



Viola Colonies

3 Bedroom Duplex &
4 Bedroom Triplex
Colony Homes

Canonmills
Garden



All CGIs are for illustrative purposes only



Viola Colonies *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.



Viola Colonies

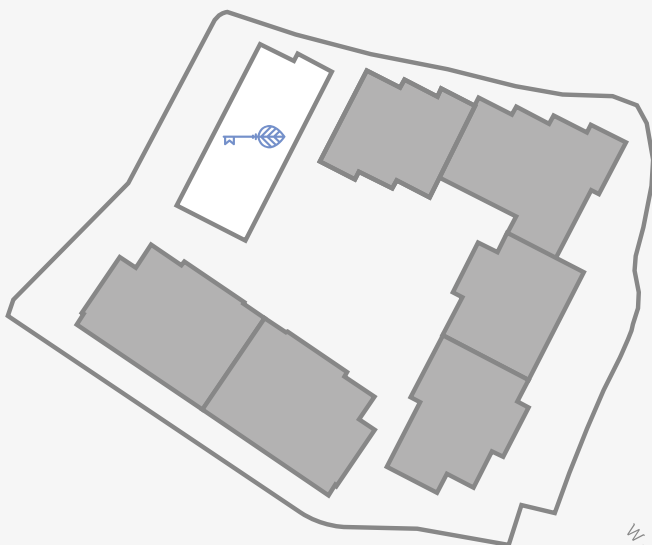
3 Bedroom Duplex & 4 Bedroom Triplex Colony Homes

Charming and homely, Viola Colonies are a collection of 12, three bedroom duplex and four bedroom triplex colony homes. The emphasis put on spacious living is a defining characteristic in our Viola properties – with main door access and large open plan kitchen, living and dining areas, spacious bedrooms and outdoor space featuring either balcony access or private garden.

Viola Colonies design has been taken from the historic colony properties which feature across Edinburgh City and have been thoughtfully designed to accommodate flexible living, with beautifully appointed kitchens and bathrooms offering a high quality finish throughout.

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

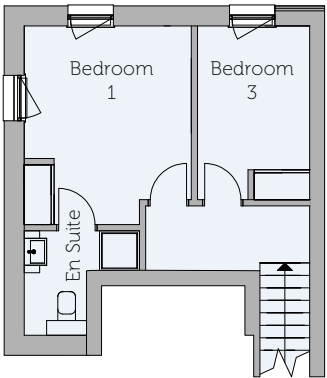
1, 2 & 3 Bedroom Homes

Muscari

2 & 3 Bedroom Homes

Viola Colonies

Type 1 Viola 1

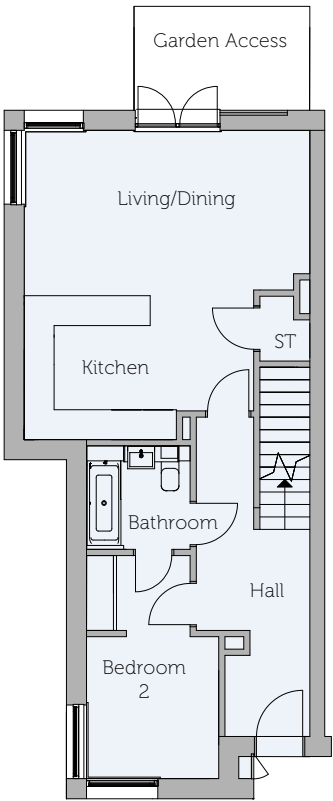
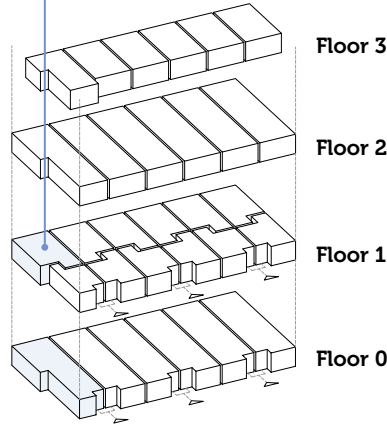


Floor 1

Viola 1		3 Bedroom 97.8 sq m / 1,052.7 sq ft
Bedroom 1	3.3m x 3.9m	11.0ft x 13.1ft (at widest, inc. wardrobe)
Bedroom 1 En Suite Shower Room	2.0m x 2.3m	6.10ft x 7.7ft (at widest)
Bedroom 3	3.4m x 2.2m	11.5ft x 7.5ft (inc. wardrobe)



Viola 1



Floor 0

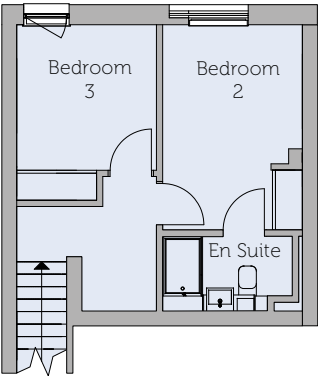
Viola 1		3 Bedroom 97.8 sq m / 1,052.7 sq ft
Open Plan Living/Dining/ Kitchen	6.1m x 5.7m	20.3ft x 18.9ft (at widest, inc. store)
Bedroom 2	2.6m x 2.8m + 2.0m x 1.6m	8.8ft x 9.4ft + 6.10ft x 5.4ft (dressing area)
Bathroom	2.0m x 2.0m	6.10ft x 6.10ft

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

Viola Colonies

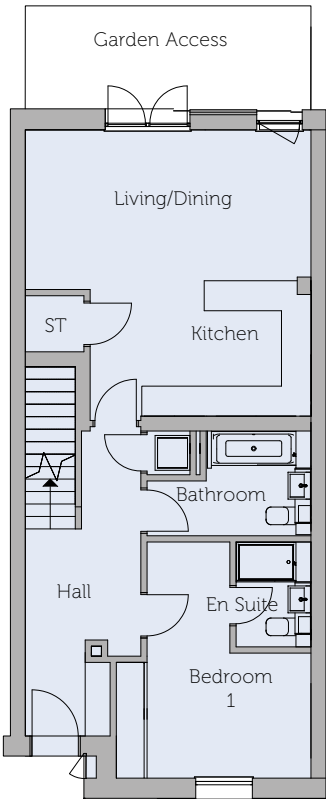
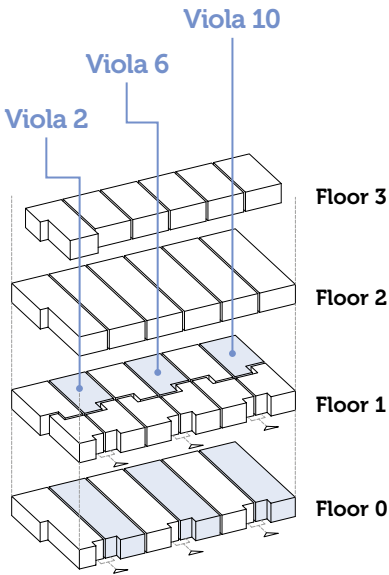
Type 2

Viola 2,6,10



Floor 1

Viola 2,6,10			3 Bedroom 1079 sq m / 1,161.4 sq ft
Bedroom 2	2.8m x 4.1m	9.2ft x 13.6ft (inc. wardrobe)	
Bedroom 2 En Suite Shower Room	1.5m x 2.6m	4.11ft x 8.6ft	
Bedroom 3	2.8m x 2.9m	9.2ft x 9.7ft (exc. wardrobe)	



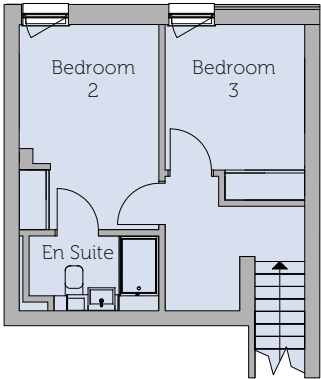
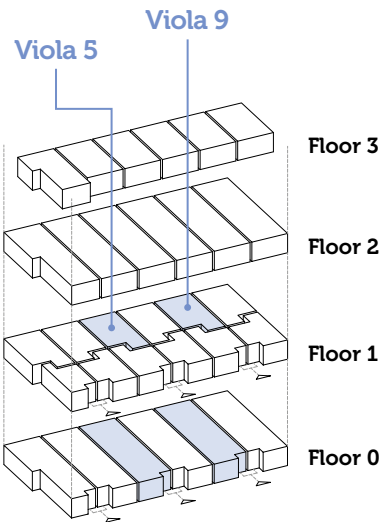
Floor 0

Viola 2,6,10			3 Bedroom 1079 sq m / 1,161.4 sq ft
Open Plan Living/Dining/ Kitchen	5.7m x 5.7m	18.10ft x 18.9ft (at widest, inc. store)	
Bedroom 1	3.2m x 2.6m + 2.1m x 1.6m	10.9ft x 9.4ft (exc. wardrobe) + 6.11ft x 5.5ft	
Bedroom 1 En Suite Shower Room	1.5m x 2.1m	4.11ft x 6.11ft	
Bathroom	3.2m x 2.1m	10.9ft x 6.11ft (at widest)	

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

Viola Colonies

Type 3 Viola 5,9

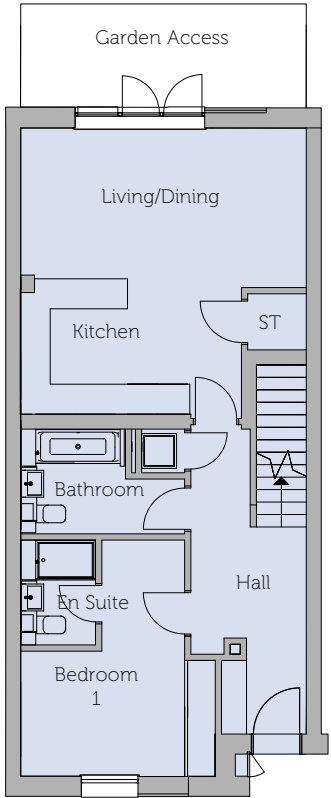


Floor 1

Viola 5,9			3 Bedroom 107.9 sq m / 1,161.4 sq ft
Bedroom 2	2.8m x 4.1m	9.2ft x 13.6ft (inc. wardrobe)	
Bedroom 2 En Suite Shower Room	1.5m x 2.6m	4.7ft x 8.6ft	
Bedroom 3	2.8m x 3.5m	9.2ft x 9.7ft (exc. wardrobe)	

Floor 0

Viola 5,9			3 Bedroom 107.9 sq m / 1,161.4 sq ft
Open Plan Living/Dining/ Kitchen	5.7m x 5.7m	18.10ft x 18.9ft (at widest, inc. store)	
Bedroom 1 + En Suite Shower Room	3.2m x 4.7m	10.9ft x 15.6ft (exc. wardrobe, inc. en suite)	
Bathroom	3.2m x 2.1m	10.9ft x 6.11ft (at widest)	

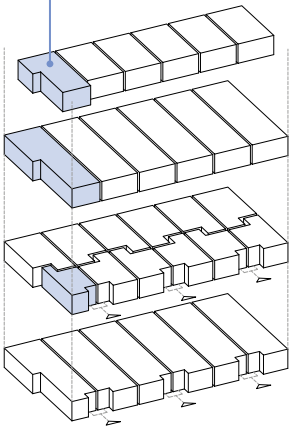


Viola Colonies

Type 4 Viola 3



Viola 3

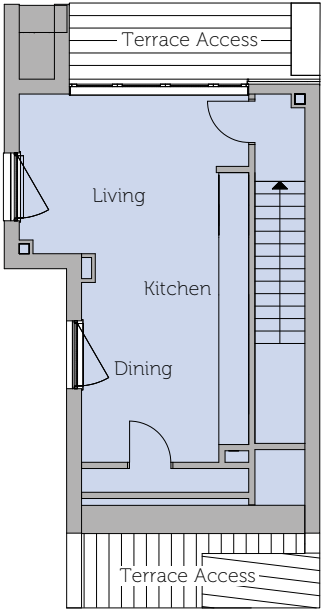


Floor 3

Floor 2

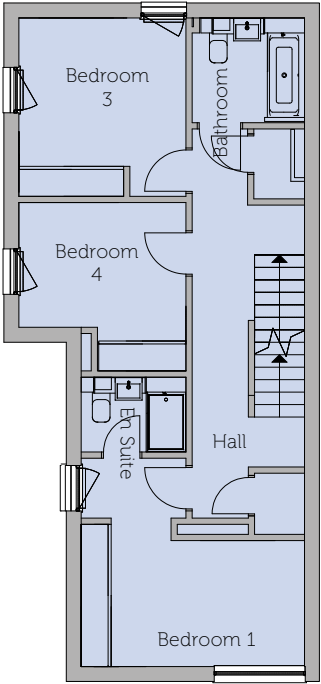
Floor 1

Floor 0



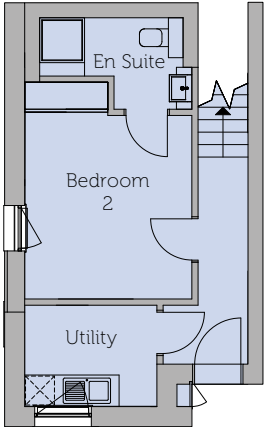
Floor 3

Viola 3		4 Bedroom 152.1 sq m / 1,637.2 sq ft
Open Plan Living/Dining/Kitchen	3.2m x 4.6m + 4.1m x 3.3m	10.6ft x 15.1ft + 13.7ft x 11.0ft



Floor 2

Viola 3		4 Bedroom 152.1 sq m / 1,637.2 sq ft
Bedroom 1	2.5m x 2.3m + 4.1m x 2.1m	8.3ft x 8.6ft + 13.8ft x 6.1ft (inc. wardrobe)
Bedroom 1 En Suite Shower Room	1.5m x 2.1m	4.11ft x 6.11ft
Bedroom 3	3.5m x 3.3m	11.9ft x 11.0ft (inc. wardrobe)
Bedroom 4	3.3m x 2.5m	11.0ft x 8.2ft (exc. wardrobe)
Bathroom	2.1m x 2.2m	6.11ft x 7.5ft



Floor 1

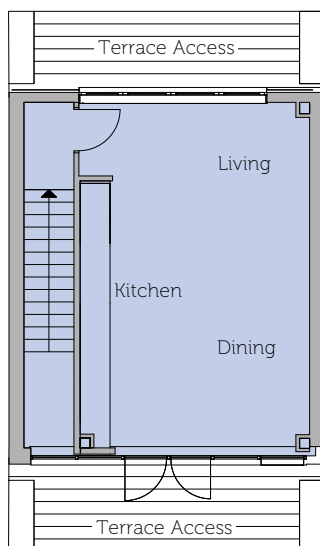
Viola 3		4 Bedroom 152.1 sq m / 1,637.2 sq ft
Bedroom 2	3.7m x 3.3m	12.3ft x 11.0ft (exc. wardrobe)
Bedroom 2 En Suite Shower Room	1.8m x 2.8m	6.0ft x 9.5ft (at widest)
Utility	2.0m x 2.6m	6.8ft x 8.8ft

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

Viola Colonies

Type 5

Viola 4,8,12



Floor 3

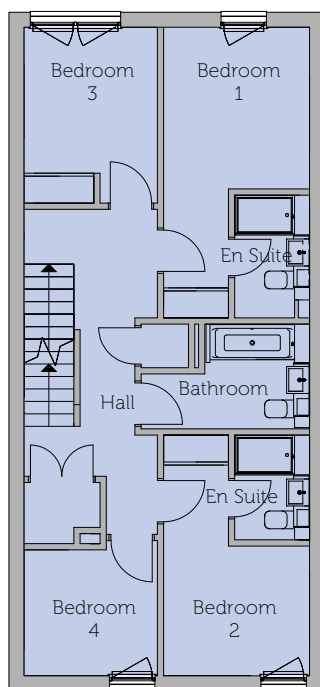
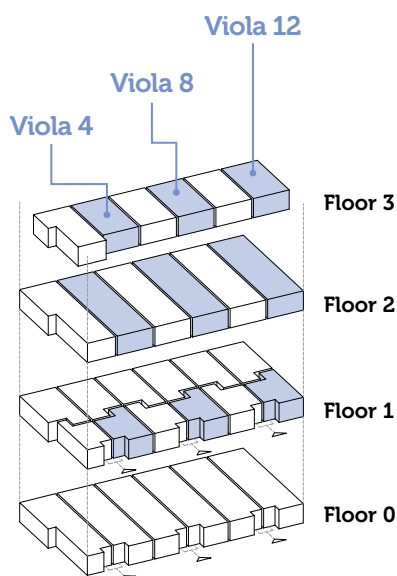
Viola 4,8,12

4 Bedroom
152.1 sq m / 1,637.2 sq ft

Open Plan
Living/Dining/
Kitchen

6.9m x 4.6m

22.9ft x 15.2ft



Floor 2

Viola 4,8,12

4 Bedroom
152.1 sq m / 1,637.2 sq ft

Bedroom 1 +
En Suite
Shower Room

2.9m x 5.6m

9.7ft x 18.9ft
(inc. en suite,
inc. wardrobe)

Bedroom 2 +
En Suite
Shower Room

2.9m x 4.7m

9.7ft x 14.7ft
(inc. en suite,
inc. wardrobe)

Bedroom 3

2.6m x 3.5m

8.9ft x 11.7ft
(inc. wardrobe)

Bedroom 4/
Study

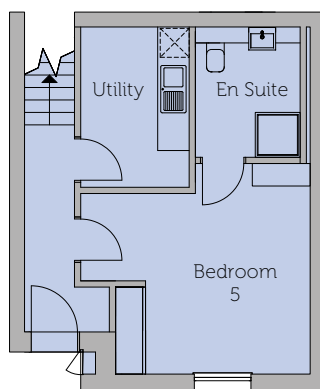
2.7m x 2.6m

8.11ft x 8.9ft
(at widest)

Bathroom

2.3m x 2.1m

8.0ft x 6.11ft
(at shortest)



Floor 1

Viola 4,8,12

4 Bedroom
152.1 sq m / 1,637.2 sq ft

Bedroom 5

4.6m x 4.2m

15.1ft x 13.10ft
(at widest, inc. wardrobe)

Bedroom 5
En Suite
Shower Room

2.6m x 2.1m

8.7ft x 6.11ft

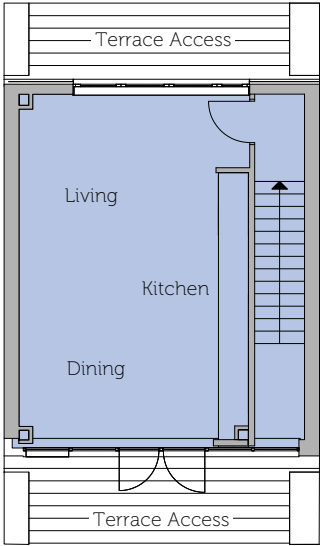
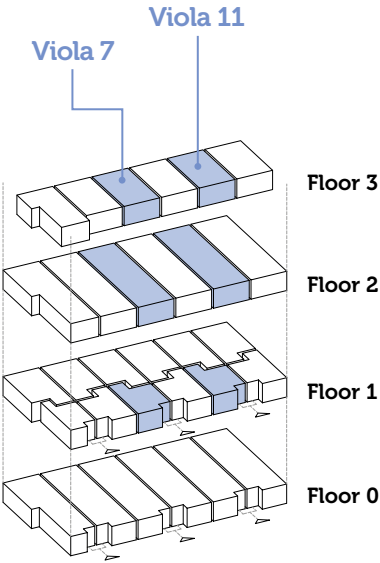
Utility

2.1m x 3.2m

7.2ft x 10.6ft

Viola Colonies

Type 6 Viola 7,11

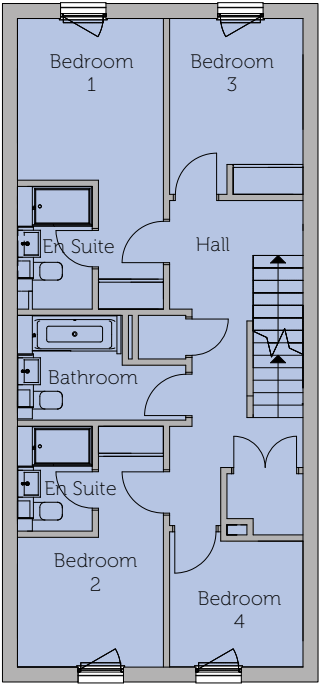


Floor 3

Viola 7,11			4 Bedroom
Open Plan Living/Dining/Kitchen			152.1 sq m / 1,637.2 sq ft
	6.9m x 4.6m	22.9ft x 15.2ft	

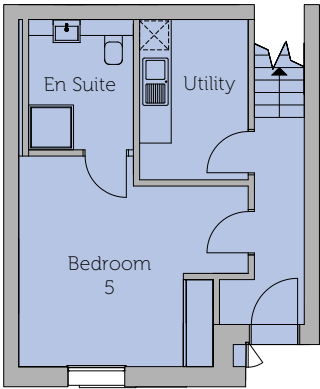
Floor 2

Viola 7,11			4 Bedroom
Bedroom 1 + En Suite Shower Room			152.1 sq m / 1,637.2 sq ft
	2.9m x 5.6m	9.7ft x 18.9ft (inc. en suite, inc. wardrobe)	
	2.9m x 4.7m	9.7ft x 14.7ft (inc. en suite, inc. wardrobe)	
	2.6m x 3.5m	8.9ft x 11.7ft (inc. wardrobe)	
	2.7m x 2.6m	8.11ft x 8.9ft (at widest)	
	2.3m x 2.1m	8.0ft x 6.11ft (at shortest)	



Floor 1

Viola 7,11			4 Bedroom
Bedroom 5			152.1 sq m / 1,637.2 sq ft
	4.6m x 4.2m	15.1ft x 13.10ft (at widest, inc. wardrobe)	
	2.6m x 2.1m	8.7ft x 6.11ft	
	2.1m x 3.2m	7.2ft x 10.6ft	

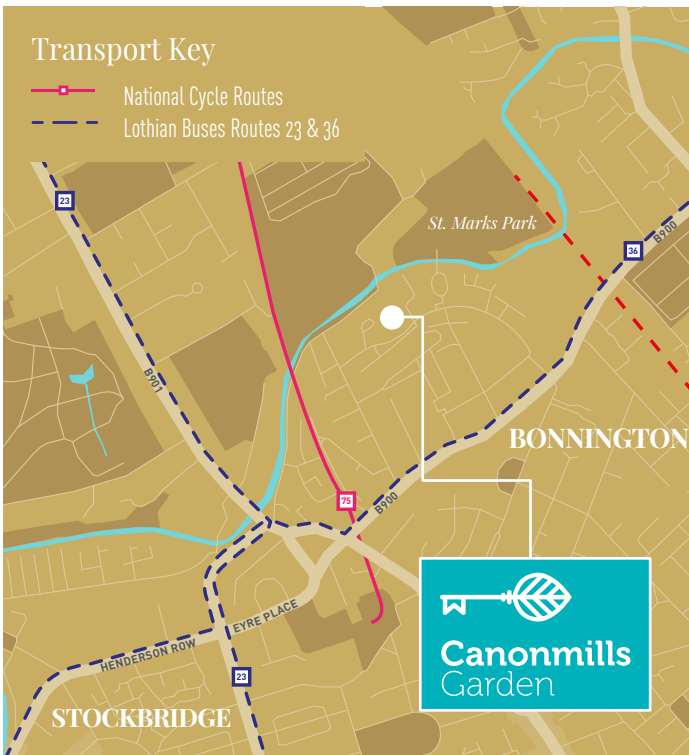


NOTE: Please refer to Sales Team for final kitchen layouts.





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



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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

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Edinburgh EH2 3ES

The Development:

13 Warriston Road
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