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THE  
**TAYWORKS**  
LEITH

Carefully crafted, contemporary, city centre apartments  
Located in the vibrant area of Leith

# Welcome to The Tayworks

**The Tayworks is a fantastic new development in the vibrant area of Leith, just minutes away from Edinburgh city centre. Featuring 77 contemporary 1,2 & 3 bedroom apartments carefully designed to create the perfect, modern home offering light, space and open plan living. There are over 21 designs giving each apartment it's own character.**

This is not city centre living as you know it as the Tayworks is it's own community with communal gardens and private parking. The location, attention to detail and modern design means this development really stands out.

Designed and built by the renowned family builders the Teague's one of Scotland's most trusted building firms.



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## Carefully crafted, classic interiors with a contemporary flair

What sets The Taywork apartments apart is the care and attention that has gone into the design and layout of each apartment. With 21 different designs, each apartment has its own character. What they do have in common is that they are spacious, modern, featuring classic interiors with a contemporary flair.

The open plan kitchen, dining and living area is perfect for entertaining and relaxing in. The kitchen is modern, spacious with different layouts available in different apartments. Which if you're cooking and hosting you're right at the centre of the fun. The floor to ceiling windows make the most of the natural light. The hallway is equally light and spacious.



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In all of the apartments the master bedroom features fitted designer wardrobes. Some of the master bedrooms also have an ensuite bathroom depending on your choice of apartment. All of the bedrooms are spacious and comfortable including the single bedrooms. In addition to the bedrooms is a contemporary family bathroom with a bath and shower. Every room has been carefully designed using the finest materials.

Some of the apartments also feature a Juliet balcony with others featuring a spacious full balcony, ideal for that early evening glass of wine. All apartments will also benefit from lift access to each level making them accessible for everyone and helps if you've got a lot of shopping!

All properties are energy efficient rated A due to the insulation specification, heat recovery units and energy rated glazing.



Stepping outside of your apartment you can enjoy the beautiful communal gardens which are rare when buying a city centre apartment. The garden and grounds are maintained by the factor so you can enjoy them all year round. There is off road private parking available as well as electronic charging points for your electric car.

What makes the Tayworks unique is that we've built and created it with community in mind. Which means you can enjoy all the benefits and amenities of city centre life while at the same time being part of a community.

Each apartment comes with a 10-year buildmark warranty and insurance cover with Premier Guarantee. They will take care of any repairs inside your home including your windows, plumbing and electrics. You will also have a factor who will take care of the communal spaces and gardens leaving you to simply enjoy living at the Tayworks.



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## Location

**Leith offers the best of all worlds. Boasting its own distinctive character it is best described as a vibrant, lively village on your doorstep. What gives it its distinctive character is its independent eating and drinking spots, creativity and cultural diversity.**

A vivacious area jam-packed with delicious delis, great drinking spots, and top restaurants boasting some of Scotland's finest chefs. One of the most popular eating areas is The Shore, an upmarket area lined with bistros, stylish bars, traditional pubs and first-rate restaurants.

The district asserts a jovial attitude and hosts an eclectic mix of people and cultures, making it a diverse and fascinating area to live in. It is also rich in creative culture and is home to various independent and contemporary galleries, such as the Corn Exchange Gallery. It is host to a number of cultural festivals such as the Leith Festival and the Edinburgh Mela take place here throughout the year.



Victoria Swim Centre



Mimi's Bakehouse



Ocean terminal

The Tayworks is only an 8 minute drive from Ocean Terminal which has a great mix of retail, leisure and dining options including wagamama, Pizza Express and Zizzi as well as Street Food independents Mr Nick's Greek Kitchen, Wrapchic and Elfalafel. Its stylish and calming ambience is supported by a mix of coffee bars, 24 hour gym, 12 screen Vue Cinema, skatepark and soft play.

One of the great features of Leith is that you can enjoy living in the 'village' and within 20 minutes be in the centre of the city, which boasts some of the greatest restaurants, bars and shops in the capital. At the top of Leith Walk is the city's biggest development, St James Quarter. Currently still under development St James Quarter will be home to John Lewis, Everyman Cinema, an enticing mix of new restaurants, cafés and bars; Scotland's first W Hotel.

Leith - the love of a village community with the fun and excitement of the city, all on your doorstep.



The Pitt Market



Royal Yacht Britannia



Origano

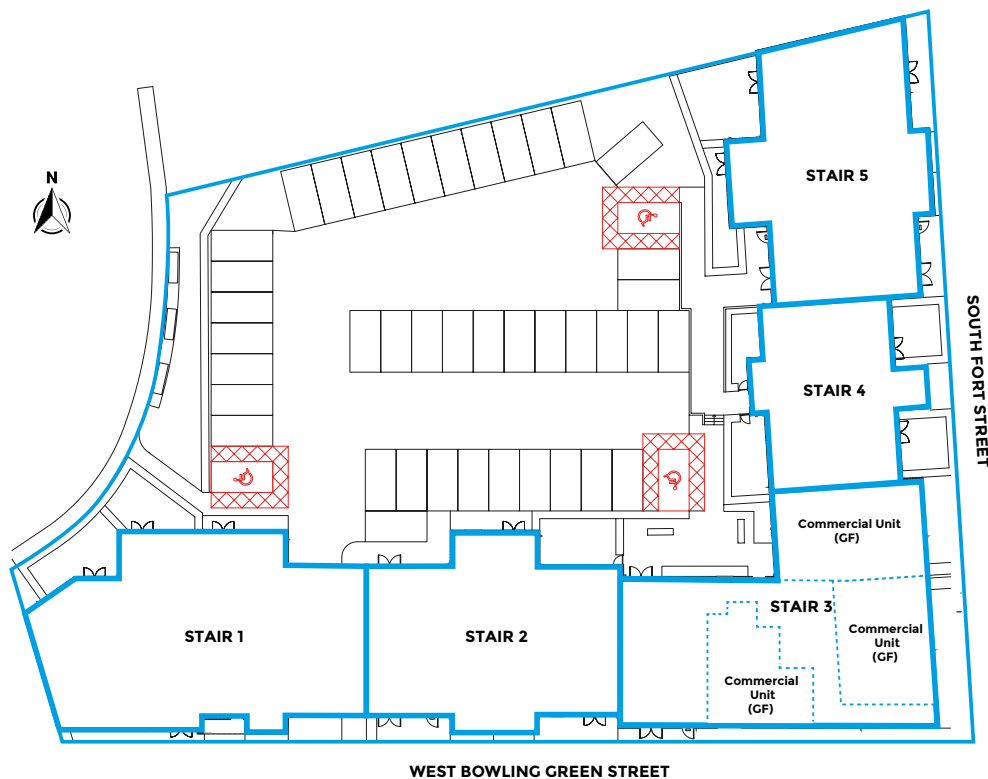
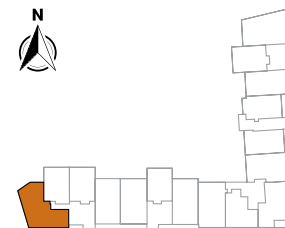


### Site overview

- 35 One bedroom apartments
- 32 Two bedroom apartments
- 10 Three bedroom apartments

### Type A

- Plots: 1 (GF), 4 (1F), 8 (2F), 12 (3F), 16 (4F)
- 3 Bedroom
- Stair 1
- Total SQFT: 999'



Room	Metric	Imperial
Kitchen/Living	7.1x5.3	23'3"x17'5"
Master Bedroom	4.2x4.2	13'9"x13'9"
Bedroom 2	4.2x3.6	13'9"x11'10"
Bedroom 3	4.2x4.3	13'9"x14'1"
Ensuite	1.9x1.4	6'3"x4'7"
Bathroom	2.4x2.0	7'10"x6'7"

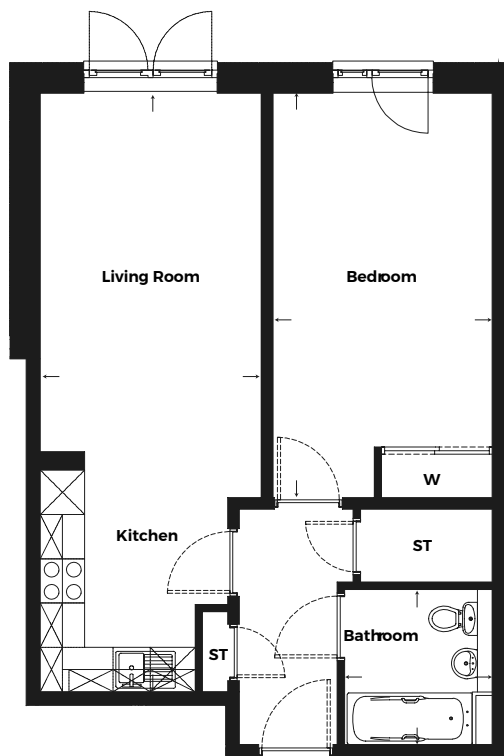
### Type B1

Plots: 2 (GF), 5 (1F), 9 (2F), 13 (3F), 17 (4F)

1 Bedroom

Stair 1

Total SQFT: 561'



Room	Metric	Imperial
Kitchen/Living	8.1x3.0	26'7"x9'10"
Bedroom	5.5x2.9	18'1"x9'6"
Bathroom	2.1x2.0	6'11"x6'7"

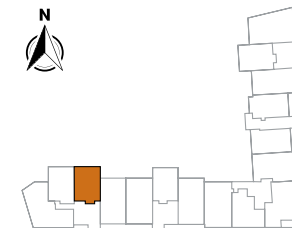
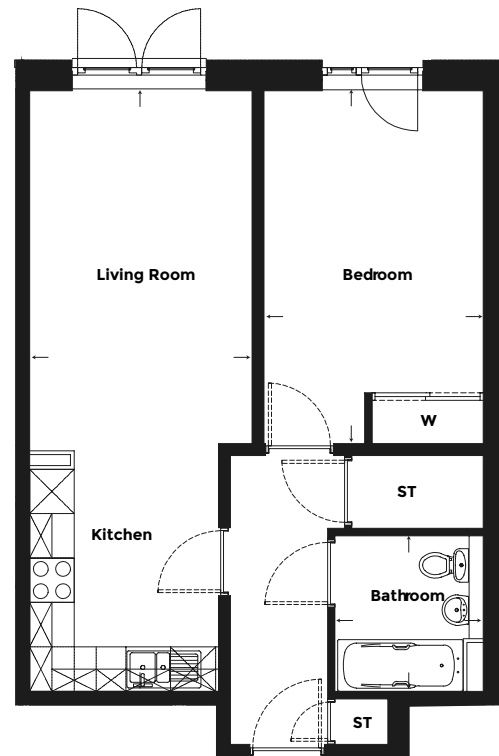
### Type B2

Plots: 3 (GF)

1 Bedroom

Stair 1

Total SQFT: 550'



Room	Metric	Imperial
Kitchen/Living	8.1x3.0	26'7"x9'10"
Bedroom	4.8x3.0	15'9"x9'10"
Bathroom	2.1x2.0	6'11"x6'7"

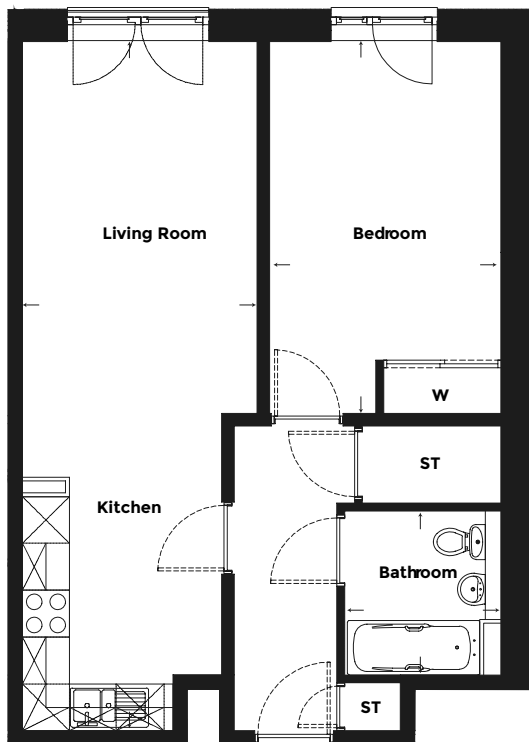
### Type B3

Plots: 6 (1F), 10 (2F), 14 (3F), 18 (4F)

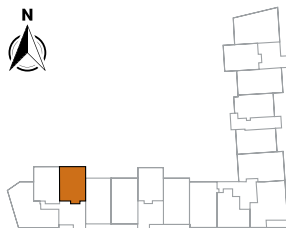
1 Bedroom

Stair 1

Total SQFT: 565'



Room	Metric	Imperial
Kitchen/Living	8.8x3.0	28'10"x9'10"
Bedroom	4.8x2.9	15'9"x9'6"
Bathroom	2.1x2.0	6'11"x6'7"



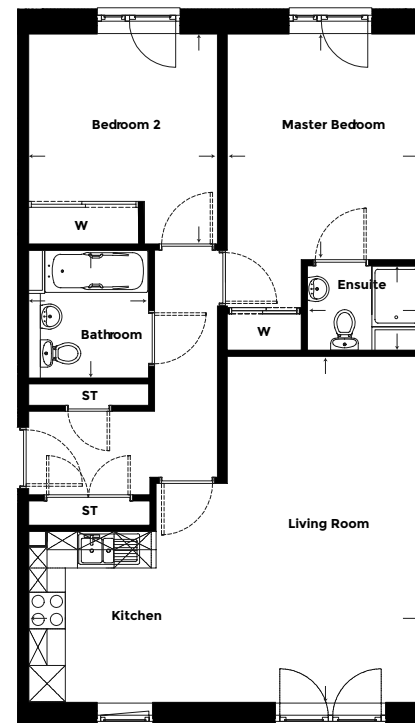
### Type C1

Plots: 7 (1F), 11 (2F), 15 (3F), 19 (4F)

2 Bedroom

Stair 1

Total SQFT: 760'



Room	Metric	Imperial
Kitchen/Living	5.7x6.4	18'8"x21'0"
Master Bedroom	3.7x3.1	12'2"x10'2"
Ensuite	1.4x1.9	4'7"x6'3"
Bedroom 2	3.4x3.1	11'2"x10'2"
Bathroom	2.1x2.0	6'11"x6'7"



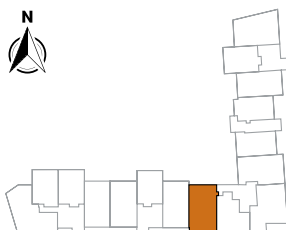
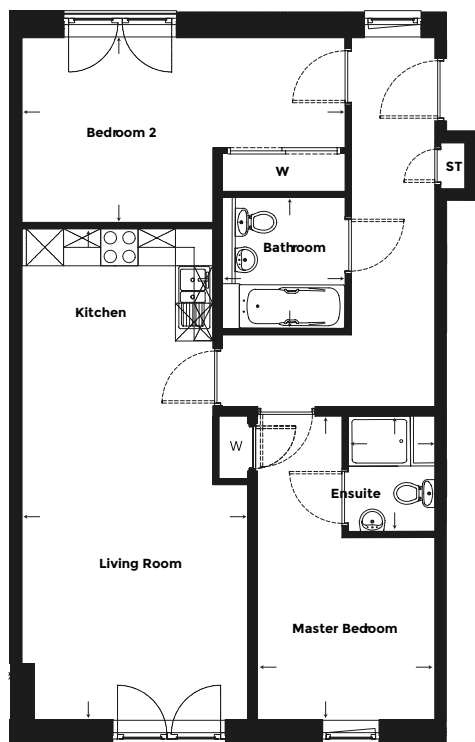
### Type D

Plots: 34 (1F), 38 (2F), 42 (3F), 46 (4F)

2 Bedroom

Stair 3

Total SQFT: 786'



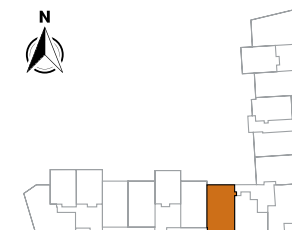
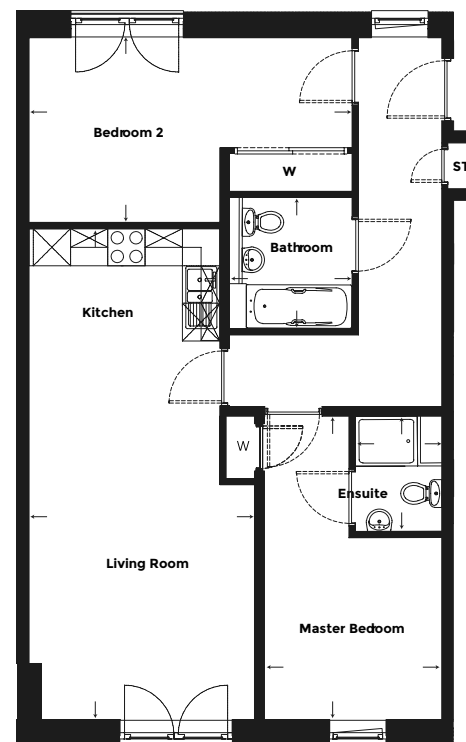
### Type D

Plots: 50 (5F)

2 Bedroom

Stair 3

Total SQFT: 786'



Room	Metric	Imperial
Kitchen/Living	7.9x3.6	25'11"x11'10"
Master Bedroom	4.9x2.8	16'1"x9'2"
Ensuite	1.9x1.4	6'3"x4'7"
Bedroom 2	3.0x5.2	9'10"x17'1"
Bathroom	2.1x2.0	6'11"x6'7"

Room	Metric	Imperial
Kitchen/Living	7.9x3.4	25'11"x11'2"
Master Bedroom	4.9x2.8	16'1"x9'2"
Ensuite	1.9x1.4	6'3"x4'7"
Bedroom 2	3.0x5.0	9'10"x16'5"
Bathroom	2.1x2.0	6'11"x6'7"

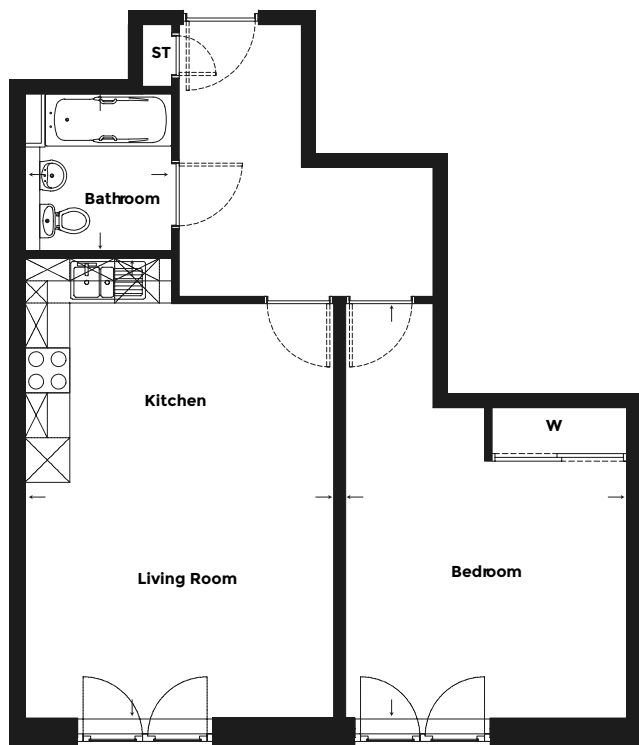
### Type E

Plots: 35 (1F), 39 (2F), 43 (3F), 47 (4F), 51 (5F)

1 Bedroom

Stair 3

Total SQFT: 609'



Room	Metric	Imperial
Kitchen/Living	6.2x4.1	20'4"x13'5"
Bedroom	5.5x3.7	18'1"x12'2"
Bathroom	2.1x2.0	6'11"x6'7"

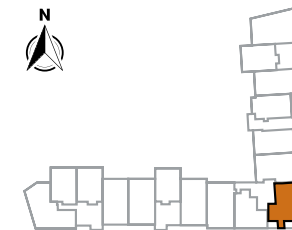
### Type F1

Plots: 36 (1F)

2 Bedroom

Stair 3

Total SQFT: 832'



Room	Metric	Imperial
Kitchen/Living	5.7x9.1	18'8"x29'10"
Master Bedroom	2.6x5.7	8'6"x18'8"
Ensuite	1.4x1.9	4'7"x6'3"
Bedroom 2	3.4x4.0	11'2"x13'1"
Bathroom	2.1x2.0	6'11"x6'7"
Balcony	1.5x5.4	4'11"x17'9"

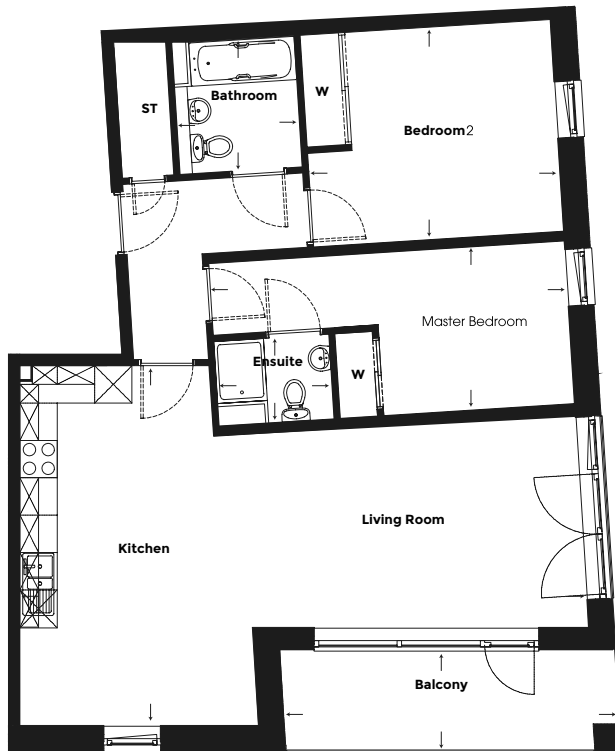
### Type F2

Plots: 40 (2F), 44 (3F), 48 (4F), 52 (5F)

2 Bedroom

Stair 3

Total SQFT: 876'



### Type G

Plots: 37 (1F), 41 (2F), 45 (3F), 49 (4F)

2 Bedroom

Stair 3

Total SQFT: 822'

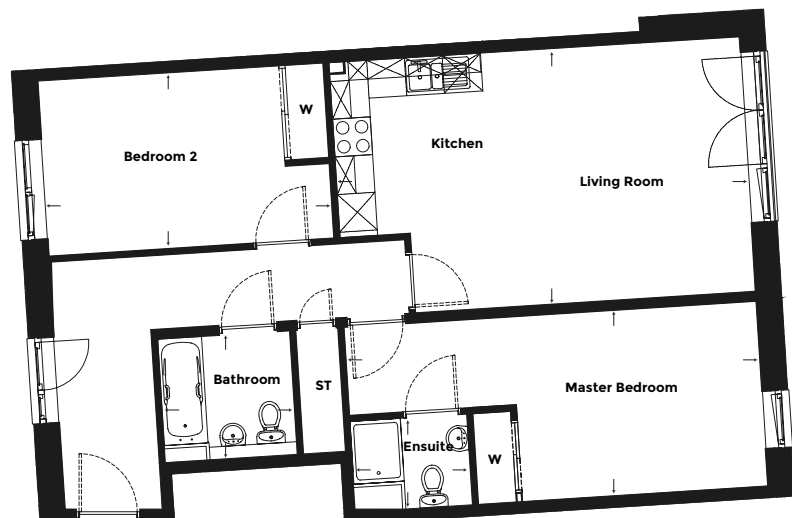


Room	Metric	Imperial
Kitchen/Living	5.7x9.1	18'8"x29'10"
Master Bedroom	2.6x5.7	8'6"x18'8"
Ensuite	1.4x1.9	4'7"x6'3"
Bedroom 2	3.4x4.0	11'2"x13'1"
Bathroom	2.1x2.0	6'11"x6'7"
Balcony	1.5x5.4	4'11"x17'9"

Room	Metric	Imperial
Kitchen/Living	4.0x6.5	13'1"x21'4"
Master Bedroom	2.9x6.7	9'6"x22'0"
Ensuite	1.4x1.9	4'7"x6'3"
Bedroom 2	2.7x4.5	8'10"x14'9"
Bathroom	2.0x2.1	6'7"x6'11"

### Type G

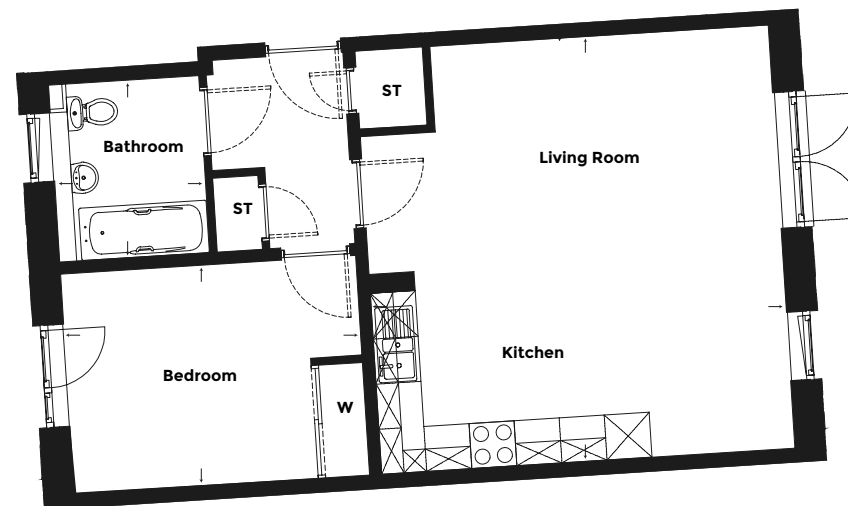
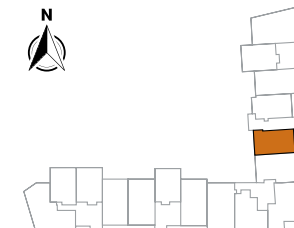
Plots: 53 (5F)  
 2 Bedroom  
 Stair 3  
 Total SQFT: 822'



Room	Metric	Imperial
Kitchen/Living	4.1x6.5	13'5" x 21'4"
Master Bedroom	2.9x6.7	9'6" x 22'0"
Ensuite	1.4x1.9	4'7" x 6'3"
Bedroom 2	2.8x4.5	9'2" x 14'9"
Bathroom	2.0x2.1	6'7" x 6'11"

### Type H1

Plots: 54 (GF)  
 1 Bedroom  
 Stair 4  
 Total SQFT: 577'



Room	Metric	Imperial
Kitchen/Living	5.6x5.5	18'4" x 18'1"
Bedroom	2.9x3.9	9'6" x 12'10"
Bathroom	2.4x2.0	7'10" x 6'7"

### Type H2

Plots: 56 (1F), 58 (2F), 60 (3F), 62 (4F)

1 Bedroom

Stair 4

Total SQFT: 591'



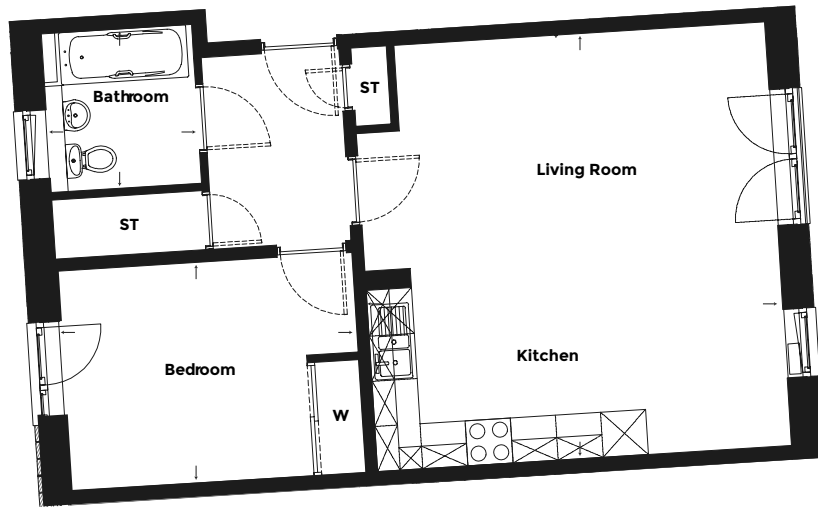
### Type J

Plots: 55 (GF), 57 (1F), 59 (2F), 61 (3F), 63 (4F)

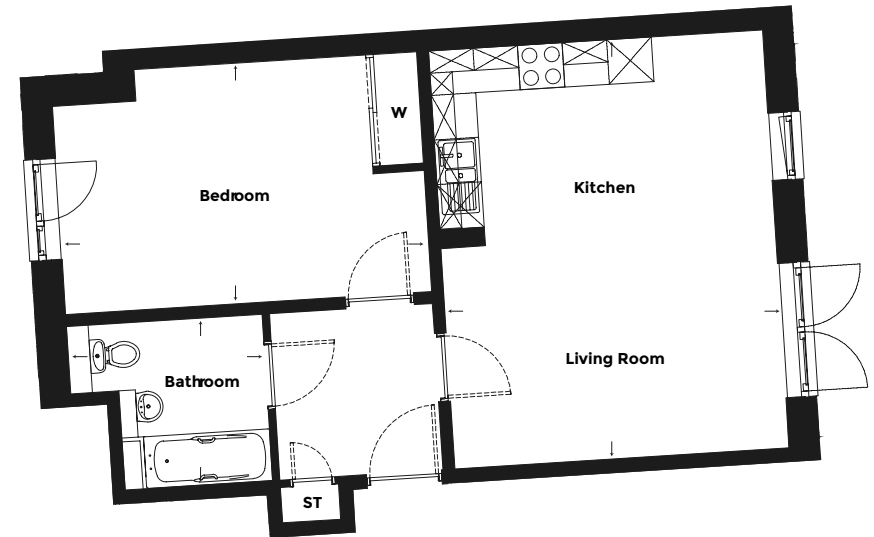
1 Bedroom

Stair 4

Total SQFT: 572'



Room	Metric	Imperial
Kitchen/Living	5.6x5.5	18'4" x 18'1"
Bedroom	2.9x3.9	9'6" x 12'10"
Bathroom	2.1x2.0	6'11" x 6'7"



Room	Metric	Imperial
Kitchen/Living	5.6x4.5	18'4" x 14'9"
Bedroom	3.2x4.9	10'6" x 16'1"
Bathroom	2.2x2.6	7'3" x 8'6"



### Type C3

Plots: 66 (1F), 69 (2F), 72 (3F), 75 (4F)

2 Bedroom

Stair 5

Total SQFT: 719'



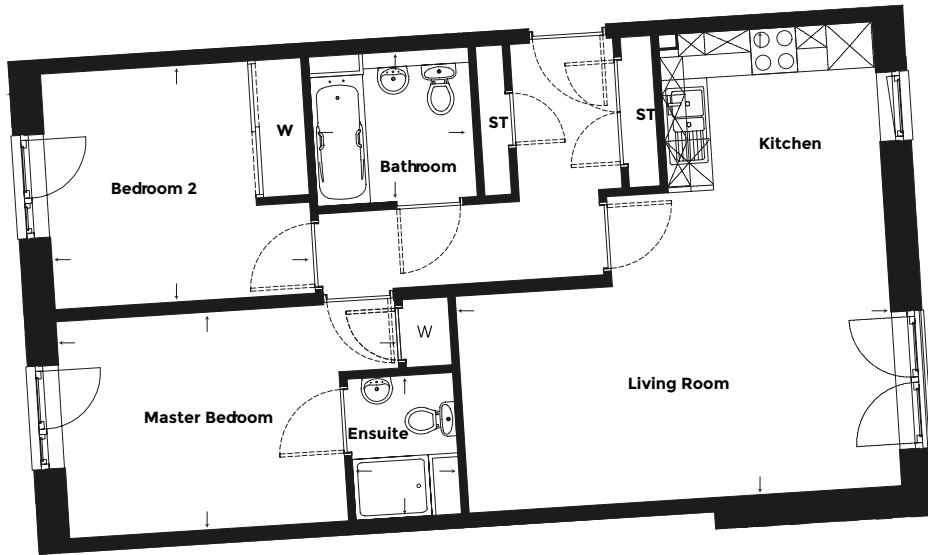
### Type B5

Plots: 64 (GF), 67 (1F), 70 (2F), 73 (3F), 76 (4F)

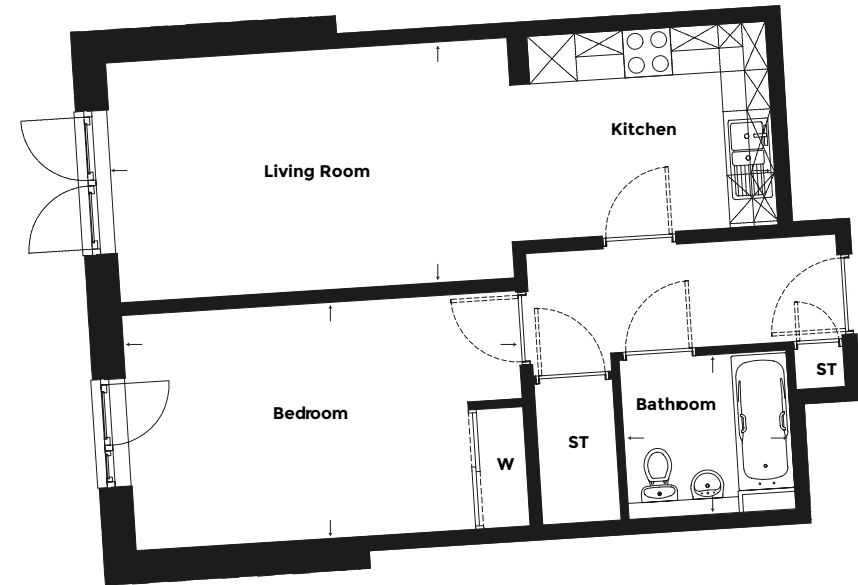
1 Bedroom

Stair 5

Total SQFT: 563'



Room	Metric	Imperial
Kitchen/Living	6.0x5.7	19'8" x 18'8"
Master Bedroom	2.8x4.5	9'2" x 14'9"
Ensuite	1.9x1.4	6'3" x 4'7"
Bedroom 2	3.1x3.4	10'2" x 11'2"
Bathroom	2.0x2.1	6'7" x 6'11"



Room	Metric	Imperial
Kitchen/Living	3.0x8.3	9'10" x 27'3"
Bedroom	2.9x5.0	9'6" x 16'5"
Bathroom	2.0x2.1	6'7" x 6'11"

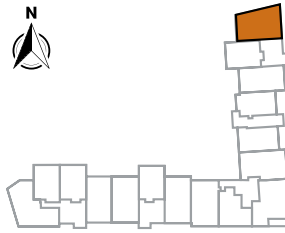
### Type K

Plots: 65 (GF)

3 Bedroom

Stair 5

Total SQFT: 878'



Room	Metric	Imperial
Kitchen/Living	4.6x5.5	15'1"x18'1"
Master Bedroom	3.7x5.2	12'2"x17'1"
Ensuite	1.9x1.4	6'3"x4'7"
Bedroom 2	3.1x3.4	10'2"x11'2"
Bedroom 3	3.0x3.5	9'10"x11'6"
Bathroom	2.0x2.1	6'7"x6'11"

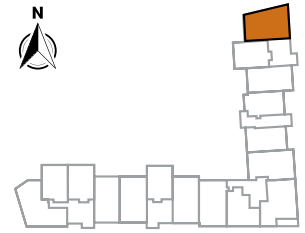
### Type K

Plots: 68 (1F), 71 (2F), 74 (3F), 77 (4F)

3 Bedroom

Stair 5

Total SQFT: 897'



Room	Metric	Imperial
Kitchen/Living	4.8x5.5	15'9"x18'1"
Master Bedroom	3.9x5.2	12'10"x17'1"
Ensuite	1.9x1.4	6'3"x4'7"
Bedroom 2	3.1x3.4	10'2"x11'2"
Bedroom 3	3.0x3.5	9'10"x11'6"
Bathroom	2.0x2.1	6'7"x6'11"

# Specification

## Kitchen

- Individual German kitchens designed by Riddle & Coghill to maximise both workspace and storage. The sink & taps are steel & chrome.
- Clients will have the choice of unit colours and worktops colours which are high quality laminate (subject to construction stage)
- A range of high quality Bosch integrated appliances are fitted throughout each apartment
- Bosch Integrated fridge/freezer
- Bosch Integrated dishwasher
- Bosch 4 ring touch control induction hob
- Bosch Integrated Washer/dryer
- Under unit LED lighting

## Bathrooms & Ensuites

- Sanitary ware will be provided from the Grohe range, in white, complemented with Grohe taps and fittings
- Silver finished shower enclosures, with white shower trays and Grohe shower valves and heads
- Steel baths will be served by a wall mounted thermostatic Grohe combined bath filler and shower handset
- Chrome towel warmers will be fitted as standard to the bathroom and En-suite
- Choice of wall tiling will be provided by Porcelanosa at bath, shower and floor areas (subject to construction stage)
- Vitra Under sink units with drawer storage space

## Decoration

- Internal walls will be finished in white emulsion paint and ceilings will be finished in white
- Skirtings and facings will be finished in satin white

## Wardrobes

- Sleek Modern wardrobes with pre-finished sliding/bi-folding doors with hanging rails & drawer storage (unless specified)

## Plumbing and heating

- Central heating will be provided via a high efficiency gas boiler and radiator system
- Heating recovery units throughout the properties

## Electrical

- Energy efficient LED recessed down lights to hall, kitchen, bathrooms and en-suites
- Pendant lighting to bedrooms and living spaces
- Structured cabling for BT and common Sky dish for apartments
- White profile power sockets and switch plates
- TV outlet point in master bedroom and Livingroom
- Video entry system to main common entrance of each stair
- Intruder alarm installed to all ground floor apartments
- Mains wired (with battery backup) smoke detectors and carbon dioxide detectors to all apartments and common Areas.

## Outside

- The external finishes of the apartments will be in accordance with the development external schedule
- The external finish is a mix of brick and Rainscreen cladding
- Secure paved private parking to the rear with access control
- Electric car charging points within the parking courtyard
- Communal landscaped garden space is located within the development.
- Ross & Liddell have been appointed to maintain all the common areas within the overall development
- Secure bicycle storage within apartment block
- Composite deck to balcony areas (Stair 3 only)
- City Car Club space allocation on West Bowling Green Street

## Doors & windows

- 5 lever locking system entrance doors to all apartments and houses
- Internal pre-finished doors
- Highly efficient double glazed windows and doors throughout

## Warranties

- All properties benefit from 10 year Premier Guarantee Warranties

**IMPORTANT NOTICE:** MNM Developments (Ltd) reserve the right to change the specification without prior notice to purchasers. All room dimensions are correct at time of print but are subject to change due to construction issues as work progresses.

## Selling agent



11 Wemyss Place  
Edinburgh, EH3 6DH

**0131 202 7515**

[thetayworks@rettie.co.uk](mailto:thetayworks@rettie.co.uk)

## The Development

THE  
**TAYWORKS**  
LEITH



West Bowling Green Street  
Edinburgh, EH6

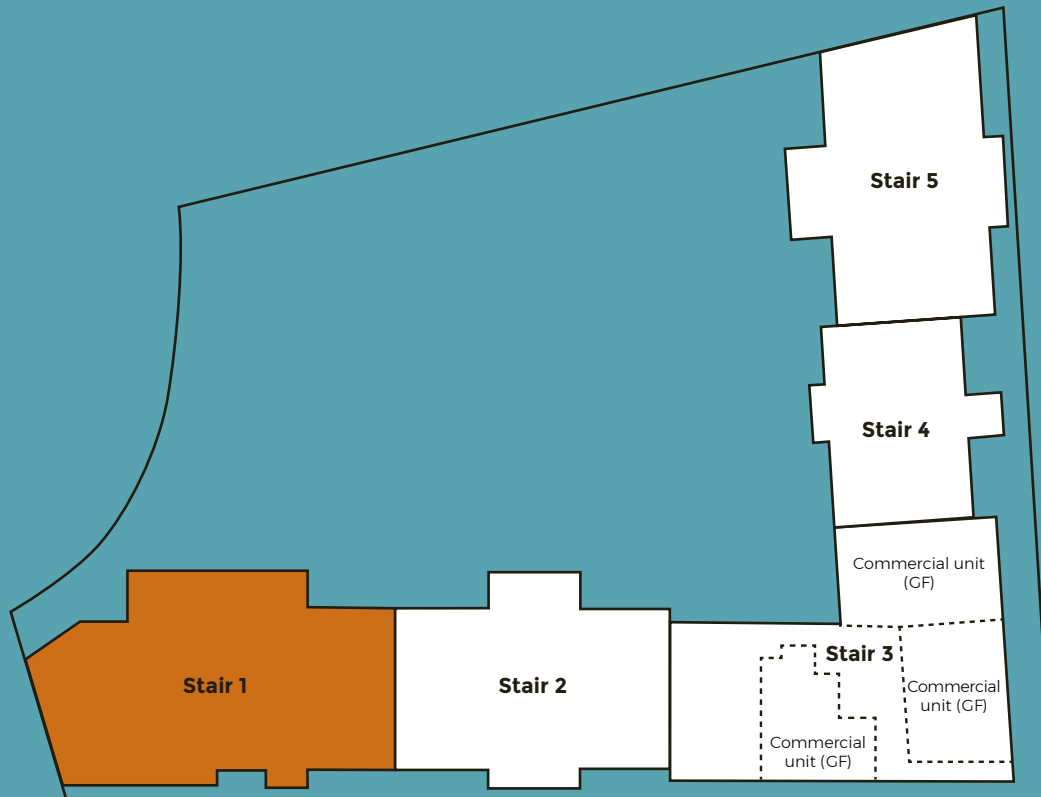
## The Developer



MNM DEVELOPMENTS

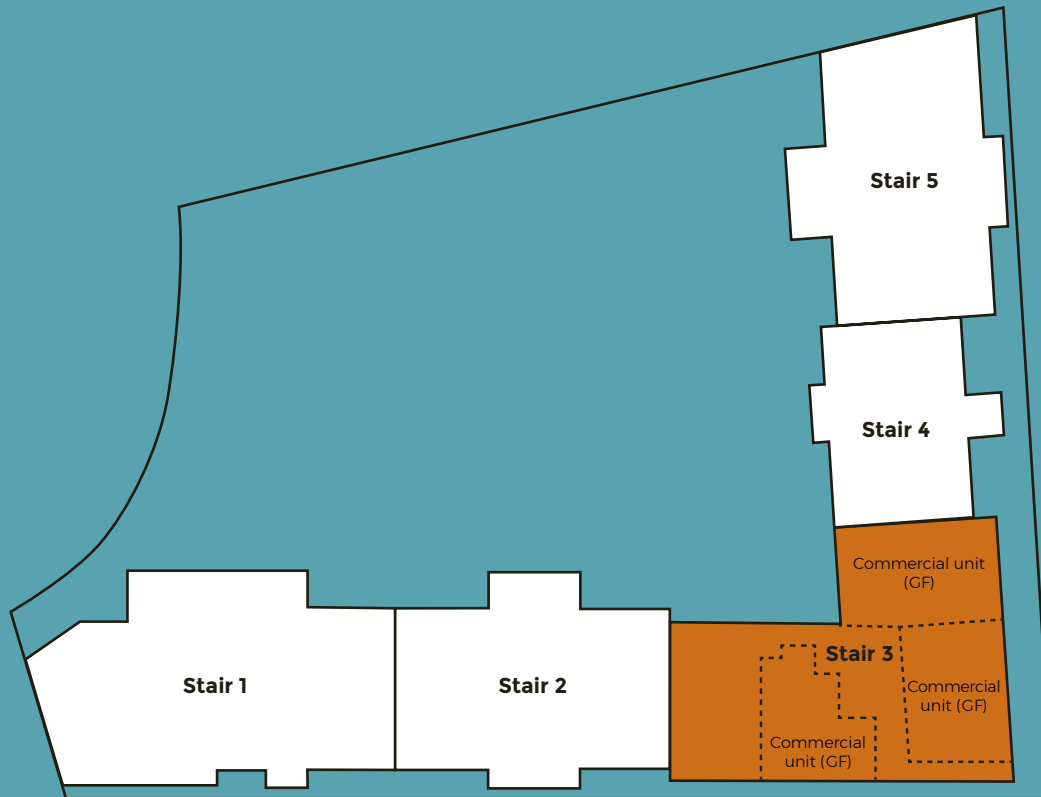


## Stair 1 - Availability and prices



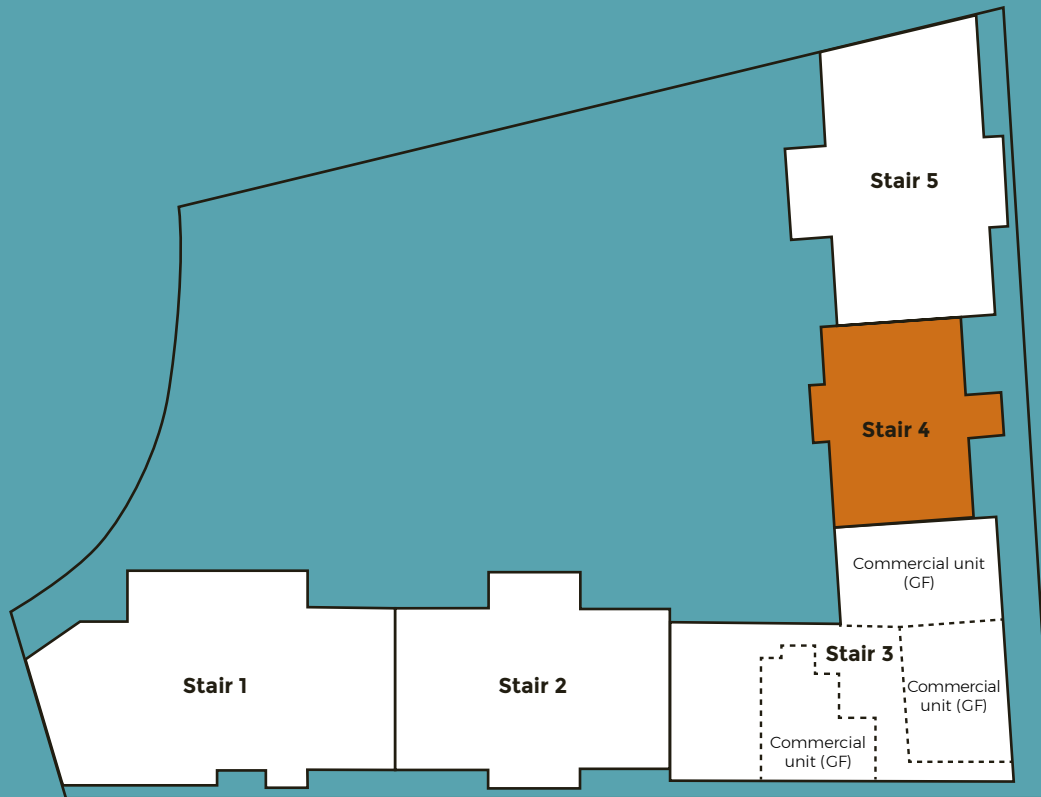
Plot	Floor	Sqft	Beds	Price	Type
1	Ground	999	3	Unreleased	A
2	Ground	561	1	Reserved	B1
3	Ground	550	1	Sold	B2
4	First	999	3	Unreleased	A
5	First	561	1	Sold	B1
6	First	565	1	Sold	B3
7	First	760	2	Sold	C1
8	Second	999	3	Unreleased	A
9	Second	561	1	Sold	B1
10	Second	565	1	Sold	B3
11	Second	760	2	Sold	C1
12	Third	999	3	Sold	A
13	Third	561	1	Reserved	B1
14	Third	565	1	Sold	B3
15	Third	760	2	Reserved	C1
16	Fourth	999	3	Reserved	A
17	Fourth	561	1	Sold	B1
18	Fourth	565	1	Sold	B3
19	Fourth	760	2	Sold	C1

## Stair 3 - Availability and prices



Plot	Floor	Sqft	Beds	Price	Type
34	First	786	2	£249,000	D
35	First	609	1	Reserved	E
36	First	832	2	Sold	F1
37	First	822	2	£261,500	G
38	Second	786	2	£249,500	D
39	Second	609	1	Reserved	E
40	Second	876	2	Sold	F2
41	Second	822	2	£263,500	G
42	Third	786	2	Reserved	D
43	Third	609	1	Reserved	E
44	Third	876	2	£277,500	F2
45	Third	822	2	£265,000	G
46	Fourth	786	2	Reserved	D
47	Fourth	609	1	Sold	E
48	Fourth	876	2	Sold	F2
49	Fourth	822	2	£267,500	G
50	Fifth	786	2	Reserved	D
51	Fifth	609	1	Sold	E
52	Fifth	876	2	£282,500	F2
53	Fifth	822	2	£270,000	G

## Stair 4 - Availability and prices



Plot	Floor	Sqft	Beds	Price	Type
54	Ground	577	1	£195,000	H1
55	Ground	572	1	£188,500	J
56	First	591	1	£196,500	H2
57	First	572	1	£189,500	J
58	Second	591	1	£197,000	H2
59	Second	572	1	£190,500	J
60	Third	591	1	£198,000	H2
61	Third	572	1	£191,500	J
<b>62</b>	<b>Fourth</b>	<b>591</b>	<b>1</b>	<b>Sold</b>	<b>H2</b>
<b>63</b>	<b>Fourth</b>	<b>572</b>	<b>1</b>	<b>Sold</b>	<b>J</b>