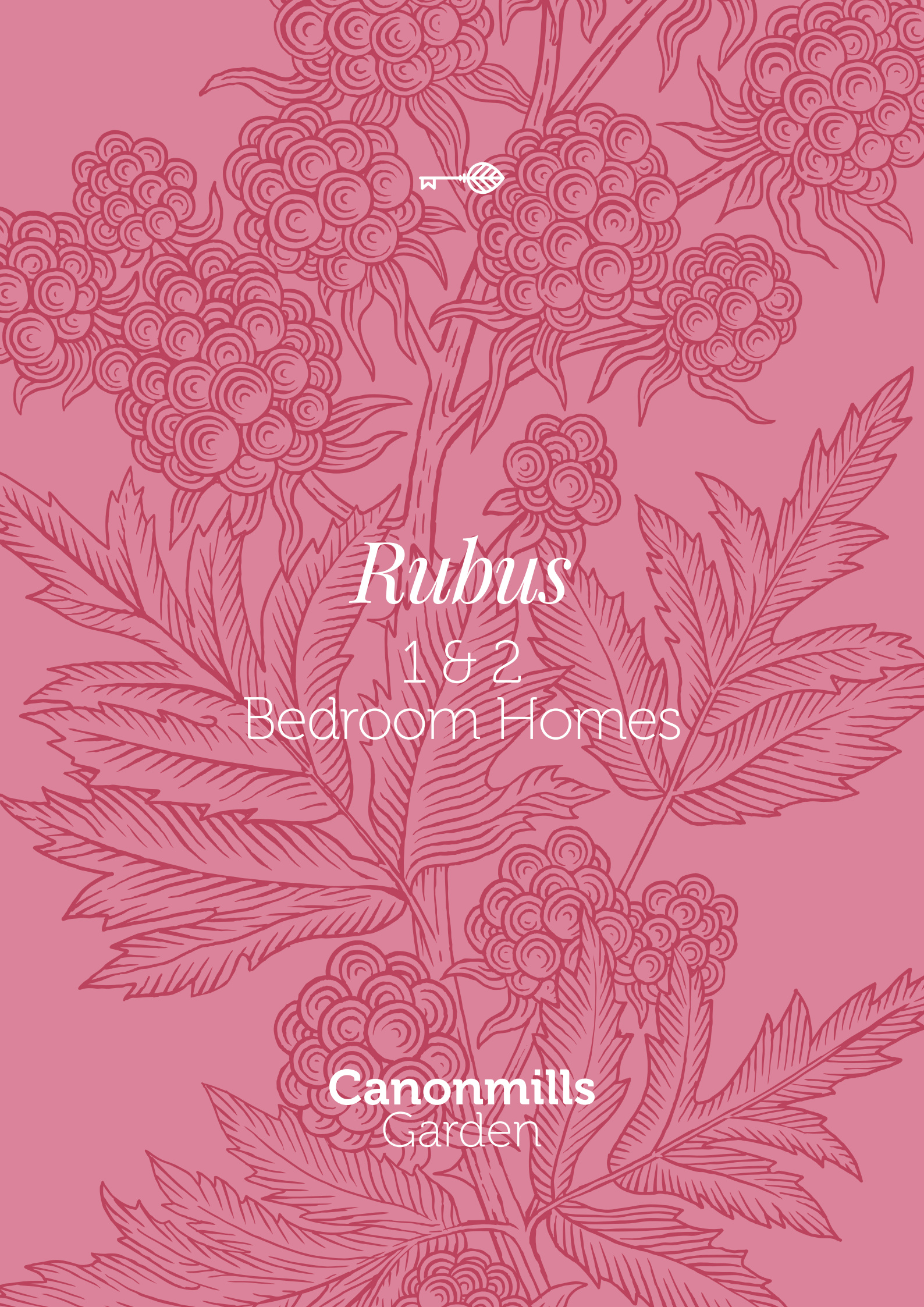


Rubus

1 & 2
Bedroom Homes

Canonmills
Garden

All CGIs are for illustrative purposes only

Rubus at *Canonmills Garden*

From the spacious layout to the sound of your doorbell, each and every home in Canonmills Garden has been crafted with care.

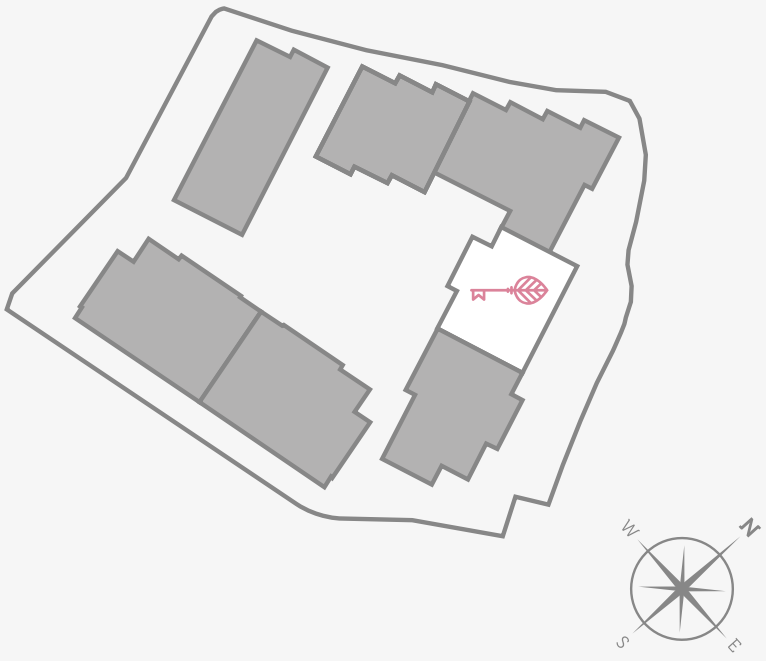
The proportions, scales and materials used have been carefully considered – helping Canonmills Garden look and feel right at home beside the Water of Leith. Working alongside accomplished interior and kitchen designers has helped to create modern and refined living spaces – equally as beautiful as the location just outside your front door.

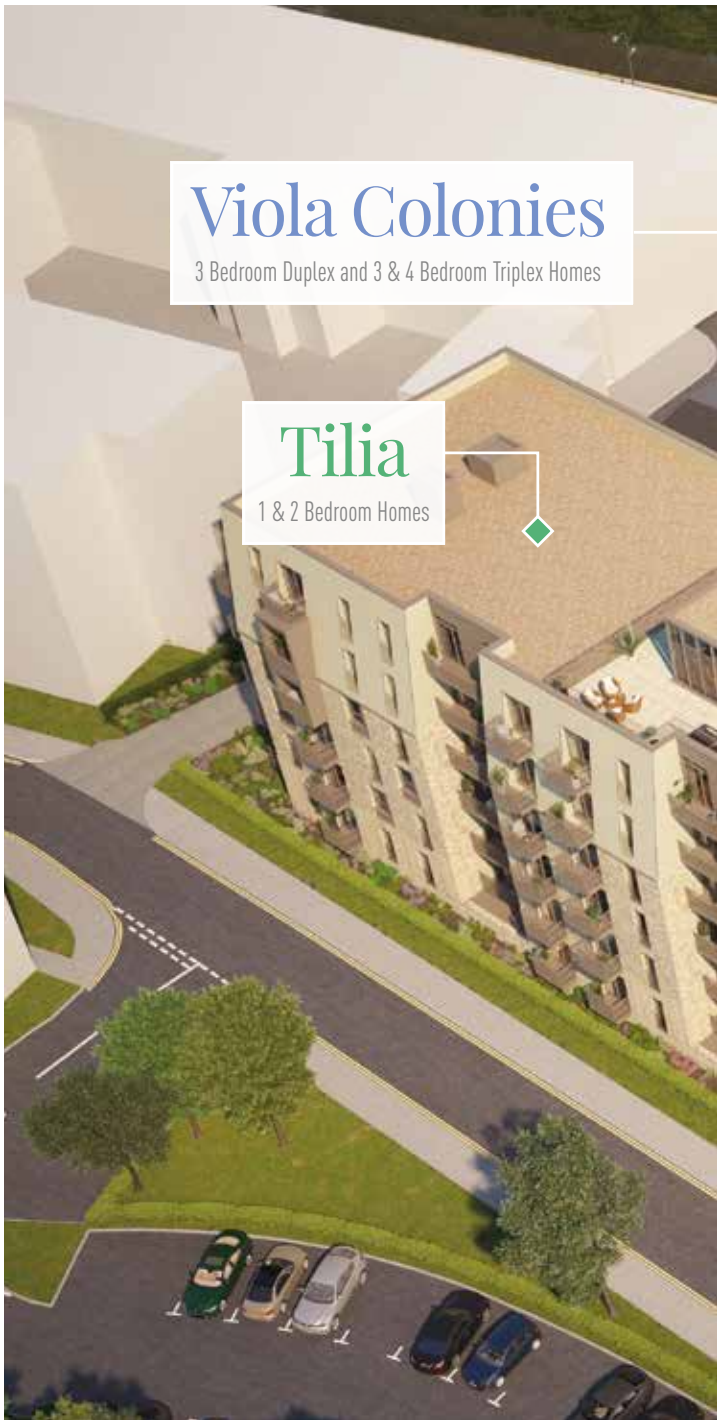
Rubus
1 & 2 Bedroom Homes

As soon as you open the door at Rubus, you realise that these are no ordinary homes. Home to 19 one and two bedroom apartments, Rubus boasts breathtaking and stylish interiors, spacious bedrooms and modern living, kitchen and dining areas. With meticulous attention to detail and a superb finish throughout, this is a place you will be proud to call home.

Horticultural *Influence*

All of the buildings within Canonmills Garden have been named after flora found around Scotland and in the local area – taking their inspiration from traditional botanical names.



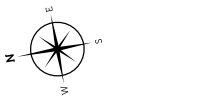


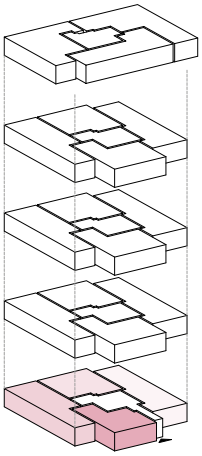
Rubus

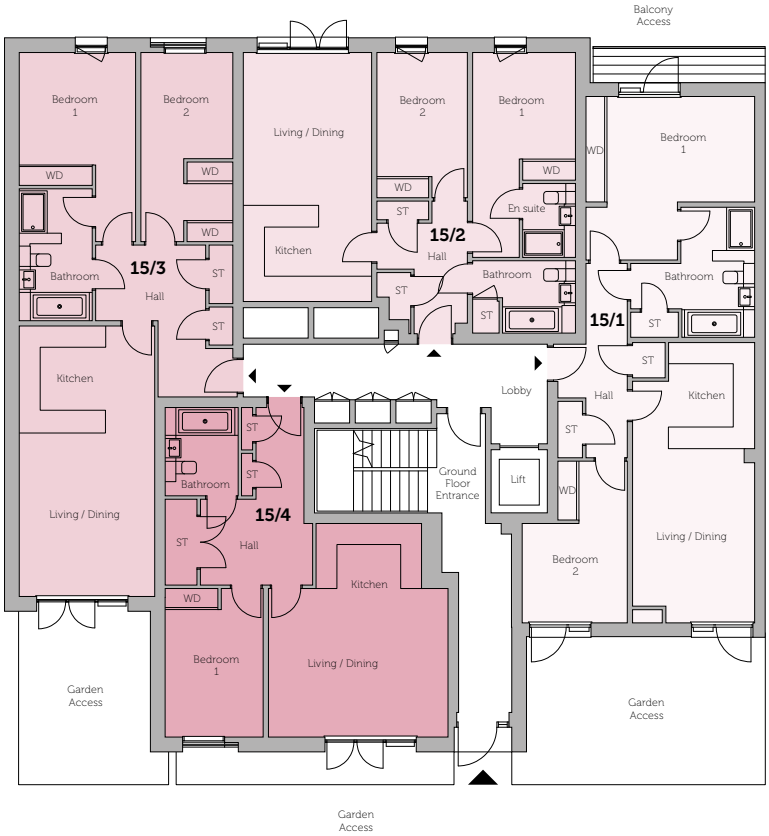
View from Canonmills Garden to Rubus

Rubus

Ground Floor







15/1		2 Bedroom
Open Plan Living/Dining/ Kitchen	7.9m x 3.4m	26.2ft x 11.5ft (at widest)
Bedroom 1	4.8m x 3.1m + 1.9m x 1.5m	15.9ft x 10.0ft (inc. wardrobe) + 6.10ft x 4.11ft
Bedroom 2	2.9m x 3.1 + 1.9m x 1.5m	9.10ft x 10.2ft + 6.2ft x 4.11ft (at widest, inc. wardrobe)
Bathroom	3.5m x 2.2m + 2.0m x 1.5m	11.7ft x 12.2ft + 6.6ft x 4.11ft (inc. shower area & store)
Overall Size	**81.1 sq m**	**873.0 sq ft**

15/2		2 Bedroom
Open Plan Living/Dining/ Kitchen	6.9m x 3.6m	22.10ft x 12.0ft
Bedroom 1 + En Suite	5.8m x 2.9m	19.1ft x 9.7ft (inc. en suite & wardrobe)
Bedroom 2	4.1m x 2.5m	13.7ft x 8.5ft (inc. wardrobe)
Bathroom	2.9m x 2.0m	9.7ft x 6.10ft
Overall Size	**70.8 sq m**	**762.1 sq ft**

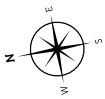
15/3		2 Bedroom
Open Plan Living/Dining/ Kitchen	7.6m x 3.8m	25.3ft x 12.8ft
Bedroom 1	3.7m x 3.3m	12.5ft x 10.10ft (at shortest, inc. wardrobe)
Bedroom 2	5.3m x 2.6m	17.8ft x 8.7ft (inc. wardrobe)
Bathroom	3.7m x 2.0m	12.4ft x 6.10ft
Overall Size	**81.6 sq m**	**878.3 sq ft**

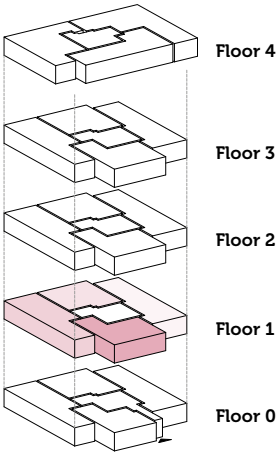
15/4		1 Bedroom
Living/Dining	4.2m x 5.1m	13.0ft x 16.9ft
Kitchen	1.8m x 3.0m	6.1ft x 9.10ft
Bedroom 1	4.2m x 2.7m	13.10ft x 9.2ft (inc. wardrobe)
Bathroom	2.5m x 2.0m	8.3ft x 6.10ft
Overall Size	**60.5 sq m**	**651.2 sq ft**

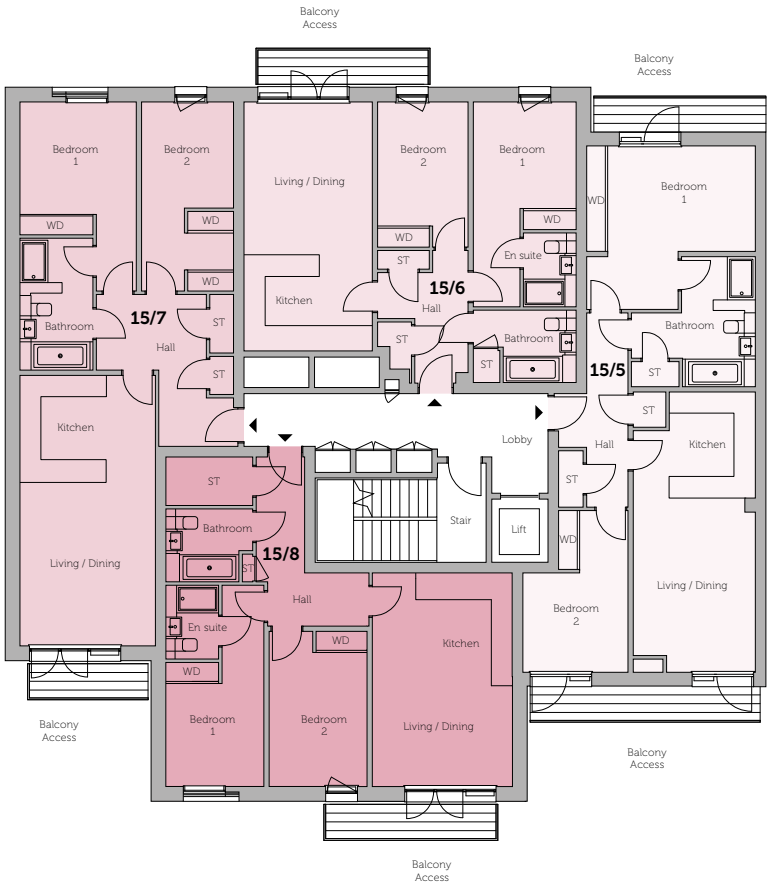
NOTE: Please refer to Sales Team for final kitchen layouts.

Rubus

First Floor







15/5		2 Bedroom
Open Plan Living/Dining/ Kitchen	7.9m x 3.5m	26.2ft x 11.6ft (at widest)
Bedroom 1	4.8m x 3.0m + 2.0m x 1.5m	15.9ft x 10.0ft (inc. wardrobe) + 6.10ft x 4.11ft
Bedroom 2	2.9m x 3.1m + 1.9m x 1.5m	9.10ft x 10.2ft + 6.2ft x 4.11ft (at widest, inc. wardrobe)
Bathroom	3.5m x 2.2m + 2.0m x 1.5m	11.7ft x 12.2ft + 6.6ft x 4.11ft (inc. shower area & store)
Overall Size	**81.1 sq m**	**873.0 sq ft**

15/6		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.6m x 6.9m	12.0ft x 22.1ft
Bedroom 1	2.9m x 3.6m	9.7ft x 11.1ft (at shortest, inc. wardrobe, exc. door recess)
Bedroom 2	2.5m x 4.1m	8.5ft x 13.7ft (inc. wardrobe)
Bathroom	2.9m x 2.0m	9.7ft x 6.10ft (inc. store)
Bedroom 1 En Suite	1.5m x 2.1m	4.1ft x 6.11ft
Overall Size	**70.8 sq m**	**762.1 sq ft**

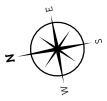
15/7		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.8m x 7.6m	12.8ft x 25.3ft
Bedroom 1	3.3m x 3.7m	10.10ft x 12.5ft (inc. wardrobe, exc. door recess)
Bedroom 2	2.6m x 5.3m	8.7ft x 17.8ft (inc. wardrobe)
Bathroom	2.0m x 3.7m	6.10ft x 12.4ft
Overall Size	**81.6 sq m**	**878.3 sq ft**

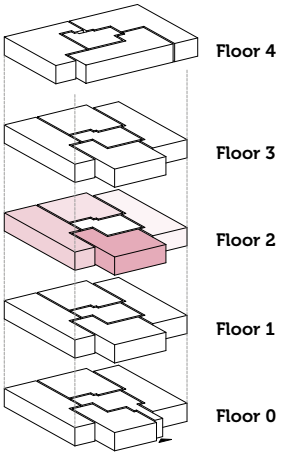
15/8		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.9m x 5.9m	13.1ft x 19.5ft
Bedroom 1 + En Suite	2.8m x 5.7m	9.2ft x 10.10ft (inc. en suite, wardrobe plus recess)
Bedroom 2	2.7m x 4.4m	9.1ft x 14.6ft (inc. wardrobe)
Bathroom	2.7m x 2.4m	6.10ft x 8.1ft (at widest)
Overall Size	**72.5 sq m**	**780.4 sq ft**

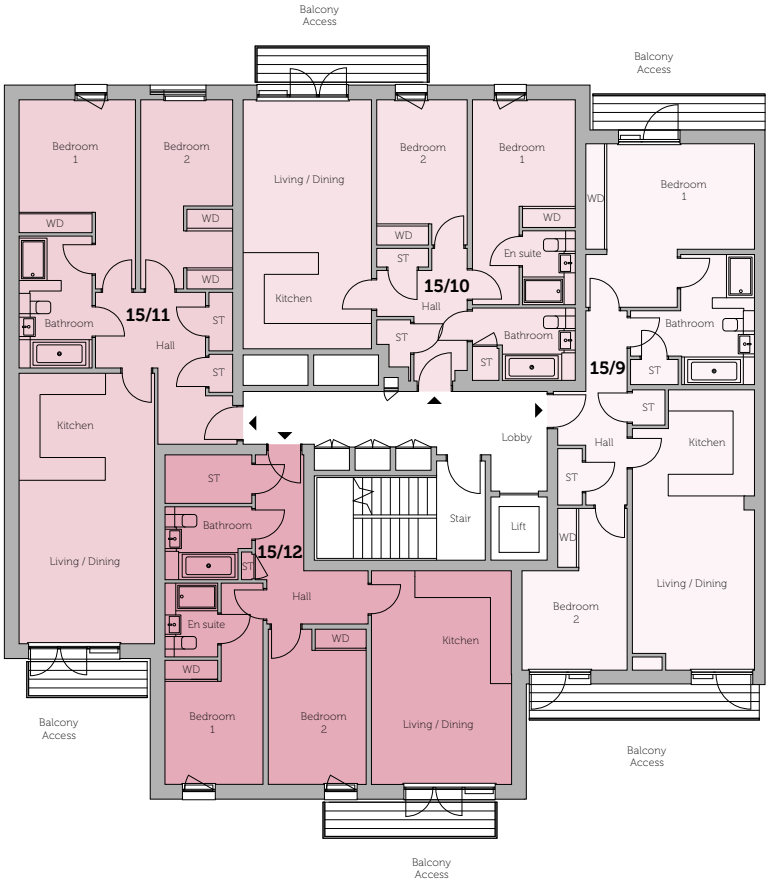
NOTE: Please refer to Sales Team for final kitchen layouts.

Rubus

Second Floor







15/9		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.5m x 7.9m	11.6ft x 26.2ft (at widest)
Bedroom 1	4.8m x 3.0m + 2.0m x 1.5m	15.9ft x 10.0ft (inc. wardrobe) + 6.10ft x 4.11ft
Bedroom 2	2.9m x 3.1m + 1.9m x 1.5m	9.10ft x 10.2ft + 6.2ft x 4.11ft (at widest, inc. wardrobe)
Bathroom	3.5m x 2.2m + 2.0m x 1.5m	11.7ft x 12.2ft + 6.6ft x 4.11ft (inc. shower area & store)
Overall Size	**81.1 sq m**	**873.0 sq ft**

15/10		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.6m x 6.9m	12.0ft x 22.10ft (at widest)
Bedroom 1	2.9m x 3.6m	9.7ft x 11.1ft (at shortest, inc. wardrobe, exc. door recess)
Bedroom 2	2.5m x 4.1m	8.5ft x 13.7ft (inc. wardrobe)
Bathroom	2.9m x 2.0m	9.7ft x 6.10ft
Bedroom 1 En Suite	1.5m x 2.1m	4.1ft x 6.11 ft
Overall Size	**70.8 sq m**	**762.1 sq ft**

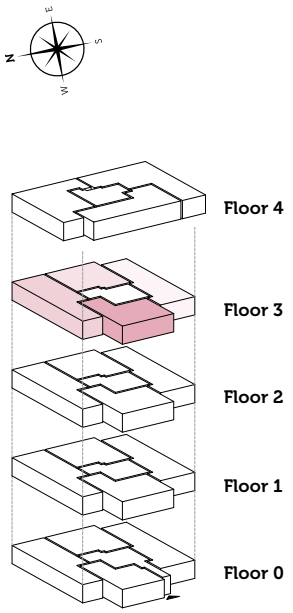
15/11		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.8m x 7.6m	12.8ft x 25.3ft
Bedroom 1	3.3m x 3.7m	10.10ft x 12.5ft (inc. wardrobe, exc. door recess)
Bedroom 2	2.6m x 5.3	8.7ft x 17.8ft (inc. wardrobe area)
Bathroom	2.0m x 3.7m	6.10ft x 12.4ft
Overall Size	**81.6 sq m**	**878.3 sq ft**

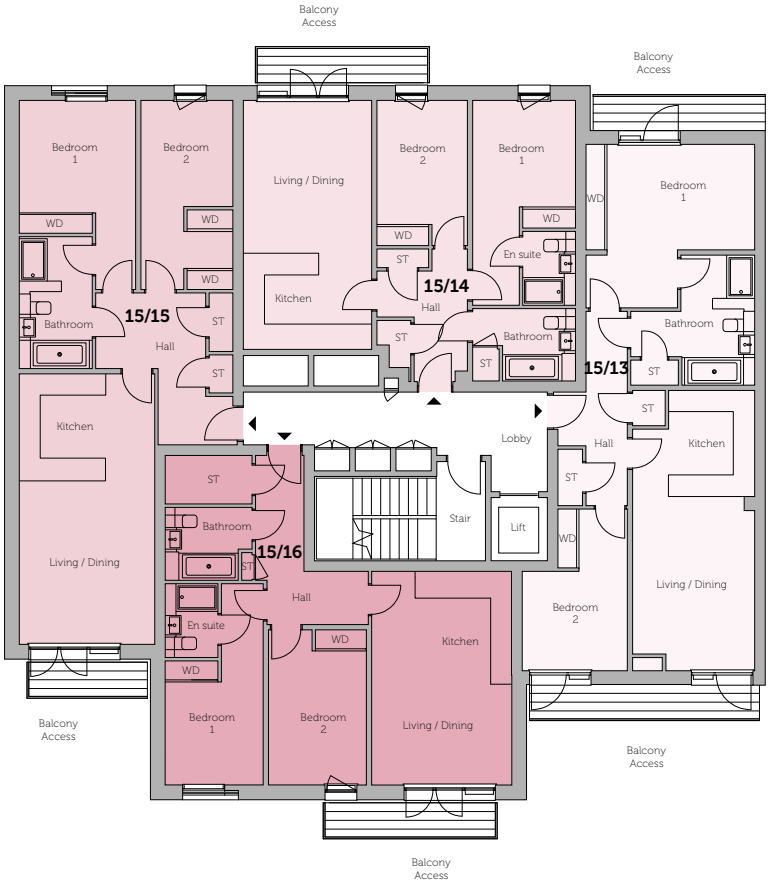
15/12		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.9m x 5.9m	13.1ft x 19.5ft (at widest)
Bedroom 1 + En Suite	2.8m x 5.7m	9.2ft x 18.10ft (inc. en suite, wardrobe + recess)
Bedroom 2	2.7m x 4.4m	9.1ft x 14.6ft (inc. wardrobe)
Bathroom	2.0m x 2.4m	6.10ft x 8.1ft (at widest)
Overall Size	**72.5 sq m**	**780.4 sq ft**

NOTE: Please refer to Sales Team for final kitchen layouts.

Rubus

Third Floor





15/13		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.5m x 7.9m	11.6ft x 26.2ft (at widest)
Bedroom 1	4.8m x 3.0m + 2.0m x 1.5m	15.9ft x 10.0ft (inc. wardrobe) + 6.10ft x 4.11ft
Bedroom 2	2.9m x 3.1m + 1.9m x 1.5m	9.10ft x 10.2ft + 6.2ft x 4.11ft (at widest, inc. wardrobe)
Bathroom	3.5m x 2.2m + 2.0m x 1.5m	11.7ft x 12.2ft + 6.6ft x 4.11ft (inc. shower area & store)
Overall Size	**81.1 sq m**	**873.0 sq ft**

15/14		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.6m x 6.9m	12.0ft x 22.10ft
Bedroom 1	2.9m x 3.6m	9.7ft x 11.1ft (at shortest, inc. wardrobe, exc. door recess)
Bedroom 2	2.5m x 4.1m	8.5ft x 13.7ft (inc. wardrobe)
Bathroom	2.9m x 2.0m	9.7ft x 6.10ft (inc. store)
Bedroom 1 En Suite	1.5m x 2.1m	4.1ft x 6.11ft
Overall Size	**70.8 sq m**	**762.1 sq ft**

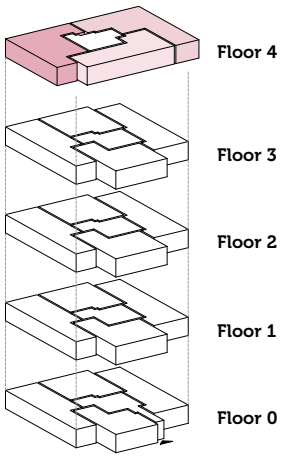
15/15		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.8m x 7.6m	12.8ft x 25.3ft
Bedroom 1	3.3m x 3.7m	10.10ft x 12.5ft (inc. wardrobe, exc. door recess)
Bedroom 2	2.6m x 5.3m	8.7ft x 17.8ft (inc. wardrobe)
Bathroom	2.0m x 3.7m	6.10ft x 12.4ft
Overall Size	**81.6 sq m**	**878.3 sq ft**

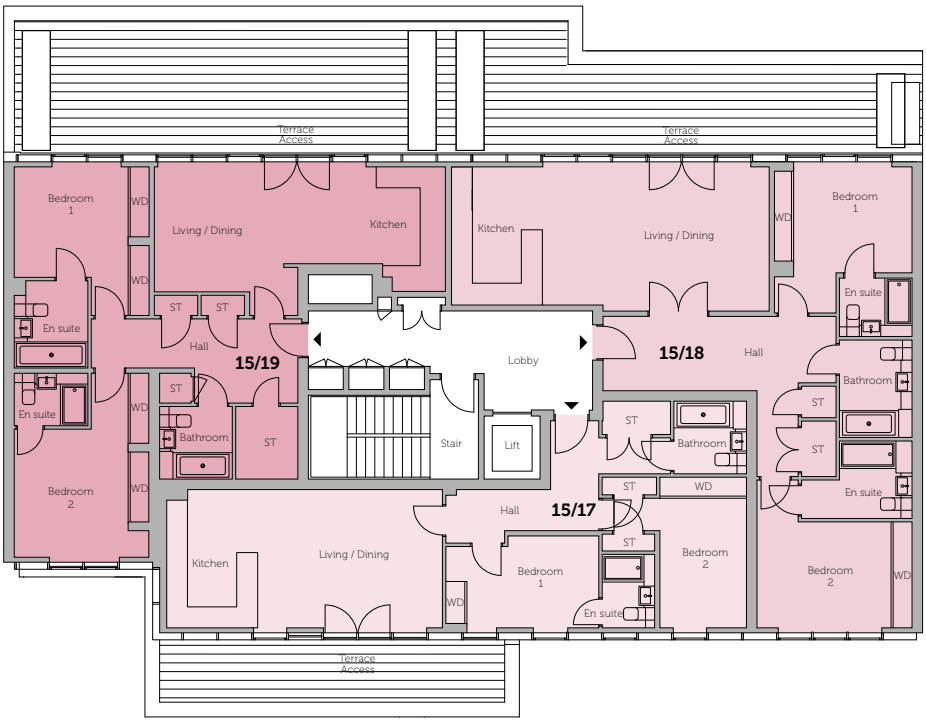
15/16		2 Bedroom
Open Plan Living/Dining/ Kitchen	3.9m x 5.9m	13.1ft x 19.5ft
Bedroom 1 + En Suite	2.8m x 5.7m	9.2ft x 18.10ft (inc. en suite, wardrobe plus recess)
Bedroom 2	2.7m x 4.4	9.1ft x 14.6ft (inc. wardrobe)
Bathroom	2.0m x 2.4m	6.10ft x 8.1ft (at widest)
Overall Size	**72.5 sq m**	**780.4 sq ft**

NOTE: Please refer to Sales Team for final kitchen layouts.

Rubus

Fourth Floor





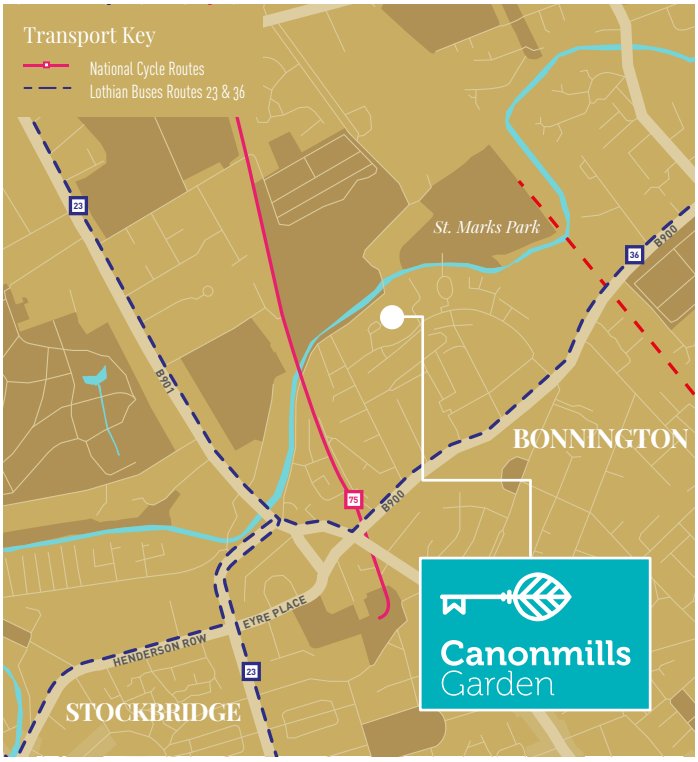
15/17		2 Bedroom
Living/ Dining	5.2m x 3.9m	16.5ft x 13.0ft (at widest)
Kitchen	2.6m x 3.9m	8.6ft x 13.0ft
Bedroom 1	4.3m x 2.6m	14.4ft x 8.7ft (at widest, inc. wardrobe)
Bedroom 2	2.4m x 4.3m	8.1ft x 14.1ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
Bedroom 1 En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Overall Size	**78.6 sq m**	**846.0 sq ft**

15/18		2 Bedroom
Living/ Dining	6.4m x 4.1m	20.11ft x 13.6ft (at widest)
Kitchen	2.6m x 3.3m	8.6ft x 11.0ft (at shortest)
Bedroom 1	3.0m x 4.2m	10.0ft x 13.10ft (inc. wardrobe exc. door recess)
Bedroom 2	3.9m x 3.0m	13.1ft x 10.0ft (inc. wardrobe exc. door recess)
Bathroom	2.0m x 2.4m	6.10ft x 8.1ft (at widest)
Bedroom 1 En Suite	2.0m x 2.2m	6.10ft x 7.3ft
Bedroom 2 En Suite	2.0m x 1.6m	6.10ft x 5.6ft
Overall Size	**104.1 sq m**	**1,120.5 sq ft**

15/19		2 Bedroom
Living/Dining	6.2m x 3.4m	26.4ft x 11.3ft (at shortest)
Kitchen	1.9m x 3.4m	6.6ft x 11.3ft
Bedroom 1	3.8m x 4.2m	12.8ft x 13.11ft (at widest, inc. wardrobe)
Bedroom 2 + En Suite	3.8m x 5.2m	12.8ft x 17.3ft (inc. en suite & wardrobes)
Master Bedroom En Suite	2.1m x 2.4m	6.11ft x 8.2ft
Bathroom + Large Store	2.0m x 2.0m + 1.7m x 2.0m	6'.10ft x 6.10ft + 5.10ft x 6.10ft
Overall Size	**93.3 sq m**	**1,004.3 sq ft**

NOTE: Please refer to Sales Team for final kitchen layouts.

Get in *Touch!*



Canonmills Garden *Sales Team*

Izzy Bastiani

Izzy joins the Canonmills team with a background in providing the very best in customer care. Izzy will help you in not only choosing your dream home, but guiding you through the process of reservation, purchase and most importantly, the handing over of your new house keys.

Christie Turner

Christie has a wealth of experience providing assistance and advice to buyers who are looking to buy a new build home. Having been in the New Homes industry for 6 years, she's worked alongside award-winning housebuilders and has an excellent track record of delivering first class customer service.

Canonmills Garden is brought to you by:

ARTISAN REAL ESTATE

Joint selling agents:

savills

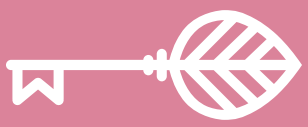
GILSONGRAY LAW • PROPERTY • FINANCE

Sales: 0800 073 0040
sales@canonmillsgarden.com
canonmillsgarden.com

Marketing Suite:

29 Rutland Square (Lower Ground Entrance)
Edinburgh
EH1 2BW

The Development:

13 Warriston Road
Edinburgh
EH7 4HL

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