

# MERCHANT QUAY

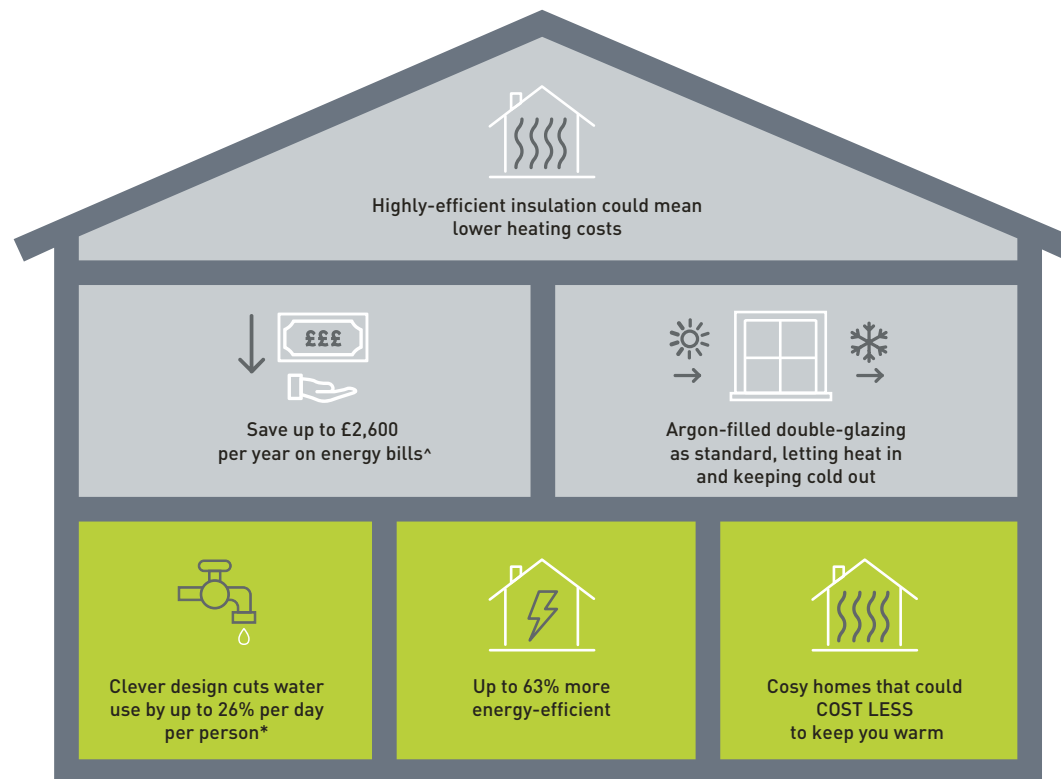
LEITH, EDINBURGH



1, 2 AND 3 BEDROOM APARTMENTS & COLONY FLATS

# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

<sup>\*</sup>Source: [Water UK](#)

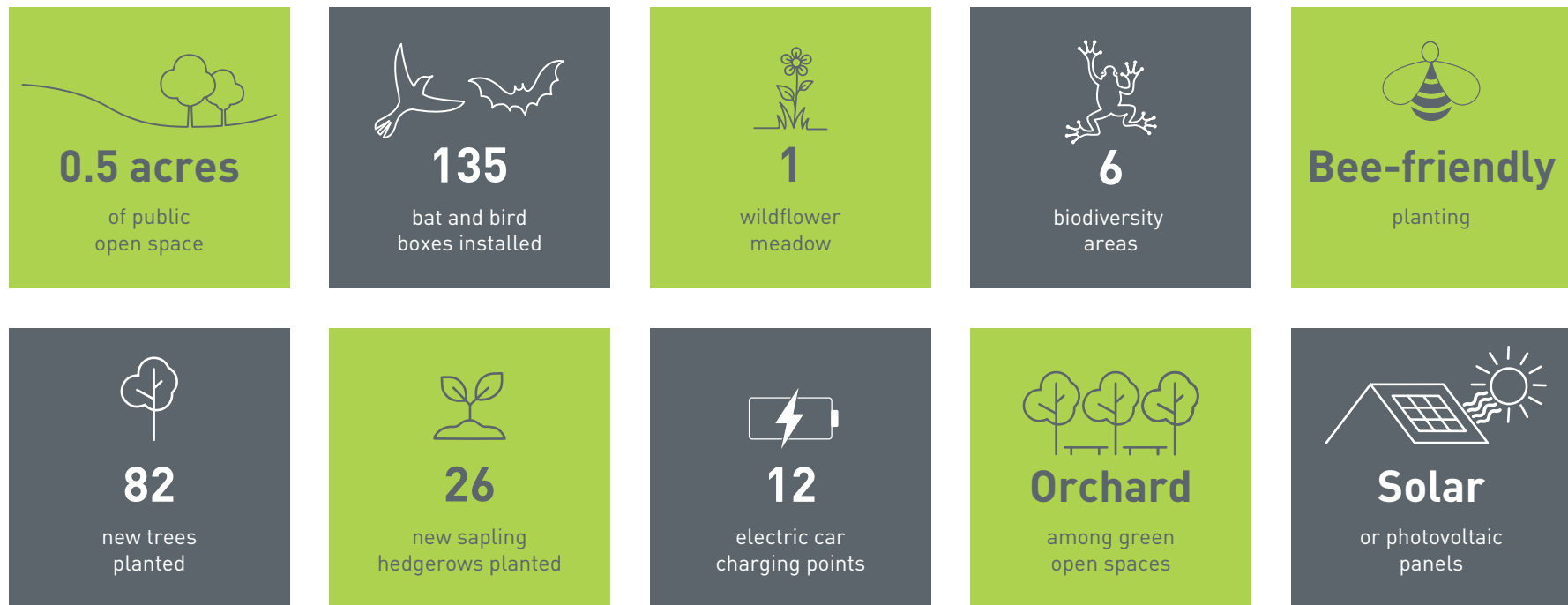
'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.





# MERCHANT QUAY

## DEVELOPMENT LAYOUT

### PHASE 1

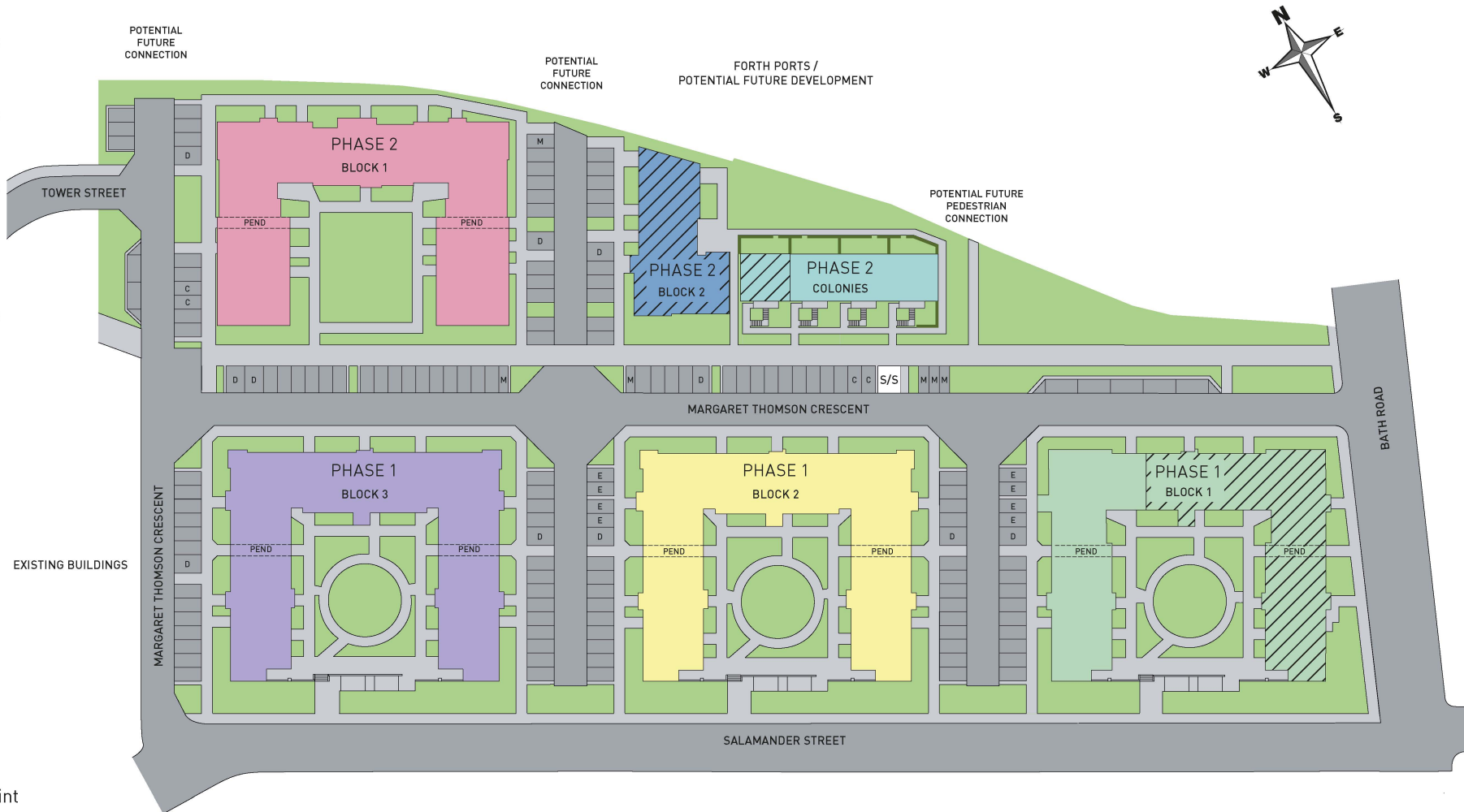
-  **Block 1 - Plots 1 - 74**  
1, 2 & 3 bedroom apartments
-  **Block 2 - Plots 75 - 148**  
1, 2 & 3 bedroom apartments
-  **Block 3 - Plots 149 - 212**  
1, 2 & 3 bedroom apartments

### PHASE 2

-  **Block 1 - Plots 1 - 66**  
1, 2 & 3 bedroom apartments
-  **Block 2 - Plots 67 - 83**  
Affordable apartments
-  **Colonies - Plots 84 - 95**  
2 bedroom colony flats
-  **Affordable Homes**

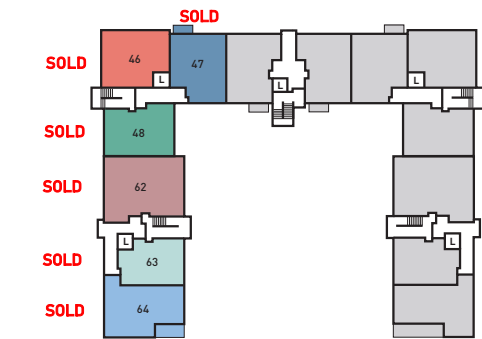
### Parking

- D - Disabled Parking Space
- M - Motorcycle Parking Space
- C - City Car Club Space
- E - Electrical Vehicle Charging Point



# APARTMENT BLOCK 1

## 1, 2 & 3 BEDROOM APARTMENTS



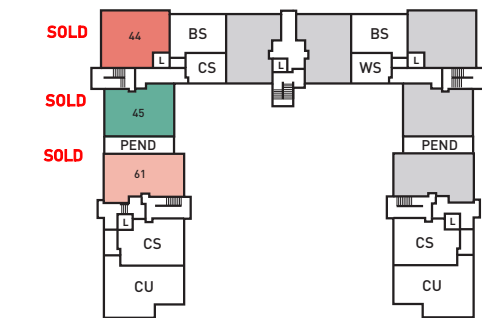
FIRST FLOOR



THIRD FLOOR



FIFTH FLOOR



GROUND FLOOR



SECOND FLOOR



FOURTH FLOOR

Argyll 1 bed apartment	Cannon 1 bed apartment	Largo 2 bed apartment	Duke 2 bed apartment	Eldin 2 bed apartment	Restalrig 3 bed apartment
Teviot 2 bed apartment	Wilton 2 bed apartment	Moray 2 bed apartment	Gilmore 2 bed apartment	Salisbury 2 bed apartment	Affordble Homes

KEY

L Lift

WS Water Store

CS Cycle Store

CU Commercial Unit

BS Bin Store

# APARTMENT BLOCK 2

## 1, 2 & 3 BEDROOM APARTMENTS



FIRST FLOOR



THIRD FLOOR



FOURTH FLOOR



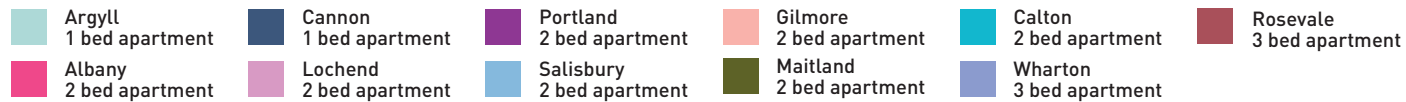
GROUND FLOOR



SECOND FLOOR



FIFTH FLOOR



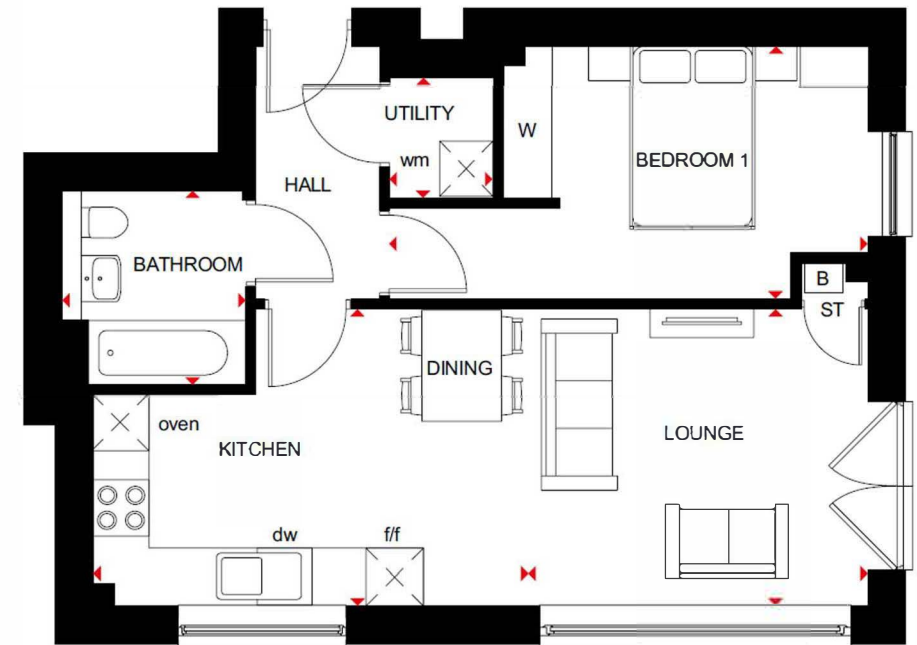
KEY L Lift WS Water Store CS Cycle Store CU Commercial Unit BS Bin Store



## 1 BEDROOM APARTMENT



- Open-plan living space with kitchen/dining/lounge areas
- French doors in lounge space
- One double bedroom
- Family bathroom
- Entrance hallway with built-in utility cupboard



\*Check window location with Sales Adviser.

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APARTMENT DIMENSIONS		
Kitchen/Dining	4710 x 3180mm	15'5" x 10'5"
Lounge	3720 x 3180mm	12'2" x 10'5"
Bedroom 1	5180 x 2740mm	17'0" x 9'0"
Bathroom	1980 x 2100mm	6'6" x 6'10"
Utility	1130 x 1300mm	3'8" x 4'3"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◄	Dimension location
	ST	Store	dw	Optional dishwasher location	W	Wardrobe space
	wm	Washing machine space				

[barratthomes.co.uk](http://barratthomes.co.uk)



All images used are for illustrative purposes. These & the dimensions given are illustrative for this house type & individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs & dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

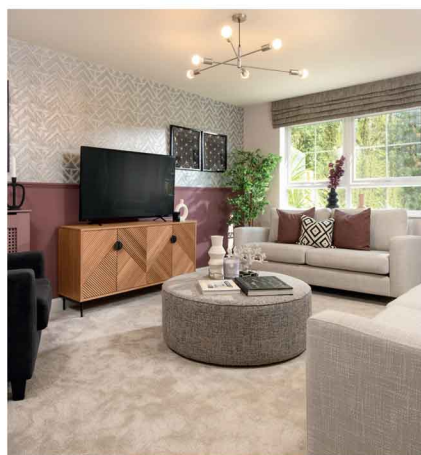
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**barratthomes.co.uk**

**0333 355 8460**

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