



CGI of Grove Street

iQ Edinburgh Factsheet

iQ - the new concept in student accommodation has arrived in Edinburgh! Whatever year you're in and wherever you are studying, iQ is the perfect place to live. Our two buildings in Fountainbridge give you a great choice of accommodation.

What's it Like?

To suit different lifestyles and budgets, iQ Edinburgh offers a range of studios and ensuite rooms all with 4ft or double beds. We even have a limited number of one-bedroom flats that were purpose-built with couples in mind – a great way to share the rent! The flats and studios have been interior designed using fresh colours and enviable fixtures and fittings to ensure that this feels like your own home for as many years as you decide to stay with us.

At iQ Edinburgh, we believe staying in is the new going out, that is why we have spoiled you with a variety of social spaces to suit all interests. Choose from a social hub with Sky and comfy seating, soundproof practice room/dance studio, dedicated post grad lounge, quiet study space or take advantage of the brand new on site American pool hall and bar - it is open to everyone so rather than heading into town, all your friends will want to come and hang out with you at iQ.

What's Included?

Our rent includes all utilities, your contents insurance and a 4Mb broadband connection so there are no nasty bills at the end of the month. Plus iQ Edinburgh is covered 24/7 by an on site management team and out of hours security meaning that peace of mind is also included!



CGI of Dundee Street

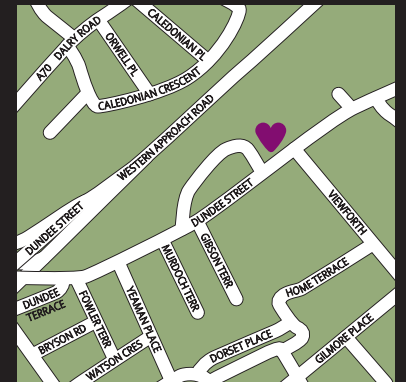
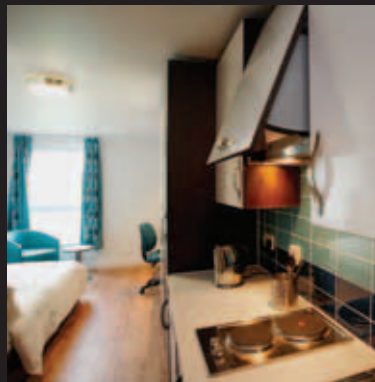
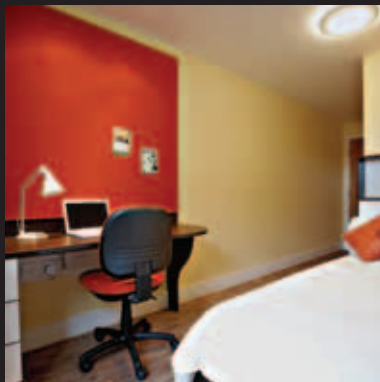


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Room Type	No. of rooms	Weekly rent for 43 wks	Site
Ensuite Bedroom – Type 1	4	£112	Dundee Street
Ensuite Bedroom – Type 2	111	£117	Grove Street
Ensuite Bedroom – Type 3	185	£119	Dundee Street
Ensuite Bedroom – Type 4	21	£125	Dundee Street (x20) Grove Street (x1)
Studio Flat – Bronze	109	£140	Dundee Street (x33) Grove Street (x76)
Studio Flat – Bronze Plus	2	£145	Grove Street
Studio Flat – Silver	161	£150	Dundee Street (x40) Grove Street (x121)
Studio Flat – Gold	18	£160	Dundee Street (x13) Grove Street (x5)
Studio Flat – Platinum	19	£170	Dundee Street (x17) Grove Street (x2)
One Bedroom Flat	5	£199	Dundee Street (x2) Grove Street (x3)

All rents are fully inclusive of utilities, 4Mb broadband service and contents insurance. We are offering 43 week tenancies although students can stay for 50 weeks at Dundee Street.

- Brand new for 2010
- Well located for all four main Uni's
- All 4ft or double beds
- On site bar and American pool hall with student discounts
- Limited number of one bed apartments - ideal for couples
- Dedicated social space in each building
- Dundee Street adjacent to Fountainpark Leisure Complex
- Dishwashers in all shared kitchen areas



Map not to scale

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