

**DUNDAS**

# The Wireworks Musselburgh

**Space to make your own**  
1, 2 & 3 bed apartments

Discover more at  [Dundas.co.uk](https://www.dundas.co.uk)



## **What do you want from your new home?**

You want the right location, the right type of property and a place that will enhance your life, allowing you to do all the things you want to. The Wireworks in Musselburgh is for anyone looking for contemporary style in a location that puts city, coast and countryside within easy reach.





# Space to make your own in a place that'll work for you

Set on the banks of the River Esk, The Wireworks is within easy reach of central Edinburgh and the rolling countryside of East Lothian.

The connectivity of Musselburgh makes commuting a breeze. And with the beach, great ice cream and award-winning fish and chips on your doorstep, its a great place to live.

Known as the 'Honest Toun', Musselburgh has long been a favourite place for those who work in the capital. It has a bustling high street, a thriving theatre, arts and music scene and a great range of sports and outdoor activities.

## A rich heritage

The Wireworks is developed on a site that has an incredibly rich history. In the late 1800s, it was Mall Park. This acted as a 'breathing space' for the people who worked in Musselburgh's burgeoning heavy industry. The nearest factory was Brunton's Wire Mill, from which The Wireworks gets its name.

140  
  
riverside apartments

  
140  
bike storage spaces









# Design + Space + Connectivity = A great place to live

With The Wireworks our architects have created a development that offers contemporary style, a range of thoughtfully designed apartments and the connectivity and convenience that modern life demands.

## Design

A range of apartments and penthouses are available – each one offers open-planned living, clever storage and IT and high-end fittings and finishes. For ease of access, lifts run up to all floors.

## Space

The Wireworks is designed to make the most of its riverside location and features a large landscaped central area. This provides the communal heart to the development, giving a real sense of privacy and space.

## Connectivity

The Wireworks' location means that everyone can enjoy the convenience of having a wide range of community amenities, high-street shops and cafes nearby. It also offers excellent transport connections into Edinburgh and out to East Lothian.



The bus into Edinburgh only takes twenty minutes to get to Princes Street



Electric car charging facilities through the development





THE WIREWORKS



A close-up photograph of a person's hand holding a black pen, poised to write on a document. The person is wearing a light blue long-sleeved shirt. The background is bright and out of focus, suggesting an office or meeting environment. The text 'Why design matters' is overlaid on the left side of the image in a large, bold, black font.

# Why design matters

## **We ask our architects about their inspiration for The Wireworks and why design matters.**

### **What was your overall goal at the The Wireworks?**

We wanted to make a really positive contribution to Musselburgh's townscape, redeveloping this important site into something that was both sympathetic to its surroundings, but also exciting and bold in outlook and style.

### **What does 'good design' mean to you?**

Good design not only makes a place look good, it also makes it work well – for us, form and function are two sides of the same coin and at the The Wireworks, we've strived to make everything come together to create homes that the residents can be proud to call their own and which work for them on a day-to-day basis.

### **Can you give an example?**

You'll see the results of our thinking, everywhere you look – from the way the whole development is orientated to make the most of the views out to the river, to the way in which we've provided enough storage and space to allow people to use their homes in a multitude of ways – whether they're working from home or entertaining in style.

### **What makes the The Wireworks special for you?**

We love its location and the way it brings up-beat, stylish living to this well-established seaside town. We think it offers a modern take on life, but without turning its back on all the traditional benefits that a place like Musselburgh offers.



# An apartment that won't box you in

You need lots of space and clever storage to live your busy life – at the The Wireworks you'll find all these things alongside great design and style.











THE WIREWORKS





# Here's a quick overview of the specification at The Wireworks

	1B	2A	2B	2J	2K	2C	2L	2M	2N	2O	2V	3C	3D	3G	3H	3L	3M
Gas combi condensing boiler with thermostatic radiator valves to most radiators	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hive controllable heating system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
High performance timber flat entrance doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
UPVC inward opening french door in lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Double glazed tilt and turn UPVC windows (grey external and white internal)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of doors, worktops & matching splashback (subject to build stage)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated kitchen hood	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG 4 zone induction hob	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG single oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated fridge freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated slimline dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Island cooking area																●	●
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome electric shower over bath with shower screen		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walk-in shower to main bathroom with thermostatic chrome bar shower	●																
Thermostatic bar shower in Ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to bathroom	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Duo double ended bath with centre taps		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Roca sanitaryware used throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
dMEV continually running extractor fans to all wet rooms, kitchen and utility room	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 1 with co-ordinating shelf pack	●	●	●	●	●	●	●	●									
Walk-in wardrobe to bedroom 1 with shelf and hanging rail									●	●		●	●				●
Sliding timber wardrobe doors to bedroom 2 with co-ordinating shelf pack		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 3 with co-ordinating shelf pack													●				●
Energy efficient lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Downlights to bathroom and ensuite	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach including superfast broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Virgin Media phone, TV and broadband connections available	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Fire rated white grooved internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls painted grey with white ceilings	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon dioxide monitor in bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Kahrs LVT flooring to hall, lounge and wet areas with carpet to bedrooms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Door entry system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Lift access to all floors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Designated parking provision	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Car charging provision on site	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Bike store for communal use	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
10 year NHBC warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

\* where applicable

\*\* subject to build stage



## Homes that make people feel great.

We aim to make buying your new home a really positive experience by removing hassle, providing a dedicated sales agent to provide advice and answers, and by offering you a choice of exciting new homes.

### Like what you see?

If you're interested in finding out a bit more about The Wireworks, register your interest with Rettie & Co.



**RETTIE**



0131 243 3858



[thewireworks@rettie.co.uk](mailto:thewireworks@rettie.co.uk)





## Our Head Office

Dundas Estates & Development Co. Ltd.  
Alderstone House,  
MacMillan Road,  
Livingston,  
EH54 7AW

☎ 0345 853 5000

## Connect with us



Discover more at [dundas.co.uk](http://dundas.co.uk)

### Customer Notice

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



**JAMES WALKER**  
LEITH

Dundas Estates & Development Co Ltd is the property development division of James Walker (Leith) Ltd, a quality construction company established in 1863. Registered Office: Alderstone House, MacMillan Road, Livingston. Registered in Scotland No.132918.