

NEW BUILD

Showhome raises the bar

Priced at £1.95 million, a new Edinburgh apartment is one of the most expensive in the country, writes Janet Christie

There are showhomes and then there's the £1.95 million penthouse at 34 Barnton Avenue West, Applecross's latest development in the capital.

Aimed at buyers with £1m-plus to spend, the four-bedroom apartment is one of the most expensive in the country and, like the other nine in the development, is targeted at international business people who may be downsizing from a bigger property in the capital or more mature buyers who might like an apartment as a second home. With prices starting from £810,000, 34 Barnton Avenue West is aimed at those looking for a property that's distinctly upmarket.

Designed by architects Yeoman McAllister, the five-level apartment block has a contemporary look, with large expanses of white render complemented by cedar and zinc cladding that give an organic feel. Utilising the natural slope of the site, the development hugs the contours of the ground and is stepped down towards the bordering golf course, providing a series of terraces which deliver outdoor space to each home.

Lianne Bootland, head of sales at Applecross, says: "34 Barnton Avenue West raises the bar among exclusive developments in Edinburgh. There is nothing quite like it on the market when it comes to design, specification and location and it offers an ideal solution to those seeking to downsize but without compromise."

Located on a quiet street where there is no through traffic, the apartment has not one, but three terraces from which to savour the views out over the Royal Burgess Golf Course and Pentland Hills and it occupies 2,865sq ft, the entire fourth floor of the development.

Given an interior design treatment by Edinburgh-based Zebrano, the apartment has an open-plan design with a spacious lounge complete with Andrew Martin sofa, set off with buffalo hide cushions. There are glossy sideboards and oriental-inspired wall units and a feature fireplace provides a focal point.

Also open plan, the Kitchens International-fitted Poggenpohl kitchen includes a dining space containing a table and the latest version of the Philippe Starck Victoria Ghost chairs in bright shades of transparent acrylic.

Emma Cross, sales and interiors co-ordinator at Applecross, says: "The penthouse has a worldly, confident look, rather than being über cool. It's created for a buyer who has an appreciation of quality and design and all its subtleties. The result is a relaxed home with an understated sense of elegance and luxury but with selected designer pieces giving a stylish edge and an international feel."

Touches such as underfloor heating and high spec internal finishes – including walnut veneered doors, hardwood flooring and limestone-effect floor tiling in the kitchen and dining area – set the standard that is taken up by the vibrant blue and gold hydrangeas bedroom wall coverings from Cole & Son's Fornasetti collection, inspired by the Milanese interior designer.

A fitted dressing area in the dark wood and cream toned master bedroom leads on to the private terrace, and the en suite has Duravit high gloss cupboards, Villeroy & Boch sanitary ware and a Hansgrohe shower.

Meanwhile, the second bedroom reflects the leafy Barnton environs with earthy tones of green and brown, complemented by retro Larsen fabrics, while the third bedroom is light and airy with a feature Aztec patterned headboard.

Wired for TV, telephone and speaker points to all living areas, the apartment also has programmable scene-setting mood lighting in the sitting/dining room and master bedroom. And like the other nine apartments, it has secure underground parking with two allocated spaces for each apartment and a heated ramp to avoid freezing winter starts.

Secluded and tranquil, 34 Barnton Avenue West may be deep in one of Edinburgh's most sought-after neighbour-

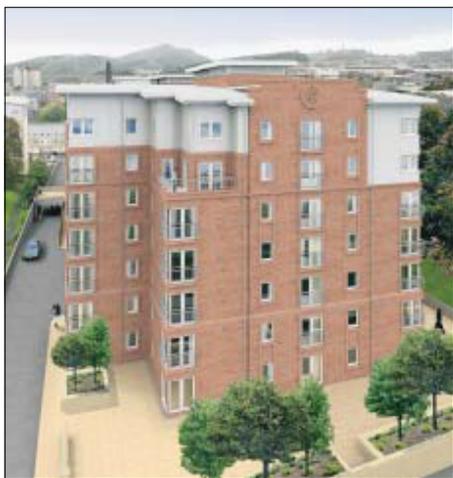


hoods but it is only a short journey from the city centre and a wealth of shops, restaurants, leisure and work opportunities. Close to Cramond and the city's waterfront, it is handy for those who enjoy sailing and there is a choice of golf courses, with the Royal Burgess right next door. For commuters who need to travel further afield, the airport, railways and road networks are also all a short drive away. That's if buyers can bear to drag themselves away for their luxurious surroundings.

● For further information call Applecross, tel: 0845 430 2080 or www.applecross.co.uk/barntonavenuewest



The exterior of Broughton Court, right; the smart interiors, far right



Going underground

Basement parking will help sell an Edinburgh city centre development, writes Kirsty McLuckie

Eleven contemporary properties in a new development of luxury flats with private underground parking, concierge service and a gym complex go on sale this week with CKD Galbraith. The homes, built by the Barratt, are actually for sale through Imagine Homes, who bought the properties off plan and are

now offering a very good deal as the flats near completion.

Close to the city centre of Edinburgh, the new build development in Broughton Court, Broughton Road has proven popular as it offers brand new two-bedroom properties ideal for young single professionals or couples seeking high quality living in a good location.

All flats are designed to the highest of standard with luxurious fittings and finishes throughout, including an audio security entrance system, lift access and a composite Sky Plus outlet located in the lounge. The properties are spacious with large kitchens, some possessing an additional dining area, while all the master bedrooms possess fitted wardrobes and en-suite shower rooms. But the underground parking will add real value to

those who have difficulty finding a space anywhere near this area.

Alasdair MacKenzie, who is handling the sale for CKD Galbraith, said: "The luxurious flats are ideal for professionals looking for a stylish city pad. The added benefits of private underground parking and a shared gym complex is an excellent saving, not having to pay for a parking permit or an expensive gym membership. We are marketing 11 of the flats within this new development. The other flats have sold well, so it is advisable for potential buyers to view the properties at their earliest opportunity."

● Fixed prices from £173,000 to £223,250 are being sought for the flats in Broughton Court, Broughton Road. For further information contact CKD Galbraith, tel: 0131-240 6960.



Views inside and out of the penthouse at 34 Barton Avenue West



NEW BUILD NEWS



Crisis? What crisis?

KEIR Homes are hoping to reassure buyers worried about the effects of the credit crunch on the housing market with an open evening at their Belvidere Village development (above) in Glasgow on Saturday.

Estate agents, independent financial advisors, solicitors, surveyors and interior designers will all be on hand to answer questions during the event at the London Road site between 10:30am and 5pm.

Kier Homes senior sales and marketing manager Carole Donaldson says: "Due to recent reports of a crisis in the housing market, we decided to organise this event to give people, whether looking to buy or sell, the opportunity to hear first-hand from experts within the industry.

"These events will not only allow people to discuss the hard facts of housing issues with the likes of surveyors and financial advisors, they will also offer opportunities to discuss the more exciting aspects of buying a home such as decorating and interior design."

● For further information tel: 0141-880 1111 or visit www.kierhomes.co.uk

Clear the clutter

MOVING house is the perfect time for a good clear out and George Wimpey is hoping to kick-start the process for one lucky buyer as part of its De-Clutter Your Life campaign.

Buyers who reserve a George Wimpey property before 30 June will be entered into a draw to win a personal consultation with stylist and organising guru Elika Gibbs, plus a

wardrobe organising package of hangers, drawer dividers, shoe drawers and bikini bags.

George Wimpey sales and marketing director Karen Armstrong says: "We want to make moving house as straightforward as possible, which is why we have linked up with Elika. Even the most organised people can be surprised at how much junk they have when they come to move house."

● Visit www.georgewimpey.co.uk for your nearest development and opening times.

Go to town

BARRATT Homes are offering £500 a month mortgage subsidy for a year, plus £1,000 discount per £25,000 and stamp duty paid on the last pair of four-bedroomed townhouses at Brunswick Mews (below) in Edinburgh.

Priced from £319,995, the homes come with garage and private gardens and are a five-minute walk from Princes Street. A popular design with families and young professionals the townhouses feature a fitted kitchen/breakfast room on the ground floor, lounge/dining room with a balcony on the first floor and four bedrooms on the first or second floor with a master en suite, plus a shower room, bathroom and cloakroom, integrated garage and private rear garden.

Townhouses are also available at Newhaven harbour in Newhaven Road North and Tradewinds at Ocean Drive on Leith Shore in the capital.

● The sales centre is open Thursday to Monday, 11am-5:30pm, tel: 0131-558 7907 or visit www.barratthomes.co.uk

JANET CHRISTIE

