GILMERTON HEIGHTS

EDINBURGH EH17 8SH



A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023. *Source: <u>Water UK</u>

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

GILMERTON HEIGHTS

DEVELOPMENT LAYOUT - PHASE TWO

KEY

	Coull	3 bedroom mid-terraced home
	Cupar	3 bedroom end-terraced/semi-deta
	Thurso	3 bedroom semi-detached home
an a	Abergeldie	3 bedroom end-terraced home
	Lochranza	3 bedroom terraced home
	Craigend	3 bedroom semi-detached home
	Glamis	4 bedroom detached home
	Fenton	4 bedroom detached home
	Dean	4 bedroom detached home
	Stenton	4 bedroom detached home
	Campbell	4 bedroom detached home
e vse	Balloch	4 bedroom detached home
	Crombie	4 bedroom detached home
	Harris	4 bedroom detached home

- E Future Electrical Vehicle Charging Point (Installation by The City of Edinburgh Council)
- D Disabled Parking Bay
- SS Sub Station

Road / Footpath (For plot specific arrangements and colours, discuss with Sales Adviser)

Driveway / Shared Surface (For plot specific arrangements and colours, discuss with Sales Adviser)





BARRATT

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Gilmerton Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. BDW002340_JAN2023

THE COULL

3 BEDROOM END/MID-TERRACED HOME



- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and WC
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



	2220 - 1/50	1000 - 1000
Lounge	3720 x 4650mm	12'2" x 15'3
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9
WC	1143 x 1743mm	3'9" x 5'9"



First Floor		
Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

KEY	в	Boiler	
	ST	Store	
	RH ST	Bulkhead store	

Washing machine space Fridge/freezer space 1/1

Dishwasher space

- w Wardrobe space
- td Tumble dryer space Dimension location



stopments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties. We give maximum dimensions within each room which includes areas of We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Dev extures and fittings including fitted furniture. These dime ensions 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. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details

THE CUPAR

3 BEDROOM END/MID-TERRACED HOME



- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and WC
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



Ground F	loor
Lounge	3696 x 4650mm

Kitchen/Dining

12'2" x 15'3" 11'10" x 11'10 3'8" x 5'9"

Approximate dimensions

3595 x 3598mm



3" x 10'11"
'5" x 5'6"
1" × 10'11"
7" x 9'7"
5" x 6'3"

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location





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THE THURSO

3 BEDROOM SEMI-DETACHED HOME



- Suberb family home with open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, WC and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floo	or
Lounge	3328 x 3707
Kitchen/Dining	5330 x 3085

1750 x 1129mm

1257 x 1129mm

10'11" x 12'2' 17'6" x 10'1" 5'9" x 3'8" 4'1" x 3'8"



KEY

Roiler

BH ST Bulkhead store

ST Store

First Floor		
Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

(Approximate dimensions

Washing machine space

Fridge/freezer space

dw Dishwasher space

1/1

td Tumble dryer space

Wardrobe space

Dimension location





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THE ABERGELDIE

3 BEDROOM END-TERRACED/SEMI-DETACHED HOME



- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"



Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location



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We are on the New Homes Quality Code register of registered de nts PLC group brands including Barratt London, Barratt Homes and David Wils se check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of Solar PV Panels, please speak to Sales Adviser for further detail

LOCHRANZA

3 BEDROOM TERRACED HOME



- Open-plan lounge/dining room leads to the garden through French doors
- A separate kitchen and WC complete the ground floor
- The first floor has two double bedrooms and a family bathroom
- The second floor is dedicated to the main bedroom featuring an en suite



Lounge/Dining	4839 x 3934mm	15'10" x 12'11
Kitchen	2688 x 3040mm	8'10" x 9'11"
WC	1850 x 1175mm	6'0" x 3'10"





First Floor		
Bedroom 2	4836 x 3053mm	15'10" x 10'0"
Bedroom 3	2593 x 3575mm	8'6" x 11'8"
Bathroom	2486 x 1900mm	8'2" x 6'3"

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

Second Fl	econd Floor		
Bedroom 1	4836* x 4358*mm	15'10"* x 14'3"*	
En suite	2364* x 1998*mm	7'9** x 6'7 *	
Approximate dimen	sions]		

- *Overall floor dimensions include lowered ceiling areas
- td Tumble dryer space
- Dimension location



NEW HOMES QUALITY CODE

We are on the New Yorks Soulding Code register of environments and Daried Wisson Homes and Daried Wiss

KEY B Boiler

ST Store

CYL Cylinder

THE CRAIGEND

3 BEDROOM SEMI-DETACHED HOME



- Spacious open-plan kitchen with dining and family areas and access to the garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor	
Lounge	3565 x

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"
Approximate dimensio	lan	



First Floor		
Bedroom 1	3465 x 3923mm	11'4" x 12'10'
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location



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GLAMIS

4 BEDROOM DETACHED HOME



- This detached home features four bedrooms and large living spaces
- The ground floor has a integral garage, lounge and kitchen/dining room
- On the first floor there is three double bedrooms and one single bedroom
- There's a family bathroom with bath and the main bedroom has an en suite



12.00	0015 5051	
Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/ Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"



First Floor		
Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"
America image of the second	factor 1	

В	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
CYL	Cylinder	dw	Dishwasher space

KEY

td Tumble dryer space
Dimension location



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THE FENTON

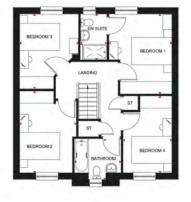
4 BEDROOM DETACHED HOME



- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
NC	929 x 2141mm	3'1" x 7'0"
Sarage	2789 x 5520mm	9'2" x 18'1"



First Floor		
Bedroom 1	3129 x 3984mm	10'3" x 13'1'
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

KEY	В	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location



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THE DEAN

4 BEDROOM DETACHED HOME



- Spacious kitchen with dining and family areas, separate utility, WC and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floo	DF-	
Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/ Family	5226 x 3535mm	17'2" x 11'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"



Bedroom 1	4103 x 5052mm	13'6" x 16'7
En Suite	1932 x 1868mm	6"4" x 6"2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9'
Bedroom 4	2961 x 3315mm	9'9" x 10'11'
Bathroom	1975 x 2715mm	6'6" x 8'11"

KEY	В	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location



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THE STENTON

4 BEDROOM DETACHED HOME



- Stylish four bedroom family home complete with detached garage
- Front-facing lounge brings comfort to the space, offering the perfect spot for relaxation
- Free-flowing kitchen, dining and family room, with French doors opening onto the garden
- Main bedroom with en suite, as well as three double bedrooms with plentiful storage and a family bathroom



ounge	3589 x 4555mm	11'9" x 14'11"
Kitchen/Family/ Dining	6230 x 5155mm	20'5" x 16'11"
Utility	1323 x 1988mm	4.4. × 6.6.
WC	1127 x 2590mm	3'8" x 8'6"



First Floor		
Bedroom 1	3401 x 3498mm	11'2" x 11'6"
En Suite	2227 x 1450mm	7'4" x 4'9"
Bedroom 2	3022 x 3449mm	9'11" x 11'4"
Bedroom 3	3307 x 2960mm	10'10" x 9'9"
Bedroom 4	3417 x 3275mm	11'3" x 10'9"
Bathroom	1897 x 2132mm	6'3" x 7'0"
(Approximate dimens	ionsl	

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location



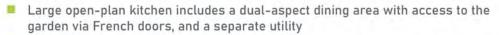
BARRATT

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THE CAMPBELL

4 BEDROOM DETACHED HOME





- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Flo	ог	
Lounge	6464 x 3238mm	
Kitchen/ Dining/Family	6464 x 3330mm	
Utility	2004 x 2311mm	

1813 x 1186mm

21'2" x 10'11" 6'7" x 7'7" 5'11" x 3'11"

21'2" x 10'7"

BEDROOM 3	BEDR	DOM 4
	ST ST	
	2	EN SUITE
BEDROOM 2	BEDROOM 1	
	E.	

0/70 - /7//	
3478 x 4564mm	11'5" x 15'0"
1917 x 2915mm	6'3" x 9'7"
2881 x 3337mm	9'5" x 10'11"
3147 x 3258mm	10'4" x 10'8"
3212 x 3273mm	10'6" x 10'9"
1707 x 2350mm	5'7" x 7'9"
	2881 x 3337mm 3147 x 3258mm 3212 x 3273mm

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe spa
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension lo



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THE BALLOCH

4 BEDROOM DETACHED HOME



- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four double bedrooms, complete with one en suite and a main bathroom



Lounge	3741 x 4843mm	12'3" x 15'11'
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"



First Floor		
Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"
Approximate dimens	lionsil	

KEY	в	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension



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THE CROMBIE

4 BEDROOM DETACHED HOME





Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/ Family	6658 x 3430mm	21'10" x 11'3"
Utility	1737 x 2025mm	5'8" x 6'8"
WC	1737 x 1300mm	5'8" x 4'3"
Garage	2758 x 5612mm	9'1" x 18'5"



Bedroom 1	3417 x 4924mm	11'3" x 16'2"
n Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	2786 x 3919mm	9'2" x 12'10"
Bedroom 4	2952 x 3323mm	9'8" x 10'11"
Study	2192 x 1853mm	7'2" x 6'1"
Bathroom	2150 x 2224mm	7'1" x 7'4"

Impressive four bedroom detached home, ideal for new or growing families

- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, and a family bathroom and study

KEY	В	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	1/1	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space		Dimension location





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HARRIS

4 BEDROOM DETACHED HOME





- Large and bright open-plan kitchen with dining/family areas leads to the garden
- Separate study, utility and good-sized lounge complete the ground floor
- Four double bedrooms the spacious main bedroom with en suite and a family bathroom with separate shower are on the first floor



BEDROOM 2	BATHROOM	BEDROOM 3
w t		
CYL) SI	BH ST	BEDROOM 1
BEDROOM 4		

Lounge	3640 x 5126mm	11'11" x 16'10"
Kitchen/ Dining/Family	7905 x 3883mm	25'11" x 12'9"
Utility	1998 x 1696mm	6'7" x 5'7"
WC	1998 x 1200mm	6'7" x 3'11"
Study	1998 x 2736mm	6'7" x 9'0"

(Approximate dimensions)

First Floor		
Bedroom 1	3665 x 4895mm	12'0" x 16'1"
En Suite	2276 x 2159mm	7'6" x 7'1"
Bedroom 2	2663 x 4155mm	8'9" x 13'8"
Bedroom 3	2667 x 4155mm	8'9" x 13'8"
Bedroom 4	3010 x 3345mm	9'11" x 11'0"
Bathroom	2365 x 2705mm	7'9" x 8'10"
Approximate dimen	sions	



td Tumble dryer space

Dimension location



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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 housebuilder 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.

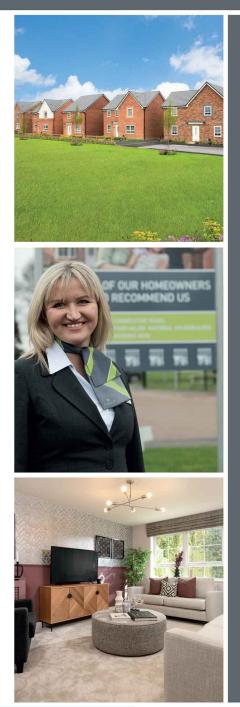
The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet buildingsafety 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.







Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator.