



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.



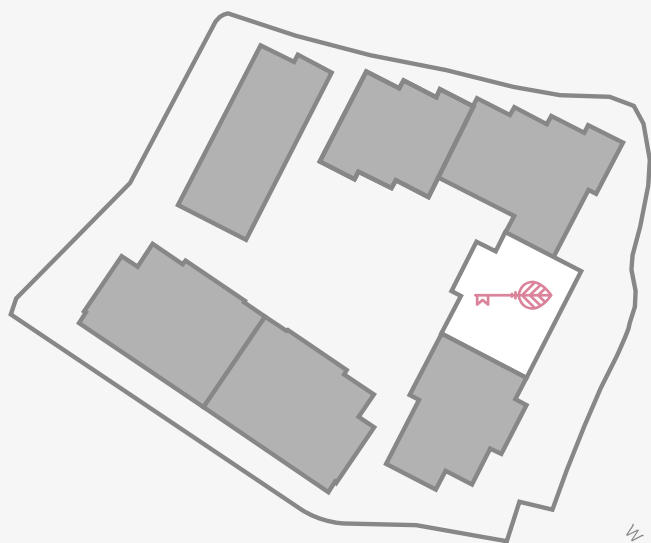
Rubus

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



Viola Colonies

3 Bedroom Duplex and 4 Bedroom Triplex Colony Homes

Tilia

1 & 2 Bedroom Homes



View from Canonmills Garden to Rubus



Carlina

Sold Out

Aster

Sold Out

Rubus

1 & 2 Bedroom Homes

Muscari

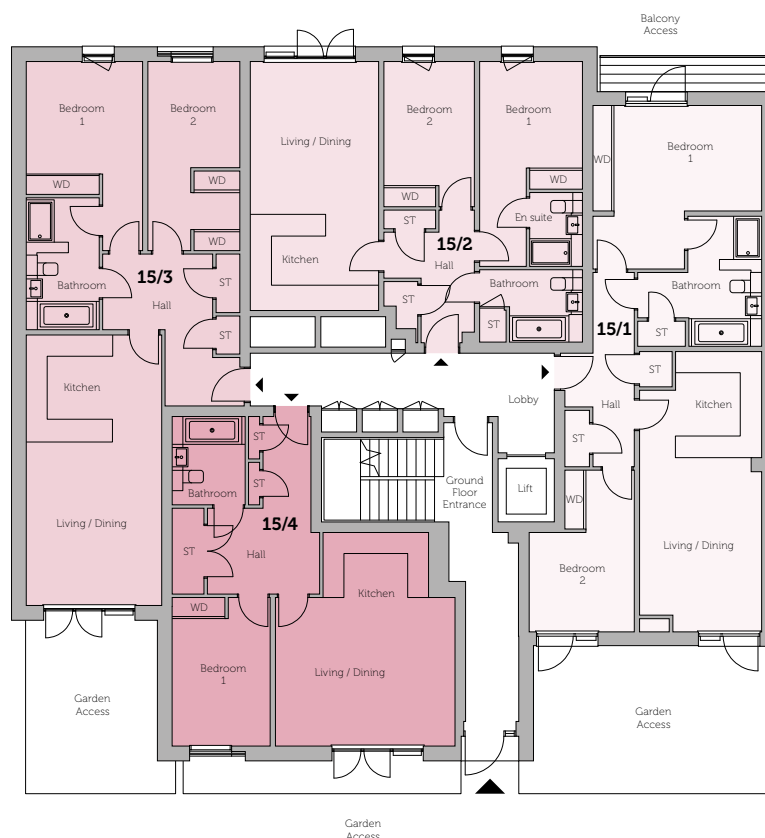
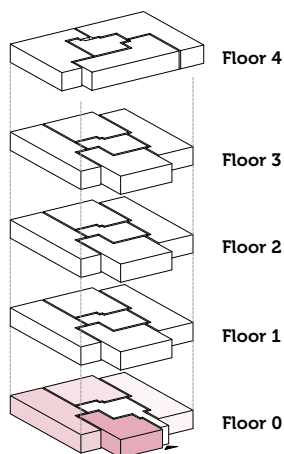
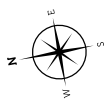
2 & 3 Bedroom Homes

Sophora

1, 2 & 3 Bedroom Homes

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

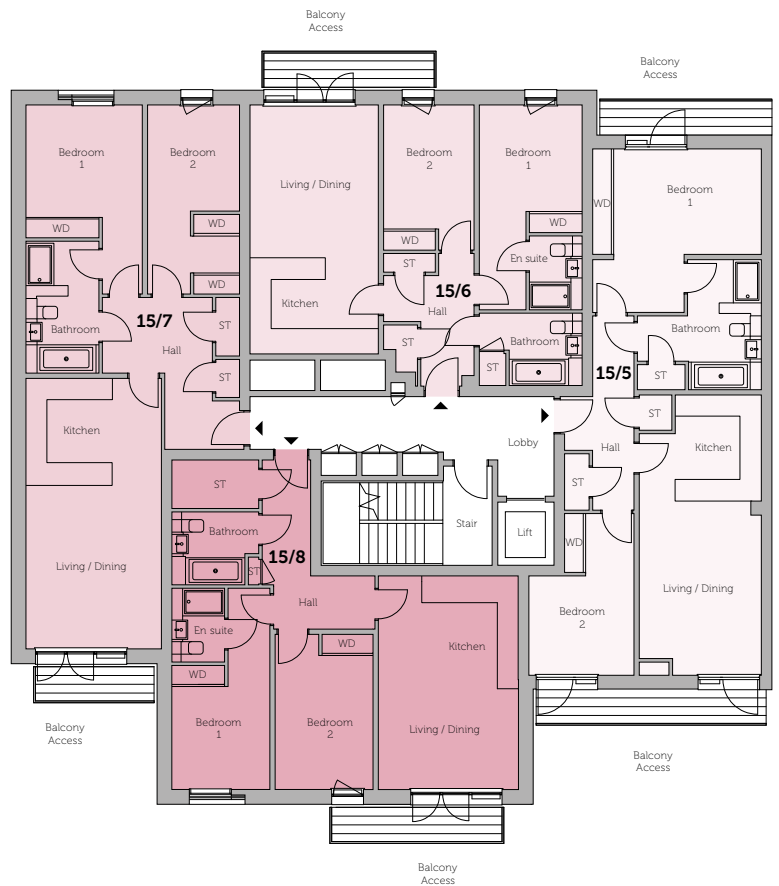
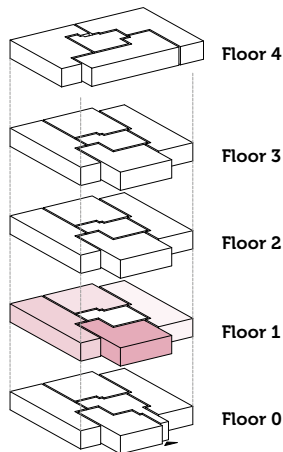
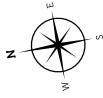
15/3	2 Bedroom	
Open Plan Living/Dining/Kitchen	7.6m x 3.8m	25.3ft x 12.8ft
Bedroom 1	3.7m x 3.3m	12.5ft x 10.10ft (at shortest, inc. wardrobe)
Bedroom 2	5.3m x 2.6m	17.8ft x 8.7ft (inc. wardrobe)
Bathroom	3.7m x 2.0m	12.4ft x 6.10ft
Overall Size	81.6 sq m	878.3 sq ft

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	79m 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

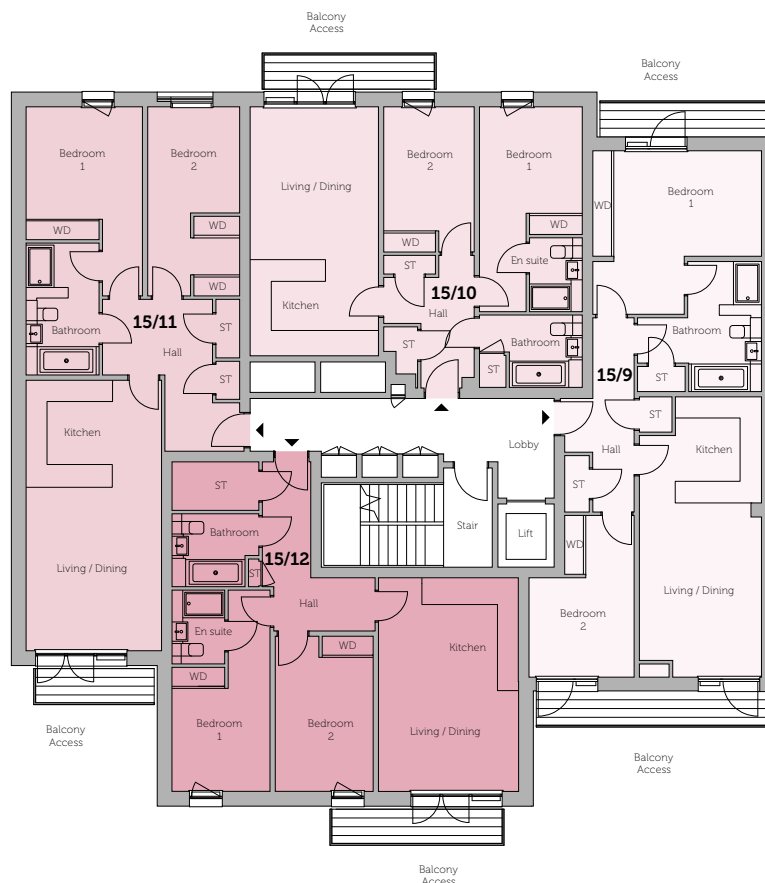
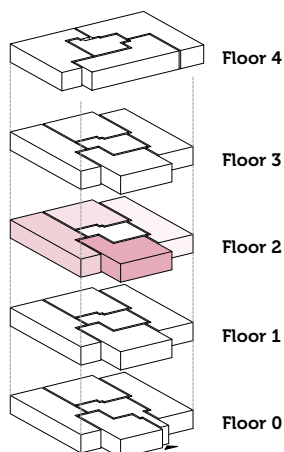
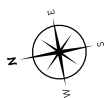
2 Bedroom

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

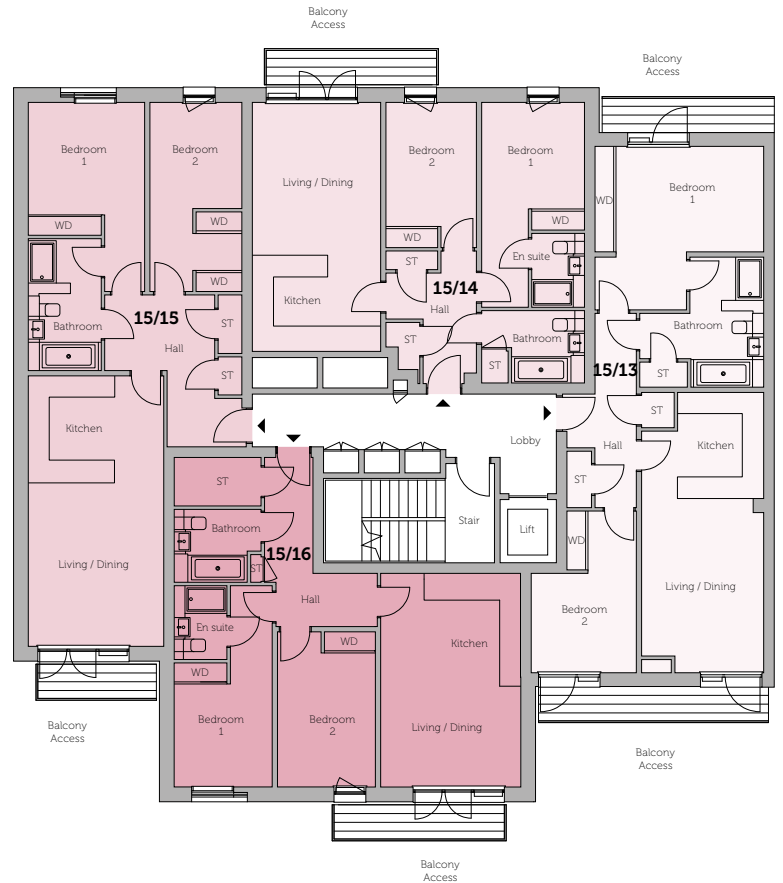
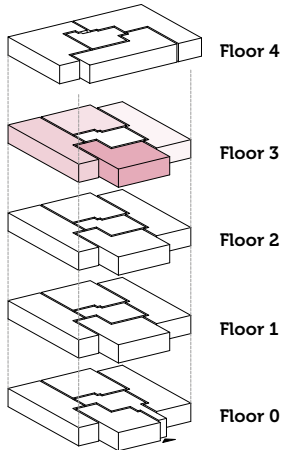
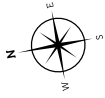
2 Bedroom

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

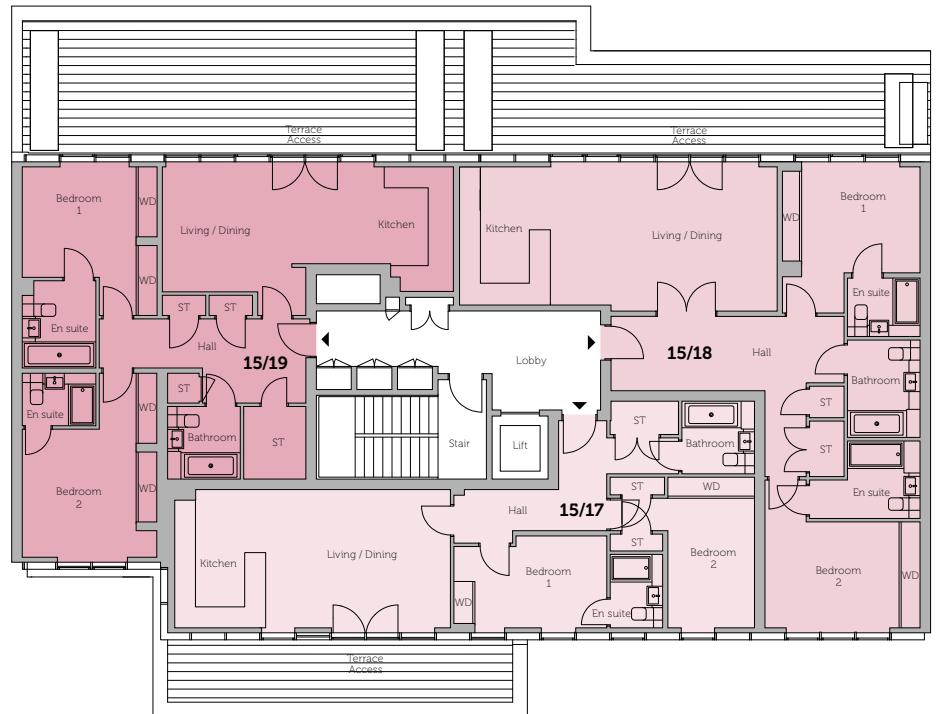
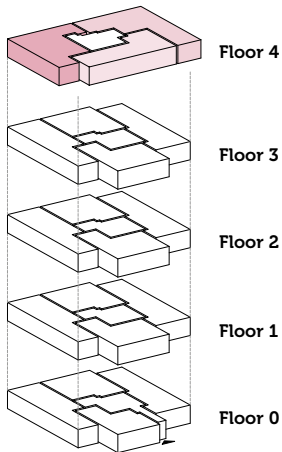
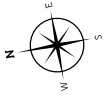
2 Bedroom

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

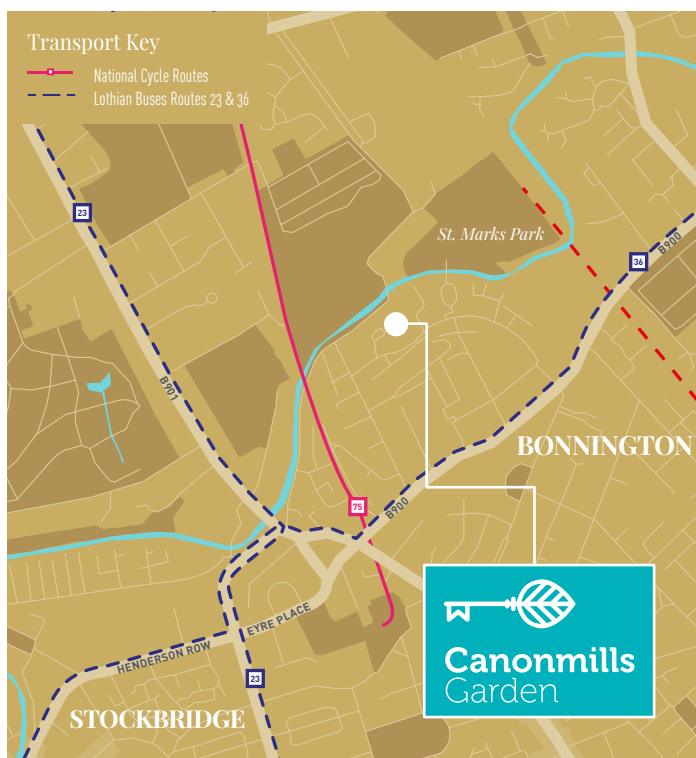
15/18 2 Bedroom		
Living/Dining	6.4m x 4.1m	20.11ft x 13.6ft (at widest)
Kitchen	2.6m x 3.3m	8.6ft x 11.0ft (at shortest)
Bedroom 1	3.0m x 4.2m	10.0ft x 13.10ft (inc. wardrobe exc. door recess)
Bedroom 2	3.9m x 3.0m	13.1ft x 10.0ft (inc. wardrobe exc. door recess)
Bathroom	2.0m x 2.4m	6.10ft x 8.1ft (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:

Joint selling agents:

ARTISAN



Sales: 0131 247 3742
sales@canonmills garden.com
canonmills garden.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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