

# LIME GROVE

LANG LOAN, EDINBURGH



3 AND 4 BEDROOM HOMES



## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. 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. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.










We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

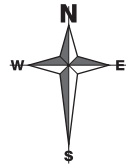




# LIME GROVE

## DEVELOPMENT LAYOUT

-  **Coull** 3 bedroom terraced/  
semi-detached home
-  **Traquair** 3 bedroom semi-detached home
-  **Abergeldie** 3 bedroom end-terraced/  
semi-detached home
-  **Fenton** 4 bedroom detached home
-  **Dunbar** 4 bedroom detached home
-  **Craigston** 4 bedroom detached home
-  **Balmoral** 4 bedroom detached home
-  **Cullen** 4 bedroom detached home
-  **Affordable Housing**
-  **Features enhanced elevations.  
Speak to Sales Adviser for full details.**



PLOT 1 -  
SHOW HOME & SALES CENTRE

[barratthomes.co.uk](http://barratthomes.co.uk)



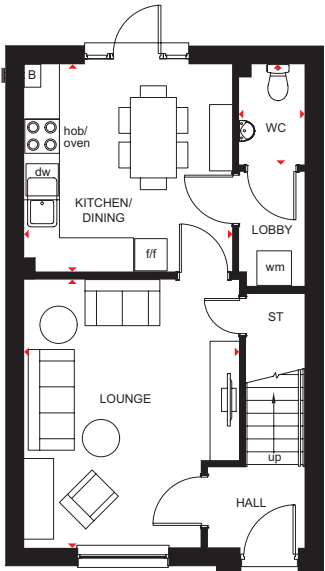
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Lime Grove is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

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3 BEDROOM END-/MID-TERRACED HOME



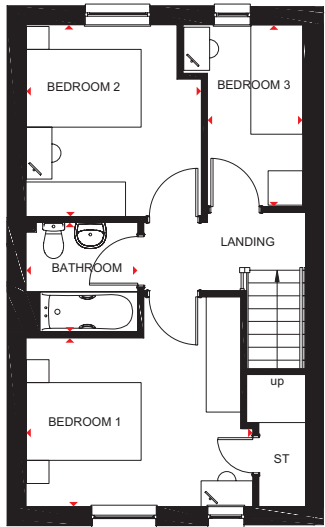
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



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 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"     |

[Approximate dimensions]

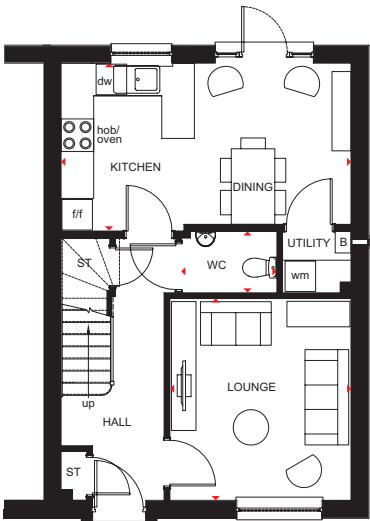
|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | t/f | Fridge/freezer space |
|            | ST | Store                 | dw  | Dishwasher space     |
|            | wm | Washing machine space | ◀▶  | Dimension location   |

# TRAQUAIR

## 3 BEDROOM SEMI-DETACHED HOME



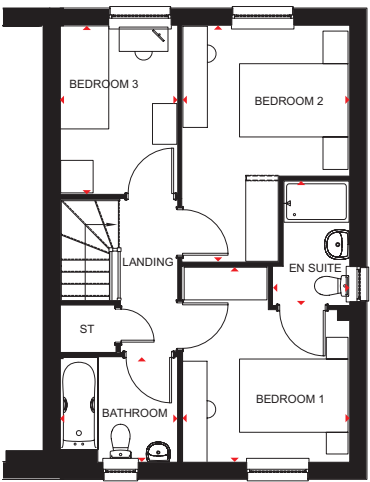
- Superb family home with open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the main with en suite, a single bedroom and family bathroom



### 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 | 3068 x 4340mm | 10'1" x 14'3" |
| Bedroom 3 | 2157 x 3091mm | 7'1" x 10'2"  |
| Bathroom  | 2157 x 1920mm | 7'1" x 6'4"   |

(Approximate dimensions)  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | f/f | Fridge/freezer space |
|            | ST | Store                 | dw  | Dishwasher space     |
|            | wm | Washing machine space | ◀▶  | Dimension location   |

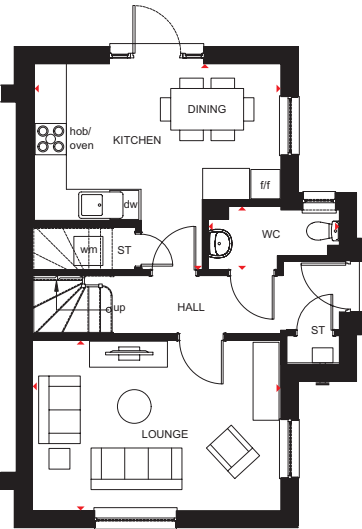


# ABERGELDIE

## 3 BEDROOM END-TERRACED HOME



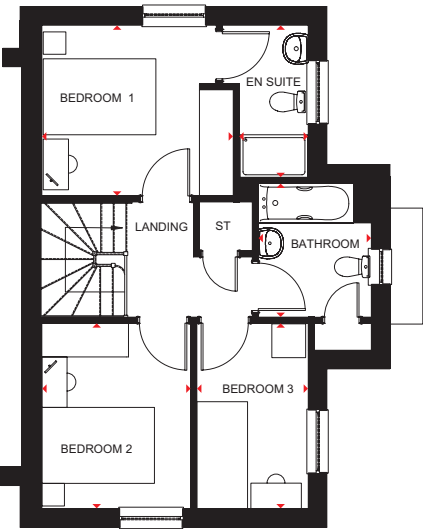
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom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

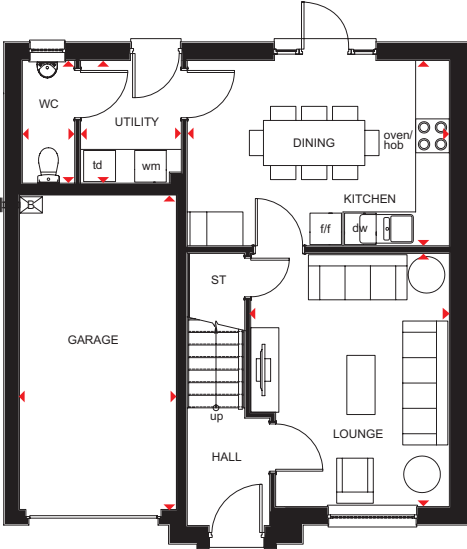
[Approximate dimensions]

|            |     |                       |    |                    |
|------------|-----|-----------------------|----|--------------------|
| <b>KEY</b> | ST  | Store                 | dw | Dishwasher space   |
|            | wm  | Washing machine space | ◀▶ | Dimension location |
|            | t/f | Fridge/freezer space  |    |                    |

4 BEDROOM DETACHED HOME



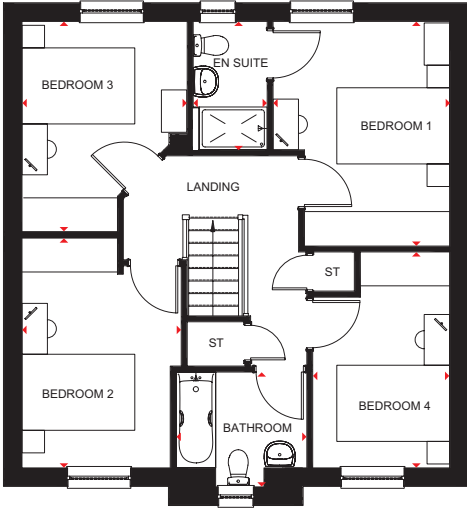
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with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

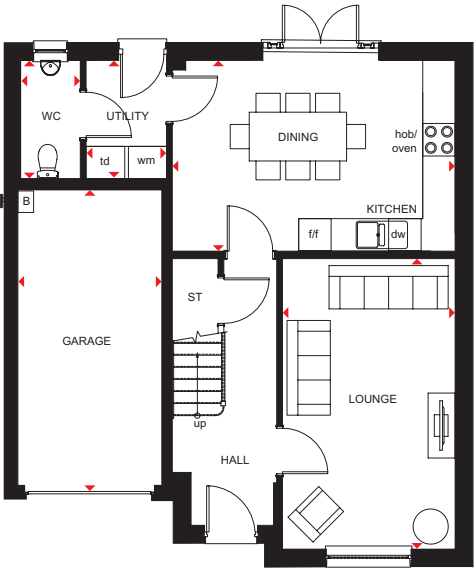
|     |    |                       |     |                      |    |                    |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B  | Boiler                | t/f | Fridge/freezer space | ▶▶ | Dimension location |
|     | ST | Store                 | dw  | Dishwasher space     |    |                    |
|     | wm | Washing machine space | td  | Tumble dryer space   |    |                    |

# DUNBAR

## 4 BEDROOM DETACHED HOME



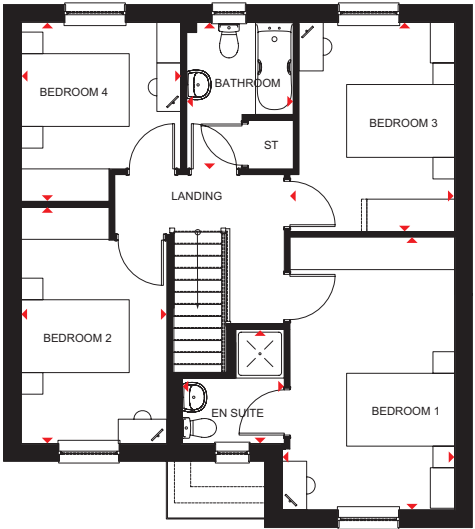
- Spacious kitchen with dining area, separate utility, WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a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



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3203 x 5351mm | 10'6" x 17'7" |
| Kitchen/Dining | 5226 x 3535mm | 17'2" x 11'7" |
| Utility        | 1477 x 2146mm | 4'10" x 7'0"  |
| WC             | 1103 x 2146mm | 3'7" x 7'0"   |
| Garage         | 2652 x 5391mm | 8'8" x 17'8"  |

(Approximate dimensions)



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3192 x 5052mm | 10'6" x 16'7" |
| En suite  | 1887 x 2113mm | 6'2" x 6'11"  |
| Bedroom 2 | 2697 x 4384mm | 8'10" x 14'5" |
| Bedroom 3 | 3057 x 3875mm | 10'0" x 12'9" |
| Bedroom 4 | 2961 x 3315mm | 9'9" x 10'11" |
| Bathroom  | 1975 x 2715mm | 6'6" x 8'11"  |

(Approximate dimensions)

|            |     |          |     |                       |    |                    |
|------------|-----|----------|-----|-----------------------|----|--------------------|
| <b>KEY</b> | B   | Boiler   | wm  | Washing machine space | td | Tumble dryer space |
|            | ST  | Store    | f/f | Fridge/freezer space  | ◀▶ | Dimension location |
|            | CYL | Cylinder | dw  | Dishwasher space      |    |                    |

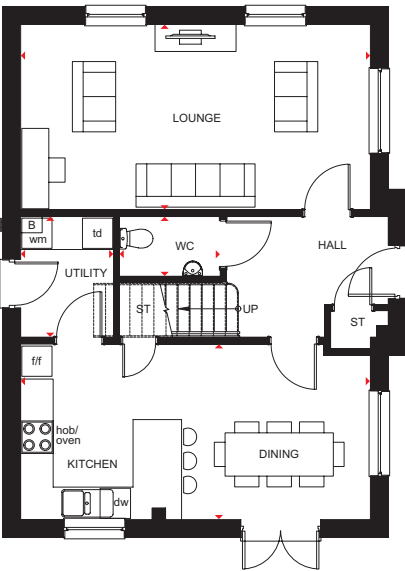


# CRAIGSTON

## 4 BEDROOM DETACHED HOME



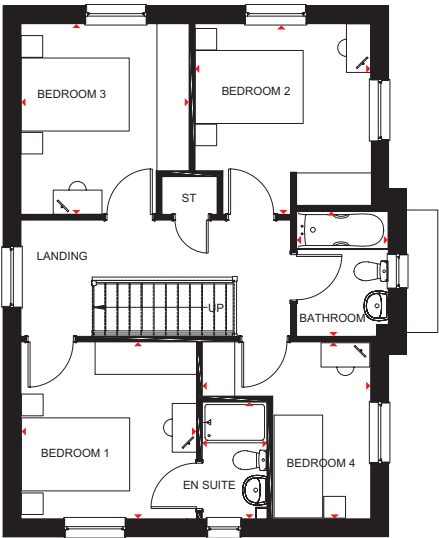
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 6464 x 3429mm | 21'2" x 11'3" |
| Kitchen/Dining | 6464 x 3238mm | 21'2" x 10'7" |
| Utility        | 1715 x 2244mm | 5'8" x 7'4"   |
| WC             | 1867 x 1104mm | 6'2" x 3'7"   |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3244 x 3270mm | 10'8" x 10'9" |
| En Suite  | 1200 x 2164mm | 3'11" x 7'1"  |
| Bedroom 2 | 3249 x 3527mm | 10'8" x 11'7" |
| Bedroom 3 | 3110 x 3527mm | 10'2" x 11'7" |
| Bedroom 4 | 3115 x 3270mm | 10'3" x 10'9" |
| Bathroom  | 1700 x 2315mm | 5'7" x 7'7"   |

[Approximate dimensions]

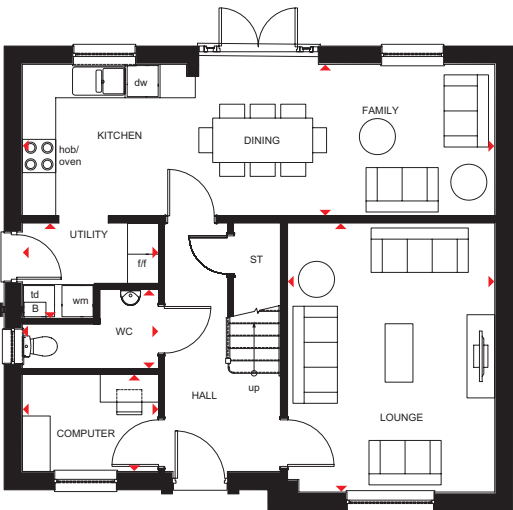
|            |                          |                          |                       |
|------------|--------------------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler                 | f/f Fridge/freezer space | ◀▶ Dimension location |
|            | ST Store                 | dw Dishwasher space      |                       |
|            | wm Washing machine space | td Tumble dryer space    |                       |

# BALMORAL

## 4 BEDROOM DETACHED HOME



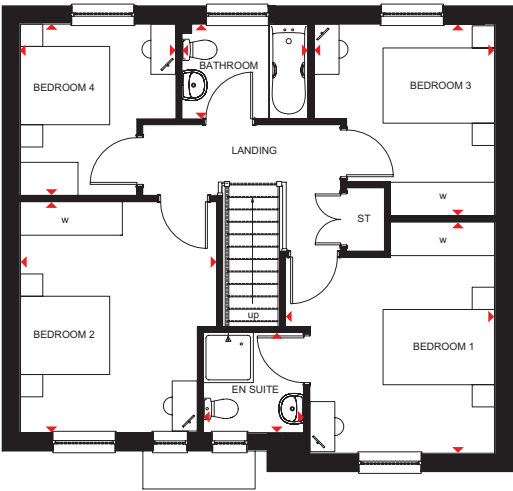
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility area, WC and computer room
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

|                           |               |                |
|---------------------------|---------------|----------------|
| Lounge                    | 3741 x 4843mm | 12'3" x 15'11" |
| Kitchen/<br>Dining/Family | 8502 x 2726mm | 27'11" x 8'11" |
| WC                        | 2449 x 1430mm | 8'0" x 4'8"    |
| Utility                   | 2449 x 1717mm | 8'0" x 5'8"    |
| Computer                  | 2449 x 1746mm | 8'0" x 5'9"    |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3763 x 4146mm | 12'4" x 13'7" |
| En Suite  | 1808 x 1767mm | 5'11" x 5'10" |
| Bedroom 2 | 3509 x 4151mm | 11'6" x 13'7" |
| Bedroom 3 | 3115 x 3436mm | 10'3" x 11'3" |
| Bedroom 4 | 2978 x 3071mm | 9'9" x 10'1"  |
| Bathroom  | 2200 x 1698mm | 7'3" x 5'7"   |

[Approximate dimensions]

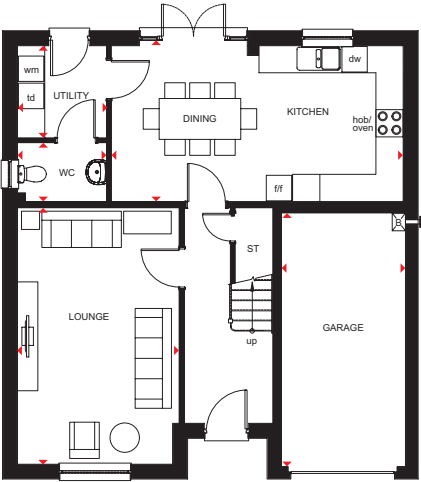
|            |    |                       |     |                      |    |                    |
|------------|----|-----------------------|-----|----------------------|----|--------------------|
| <b>KEY</b> | B  | Boiler                | w   | Wardrobe space       | td | Tumble dryer space |
|            | ST | Store                 | f/f | Fridge/freezer space | ◀▶ | Dimension location |
|            | wm | Washing machine space | dw  | Dishwasher space     |    |                    |

# CULLEN

## 4 BEDROOM DETACHED HOME



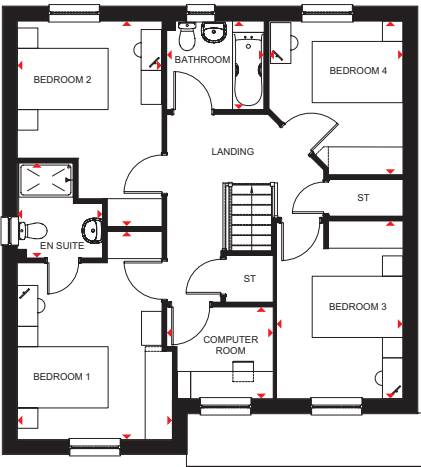
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax, while an integral garage provides added security
- Upstairs are four double bedrooms – the main with en suite – a family bathroom, and a computer room/study



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3564 x 5653mm | 11'8" x 18'7" |
| Kitchen/Dining | 6432 x 3430mm | 21'1" x 11'3" |
| Utility        | 1963 x 2025mm | 6'5" x 6'8"   |
| WC             | 1963 x 1300mm | 6'5" x 4'3"   |
| Garage         | 2737 x 5592mm | 9'0" x 18'4"  |

(Approximate dimensions)



### First Floor

|               |               |                |
|---------------|---------------|----------------|
| Bedroom 1     | 3417 x 4589mm | 11'3" x 15'1"  |
| En Suite      | 1878 x 2100mm | 6'2" x 6'11"   |
| Bedroom 2     | 3178 x 4532mm | 10'5" x 14'10" |
| Bedroom 3     | 2786 x 3919mm | 9'11" x 12'10" |
| Bedroom 4     | 2952 x 3388mm | 9'8" x 11'1"   |
| Computer Room | 2321 x 2023mm | 7'7" x 6'8"    |
| Bathroom      | 2150 x 1954mm | 7'1" x 6'5"    |

(Approximate dimensions)

|            |                          |                          |                       |
|------------|--------------------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler                 | f/f Fridge/freezer space | ◀▶ Dimension location |
|            | ST Store                 | dw Dishwasher space      |                       |
|            | wm Washing machine space | td Tumble dryer space    |                       |



# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder<sup>\*\*\*</sup> has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312<sup>\*\*\*</sup> per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



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. Kingslaw Gait is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. "we" refers to the Barratt Developments PLC group brands. "we" are the only major national housebuilder to be awarded this [key industry] award 10 years running. \*\*\* Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property upgraded with modern-day improvements. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



# 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.

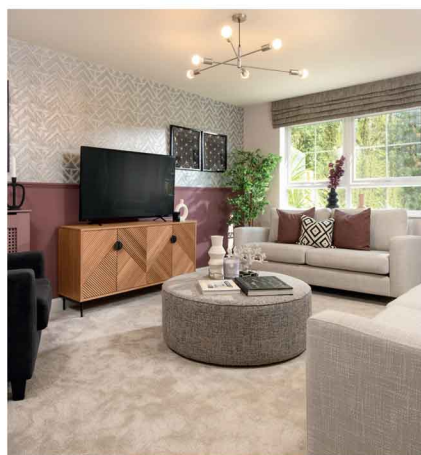
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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.



**barratthomes.co.uk**  
**0333 355 8460**



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.