



ARCHITECTS  
COLLECTION



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**FORTHVIEW**  
SOUTH QUEENSFERRY

**HOMES OF TRUE DISTINCTION**

The Architects Collection at Forthview offers a carefully curated range of bespoke homes set apart for their superior position, vista, design and specification.

Nestled on the hillside with breath-taking views of the three bridges and the Firth of Forth, these seven homes are entirely exclusive to Forthview, enjoying flexible living over three spacious levels, elegantly designed to make the most of their unique setting.

The Dalmeny, Dundas and Hopetoun are a trio of architecturally led homes with distinctive features and an enhanced internal specification combined with unique design details and finishings. This truly special collection has been created to provide a rare and exciting opportunity to purchase a bespoke designed luxury home in this sought-after location.



**DAVID GAFFNEY**  
CHAIRMAN & CEO



**AMBASSADOR**  
HOMES



LIGHT FILLED  
*interiors*



# ICONIC VIEWS

*spectacular surroundings*







*Close to Scotland's Capital*



*Dining by the waterfront*



*Choose your course*



*A town with character*



*Walks along the beachfront*

LIVE THE  
SOUTH QUEENSFERRY  
*lifestyle*



# THE BEST VISTA

*in town*

Best known for standing beneath the three iconic Forth Bridges, the charming town of South Queensferry is an established community, rich with history and great amenities.

From thriving shops, bars and restaurants, to cycle routes, golf courses and panoramic views, the town offers an unrivalled setting less than ten miles from Edinburgh City Centre.

Forming part of the new Forthview neighbourhood, the Architects Collection takes pride of place at the river side of the site, with uninterrupted views over the Firth of Forth and excellent vantage points over the Forth Rail Bridge and Forth Road Bridges.

Speak to our Sales Consultant for up-to-date pricing and availability.

## SITE PLAN



**DALMENY**  
PLOTS: 9, 10, 11

**DUNDAS**  
PLOT: 12

**HOPETOUN**  
PLOTS: 13, 14, 15

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.

  
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# THE DALMENY

*4 bedroom detached home with integral garage*





# DALMENY

## Plot 9

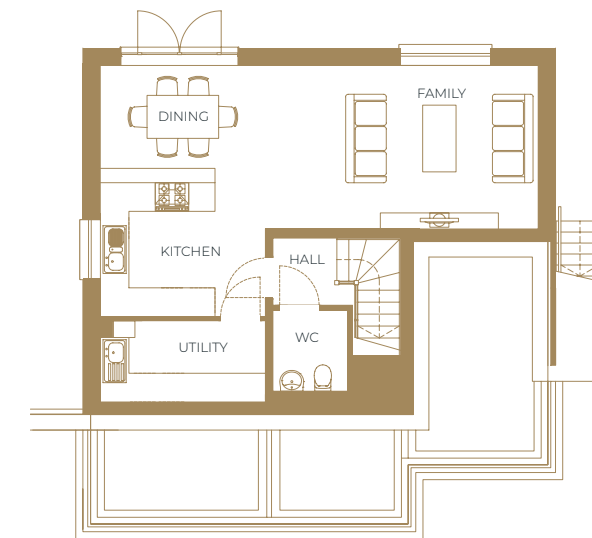


*Image represents the actual position and elevation of this plot.*

169 m<sup>2</sup> / 1823 ft<sup>2</sup>

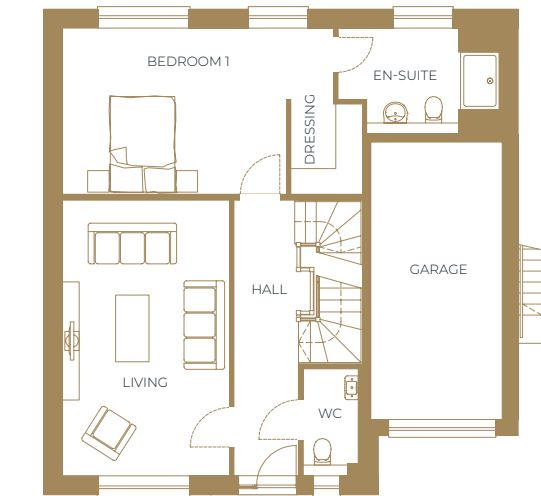
### LOWER GROUND

AREA	METRES	FEET
KITCHEN / DINING / FAMILY	9.16 x 5.25	30'0" x 17'2"
UTILITY	3.45 x 1.70	11'4" x 5'6"
WC	1.56 x 1.92	5'1" x 6'3"



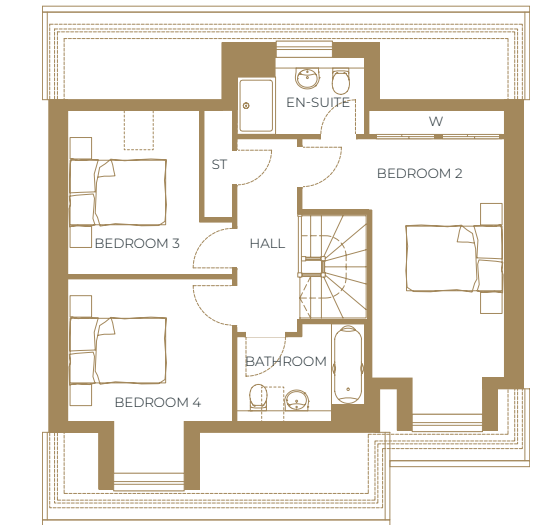
### GROUND FLOOR

AREA	METRES	FEET
LIVING	3.50 x 5.76	11'5" x 18'11"
BEDROOM 1	5.67 x 3.47	18'7" x 11'4"
EN-SUITE	3.37 x 2.21	11'0" x 7'3"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.00	9'1" x 16'5"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 3.43	11'3" x 11'3"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# DALMENY

## Plot 10

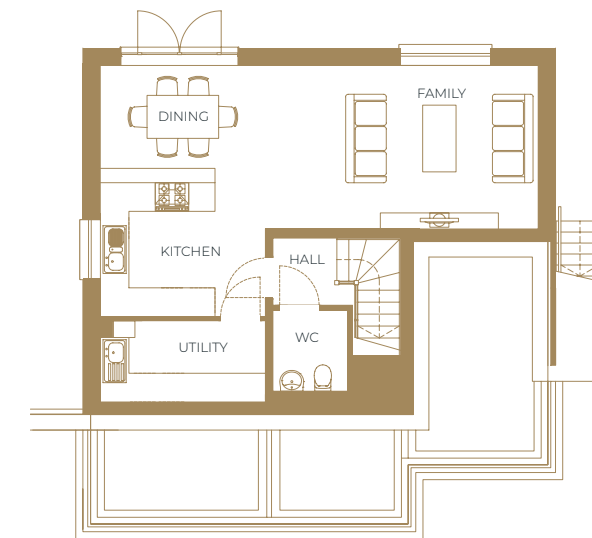


*Image represents the actual position and elevation of this plot.*

169 m<sup>2</sup> / 1823 ft<sup>2</sup>

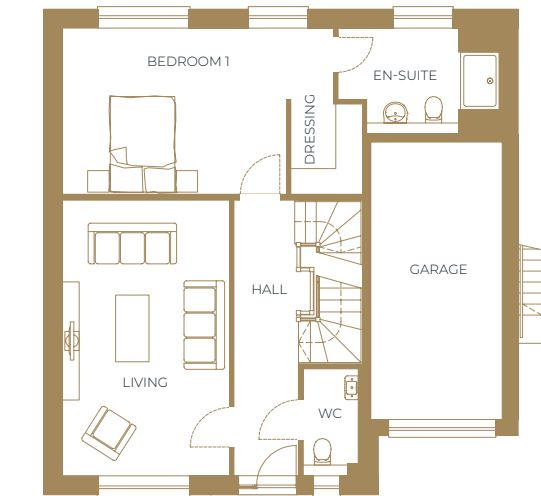
### LOWER GROUND

AREA	METRES	FEET
KITCHEN / DINING / FAMILY	9.16 x 5.25	30'0" x 17'2"
UTILITY	3.45 x 1.70	11'4" x 5'6"
WC	1.56 x 1.92	5'1" x 6'3"



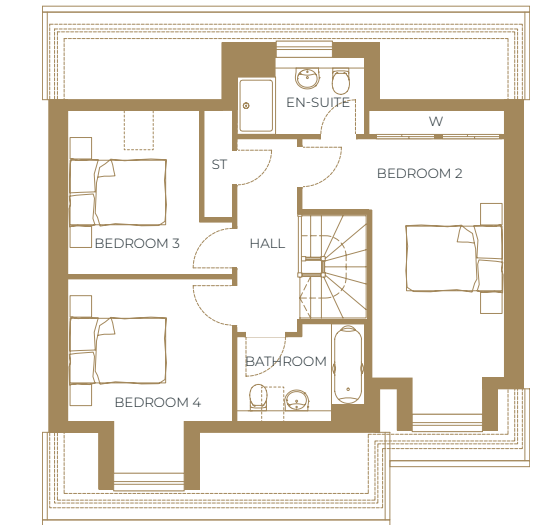
### GROUND FLOOR

AREA	METRES	FEET
LIVING	3.50 x 5.76	11'5" x 18'11"
BEDROOM 1	5.67 x 3.47	18'7" x 11'4"
EN-SUITE	3.37 x 2.21	11'0" x 7'3"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.00	9'1" x 16'5"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 3.43	11'3" x 11'3"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# DALMENY

## Plot 11

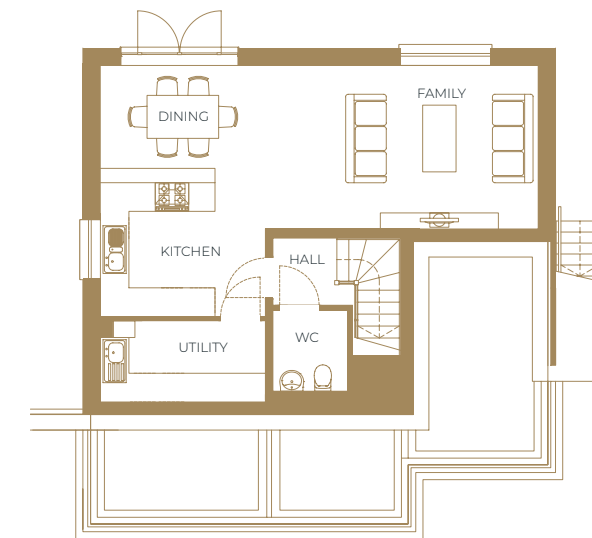


*Image represents the actual position and elevation of this plot.*

169 m<sup>2</sup> / 1823 ft<sup>2</sup>

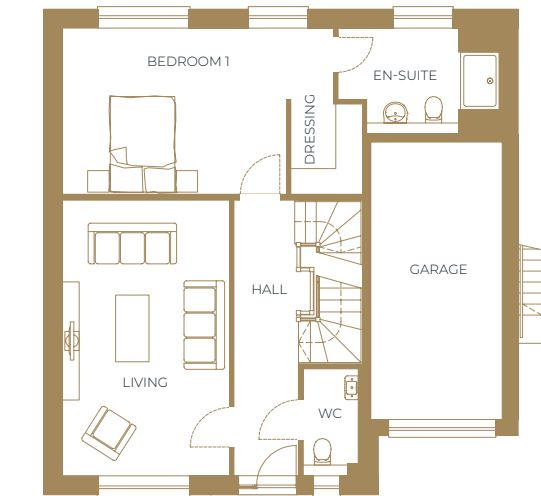
### LOWER GROUND

AREA	METRES	FEET
KITCHEN / DINING / FAMILY	9.16 x 5.25	30'0" x 17'2"
UTILITY	3.45 x 1.70	11'4" x 5'6"
WC	1.56 x 1.92	5'1" x 6'3"



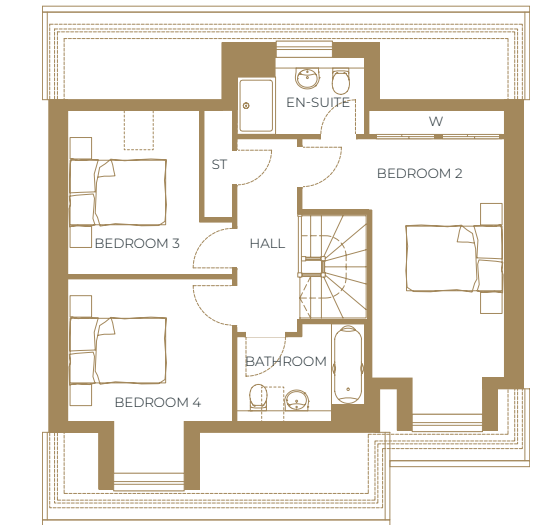
### GROUND FLOOR

AREA	METRES	FEET
LIVING	3.50 x 5.76	11'5" x 18'11"
BEDROOM 1	5.67 x 3.47	18'7" x 11'4"
EN-SUITE	3.37 x 2.21	11'0" x 7'3"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.00	9'1" x 16'5"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 3.43	11'3" x 11'3"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# THE DUNDAS

*4 bedroom detached home with integral garage*





# DUNDAS

## Plot 12

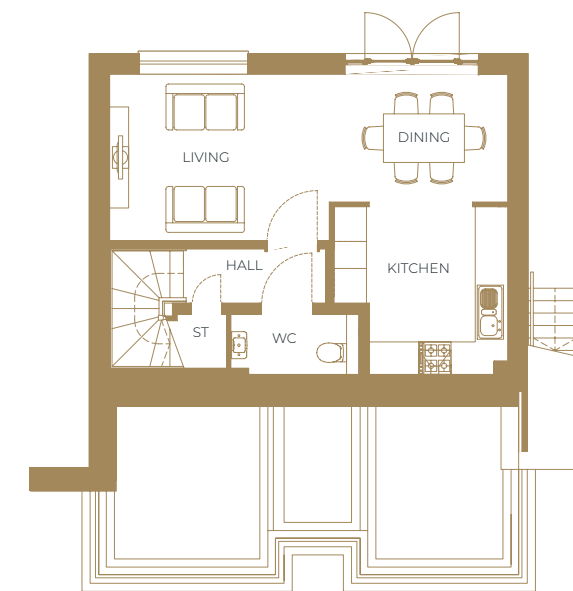


*Image represents the actual position and elevation of this plot.*

137 m<sup>2</sup> / 1481 ft<sup>2</sup>

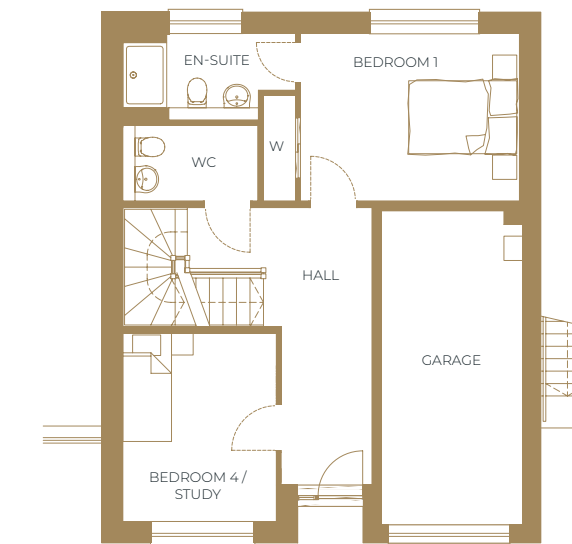
### LOWER GROUND

AREA	METRES	FEET
LIVING / DINING	7.36 x 3.07	24'1" x 10'1"
KITCHEN	2.56 x 3.19	8'4" x 10'5"
WC	2.35 x 1.11	7'8" x 3'7"



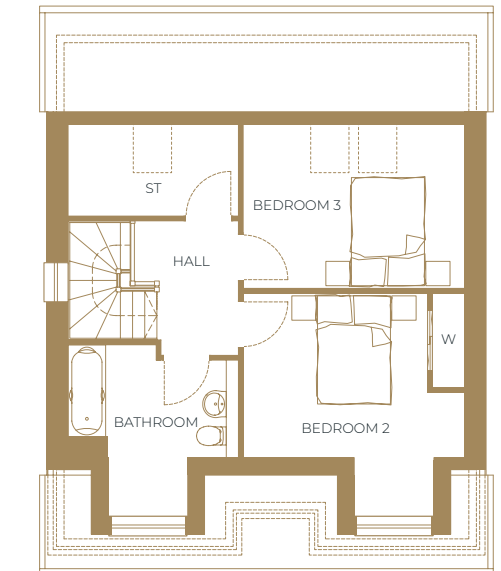
### GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	4.05 x 3.09	13'3" x 10'1"
EN-SUITE	3.19 x 1.60	10'5" x 5'2"
WC	2.49 x 1.39	8'2" x 4'7"
BEDROOM 4 / STUDY	2.84 x 3.48	9'3" x 11'5"
GARAGE	2.61 x 5.81	8'7" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	3.41 x 4.15	11'2" x 13'7"
BEDROOM 3	4.10 x 3.04	13'5" x 9'11"
BATHROOM	3.15 x 3.19	10'4" x 10'5"



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# THE HOPETOUN

*4 bedroom detached home with integral garage*



*The Hopetoun rear elevation*





*The Hopetoun principal bedroom*



*The Hopetoun kitchen / dining / family*

# HOPETOUN

## Plot 13

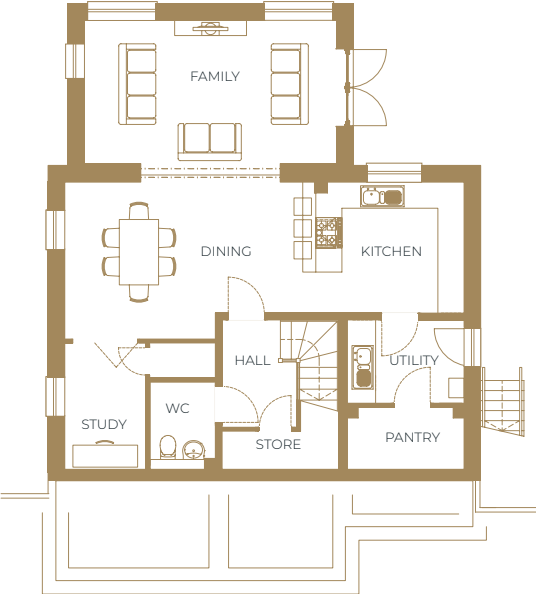


*Image represents the actual position and elevation of this plot.*

200 m<sup>2</sup> / 2161 ft<sup>2</sup>

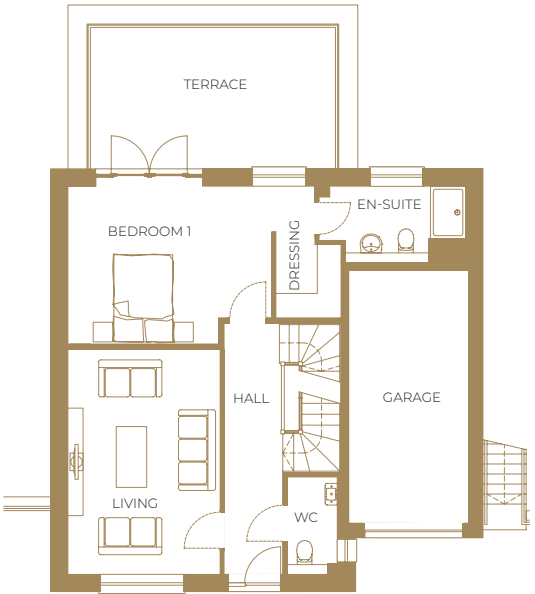
### LOWER GROUND

AREA	METRES	FEET
DINING / KITCHEN	9.17 x 3.60	30'1" x 11'9"
FAMILY	5.79 x 3.28	18'11" x 10'9"
STUDY	1.86 x 2.90	6'1" x 9'6"
UTILITY	2.68 x 1.91	8'9" x 6'3"
PANTRY	2.68 x 1.42	8'9" x 4'8"



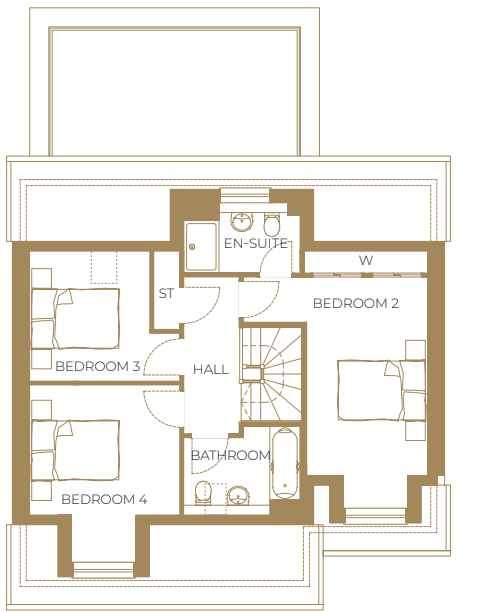
### GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	5.67 x 3.62	18'7" x 11'10"
EN-SUITE	3.37 x 1.76	11'0" x 5'9"
LIVING	3.50 x 5.16	11'5" x 16'11"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.33	9'1" x 17'6"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 2.98	11'3" x 9'9"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# HOPETOUN

## Plot 14

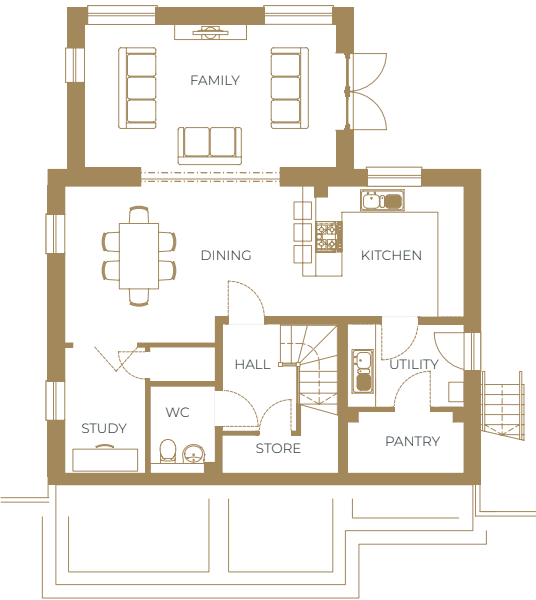


*Image represents the actual position and elevation of this plot.*

200 m<sup>2</sup> / 2161 ft<sup>2</sup>

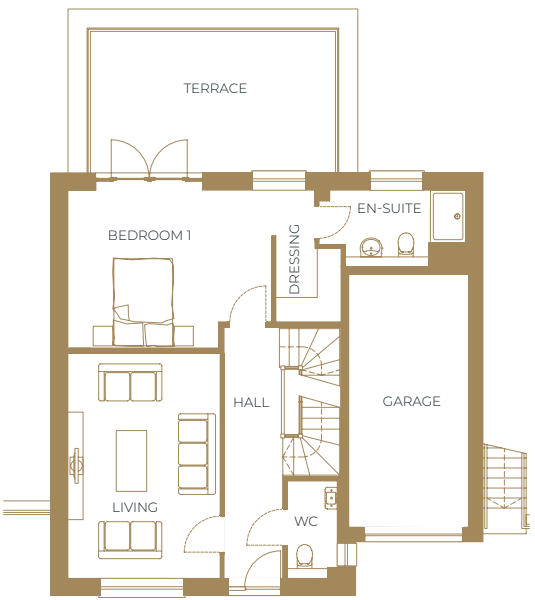
### LOWER GROUND

AREA	METRES	FEET
DINING / KITCHEN	9.17 x 3.60	30'1" x 11'9"
FAMILY	5.79 x 3.28	18'11" x 10'9"
STUDY	1.86 x 2.90	6'1" x 9'6"
UTILITY	2.68 x 1.91	8'9" x 6'3"
PANTRY	2.68 x 1.42	8'9" x 4'8"



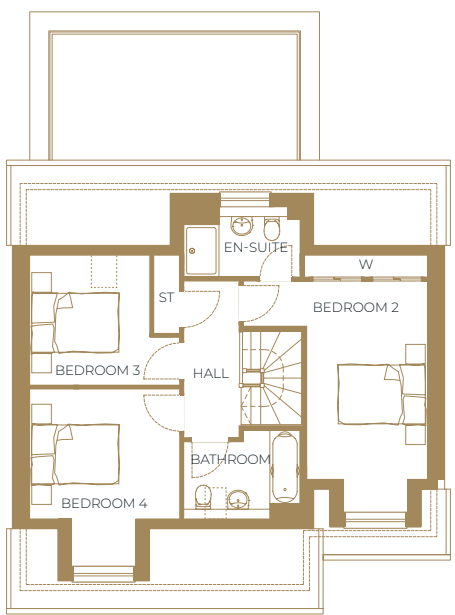
### GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	5.67 x 3.62	18'7" x 11'10"
EN-SUITE	3.37 x 1.76	11'0" x 5'9"
LIVING	3.50 x 5.16	11'5" x 16'11"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.33	9'1" x 17'6"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 2.98	11'3" x 9'9"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# HOPETOUN

## Plot 15

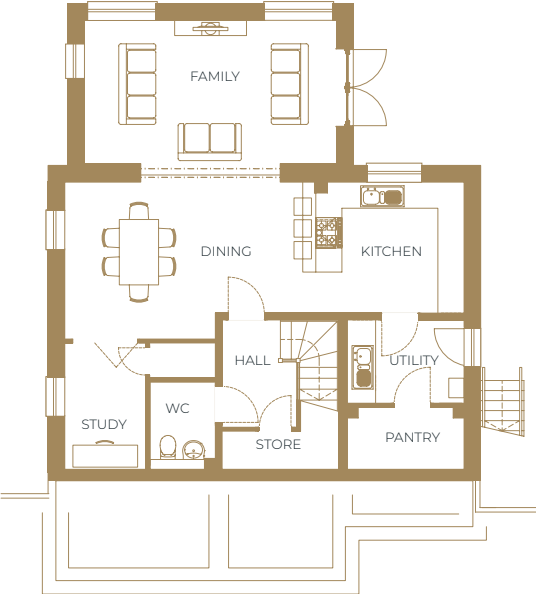


*Image represents the actual position and elevation of this plot.*

200 m<sup>2</sup> / 2161 ft<sup>2</sup>

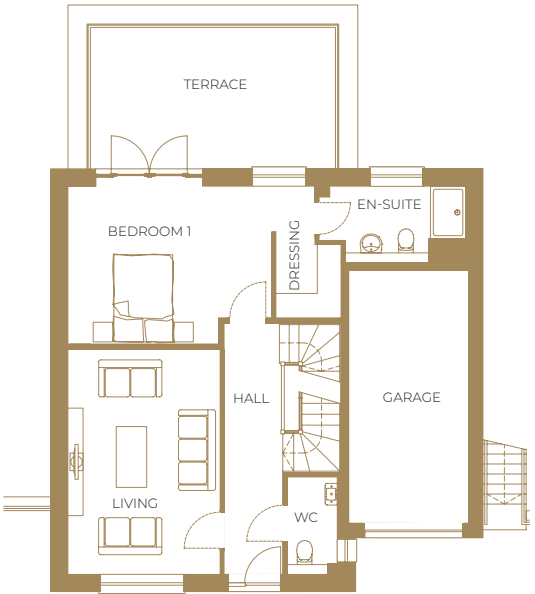
### LOWER GROUND

AREA	METRES	FEET
DINING / KITCHEN	9.17 x 3.60	30'1" x 11'9"
FAMILY	5.79 x 3.28	18'11" x 10'9"
STUDY	1.86 x 2.90	6'1" x 9'6"
UTILITY	2.68 x 1.91	8'9" x 6'3"
PANTRY	2.68 x 1.42	8'9" x 4'8"



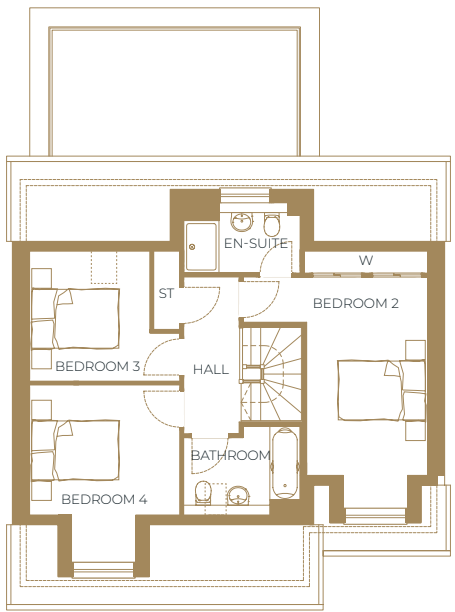
### GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	5.67 x 3.62	18'7" x 11'10"
EN-SUITE	3.37 x 1.76	11'0" x 5'9"
LIVING	3.50 x 5.16	11'5" x 16'11"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



### FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.33	9'1" x 17'6"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 2.98	11'3" x 9'9"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"



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# SUPERIOR SPECIFICATION

## KITCHENS

- Studio designed kitchen with under-unit lighting and soft close cabinetry in a selection of colours and finishes
- A full-suite of NEFF integrated kitchen appliances including multi-function fan oven, combi-microwave, integrated fridge freezer, dishwasher and induction hob
- Elica self-aspirating induction hob to Dalmeny and Hopetoun
- Solid Silestone worktops with matching upstands
- 1.5 bowl stainless steel undermounted sink with chrome mixer tap and Silestone drainer grooves
- Integrated washing machine to the Dundas
- Recessed chrome LED spotlights

## UTILITY ROOMS

*(Dalmeny & Hopetoun)*

- Sink base unit with laminate worktop and upstand in a selection of colours
- Free standing washing machine
- 1.5 bowl stainless steel sink with chrome mixer tap
- Pantry cupboard to Hopetoun

## BATHROOMS

- RAK sanitaryware with soft close WC seats, chrome mixer taps and push waste
- RAK Rainfall shower and vanity cabinet in a selection of colours to the principal en suite
- White towel warmer to all bathrooms, en suites and WC's
- Shaver point and vanity cabinet in a selection of colours to the main bathroom
- PORCELANOSA larger profile tiling with chrome trim (please refer to tiling layouts)
- Recessed white LED spotlights

## HEATING

- Gas fired central heating with Myson Select radiators and WiFi programmable room thermostat

## ELECTRICAL

- Chrome sockets and switches to hallways, lounges, kitchens and dining areas
- USB sockets to kitchens, lounges and principal bedrooms
- Wireless intruder alarm system
- IP65 waterproof LED light with PIR sensor at front door
- 32A supply for electric car charging point installation
- Satin chrome doorbell and bespoke house number plaque
- External double socket

## INTERNAL FINISHES AND DECORATION

- High performance insulated anthracite grey entrance door
- Oak finish pass doors with polished chrome ironmongery and satin chrome hinges
- Walk in dressing area with shelf and hanging rail to Dalmeny and Hopetoun principal bedroom
- Fitted Wardrobe to Dundas principal bedroom with sliding doors in a selection of colours and finishes
- White emulsion finish to all walls and ceilings, white satin finish to woodwork

- High profile skirtings with shadow groove
- Staircase with oak handrail and newel caps
- Integral garage

## EXTERNAL FINISHES

- Anthracite grey windows, fascia's and soffits
- Charcoal pavior driveway
- Turfed and landscaped front garden
- Outside tap
- 1800mm timber gate and fence with 1800mm plot division OR retaining wall with 1200mm fence (please refer to fencing layouts)
- Turfed rear garden with patio area (please refer to slabbing layouts)
- Rear terrace finished in composite decking with glazed balustrades to Hopetoun principal bedroom



## OUR COMMITMENT *to you*

Ambassador Homes is an independent, family owned Scottish homebuilder, proud of its heritage and track record in the housebuilding industry. Daring to be different and unafraid of change, we are forward thinking, agile and driven to keep our homes on the pulse of how modern homebuyers would like to live.

We understand that for you it's more than just a home, it's how you'll live here, and this is important to us.

We are passionate about the quality of your new home, and this commitment is backed by the Ambassador Homes stamp of approval – ensuring your new home is thoughtfully designed, energy efficient and has an industry leading specification.

For these reasons we're confident you'll be proud to call an Ambassador Homes space your new home.

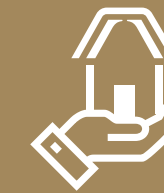
Our experienced and knowledgeable team will guide and support you through every step of the process, from your very first enquiry through to the excitement of moving into your new Ambassador home.



We will make sure that you have contact details for key staff who will be helping you throughout the process of buying your home, so they can answer any questions you may have along the way.



Prior to signing your missives, we will provide you with all the information you need. If required, we can help you to appoint your own advisor to carry out legal formalities. Throughout the process, your exchange deposit is always protected.



We will guide you through all the choices and options available to allow you to put your own personal stamp on your home (subject to build stage).



We will give you all the information you need about your warranty provider and other guarantees and warranties provided with your new home.



We will provide a timeline detailing all the steps in the process for legal completion and the handing over of your new Ambassador home.



In advance of moving in, we will arrange a Home Demonstration visit to your new home when it is completed to make sure you know how everything works.

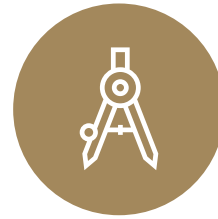


# 5 REASONS

*to live well in an Ambassador Home*



PRESTIGIOUS  
LOCATIONS



DISTINCTIVE  
ARCHITECTURE



LUXURIOUS  
SPECIFICATION



ENERGY  
EFFICIENCY



CARING CUSTOMER  
EXPERIENCE







AMBASSADOR  
HOMES







AMBASSADOR  
HOMES

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For further information or any enquiries please contact:



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07485 322 087



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