

embankment
west



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Welcome to Embankment West

On the western fringe of the city centre, Embankment West offers luxury apartments enhanced by an attractive waterside setting. Its prominent location amongst excellent local amenities and superb transport links, positions Embankment West as a premium 'new home' or buy-to-let property.

The scheme of 123 homes is made up of several different units, ranging from one-bedroom apartments to three-bedroom penthouses, all of which have been designed to suit a mixture of living requirements, where residents will benefit from an all-encompassing community environment and modern living experience.

Not only is Embankment West situated in a prime commuting location, the building offers stunning interior and exterior design as well as strong potential rental yields with projected increases in the region's economic growth.



The Project

Investors and homeowners can choose from an appealing mix of accommodation, thoughtfully designed to meet the needs of city living purchasers. You can choose from 65 One-Bedroom, 54 Two-Bedroom and 4 Three-Bedroom apartments.

McEwan Fraser Legal has teamed up with locally acclaimed, EMA Architects to create a scheme that boasts a fully glazed rooftop level and well-appointed living spaces. Each apartment will include a fitted kitchen, a fitted bathroom with the addition of en-suites in many of the apartments. In addition, investors will have the option to purchase an interior furniture package, provided by furniture specialists,

David Phillips. The package can be specifically tailored to meet your requirements - making your dream home become a reality.

Embankment West has been carefully renovated to provide desirable new build apartments with; open living space, clever storage, luxurious finishes suited for contemporary living. Throughout the development design process every emphasis has been made on functionality whilst also creating a stylish finish. The complex also benefits from a number of private parking spaces available for purchase to the rear and front of the building.



£30million

Total Project Value

123

Number of Apartments

35

Number of Parking Spaces

1.5 miles

Distance to the City Centre

0.6 miles

Distance to Tram Stop

Q1 2019

Completion Date

The Location

The capital of Scotland, Edinburgh, is situated in the south east of the country. Edinburgh is the seat of the Scottish Parliament and the Scottish Executive and remains a major centre for finance, law, tourism and cultural affairs. Located at the eastern end of the M8 motorway, the city enjoys seamless transport and communications links with all parts of Scotland either by car, via the motorway network or mainline trains, including regular services to London.

The city benefits from one of the UK's most highly-educated and productive workforces, while an unrivalled quality of life makes the city a magnet for international talent and tourists alike and more recently has been rated as one of the highest in the UK due to the city's first-class amenities.

A thriving business sector, world renowned universities, its setting amongst hills and historic buildings make for a theatrical city, attracting people

to settle down in the Scottish capital from across the world. One of Europe's most beautiful cities and architecturally renowned across the globe as a UNESCO World Heritage Site, Edinburgh has architectural history at its core. The harmonious juxtaposition of the two Old Town and the contrasting neoclassical New Town, give the city its unique character whilst Scotland's most famous castle dominates the city skyline.

The Edinburgh International Festival takes place over three weeks every August and together with the Festival Fringe creates the largest cultural event anywhere in the world. With an unparalleled range of events, fantastic shopping, top-class dining, including four Michelin star restaurants, a fabulous bar and café culture, vibrant nightlife, a varied arts scene, relaxing spas and beautiful green spaces to unwind in, Edinburgh is a pure pleasure.



10 minute walk to two large supermarkets



20 minute drive into the city centre



Views over the river and parks behind



15 minute drive to the airport



Edinburgh City

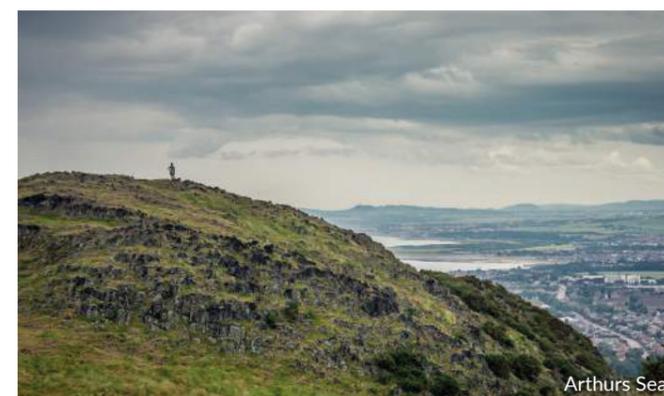
Embankment West's location is second-to-none offering a wealth of amenities, retail facilities and transport options. Gorgie Road acts as the main thoroughfare into and out of Edinburgh city centre from the west side of the city, giving residents easy access to everything the city has to offer. Balgreen tram stop and Slateford train station, both within walking distance, provide quick access to the city centre. Edinburgh airport is also four-miles west of the development and also easily accessible by tram.

The Gyle Shopping Centre is accessible by bus or tram in a journey time of only 20 minutes. Nearer by, the newly constructed West Edinburgh Retail Park on Chesser Road, offers an excellent choice of supermarkets including an M&S Food Hall and an Asda Superstore.

Nearby amenities include Edinburgh Zoo and Murrayfield Stadium, along with Hearts FC ground at Tynecastle. Further afield Edinburgh Castle, The National Museum of Scotland and

The University of Edinburgh can be added to the endless list of the city's places to visit.

In addition, together with excellent local schools, the Edinburgh Napier University, Sighthill Campus is less than a mile away from the property, with other campuses at Craiglockhart and Merchiston only a little further. Edinburgh University's main campus is located in Edinburgh's Old Town.



Arthurs Seat



Edinburgh Zoo



Edinburgh Castle

Edinburgh: Buy To Let Hotspot

The industry is in a confident and optimistic mood, with strong demand for residential properties in key city centre locations. In fact, the only challenge predicated for the year ahead is to address the shortage of supply.

Despite increases in housebuilders confidence in the Scottish property market, housebuilders are still cautious in their approach. Key cities such as Edinburgh are still therefore predicted to experience a great increase in prices and rental growth. Research that Scotland wide development has only marginally increased in the past five years and development remains uncommonly below demand.

(Scottish Residential Forecasts, JLL, 2017)

The City of Edinburgh held the highest average house price in all but two out of the last ten years

The volume of sales in Scotland's cities showed a rise in the last five years of 35.3%

In 2016-17, Edinburgh had the highest residential market value of all of Scotland's cities, standing at £2.6 billion.

Scotland's cities residential property market in 2016-17 was worth £5.5 billion

In 2016-17, Edinburgh broke the £1 billion market value for the first time since 2007-08 and was the only city to see its market value increase in 2016-17.

Source: Registers of Scotland: 10 Year Property Market Report



Edinburgh City

Edinburgh along with Scotland's second city Glasgow, are for numerous reasons, expected to significantly grow ahead of the Scottish average. Together these two cities represent a significant 41% of the increase in Scottish households projected to be moving to Scotland. Edinburgh is expected to expand by an additional 15,000 households whilst over the same period, Glasgow is expected to increase in size by a further 10,000 households.

JLL are also forecasting sales price and rental growth well above the national average, given the supply shortages. Over the next five years they are expecting 3.8% pa rental growth between 2017 - 2021. Presently 16,000 homes are being built across the whole of Scotland - this figure is not considered sufficient to cater for the expanding population of Edinburgh

without taking into account the current backlog and shortage of housing plus the addition of more traditional housing based outside of the city.

Strong demand combined with the shortfall in supply has led to increases in house prices, especially considering city centre housing.

This is highlighted by the strong new development market based in the city centre as well as the outskirts. It is clear however, that there is a lack of new build homes coming on the market. Although there are a number of developments underway there is restricted development activity and therefore a lack of new build homes in the short-to-medium term.

Edinburgh: The Economy

Edinburgh is the UK's largest financial centre outside of London and a major European hub for asset management and servicing, with over £500 bn of funds under management in the city.

Edinburgh's financial services sector possesses traditional strengths in retail banking, life insurance and pensions coupled with expertise in corporate and investment banking. A number of high-profile financial services companies are headquartered in Edinburgh including: Tesco Bank, RBS, Virgin Money and Scottish Widows.

In 2017, China became a significant source of investment to Scotland, supporting projects in the energy sector. With increased food exports and research partnerships between University of Edinburgh and Chinese corporations such as Huawei, a direct airlin k is in the pipeline to strengthen business connections between Scotland and China.

Chinese visitor numbers to the country have increased 230% in the last ten years with Edinburgh attracting 82% of Scotland's total Chinese inbound visitor market. The value of which reached £25.78m in 2016, accounting for 71% of Chinese visitor spend in Scotland overall.

In 2015, the population of Edinburgh was estimated to be at 498,800, an increase of 22,200 on the figure from 2011.



www.investinedinburgh.com

The government will contribute £756 million towards investment of more than £3 billion by 2021 to deliver 50,000 affordable homes



www.showhouse.co.uk

Edinburgh is second only to London in median gross annual earnings per resident in major UK cities with £24,200

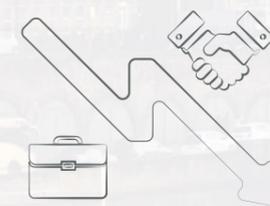


www.investinedinburgh.com



International visitors made 2.75 million overnight trips to Scotland and spent £1.9 billion in 2016

www.investinedinburgh.com



Scottish unemployment hit a 25-year low in 2017, standing at just 3.8%

www.investinedinburgh.com



10.8% of people in employment work in the Finance and Insurance sector. On average this is twice the normal average of major UK cities

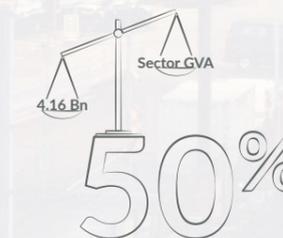
Edinburgh by Numbers 2017, The City of Edinburgh Council

7% increase in the number of households living in Edinburgh from 2007 to 2016



National Records of Scotland, 2016

In 2015, the Gross Value Added in Edinburgh of the Financial and Insurance sector was £4.16 billion. This represents 50% of the total Scottish GVA for that sector



Edinburgh by Numbers 2017, The City of Edinburgh Council

Edinburgh has a larger proportion of high skilled occupations at 40.1% than other UK cities, including the London region



www.edinburgh.gov.uk

Facts and Figures

Edinburgh: Inward Investment

Edinburgh has continued to demonstrate why international investors consistently choose to invest in the Scottish capital city. The first eight months of 2017 saw Edinburgh surpass the previous year's total, comprising 24 built projects, leading towards another record year for foreign direct investment (FDI).

According to FDI reports from The Financial Times, combined inward investment has helped to create 2,105 jobs in the city in the last year, with an average of 80 new posts created per project. Taken together, the 24 projects represent a total overseas capital investment of £1.07bn into Edinburgh's local economy.

The statistics not only confirm Scotland's position as one of the top UK regions outside of London for foreign direct investment but also, highlight the underlying strengths of the Scottish economy. Few nations can match Scotland's resources; including one of the most highly-educated workforces in Europe, a long-standing reputation for innovation and an

internationally regarded brand. Half of the largest companies who invested were based in the USA, including online retailer Amazon.

Edinburgh has a growing reputation as a global tech cluster. From new startups to multinational tech companies setting up operations, Edinburgh is truly a city in global demand. The number of technology companies popping up has been increasing year-on-year for the past decade. Amongst the recent additions to the 'technology hub' is the recent announcement of 300 jobs created by Computershare and 60 new posts through Indian digital services firm, Wipro. Furthermore, Ctrip - the Chinese owner of Skyscanner has announced a further 200 jobs via its customer service call centre.

(www.investinedinburgh.co.uk)

During the same period, new investors accounted for 65% of the property investment market - a 30% increase from the previous year.

Edinburgh: Lifestyle

Edinburgh is an incredible city and is often regarded as one of the best places to live in Europe. Not only is the city beautifully green with its 112 parks and 600,000 trees planted around the streets - there are also plenty of things to do, regardless the time of year. The numerous museums, galleries and attractions are first-class and you can easily fill your days in the city without spending a penny, with free entry to many attractions. Not to forget the city's scenic outdoor spaces and some of the world-class festivals that make Edinburgh a major tourist attraction, welcoming 1.2 million tourists annually.

Edinburgh is well known for its comedy festivals during the summer months, however it is a great place to be all year round and can cater to a varying tastes.

From the world-class attractions, such as, the National Museum of Scotland, Scottish National Galleries and St Giles Cathedral, to behind the scenes with Edinburgh's film locations. Enjoy the spectacular views from Arthur's Seat or sit back and watch the world go by from one of the many parks and gardens, including the magical Royal Botanic Garden Edinburgh.

Attractions don't end there, Edinburgh Zoo offers visitors the chance to see over a 1,000 different species of animals and included in the variety is the UK's only Giant Pandas. Or if you're looking for places to enjoy some fine dining, the city is home to more Michelin-starred restaurants than any other part of the UK outside of London.



Edinburgh: Shopping

Edinburgh is home to a fantastic variety of shops, ranging from luxury designers to high street brands, the city caters to all tastes, styles and budgets. Edinburgh also benefits from offering shoppers fantastic scenery and views whilst shopping.

Princess Street is lined with shops on the one side, leaving the opposite side open for spectacular views of the Old Town. If you're looking for flagship department stores such as Debenhams, House of Fraser, Zara, Primark and M&S, Princess Street is the place to go.

Running parallel to Princes Street is its stylish sibling George Street, home to many upmarket retail stores and several hotels. George Street is chic fashion hub, with stylish and on trend brands including AllSaints, Anthropologie, Hollister, Jack Wills, Karen

Millen, Kooples, Jigsaw, Rox Jewellers and LK Bennett rubbing shoulders with fashionable bars and restaurants including, All Bar One, TigerLily, Le Monde, Jamie's Italian and The Dome.

If you're looking for designer brands, Multrees Walk is the definition of luxury shopping in Edinburgh. Home of Scotland's only Harvey Nichols, Louis Vuitton and Nespresso outlets along with many other exclusive fashion brands, the Multrees Walk shopping experience is second to none.

Along with its many bustling streets filled with shops, Edinburgh is home to several shopping centres. Ocean Terminal and The Gyle boast over 70,000 sq m of shopping space with over one million people within half an hour's drive.



Ocean Terminal



Victoria Street



Royal Mile



Marks & Spencers



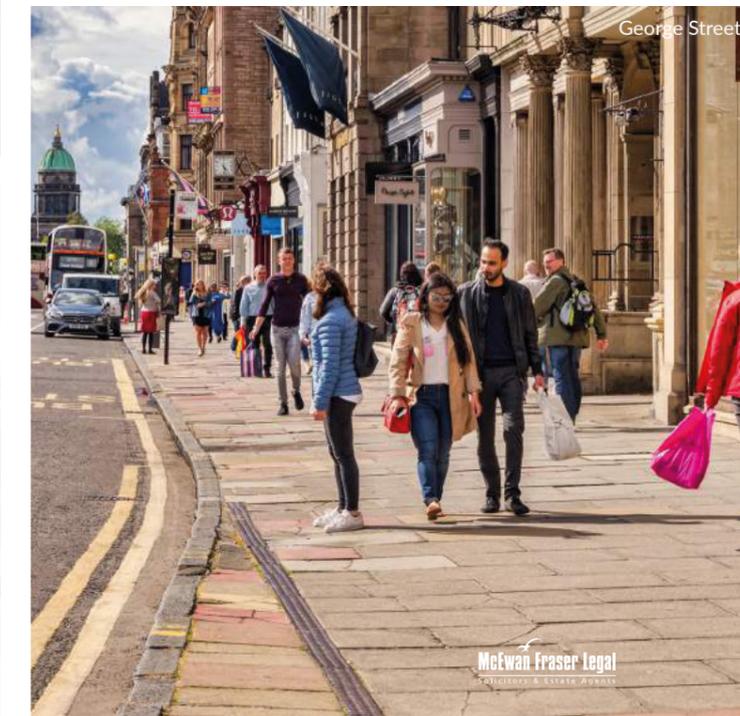
Multrees Walk



Harvey Nichols



Princes Mall



George Street

Edinburgh Airport
6 Miles From
Embankment West



Transport: Public Transport

Edinburgh acts as a large financial and business hub of Scotland. The city has therefore demanded world class public transport links and has attracted investment, talent and growth. Residents of Edinburgh don't have to fight their way through crowded tubes stations but instead can take advantage of an excellent bus service combined with first class rail links, plenty of taxis and the arrival of trams provides plenty of non-congested options for getting from A to B.

Although private vehicle transport is the preference for the some 35,000 commuters, there has been recent significant developments planned and already in place in and around the city as Edinburgh progresses towards a seamless and improved transport choice for residents and visitors.

The Airport

Edinburgh Airport is the 6th largest airport in the UK and is less than a fifteen-minute drive from Embankment West and is readily accessible by bus and tram. Being fairly centrally located in Scotland, Edinburgh is one of the best-connected areas and for many is a gateway to Scotland. The airport transports over 11 million passengers and more than 37,000 tonnes of freight and airmail per year with 29 airlines flying to over 120 destinations worldwide. These include key European hubs providing onward connections, via London, Amsterdam, Paris, Frankfurt, Brussels and Copenhagen. The airport offers direct long-haul flights to destinations including New York, Toronto, Chicago, Istanbul, Doha and Abu Dhabi.

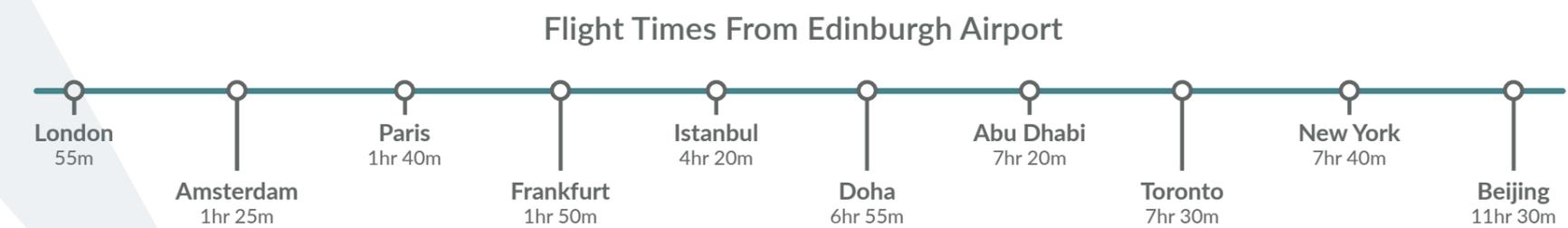
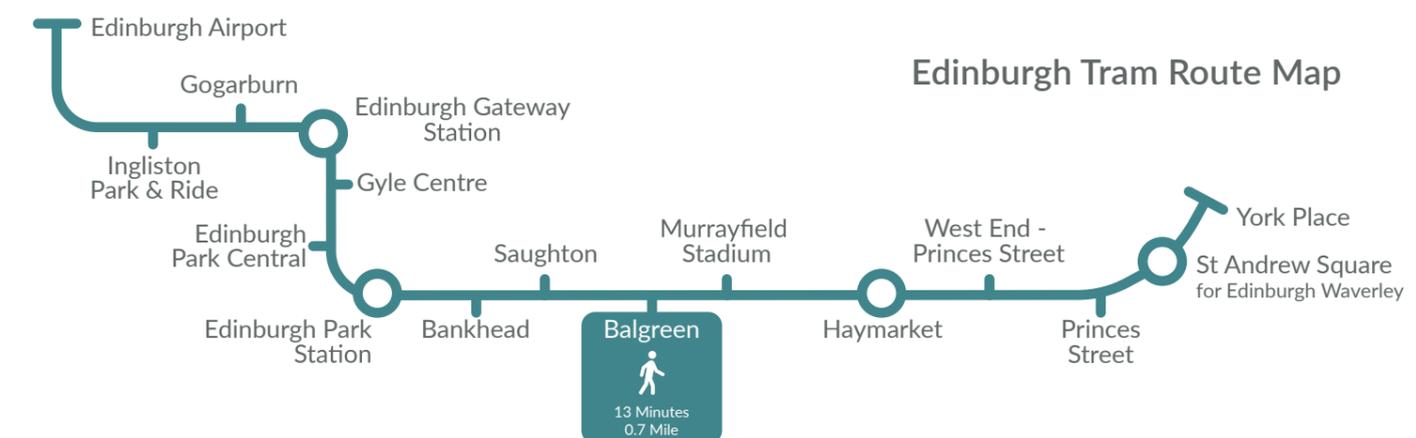
“ Edinburgh was named best city in the UK for travel. The Scottish capital has been ranked the best city in the UK for its local travel links for the second year running and gains top spot for ease of long distance travel. ”

(Easy Travel Index, 2017)



A total of 13.4 million people travelled through Edinburgh last year, an increase of one million compared to 2016. This was driven by a rise in international passengers, up by almost 14 per cent as 32 of the 34 new routes launched were to destinations abroad.

Source: insider.co.uk



Edinburgh: Academic Excellence

Scotland is setting the pace in the fast-evolving technology sector with a flourishing growth rate that is helping to drive Edinburgh's emergence as a key hub to rival London (BBC News, Scotland, 2015).

With more than 50 years of technology manufacturing experience, Scotland continues to forge a global reputation for innovation. The success is rooted in a dynamic collaboration between business, university research centres and Scottish government.

Edinburgh is regarded as a major hub as new figures show a record number of university start-ups. The industry is underpinned by the support given by the university towards the 44 tech start-ups, taking the total to 184 technology companies to have emerged in the last five-years. A commitment to invention and innovation are just two of the factors that make companies choose Edinburgh, more importantly, the four universities not only play a major role in research they also attract and provide a talent pool of first class professionals.

In Edinburgh, 80,700 students were enrolled in further or higher education in 2016, one of the UK's highest student concentrations. Edinburgh's universities attract high-calibre students from all over the world. Compared to other UK cities, Edinburgh has the highest proportion of non-UK students and the highest proportion of EU students.

There are four universities in Edinburgh, all of them offering an exceptionally high standard of education, University of Edinburgh, Heriot-Watt University, Edinburgh Napier University and Queen Margaret University. The city's largest university, the University of Edinburgh, is regularly ranked one of the top higher education institutions in the world in prestigious indices such as the Times Higher Education World University Rankings and the Academic Ranking of World Universities.



Projected Annual Yield
of up to 6.5%



123 Unit Luxury
Apartment Complex



Situated on the
Western Fringe of the
City – 1.5 Miles of the
City Centre



Apartments Starting
From As Low As
£129,950



Buyers Can Expect
High Quality Finishes
and Open-Plan Living



Just a Small £1,000
Reservation Fee



Six Three-Bedroom
Penthouse Apartments



Under a 4-mile Drive to
The City Centre



Airport Less Than
15-Minute Drive

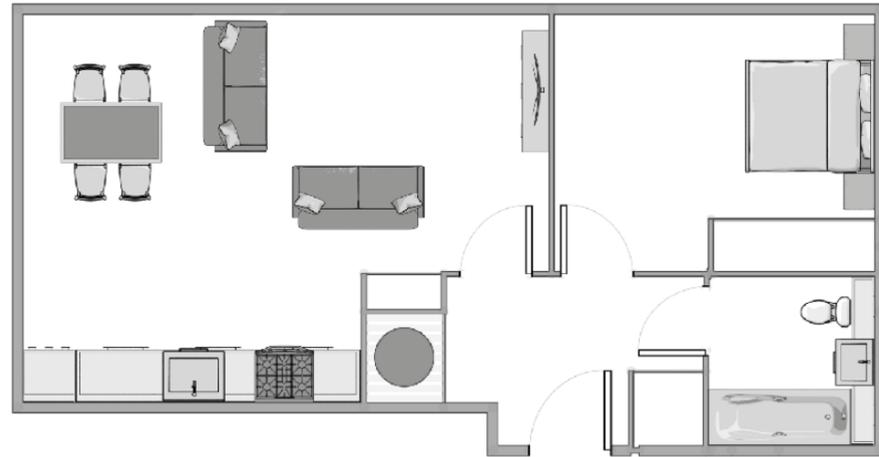


Views of Water of
Leith and Saughton
Rose Gardens

Investment Features



Floor Plans



(Example)

One-Bedroom

Average One-Bedroom Size:
568 sq ft/52 sq m

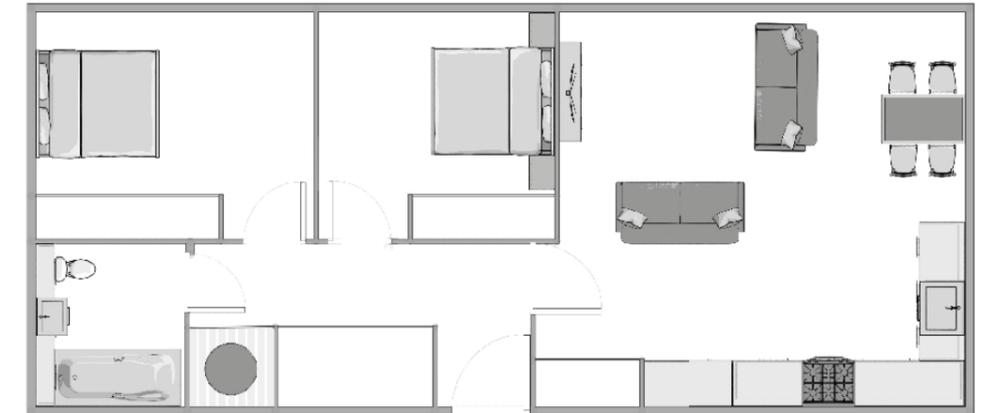
65 One-Bedroom Apartments

Currently under redevelopment, the sympathetic One-Bedroom apartments in this property combine stunning contemporary design with exceptional city centre living features. Apartments have been designed to provide large open-plan living space. A number of windows allow for maximum natural lighting whilst the well-designed living areas and double bedroom are decorated with neutral decor, come fitted with either carpets or contemporary wooden flooring throughout the property.

*All plans are based on concepts provided by the architect and developer, are indicative only and are subject to change.



Floor Plans



(Example)

Two-Bedroom

Average Two-Bedroom Size:
729 sq ft/67 sq m

54 Two-Bedroom Apartments

Upon entering the Two-Bedroom apartment, you will be greeted by a lovely and bright Two-Bedroom apartment where you will find plenty of storage space in the well-designed living areas and bedrooms. All units will come with fully-fitted kitchen and bathroom, finished to a high-specification such as fully tiled bathroom walls throughout.

*All plans are based on concepts provided by the architect and developer, are indicative only and are subject to change.



Disclaimer: Computer generated images for illustrative purposes only.

Floor Plans



(Example)

Three Bedroom

Average Three-Bedroom Size:
967 sq ft/89 sq m

4 Three-Bedroom Apartments

A luxurious and immaculately presented Three-Bedroom apartment, offering stunning views from the top floor levels of the development. The property benefits from a master bedroom with en-suite, whilst the additional two smaller double bedrooms take advantage of the sizable windows and high ceilings, maximising the views and natural lighting into the building. These distinctive apartments offer sizable living space perfect for entertaining.

*All plans are based on concepts provided by the architect and developer, are indicative only and are subject to change.



Bathroom Specification

- Shower with Fully Glazed Enclosure And Chrome Shower Mixer Tap
- White Bath with Chrome Shower Mixer Tap
- White Wash Hand Basin
- White Semi-pedestal Toilet
- Ceramic Wall Tiling with Feature Band Coursing
- Grey Ceramic Floor Tiling

Kitchen Specification

- Matrix Stainless Steel Four Function Single Oven
- Matrix Frameless Ceramic Hob
- Matrix Pyramid Design Chimney Extractor Hood
- Integrated Fridge Freezer
- Integrated Washer Dryer
- Slimline Integrated Dishwasher
- Stainless Steel 1L Sink Bowl with Chrome Single Lever Tap



Other Features

- Door Entry Intercom System
- Chrome LED Downlighter Fittings
- UPVC Double Glazed Windows
- Aluminium Double Glazed Security External Doors
- Wall Mounted Electric Convector Heater with Thermostatic Control
- Security Flat Entrance Doors
- Electric Hot Water Cylinder
- Main Wired Fire Detection System
- TV Socket in Living Area
- Laminate Wood Flooring In Kitchen Area
- All Bedrooms Fully Carpeted



How To Invest

1 DECIDE IF INVESTMENT IS FOR YOU

There are several important factors that must be taken into account before you invest; none more important than whether you can actually afford to do so.

2 WORK OUT YOUR BUDGET

How much are you willing to spend on your investment? This could be dependent on how much of a deposit you can raise.

3 GET YOUR FINANCES IN PLACE

Firstly, calculate how much of the deposit you are able to put together. Take into consideration your current income and savings. If you are not a cash-buyer, take a look at what mortgages are available to you; at Regency Residential we work with a trusted network of financial advisors that can assist you throughout the mortgaging process.

4 DECIDE WHERE YOU WANT TO INVEST

If you're investing somewhere you're already acquainted with, then you should already be equipped with sufficient knowledge of local amenities, transport links and, just as importantly, yields and expenditures. If you're investing in somewhere new, take the time to conduct diligent, thorough research. This is an important part in the investment process and one that which our property consultants are able to guide you through.

5 CHOOSE A PROPERTY

Subsequent to deciding which region you will be investing in, the next step is to choose a unit(s) within a specific development. You've organised your finances and researched the local market, now it's time to make a move and turn your ambition into action.

6 MAKE AN OFFER

You will be asked to make just a £1,000 deposit payment which, once paid, will result in the property being taken off the market.

7 ARRANGE A MORTGAGE

If you're going about your investment in the correct manner, you should already have a mortgage in principle (assuming you're not a cash buyer). You will have spoken to a trusted financial advisors and are well aware of your mortgaging options.

8 COMPLETION OF THE MISSIVES

This stage is reached once your solicitor is satisfied with the contract, mortgage has been formalised and the deposit has been paid. Your solicitor will exchange a series of letters, known as missives, with Regency Residential's solicitors. Once these missives are concluded, the sale is legally binding and therefore we are legally bound to sell the property to you.

9 FINAL ARRANGEMENTS AND NEGOTIATIONS

This is where the nuances of your investment will be finalised. You'll need to make arrangements as appropriate for the supply of: electricity, gas, water, telephone and internet services. At Regency Residential, we work with trusted letting agents who will take care of finding a tenant to occupy your new investment, ensuring that you are able to see quick returns with a minimal void period.

10 CONCLUSION OF THE SALE

The completion day is when you transfer final payment for the property and acquire legal ownership.

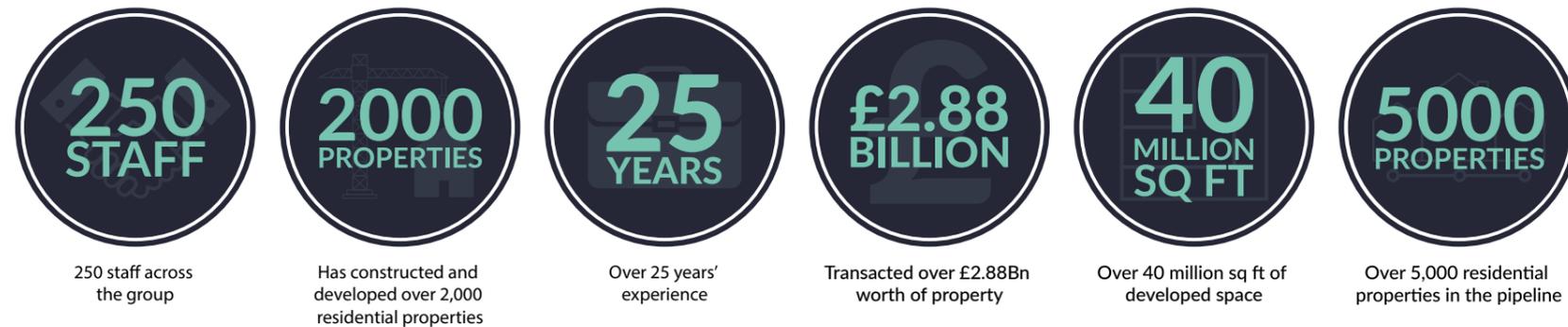


The Developer

Delivering excellent value and achieving high quality projects through innovation

McEwan Fraser Legal alongside the MCR Property Group construction team, delivers seamless projects to the highest standards through innovation in modern methods of construction, programme and cost. MCR Property Group has been recognised and awarded with some of the industry's highest awards for building excellence. Almost uniquely amongst leading developers, our clients benefit from a highly skilled and diverse in-house team which includes acquisitions managers, property management teams, quantity surveyors and procurement professionals. MCR Property Group utilise their investment and fund market expertise to enhance and protect customers' invested interests - exceeding industry benchmarks as well as delivering a seamless execution in an ever-changing market.

MCR Property Group is recognised as a leading investment and development company, the name has become synonymous with supplying quality homes as a result of the company's track record. Established in 1989, the company model has moved from retaining property in the long-term to securing 'value add' opportunities across the UK. With over 25 years' experience, MCR Property Group has transacted over £2.88Bn worth of properties with a further £1.5Bn in the pipeline. Both the large portfolio and the over 150 strong property professional team, spread across offices in; Manchester, Birmingham and London, are all testament to the unparalleled opportunities and products MCR Property Group provide.



About McEwan Fraser Legal

A little background to McEwan Fraser Legal, a trusted Scottish brand.

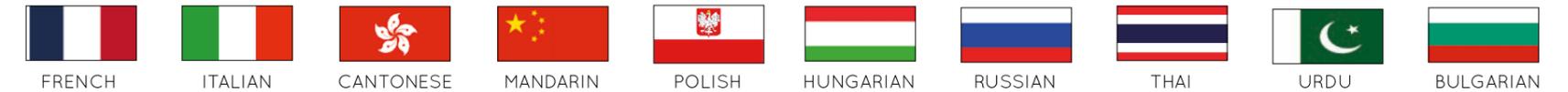
McEwan Fraser Legal is an award winning Solicitors and Estate Agent. We have properties for sale all over Scotland and we specialise in residential properties.

We strive to provide the best service in estate agency and legal services. We understand that during business hours, it can be difficult to contact estate agents or access legal advice, so you will be pleased to know that we are open until midnight during the week and until 10pm at weekends.

What Services We Can Offer:

- Estate Agency
- Legal Conveyancing
- Litigation
- Matrimonial
- Wills and Powers of Attorney
- Executory

We currently have a team of 170 staff, and are growing, but did you know some of our staff members are multilingual? Our staff are able to communicate in 10 different languages fluently!



Award Winning Company



Contact Us



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Connect With Us



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PROPERTY GROUP