



Sophora
1, 2 & 3
Bedroom Homes

Canonmills
Garden



All CGI's are for illustrative purposes only



Sophora 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.

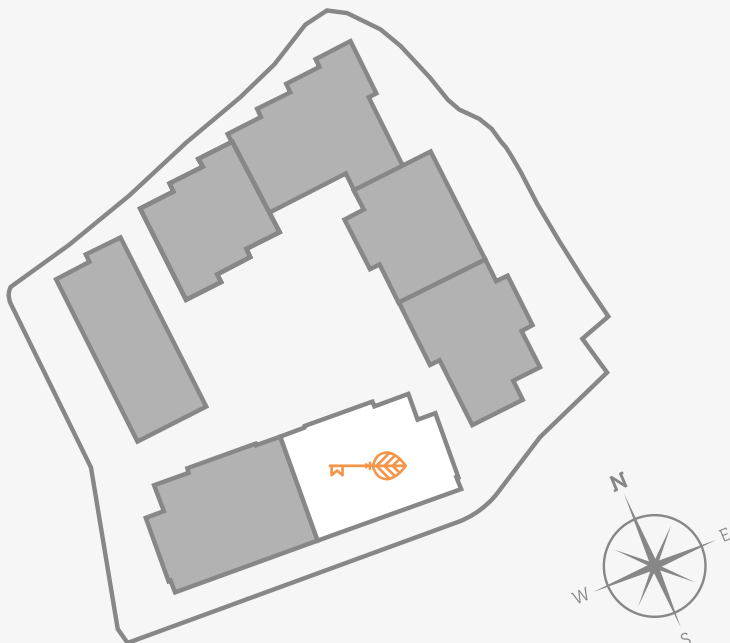


Sophora 1, 2 & 3 Bedroom Homes

The Sophora apartments are an attractive mix of one, two and three bedroom homes, spanning across six floors. These contemporary new apartments combine well-appointed bathrooms and en suites with spacious bedrooms, while cleverly designed living, kitchen and dining areas bring a unique sense of balance to your 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.





Carlina

1 & 2 Bedroom Homes

Aster

Sold Out

Sophora

1, 2 & 3 Bedroom Homes

Muscari

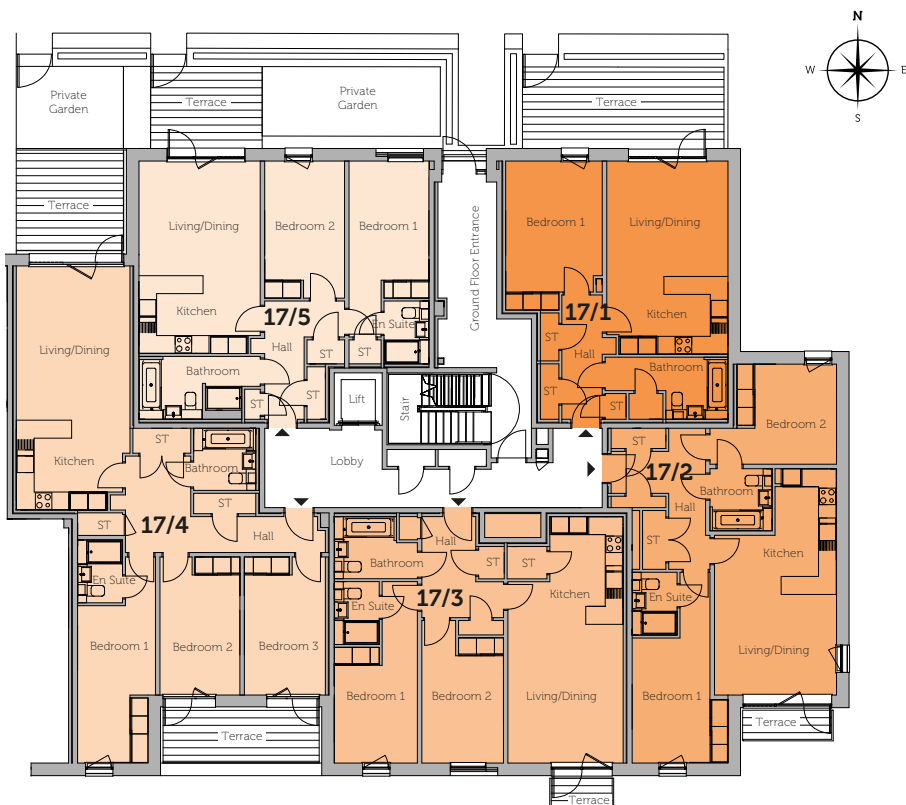
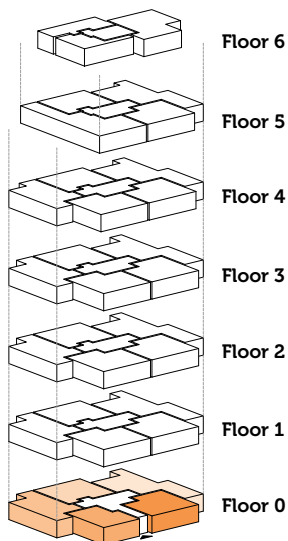
2 & 3 Bedroom Homes

Rubus

Sold Out

Sophora

Ground Floor



17/1	1 Bedroom	
Living/Dining/Kitchen	6.43m x 4.02m	21.1ft x 13.2ft
Bedroom 1	5.08m x 3.33m	16.8ft x 10.1ft
Bathroom	2.17m x 4.04m	7.1ft x 13.3ft
Bathroom Store	1.06m x 0.96m	3.6ft x 3.2ft
Overall Size	60.5 sq m	651.2 sq ft

17/2	2 Bedroom	
Living/Dining/Kitchen	7.6m x 4.07m	24.1ft x 13.4ft
Bedroom 1	6.38m x 3.22m	20.1ft x 10.7ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	3.29m x 4.28m	10.10ft x 14.1ft
Bathroom	2.1m x 2.08m	6.11ft x 6.10ft
Overall Size	77.4 sq m	833.1 sq ft

17/3	2 Bedroom	
Living/Dining/Kitchen	8.3m x 3.86m	27.3ft x 12.8ft
Bedroom 1	6.06m x 2.72m	19.1ft x 8.11ft
Bedroom 2	4.82m x 2.72m	15.10ft x 8.11ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bathroom	2.11m x 2.72m	6.11ft x 8.11ft
Overall Size	77.1 sq m	829.9 sq ft

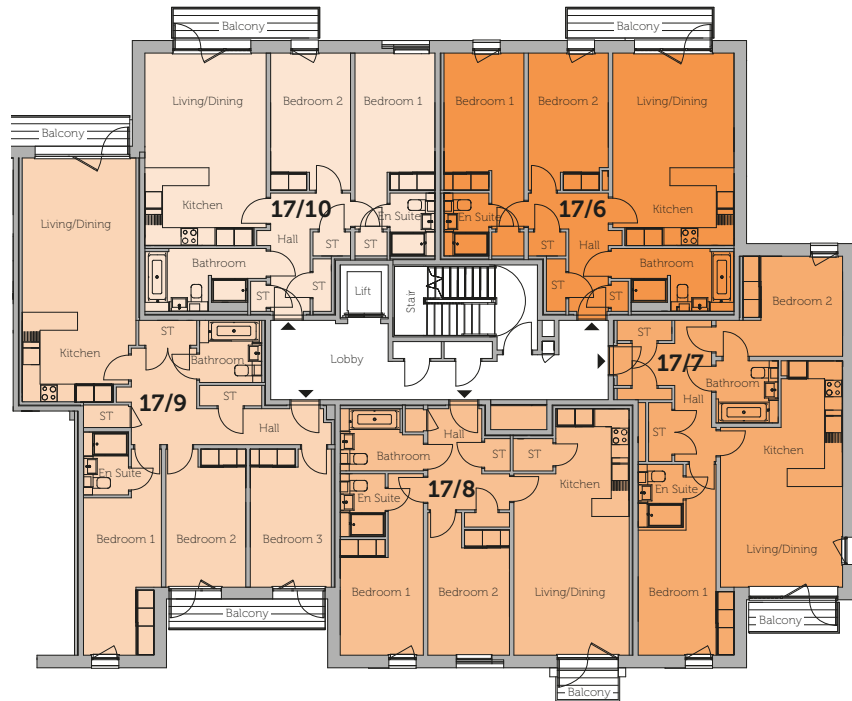
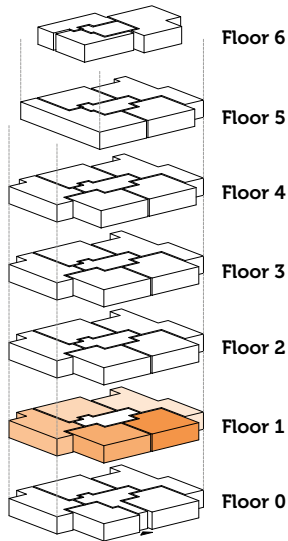
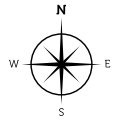
17/4	3 Bedroom	
Living/Dining/Kitchen	8.2m x 3.9m	26.1ft x 12.10ft
Bedroom 1	6.88m x 2.62m	22.7ft x 8.7ft
En Suite	2.31m x 1.51m	7.7ft x 4.11ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bathroom	2.1m x 2.15m	6.11ft x 7.1ft
Overall Size	99.8 sq m	1,074.2 sq ft

17/5	2 Bedroom	
Living/Dining/Kitchen	6.43m x 4.02m	21.1ft x 13.2ft
Bedroom 1	5.87m x 2.73m	19.3ft x 8.11ft
En Suite	2.19m x 1.62m	7.2ft x 5.4ft
Bedroom 2	4.57m x 2.67m	15.0ft x 8.9ft
Bathroom	2.22m x 3.99m	7.3ft x 13.1ft
Overall Size	77.4 sq m	833.1 sq ft

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

Sophora

First Floor



17/6	2 Bedroom	
Living/Dining/Kitchen	6.43m x 4.02m	21.1ft x 13.2ft
Bedroom 1	5.87m x 2.63m	19.3ft x 8.8ft
En Suite	2.19m x 1.52m	7.2ft x 5.0ft
Bedroom 2	4.57m x 2.68m	15.0ft x 8.10ft
Bathroom	2.17m x 4.04m	7.1ft x 13.3ft
Overall Size	77.1 sq m	829.9 sq ft

17/7	2 Bedroom	
Living/Dining/Kitchen	7.6m x 4.07m	24.11ft x 13.4ft
Bedroom 1	6.38m x 3.22m	20.11ft x 10.7ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	3.29m x 4.28m	10.10ft x 14.1ft
Bathroom	2.1m x 2.08m	6.11ft x 6.10ft
Overall Size	77.4 sq m	833.1 sq ft

17/8	2 Bedroom	
Living/Dining/Kitchen	8.3m x 3.86m	27.3ft x 12.8ft
Bedroom 1	6.06m x 2.72m	19.11ft x 8.11ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	4.82m x 2.72m	15.10ft x 8.11ft
Bathroom	2.11m x 2.72m	6.11ft x 8.11ft
Overall Size	77.1 sq m	829.9 sq ft

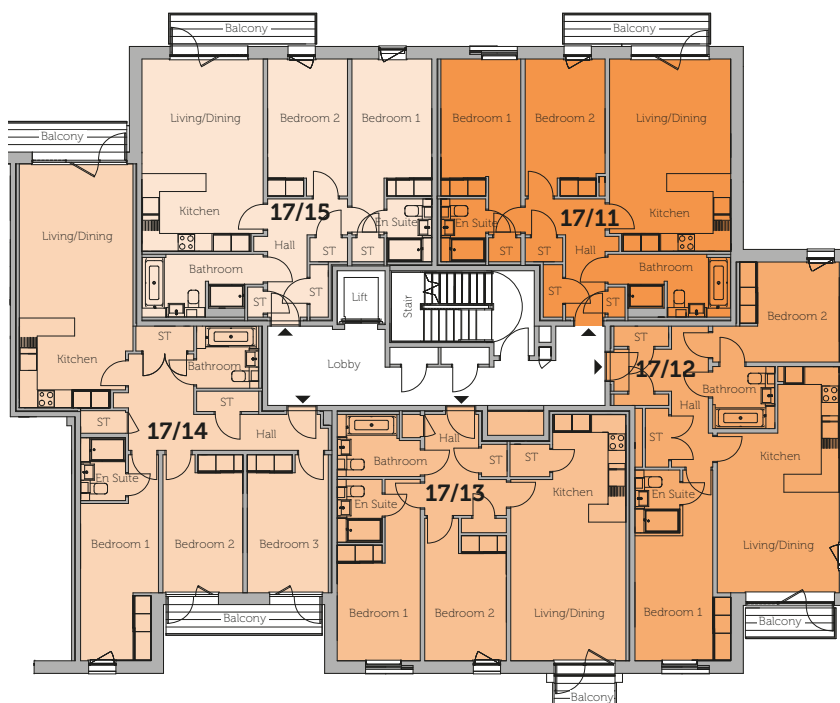
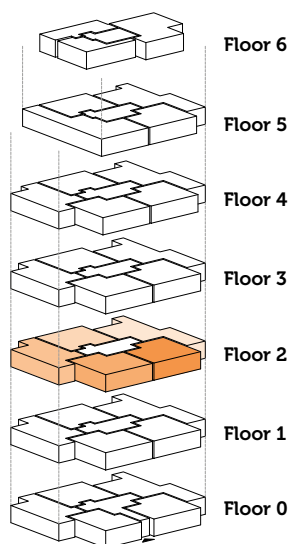
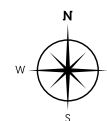
17/9	3 Bedroom	
Living/Dining/Kitchen	8.2m x 3.9m	26.11ft x 12.10ft
Bedroom 1	6.88m x 2.62m	22.7ft x 8.7ft
En Suite	2.31m x 1.51m	7.7ft x 4.11ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bathroom	2.1m x 2.15m	6.11ft x 7.1ft
Overall Size	99.6 sq m	1,072.1 sq ft

17/10	2 Bedroom	
Living/Dining/Kitchen	6.43m x 4.04m	21.1ft x 13.3ft
Bedroom 1	5.87m x 2.73m	19.3ft x 8.11ft
En Suite	2.25m x 1.62m	7.5ft x 5.4ft
Bedroom 2	4.57m x 2.67m	15ft x 8.9ft
Bathroom	2.22m x 3.99m	7.3ft x 13.1ft
Overall Size	77.5 sq m	834.2 sq ft

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

Sophora

Second Floor



17/11	2 Bedroom	
Living/Dining/Kitchen	6.43m x 4.02m	21.1ft x 13.2ft
Bedroom 1	5.87m x 2.63m	19.3ft x 8.8ft
En Suite	2.19m x 1.52m	7.2ft x 5.0ft
Bedroom 2	4.57m x 2.68m	15.0ft x 8.10ft
Bathroom	2.17m x 4.04m	7.1ft x 13.3ft
Overall Size	77.1 sq m	829.9 sq ft

17/12	2 Bedroom	
Living/Dining/Kitchen	7.6m x 4.07m	24.11ft x 13.4ft
Bedroom 1	6.38m x 3.22m	20.11ft x 10.7ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	3.29m x 4.28m	10.10ft x 14.1ft
Bathroom	2.1m x 2.08m	6.11ft x 6.10ft
Overall Size	77.4 sq m	833.1 sq ft

17/13	2 Bedroom	
Living/Dining/Kitchen	8.3m x 3.86m	27.3ft x 12.8ft
Bedroom 1	6.06m x 2.72m	19.11ft x 8.11ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	4.82m x 2.72m	15.10ft x 8.11ft
Bathroom	2.11m x 2.72m	6.11ft x 8.11ft
Overall Size	77.1 sq m	829.9 sq ft

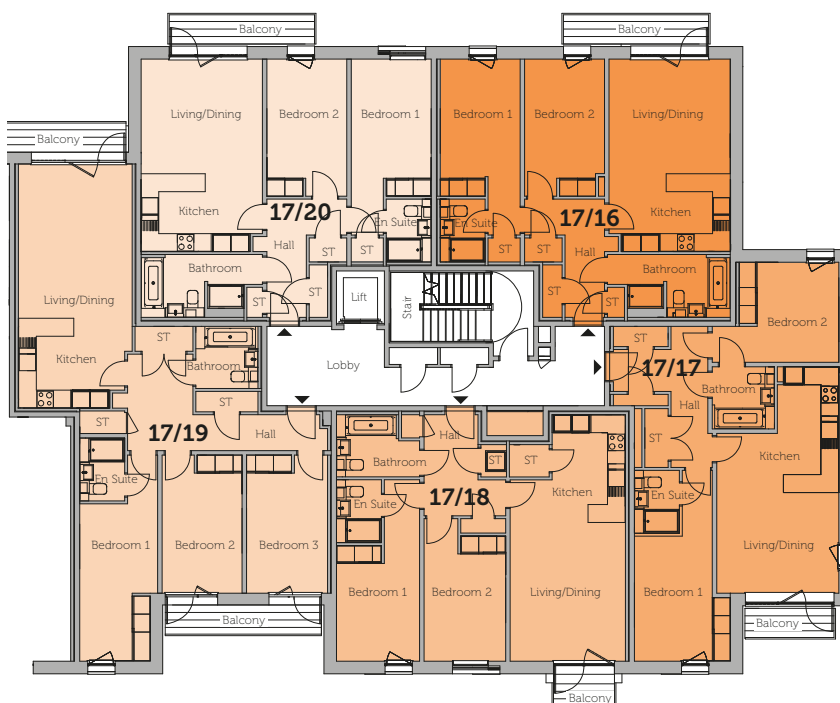
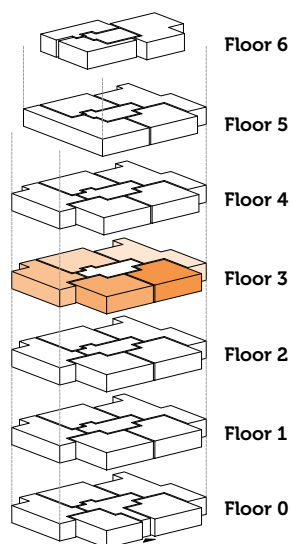
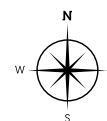
17/14	3 Bedroom	
Living/Dining/Kitchen	8.2m x 3.9m	26.11ft x 12.10ft
Bedroom 1	6.88m x 2.62m	22.7ft x 8.7ft
En Suite	2.31m x 1.51m	7.7ft x 4.11ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bathroom	2.1m x 2.15m	6.11ft x 7.1ft
Overall Size	99.6 sq m	1,072.1 sq ft

17/15	2 Bedroom	
Living/Dining/Kitchen	6.43m x 4.04m	21.1ft x 13.3ft
Bedroom 1	5.87m x 2.73m	19.3ft x 8.11ft
En Suite	2.25m x 1.62m	7.5ft x 5.4ft
Bedroom 2	4.57m x 2.67m	15ft x 8.9ft
Bathroom	2.22m x 3.99m	7.3ft x 13.1ft
Hall	4.06m x 2.67m	13.4ft x 8.9ft
Overall Size	77.5 sq m	834.2 sq ft

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

Sophora

Third Floor



17/16		2 Bedroom
Living/Dining/Kitchen	6.43m x 4.02m	21.1ft x 13.2ft
Bedroom 1	5.87m x 2.63m	19.3ft x 8.8ft
En Suite	2.19m x 1.52m	7.2ft x 5.0ft
Bedroom 2	4.57m x 2.68m	15.0ft x 8.10ft
Bathroom	2.17m x 4.04m	7.1ft x 13.3ft
Overall Size	77.1 sq m	829.9 sq ft

17/17		2 Bedroom
Living/Dining/Kitchen	7.6m x 4.07m	24.11ft x 13.4ft
Bedroom 1	6.38m x 3.22m	20.11ft x 10.7ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	3.29m x 4.28m	10.10ft x 14.1ft
Bathroom	2.1m x 2.08m	6.11ft x 6.10ft
Overall Size	77.4 sq m	833.1 sq ft

17/18		2 Bedroom
Living/Dining/Kitchen	8.3m x 3.86m	27.3ft x 12.8ft
Bedroom 1	6.06m x 2.72m	19.11ft x 8.11ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	4.82m x 2.72m	15.10ft x 8.11ft
Bathroom	2.11m x 2.72m	6.11ft x 8.11ft
Overall Size	77.1 sq m	829.9 sq ft

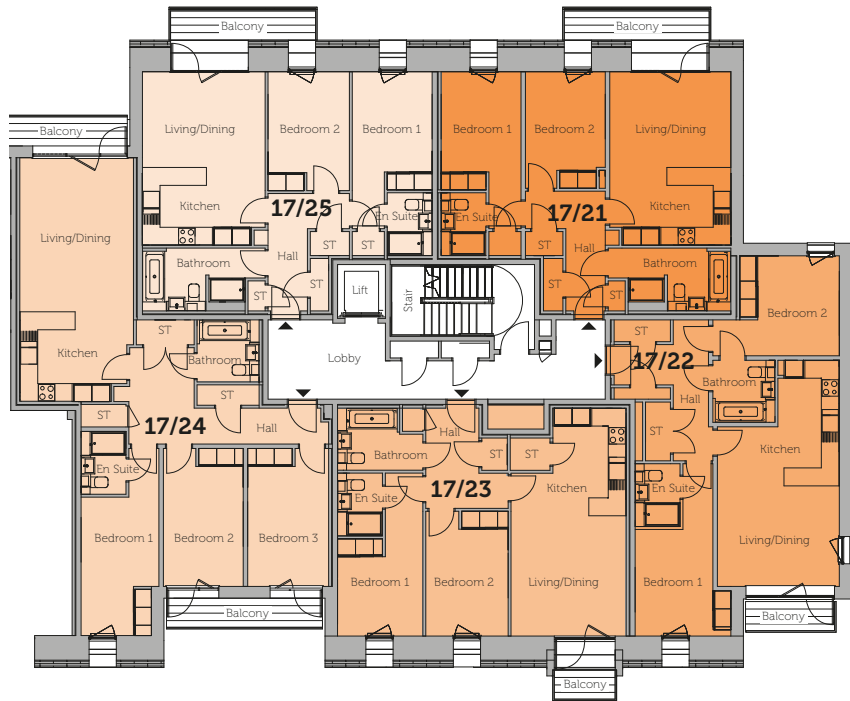
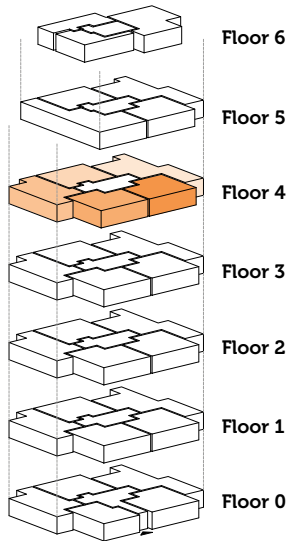
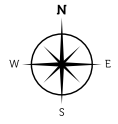
17/19		3 Bedroom
Living/Dining/Kitchen	8.2m x 3.9m	26.11ft x 12.10ft
Bedroom 1	6.88m x 2.62m	22.7ft x 8.7ft
En Suite	2.31m x 1.51m	7.7ft x 4.11ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bathroom	2.1m x 2.15m	6.11ft x 7.1ft
Overall Size	99.6 sq m	1,072.1 sq ft

17/20		2 Bedroom
Living/Dining/Kitchen	6.43m x 4.04m	21.1ft x 13.3ft
Bedroom 1	5.87m x 2.73m	19.3ft x 8.11ft
En Suite	2.25m x 1.62m	7.5ft x 5.4ft
Bedroom 2	4.57m x 2.67m	15ft x 8.9ft
Bathroom	2.22m x 3.99m	7.3ft x 13.1ft
Overall Size	77.5 sq m	834.2 sq ft

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

Sophora

Fourth Floor



17/21	2 Bedroom	
Living/Dining/Kitchen	5.9m x 4.02m	19.4ft x 13.2ft
Bedroom 1	5.33m x 2.63m	17.6ft x 8.8ft
En Suite	2.19m x 1.52m	7.2ft x 5.0ft
Bedroom 2	4.04m x 2.68m	13.3ft x 8.10ft
Bathroom	2.17m x 4.04m	7.1ft x 13.3ft
Overall Size	71.9 sq m	773.9 sq ft

17/22	2 Bedroom	
Living/Dining/Kitchen	7.6m x 4.07m	24.11ft x 13.4ft
Bedroom 1	5.84m x 3.22m	19.2ft x 10.7ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	3.29m x 4.28m	10.10ft x 14.1ft
Bathroom	2.1m x 2.08m	6.11ft x 6.10ft
Overall Size	75.6 sq m	813.8 sq ft

17/23	2 Bedroom	
Living/Dining/Kitchen	7.76m x 3.86m	25.6ft x 12.8ft
Bedroom 1	5.53m x 2.72m	18.2ft x 8.11ft
En Suite	2.11m x 1.5m	6.11ft x 4.11ft
Bedroom 2	4.28m x 2.72m	14.1ft x 8.11ft
Bathroom	2.11m x 2.72m	6.11ft x 8.11ft
Overall Size	72 sq m	775 sq ft

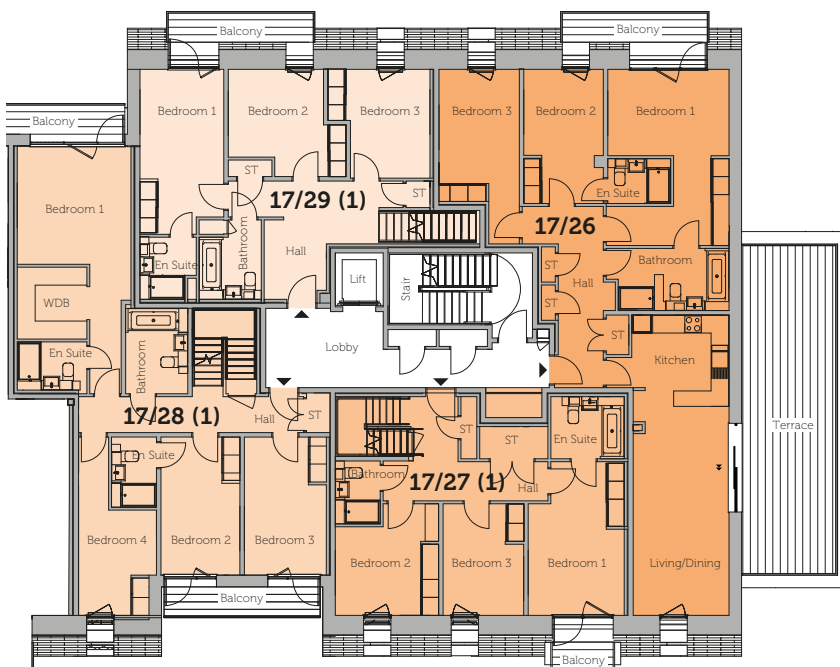
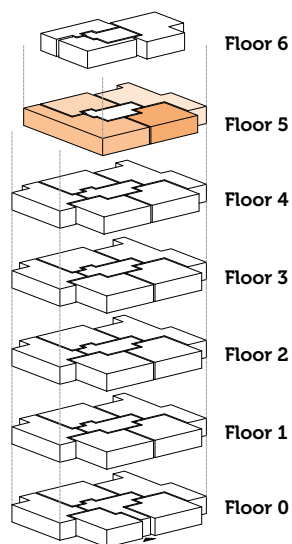
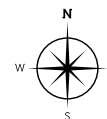
17/24	3 Bedroom	
Living/Dining/Kitchen	8.2m x 3.9m	26.11ft x 12.10ft
Bedroom 1	6.34m x 2.62m	20.10ft x 8.7ft
En Suite	2.31m x 1.51m	7.7ft x 4.11ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bathroom	2.1m x 2.15m	6.11ft x 7.1ft
Overall Size	98.7 sq m	1,062.4 sq ft

17/25	2 Bedroom	
Living/Dining/Kitchen	5.89m x 4.04m	19.4ft x 13.3ft
Bedroom 1	5.33m x 2.73m	17.6ft x 8.11ft
En Suite	2.26m x 1.62m	7.5ft x 5.4ft
Bedroom 2	4.04m x 2.67m	13.3ft x 8.9ft
Bathroom	2.22m x 3.99m	7.3ft x 13.1ft
Overall Size	72.3 sq m	778.2 sq ft

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

Sophora

Fifth Floor



17/26 3 Bedroom		
Living/Dining/Kitchen	10.18m x 4.05m	33.5ft x 13.5ft
Bedroom 1	5.56m x 4.02m	18.3ft x 13.2ft
Bedroom 2	4.41m x 2.68m	14.6ft x 8.10ft
En Suite	1.53m x 2.14m	5.0ft x 7.0ft
Bathroom 3	5.84m x 2.63m	19.2ft x 8.8ft
Bathroom	2.08m x 4.05m	6.10ft x 13.4ft
Overall Size	106.2 sq m	1,143.1 sq ft

17/27 (1) 3 Bedroom		
Bedroom 1	5.09m x 3.21m	16.8ft x 10.6ft
En Suite	2.13m x 2.57m	7.0ft x 8.5ft
Bedroom 2	3.67m x 3.37m	12.1ft x 11.1ft
Bathroom	2.1m x 1.64m	6.11ft x 5.5ft
Bedroom 3	3.67m x 2.72m	12.1ft x 8.11ft
Overall Size	68.1 sq m	733.0 sq ft

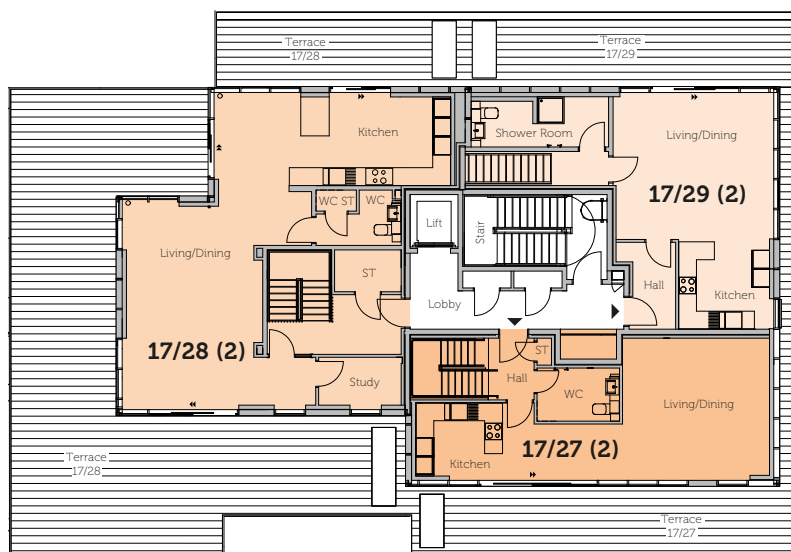
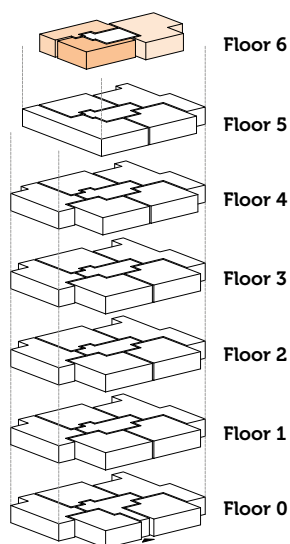
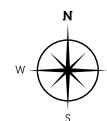
17/28 (1) 4 Bedroom		
Bedroom 1	3.95m x 3.9m	12.11ft x 12.10ft
Wardrobe	2.41m x 2.33m	7.11ft x 7.8ft
Bedroom 1 En Suite	1.72m x 2.33m	5.8ft x 7.8ft
Bathroom	2.79m x 2.13m	9.2ft x 7.0ft
Bedroom 2	4.61m x 2.66m	15.1ft x 8.9ft
Bedroom 2 En Suite	2.36m x 1.5m	7.9ft x 4.11ft
Bedroom 3	4.61m x 2.79m	15.1ft x 9.2ft
Bedroom 4	5.96m x 2.62m	19.7ft x 8.7ft
Overall Size	98.2 sq m	1,057.0 sq ft

17/29 (1) 3 Bedroom		
Bedroom 1	5.53m x 2.77m	18.2ft x 9.1ft
En Suite	2.16m x 1.81m	7.1ft x 5.11ft
Bedroom 2	3.54m x 3.89m	11.7ft x 12.9ft
Bedroom 3	3.47m x 3.48m	11.5ft x 11.5ft
Bathroom	2.83m x 2.16m	9.3ft x 7.1ft
Overall Size	70.3 sq m	756.7 sq ft

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

Sophora

Sixth Floor



17/27 (2)

3 Bedroom

Living/Dining/ Kitchen	475m x 1197m	15.7ft x 39.3ft
WC	125m x 222m	4.1ft x 7.4ft
Overall Size	54.1 sq m	582.3 sq ft

17/28 (2)

4 Bedroom

Living/Dining	6.7m x 6.29m	22.0ft x 20.8ft
Kitchen	2.94m x 8.03m	9.8ft x 26.4ft
WC	1.81m x 2.91m	5.11ft x 9.7ft
WC Store	0.7m x 1.35m	2.4ft x 4.5ft
Study	1.63m x 2.9m	5.4ft x 9.6ft
Overall Size	89.9 sq m	967.7 sq ft

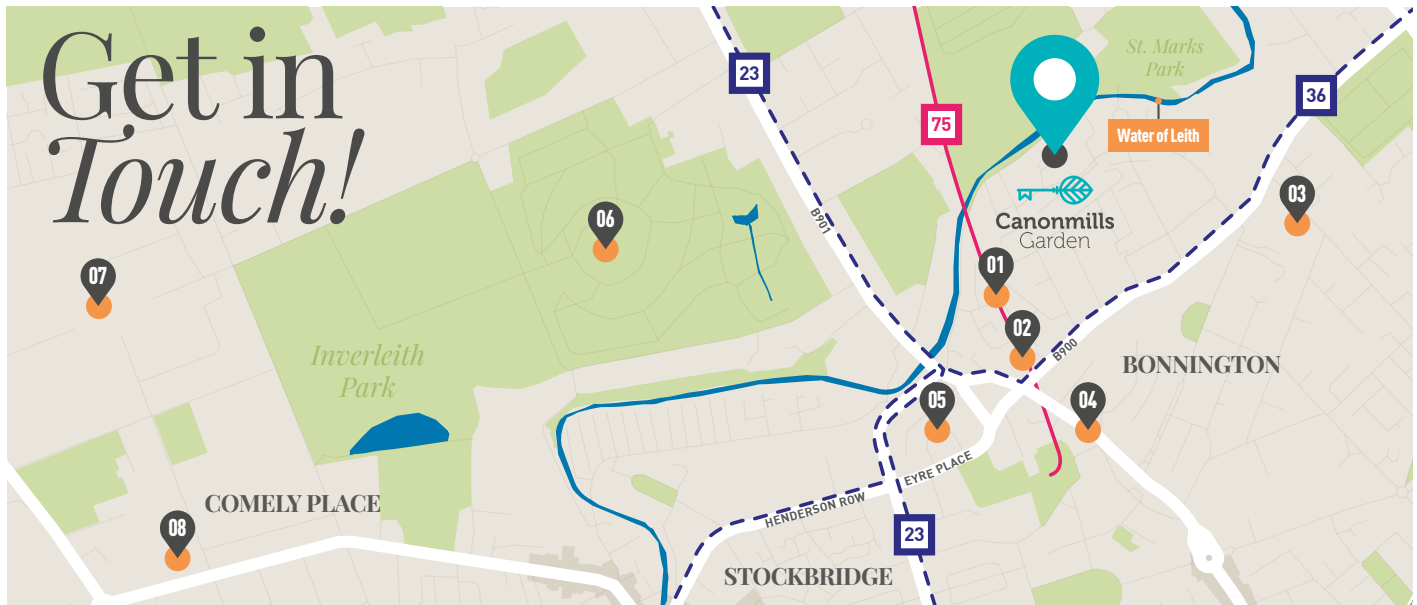
17/29 (2)

3 Bedroom

Living/Dining/ Kitchen	773m x 5.14m	25.4ft x 16.10ft
Shower Room	173m x 4.89m	5.8ft x 16.1ft
Stair Landing/ Stair	1.1m x 4.92m	3.7ft x 16.2ft
Overall Size	53.3 sq m	573.7 sq ft

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





Transport Key

- National Cycle Routes
- Lothian Buses Routes 23 & 36
- Sat Nav: EH7 4HL

Local Amenities

- 01 - Warriston Path (National Cycle Route)
- 02 - Tesco Superstore
- 03 - Broughton Primary School
- 04 - Rodney Street (variety of bars & restaurants)

Walking Distance

- 0.3 miles
- 0.3 miles
- 0.4 miles
- 0.4 miles

Walking Distance

- 05 - Eyre Medical Centre
- 06 - Royal Botanic Garden Edinburgh
- 07 - Fettes College
- 08 - Waitrose & Partners



Canonmills Garden Sales Team

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 7 years, she's worked alongside award-winning housebuilders and has an excellent track record of delivering first class customer service.

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.

The Development:

13 Warriston Road
Edinburgh EH7 4HL

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

Canonmills Garden is
brought to you by:

ARTISA

Joint selling agents:



