through the open-plan living spaces and bedrooms. In addition, TV points feature in living spaces and master bedrooms. The development is pre-wired for Virgin with connection points in living rooms and master bedrooms. (Residents are responsible for their own connections and related charges for cost of services.)

Bike Storage

Convenient communal bike storage racks at entrance areas, with lockable bike stores available within the courtyard.

Wardrobes

Integrated wardrobes are fitted in all bedrooms. Each wardrobe has sliding doors and features an internal shelf and hanging rail.

Car Parking

There are 32 private car parking spaces all with electric vehicle charging points, subject to availability and separate purchase. In addition, there are 5 visitors' spaces and 4 accessible car parking spaces for any registered blue badge holders. A factoring company has been appointed to maintain all common areas with an annual fee payable by residents.

Private Balconies and Terraced Gardens

Featuring landscaped communal gardens with green open spaces. All balconies are finished with decking and powder-coated metal balustrading. High-quality pavers finish terraced gardens to the ground floor homes, with powder-coated metal balustrading also.

Vegetable growing space and fruit trees are a feature of the residents' community garden.

Bathrooms

All bathrooms are created to be of exceptional standard, providing you with an oasis of calm in the apartment, with the added comfort of under-floor heating, and heated chrome towel rails.

Bathrooms feature a stunning full ceramic tiled shower wall and spotlight lighting. The wall-mounted washbasin features a sleek mixer tap, and ceramic floor tiles complete the bathrooms and en-suites. Vanity units boasting sleek composite counters are available as an upgrade. The WC is wall mounted and soft close, with a white matte dual flush plate, all subtly built into a tiled bulkhead. Showers are composed of a square-edged glass Merlyn shower screen and have a low profile tray; thermostatic showers complete en-suites. Baths are of an elegant white Carron design.

Floorplans

For the full range of floorplans please see the back cover for our contact details to arrange an appointment with one of our team.



Example Three Bedroom
Ground Floor Apartment



Example Two Bedroom
Ground Floor Apartment



Example One Bedroom
First Floor Apartment

Your Community

Rowanbank Gardens advocates for a new style of city living: a community who can grow together, whilst enjoying sophisticated and contemporary spaces. Our commitment to sustainability is reflected in the very way the landscape, gardens, and private external space has

been designed. Whether you want to take advantage of the allotments by growing some fresh herbs, exploring the potting shed, or simply sit back and enjoy the views, we know that living organically can be done in an exciting, stylish way.





Your Garden

Cultivating an on-site community circling beautiful organic allotments, key features of the gardens boast the space for a chicken coop, a hedge of Espalier pear trees, raised allotment planters and wild areas filled with wildflowers that attract and sustain honeybees.

An area that once fed the City of Edinburgh with its lush gardens filled with fruit and vegetables, the Garden pays homage to its legacy by also providing four plant nurseries for the community to make use of and maintain.



Local Amenities



Health & Wellbeing

Whether you spend every evening at the gym or prefer a gentle stroll, the options for sporting activities are in high supply. David Lloyd's gym is a mere eight-minute walk from Rowanbank Gardens, and scenic Carrick Knowe Golf Club is in close proximity.



Historic Corstorphine

The historic area of Corstorphine boasts a wealth of independent coffee shops, bakeries, bars, and pubs all within walking distance, making the area one of the most desirable in Edinburgh. A stone's throw away from your local delicatessen, your weekly food shop – or something more special – is covered.



Convenient Corstorphine

The residential area of Corstorphine has easy and efficient connections to the city centre and onward travel. Rowanbank Gardens is situated in the heart of a scenic dedicated cycle network, including a scenic dedicated cycle route to George Street, taking you to the centre of town in under twenty-five minutes.



Green Spaces

Edinburgh's abundance of green spaces means a park is never far away. From the development, you will find the extensive Gyle Park within a five-minute walk and the picturesque St. Margaret's Park twelve minutes away.



Recreation

Whether you are looking to spend a Saturday afternoon at Edinburgh Zoo, which can be found by a five-minute cycle, or wishing to explore local cafes and dining experiences, Rowanbank Gardens can offer exciting activities in very close proximity.



Supermarkets

Rowanbank Gardens is situated a short four-minute walk from a well-stocked Tesco Extra, with a convenient Marks & Spencer's Food Hall, and The Co-op, just a twenty-five-minute walk away.

Edinburgh's Gardens

Despite being a bustling metropolitan city, Edinburgh has an abundance of green spaces eager to be explored, whether that is a day out to the Royal Botanic Garden or a stroll up Corstorphine Hill, which provides breathtaking views over the West of the city.

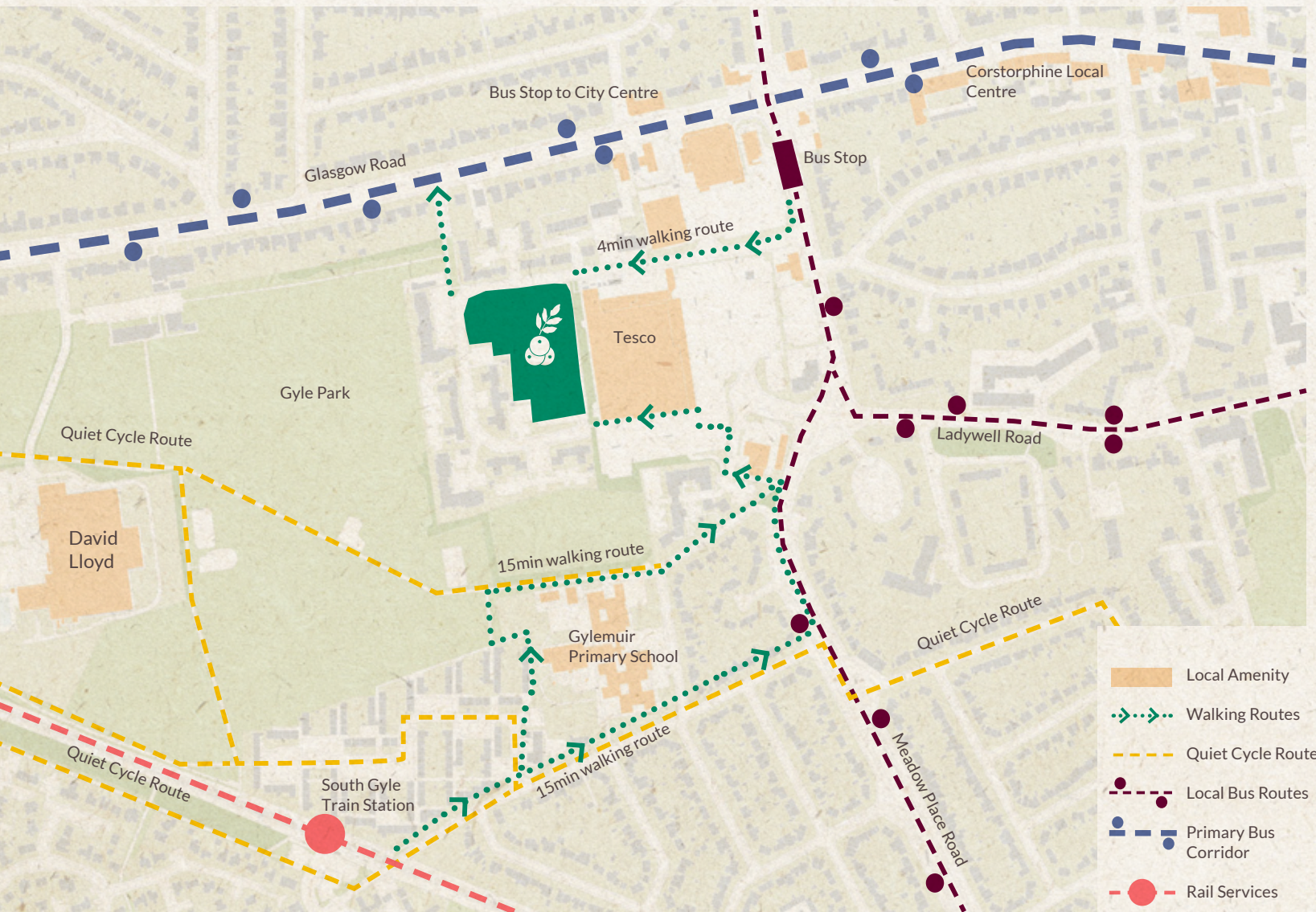
Located nearby Rowanbank Gardens, Corstorphine Hill is a starting point for the fifteen mile loop known as the Seven Hills of Edinburgh, also including Castle Rock, Calton Hill and Arthur's Seat amongst stunning scenery.

Botanical Gardens, Edinburgh



Arthur's Seat, Edinburgh





All maps are for illustrative purposes and guides only.

The abundance of green spaces and amenities within easy reach of Rowanbank Gardens is one of the most exciting elements of the development: shopping, parks, and recreational centres all sit comfortably within easy walking and cycling distance.

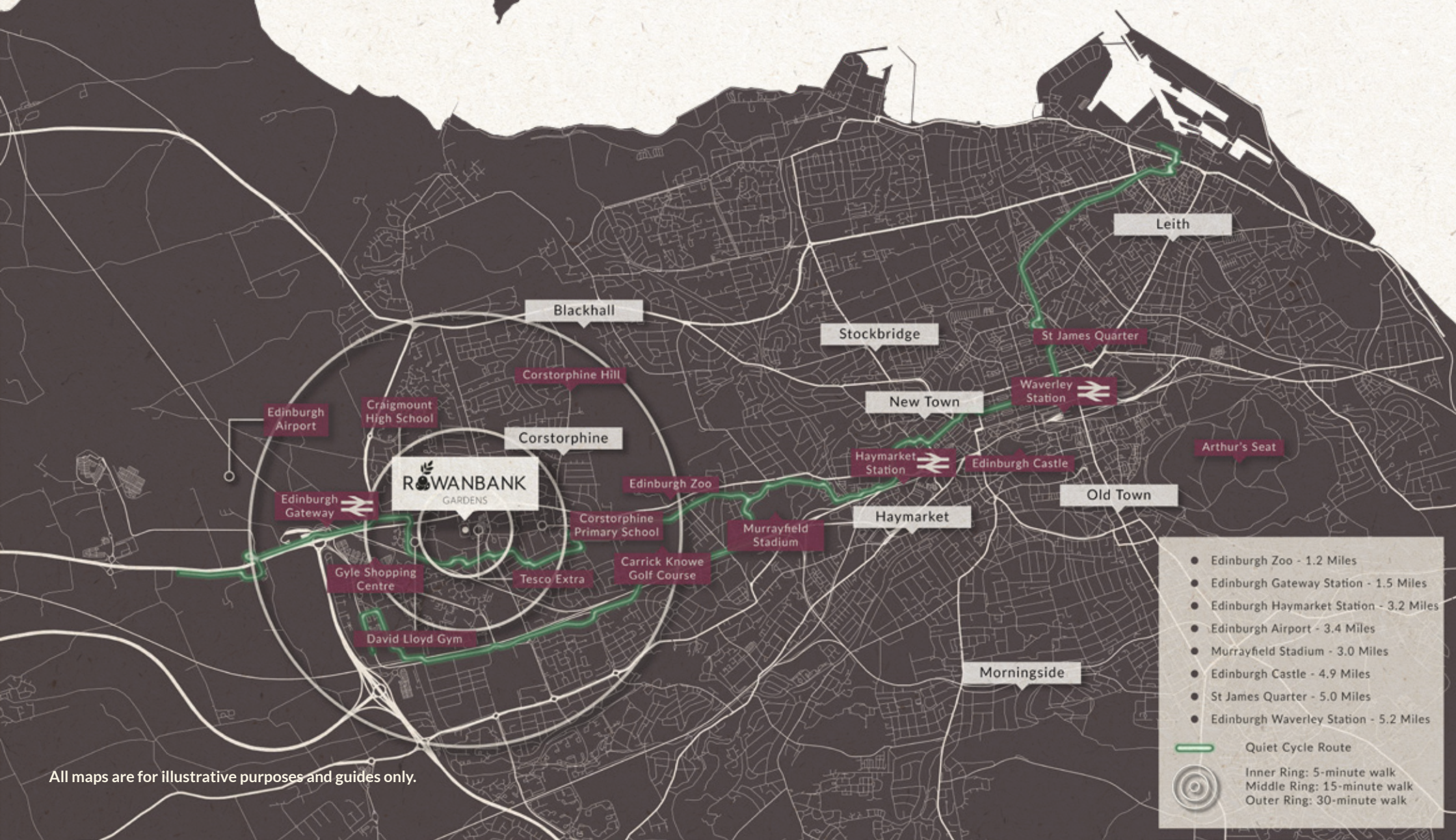
The residential area of Corstorphine has easy and efficient connections to the city centre and onward travel.

Taking the bus is the most efficient way of getting in and out of Corstorphine. Numbers 12, 26 and 31 will take you there from the city centre. The train from South Gyle takes between 9 and 14 minutes to reach Waverley, and with the walk to the city centre in total is under a mere 30 minutes.

Rowanbank Gardens is only a 20-minute walk to Saughton tram stop, which runs directly to Edinburgh Airport in 18 minutes.

Location

Alongside the highlights of quiet cycle routes and close-by train stations, Rowanbank Gardens is located a convenient seven minute drive from the City of Edinburgh Bypass. The bypass links onto the M8, making Glasgow a swift one-hour drive, whilst the A9 can take you through Falkirk and onto Stirling in less than 50 minutes.



All maps are for illustrative purposes and guides only.

- Edinburgh Zoo - 1.2 Miles
- Edinburgh Gateway Station - 1.5 Miles
- Edinburgh Haymarket Station - 3.2 Miles
- Edinburgh Airport - 3.4 Miles
- Murrayfield Stadium - 3.0 Miles
- Edinburgh Castle - 4.9 Miles
- St James Quarter - 5.0 Miles
- Edinburgh Waverley Station - 5.2 Miles

Quiet Cycle Route



Inner Ring: 5-minute walk
Middle Ring: 15-minute walk
Outer Ring: 30-minute walk

Sustainability

From our beautiful tree-lined lanes, to the ample community gardening areas, life truly blossoms at Rowanbank Gardens.



Land Use

Use of brownfield land

Suitable environment for tending chickens and encouraging honeybees

Biodiverse landscaping & tree-lined walkways

Productive gardens for self sufficiency

Green roofs to reduce surface water and improve biodiversity, ecology and insulation



Biodiverse Landscaping

Wide variety of colourful botanicals within communal gardens

Climbing ivy and Espalier apple trees lining garden hedges



Health and Wellbeing

Children's play areas

Plenty of natural light

Use of durable materials



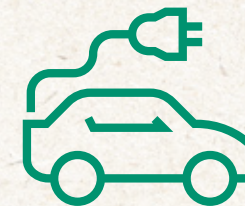
Carbon Neutrality

No use of carbon fossil fuel

Custom-engineered electric heat recovery and cooling systems

Grade A electric & induction-based appliances

Well-insulated fabric and LED lighting used for lessened energy



Transport

Local Carshare and cycling clubs

Secure covered Bicycle parking for all

32 available private car spaces with electric car charging points charging

Excellent public transport connections



Artisan Real Estate

Founded in 2008, the award-winning Artisan Real Estate have quickly become one of the most reputable providers for niche property investment across Scotland and England. Passionate about enhancing some of the UK's most outstanding sites, the innovative team at Artisan are responsible

for the highly acclaimed New Waverley development in central Edinburgh, and Custom House Quays in Glasgow.



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ARTISAN

Sold by



*For our full Terms and Conditions relating to sales, marketing and developing, please
look to our website at www.rowanbankgardens.com and head to the
Terms and Conditions links at the bottom of the page.*