

# Queensferry Heights

Edgar apartments 1 & 2 bedroom apartments



Computer generated image - A typical apartment at Queensferry Heights

# A breath of fresh air

Situated within walking distance of Port Edgar and with terrific views across the Firth of Forth, Queensferry Heights offers a superb location just one mile from the main street.

Whether you are in search of an easy commute to the capital or simply a move towards a more relaxed way of life, our selection of apartments is perfectly placed for the height of contemporary living.



# Homes built with you in mind

From the latest built-in kitchen appliances to stylish en suites, each property boasts light and spacious interiors with a high quality specification throughout. Our low maintenance apartments are ideal for first time buyers or downsizers alike.



Stock photography



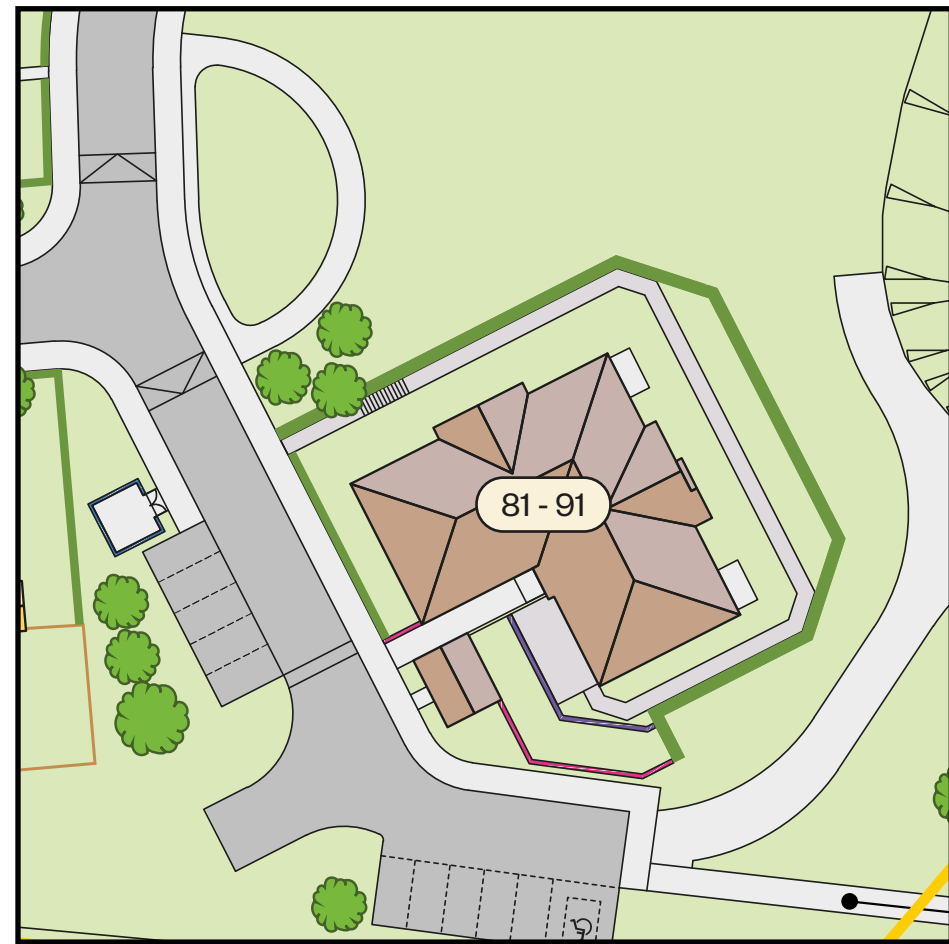
A Cala show apartment



A previous Cala show apartment.

# Queensferry Heights

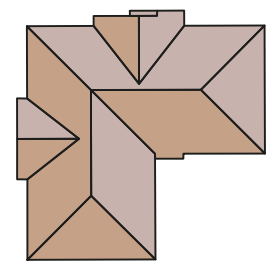
Edgar apartments



Computer generated image of a typical apartment at Queensferry Heights

## Edgar apartments

Plots 81 - 91



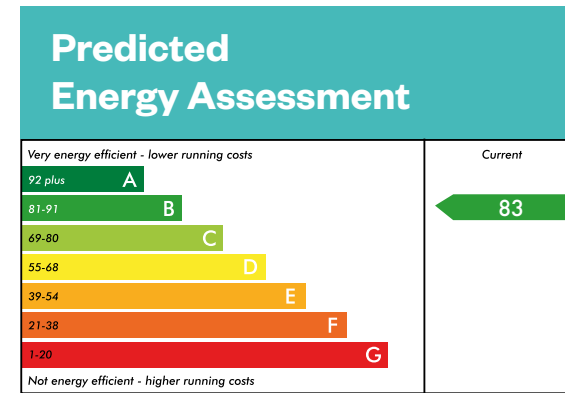
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. V: Visitor parking space.

[Click here for current availability and prices](#)

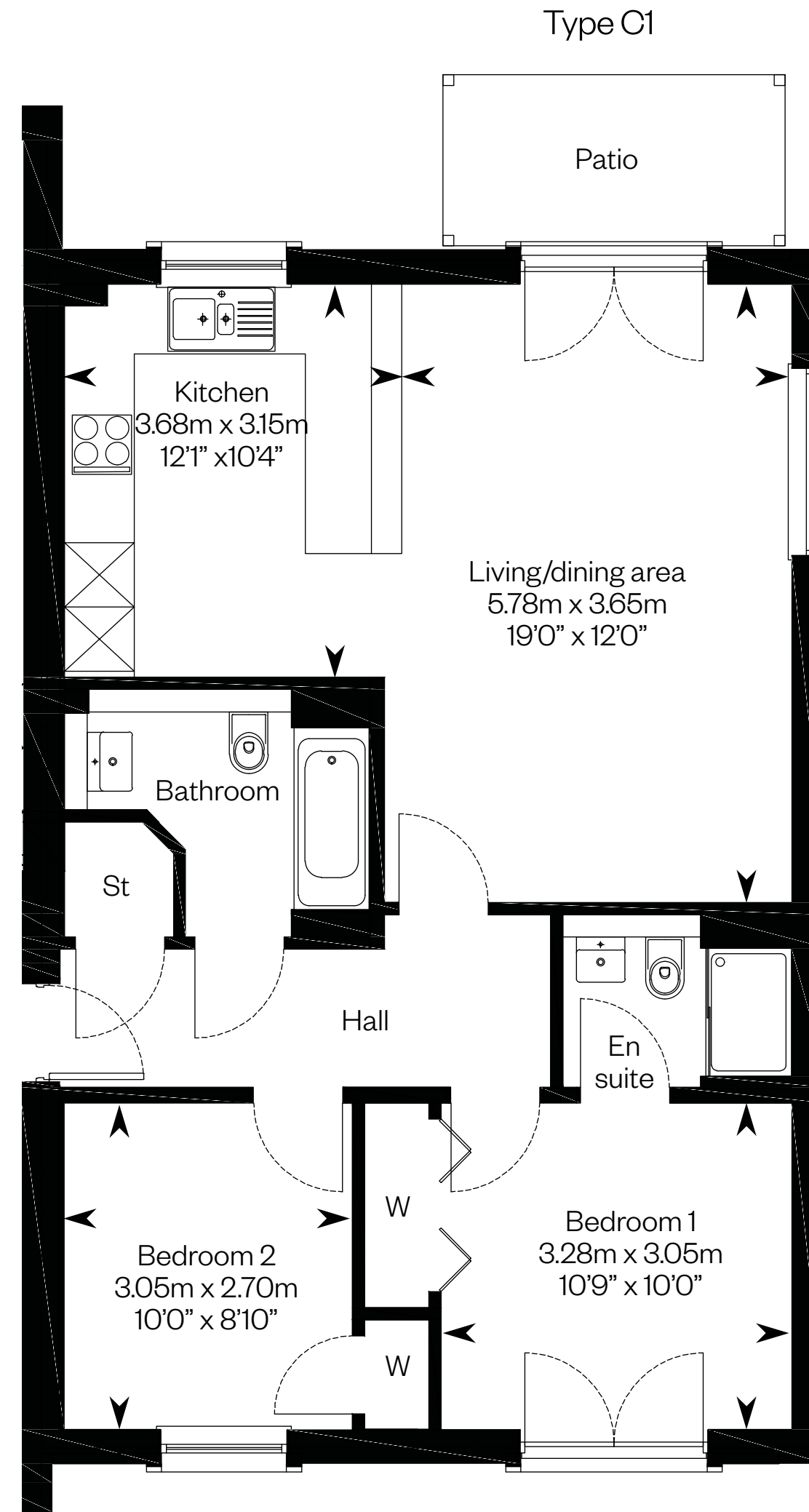


# Edgar apartments

## Apartment type C1



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



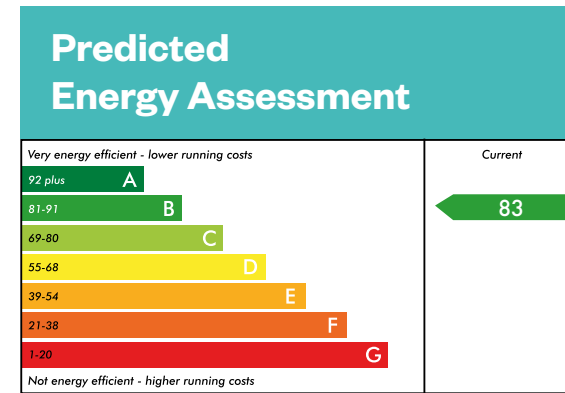
Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

Please Note: Room dimensions may differ slightly from floor to floor.

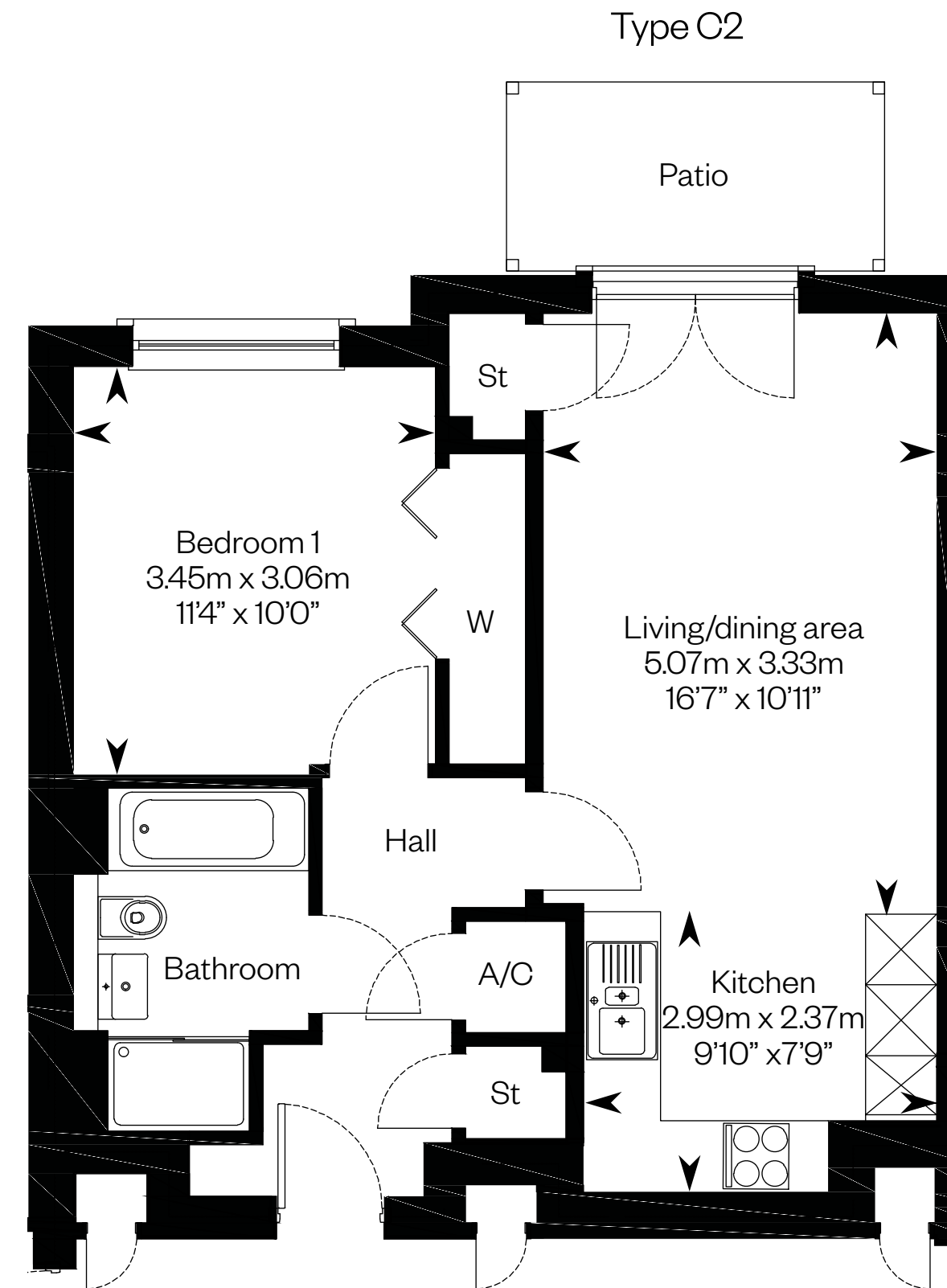
Please Note: Example of ground floor apartment. Please ask your sales advisor for further details.

# Edgar apartments

## Apartment type C2



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



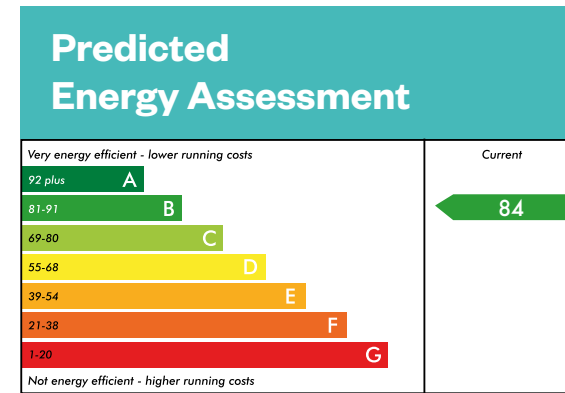
Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

Please Note: Room dimensions may differ slightly from floor to floor.

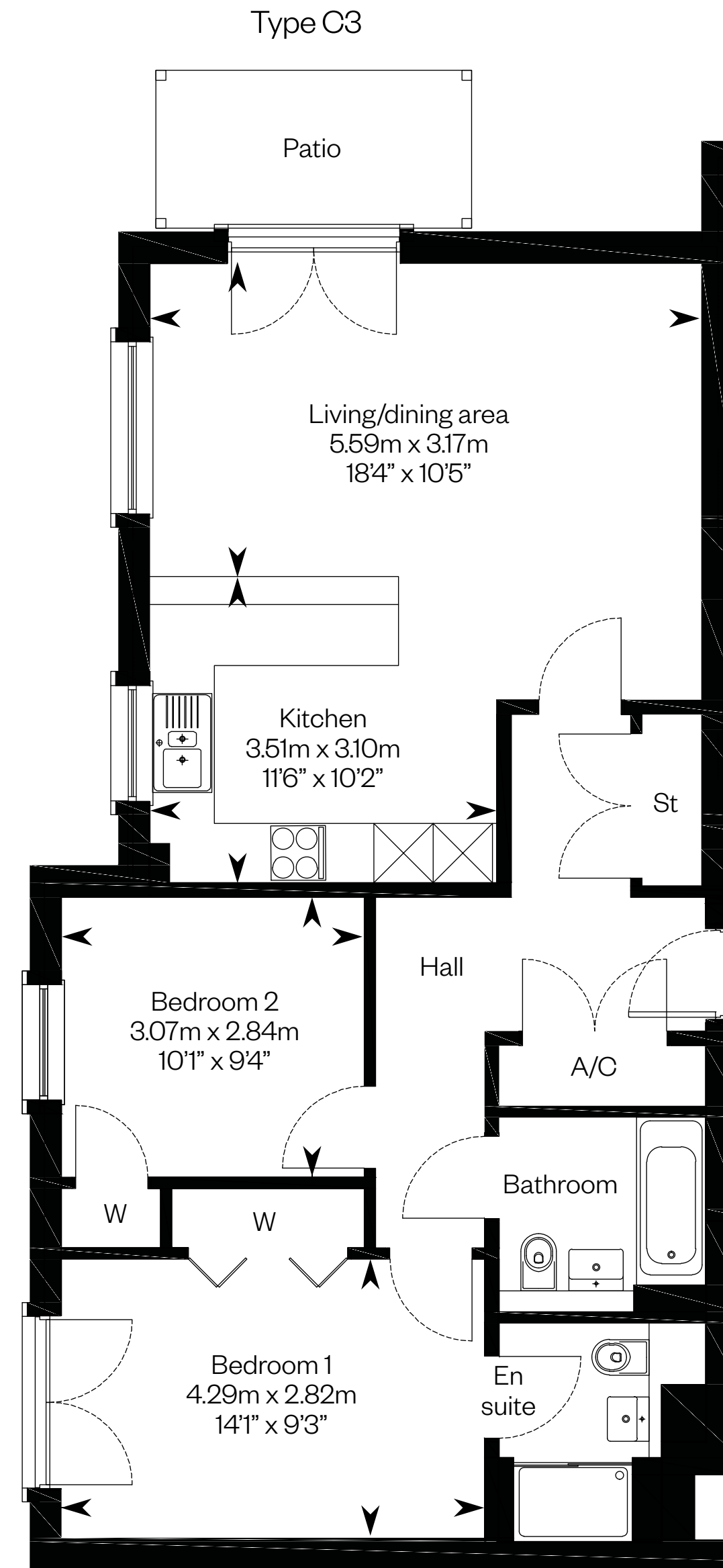
Please Note: Example of ground floor apartment. Please ask your sales advisor for further details.

# Edgar apartments

## Apartment type C3



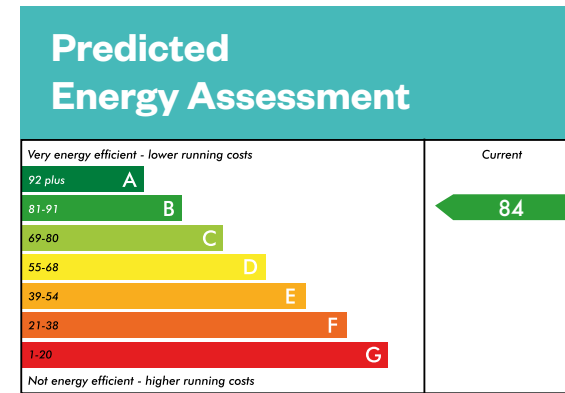
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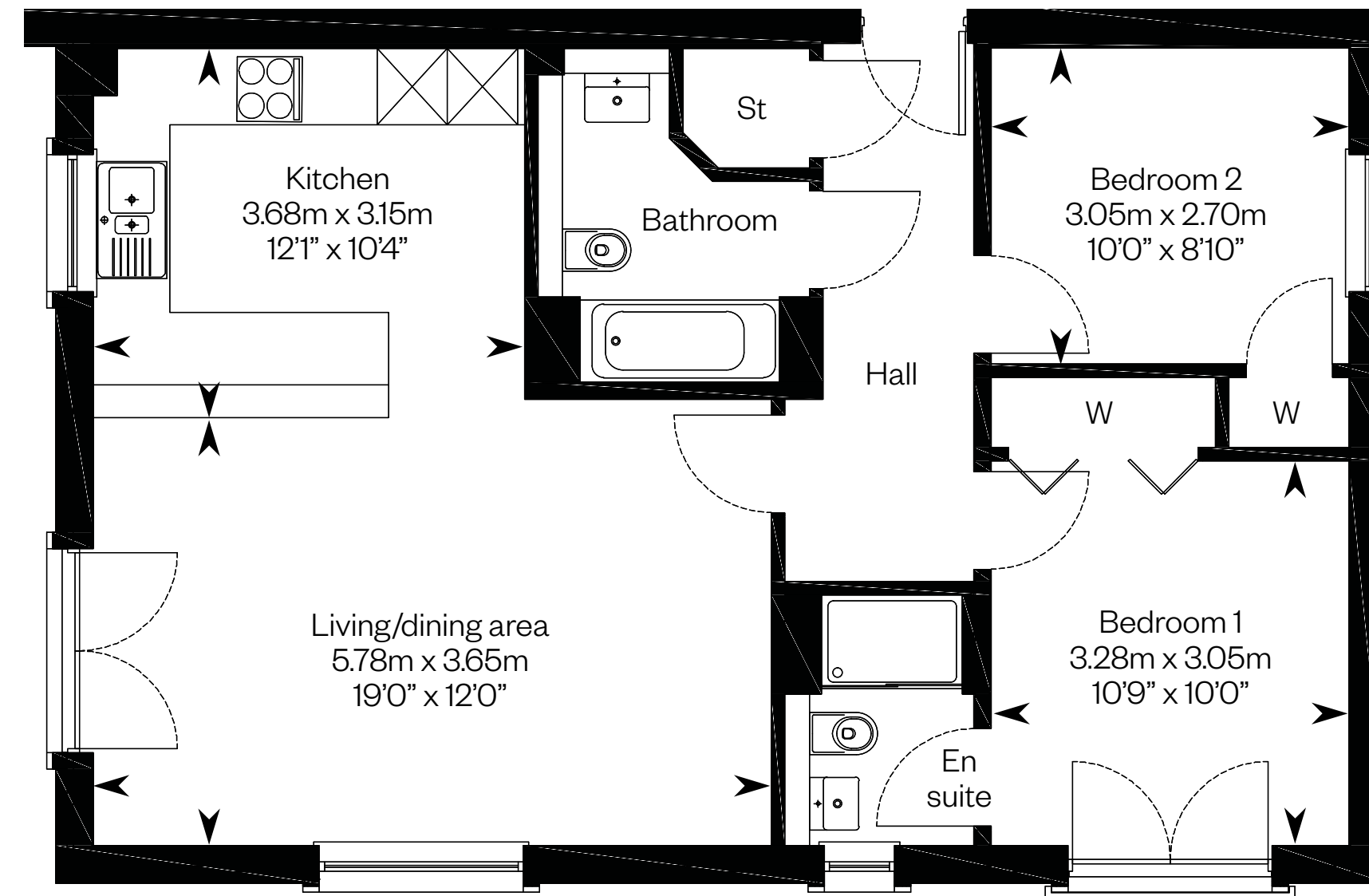
Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.  
Please Note: Room dimensions may differ slightly from floor to floor.  
Please Note: Example of ground floor apartment. Please ask your sales advisor for further details.

# Edgar apartments

## Apartment type C4



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Type C4

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.  
Please Note: Room dimensions may differ slightly from floor to floor.  
Please Note: Example of ground floor apartment. Please ask your sales advisor for further details.



# Edgar apartments

Lower ground floor

Apartment type C1

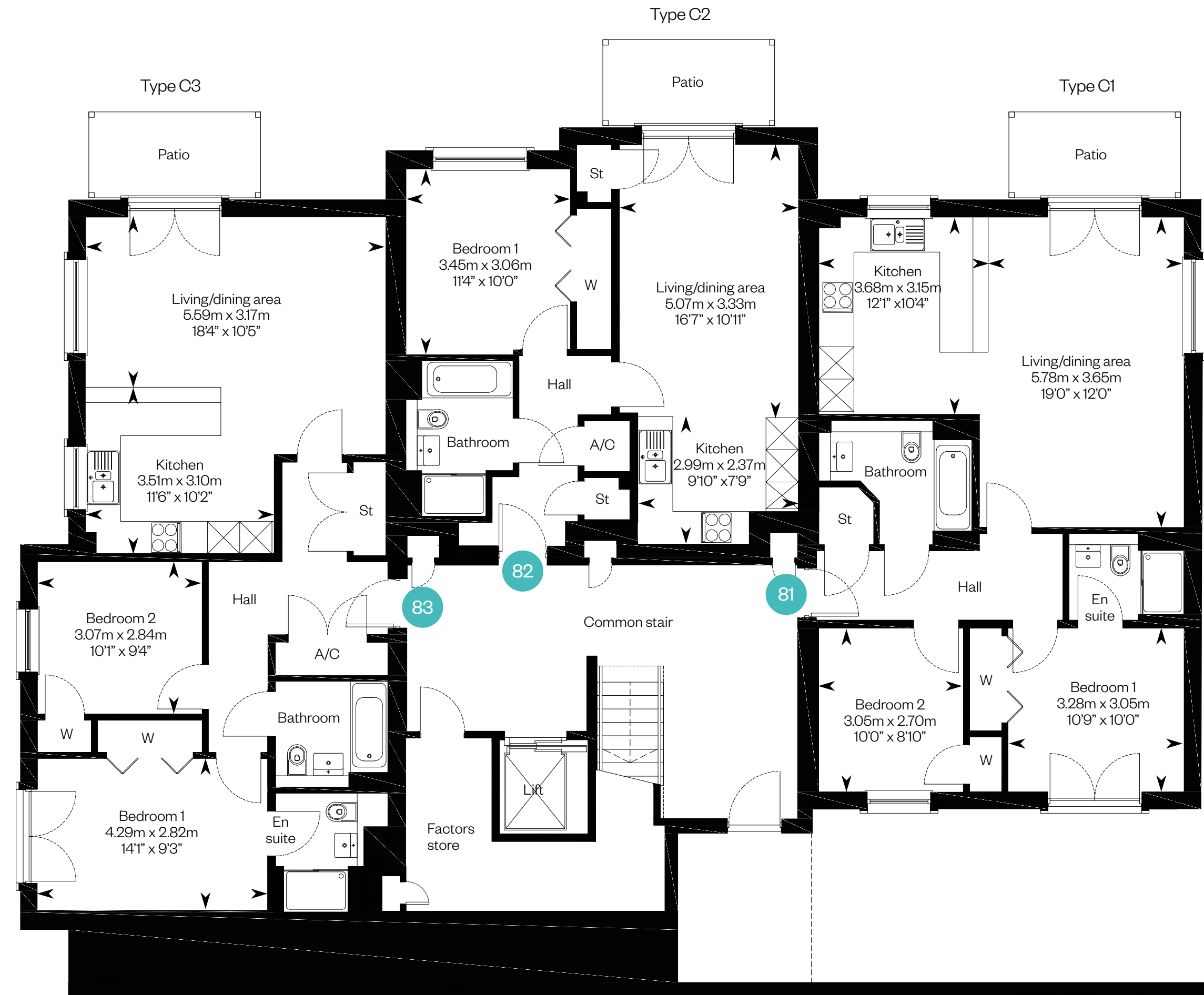
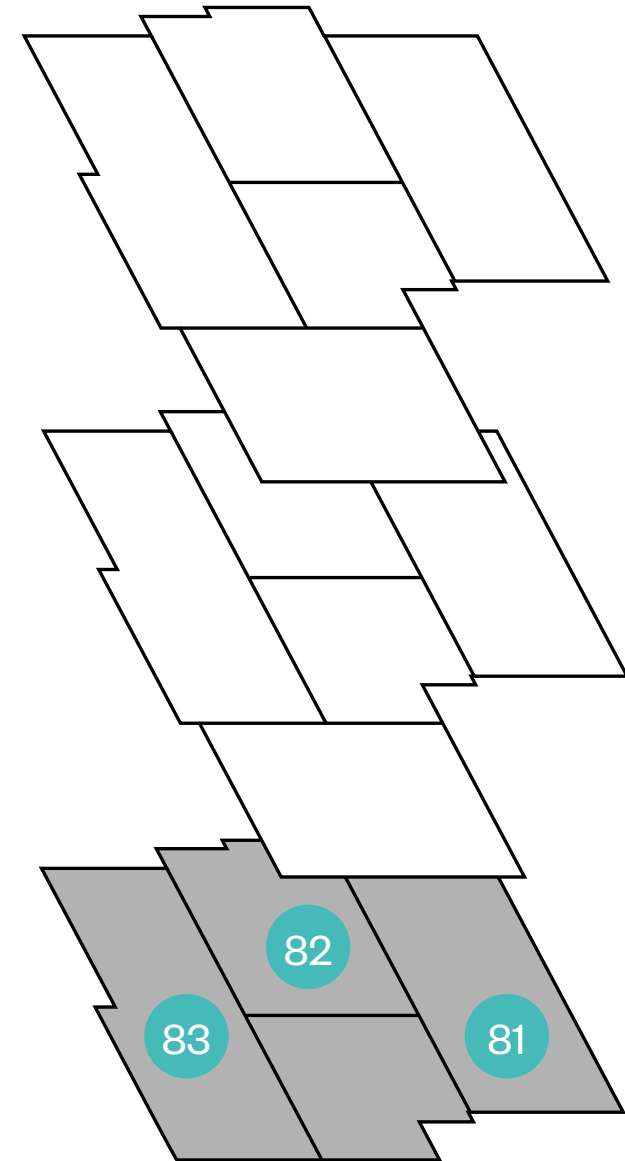
Plot 81

Apartment type C2

Plot 82

Apartment type C3

Plot 83



# Edgar apartments

Upper ground floor

Apartment type C1

Plot 84

Apartment type C2

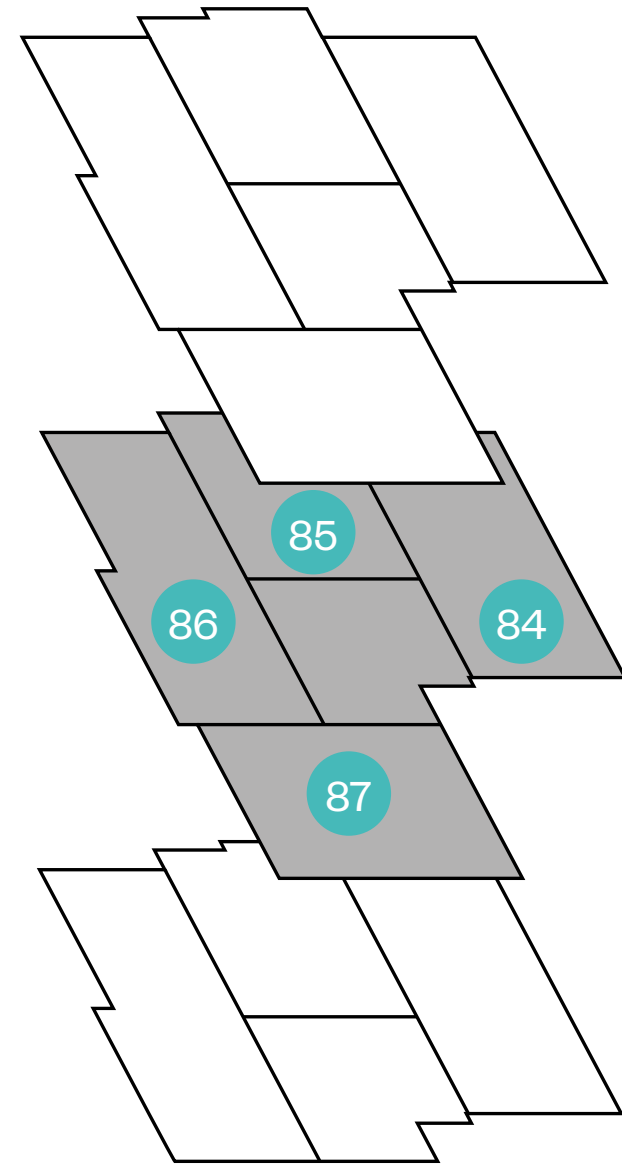
Plot 85

Apartment type C3

Plot 86

Apartment type C4

Plot 87



Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

# Edgar apartments

First floor

Apartment type C1

Plot 88

Apartment type C2

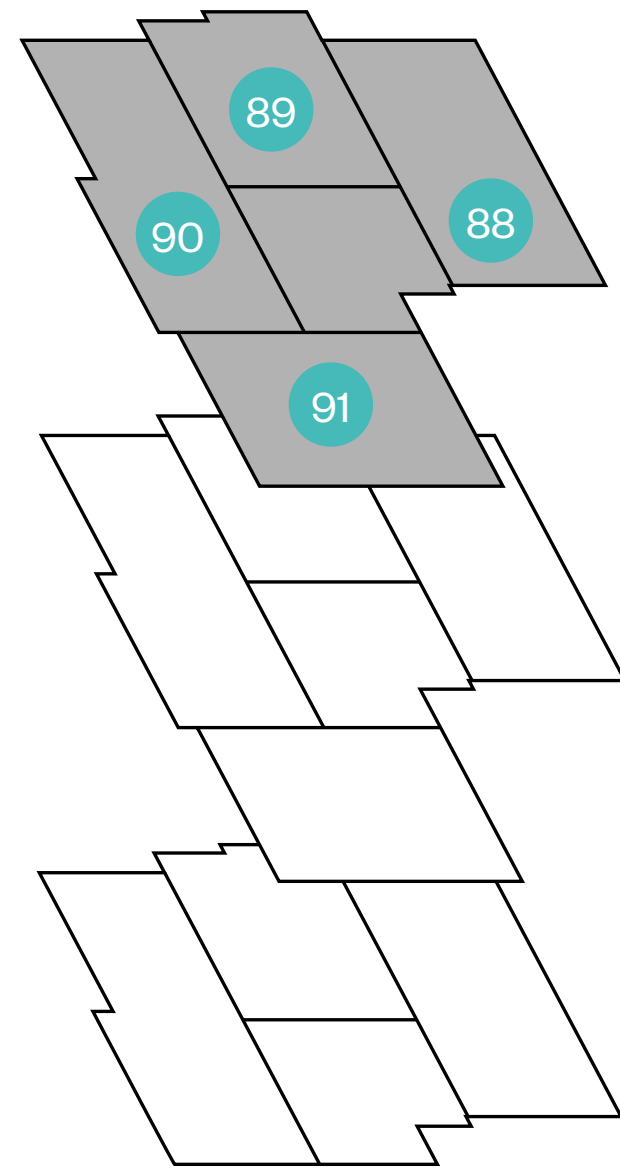
Plot 89

Apartment type C3

Plot 90

Apartment type C4

Plot 91



Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.



# Queensferry Heights

Apartment specification





Photography from a previous Cala development



## Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, every aspect of your apartment is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



# Queensferry Heights

## Apartments specification

### Kitchen

- Stylish studio designed kitchen
- Metallic telescopic cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric oven
- Bosch washer dryer (as design dictates)
- 1½ bowl granite sink and drainer in kitchen

### Bathrooms & en suites

- White Laufen Pro WC and wash basin
- White Carron bath
- Vado Life taps and bath mixer
- Vado thermostatic showers to shower enclosures
- Chrome finished shower enclosures
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats

### Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish to skirtings and facings
- White satin finish to internal pass doors
- French doors to balcony/terrace (as design dictates)
- Contemporary lever style door handles

### Wardrobe

- Bi-fold doors to bedrooms (as design dictates)

### Electrical

- Low energy pendant light fitting to all other rooms
- Low energy external light fitting provided to external doors
- Shaver socket (as design dictates)
- TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom (as design dictates)

### Security & safety

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to master bedroom
- Communal entrance point to stairwells fitted with fob-operated multi-point locking device
- Door entry system
- Security alarm to lower ground and ground floor apartments

### Plumbing & heating


- Central heating via a high efficiency gas boiler heating system
- Dual zone thermostatic heating control

### Externals

- uPVC double-glazed windows
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Apartment blocks feature composite apartment entrance doors with 3-point locking system
- EV charger to selected apartments\*



Queensferry Heights,  
Bo'ness Road,  
South Queensferry,  
EH30 9DZ

For more information 

**CALA.CO.UK**



Stock photography