

**Clockwise from left: the floor-to-ceiling glass of New Fields takes in the Edinburgh skyline; cosy neutrals make for a peaceful getaway; in-bath mood lighting is yours at the flick of a switch thanks to advanced electrics; kitchens are designed on an American scale**

from in-bath mood lighting to warming up the baby's room is but a flick of a switch away.

New Fields is a smart building for smart living. With a glass of champagne and canapé in hand, every visitor wanted to meet the machinery behind Kinnear Road's dramatic transformation. Developing can be a battle for permits and permissions. A residential flagship needs leases, lawyers, briefs and designers, then all the hassle of actually building a home that people want.

Conversation quickly turned to the neighbours upstairs, where two apartments had sold for £1.5 million each. The resident stars of New Fields brought instant fame to developers Applecross, ensuring that the building had a label synonymous with designer price tags, panache and prestige.

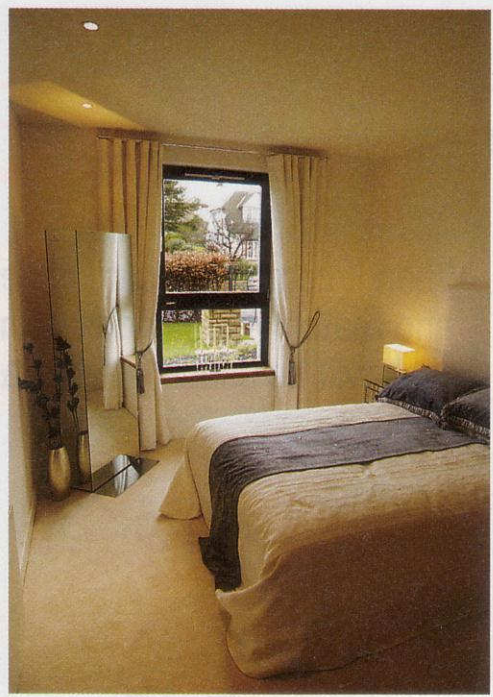
Applecross specialises in creating the stylish designer lifestyle a growing 'elite' of affluent people want. The company has a reputation for crafting contemporary classics, so it's no surprise they put together this plan and called the place New Fields. Boasting astonishing amounts of space and breathtaking views, the blocks are designed to cater to the growing national demand for top-of-the-range living. Somewhere within these Edinburgh walls is an attention to detail that has garnered the developer a silver medal in the Best Small Homebuilder 2004 category, the UK house-building industry's national awards.

When Applecross first arrived in this quiet, leafy neighbourhood they asked three respectable Edinburgh personalities for the inside track on Scotland's capital city. Stewart's Melville College sold a plot; Yeoman McAllister, the architects, drew a plan then interiors specialist Amanda McLeod helped Emma Baddeley at Applecross design a space that has become the hallmark of New Fields.

Brian McAllister's architectural eye caught a priceless perspective at Kinnear Road. The foundations of New Fields open out its 180-degree view over old school rugby pitches and beyond. The structure itself is stunning – a high, light façade of streamlined modern design rendered in aluminium and glass curtain walling, with generous decked balconies to take advantage of the great outdoors. The windows catch each rain-washed sunrise as it colours the Edinburgh skyline. The driveways are heated to stop black ice forming and every apartment gets two underground secure parking spaces, private secure bulk storage, lift access, electronically controlled gates and video entry systems.

Within each building the apartments are designed according to the principles of divide and contrast. To maximise internal space the plan is simple and open – square rooms filled with geometric volume.

Then, to soften the masculine line, the long reception hall is curvaceous, creatively wallpapered and undulating. All is light, graceful and impeccably appointed with oak flooring and chrome detailing. The 'new for



old' interior frenzy is backed up throughout by Queen Victoria colour-styled detail – sumptuous velvets and elegant taffetas make an opulent statement when set beside handcrafted oak furniture, and a sepulchral palette of blacks, greys and purples oddly succeed in breathing surprising new life into the interior.

Edinburgh has a strong 'old school' tradition of understated chic and comfortable homes. At the opposite end of the spectrum there now sits New Fields, and its high-end spectacle of penthouse lifestyle.

Six properties at New Fields are for sale from £740,000. For more information log on to: [www.applecross.co.uk](http://www.applecross.co.uk)

