

THE STRAND @ PORTOBELLO

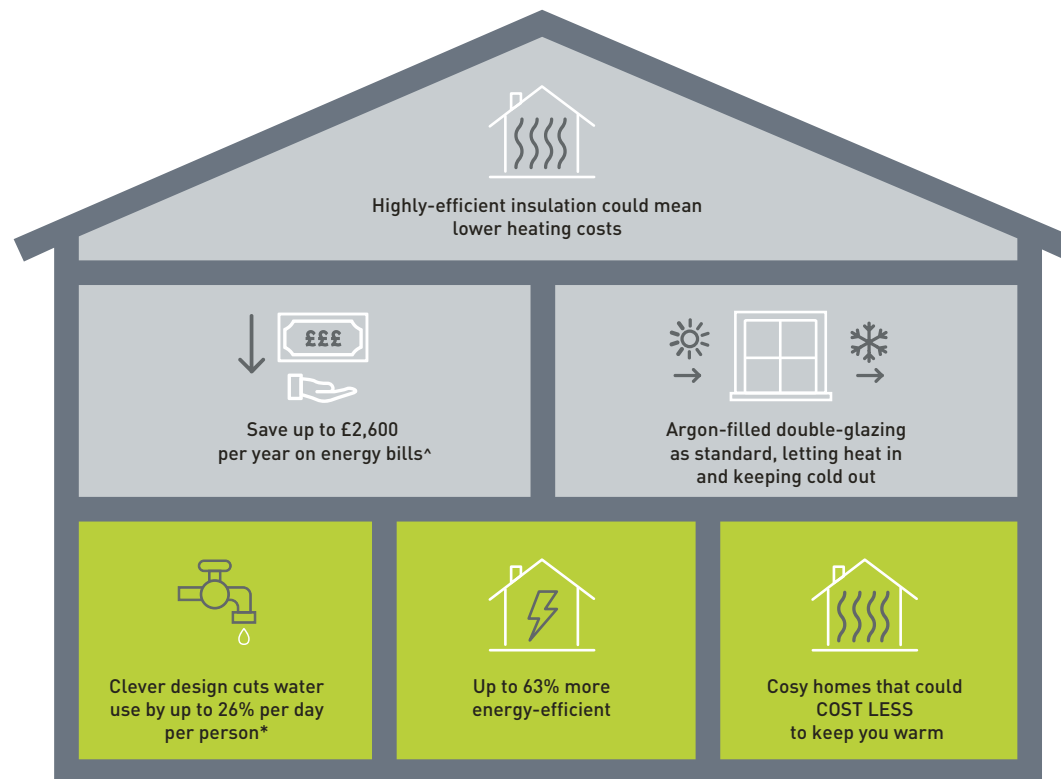
FISHWIVES CAUSEWAY, PORTOBELLO, EDINBURGH EH15 1DF



A COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS AND 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](#)

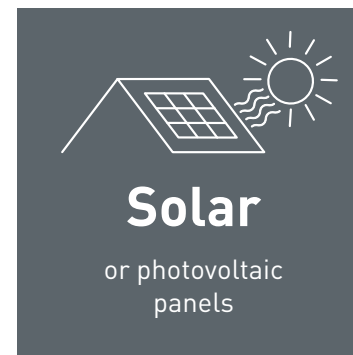
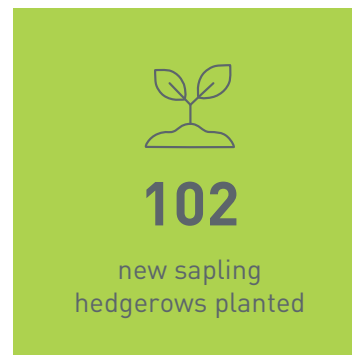
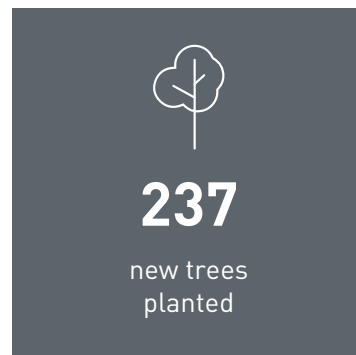
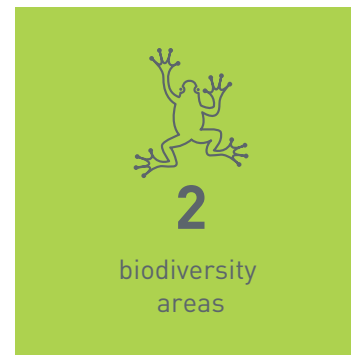
'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available 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.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



THE STRAND @ PORTOBELLO

DEVELOPMENT LAYOUT

-  Apartments 2 & 3 bedroom
-  Rosefield & Brighton 2 bedroom colony flat
-  Borthwick 3 bedroom terraced townhouse
-  Lauder 3 bedroom terraced townhouse
-  Bonnyton 3 bedroom mid-terraced home
-  Coull 3 bedroom mid-/end-terraced home
-  Affordable Housing

S/S Sub Station

C City Car Club Spaces

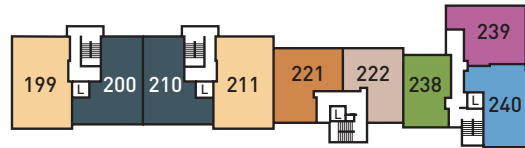


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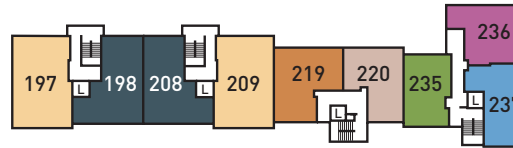


APARTMENT BLOCK 2

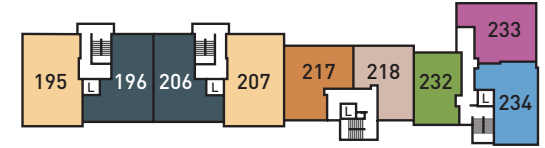
1, 2 & 3 BEDROOM APARTMENTS



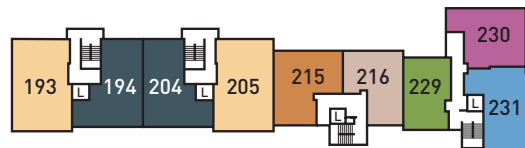
FIFTH FLOOR



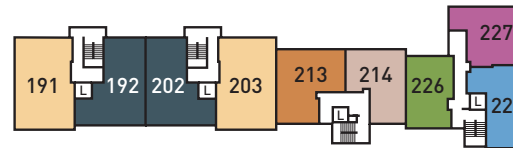
FOURTH FLOOR



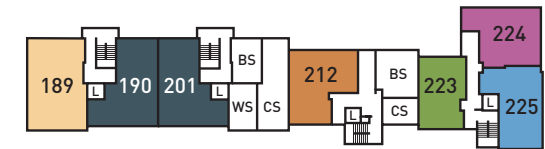
THIRD FLOOR









SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

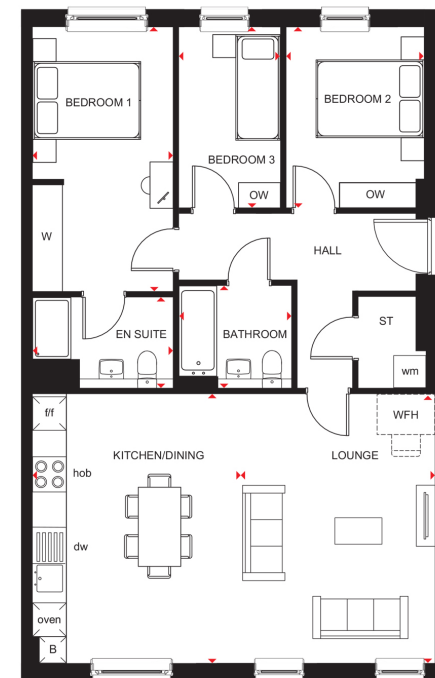
 Ayton 2 bed apartment	 Bowden 2 bed apartment	 Ashkirk 2 bed apartment	 Kirkton 1 bed apartment
 Linton 3 bed apartment	 Minto 1 bed apartment	 Nisbet 2 bed apartment	

KEY WS Water Store CS Cycle Store BS Bin Store L Lift

3 BEDROOM APARTMENT



- Two double and one single bedroom
- Lounge/kitchen/dining room with area to set up work from home desk
- Family bathroom and en suite in main bedroom
- Large built-in storage cupboard in hallway



Linton

Kitchen/Dining	3569 x 4951 mm	11'9" x 16'3"
Lounge	4000 x 4951 mm	13'1" x 16'3"
Bedroom 1	2629 x 4957 mm	8'8" x 16'3"
En Suite	1500 x 2651 mm	4'11" x 8'8"
Bedroom 2	2542 x 3360 mm	8'4" x 11'0"
Bedroom 3	1900 x 3360 mm	6'3" x 11'0"
Bathroom	1900 x 2100 mm	6'3" x 6'11"

(Approximate dimensions)

indow locations are plot specific, please refer to Sales Adviser for full plot details.

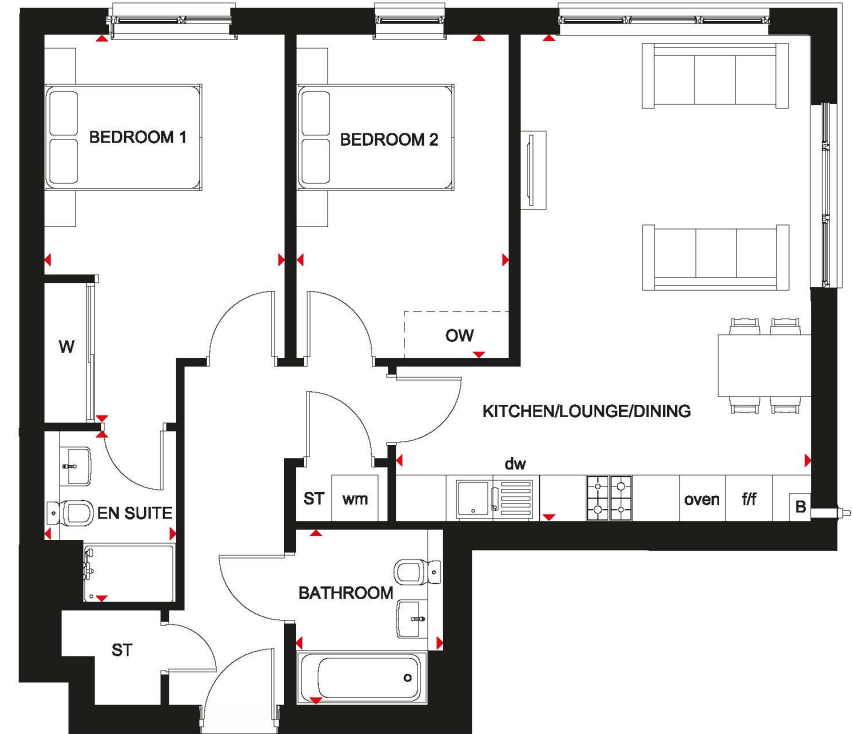
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	l/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

THE NESS - SHOW APARTMENT

2 BEDROOM APARTMENT



- Two double bedrooms, main bedroom with en suite
- Open-plan living space combining lounge, kitchen and dining room
- Good storage space throughout



PLEASE NOTE: Window positions may vary by plot, speak to Sales Adviser for full details.

Ness		
Kitchen/ Lounge/Dining	5390 x 6214mm	17'8" x 20'4"
Bedroom 1	5000 x 3048mm	11'5" x 9'11"
En Suite	1700 x 2200mm	5'6" x 7'2"
Bedroom 2	4167 x 2743mm	13'8" x 8'4"
Bathroom	2250 x 1900mm	7'4" x 6'2"

(Approximate dimensions)

KEY	B	Boiler	w	Wardrobe space	ow	Optional wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	dw	Dishwasher space		

ESK

2 BEDROOM APARTMENT



- Two generous double bedrooms
- Good storage space throughout
- Open-plan living space incorporating kitchen, lounge and dining areas
- Main bedroom with dressing room and en suite shower room



PLEASE NOTE: Window positions may vary by plot, speak to Sales Adviser for full details.

Esk		
Kitchen/Lounge/Dining	4150 x 6350mm	13'7" x 20'9"
Bedroom 1	2730 x 4040mm	8'11" x 13'3"
Dressing Area	1790 x 1600mm	5'10" x 5'3"
En Suite	2200 x 1600mm	7'2" x 5'3"
Bedroom 2	3060 x 4610mm	10'0" x 15'1"
Bathroom	1900 x 2100mm	6'2" x 6'10"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	l/f Fridge/freezer space	WFH Working from home
	BH ST Bulkhead store	dw Dishwasher space	◆ Dimension location

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BARRATT
HOMES


NEW
HOMES
QUALITY
CODE

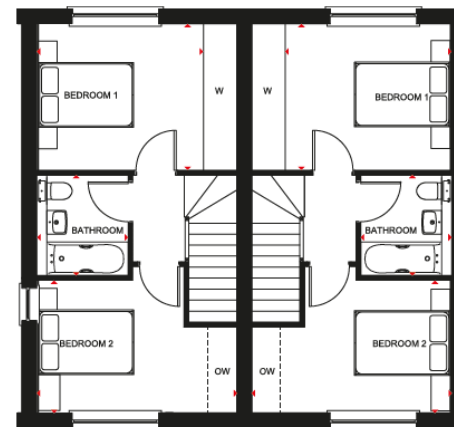
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties 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. Housetype may contain PV Solar Panels to the roof, please speak to the Sales Adviser for full details. B0W002423/F023

2 BEDROOM COLONY FLAT




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- Figure 10 shows a symmetrical floor plan of a two-story house. The plan is divided into two identical halves by a central vertical axis. Each half contains a lounge with a sofa and armchair, a kitchen/dining area with a table and chairs, a bathroom (WC), a bedroom (BR), a living area (LW), and a central staircase (ST). The plan is labeled with 'Lounge', 'Kitchen/Dining', 'WC', 'BR', 'LW', and 'ST'.

[Approximate dimensions]



(Approximate dimensions)

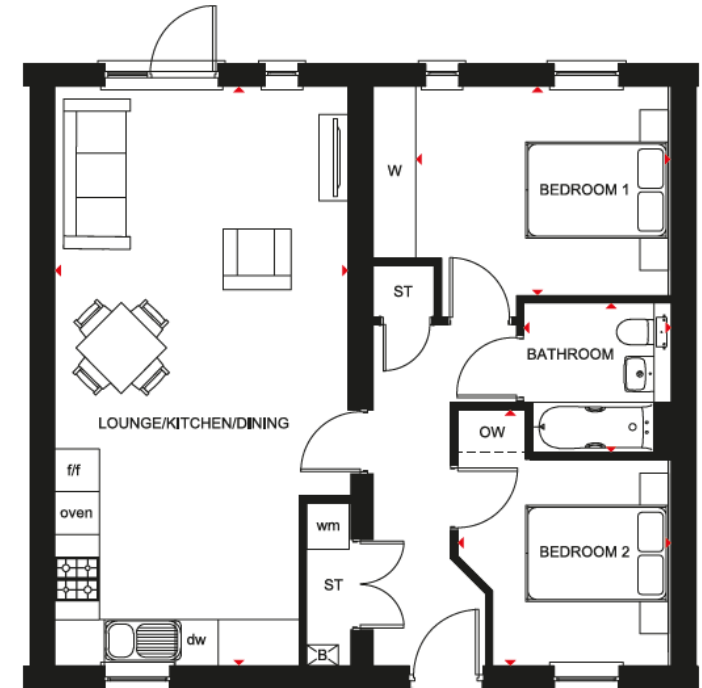
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	ff	Fridge/freezer space		Dimension location
	CYL	Cylinder	dw	Dishwasher space		

ROSEFIELD

2 BEDROOM COLONY FLAT



- Ground floor
- Entrance hallway leads to all rooms in the flat
- Large open-plan kitchen/lounge/dining occupies one half of the home
- Two double bedrooms with wardrobe space and a family bathroom completes this home



Rosefield

Lounge/ Kitchen/Dining	8140 x 4100mm	26'8" x 13'4"
Bedroom 1	3530 x 2940mm	11'7" x 9'7"
Bedroom 2	3600 x 2900mm	11'9" x 9'6"
Bathroom	2070 x 2100mm	6'9" x 6'10"

(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		



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.

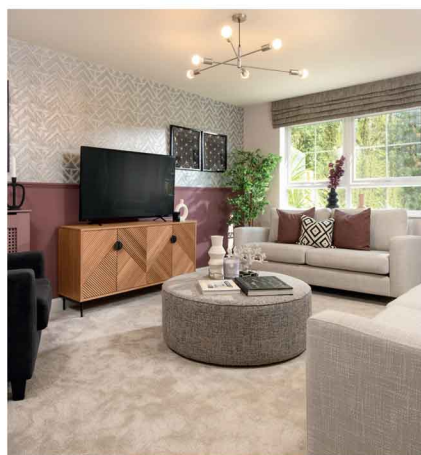
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions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



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0333 355 8460

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