

DWF
@
Heritage Grange

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

— A PRESTIGIOUS ADDRESS IN — EDINBURGH



We put a lot of thought into choosing the very best locations for our developments. DWH @ Heritage Grange offers the perks of living in Scotland's capital but also in a rural countryside setting.

There are plenty of leisure and sports facilities nearby. Golf courses at Mortonhall, Braids Hills, Lothianburn and Swanston are only a short drive away and The Midlothian Snowsports Centre has plenty of outdoor activities for all the family to enjoy. At Straiton Retail Park, you will find a variety of high-street fashion and homeware shops, as well as an Ikea, Sainsbury's and Asda to get all your daily essentials.



This development is a desirable place to live, with local primary and secondary schools close by. It is also ideal for commuters; only 5 minutes away is the City Bypass, which leads to the M8 and M9 for those travelling further afield. You'll be spoiled for choice with everything the city centre has to offer, from the range of high-street shops and award-winning restaurants, to the bustling city nightlife.

A SENSE OF PEACE,
QUALITY
— AND SPACE —













Our homes at DWH @ Heritage Grange provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want

to live. Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or lounge/dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes featuring two or more bathrooms, including your own private sanctuary – a main

bedroom en suite. Hallways are large enough for a warm welcome and kitchens or lounges open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

PHASE THREE

AVAILABILITY

 Colville (H454) 4 bedroom detached home	SOLD OUT
 Falkland (H408) 4 bedroom detached home	SOLD OUT
 Glenbervie (H421) 4 bedroom detached home	SOLD OUT
 Dalmally (H411) 4 bedroom detached home	SOLD OUT
 Brechin (H436) 4 bedroom detached home	Show Home only
 Ballater (H469) 4 bedroom detached home	SOLD OUT
 Traigh (H431) 4 bedroom detached home	SOLD OUT
 Hume (P370) 3 bedroom terraced home	Show Home only
 Huntly (P371) 3 bedroom terraced home	Final releases
 Durris (T368) 3 bedroom terraced home	Final releases

* Features enhanced elevations.
Ask Sales Adviser for details.

^ Features additional gable windows.
Ask Sales Adviser for details.

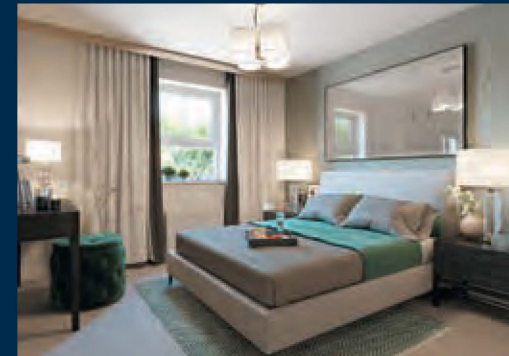
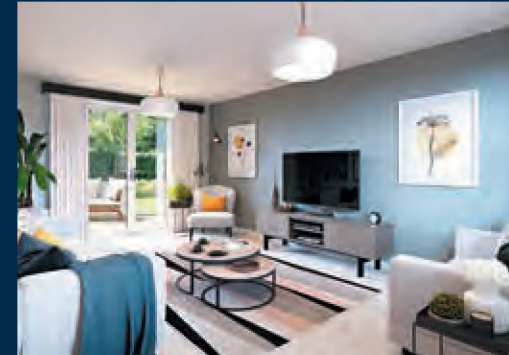


THE HUME

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hume is designed as a comfortable family home. The front-aspect lounge is a spacious hub and connects to the bright kitchen with dining area french doors to the rear garden, and a functional lobby with utility space. Upstairs are two generous

double bedrooms, with built-in storage to main bedroom, as well as the family bathroom. The third bedroom is a flexible space that could easily double as guestroom or study.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HUME

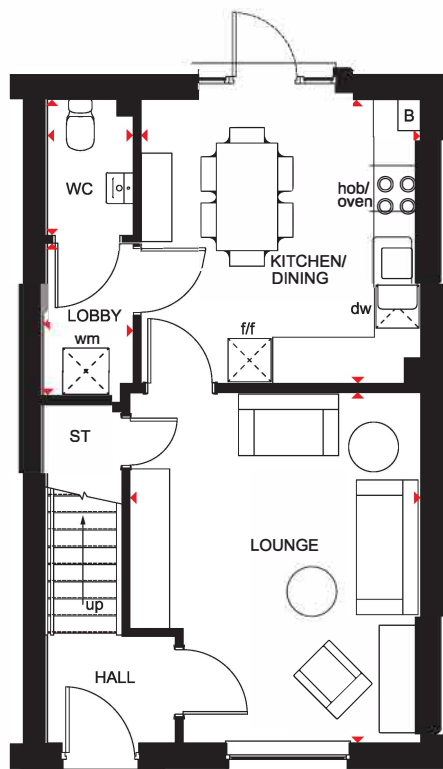
THREE BEDROOM TERRACED HOME

Key

B Boiler
ST Store

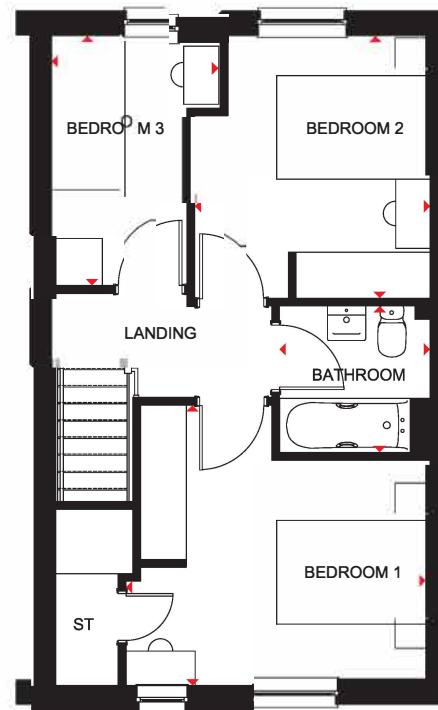
f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
◀▶ Dimension location



Ground Floor

Lounge	4555 x 3742 mm	14'11" x 12'3"
Kitchen/Dining	3689 x 3591 mm	12'1" x 11'9"
WC	1763 x 1108 mm	5'9" x 3'8"



First Floor

Bedroom 1	3963 x 3706 mm	13'0" x 12'2"
Bedroom 2	3331 x 3068 mm	10'11" x 10'1"
Bedroom 3	3157 x 2134 mm	10'4" x 7'0"
Bathroom	1963 x 1905 mm	6'5" x 6'3"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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THE HUNTLY

THREE BEDROOM TERRACED HOME



The Huntly is designed as a comfortable family home. The front-aspect lounge is a spacious hub and connects to the bright kitchen, which opens onto the back garden, and a functional lobby with utility space. Upstairs are two

generous double bedrooms – the main with en suite – as well as the family bathroom. The third bedroom is a flexible space that could easily double as guestroom or study.



DAVID WILSON HOMES

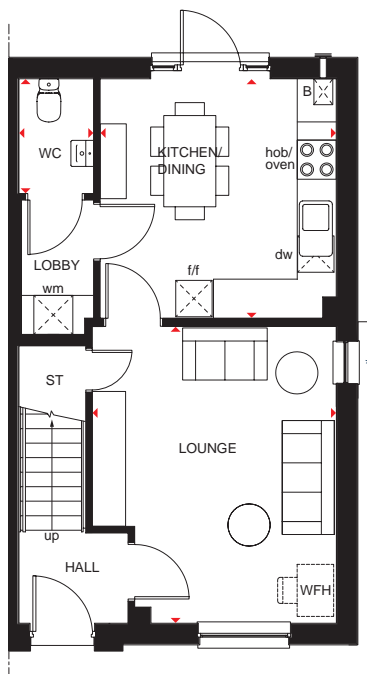
WHERE QUALITY LIVES

THE HUNTLY

THREE BEDROOM TERRACED HOME

Key

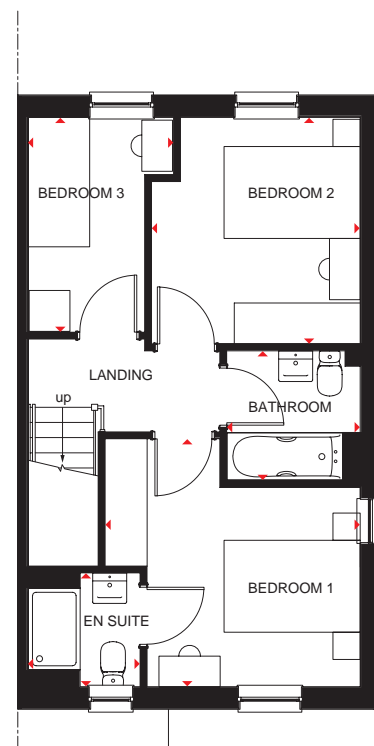
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	wm	Washing machine space	WFH	Working from home space		



Ground Floor

Lounge	4560 x 3749 mm	14'11" x 12'3"
Kitchen/Dining	3676 x 3628 mm	12'0" x 11'10"
WC	1762 x 1146 mm	5'9" x 3'9"

* Gable window is plot specific. Please speak to Sales Adviser for details



First Floor

Bedroom 1	3749 x 3643 mm	12'3" x 11'11"
En Suite	1641 x 1673 mm	5'4" x 5'5"
Bedroom 2	3329 x 3066 mm	10'11" x 10'0"
Bedroom 3	3154 x 2134 mm	10'4" x 7'0"
Bathroom	1961 x 1905 mm	6'5" x 6'3"

* Gable window is plot specific. Please speak to Sales Adviser for details

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THE DURRIS

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three storeys, The Durris provides a spacious terraced home. The front-aspect lounge comfortably seats the entire family, while there's ample space in the kitchen to dine together. The kitchen opens onto the rear garden and provides

access to a functional lobby with utility space. The first floor has two double bedrooms and a family bathroom with a separate shower. The second floor is dedicated to the large main bedroom with en suite shower room.



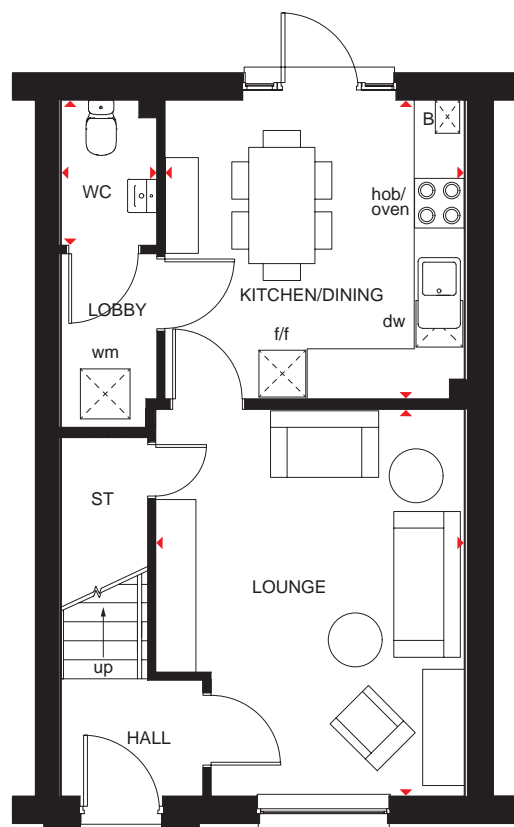
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE DURRIS

THREE BEDROOM TERRACED HOME

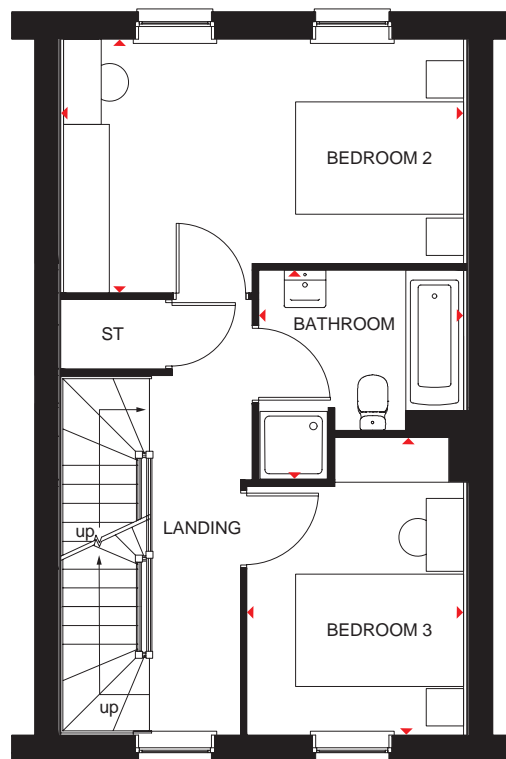
Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀ ▶	Dimension location
ST	Store	wm	Washing machine space	RL	Roof light		



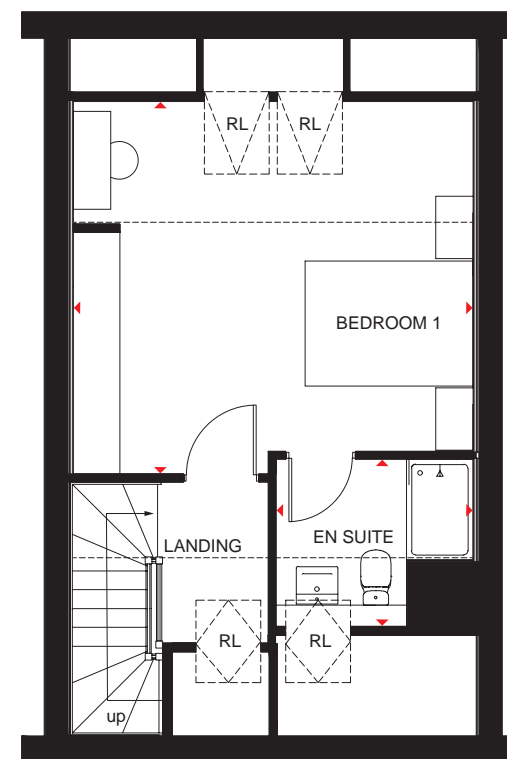
Ground Floor

Lounge	4650 x 3708 mm	15'3" x 12'1"
Kitchen/Dining	3599 x 3591 mm	11'9" x 11'9"
WC	1743 x 1146 mm	5'8" x 3'9"



First Floor

Bedroom 2	4807 x 3039 mm	15'9" x 9'11"
Bedroom 3	2594 x 3577 mm	8'6" x 11'8"
Bathroom	2451 x 2505 mm	8'0" x 8'2"



Second Floor

Bedroom 1	4470* x 4807* mm	14'7"* x 15'9"*
En Suite	2366* x 2003* mm	7'9"* x 6'6"*

* Overall floor dimension includes lowered ceiling areas

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T368 0IG2 DS00/SP441134_OCTOBER21



YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**“We” and “us” refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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dwh.co.uk or call 0333 355 8461

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.