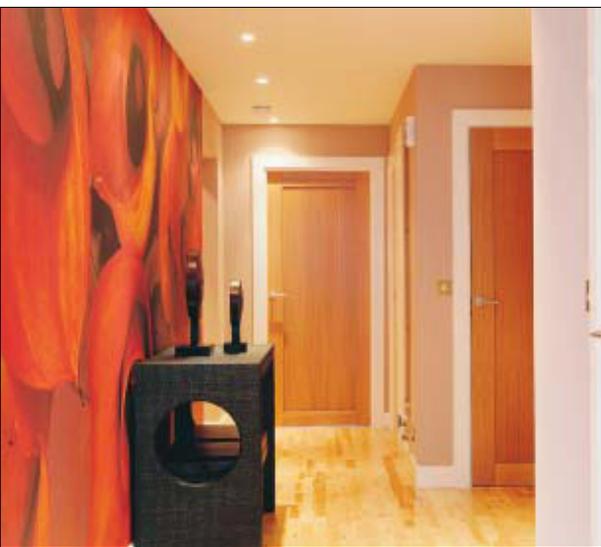


# NEW BUILD



Clockwise from main: New Pitsligo's private gardens; a spacious bedroom; the hallway with mural; the open-plan kitchen/dining area

## Hot property

Rub shoulders with Edinburgh's literary set in one of the capital's most desirable locations, writes **Janet Christie**

If JK Rowling, Alexander McCall Smith and Ian Rankin were forced to limit themselves to just one word to describe the neighbourhood they live in, they might well plump for discreet. Merchiston murmurs exclusivity and New Pitsligo, from housebuilder Applecross, is the new kid on this upmarket block.

Despite being home to some of the country's leading authors, the leafy suburb situated between Bruntsfield – with a wide selection of cafes, bars and restaurants – and Polwarth doesn't need to shout about its attractions. Such is the cachet of the address in the heart of the Merchiston/Greenhill conservation area that one of the development's two £1.6 million penthouse apartments was sold off-plan on the day of release. At more than 3,309sq ft and 25m long, it is thought to be the largest penthouse in Scotland.

Electronic gates and a high stone retaining wall mean New Pitsligo is every bit as exclusive and private as its neighbours. Situated on the corner of Newbattle Terrace and Pitsligo Road in the southwest of the city, it was designed by architects Yeoman McAllister and comprises 14 apartments spread over two villas, with prices from £780,000.

While Merchiston is famous for its extensive detached villas, the upkeep of such an establishment doesn't come cheap. This is where New Pitsligo compares well, created with up-to-date building methods that promise easy maintenance. Underground parking, heated driveways, whirlpool baths, wiring platforms to customise individual sound systems to living areas, the master bedroom and the en suite are all designed to meet the demands of today's wealthy buyers.

Aimed at a more mature buyer, for example downsizers who already know and love the area, the show apartment has been designed by Applecross in conjunction with Edinburgh-based interior design company, Zebrano.

Sales manager Lianne Bootland says: "The show apartment has to stand out from the crowd. We wanted to create a 'wow' factor that really showed the natural beauty and ambience of the apartment which has been created through the generous use of natural materials such as maple, beech and oak. And the well-insulated walls, floors and ceilings create a quiet haven."

Using a palette of earthy tones taken from a vivid orange, brown and aubergine lily mural in the hall, created specially for the show home, the interior has a simple, classic look. A burnt-orange



feature wall in the lounge contrasts with white textured linen wallpaper and furnishings in velvet, linen, suede and damask provide an air of decadence. The walls are hung with black and white photographs of Edinburgh's landmarks by Alan McAtteer.

Applecross's reputation for top-end specifications is in evidence in the kitchen, which was custom designed by RWK, with granite work tops and integrated stainless-steel Siemens appliances, wine cooler and American-style fridge freezer.

The kitchen may be German, but things take more of a romantic French turn in the bedroom, where the feature wall incorporates a floral linen-effect wallpaper, there are rose motifs on the curtains and an elegant French chair upholstered in velvet damask. A dressing room provides

plenty of storage and the en suite has a Duravit whirlpool bath, an Aqualisa quartz shower and underfloor heating.

The second bedroom is equally light and airy, with blue, lilac and ivory Cole & Son wallpaper and a dusky-pink velvet bed throw, while the third bedroom has an all-American art deco feel and could be used as a study.

Only a ten-minute bus journey from the city centre, Merchiston is home to Napier University, George Watson's College and the Rudolf Steiner school. Craiglockhart sports centre and tennis courts and the multi-leisure complex at Fountainbridge are nearby and there is also quick access to the city by-pass.

● The New Pitsligo show apartment is open from Thursday to Monday 11am to 6pm. Tel: 0131-668 0333 or visit [www.applecross.co.uk/newpitsligo](http://www.applecross.co.uk/newpitsligo)

## NEW BUILD NEWS



### Raise a glass

If you're thinking about paying a visit to Bryant's Western Harbour development in Leith (above), why not let Bryant treat you to a glass of champagne while you're there?

Tonight, Bryant will be hosting an exclusive viewing evening (5:30pm-8:00pm) complete with champagne and canapés. The event is designed to create a relaxed environment in which potential buyers can view the properties after work.

Currently available are a selection of two and three-bedroom apartments with prices starting from £195,000. ● For further information tel: 0131-555 7178, go to [www.bryant.co.uk/Scotland](http://www.bryant.co.uk/Scotland) or just turn up.

### Fit for moving in

Gym membership levels are booming and buyers who don't like to stray too far from their running machine are being tempted by George Wimpey with the offer of a free 12-month couples membership for the Next Generation leisure centre in Leith, a short jog along the waterfront from their Harbour Green development.

Buyers who reserve one of the five-bedroom townhouses or one, two and three-bedroomed apartments before September 30 will get full access to Next Generation's facilities, worth £1,488.

As well as a shared landscaped garden courtyard, the townhouses, which start at £320,000, have private gardens, and many of the apartments, which are priced from £120,000, have views of the Forth.

● Harbour Green, Waterfront Avenue tel: 0131-552 0667 or visit [www.georgewimpey.co.uk](http://www.georgewimpey.co.uk)

### Meadow banker

Just eight miles from the capital and with a local station, Wallyford is an up-and-coming location and Bellway Homes have two new showhomes at The Meadows to give potential buyers an idea how much further their money would go than in Edinburgh.

Both four-bedroomed properties, the Scott and the Stevenson, have

been given a contemporary treatment by Interior View and are designed with family living in mind. There are a further nine house styles at the development, which will comprise 67 properties when complete, and prices start from £139,000 for a two-bedroom mid-terrace.

### Deco rated

Canniesburn hospital's Art Deco splendour has inspired interior designer John Amabile and his partner Carol Yates to create a vivid modern interpretation of the period in CALA's new townhouse showhome (below).

Prices at the Bearsden development, which is a joint project with Miller Homes, start at £172,000, with The Limes townhouses priced from £420,000, and a range of incentives is available on selected plots for early entry.

● Tel: 0141-942 7548 or visit [www.cala.co.uk](http://www.cala.co.uk)

### At your leisure

Golf fans will be in paradise at Deer Park Heights in Livingstone where the apartments from Muir Homes not only overlook the championship golf course, but also come with one year's free membership. Golf widows or widowers haven't been forgotten either, as the membership also covers the country club facilities which include a swimming pool, spa, gym, beauty salon, restaurant and bar.

Deer Park Heights is just off

the M8 and only ten miles from Edinburgh Airport. ● Tel: 01506 432600, or visit [www.muirhomes.co.uk](http://www.muirhomes.co.uk)

### Sixty-six of the best

Dumbarton is undergoing a revival and the 66 new family homes being built by Dawn Homes at Whiteford Gate are being welcomed by buyers keen to get value for money. Situated in the town's Bellsmyre area, the three and four-bedroom detached and two and three-bedroom semi-detached and terraced homes start from £121,950 for a terraced property.

● For further information on Whiteford Gate, visit the marketing suite or call the sales advisor Patricia Conway on 01389 768492. The sales office is open Thursdays to Mondays, 11am to 5pm.

### It's just Campion

Life is an increasingly popular property hotspot and Campion Homes is in the right place at the right time with developments in Cupar, Kirkcaldy and Freuchie. At the firm's Millgate development in Cupar there are now only four properties left, ranging in price from £199,890 to £264,680.

Just south of the town centre, the properties include the four-bedroomed Orchid showhome and the five-bedroomed Linden, which also features a double garage.

● For further details on any Campion Homes tel: 01383 432600, or visit [www.campionhomes.com](http://www.campionhomes.com)

