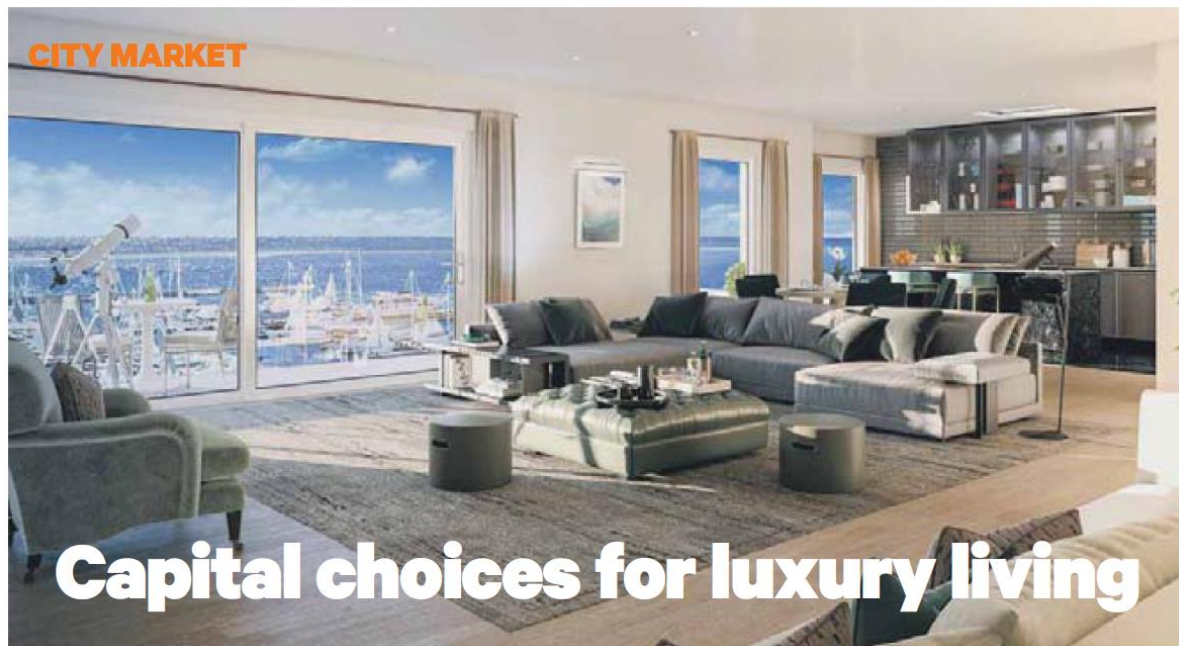


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A high-end apartment in Edinburgh can offer plenty of space and a stress-free sale, writes **Kirsty McLuckie**

**B**uying a brand-new luxury apartment at the upper end of the Capital's property market makes a lot of sense for many buyers.

From busy professionals who appreciate the low maintenance lifestyle to downsizers who want the convenience and security of community living, a new-build apartment has many attractions.

Add in the ease of purchase of a fixed price property in a heated city market and a flat in a development, whether it is main abode or a second home, definitely has its upsides.

The £500-million development at Edinburgh Marina in the north of

the city currently has apartments for sale off-plan in a residential sector called The Moorings.

Availability includes garden apartments with private patio areas and penthouses, some of which are duplexes. All of the properties on offer will be set around private landscaped gardens with views over the marina site.

The state-of-the-art development in Granton includes a world-class marina, new homes for sale and to rent, the Hyatt Regency Spa and Conference Hotel, a medical hub and neighbourhood shopping.

In addition, residential retirement apartments are available at Royal

Wharf.

Prices at The Moorings start from £320,000 for a one-bedroomed unit, and go up to £791,000 for a duplex penthouse.

Elsewhere, AMA Homes' Canon Quarters residential offering makes an architectural statement in historic surroundings.

Located in Edinburgh's Canonmills, and close to the Royal Botanic Garden, the development is in walking distance of the New Town. The 29 luxury apartments offer open-plan living in highly insulated and energy efficient properties.

Behnam Afshar, a director at AMA



Homes, says: “From the clean, sharp lines of the slick exteriors, to the flow and flexibility of the design-

led interiors, every detail has been carefully considered.

“You would be hard pressed to find a home in the Scottish capital that even comes close to this level of luxury.”

Five properties remain available, each with two bedrooms, priced from £430,000.

In Leith, Cala Homes (East) has just launched a selection of modern two and three-bedroomed apartments at Waterfront Plaza.

Currently priced from £358,750 to £378,750 the new Victoria apartments have spacious layouts and come with tailored incentives.

They also offer flexibility to buyers whereby they can adapt the layout to add a third bedroom, a study or a dining room.

The location, off Ocean Drive, benefits from being near Michelin-starred restaurants and vibrant bars situated along The Shore, as well as independent shops and Ocean Terminal on the doorstep.

For an interesting mix of old and new, 13 Etrick Road is a smaller development in Merchiston, set in landscaped gardens and encompassing the conversion of a Victorian property and new-build extensions.

Ten properties are being created by developer North on a desirable corner plot where the Royal Etrick Hotel once stood.

The contemporary apartments have a private balcony or terrace and sliding glass doors, while the traditional homes will retain their original features.

Ben di Rollo, director of Coulters, which is marketing the units, says: “13 Etrick Road is the absolute epitome of high-end design in a prime location, close to the city centre and only five minutes from Bruntsfield and Morningside.”

Prices start from £550,000 for a two-bedroomed flat, to £950,000 for a duplex three-bedroomed apartment.