

FOXGLOVE PARK

SCOTT GLYNN WALK, TRANENT, EAST LOTHIAN, EH33 2FE



A BRAND NEW COLLECTION OF 3, 4 & 5 BEDROOM HOMES



BARRATT
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.



WELCOME TO **FOXGLOVE PARK**

TRANENT

Foxglove Park is an exclusive development of just 25 beautifully designed homes, located in the historic town of Tranent, approximately 30 minutes from Edinburgh city centre.

The development is ideally situated within walking distance of a variety of local amenities, including shops, restaurants, cafés and bars. In addition, the area is served by three well-regarded schools, making it a particularly appealing location for families.

Residents can also enjoy easy access to The Loch Centre, which offers a wide range of leisure facilities including a swimming pool, gym, racket sports and soft play areas.

For outdoor leisure, there are several nearby green spaces, including Polson Park with its bandstand and the popular Gavin Lee Playground — ideal for relaxed family time.

For those commuting to Edinburgh, the A199 provides a direct route into the city in approximately 30 minutes. Alternatively, nearby Prestonpans railway station offers regular services, reaching Edinburgh city centre in around 15 minutes.

Whatever you are looking for in your next home, our collection of thoughtfully designed 3, 4 and 5 bedroom homes at Foxglove Park offers a range of options to suit modern living.



FOXGLOVE PARK - PHASE 1

DEVELOPMENT LAYOUT

- **Craigend**
3 bedroom semi-detached home
- **Fenton**
4 bedroom detached home
- **Stenton**
4 bedroom detached home
- **Campbell**
4 bedroom detached home
- **Balloch**
4 bedroom detached home
- **Stobo**
4 bedroom detached home
- **Crombie**
4 bedroom detached home
- **Harris**
4 bedroom detached home
- **Ballathie**
5 bedroom detached home
- SC** Sales & Information Centre
- SH** Show Home

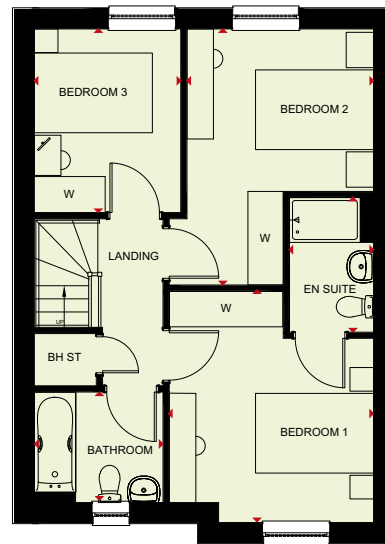
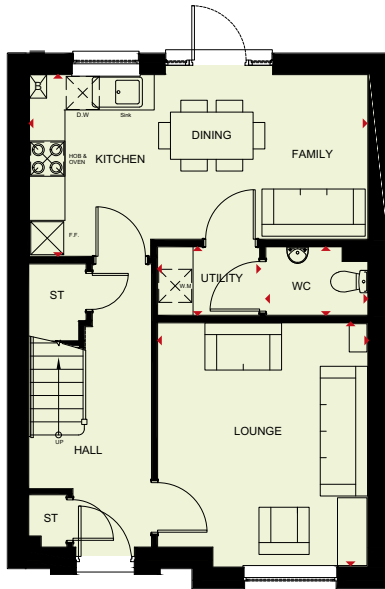
-  **New Tree Line**
- Giving nature a home on this development:**
-  **Hedgehog Highway**
-  **Insect & Bee Hotel**
-  **Bird Box**
-  **Log Pile**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



CRAIGEND

3 BEDROOM HOME



Ground Floor

Lounge	4138 x 3562 mm	13'7" x 11'8"
Kitchen/Dining/Family	5734 x 3080 mm	18'10" x 10'1"
Utility	1728 x 1161 mm	5'8" x 3'10"
WC	1730 x 1161 mm	5'8" x 3'10"

(Approximate dimensions)

First Floor

Bedroom 1	3920 x 3462 mm	12'10" x 11'4"
En suite	2280 x 1424 mm	7'6" x 4'8"
Bedroom 2	4337 x 3162 mm	14'3" x 10'4"
Bedroom 3	3111 x 2480 mm	10'2" x 8'2"
Bathroom	2180 x 1874 mm	7'2" x 6'2"

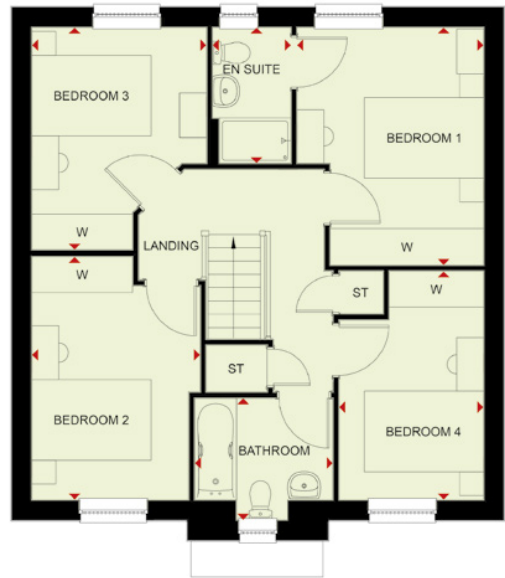
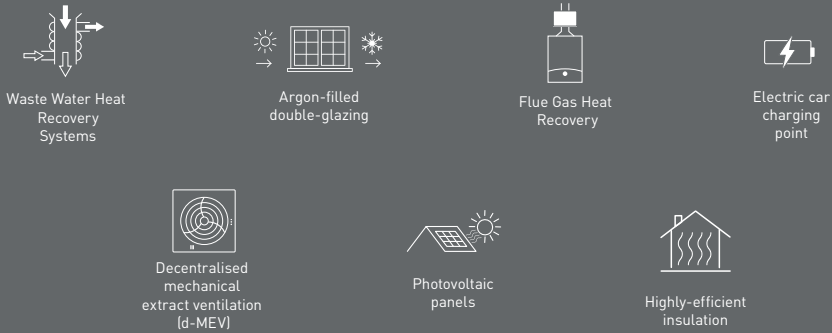
(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space		



FENTON

4 BEDROOM DETACHED HOME



Ground Floor

Lounge	4480 x 3525 mm	14'8" x 11'7"
Kitchen/Dining	4637 x 3286 mm	15'3" x 10'9"
Utility	2139 x 1618 mm	7'0" x 5'4"
WC	2139 x 1098 mm	7'0" x 3'7"

(Approximate dimensions)

First Floor

Bedroom 1	3981 x 3126 mm	13'1" x 10'3"
En suite	2276 x 1313 mm	7'6" x 4'4"
Bedroom 2	4071 x 2820 mm	13'4" x 9'3"
Bedroom 3	3726 x 2926 mm	12'3" x 9'7"
Bedroom 4	3826 x 2424 mm	12'7" x 7'11"
Bathroom	2316 x 2038 mm	7'7" x 6'8"

(Approximate dimensions)

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



STENTON

4 BEDROOM DETACHED HOME



Argon-filled double-glazing



Electric car charging point



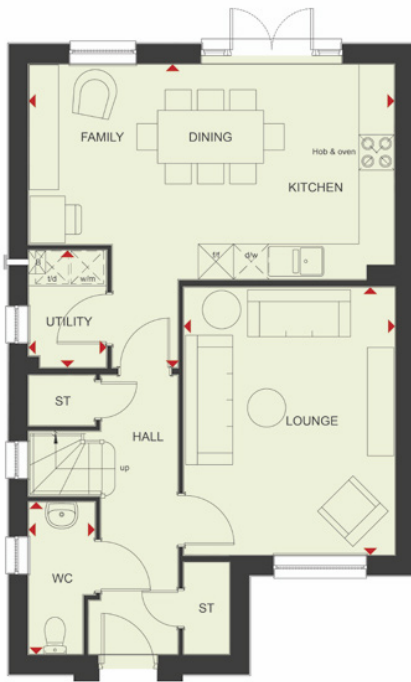
Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



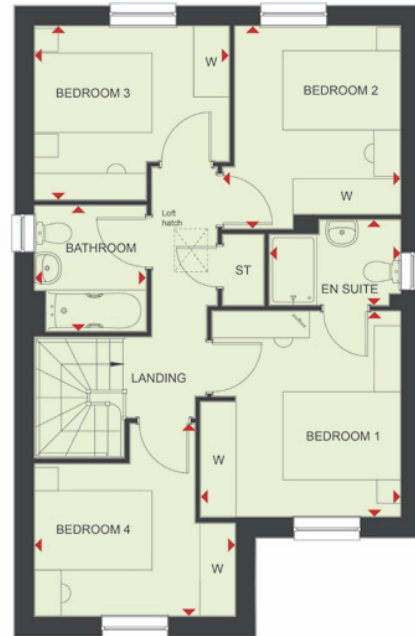
Highly-efficient insulation



Ground Floor

Lounge	4552 x 3586 mm	14'11" x 11'9"
Kitchen/Dining/Family	6212 x 5153 mm	20'5" x 16'11"
Utility	1988 x 1320 mm	6'6" x 4'4"
WC	2587 x 1125 mm	8'6" x 3'8"

(Approximate dimensions)



First Floor

Bedroom 1	3496 x 3398 mm	11'6" x 11'2"
En suite	2130 x 1450 mm	7'0" x 4'9"
Bedroom 2	3447 x 3020 mm	11'4" x 9'11"
Bedroom 3	3305 x 2957 mm	10'10" x 9'8"
Bedroom 4	3412 x 3272 mm	11'2" x 10'9"
Bathroom	2132 x 1895 mm	7'0" x 6'3"

(Approximate dimensions)

KEY
 B Boiler
 ST Store
 wm Washing machine space

f/f Fridge/freezer space
 dw Dishwasher space
 td Tumble dryer space

◀▶ Dimension location



CAMPBELL

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Electric car charging point



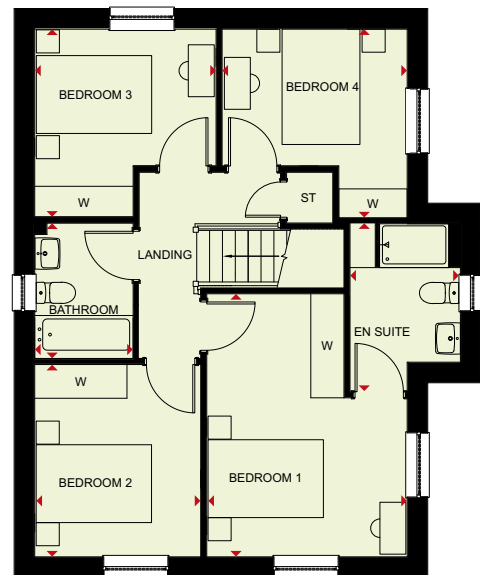
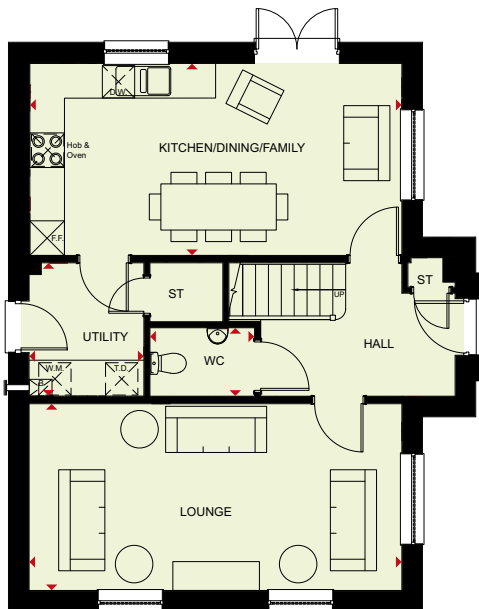
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	6459 x 3235 mm	21'2" x 10'7"
Kitchen/Dining/Family	6446 x 3327 mm	21'2" x 10'11"
Utility	2308 x 1989 mm	7'7" x 6'6"
WC	1813 x 1186 mm	5'11" x 3'11"

[Approximate dimensions]

First Floor

Bedroom 1	4561 x 3476 mm	15'0" x 11'5"
En suite	2915 x 1914 mm	9'7" x 6'3"
Bedroom 2	3334 x 2878 mm	10'11" x 9'5"
Bedroom 3	3256 x 3145 mm	10'8" x 10'4"
Bedroom 4	3270 x 3209 mm	10'9" x 10'6"
Bathroom	2350 x 1707 mm	7'9" x 5'7"

[Approximate dimensions]

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



BALLOCH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



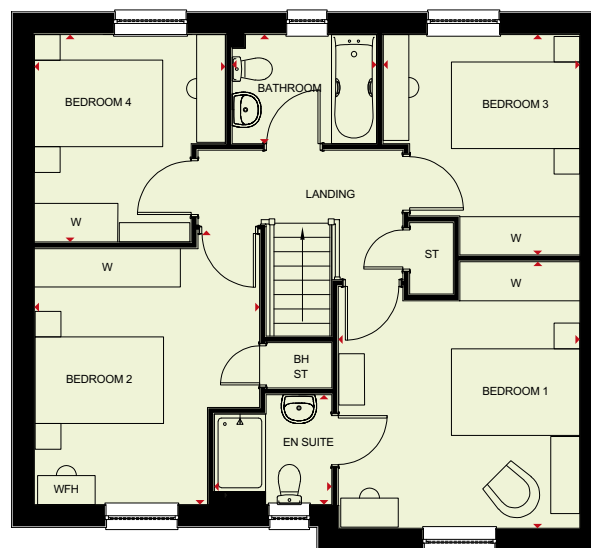
Highly-efficient insulation



Ground Floor

Lounge	4843 x 3741 mm	15'11" x 12'3"
Kitchen/Dining/Family	8502 x 2726 mm	27'11" x 8'11"
Study	2651 x 2514 mm	8'8" x 8'3"
Utility	2515 x 1717 mm	8'3" x 5'8"
WC	1734 x 1445 mm	5'8" x 4'9"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

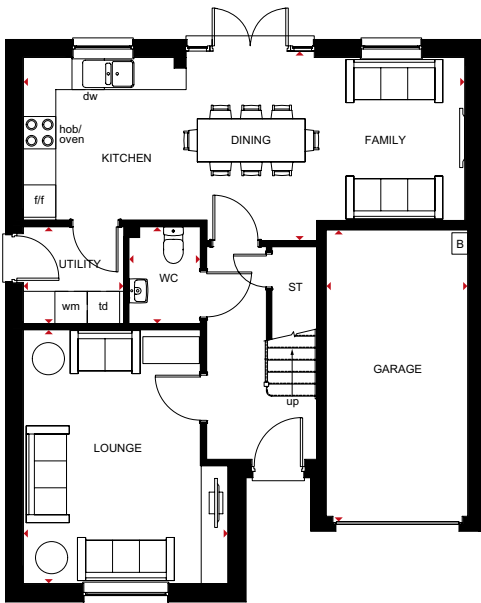
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space	WFH	Working from home space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space	W	Wardrobe space		



STOBO

4 BEDROOM DETACHED HOUSE

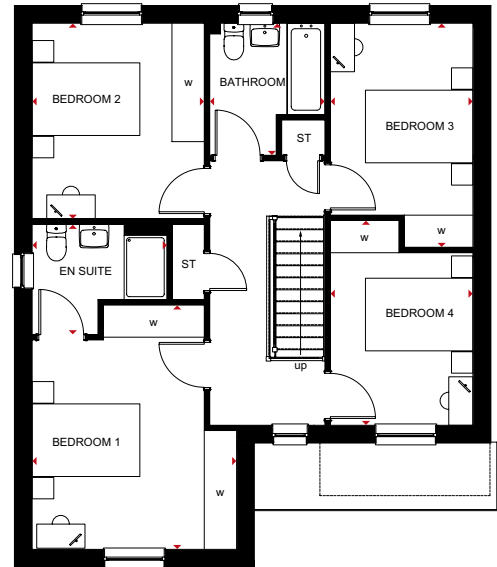
- Ideal family home with generously sized rooms for flexible living
- Stylish open-plan kitchen/dining/family area with access to the rear garden, and a separate utility room and WC
- Spacious lounge for everyone to relax in and an integral garage for added security
- Four double bedrooms, with an en suite shower room to bedroom 1



Ground Floor

Lounge	3800 x 4714mm	12'6" x 15'6"
Kitchen/ Dining/Family	8195 x 3401mm	26'11" x 11'2"
Utility	1858 x 1798mm	6'1" x 5'11"
WC	1325 x 1798mm	4'4" x 5'11"
Garage	2624 x 5316mm	8'7" x 17'5"

[Approximate dimensions]



First Floor

Bedroom 1	3800 x 4543mm	12'6" x 14'11"
En Suite	2508 x 2048mm	8'3" x 6'9"
Bedroom 2	3200 x 3641mm	10'6" x 11'11"
Bedroom 3	2652 x 4166mm	8'8" x 13'8"
Bedroom 4	2652 x 3808mm	8'8" x 12'6"
Bathroom	2143 x 2456mm	7'0" x 8'1"

[Approximate dimensions]

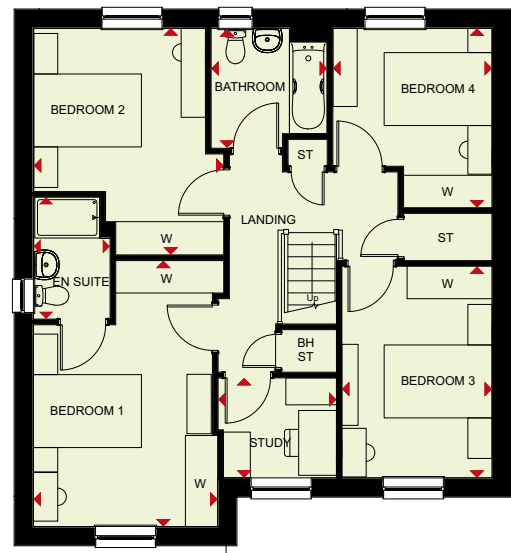
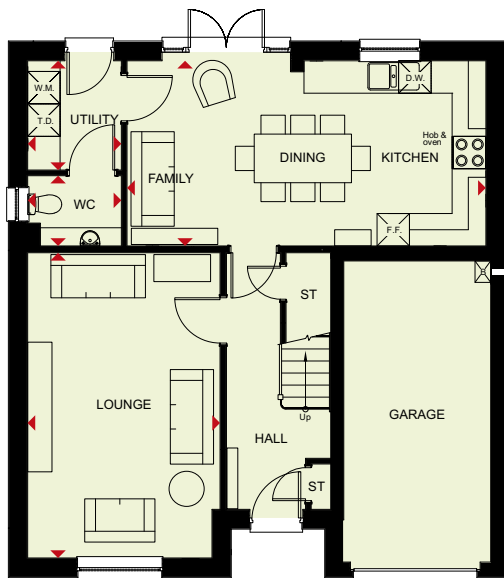
KEY	B Boiler	f/f Fridge/freezer space	w Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	td Tumble dryer space	



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HOMES

CROMBIE

4 BEDROOM HOME



Ground Floor

Lounge	5650 x 3516 mm	18'6" x 11'8"
Kitchen/Dining/Family	6643 x 3482 mm	21'10" x 11'3"
Utility	2022 x 1734 mm	6'8" x 5'8"
WC	1734 x 1300 mm	5'8" x 4'3"

(Approximate dimensions)

First Floor

Bedroom 1	4922 x 3412 mm	16'2" x 11'2"
En suite	2260 x 1419 mm	7'5" x 4'8"
Bedroom 2	4194 x 3524 mm	13'9" x 11'7"
Bedroom 3	3917 x 2783 mm	12'10" x 9'2"
Bedroom 4	3320 x 2949 mm	10'11" x 9'8"
Study	2192 x 1851 mm	7'2" x 6'1"
Bathroom	2221 x 2150 mm	7'3" x 7'1"

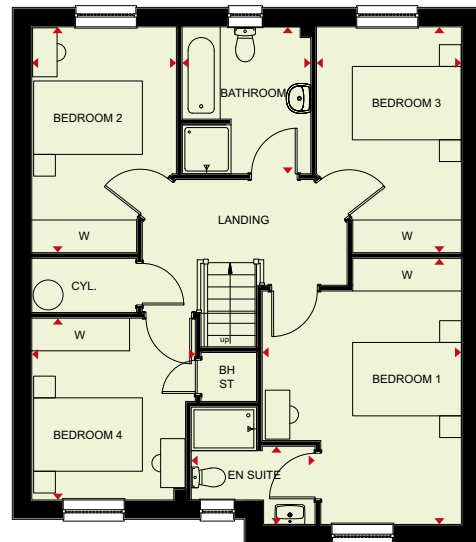
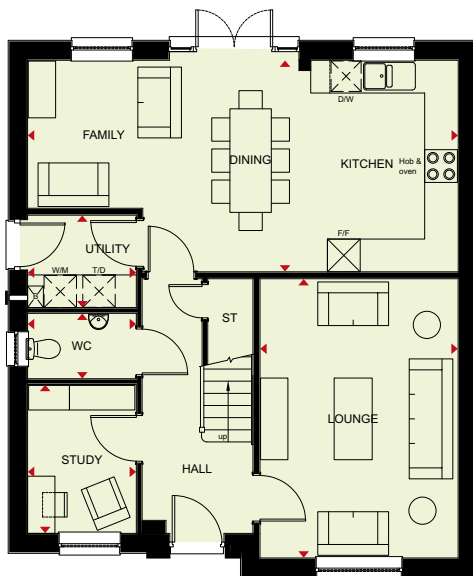
(Approximate dimensions)

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



HARRIS

4 BEDROOM HOME



Ground Floor

Lounge	5124 x 3637 mm	16'10" x 11'11"
Kitchen/Dining/Family	7900 x 3800 mm	25'11" x 12'9"
Utility	1996 x 1696 mm	6'7" x 5'7"
Study	2734 x 1996 mm	9'0" x 6'7"
WC	1996 x 1200 mm	6'7" x 3'11"

[Approximate dimensions]

First Floor

Bedroom 1	4893 x 3663 mm	16'1" x 12'0"
En suite	2276 x 2157 mm	7'6" x 7'1"
Bedroom 2	4153 x 2660 mm	13'7" x 8'9"
Bedroom 3	4153 x 2659 mm	13'7" x 8'9"
Bedroom 4	3343 x 3008 mm	11'0" x 9'10"
Bathroom	2703 x 2365 mm	9'5" x 6'4"

[Approximate dimensions]

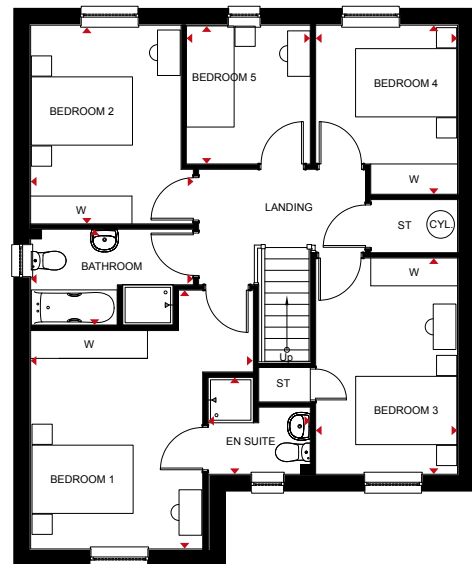
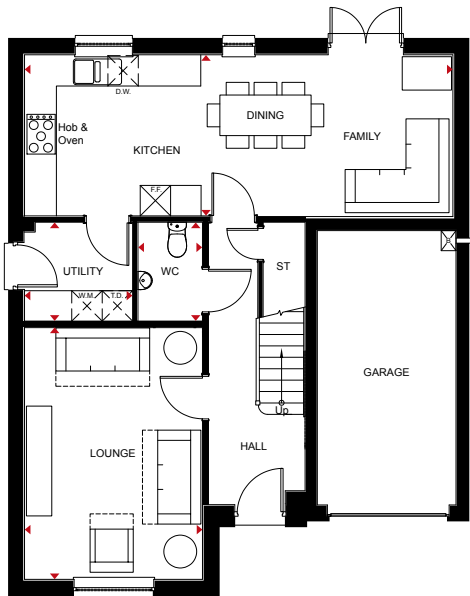
KEY	B	Boiler	wm	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space	CYL	Cylinder		
	BH ST	Bulkhead store	f/f	Fridge/freezer space	W	Wardrobe space		



BALLATHIE

5 BEDROOM HOME

- Open-plan kitchen/dining/family area with access to the back garden and a spacious lounge.
- Upstairs, you'll find 4 double bedrooms – the main bedroom with en suite – and a single bedroom which provides you with options for a separate study or dressing room.
- A utility room, WC and integral garage complete your home.



Ground Floor

Lounge	4949 x 3494 mm	16'3" x 11'6"
Kitchen/Dining Family	8403 x 3161 mm	27'7" x 10'4"
Utility	2116 x 1949 mm	6'11" x 6'5"
WC	1949 x 1273 mm	6'5" x 4'2"

First Floor

Bedroom 1	5105 x 4393 mm	16'9" x 14'5"
En suite	2025 x 1904 mm	6'8" x 6'3"
Bedroom 2	3915 x 3205 mm	12'10" x 10'6"
Bedroom 3	4263 x 2792 mm	14'0" x 9'2"
Bedroom 4	3280 x 2792 mm	10'9" x 9'2"
Bedroom 5	2730 x 2452 mm	8'11" x 8'1"
Bathroom	3205 x 1900 mm	10'6" x 6'3"

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



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GIVING NATURE A HOME

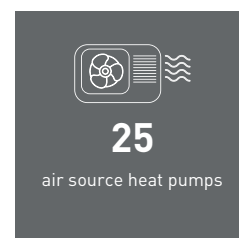
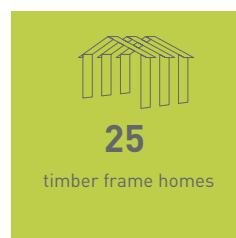
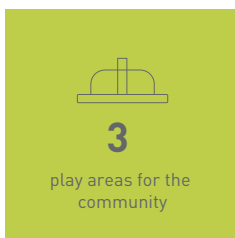
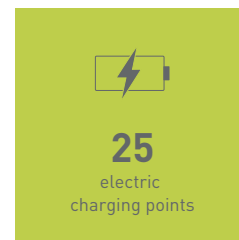
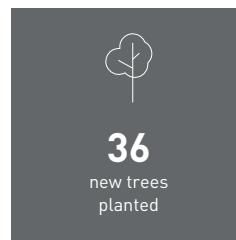
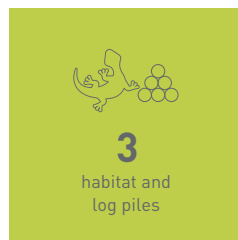
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



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HOMES

BENEFITS OF BUYING TIMBER FRAMED

ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA¹ and BBA².

EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council/PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

¹ TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

² BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

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.

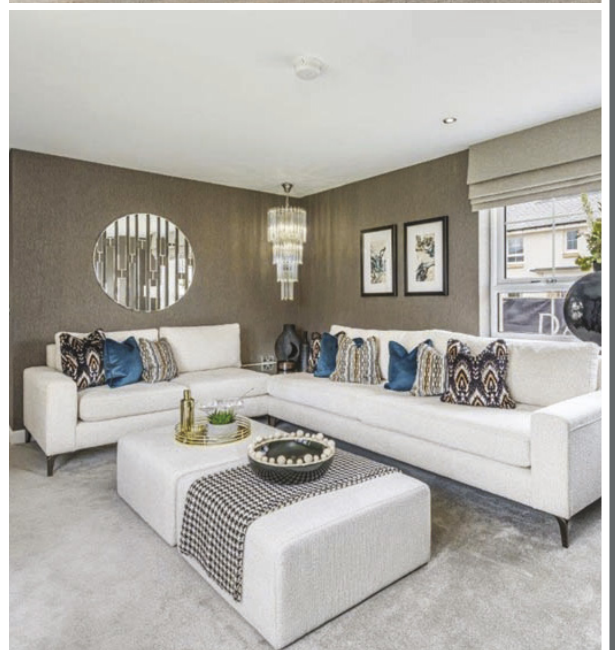
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



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