



Carlina
1 & 2
Bedroom Homes

Canonmills
Garden



All CGIs are for illustrative purposes only



Carlina 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.



Carlina

1 & 2

Bedroom Homes

Our Muscari apartments comprise 24 stylish two and three bedroom homes. These light and spacious properties have been fitted with modern kitchens, bathrooms and en suites, all of which have been specially designed to meet the living needs of everybody – from families to first-time buyers.

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.



Viola Colonies

3 Bedroom Duplex and 4 Bedroom Triplex Colony Homes

Tilia

1 & 2 Bedroom Homes





Carlina

Sold Out

Aster

Sold Out

Rubus

1 & 2 Bedroom Homes

Sophora

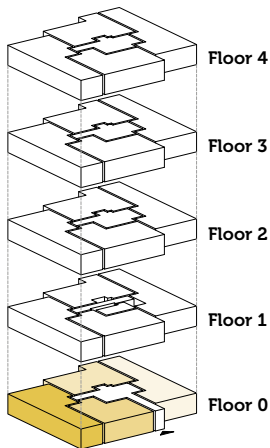
1, 2 & 3 Bedroom Homes

Muscari

2 & 3 Bedroom Homes

Carlina

Ground Floor



13/1

2 Bedroom

Lounge/Dining	4.7m x 3.6m	15.5ft x 11.10ft (at widest)
Kitchen	2.5m x 3.6m	8.3ft x 11.10ft
Utility	2.0m x 2.0m	6.10ft x 6.10ft
Bedroom 1	4.4m x 3.4m	14.6ft x 11.3ft (inc. wardrobe)
Bedroom 2	4.7m x 2.9m	15.8ft x 9.8ft (at widest, inc. wardrobe)
Bathroom	3.7m x 2.0m	3.7ft x 2.0ft
Overall Size	82.3 sq m	885.9 sq ft

13/2

2 Bedroom

Lounge/Dining	4.5m x 3.6m	15.1ft x 11.11ft
Kitchen	2.6m x 3.6m	8.6ft x 11.11ft
Bedroom 1	4.0m x 2.9m	13.4ft x 9.7ft (inc. wardrobe)
Bedroom 2	3.6m x 3.0m	12.0ft x 10.0ft
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
En Suite	2.5m x 1.5m	8.4ft x 4.11ft
Overall Size	73.3 sq m	789.0 sq ft

13/3

2 Bedroom

Lounge/Dining	9.3m x 3.5m	18.1ft x 11.7ft (at widest)
Kitchen	3.0m x 3.5m	10.0ft x 11.7ft (at widest)
Bedroom 1	4.0m x 3.3m	13.4ft x 11.0ft (inc. wardrobe)
Bedroom 2	4.1m x 3.1m	13.5ft x 10.5ft (at widest)
Bedroom 2 Wardrobe	1.2m x 1.2m	3.11ft x 4.1ft
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.8 sq m	891.3 sq ft

13/4

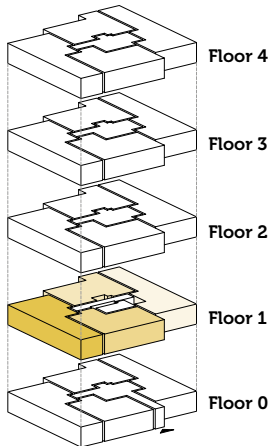
1 Bedroom

Lounge/Dining	3.5m x 4.9m	12.4ft x 16.2ft
Kitchen	2.7m x 3.2m	8.10ft x 10.7ft
Bedroom 1	4.4m x 2.9m	14.8ft x 9.9ft (inc. wardrobe)
Bathroom	3.7m x 2.0m	12.5ft x 6.10ft (at shortest)
Overall Size	61.7 sq m	664.1 sq ft

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

Carlina

First Floor



13/5 2 Bedroom		
Lounge/Dining	4.7m x 3.6m	15.8ft x 11.10ft (at widest)
Kitchen	2.4m x 3.6m	8.0ft x 11.10ft
Utility	2.0m x 2.0m	6.10ft x 6.10ft (store off hallway)
Bedroom 1	4.4m x 3.4m	14.6ft x 11.3ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 2.9m	12.0ft x 9.8ft (at shortest, exc. wardrobe)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.3 sq m	885.9 sq ft

13/6 2 Bedroom		
Lounge/Dining	4.5m x 3.6m	15.1ft x 11.1ft (at widest)
Kitchen	2.6m x 3.6m	8.6ft x 11.11ft
Bedroom 1	4.0m x 2.9m	13.4ft x 9.7ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 3.0m	12.0ft x 10.0ft
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
En Suite	2.5m x 1.5m	8.4ft x 4.11ft
Overall Size	73.3 sq m	789.0 sq ft

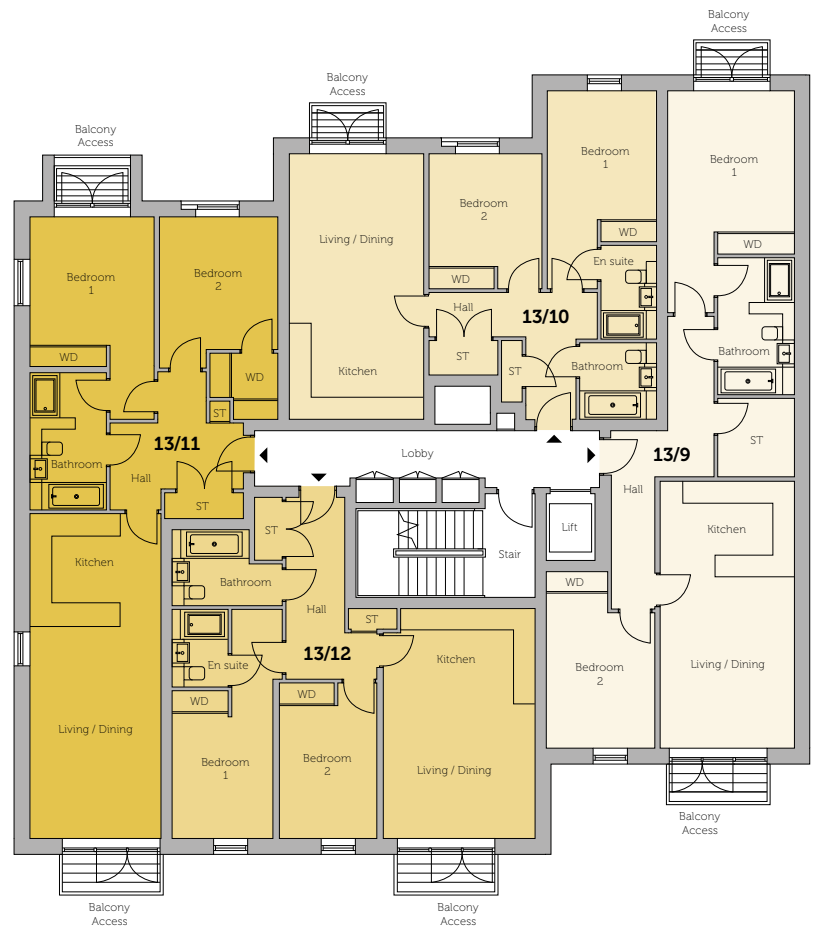
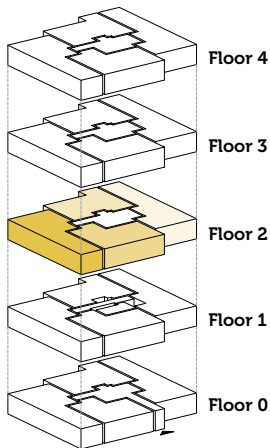
13/7 2 Bedroom		
Lounge/Dining	5.7m x 3.5m	18.1ft x 11.8ft
Kitchen	3.0m x 2.4m	10.0ft x 8.0ft
Bedroom 1	4.0m x 3.3m	13.4ft x 11.0ft (inc. wardrobe)
Bedroom 2	4.1m x 3.1m	13.5ft x 10.5ft (at widest)
Bedroom 2 Wardrobe	1.2m x 1.2m	3.11ft x 4.1ft (at shortest)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.8 sq m	891.3 sq ft

13/8 2 Bedroom		
Lounge/Dining	3.6m x 4.1m	11.9ft x 13.6ft
Kitchen	2.6m x 3.6m	8.6ft x 12.0ft
Bedroom 1	6.1m x 2.7m	13.1ft x 8.10ft (at shortest, inc. wardrobe)
Bedroom 2	4.1m x 2.6m	13.9 x 8.9ft (inc. wardrobe)
Bathroom	2.0m x 2.9m	6.10ft x 9.9ft (at widest)
En Suite	2.1m x 1.5m	6.11ft x 4.11ft
Overall Size	73.0 sq m	785.8 sq ft

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

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Second Floor



13/9	2 Bedroom	
Lounge/Dining	4.8m x 3.6m	15.8ft x 11.10ft
Kitchen	2.4m x 3.6m	8.0ft x 11.10ft
Utility	2.0m x 2.0m	6.10ft x 6.10ft (store off hallway)
Bedroom 1	4.4m x 3.4m	14.6ft x 11.3ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 2.9m	12.0ft x 9.8ft (at shortest, exc. wardrobe)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.3 sq m	885.9 sq ft

13/10	2 Bedroom	
Lounge/Dining	4.5m x 3.6m	15.1ft x 11.11ft
Kitchen	2.6m x 3.6m	8.6ft x 11.11ft
Bedroom 1	4.0m x 2.9m	13.4ft x 9.7ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 3.0m	12.0ft x 10.0ft
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
En Suite	2.5m x 1.5m	8.4ft x 4.11ft
Overall Size	73.3 sq m	789.0 sq ft

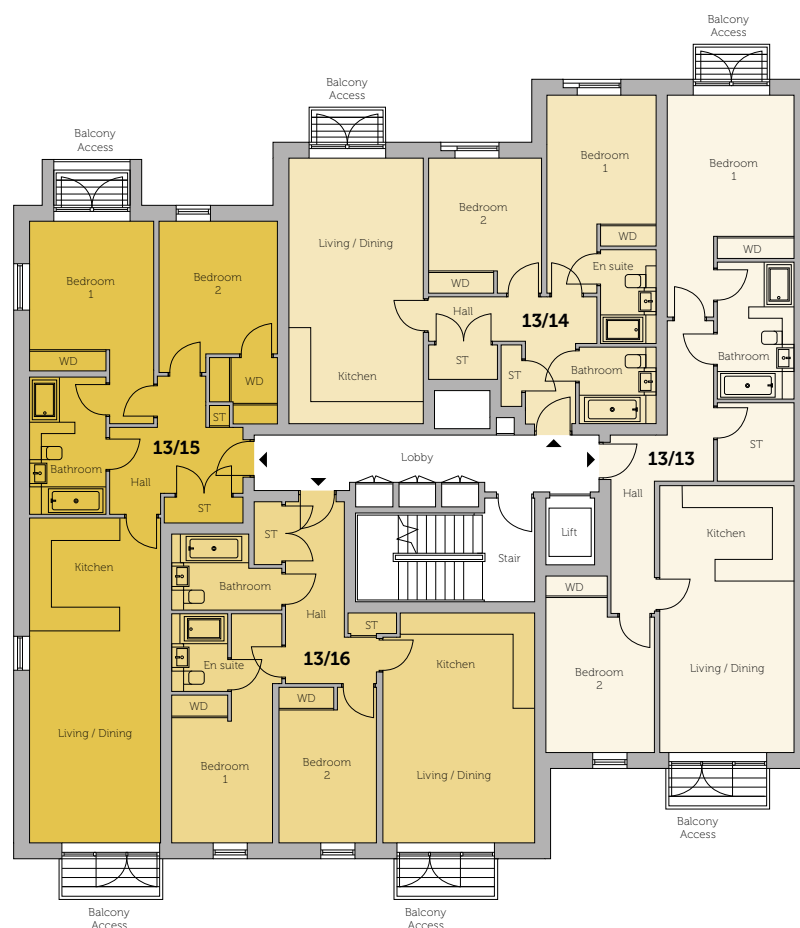
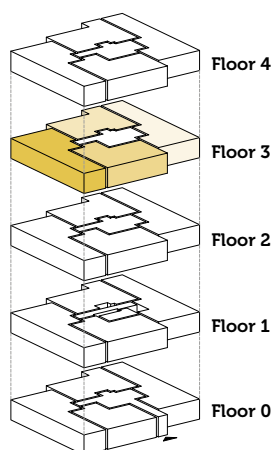
13/11	2 Bedroom	
Lounge/Dining	5.7m x 3.5m	18.1ft x 11.8ft
Kitchen	3.0m x 2.4m	10.0ft x 8.0ft
Bedroom 1	4.0m x 3.3m	13.4ft x 11.0ft (at shortest, inc. wardrobe)
Bedroom 2	4.1m x 3.1m	13.5ft x 10.5ft (at widest)
Bedroom 2 Wardrobe	1.2m x 1.2m	3.11ft x 4.1ft
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.8 sq m	891.3 sq ft

13/12	2 Bedroom	
Lounge/Dining	3.6m x 4.1m	11.9ft x 13.6ft (at widest)
Kitchen	2.6m x 3.6m	8.6ft x 12.0ft (at shortest)
Bedroom 1	3.9m x 2.7m	13.1ft x 8.10ft (at shortest, inc. wardrobe)
Bedroom 2	4.1m x 2.6m	13.9ft x 8.9ft (inc. wardrobe)
Bathroom	2.0m x 2.9m	6.10ft x 9.9ft (at widest)
En Suite	2.1m x 1.5m	6.11ft x 4.11ft
Overall Size	73.0 sq m	785.8 sq ft

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

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Third Floor



13/13

2 Bedroom

Lounge/Dining	7.2m x 3.6m	15.8ft x 11.10ft
Kitchen	2.4m x 3.6m	8.0ft x 11.10ft
Utility	2.0m x 2.0m	6.10ft x 6.10ft (store off hallway)
Bedroom 1	4.4m x 3.4m	14.6ft x 11.3ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 2.9m	12.0ft x 9.8ft (at shortest, exc. wardrobe)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.3 sq m	885.9 sq ft

13/16

2 Bedroom

Lounge/Dining	3.6m x 4.1m	11.9ft x 13.6ft (at widest)
Kitchen	2.6m x 3.6m	8.6ft x 12.0ft (at shortest)
Bedroom 1	3.9m x 2.7m	13.1ft x 8.10ft (at shortest, inc. wardrobe)
Bedroom 2	4.1m x 2.6m	13.9 x 8.9ft (inc. wardrobe)
Bathroom	2.0m x 2.9m	6.10ft x 9.9ft (at widest)
En Suite	2.1m x 1.5m	6.11ft x 4.11ft
Overall Size	73.0 sq m	785.8 sq ft

13/14

2 Bedroom

Lounge/Dining	4.5m x 3.6m	15.1ft x 11.11ft
Kitchen	2.6m x 3.6m	8.6ft x 11.11ft
Bedroom 1	4.0m x 2.9m	13.4ft x 9.7ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 3.0m	12.0ft x 10.0ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
En Suite	2.5m x 1.5m	8.4ft x 4.11ft
Overall Size	73.3 sq m	789.0 sq ft

13/15

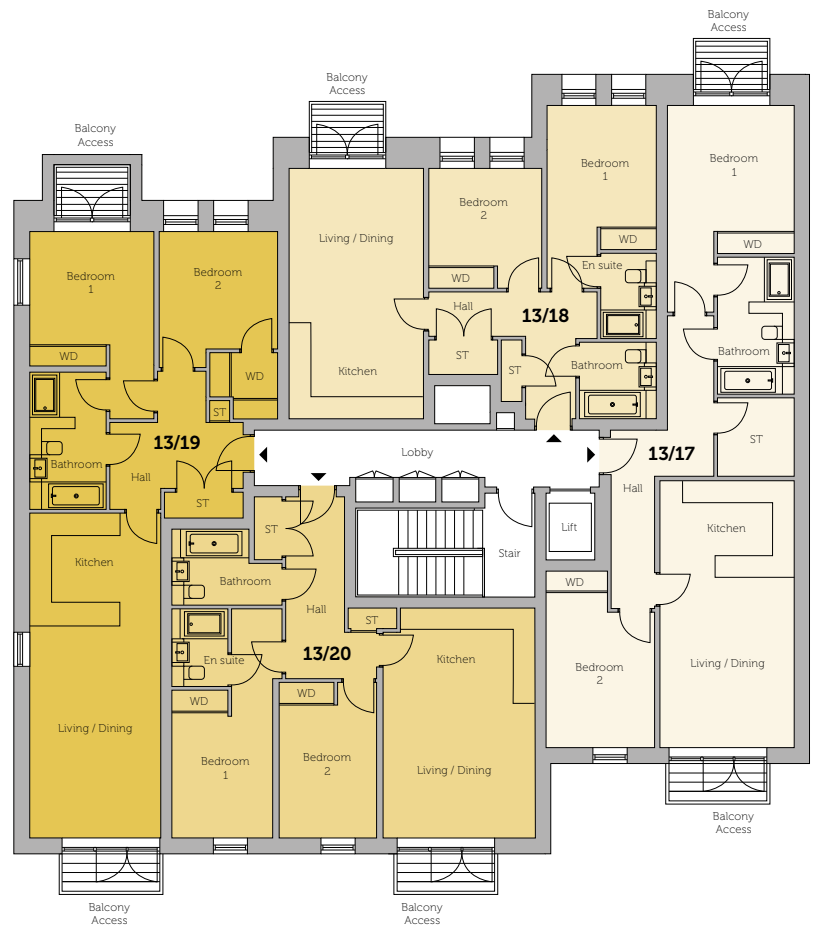
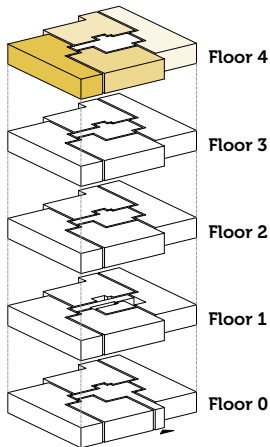
2 Bedroom

Lounge/Dining	5.7m x 3.5m	18.1ft x 11.8ft (at widest)
Kitchen	3.0m x 2.4m	10.0ft x 8.0ft
Bedroom 1	4.0m x 3.3m	13.4ft x 11.0ft (at shortest, inc. wardrobe)
Bedroom 2	4.1m x 3.1m	13.5ft x 10.5ft (at widest)
Bedroom 2 Wardrobe	1.2m x 1.2m	3.11ft x 4.1ft
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	82.8 sq m	891.3 sq ft

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

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Fourth Floor



13/17	2 Bedroom	
Lounge/Dining	4.6m x 3.6m	15.2ft x 11.10ft (at widest)
Kitchen	2.6m x 3.6m	8.6ft x 11.10ft
Utility	2.0m x 2.0m	6.10ft x 6.10ft (store off hallway)
Bedroom 1	3.9m x 3.4m	13.0ft x 11.3ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 2.9m	12.0ft x 9.8ft (at shortest, exc. wardrobe)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	80.7 sq m	868.6 sq ft

13/18	2 Bedroom	
Lounge/Dining	4.1m x 3.6m	13.6ft x 11.11ft (at widest)
Kitchen	2.6m x 3.6m	8.6ft x 11.11ft
Bedroom 1	3.8m x 2.8m	12.9ft x 9.6ft (at shortest, inc. wardrobe)
Bedroom 2	3.2m x 3.0m	10.8ft x 10.0ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
En Suite	2.3m x 1.5m	7.7ft x 4.11ft
Overall Size	69.0 sq m	742.7 sq ft

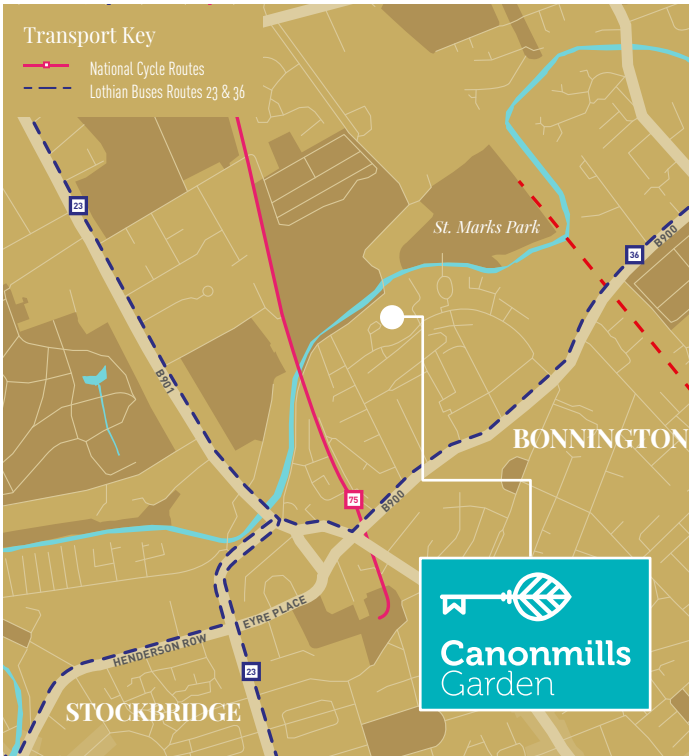
13/19	2 Bedroom	
Lounge/Dining	5.7m x 3.5m	18.1ft x 11.8ft
Kitchen	3.0m x 2.4m	10.0ft x 8.0ft
Bedroom 1	3.6m x 3.3m	12.0ft x 11.1ft (at shortest, inc. wardrobe)
Bedroom 2	3.6m x 3.1m	12.1ft x 10.5ft (at widest)
Bedroom 2 Wardrobe	1.2m x 1.2m	3.11ft x 4.0ft (at shortest)
Bathroom	3.7m x 2.0m	12.2ft x 6.10ft
Overall Size	80.0 sq m	861.1 sq ft

13/20	2 Bedroom	
Lounge/Dining	6.2m x 4.1m	20.5ft x 13.6ft
Kitchen	2.6m x 3.6m	8.6ft x 12.0ft
Bedroom 1	6.1m x 2.7m	20.3ft x 8.10ft (at widest)
Bedroom 2	4.1m x 2.6m	13.9 x 8.9ft (inc. wardrobe)
Bathroom	2.0m x 2.9m	6.10ft x 9.9ft
En Suite	2.0m x 1.5m	6.10ft x 4.11ft
Overall Size	73.0 sq m	785.8 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:

Joint selling agents:

ARTISAN



Sales: 0131 247 3742
sales@canonmillsgarden.com
canonmillsgarden.com

Our sales desk in the ESPC Showroom is open during the following times:

Monday to Friday 10am - 5.30pm
Saturday 9.30am - 5pm

107 George Street,
Edinburgh EH2 3ES

The Development:

13 Warriston Road
Edinburgh EH7 4HL

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