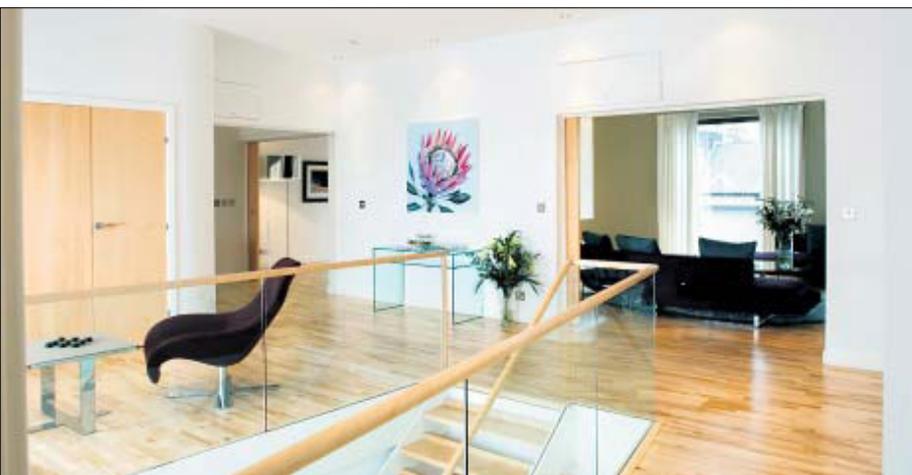


NEW BUILD



High flyers

From ground floor to duplex penthouse, this New Town development is a class act, writes **Janet Christie**

Above the bath in Applecross's £1.25 million duplex penthouse showhome at Eyre Place is a shelf. The perfect height for resting a Champagne glass, it sets the scene for the entire New Town property and along with the Turkish delight artfully arranged on the huge dining table, gives a hint of the luxurious lifestyle of potential buyers.

"We expect that the people who are interested in this would be international types who would like a base in Edinburgh where they can entertain," says a spokeswoman. "It has a large lounge, which is ideal for that, and of course, the big balcony with Castle views. They would also be right in the centre of the New Town, so commuting is not an issue."

Eyre Place comprises 24 properties – 18 three-bedroom apartments, four penthouses and two duplex penthouses, with prices starting at £420,000. Only seven properties remain; with four standard apartments, priced from £460,000 to £540,000; two penthouses at £560,000 and £610,000; and the 2,940sq ft, four-bedroom duplex penthouse at offers over £1,250,000. At this price, the penthouse

property is clearly aimed at the top end of the market and the details included are impressive. The kitchen by Kitchens International has an integral wine cooler for up to 50 bottles, recognition that this would be a great place to entertain.

The wide halls, huge windows and gallery spaces will appeal to those whose furniture inventory includes items such as a grand piano. And that's just what the buyers of one of the penthouses have chosen to house in the large gallery space overlooking the lower hall. The wide hallways and cream walls make the perfect hanging space for those with an art habit and interior designer Emma Baddeley has hung bold "flower portraits" by Kirsty Lorenz in the show home to great effect.

Applecross sales manager Lianne Bootland says: "This is the kind of property which is commonplace in London, but in Scotland its high specification and design, matched with its location, makes it one of a kind."

One of the highlights of the apartment is the abundance of balconies – one each on the kitchen, master bedroom and living room. Those at the front have views

over the New Town and Castle, and those at the back, over the garden. And while every luxury apartment worth the adjective has a dressing room, the one off the master bedroom in this penthouse has the benefit of a window, thereby providing daylight, thus allowing one to avoid that "dressed in the dark" look.

The subtle and sophisticated interior design treatment speaks for itself. Cream carpets and curtains frame the long lines and open spaces, and touches of turquoise highlight the strategically placed furnishings from Tangram.

"It was about making the most exciting and dynamic use of space," says Baddeley. "It's been tremendous fun. There will be so many different types of people who could live here, we didn't want to dictate to them. We wanted to keep it light and open, emphasise the circulation space. We just wanted people to feel like throwing themselves on the bed or sofa."

So go ahead, but please don't smear Turkish delight on the covers.

● The Eyre Place Show Apartment is now open 11am to 6pm, 7 days. Tel: 0131-556 8130, visit www.applecross.co.uk



Prices at Applecross's Eyre Place luxury development start at £420,000



Fairies at the bottom of the garden

This project has everything, says **Janet Christie**

St Fillan's in Perthshire is a traditional kind of place, which is why Genesis Properties looked to the past when it came to the design of the three and four-bedroom homes they are building at Dundurn Walk.

The vernacular designs are intended to blend in well with their surroundings, being modelled on an ecclesiastical

schoolhouse in Dufftown and copied from other Victorian houses in St Fillan itself. While the exteriors feature traditional elements such as dormer windows and slate roofs, there is nothing dated about the interiors, which have all of the comforts of modern design.

A development of 16 detached and semi-detached properties in five styles,

the houses have wonderful views of the surrounding hills and nearby Loch Earn. Buyers will benefit from the tranquil location while being just over an hour's drive from Glasgow and Edinburgh.

One of the completed properties has now been turned into a showhome decorated in contemporary neutrals. Genesis Properties is keen to stress that there is a big element of customer choice at the development, with the taste of the buyer influencing the final design of future properties, which range in price from £358,530 to £450,000.

"In the development of Dundurn Walk, we have provided a home in a beautiful location, which combines the functionality of modern life with the design and construction values that Victorian architecture reflects," says Marcus Salter of Genesis Properties. "Each home will be unique to the purchaser and reflect their tastes and personal designs."