

GILMERTON HEIGHTS

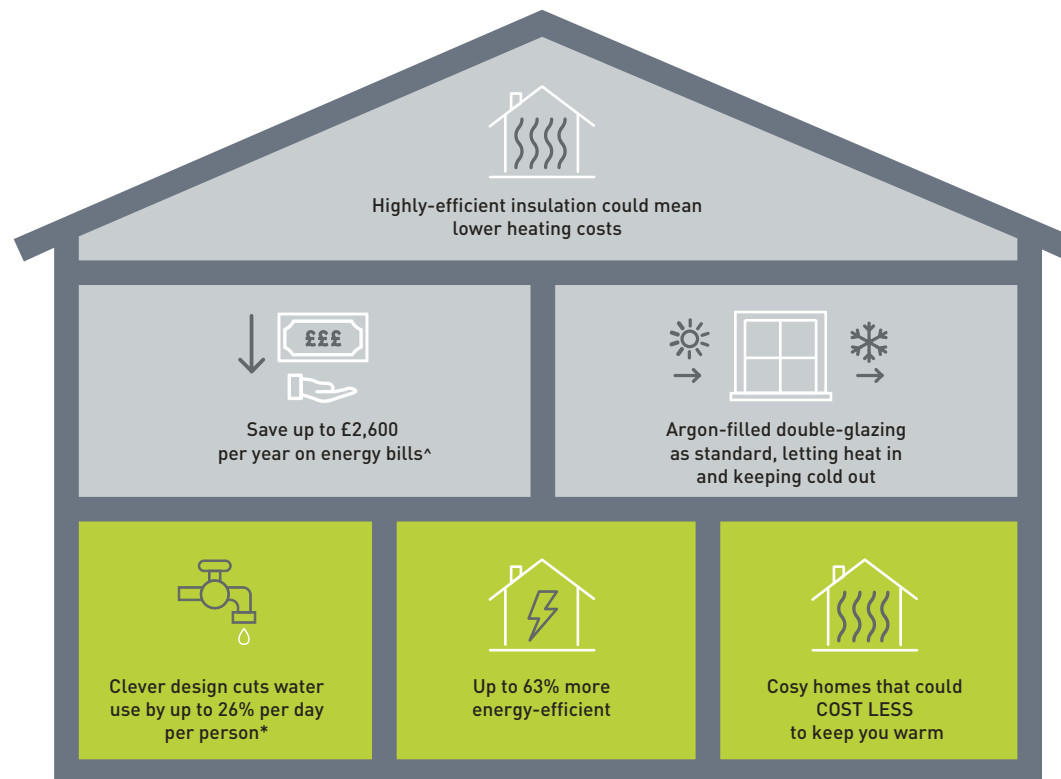
EDINBURGH EH17 8SH



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: [Water UK](#)

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GILMERTON HEIGHTS

DEVELOPMENT LAYOUT - PHASE TWO

KEY

	Coull	3 bedroom mid-terraced home
	Cupar	3 bedroom end-terraced/semi-detached home
	Thurso	3 bedroom semi-detached home
	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
	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)


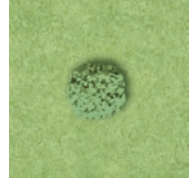
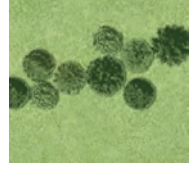

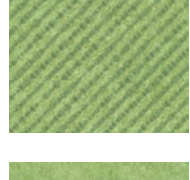

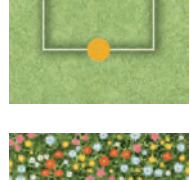

D Disabled Parking Bay

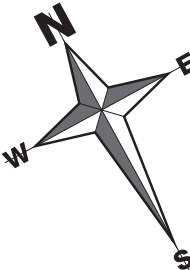
SS Sub Station

 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)



	Grassland
	New tree
	Mature trees
	Path
	Planted Area
	Hedge
	Hedgehog highway
	Species rich grassland



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



Ground Floor

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"

(Approximate dimensions)



First Floor

Bedroom 1	3944 x 3443mm	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"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	♦♦	Dimension location



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 Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1472mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
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	BH ST	Bulkhead store	dw	Dishwasher space	↕	Dimension location



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 Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

[Approximate dimensions]



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]

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
ST Store	l/f Fridge/freezer space	w Wardrobe space	
BH ST Bulkhead store	dw Dishwasher space	♦♦ Dimension location	



THE ABERGELDIE

3 BEDROOM END-TERRACED/SEMI-DETACHED HOME



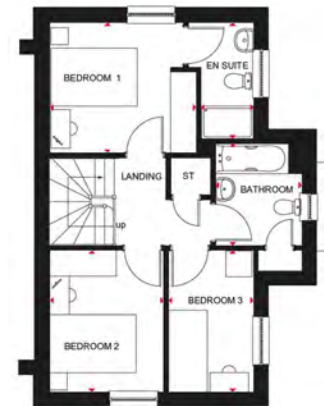
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom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



Ground Floor

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"

(Approximate dimensions)



First Floor

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"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	♦♦	Dimension location

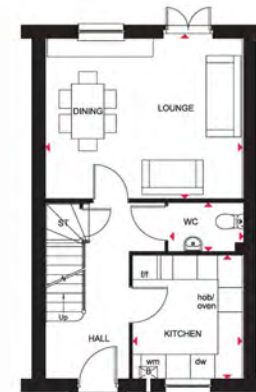


LOCHRANZA

3 BEDROOM TERRACED HOME



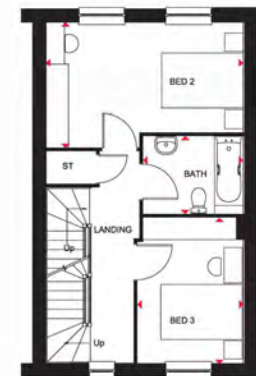
- Open-plan lounge/dining room leads to the garden through French doors
- A separate kitchen and WC complete the ground floor
- The first floor has two double bedrooms and a family bathroom
- The second floor is dedicated to the main bedroom featuring an en suite



Ground Floor

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"

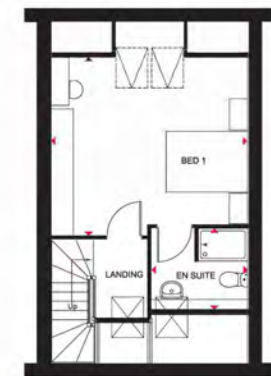
(Approximate dimensions)



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"

(Approximate dimensions)



Second Floor

Bedroom 1	4836* x 4358*mm	15'10" x 14'3"
En suite	2364* x 1998*mm	7'9" x 6'7"

(Approximate dimensions)

*Overall floor dimensions include lowered ceiling areas

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	↔	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



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 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 dimensions)



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"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
ST Store	l/f Fridge/freezer space	w Wardrobe space	
BH ST Bulkhead store	dw Dishwasher space	♦♦ Dimension location	



4 BEDROOM DETACHED HOME



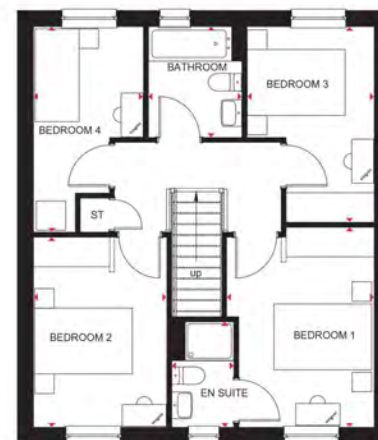
- This detached home features four bedrooms and large living spaces
- The ground floor has a integral garage, lounge and kitchen/dining room
- On the first floor there is three double bedrooms and one single bedroom
- There's a family bathroom with bath and the main bedroom has an en suite



Ground Floor

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"

(Approximate dimensions)



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"

(Approximate dimensions)

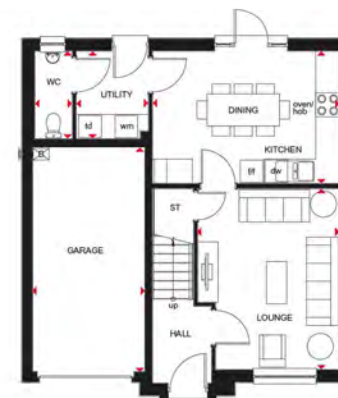
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◆	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

THE FENTON

4 BEDROOM DETACHED HOME



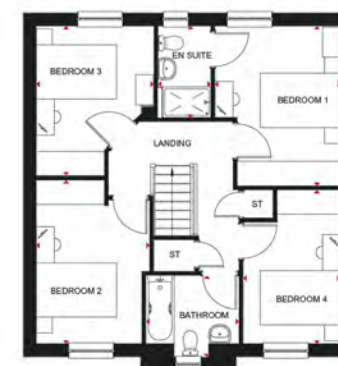
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with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



Ground Floor

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"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

(Approximate dimensions)



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"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	↕	Dimension location



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 Floor

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"

(Approximate dimensions)



First Floor

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"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	↔	Dimension location



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



Ground Floor

Lounge	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" x 6'6"
WC	1127 x 2590mm	3'8" x 8'6"

(Approximate dimensions)



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 dimensions)

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
ST Store	l/f Fridge/freezer space	w Wardrobe space	
BH ST Bulkhead store	dw Dishwasher space	♦♦ Dimension location	



THE CAMPBELL

4 BEDROOM DETACHED HOME



- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- 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 Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

(Approximate dimensions)



First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	♦♦	Dimension location



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



Ground Floor

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"

(Approximate dimensions)



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 dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	↕	Dimension location



THE CROMBIE

4 BEDROOM DETACHED HOME



- 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



Ground Floor

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"

[Approximate dimensions]



First Floor

Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En 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"
Bath	2150 x 2224mm	7'1" x 7'4"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
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	BH ST	Bulkhead store	dw	Dishwasher space	↕	Dimension location



4 BEDROOM DETACHED HOME



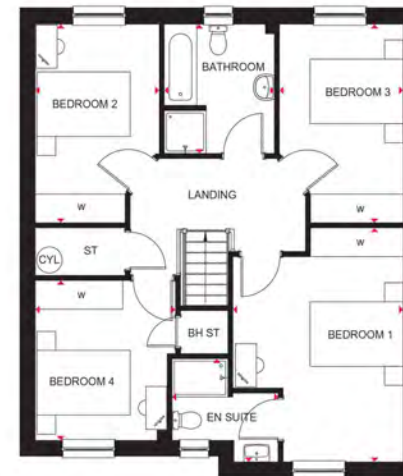
- Attractive detached home with garage designed for modern family living
- Large and bright open-plan kitchen with dining/family areas leads to the garden
- Separate study, utility and good-sized lounge complete the ground floor
- Four double bedrooms - the spacious main bedroom with en suite - and a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



Ground Floor

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 dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	◆◆	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

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 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.

