

A NEW RELEASE

Maritime Bond

SOLO



contemporary **1 bed**
apartments in the
very heart of Leith





An imaginative blend of old and new

Maritime Bond has an ideal setting in the heart of fashionable Leith, an area which has enjoyed a major redevelopment in recent years and now boasts cosmopolitan hotels, bars, boutique shops and chic cafes.

While enjoying a peaceful location just one hundred metres from the picturesque Water of Leith, Maritime Bond is also only a few steps from the richly historic waterfront, where you'll discover a fabulous range of unique shops, Michelin starred restaurants and upmarket pubs.

Despite the wealth of regeneration and modern architecture, Leith retains an historic ambience with traditional buildings, cobbled streets and winding lanes. This original charm and character make Leith a wonderful place to live with the added benefit that the splendour of Edinburgh City Centre is just three miles away.

Located in Water Street, Maritime Bond achieves the ideal blend of tradition and character with spacious, contemporary living. Built in a sensitive restoration of a Grade II listed, former bonded warehouse yet with a wonderful, newly designed aspect, the two complement each other perfectly.

FairMuir Ltd is pleased to release the final 6 one-bedroom apartments - the last phase of this 50 apartment development, of which 42 have already been sold. The one-bedroom apartments are not only uniquely designed, you will find them extremely spacious, beautifully appointed and finished to a high specification - all with the added benefit of an extensive communal decked area, for the exclusive use of the residents.



Maritime Bond Solo apartments have been thoughtfully designed throughout. The highest contemporary specification is combined with stunning original features to complement the building and create a sense of style and space.

Kitchens

- Fully fitted luxury contemporary style kitchens.
- Fully integrated appliances including ceramic electric hob, electric oven, hood, washer/dryer and fridge.

Bathrooms

- Porcelanosa white sanitaryware throughout with chrome fittings.
- Ceramic wall tiling to bath area. Ceramic floor tiling.

Bedrooms

- Glass panelled sliding wardrobe doors.

Internal

- Oak style doors with high quality chrome furniture.
- Solid Ash skirtings and facings.

Heating

- Energy efficient combination boiler with thermostatically controlled radiators.

Electrical

- Chrome light switches and sockets throughout.
- Recessed downlighters to kitchens, hallway, bathrooms and en suites.
- Pendant light fittings to all other areas.
- Broadband ready with infrastructure pre-installed.

Security and External

- Video door entry system to all apartments.
- Integrated smoke detection system.
- Communal staircase with carpet, time delay lighting, lift access to all floors, wall lighting, electrical sockets and background heating.
- Large private outside decked area.
- All apartments benefit from a Zurich 10 year build warranty.



Apartment 45	Metric	Imperial
Living/Dining/Kitchen	3.44 x 6.57	11.3 x 21.6
Bedroom	2.78 x 4.39	9.1 x 14.4
Bathroom	1.90 x 2.15	6.2 x 7.1
Store	1.05 x 1.09	3.4 x 3.6
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	43 sq m	463 sq ft



Apartment 48	Metric	Imperial
Living/Dining/Kitchen	4.26 x 3.45	14.0 x 11.3
Bedroom	5.09 x 2.61	16.7 x 8.6
Bathroom	2.15 x 1.90	7.1 x 6.2
Store	0.60 x 0.49	2.0 x 1.6
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	36.7 sq m	395 sq ft



Apartment 46	Metric	Imperial
Living/Dining/Kitchen	3.77 x 8.25	12.4 x 27.1
Bedroom	5.44 x 3.18	17.8 x 10.4
Bathroom	2.15 x 1.90	7.1 x 6.2
Store	0.37 x 1.89	1.2 x 6.2
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	58.5 sq m	630 sq ft



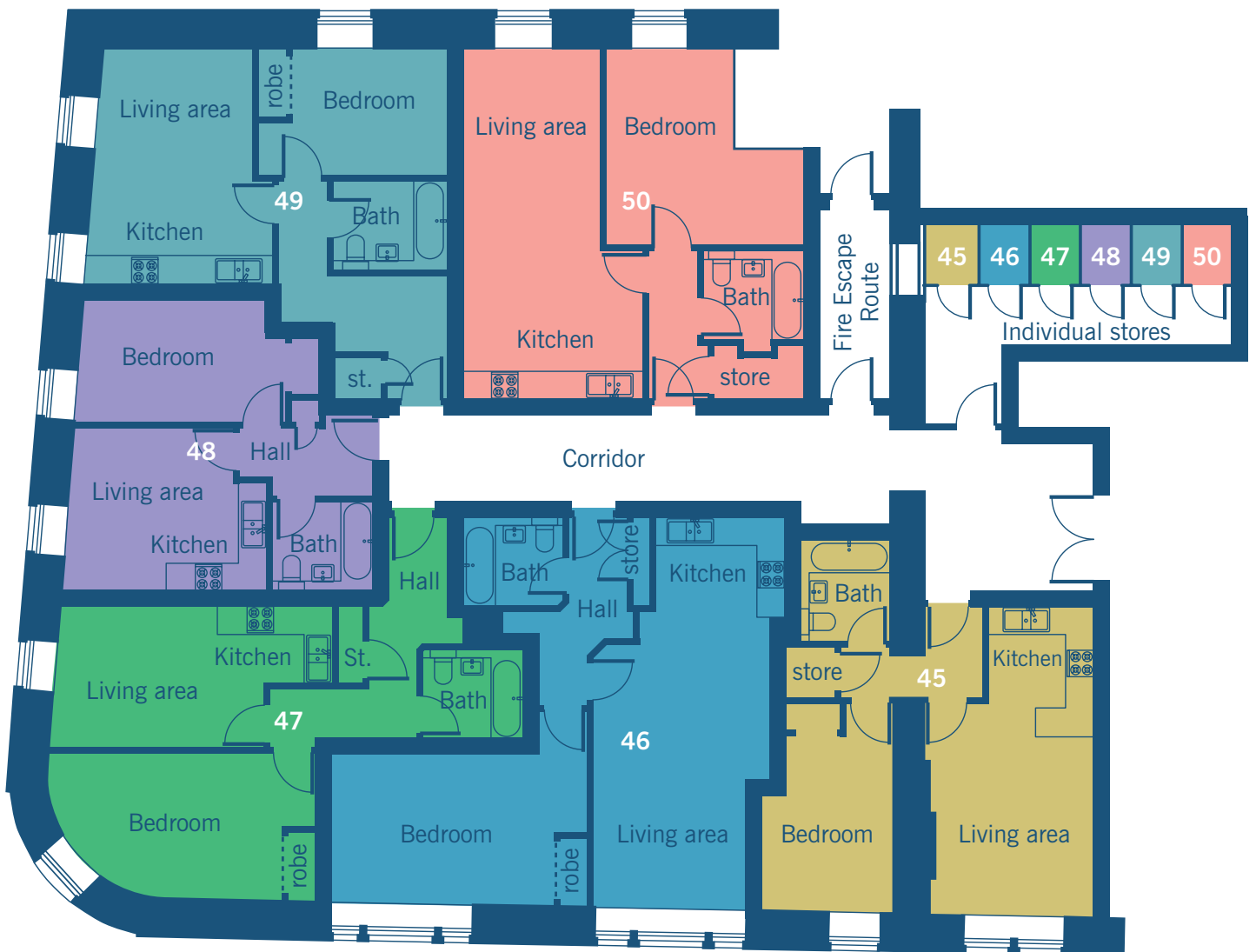
Apartment 49	Metric	Imperial
Living/Dining/Kitchen	3.79 x 4.92	12.4 x 16.1
Bedroom	3.99 x 2.64	13.1 x 8.7
Bathroom	2.41 x 1.90	7.9 x 6.2
Store	1.04 x 0.90	3.4 x 3.0
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	44.8 sq m	482 sq ft



Apartment 47	Metric	Imperial
Living/Dining/Kitchen	5.86 x 3.01	19.2 x 9.9
Bedroom	5.31 x 3.08	17.4 x 10.1
Bathroom	2.15 x 1.90	7.1 x 6.2
Store	0.53 x 1.66	1.7 x 5.4
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	47.6 sq m	512 sq ft



Apartment 50	Metric	Imperial
Living/Dining/Kitchen	3.85 x 7.36	12.6 x 24.1
Bedroom	4.20 x 4.11	13.8 x 13.5
Bathroom	2.15 x 1.90	7.1 x 6.2
Store	1.93 x 0.90	6.3 x 3.0
Individual Store	1.07 x 1.30	3.5 x 4.2
Total	51.7 sq m	556 sq ft



All plan dimensions are based on maximum measurements.



Viewing by appointment -
call **Rettie & Co** on
0131 220 4160
or visit www.maritimebond.com

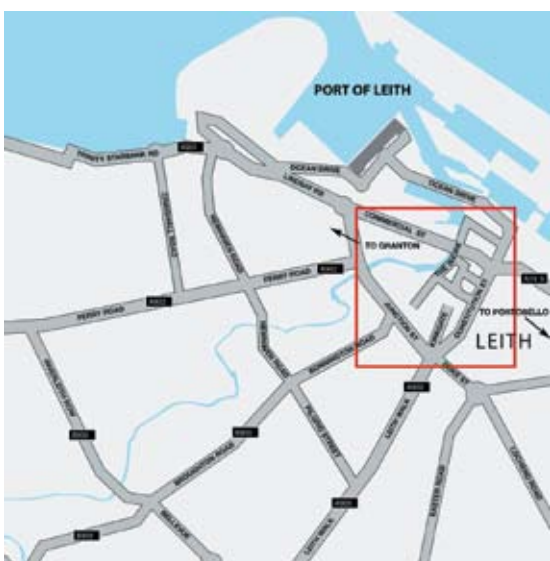
Sole Selling Agents



IMPORTANT NOTICE

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the sales representative.



YOU'LL FIND MARITIME BOND IN WATER STREET,
RIGHT IN THE HEART OF LEITH.

EH6 6SZ

A quality development by



FairMuir is a joint venture between
the Muir Group and Frasers Property
www.muirgroup.co.uk
www.fraserspropertydev.com

Maritime Bond

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