

NEW BUILD

Easy does it

Location and high specs make these flats just perfect for the well-heeled 'maturalist'. By **Janet Christie**

Newbuild apartments set among the traditional villas of The Grange in Edinburgh don't come on the market very often, which is why three of the nine properties at Applecross's Tanalach development sold on the first day of release.

Aimed squarely at the downsizer market and starting at £865,000, the development has a showhome designed to appeal to those who may want to start over with a contemporary look, yet are also happy to take their style cues from the past.

Inspired by one of the most prolific artists of the 20th century, Italian painter, sculptor and interior decorator Piero Fornasetti, the three-bedroom show home features wallpaper based on original drawings from his archives. One of a range produced by Cole and sons, the gold and silver pansies blooming on the walls of the master bedroom create a luxurious ambience and complement the neutral palette used throughout the rest of the property.

Applecross's interior designer Emma Baddeley says: "Bold prints are very much back in fashion with the single 'feature wall' now off-trend. We wanted to create a strong identity for the master bedroom

which this fabulous Fornasetti wall paper does without a doubt."

With an exterior that features materials such as Jura limestone, sandstone render, cedar and aluminium, the building blends in with the large stone villas in the surrounding area.

Security and privacy are valued by downsizers and Tanalach ticks both boxes with video-entry basement parking and extensive original walls around its leafy grounds.

Inside the remaining four three-bedroom apartments, the design is contemporary – it appears that mature downsizers appreciate open-plan living as much as today's young professionals. Spacious, open-plan lounges and dining areas have a kitchen separated off by a curved wall. The Poggenpohl kitchens from Kitchens International feature corian worktops and Siemens appliances, while the bathrooms have underfloor heating. High-tech cabling runs throughout the apartment so residents can enjoy music wherever they like, but a 60mm layer of acoustic quilting in the internal walls means noise is never a problem. All of the apartments have balconies or patios, and floor-to-ceiling frameless glass windows

bounce the natural light around the open-plan space, giving a simple and uncluttered feel that is enhanced by hardwood flooring throughout.

"High specification apartments in a prestigious location like The Grange don't happen often, which is probably why we have seen so many quick sales. Our target market can be termed as 'maturalists', buyers aged 60-plus, who are looking to downsize from a larger home," says Baddeley.

With its shops, restaurants, independent cinemas and parks, it's easy to see why The Grange is such a popular area of the city. Those with time on their hands can take a walk on Blackford Hill or catch a film at the traditional Dominion Theatre, and for those who must work, the city and transport links are all close to hand.

Tanalach means shallow water in Gaelic, and with two shallow pools in the garden lending an air of calm and repose to the development, it seems the downsizers have found an ideal destination in which to put their feet up and relax.

● For more information, tel: 0845 430 2070 or visit www.applecross.co.uk/tanalach



The exterior of Tanalach, main; inside the show home's living area, bedroom and bathroom, above



Inside and out the Bells Mills development

Real appeal

Bell's Mills will attract more people to Dean Village, writes **Janet Christie**

It isn't just otters who are moving back into homes along Edinburgh's Water of Leith now that it has cleaned up its act; their human neighbours are just as keen to take up residence beside one of the city's most picturesque attractions as it snakes its way from Balerno to the docks. And no setting is more idyllic than Bell's Mills in the heart of Dean Village.

With prices starting in the region of £380,000, the development from Buredi and New City Vision will comprise 24 two and three-bedroomed apartments in three blocks on the banks of the river overlooking the water. Extensive glazing in the apartments will make the most of the leafy surroundings and provide the sort of views that will make this a sought-after address.

There have been mills on this site since the mid 16th century and archaeol-



ogists have found evidence of granary buildings, kilns, barns workers' homes, a maltings and a doocot. Part of this history has been incorporated into the development, with remnants of a water-powered mill and granary from the early 1800s being preserved and included as a feature in the Bell's Mills development.

Andrew Burrell, managing director of The Burrell Company, says: "Dean Village is a beautiful area, conveniently located within the heart of the city. Having undergone major transformation over the past three decades, it is an increasingly popular place to live offering tranquillity in a charming locale."

Bureddi has a strong track record of developing former industrial sites, with other current projects including the regeneration of the Fountainbridge brewery and Coalhill2 in Leith, and it expects the Dean Village project to be

just as popular with a wide range of buyers.

Chair of Bureddi and chief executive of EDI Ian Wall says: "Bureddi has built a strong reputation in sensitive development on historic sites across Edinburgh. The Bell's Mills development will continue that trend and create a high-quality residential community in a much sought-after area."

Potential buyers may visit a marketing centre in the restored Bell's Mills House behind which a viewing platform has been erected for buyers to see construction as it progresses. And if they're really lucky they might spot some of the wildlife that is already happy to make this part of the city home.

● For further information visit www.bellsmills.co.uk or call Rettie and Company, tel: 0131-220 4160

NEWBUILD NEWS

And finally ...

ONLY TWO properties remain at the Charles Church Monarchs View development on the outskirts of Dalkeith. The two homes remaining are the Golspie and Raeburn housetypes.

Priced at £470,000, the Raeburn is an imposing home, with large frontage. The Golspie (picture right), priced at £514,000, comes with double garage, and both homes host huge rooms, large hallways and landings to make sure there is a feeling of spaciousness.

Dalkeith, within eight miles of Edinburgh, is close to good schools and accessible for those who work in the city. A number of incentives, including part exchange, are available on both homes.

● For more information call 0131-663 4593, alternatively visit www.charleschurch.com

Trust Princes

ELMINGTON Homes have opened their first show apartment at Carfin, near Motherwell, but those who want to buy will have to be fast as 21 of the 28 apartments are already sold. The prices are competitive, starting at a very first time buyer friendly £115,950 for the Stewart apartment type with two double bedrooms. Princes Court is Elmington's debut development;

There's a range of designs for the apartments but all combine large open-plan living areas with stylish



kitchens. The turreted building has private parking for each property, together with secure controlled door entry system to each of the four carpeted stairwells. Princes Court is within easy access of Motherwell, Wishaw and Hamilton: three towns with superb motorway and rail links to Glasgow and Edinburgh.

● To see the view apartment at Princes Court in Carfin, tel: 01698 735084 or visit www.elmingtonhomes.co.uk

Safe quarter

QUARTERMILE has just launched its concierge team who will take care of the needs of owners moving into the

new Edinburgh city address. The team will be on hand 24 hours a day, seven days a week, to assist new owners with anything from dry cleaning to florist orders and key holding. There are also plans to introduce a dogwalking service at a later date. Security at the development will be the team's top priority, and all will receive a high level of training in this area, including CCTV monitoring. Bordering the Meadows, the 19 acre-site will provide more than 900 private homes, in a mix of period conversions and new build properties.

● For further information tel: 0845 0002525 or visit www.qmile.com

KM

SCOTTISH HOME AWARDS



Briery Meadows, Haddington, which includes nine affordable houses

WITH THE FINALISTS FOR THE Scottish Home Awards now revealed, each week in the run up we will preview those which have made the short list. This week, the five finalists in the Affordable Housing Development of the Year category. The winner will be announced at the EICC on 10 April.

Bryant Homes, Slateford Village

This is a striking development located two miles from Edinburgh's West End. The affordable housing element is a stand-alone building but has been designed as an integral part of the overall site which ensures a prominent street frontage and identity.

Cala Homes, Briery Meadows, Haddington

After more than 15 years of planning, Briery Meadows at Haddington is now complete. The nine affordable houses help address the shortfall of housing in East Lothian and are the first to be built

in the area for many years. With attractive pitched roofs, the homes are in keeping with the traditional style in East Lothian and have been finished to a very high standard.

Dunedin Canmore Housing Association, 494 Gorgie Road, Edinburgh

Located near Edinburgh's city centre the 16 flats are designed and built to Housing for Varying Needs standards and have been rented to a leading Scottish voluntary organisation. Sustainability and environmental features include natural slate, passive solar design, high-efficiency boilers and heavily insulated walls.

Gladedale (Central Scotland) Ltd, Richmond Gate, Oatlands

The £212 million regeneration of Oatlands in Glasgow is Scotland's largest single community regeneration scheme and on completion will have 213 affordable homes. The accommodation at Richmond Gate, Oatlands comprises

primarily of one, two and three-bedroom apartments and two-storey maisonnettes. The exterior design, which is a modern interpretation of Scottish architectural style, is indistinguishable from the privately owned properties in the development. The regeneration includes a number of improvements to the area's communal facilities including a £2 million upgrade of Richmond Park which is being undertaken by Gladedale Partnerships, as the lead developer.

Hillcrest Housing Association and Thomas Mitchell Homes, John Knox Road, St Andrews

This development is one of the first Homezone developments to be built in Scotland; a concept which increases overall safety and security within a development. It comprises a nursing home and 100 houses and flats. The development provides much needed high quality homes this area of Fife. ● www.scottishhomeawards.com