

Apartments

Henderson Campus



Come in. Make yourself at home.
Buying a new home is a big decision, with big implications. We know more than most people about that. At Miller Homes, we help thousands of homebuyers every year to find and buy the place that's right for them. Maybe you're looking for your first home, maybe you're a newcomer to Edinburgh. Whatever your situation, we're here to help. To make the whole process easy – even enjoyable. So come on in, look around.



- 01 Introduction
- 02 Computer-generated image
- 04 Site plan
- 06 Lifestyle
- 07 Specification
- 08 How to find us

Why Varcity?

Edinburgh is one of Europe's most ancient university cities. In addition to Edinburgh University itself, founded in 1582, there are now two other universities and several colleges in the capital, bringing a lively and cosmopolitan character to city life.

When one of these seats of learning, Telford College, moved from its North Campus to a new building near the Granton Waterfront, we selected the site as the location of our exciting new residential development. And we chose the name Varcity to celebrate the city's reputation for learning and to reflect the generations of tradition, experience and knowledge that inspire the crisp contemporary architecture of these superb homes.

Varcity North

Urban living, green prospects

For people who want to combine the convenience of urban life with the pleasures of the open air, Varcity North is the perfect location.

Within a pleasant walk of Princes Street and the many attractions of one of Europe's most celebrated city centres, it is also immediately adjacent to one of Edinburgh's most popular walking and cycling paths, a route extending from the Leith Waterfront to Murrayfield, where it links with the Water of Leith walkway to give access right into the heart of the Pentland Hills. Yet it is also just yards from major trunk routes out of the city.

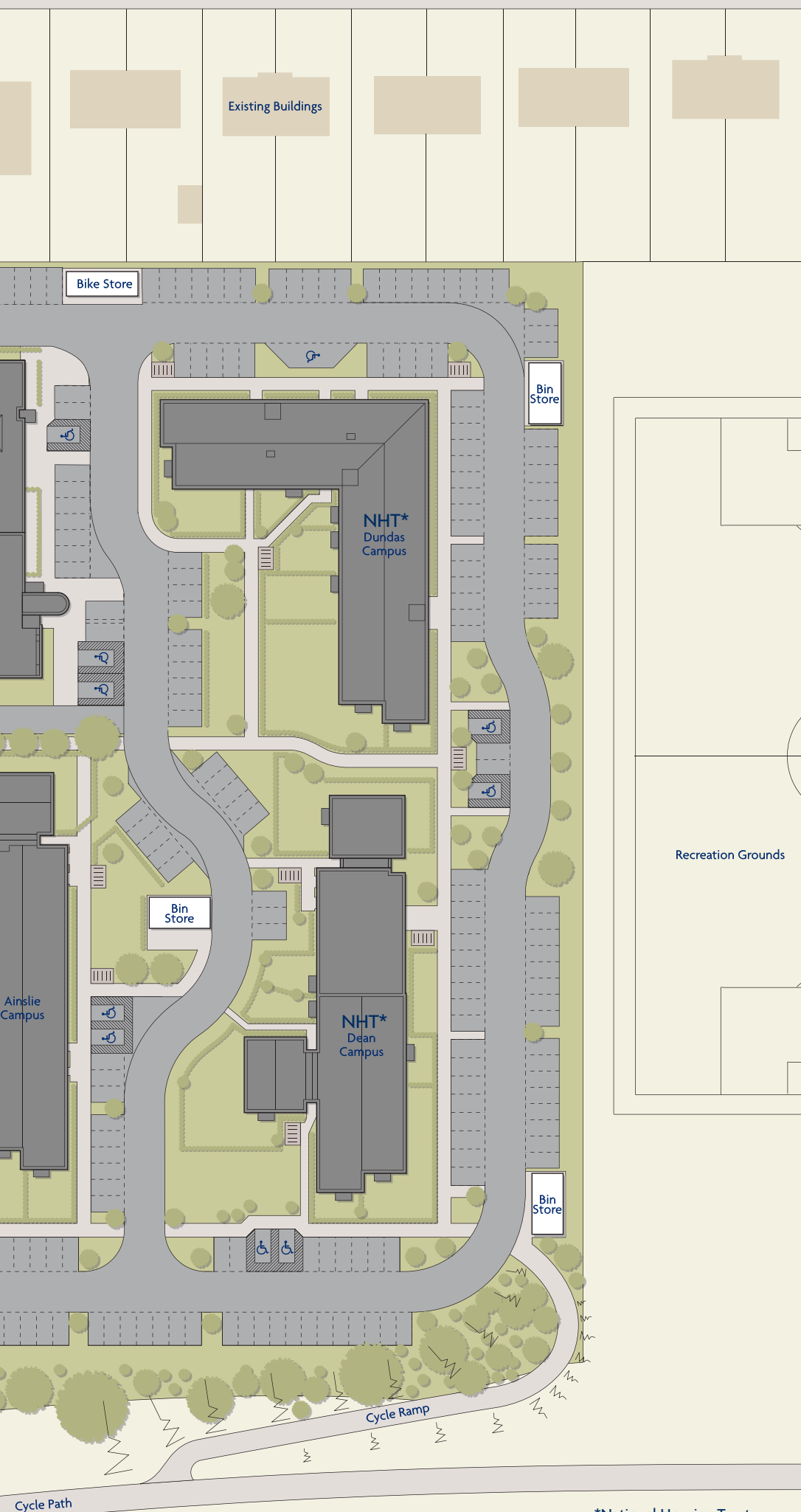
In easy walking distance of the Cramond and Granton waterfronts and the Royal Botanic Gardens, Varcity North development has been designed to reflect and enhance its superb setting.



The image (computer-generated graphic) represents an early artist impression of the development. There are a number of details which have changed. Please speak to Sales Adviser for further details.







Apartments

With their harmonious modern architectural approach, drawing on an exciting use of material and finishes, Varsity North introduces homes to the north of Edinburgh's city centre.

Henderson Campus

Block A

- Type 3 (B) - 1 Bedroom
- Type 7 (GI) - 2 Bedroom
- Type 8 (H2) - 2 Bedroom

Block B

- Type 2 (A2) - 1 Bedroom
- Type 6 (G) - 2 Bedroom
- Type 4 (F) - 2 Bedroom

Block D

- Type 2 (A2) - 1 Bedroom
- Type 3 (B) - 1 Bedroom
- Type 6 (G) - 2 Bedroom
- Type 4 (F) - 2 Bedroom
- Type 5 (FI) - 2 Bedroom

Block E

- Type 1 (A) - 1 Bedroom
- Type 6 (G) - 2 Bedroom
- Type 12 - 3 Bedroom



The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



1



2



3



4



5



6



7



8



9

Form and function

Specification

- ✓ yes
- optional extra
- not available

	Type 1 (A)	Type 2 (A2)	Type 3 (B)	Type 4 (F)	Type 5 (F)	Type 6 (G)	Type 7 (G)	Type 8 (H2)	Type 12
Kitchen									
choice of kitchen units and worktops with upstand (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
space for free standing fridge-freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
under unit lights (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓
white switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1 ½ sink and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing in base unit for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms									
bathrooms and en-suites in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric shaver point to en-suite	–	–	–	○	○	○	○	○	○
electric shaver point to bathroom	○	○	○	○	○	○	○	○	○
shower, shower tray and enclosure to en-suite	–	–	–	✓	✓	✓	✓	✓	✓
shower enclosure (apartments without en-suite only)	✓	✓	✓	○	○	○	○	○	○
full height ceramic tiling to shower area above bath	✓	✓	✓	○	○	○	○	○	○
chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓
tiling splashback to wash hand basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
full height ceramic tiling to shower cubicles (apartments with en-suite only)	–	–	–	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓
rinser/mixer handset to baths white	–	–	–	✓	✓	✓	✓	✓	✓

Living									
TV socket in living area and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone socket to living area and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
ready installed Sky+ communal digital aerial	✓	✓	✓	✓	✓	✓	✓	✓	✓

For optional extras please speak to your Sales Adviser.

Heating									
thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓

Finishes									
smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
all woodwork finished in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
double glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal walls to be painted white to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
all non wet internal walls to be painted in Gardenia	✓	✓	✓	✓	✓	✓	✓	✓	✓
75mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓
ladder-style internal doors with chrome finishes	✓	✓	✓	✓	✓	✓	✓	✓	✓

Security									
mains wired smoke alarm with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓
door number ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
door-entry system	✓	✓	✓	✓	✓	✓	✓	✓	✓
double locking front door	✓	✓	✓	✓	✓	✓	✓	✓	✓

100% unallocated parking.

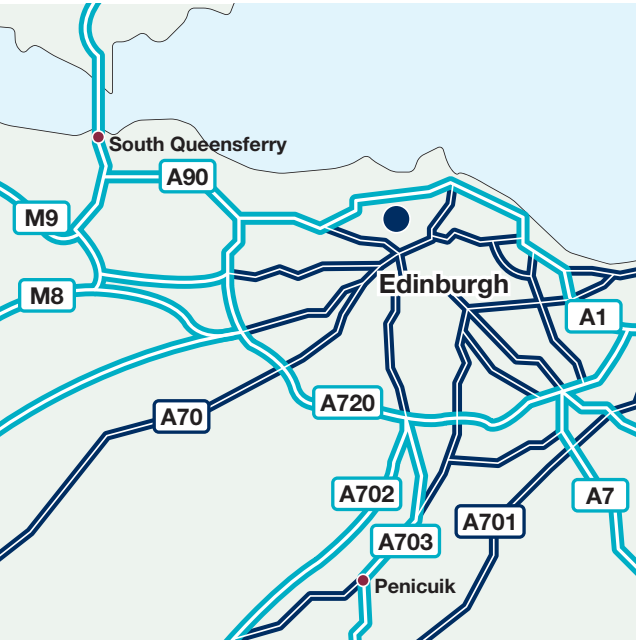
For optional extras please speak to your Sales Adviser.

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

How to find us.
Please visit our website for opening days
11:00am to 6:00pm
Telephone: 0800 840 8416



From Edinburgh City Centre

Leave the City Centre by Queensferry Road, following signs for the Forth Road Bridge. Cross the Dean Bridge and follow the road as it curves to the left, then at the first set of traffic lights turn right down the hill of Orchard Brae. Take the third exit at each of the two roundabouts, then around 100 yards after passing beneath the bridge that carries the cycle path, the entrance to Varsity North is on the right.

From the Forth Road Bridge

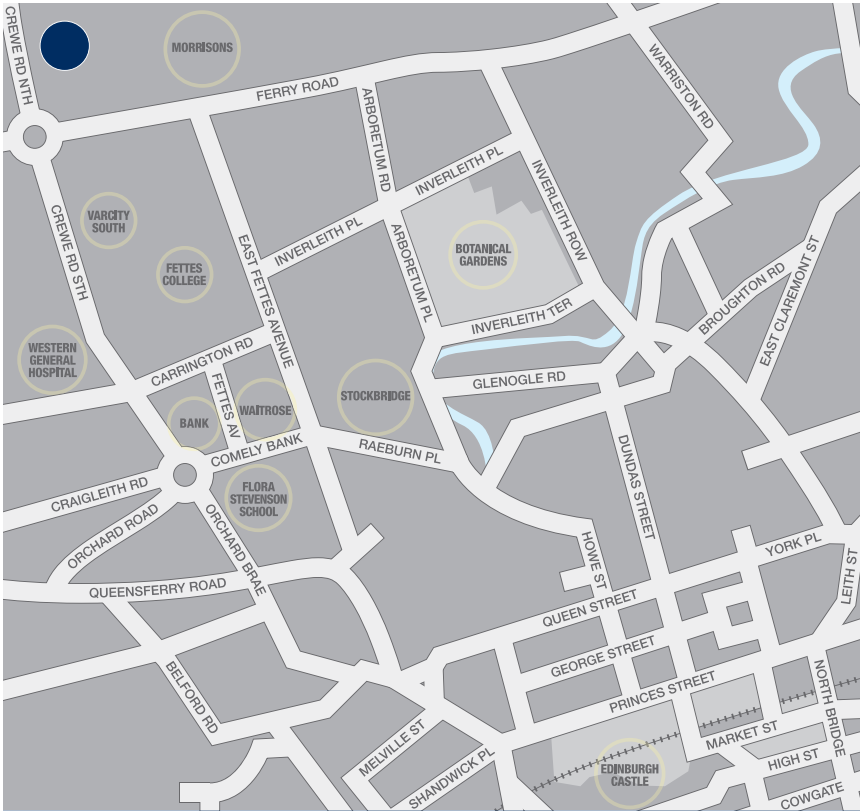
Follow signs for Edinburgh City Centre until you come to the traffic lights of the Blackhall Junction, and bear left to join Telford Road following signs for Leith. Carry on to the Crewe Toll Roundabout, then take the second exit to enter Crewe Road North, and around 100 yards after passing beneath the bridge that carries the cycle path, the entrance to Varsity North is on the right.

From Leith and the east

From North Leith, join Ferry Road (A902) and carry straight on to the Crewe Road roundabout. Take the fourth exit to enter Crewe Road North, and around 100 yards after passing beneath the bridge that carries the cycle path, the entrance to Varsity North is on the right.

Satellite Navigation reference

EH5 2NE



● Varsity North

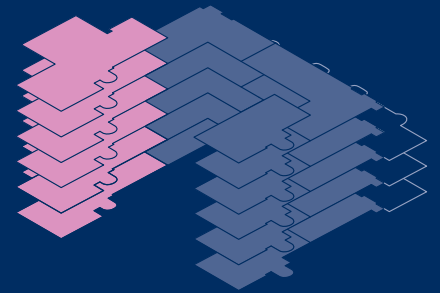
Please recycle this brochure and help make that difference.

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Apartments

Henderson Campus

Block **A**



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1 Bedroom Apartment

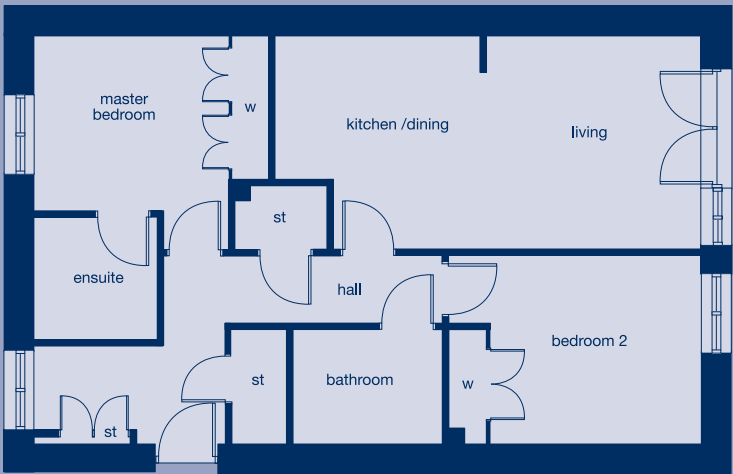


Type 3 (B)

living/dining/kitchen	6.650m x 4.200m	21'10" x 13'9"
master bedroom	3.600m x 3.000m	11'10" x 9'10"
bathroom	2.400m x 1.850m	7'10" x 6'1"

Level	Plot
First	220
Second	226
Third	232
Fourth	238
Fifth	243

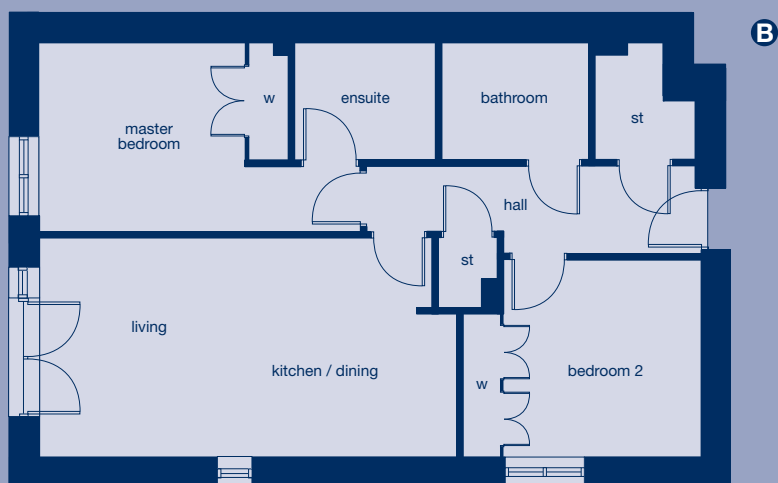
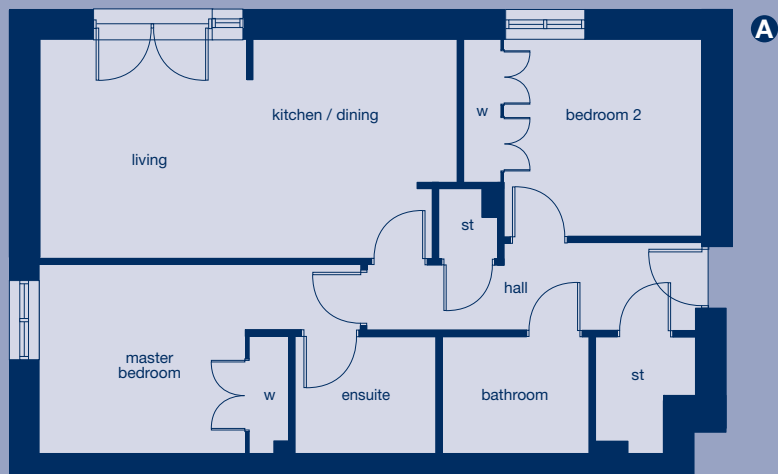
2 Bedroom Apartments



Type 7 (G1)

living/dining/kitchen	6.680m x 3.400m	22'11" x 11'2"
master bedroom	3.050m x 2.800m	10'0" x 9'2"
en-suite	1.925m x 1.900m	6'4" x 6'3"
bedroom 2	4.000m _{max} x 3.000m	13'1" x 9'10"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
Ground	214
First	219
Second	225
Third	231
Fourth	237



● Type 8 (H2)

living/dining/kitchen	6.573m x 3.443m	21'7" x 11'4"
master bedroom	5.103m _{max} x 3.000m	16'9" x 9'10"
en-suite	2.225m x 1.850m	7'4" x 6'1"
bedroom 2	3.100m x 2.950m	10'2" x 9'8"
bathroom	2.350m x 1.850m	7'9" x 6'1"

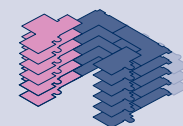
Level	Style A Plots	Style B Plots
Ground	211	210 + 212 + 213*
First	216	215 + 217 + 218*
Second	222	221 + 223 + 224*
Third	228	227 + 229 + 230*
Fourth	234	233 + 235 + 236*
Fifth	240	239 + 241 + 242*

* Some Style B apartment layouts will be a mirror image of the floor plan shown above. Please double check with our Sales Negotiator.

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Apartment locator Henderson Campus

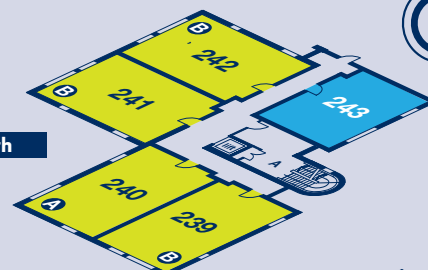
Block **A**



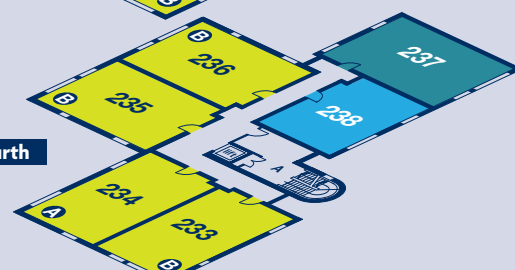
Plots 210-243



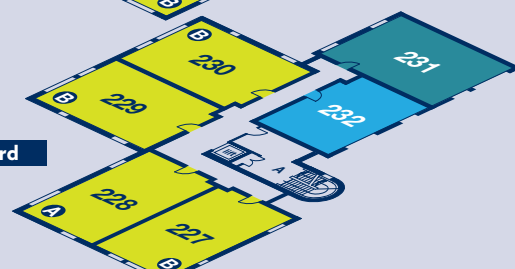
Fifth



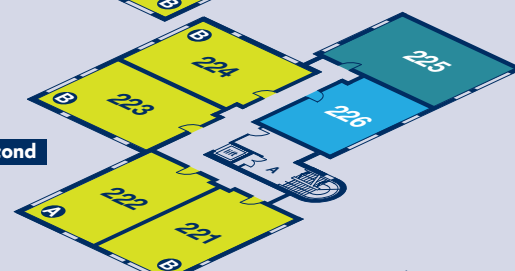
Fourth



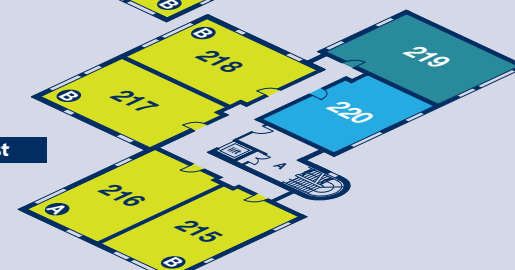
Third



Second



First



Ground



Apartments

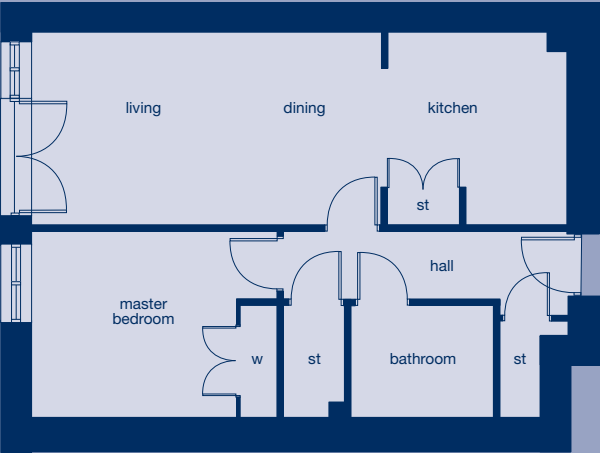
Henderson Campus

Block **B**



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1 Bedroom Apartment

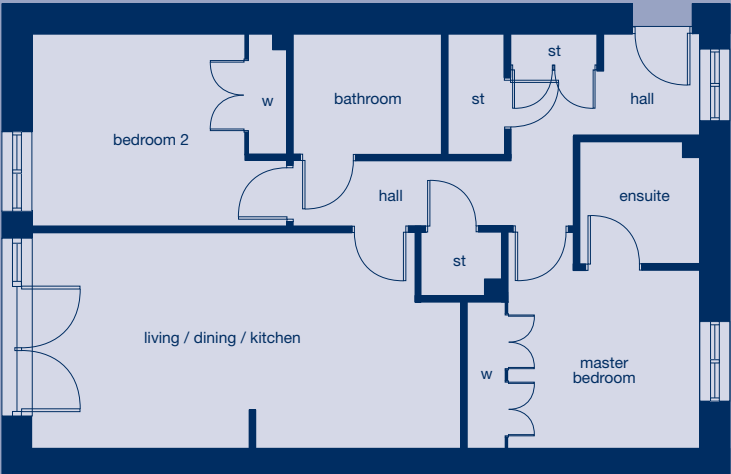


Type 2 (A2)

living/dining	5.625 m x 3.125m	18'5" x 10'3"
kitchen	3.125m x 2.825m	10'3" x 9'3"
master bedroom	3.950m _{max} x 3.050m _{max}	13'0" x 10'0"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
First	248
Second	251
Third	254
Fourth	257

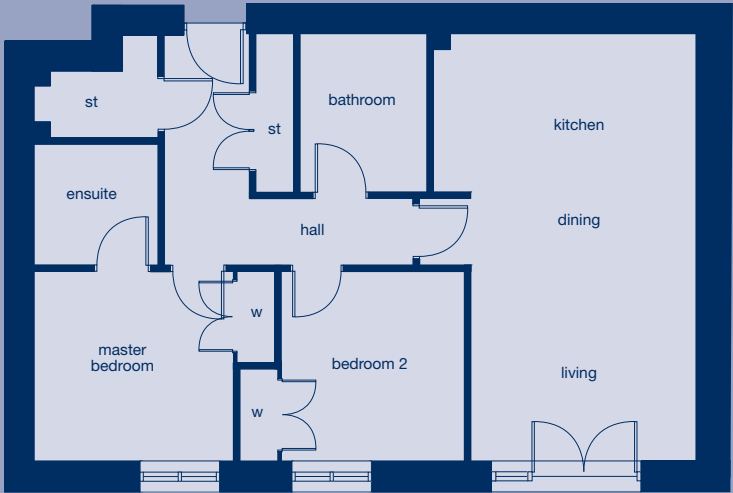
2 Bedroom Apartments



Type 6 (G)

living/dining/kitchen	6.680m x 3.400m	21'11" x 11'2"
master bedroom	3.050m x 2.800m	10'0" x 9'2"
en-suite	1.925m x 1.900m	6'4" x 6'3"
bedroom 2	4.000m _{max} x 3.000m	13'1" x 9'10"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
Ground	245
First	247
Second	250
Third	253
Fourth	256



● Type 4 (F)

living/dining/kitchen	6.650m x 3.525m	21'10" x 11'7"
master bedroom	3.100m x 3.000m	10'2" x 9'2"
en-suite	1.900m x 1.800m	6'3" x 5'11"
bedroom 2	3.000m max x 2.850m	9'10" x 9'4"
bathroom	2.400m x 2.000m	7'10" x 6'7"

Level	Plot
Ground	244
First	246
Second	249
Third	252
Fourth	255

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Apartment locator

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Block B



Plots 244-257



Fourth



Third



Second



First



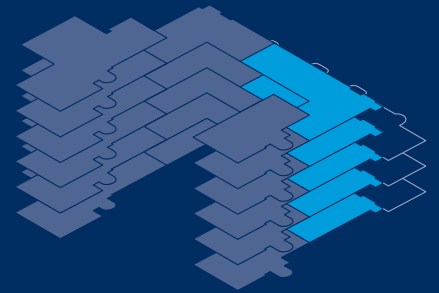
Ground



Apartments

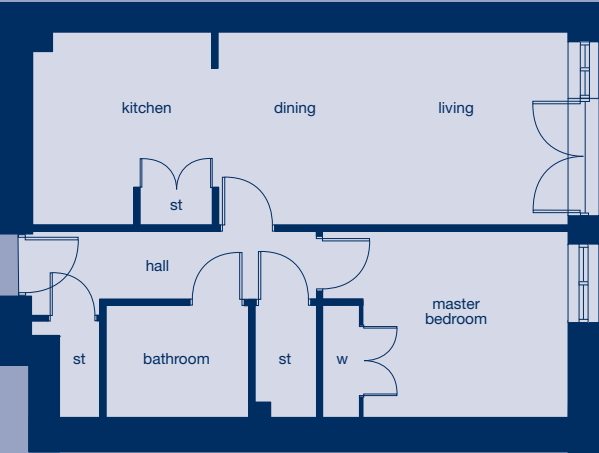
Henderson Campus

Block **D**



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1 Bedroom Apartments



Type 2 (A2)

living/dining	5.625 m x 3.125m	18'5" x 10'3"
kitchen	3.125m x 2.825m	10'3" x 9'3"
master bedroom	3.950m _{max} x 3.050m _{max}	13'0" x 10'0"
bathroom	2.350m x 1.850m	7'9" x 6'1"

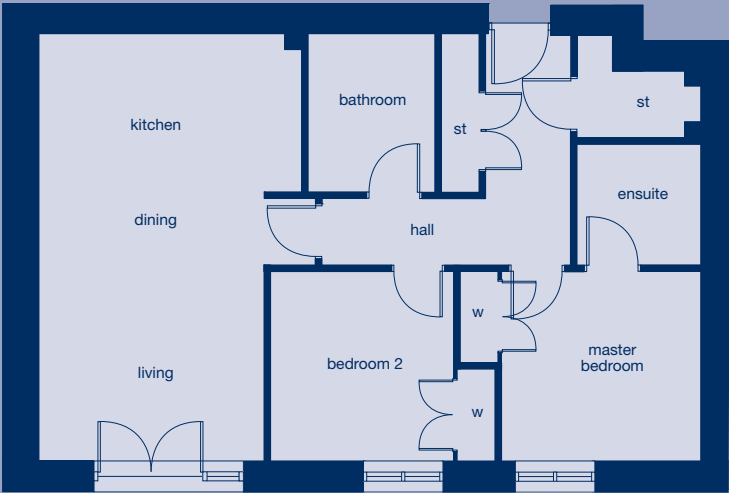
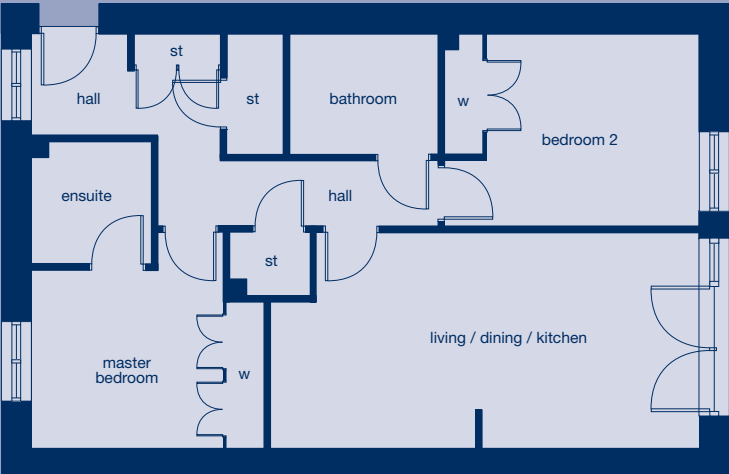
Level	Plot
Ground	278
First	282
Second	286
Third	290
Fourth	294

Type 3 (B)

living/dining/kitchen	6.650m x 4.200m	21'10" x 13'9"
master bedroom	3.600m x 3.000m	11'10" x 9'10"
bathroom	2.400m x 1.850m	7'10" x 6'1"

Level	Plot
Ground	281 + 280

2 Bedroom Apartments



Type 6 (G)

living/dining/kitchen	6.680m x 3.400m	21'11" x 11'2"
master bedroom	3.050m x 2.800m	10'0" x 9'2"
en-suite	1.925m x 1.900m	6'4" x 6'3"
bedroom 2	4.000m <small>max</small> x 3.000m	13'1" x 9'10"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
Ground	279
First	283
Second	287
Third	291
Fourth	295

Type 4 (F)

living/dining/kitchen	6.650m x 3.525m	21'10" x 11'7"
master bedroom	3.100m x 3.000m	10'2" x 9'2"
en-suite	1.900m x 1.800m	6'3" x 5'11"
bedroom 2	3.000m <small>max</small> x 2.850m	9'10" x 9'4"
bathroom	2.400m x 2.000m	7'10" x 6'7"

Level	Plot
First	284
Second	288
Third	292
Fourth	296

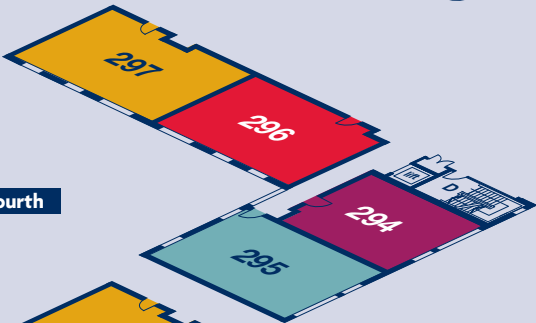
Apartment locator Henderson Campus

Block D

Plots 278-297



Fourth



Third



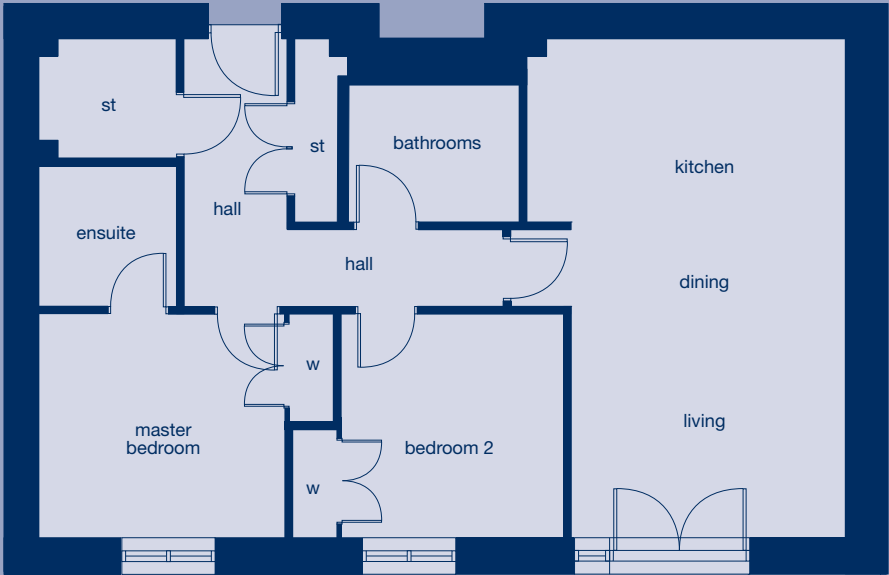
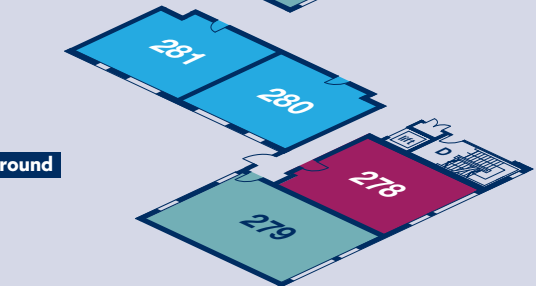
Second



First



Ground



Type 5 (F1)

living/dining/kitchen	6.650m x 4.225m	22'10" x 13'10"
master bedroom	3.325m x 3.000m	10'11" x 9'10"
en-suite	1.900m x 1.900m	6'3" x 6'3"
bedroom 2	3.000m max x 2.975m	9'10" x 9'9"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
First	285
Second	289
Third	293
Fourth	297

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Varcity North

Henderson Campus



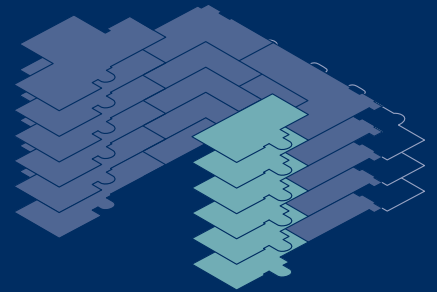
The image (computer-generated graphic) represents an early artist impression of the development. There are a number of details which have changed. Please speak to Sales Adviser for further details.

Computer-generated image of Varcity North

Apartments

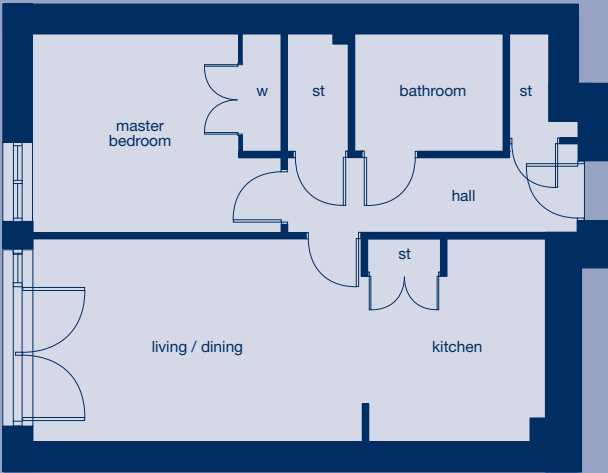
Henderson Campus

Block **E**



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1 Bedroom Apartment

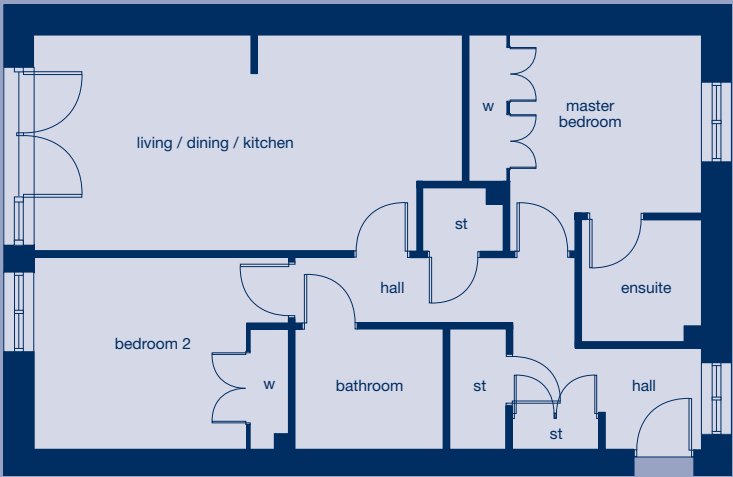


Type 1 (A)

living/dining	5.250m x 3.250m	17'3" x 10'8"
kitchen	3.250m x 2.825m	10'8" x 9'3"
master bedroom	3.950m _{max} x 3.150m _{max}	12'11" x 10'4"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
First	301
Second	304
Third	307
Fourth	310
Fifth	313

2 Bedroom Apartment

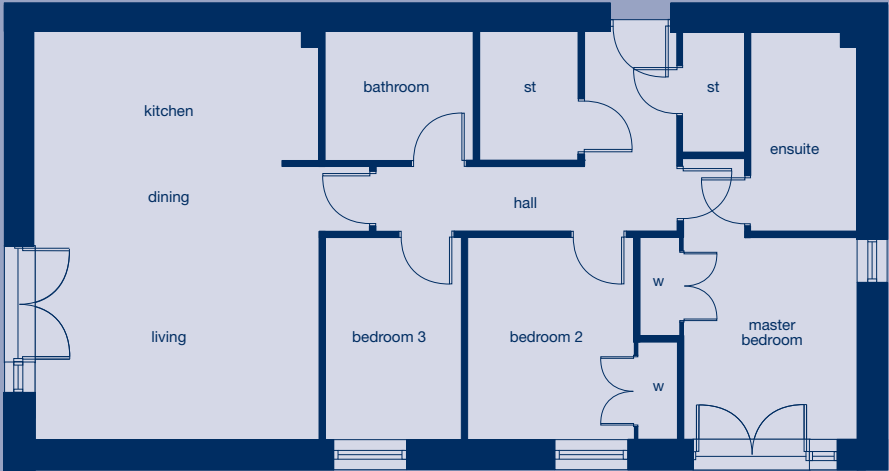


Type 6 (G)

living/dining/kitchen	6.680m x 3.400m	21'11" x 11'2"
master bedroom	3.050m x 2.800m	10'0" x 9'2"
en-suite	1.925m x 1.900m	6'4" x 6'3"
bedroom 2	4.000m _{max} x 3.000m	13'1" x 9'10"
bathroom	2.350m x 1.850m	7'9" x 6'1"

Level	Plot
Ground	299
First	302
Second	305
Third	308
Fourth	311
Fifth	314

3 Bedroom Apartment



Type 12

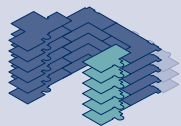
living/dining/kitchen	6.550m x 4.617m	21'6" x 15'2"
master bedroom	3.313m x 2.825m	10'10" x 9'3"
en-suite	3.060m x 1.725m	10'0" x 5'8"
bedroom 2	3.300m x 2.700m	10'10" x 8'10"
bedroom 3	3.300m x 2.200m	10'10" x 7'3"
bathroom	2.400m x 2.000m	7'10" x 6'7"

Level	Plot
Ground	298
First	300
Second	303
Third	306
Fourth	309
Fifth	312

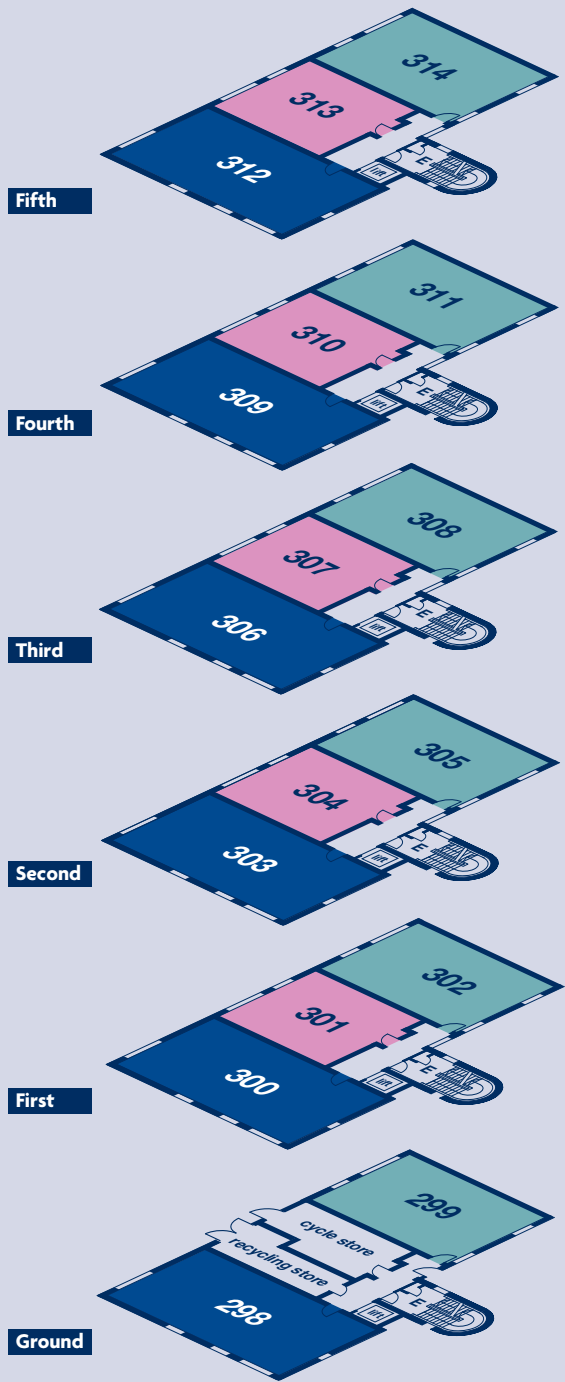
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Apartment locator Henderson Campus

Block E



Plots 298-314



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