DUNDAS
Wireworks

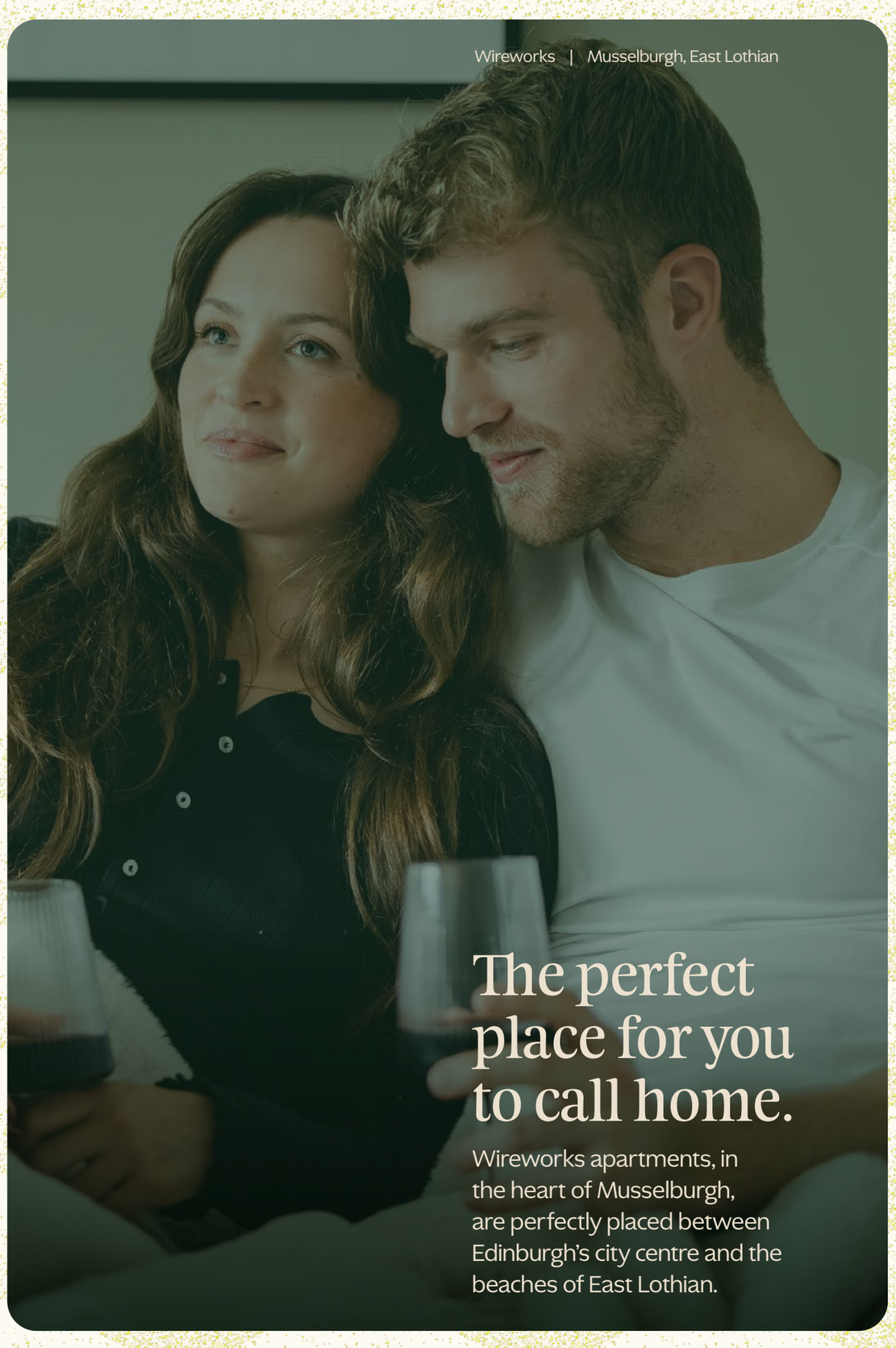
A development of beautifully crafted
2 & 3 bedroom apartments



dundas.co.uk

WELCOME HOME

From first step to final key – we’re with you all the way.



Make yourself at home.

Situated in the ever popular county of East Lothian, Wireworks is one of Musselburgh's most recent and contemporary developments.



The home you've always promised yourself

Inspired by a strong contemporary design ethos, every detail at Wireworks has been thoughtfully designed to create homes with elegant, modern interiors. A shared external courtyard, private parking, bike storage and EV-charging points highlight its contemporary focus. Whether you're drawn to the stunning architecture, the vibrant local community, or the unbeatable location, Wireworks isn't just a home – it's a lifestyle. Be part of something truly special.



A community that you can grow into in a home that grows with you.

A riverside location

that's close to the centre

Set beside the tranquil banks of the River Esk, Wireworks enjoys an enviable location close to the heart of Musselburgh, one of Scotland's most sought-after coastal towns. Known as the 'Honest Toun', Musselburgh offers the perfect balance between relaxed seaside living and excellent connectivity, making it a popular choice for those who work in Edinburgh but want to return home to a calmer pace of life. With convenient road, rail and bus links, reaching the city centre is simple, while the stunning beaches and countryside of East Lothian are right on your doorstep.

A town full of character

Musselburgh has a vibrant and welcoming atmosphere, with a bustling high street lined with independent shops, cafés and local favourites. Whether it's artisan ice cream, traditional fish and chips or a leisurely riverside walk, there is plenty to enjoy close to home. The town also boasts excellent schools, a thriving theatre, arts and music scene, and a wide range of sports and leisure facilities, creating a strong sense of community and ensuring everything you need is within easy reach.

Designed to make the most of its setting

Wireworks has been thoughtfully designed to complement its riverside setting, with a beautifully landscaped central courtyard at its heart. The development offers a collection of stylish apartments and penthouses, many featuring private balconies with views across the surrounding area. With everyday amenities, cafés and shops nearby, Wireworks combines contemporary design, outstanding convenience and a location that truly offers the best of both worlds.







Your story belongs here.

Set on the tree-lined banks of the beautiful River Esk



A range of independent shops close by

Quick access to A1 and Edinburgh City Bypass

Walking distance to Musselburgh Golf Club

A 20 minute bus journey to Edinburgh

Key amenities:

- Multiple supermarkets and independent shops close by.
- Excellent range of local state and private schools.
- Musselburgh Sports centre offers swimming and a gym.
- Musselburgh Old Course Golf Club and Racecourse within walking distance.
- Quick access to the A1 and Edinburgh City Bypass for easy travel.
- Bus into Edinburgh takes roughly 20 minutes.

Travel times are sourced from Google Maps (google.co.uk) and are provided for guidance purposes only.
Actual journey times may vary depending on traffic conditions, route taken, mode of transport and time of travel.



The difference is in the details - because you'll notice them.

Your home, perfectly tailored to suit you.

At Wireworks, we're building a community where you can truly settle in and make your home your own.



Customisation and Flexibility

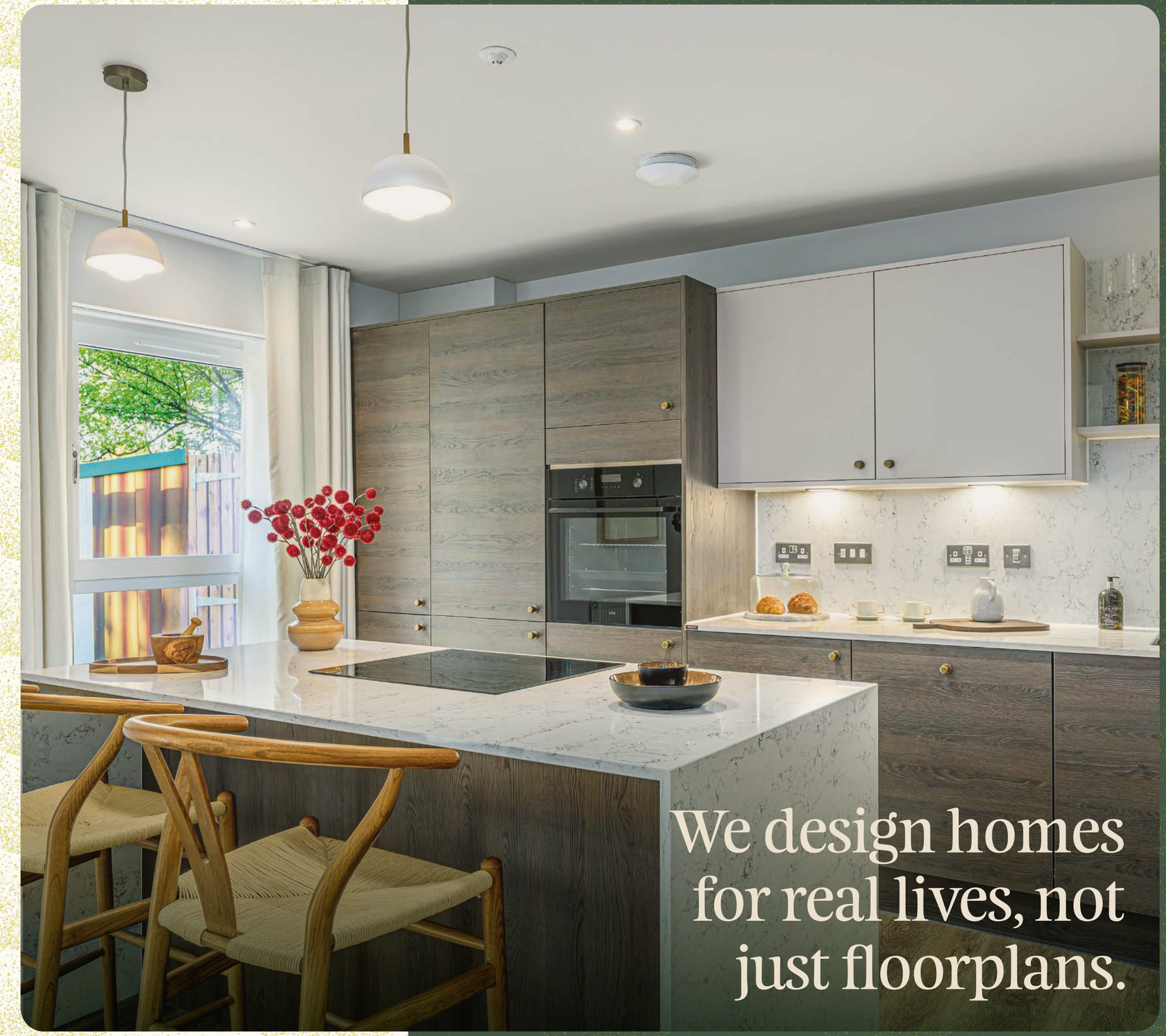
When you reserve your home, and subject to build stage, you have the chance to personalise many features, from kitchen doors and handles to vanity cabinets, worktops, and tiles. We strive to make the process easy, helping you achieve the exact look and feel you desire with one of our team.

Meticulous Craftsmanship

Each home is constructed to the highest standards, with a real focus on quality and attention to detail. We use premium materials and adhere to rigorous building standards to ensure your home is safe and secure.

Efficiency and Sustainability

Each home is insulated and fitted with solar PV roof panels, along with double-glazed windows. It ensures energy efficiency, making our homes more eco-friendly. All properties have a 10 year NHBC warranty too, so you can buy with confidence, knowing the construction quality has been recognised by an official body.



We design homes for real lives, not just floorplans.

St Luca ice cream
0.6 miles

Musselburgh Race Course
0.5 miles

Golf Course
0.8 miles

North

Musselburgh Beach
0.6 miles

River Esk
150 ft.



Edinburgh City Centre
7 miles

Tesco
400 ft.

Homes that hold more than just your things.

Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Executive for details of your chosen plot. The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.



It's the small details that make the biggest difference.

Here's a quick overview of the specification at Wireworks

Internal

- All apartments at Wireworks are fitted with high spec uPVC Tilt and Turn windows which are manufactured by Sidey and conveniently allow residents to clean from inside.
- Internal doors are finished in a gorgeous gloss white, in keeping with the sleek and clean aesthetic throughout your apartment.
- All ceilings and walls, are finished with matt white emulsion as standard.
- Water suppression system supplied by I-Mist to all apartments.

External & Parking

- As a resident at Wireworks, you can enjoy the carefully landscaped courtyard. What's more, you can relax and enjoy the leafiness on the communal benches that are installed.
- Many apartments benefit from private parking and there are allocated visitor spaces or similar
- Sufficient communal bin and cycle storage can also be found on the development.
- High quality external material and finishes are used throughout Wireworks.

Power

- BT Openreach cabling is fitted throughout the apartments.
- TV point outlets are installed in all living areas and each principal bedroom at Wireworks.
- Shaver sockets are provided in each ensuite - for those apartments without an ensuite, you will find shaver sockets in the main bathroom.
- Low energy bulbs are provided to residents for all lighting outlets throughout the development.
- Wireworks' apartments are reliably heated by Combi boilers with a Hive controlled system and wall mounted radiators.
- Hyperoptic superfast broadband connection available from the day you move in.

Access

- All blocks at Wireworks can be accessed by a safe and secure door entry system.
- There is lift access to all floors.

Kitchens

- All apartments in Wireworks boast impressive open-plan kitchens which offer an aesthetic, neutral look - perfect to allow you to put your own stamp on the living space. Omega's MakIntosh collection kitchens are not only environmentally responsible but they offer stylish, longwearing designs and have been meticulously sourced to ensure the highest quality fittings throughout apartments.
- With sufficient cupboard and worktop space, all Wireworks highly specified kitchens are fitted with Electrolux integrated fridge freezer and dishwasher plus AEG single oven, integrated hood and induction hob with glass splash back as standard.
- Our two exceptional penthouses have been thoughtfully elevated with the addition of elegant Silestone worktops, a Quooker boiling water tap for effortless cooking and a sleek, integrated wine cooler.

Bathrooms

- At Wireworks, bathrooms and ensuites have been carefully designed to ensure comfort and style for years to come. This is why all main bathrooms (with the exception of apartment 1B) come with a high quality shower over bath as standard.
- For those apartments with ensuites: these spacious rooms include high spec sanitaryware and a shower with enclosure as standard.
- All apartments' bathrooms and ensuites are fitted with elegant and modern chrome brassware throughout.
- Residents have options between various Porcelanosa tiles, ensuring your home is bespoke to your personal taste.
- The penthouse bathrooms and en-suites feature full-height tiling throughout to create a refined, spa-like ambience.

Warranty

- All AEG and Electrolux kitchen appliances have a 2 year guarantee.
- Wireworks' apartments all come with a 10 year NHBC warranty.

Factor

- Taylor Martin are the appointment factors on the development.



More than a home.
It’s where life happens.

We don't just build homes. We make moving easier.

DUNDAS
Wireworks

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EH21 7BL

Get in touch to arrange a viewing...

- 0345 853 5006
- thewireworks@dundas.co.uk
- dundas.co.uk
- Our Sales Centre is open Monday, Thursday & Friday 10am to 5pm and Saturday & Sunday 10.30am to 5pm



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APPROVED CODE

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