



*Muscari*  
2 & 3  
Bedroom Homes

**Canonmills**  
Garden



*All CGIs are for illustrative purposes only*



# Muscari 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.



# *Muscari*

## 2 & 3 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.





Carlina

Sold Out

Aster

Sold Out

Rubus

1 & 2 Bedroom Homes

Sophora

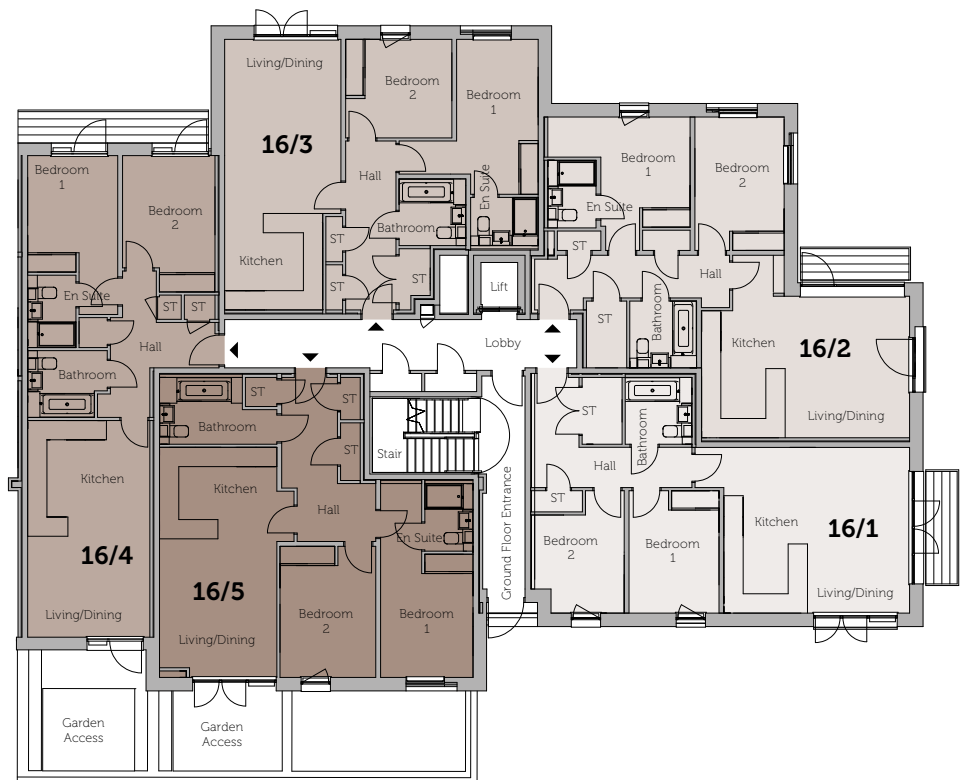
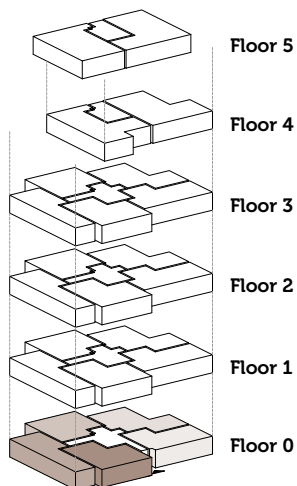
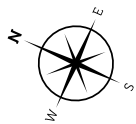
1, 2 & 3 Bedroom Homes

Muscari

2 & 3 Bedroom Homes

# Muscari

## Ground Floor



### 16/1

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.6m x 5.1m	21.11ft x 16.11ft (at widest)
Bedroom 1	2.8m x 3.2m	9.2ft x 12.6ft (inc. wardrobe)
Bedroom 2	3.1m x 2.7m	10.4ft x 9.2ft (at widest)
Bathroom	2.0m x 2.0m	6.10ft x 6.9ft
<b>Overall Size</b>	<b>71.2 sq m</b>	<b>766.4 sq ft</b>

### 16/2

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.4m x 3.9m	21.3ft x 13.0ft (at shortest)
Bedroom 1	4.4m x 3.5m	14.6ft x 11.6ft (at shortest, inc. en suite, inc. wardrobe)
Bedroom 2	2.7m x 4.1m	9.1ft x 13.7ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>80.1 sq m</b>	<b>862.2 sq ft</b>

### 16/3

#### 2 Bedroom

Lounge/Dining	5.4m x 3.6m	18.6ft x 11.10ft
Kitchen	3.0m x 3.0m	9.10ft x 10.0ft
Bedroom 1	2.5m x 4.8m	8.4ft x 15.10ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 2	3.3m x 2.7m	10.10ft x 10.1ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>75.7 sq m</b>	<b>814.8 sq ft</b>

### 16/4

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.7m x 3.8m	22.1ft x 12.6ft
Bedroom 1	2.8m x 3.4m	9.2ft x 11.5ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.2m	4.11ft x 7.5ft
Bedroom 2	2.8m x 3.6m	9.5ft x 11.11ft (exc. wardrobe)
Bathroom	2.4m x 2.0m	8.1ft x 6.10ft (at widest)
<b>Overall Size</b>	<b>72.0 sq m</b>	<b>775.0 sq ft</b>

### 16/5

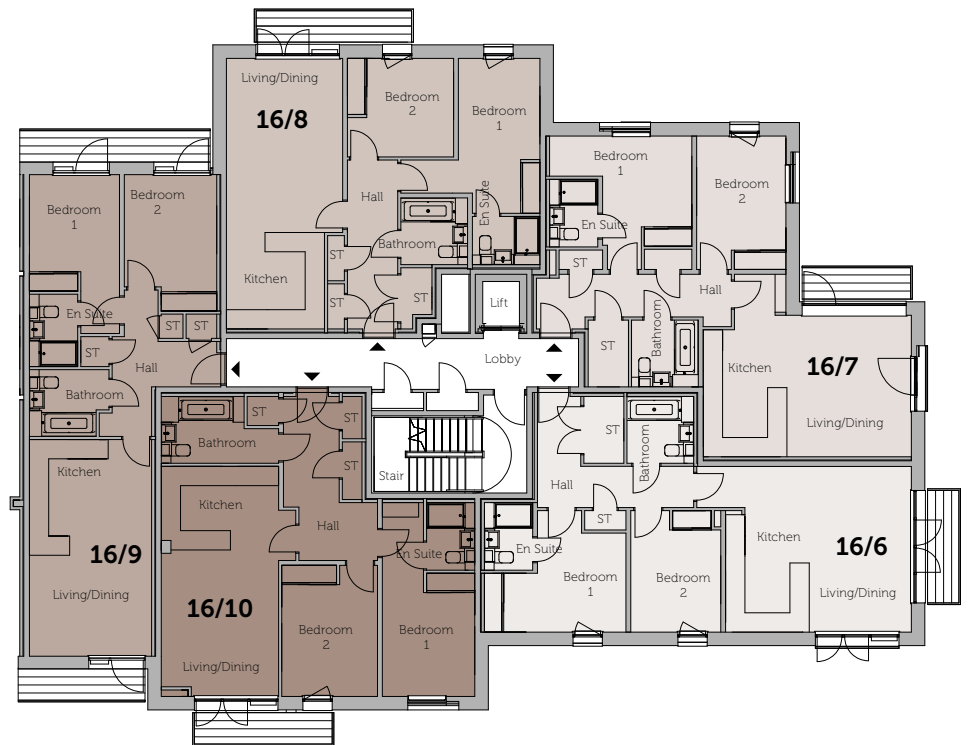
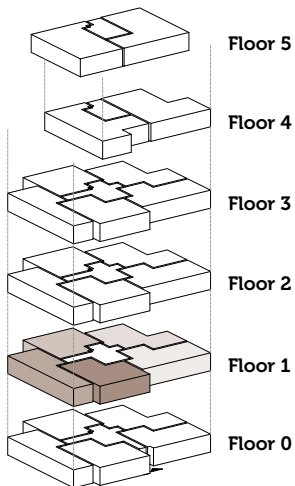
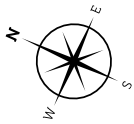
#### 2 Bedroom

Lounge/Dining	4.3m x 3.6m	14.2ft x 12.0ft
Kitchen	2.8m x 3.6m	9.4ft x 12.0ft
Bedroom 1	2.8m x 3.9m	9.5ft x 13.7ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 2	2.9m x 4.0m	9.9ft x 13.5ft (inc. wardrobe)
Bathroom	2.6m x 2.0m	8.7ft x 6.10ft (at shortest)
<b>Overall Size</b>	<b>79.4 sq m</b>	<b>854.7 sq ft</b>

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

# Muscari

## First Floor



### 16/6

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.6m x 5.1m	21.11ft x 16.11ft (at widest)
Bedroom 1 + En Suite	4.4m x 3.7m	14.5ft x 12.5ft (at widest, inc. en suite, inc. wardrobe)
Bedroom 2	2.8m x 3.7m	9.2ft x 12.5ft (inc. wardrobe)
Bathroom	2.0m x 2.1m	6.10ft x 7.2ft
<b>Overall Size</b>	<b>78.5 sq m</b>	<b>845.0 sq ft</b>

### 16/7

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.4m x 4.1m	21.2ft x 13.3ft (at shortest)
Bedroom 1 + En Suite Shower Room	4.4m x 3.5m	14.6ft x 11.8ft (at shortest, inc. en suite, inc. wardrobe)
Bedroom 2	2.7m x 4.1m	9.1ft x 13.7ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>80.1 sq m</b>	<b>862.2 sq ft</b>

### 16/8

#### 2 Bedroom

Lounge/Dining	5.4m x 3.6m	18.6ft x 11.10ft
Kitchen	3.0m x 3.0m	9.10ft x 10.0ft
Bedroom 1	2.5m x 4.8m	8.4ft x 15.10ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 2	3.3m x 3.0m	10.10ft x 10.1ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.9ft
<b>Overall Size</b>	<b>75.8 sq m</b>	<b>815.9 sq ft</b>

### 16/9

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.7m x 3.8m	22.1ft x 12.6ft
Bedroom 1	2.8m x 3.4m	9.2ft x 11.5ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.2m	4.11ft x 7.5ft
Bedroom 2	2.8m x 3.4m	9.5ft x 11.5ft (at shortest, exc. wardrobe)
Bathroom	2.4m x 2.0m	8.1ft x 6.10ft (at widest)
<b>Overall Size</b>	<b>72.3 sq m</b>	<b>778.2 sq ft</b>

### 16/10

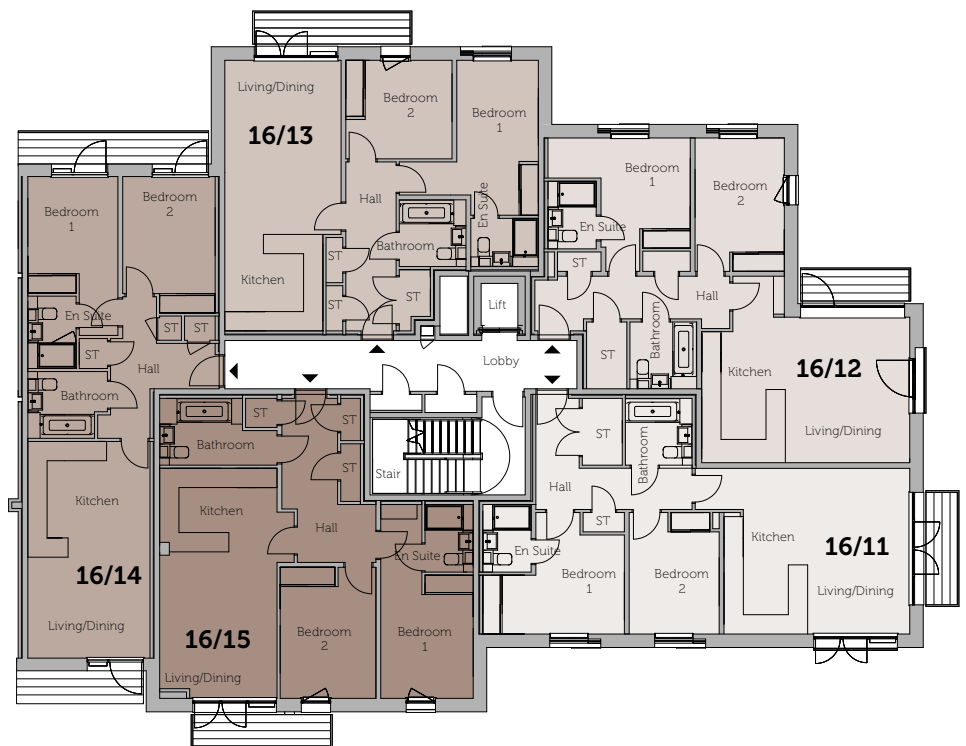
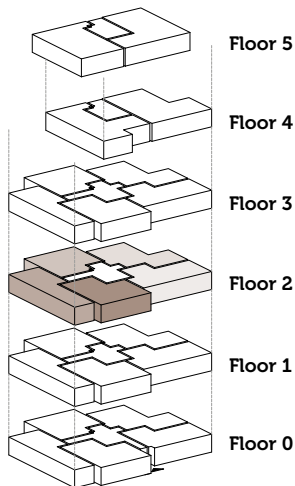
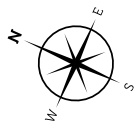
#### 2 Bedroom

Open Plan Living/Dining/Kitchen	7.1m x 3.6m	23.6ft x 12.0ft
Bedroom 1 + En Suite Shower Room	2.8m x 6.0m	9.5ft x 19.9ft (inc. en suite, inc. wardrobe)
Bedroom 2	2.9m x 4.0m	9.9ft x 13.5ft (inc. wardrobe)
Bathroom	2.6m x 2.2m	8.7ft x 7.3ft
<b>Overall Size</b>	<b>80.0 sq m</b>	<b>861.1 sq ft</b>

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

# Muscari

## Second Floor



### 16/11

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.6m x 5.1m	21.11ft x 16.11ft (at widest)
Bedroom 1 + En Suite	4.4m x 3.7m	14.5ft x 12.5ft (at widest, inc. en suite, inc. wardrobe)
Bedroom 2	2.8m x 3.7m	9.2ft x 12.5ft (inc. wardrobe)
Bathroom	2.0m x 2.1m	6.10ft x 7.2ft
<b>Overall Size</b>	<b>78.5 sq m</b>	<b>845.0 sq ft</b>

### 16/12

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.4m x 4.1m	21.2ft x 13.3ft (at shortest)
Bedroom 1 + En Suite Shower Room	4.4m x 3.5m	14.6ft x 11.8ft (at shortest, inc. en suite, inc. wardrobe)
Bedroom 2	2.7m x 4.1m	9.1ft x 13.7ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>80.1 sq m</b>	<b>862.2 sq ft</b>

### 16/13

#### 2 Bedroom

Lounge/Dining	5.4m x 3.6m	18.6ft x 11.10ft
Kitchen	3.0m x 3.0m	9.10ft x 10.0ft
Bedroom 1	2.5m x 4.8m	8.4ft x 15.10ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 2	3.3m x 3.0m	10.10ft x 10.1ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.9ft
<b>Overall Size</b>	<b>75.8 sq m</b>	<b>815.9 sq ft</b>

### 16/14

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.7m x 3.8m	22.1ft x 12.6ft
Bedroom 1	2.8m x 3.4m	9.2ft x 11.5ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.2m	4.11ft x 7.5ft
Bedroom 2	2.8m x 3.4m	9.5ft x 11.5ft (at shortest, exc. wardrobe)
Bathroom	2.4m x 2.0m	8.1ft x 6.10ft (at widest)
<b>Overall Size</b>	<b>72.3 sq m</b>	<b>778.2 sq ft</b>

### 16/15

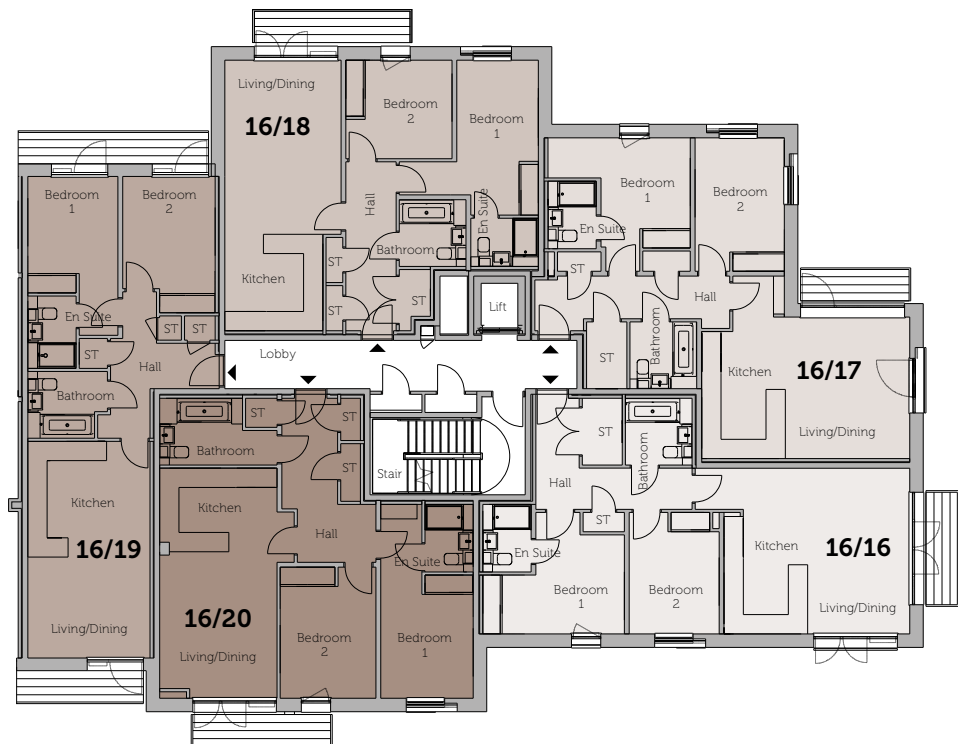
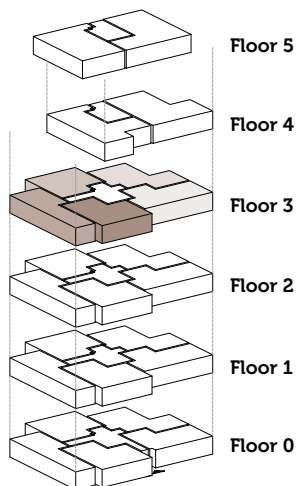
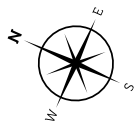
#### 2 Bedroom

Open Plan Living/Dining/Kitchen	7.1m x 3.6m	23.6ft x 12.0ft
Bedroom 1 + En Suite Shower Room	2.8m x 6.0m	9.5ft x 19.9ft (inc. en suite, inc. wardrobe)
Bedroom 2	2.9m x 4.0m	9.9ft x 13.5ft (inc. wardrobe)
Bathroom	2.6m x 2.2m	8.7ft x 7.3ft
<b>Overall Size</b>	<b>80.0 sq m</b>	<b>861.1 sq ft</b>

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

# Muscari

## Third Floor



### 16/16

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.6m x 5.1m	21.11ft x 16.11ft (at widest)
Bedroom 1 + En Suite	4.4m x 3.7m	14.5ft x 12.5ft (at widest, inc. en suite, inc. wardrobe)
Bedroom 2	2.8m x 3.7m	9.2ft x 12.5ft (inc. wardrobe)
Bathroom	2.0m x 2.1m	6.10ft x 7.2ft
<b>Overall Size</b>	<b>78.5 sq m</b>	<b>845.0 sq ft</b>

### 16/17

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.4m x 4.1m	21.2ft x 13.3ft (at shortest)
Bedroom 1 + En Suite Shower Room	4.4m x 3.5m	14.6ft x 11.8ft (at shortest, inc. en suite, inc. wardrobe)
Bedroom 2	2.7m x 4.1m	9.1ft x 13.7ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>80.1 sq m</b>	<b>862.2 sq ft</b>

### 16/18

#### 2 Bedroom

Lounge/Dining	5.4m x 3.6m	18.6ft x 11.10ft
Kitchen	3.0m x 3.0m	9.10ft x 10.0ft
Bedroom 1	2.5m x 4.8m	8.4ft x 15.10ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 2	3.3m x 3.0m	10.10ft x 10.1ft (inc. wardrobe)
Bathroom	2.0m x 2.0m	6.10ft x 6.9ft
<b>Overall Size</b>	<b>75.8 sq m</b>	<b>815.9 sq ft</b>

### 16/19

#### 2 Bedroom

Open Plan Living/Dining/Kitchen	6.7m x 3.8m	22.1ft x 12.6ft
Bedroom 1	2.8m x 3.4m	9.2ft x 11.5ft (at shortest, inc. wardrobe)
En Suite	1.5m x 2.2m	4.11ft x 7.5ft
Bedroom 2	2.8m x 3.4m	9.5ft x 11.5ft (at shortest, exc. wardrobe)
Bathroom	2.4m x 2.0m	8.1ft x 6.10ft (at widest)
<b>Overall Size</b>	<b>72.3 sq m</b>	<b>778.2 sq ft</b>

### 16/20

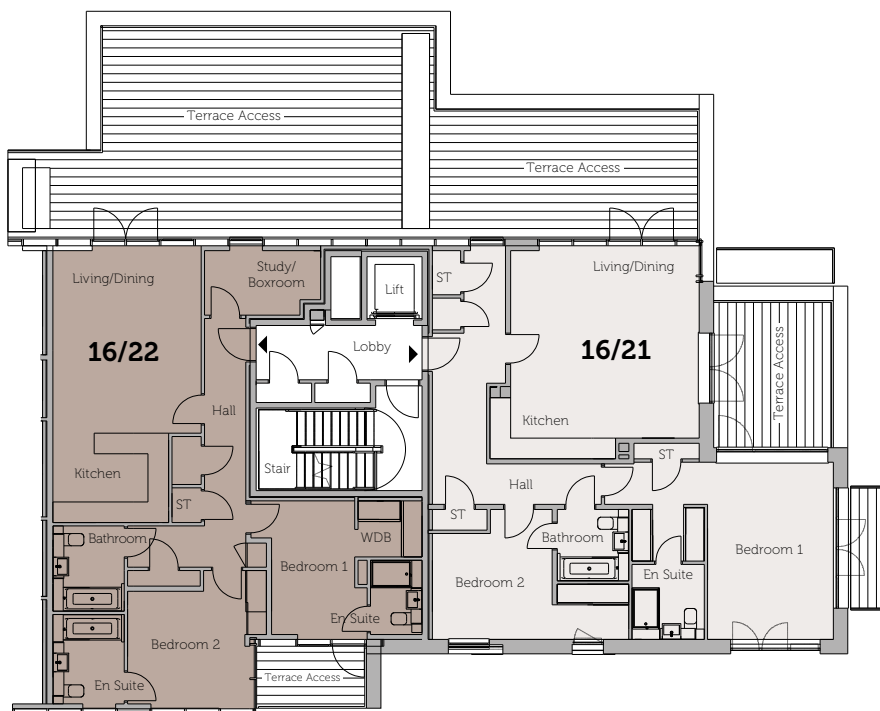
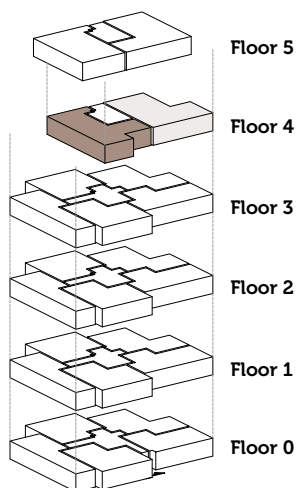
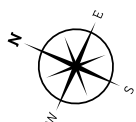
#### 2 Bedroom

Open Plan Living/Dining/Kitchen	7.1m x 3.6m	23.6ft x 12.0ft
Bedroom 1 + En Suite Shower Room	2.8m x 6.0m	9.5ft x 19.9ft (inc. en suite, inc. wardrobe)
Bedroom 2	2.9m x 4.0m	9.9ft x 13.5ft (inc. wardrobe)
Bathroom	2.6m x 2.2m	8.7ft x 7.3ft
<b>Overall Size</b>	<b>80.0 sq m</b>	<b>861.1 sq ft</b>

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

# Muscari

## Fourth Floor



### 16/21

#### 2 Bedroom

Open Plan Living/ Dining/Kitchen	6.0m x 6.0m	19.10ft x 19.11ft (at widest)
Bedroom 1	3.6m x 5.1m	12.0ft x 16.11ft (at shortest, exc. store)
Bedroom 1 Dressing Area + En Suite Shower Room	3.8m x 2.0m	12.7ft x 6.11ft (at shortest)
Bedroom 2	3.6m x 3.1m	12.8ft x 10.5ft (at shortest, exc. wardrobe recess)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft
<b>Overall Size</b>	<b>108.3 sq m</b>	<b>1,165.7 sq ft</b>

### 16/22

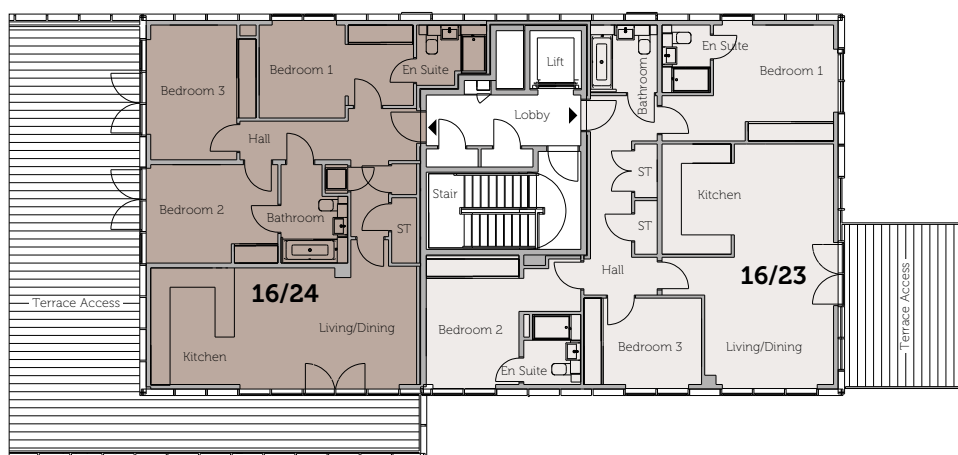
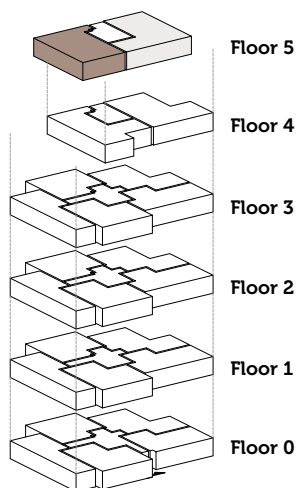
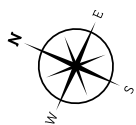
#### 2 Bedroom

Lounge/Dining	5.3m x 4.3m	16.5ft x 14.2ft
Kitchen	2.6m x 3.3m	8.6ft x 11.0ft
Bedroom 1	3.0m x 3.8m	9.11ft x 12.9ft (at shortest, exc. dressing area)
Bedroom 1 Dressing Area	1.8m x 1.6m	6.1ft x 5.4ft
Bedroom 1 En Suite	1.5m x 2.1m	4.11ft x 7.1ft
Bedroom 2	3.4m x 3.2m	11.2ft x 10.9ft (at shortest, exc. wardrobe)
Bedroom 2 En Suite	2.0m x 2.6m	6.10ft x 8.6ft
Study/Boxroom	1.8m x 3.3m	6.2ft x 11.1ft (at widest)
Bathroom	2.0m x 2.4m	6.10ft x 8.2ft
<b>Overall Size</b>	<b>100.2 sq m</b>	<b>1,078.5 sq ft</b>

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

# Muscari

## Fifth Floor



### 16/23

#### 3 Bedroom

Open Plan Dining/ Kitchen	5.3m x 3.4m	176ft x 11.3ft
Open Plan Living	3.7m x 4.0m	12.2ft x 13.3ft (at shortest)
Bedroom 1 + En Suite Shower Room	3.6m x 5.3m	11.10ft x 17.6ft (inc. wardrobe, inc. en suite)
Bedroom 2 + En Suite Shower Room	4.8m x 4.0m	15.9ft x 13.3ft (at widest, inc. wardrobe, inc. en suite)
Bedroom 3	3.6m x 2.6m	12.0ft x 8.10ft (inc. wardrobe)
Bathroom	2.1m x 2.0m	6.1ft x 6.10ft
<b>Overall Size</b>	<b>104.1 sq m</b>	<b>1,120.5 sq ft</b>

### 16/24

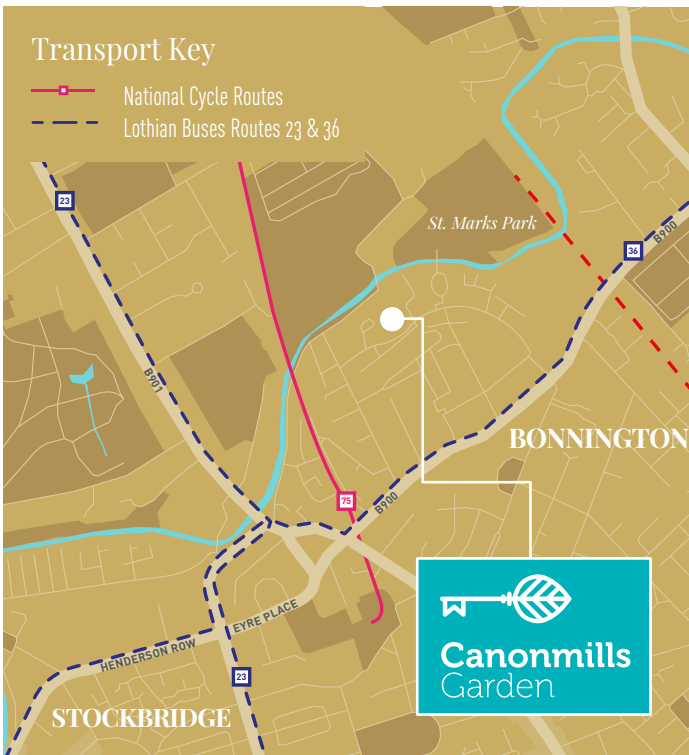
#### 3 Bedroom

Open Plan Living/ Dining/Kitchen	8.2m x 3.6m	27.1ft x 11.11ft (at shortest)
Bedroom 1 + Dressing Area	4.8m x 2.8m	15.9ft x 9.6ft (at widest, inc. dressing area)
Bedroom 1 En Suite Shower Room	2.1m x 1.8m	7.2ft x 6.2ft (at widest)
Bedroom 2	3.0m x 3.9m	10.1ft x 13.0ft (inc. wardrobe)
Bedroom 3	4.1m x 2.6m	13.9ft x 8.9ft (at shortest, exc. wardrobe)
Bathroom	2.0m x 3.0m	6.10ft x 10.1ft (at widest)
<b>Overall Size</b>	<b>100.7 sq m</b>	<b>1,083.9 sq ft</b>

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](mailto:sales@canonmillsgarden.com)  
[canonmillsgarden.com](http://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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