

Apartments

Randolph Campus

VARCITY - NORTH CAMPUS -



varcity

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.



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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.

Varsity North

Urban living, green prospects

For people who want to combine the convenience of urban life with the pleasures of the open air, Varsity 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, Varsity 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.



Edinburgh living.

Scotland's Capital city, the Athens of the North, regularly appears at or close to the top of national and international 'quality of life' surveys, and whether you're an Edinburgh resident or a casual visitor, the reasons for its popularity are not hard to find. History, culture, commerce and superb leisure and shopping combine to make Edinburgh a great place to be.



Varsity North

Situated between the city centre and the waterfront, Varsity North is perfectly placed to take advantage of all that Edinburgh has to offer.

Live entertainment

From folk music in pubs to full orchestral concerts in the Usher Hall, from drama world premiers at the Traverse to major international touring shows at the Playhouse, Edinburgh has one of the finest programmes of live entertainment to be found anywhere. Whatever your taste, bluegrass music or workshop theatre, stadium rock or club football, you'll find Edinburgh a stimulating and captivating environment all the year round. And in summer, when the city hosts a series of major festivals, including the International, the vast Festival Fringe and the oldest continuous Film Festival in the world, the atmosphere becomes electric, almost magical.

Traverse Theatre
0131 228 1404

Edinburgh Playhouse
0131 524 3333

What's On in Edinburgh
www.theoracle.co.uk

Edinburgh Filmhouse
0131 228 2688

Edinburgh Festival Fringe
www.edfringe.com

Restaurants and bars

Edinburgh has one of the most exciting and diverse selections of bars and restaurants in the country. Whether you're looking for the traditional flavour of the Starbank Inn where you can borrow binoculars to watch the boats on the Forth as you enjoy the traditional ales, or the cosmopolitan, bohemian vitality of Stockbridge with its chic bistros and lively cafés, at Varsity North there is something for every mood and every budget.

Starbank Inn
0131 552 4141

Hectors
0131 343 1735

Patisserie Florentin
0131 220 0225

The Stockbridge Restaurant
0131 226 6766

Zanzero
0131 220 0333

Eating out in Edinburgh
www.list.co.uk



Capital shopping

The large Morrisons supermarket on Ferry Road backs on to the cycle path running alongside the Varsity North development, making it exceptionally handy for convenience purchases as well as major shopping. There is a Post Office amongst the local shops at Crewe Road North, while nearby Stockbridge offers probably the finest selection of butchers, international greengrocers, delicatessens and specialist shops in the city. The nearby retail park at Craighleith includes a large Boots, Marks & Spencer and Sainsbury's. The city centre, especially the east end of Princes Street, has become a focal point for high quality fashion shopping ranging from the traditional elegant environment of Jenners to vibrant, leading edge outlets like Harvey Nichols.

Harvey Nichols Edinburgh
0131 524 8388

I J Mellis Cheesemonger
0131 225 6566

Morrisons Supermarket
0131 315 4970

Crewe Road North Post Office
0131 551 6728

Healthy living, early learning

Varsity North has easy access to a choice of gyms and health clubs including Westwoods, around ten minutes walk away, and David Lloyd at Newhaven Harbour, both of which have excellent amenities including swimming pools, gyms, aerobics studios and steam rooms. In addition, the David Lloyd club offers a range of racquet sports facilities. There is also a large swimming and fitness centre operated by Edinburgh Leisure at Ainslie Park, just 200 yards to the east of Varsity North.

Café life

Celebrated as Edinburgh's most cosmopolitan quarter, Stockbridge has a liberal, youthful ambience that attracts students, artists and media professionals.

The area's lively bars and cafés, international delis and exciting, colourful atmosphere present a lively forum in which locals and visitors meet to browse in the unusual specialist shops, enjoy a cappuccino and a cheesecake or watch the world go by over a cold beer.

Varsity North

Varsity North is surprisingly close to many of Edinburgh's wonderful open spaces, from the beautiful landscapes and breathtaking glasshouses of the Royal Botanic Garden with its unique collection of flora from throughout the world to the riverside walks along the Water of Leith, providing habitats for herons, swans and even kingfishers. Edinburgh is exceptionally rich in opportunities to enjoy diverse, inspiring natural surroundings.



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Existing Buildings

New Sub Station

Sub Station

Bin Store

Bin & Bike Store

Bin & Bike Store

Randolph Campus

Potential Future Conversion

Existing Building

Bin & Bike Store

Approx Location Gas Governor

Crewe Road Gardens

Bin & Bike Store

Belford Campus

Existing Building

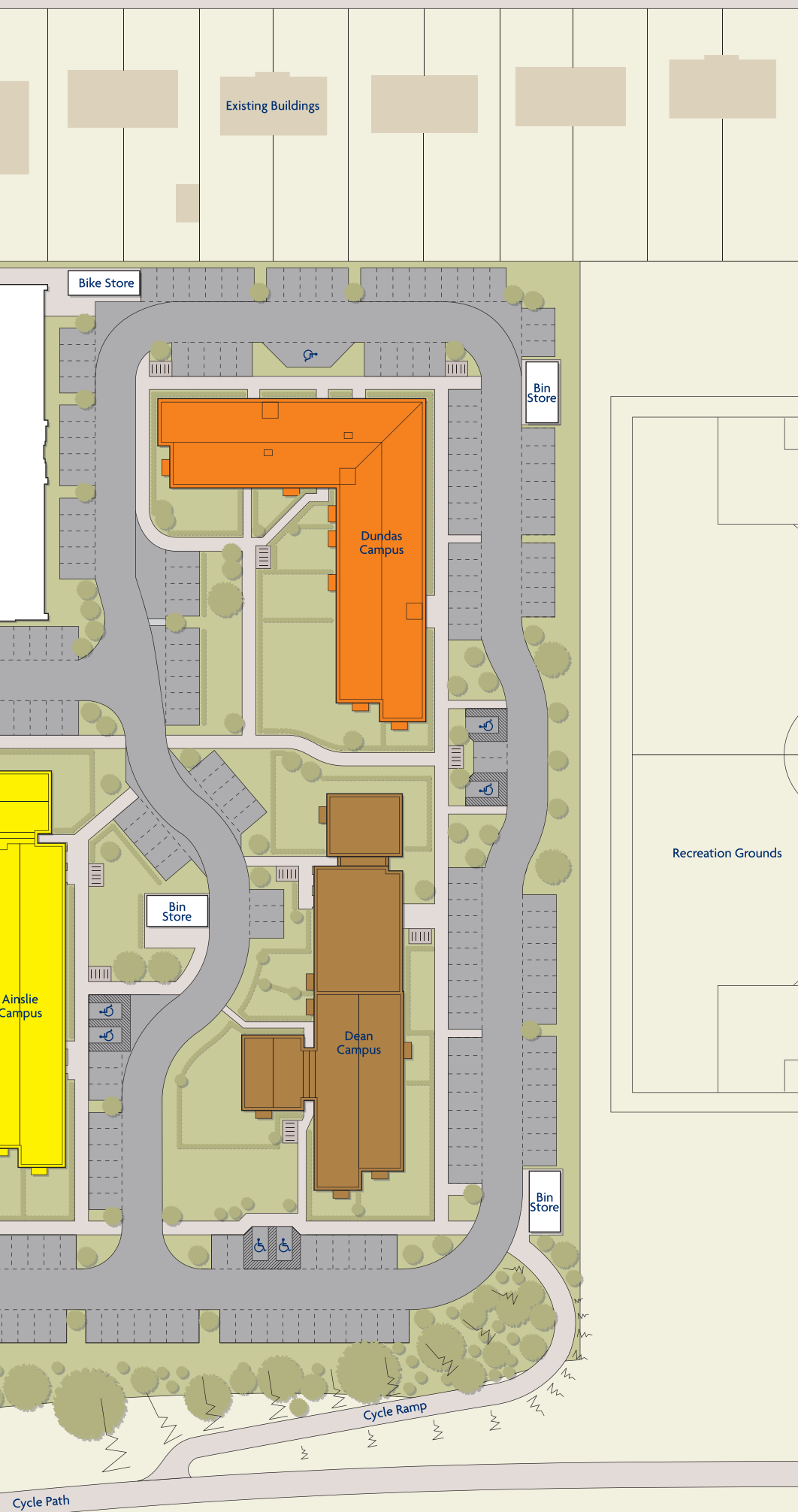
Crewe Road North

Existing Development

Tree Belt

Footpath Link





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.

Randolph Campus

1 bedroom apartments

Type 1 see page 10

Type 6 see page 10

Type 7 see page 11

2 bedroom apartments

Type 2 see page 12

Type 3 see page 12

Type 4 see page 14

Type 5 see page 14

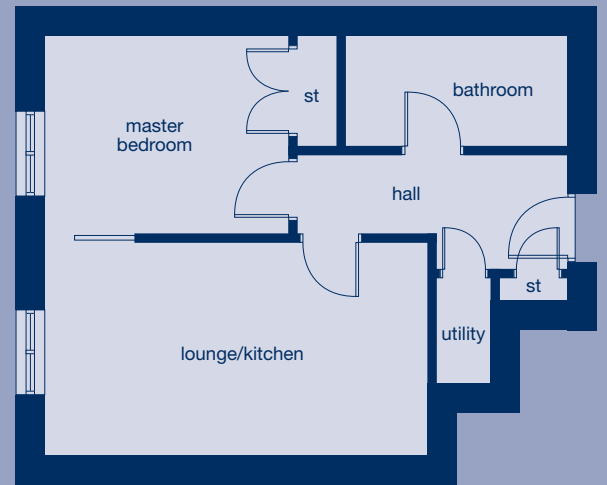
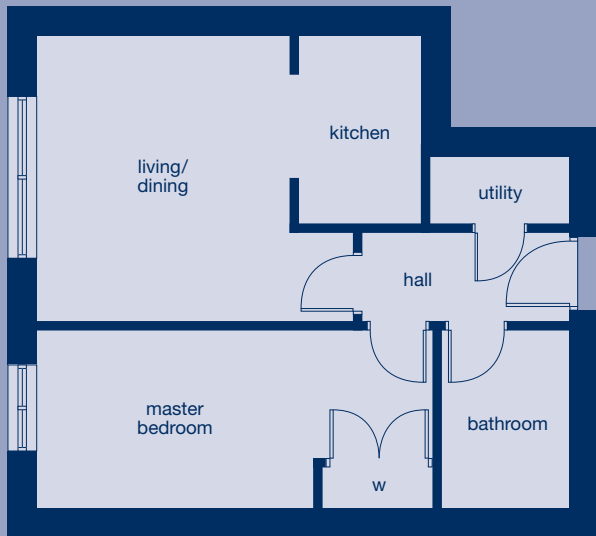


The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

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 Bedroom Apartments



● Type 1

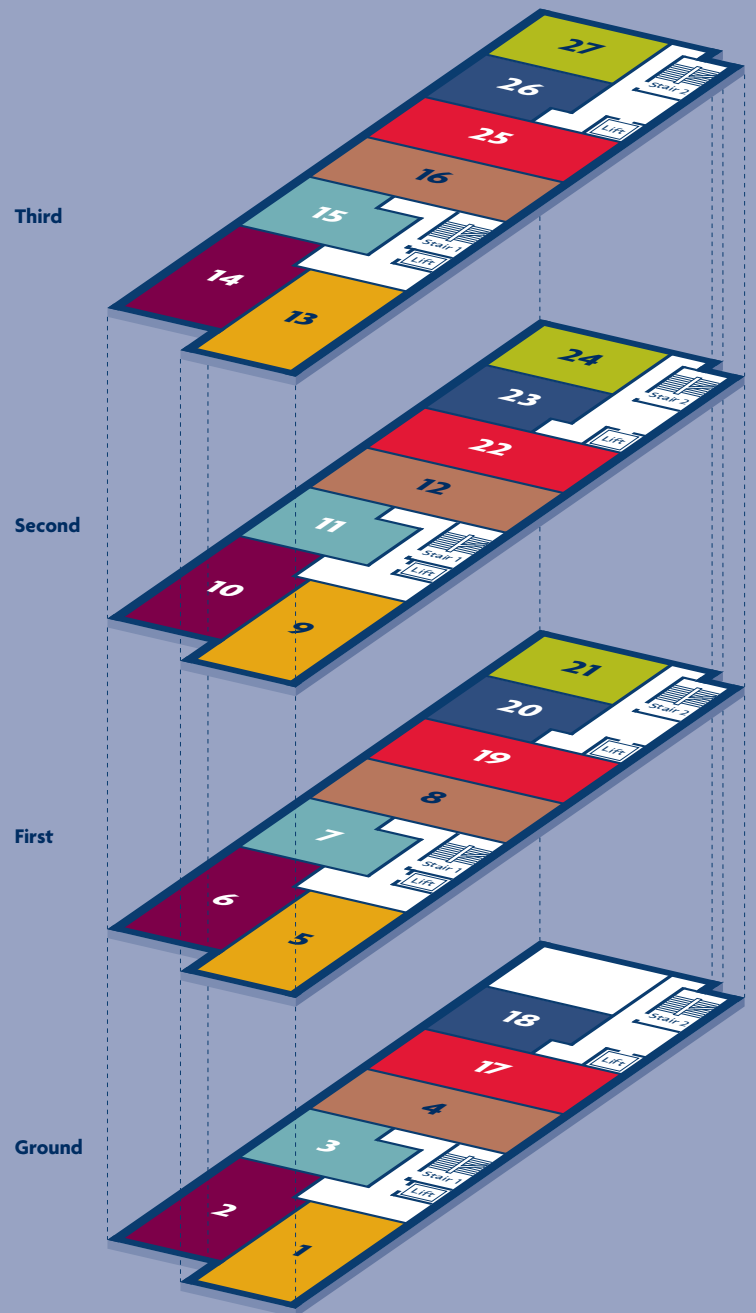
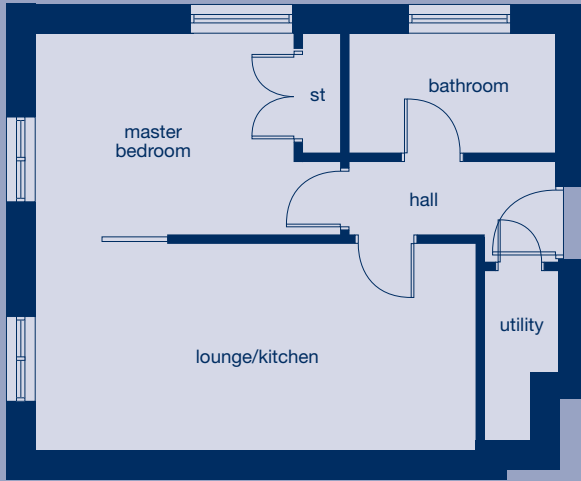
living/dining	4.270m x 3.710m	14'0" x 12'2"
kitchen	2.870m x 1.860m	9'4" x 6'1"
master bedroom	5.870m _{max} x 2.610m _{max}	19'3" x 8'6"
utility	1.850m x 1.000m	6'1" x 3'3"
bathroom	2.650m x 1.700m	8'8" x 5'6"

Level	Plot
Ground	3
First	7
Second	11
Third	15

● Type 6

lounge/kitchen	5.600m x 3.050m	18'4" x 10'0"
master bedroom	3.650m x 2.810m	11'11" x 9'2"
utility	1.450m x 0.860m	4'9" x 2'9"
bathroom	3.250m x 1.700m	10'7" x 5'6"

Level	Plot
Ground	18
First	20
Second	23
Third	26



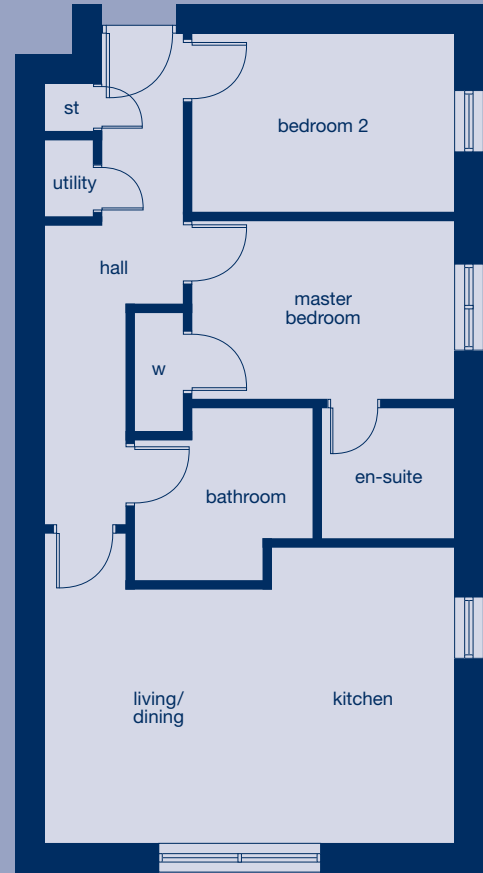
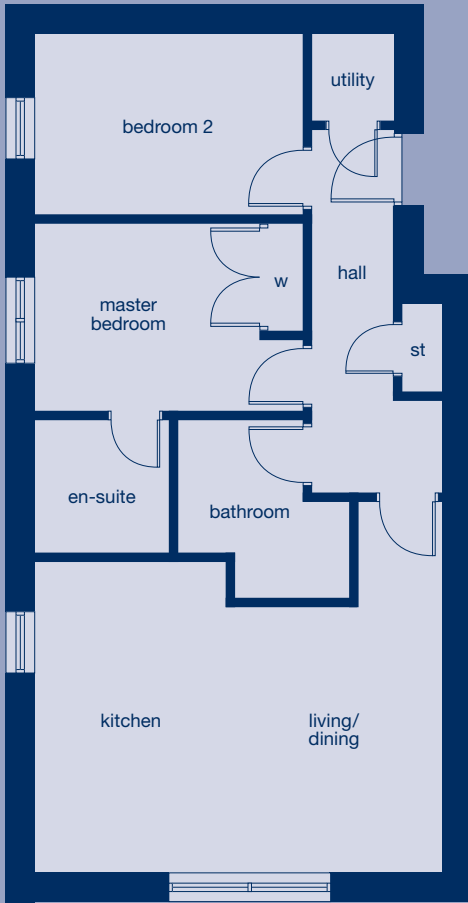
● Type 7

lounge/kitchen	6.500m x 3.030m	21'3" x 9'11"
master bedroom	4.550m _{max} x 2.850m _{max}	14'11" x 9'4"
utility	2.100m _{max} x 1.100m _{max}	6'10" x 3'7"
bathroom	3.050m x 1.700m	10'0" x 5'6"

Level	Plot
First	21
Second	24
Third	27

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2 Bedroom Apartments



● Type 2

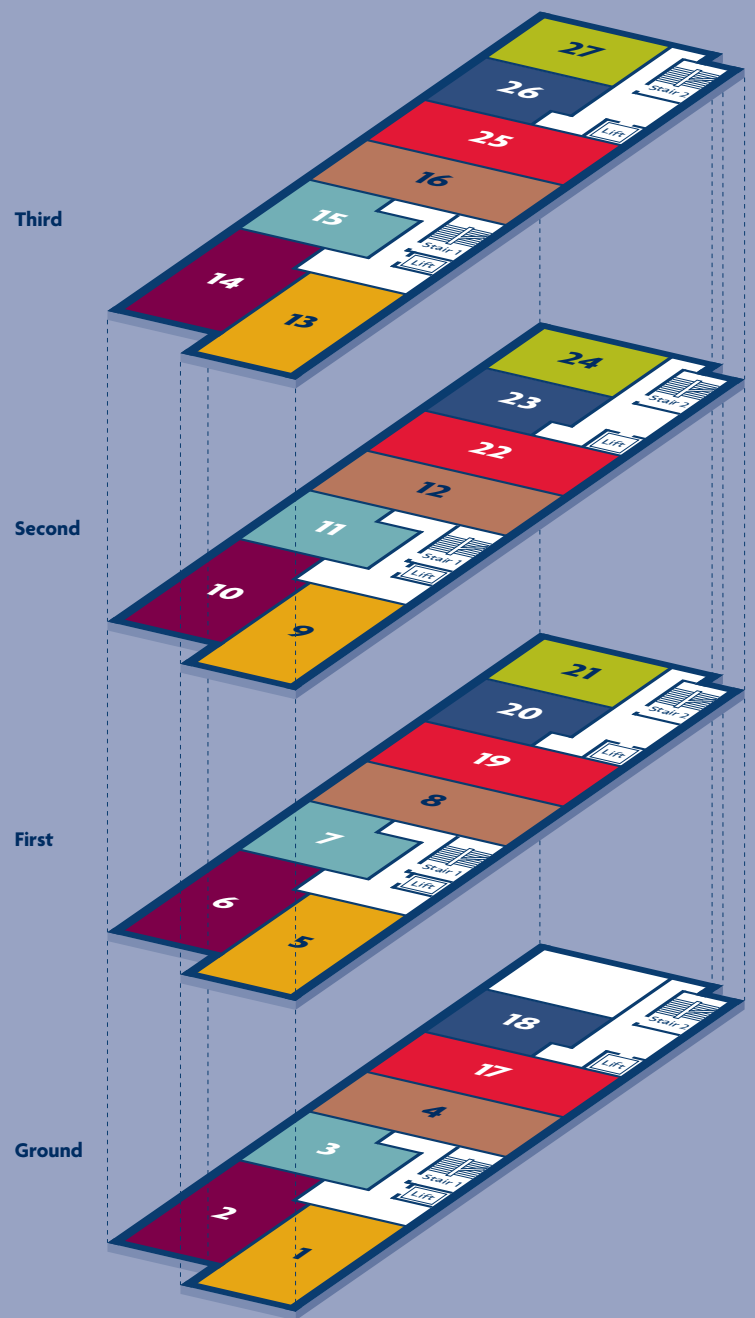
living/dining/kitchen	5.970m _{max} x 4.510m _{max}	19'7" x 14'9"
master bedroom	3.990m _{max} x 2.850m _{max}	13'1" x 9'4"
en-suite	1.820m x 1.800m	5'11" x 5'10"
bedroom 2	3.980m x 2.530m	13'1" x 8'3"
utility	1.200m x 1.050m	3'11" x 3'5"
bathroom	2.360m x 2.670m	7'8" x 8'9"

Level	Plot
Ground	2
First	6
Second	10
Third	14

● Type 3

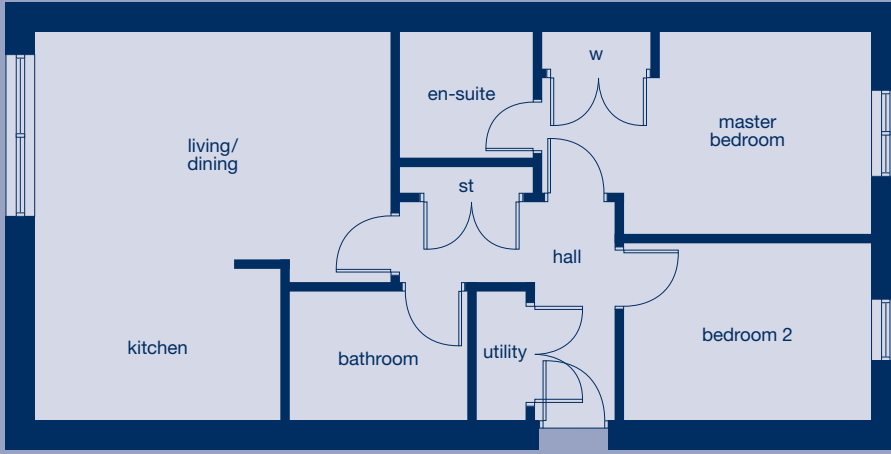
living/dining/kitchen	6.060m _{max} x 4.405m _{max}	19'10" x 13'8"
master bedroom	3.890m x 2.700m	12'9" x 8'10"
en-suite	1.800m x 1.720m	5'10" x 5'7"
bedroom 2	3.890m x 2.590m	12'9" x 8'5"
utility	1.170m x 0.770m	3'10" x 2'6"
bathroom	2.660m _{max} x 2.370m _{max}	8'8" x 7'9"

Level	Plot
Ground	1
First	5
Second	9
Third	13



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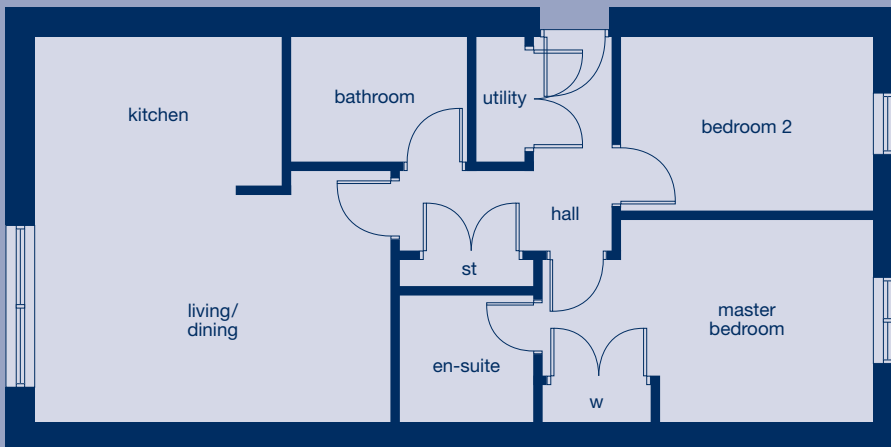
2 Bedroom Apartments



Type 4

living/dining/kitchen	5.620m _{max} x 5.280m _{max}	18'5" x 17'3"
master bedroom	4.880m _{max} x 2.960m _{max}	16'0" x 9'8"
en-suite	1.800m x 1.700m	5'10" x 5'6"
bedroom 2	3.670m x 2.600m	12'0" x 8'6"
utility	1.900m x 0.700m	6'2" x 2'3"
bathroom	2.700m x 1.700m	8'10" x 5'6"

Level	Plot
Ground	4
First	8
Second	12
Third	16



Type 5

living/dining/kitchen	5.620m _{max} x 5.280m _{max}	18'5" x 17'3"
master bedroom	4.880m _{max} x 2.960m _{max}	16'0" x 9'8"
en-suite	1.800m x 1.700m	5'10" x 5'6"
bedroom 2	3.670m x 2.600m	12'0" x 8'6"
utility	1.900m x 0.700m	6'2" x 2'3"
bathroom	2.700m x 1.700m	8'10" x 5'6"

Level	Plot
Ground	17
First	19
Second	22
Third	25

Apartment locator

North Campus

Randolph Campus

1 Bedroom Apartments

Type 1 see page 10

Type 6 see page 10

Type 7 see page 11

2 Bedroom Apartments

Type 2 see page 12

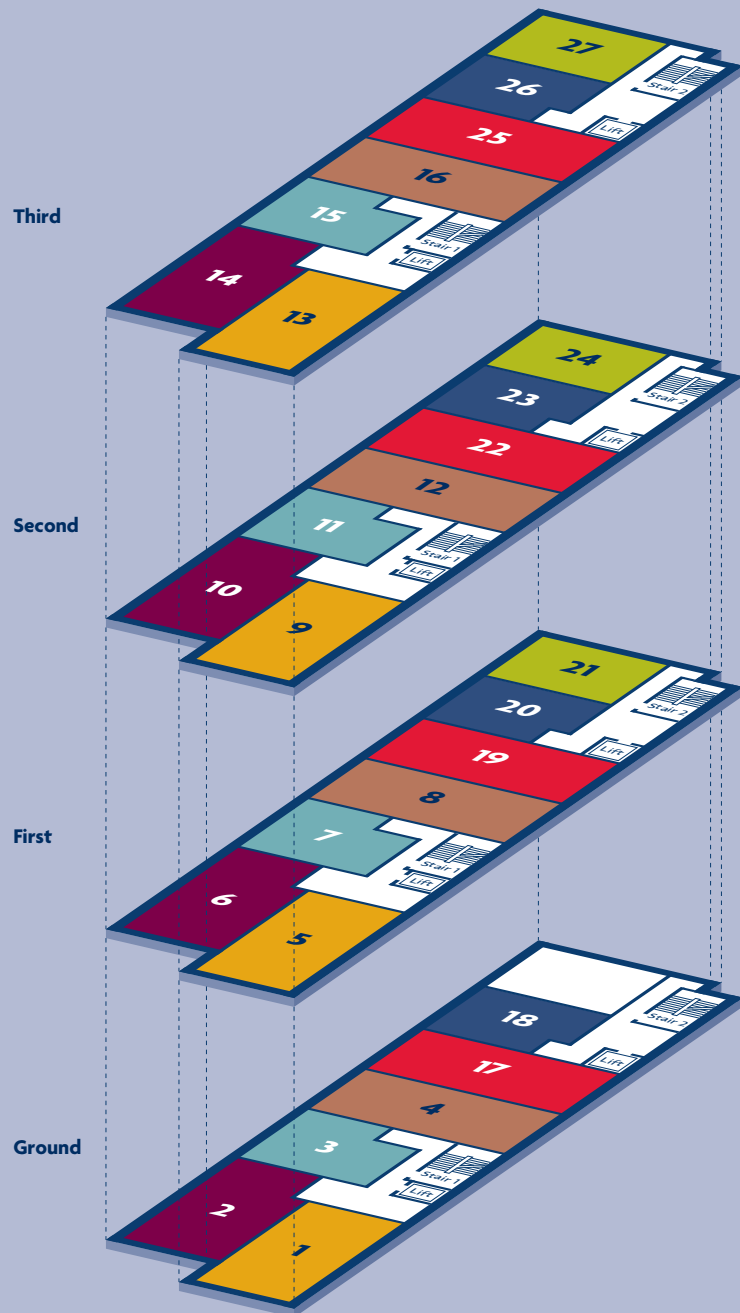
Type 3 see page 12

Type 4 see page 14

Type 5 see page 14

Randolph Campus

Plots 1-27



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Form and function

Specification

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7
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	✓	✓	✓	✓	✓	✓	✓
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 above bath (apartments without en-suite only)	✓	○	○	○	○	✓	✓
chrome taps	✓	✓	✓	✓	✓	✓	✓
tiling splashback to wash hand basin	✓	✓	✓	✓	✓	✓	✓
full height ceramic tiling to shower cubicles (apartments with en-suite only)	–	✓	✓	✓	✓	–	–
full height ceramic tiling to shower area above bath	✓	○	○	○	○	✓	✓
recessed downlighters	✓	✓	✓	✓	✓	✓	✓
rinser/mixer handset to baths (apartments with en-suite only)	–	✓	✓	✓	✓	–	–
Living							
TV socket in living area and master bedroom	✓	✓	✓	✓	✓	✓	✓
telephone socket to living area and master bedroom	✓	✓	✓	✓	✓	✓	✓
ready installed Sky+ communal digital aerial	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

For optional extras please speak to your Sales Adviser.

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7
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 gardenia, except kitchen and bathroom (white)	✓	✓	✓	✓	✓	✓	✓
75mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓
colonist-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	✓	✓	✓	✓	✓	✓	✓

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.

Involved and informed.

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And we'll send you regular updates via email or text.

www.mymillerhome.com



Consider these...

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3, 4 & 5 bed homes
Ferryfields
Dundee
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Varcity South

1, 2 & 3 bed apartments
& Cityhouses
Varcity South
Edinburgh
0800 840 8415

Bonnington

2 & 3 bed apartments
Bonnington
Edinburgh
0800 840 8417

Doune Riggs

2, 3 & 4 bed homes
Doune Riggs
Doune, Stirling
0800 840 8406

Balbirnie Bridge

3, 4 & 5 bed homes
Balbirnie Bridge
Markinch
0800 840 8408

Crystal Gait

2, 3, 4 & 5 bed homes
Crystal Gait
Glenrothes
0800 840 8407

Primrose Hill

3, 4 & 5 bed homes
Primrose Hill
Rosyth
0800 840 8409

Regents Park

1, 2, 3, 4 & 5 bed homes
Regents Park
Crossgates
0800 840 8405

Rosemount Gardens

3, 4 & 5 bed homes
Rosemount Gardens
Blairgowrie
0800 840 8413

Victoria Mills

1, 2 & 3 bed apartments
Victoria Mills
Dunfermline
0800 840 8418

coming
soon

2, 3, 4 & 5 bed homes
Dalmore Mill
Auchendinny
0870 336 5333

coming
soon

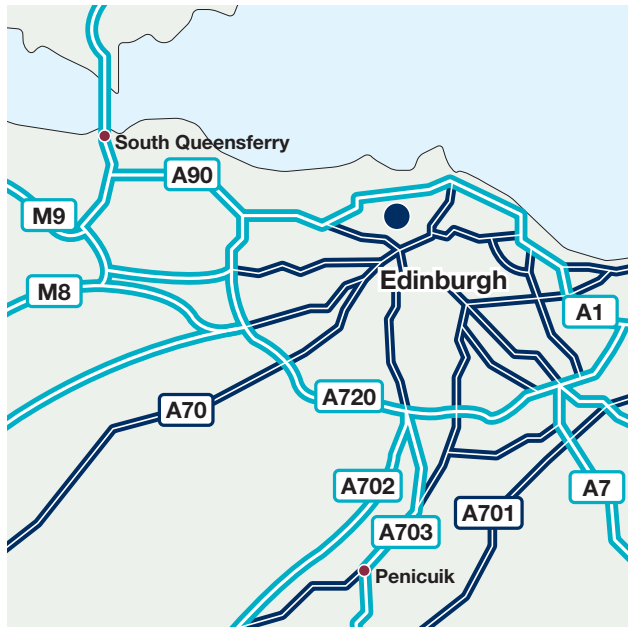
2 & 3 bed apartments
City Quay
Dundee
0800 840 8412

How to find us.

Please visit our website for opening days

11:00am to 6:00pm

Telephone: 0800 840 8416



● Varsity North

[find out more about this area on page 04](#)

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. 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

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PRINTERS

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www.millerhomes.co.uk

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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. Interested parties should check with the Sales Adviser and confirm all details with 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 homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development 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 and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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