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GREENDYKES | EDINBURGH




2 BEDROOM HOMES

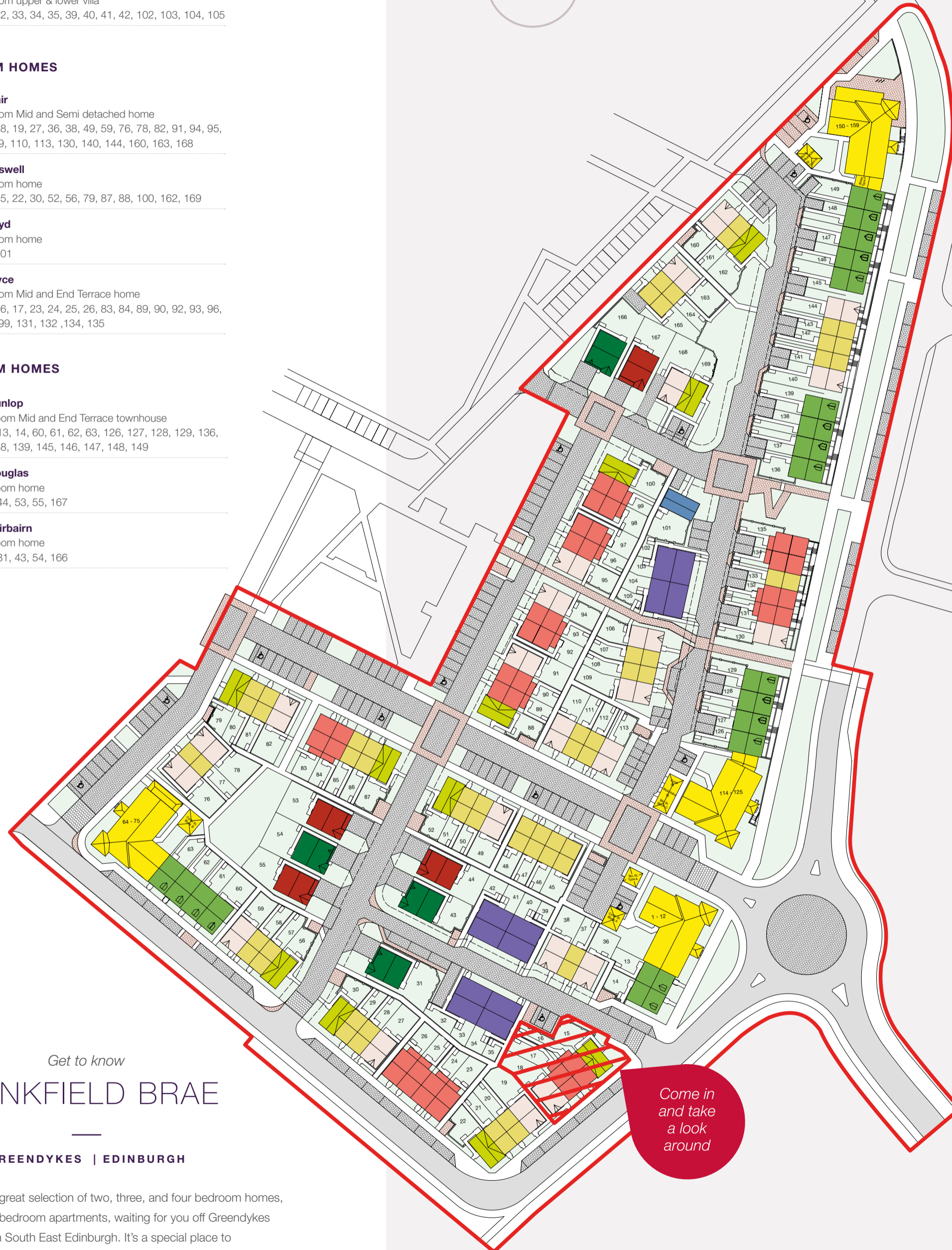
-  **The Andrew**
2 bedroom Mid and End Terrace home
Plots: 20, 21, 28, 29, 37, 45, 46, 47, 48, 50, 51, 57, 58, 77, 80, 81, 85, 86, 107, 108, 111, 112, 133, 141, 142, 143, 161, 164, 165
-  **Apartments**
2 bedroom apartments
Plots: 1-12, 64-75, 114-125, 150-159
-  **The Brechin and Bute**
2 bedroom upper & lower villa
Plots: 32, 33, 34, 35, 39, 40, 41, 42, 102, 103, 104, 105

3 BEDROOM HOMES

-  **The Blair**
3 bedroom Mid and Semi detached home
Plots: 18, 19, 27, 36, 38, 49, 59, 76, 78, 82, 91, 94, 95, 106, 109, 110, 113, 130, 140, 144, 160, 163, 168
-  **The Boswell**
3 bedroom home
Plots: 15, 22, 30, 52, 56, 79, 87, 88, 100, 162, 169
-  **The Boyd**
3 bedroom home
Plots: 101
-  **The Bryce**
3 bedroom Mid and End Terrace home
Plots: 16, 17, 23, 24, 25, 26, 83, 84, 89, 90, 92, 93, 96, 97, 98, 99, 131, 132, 134, 135

4 BEDROOM HOMES

-  **The Dunlop**
4 bedroom Mid and End Terrace townhouse
Plots: 13, 14, 60, 61, 62, 63, 126, 127, 128, 129, 136, 137, 138, 139, 145, 146, 147, 148, 149
-  **The Douglas**
4 bedroom home
Plots: 44, 53, 55, 167
-  **The Fairbairn**
4 bedroom home
Plots: 31, 43, 54, 166



Get to know

BANKFIELD BRAE

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Here you'll find a great selection of two, three, and four bedroom homes, as well as two bedroom apartments, waiting for you off Greendykes Road in South East Edinburgh. It's a special place to live, work and enjoy life.

Come in
and take
a look
around

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.
RB12724 / April 2020

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THE ANDREW

2 BEDROOM HOME

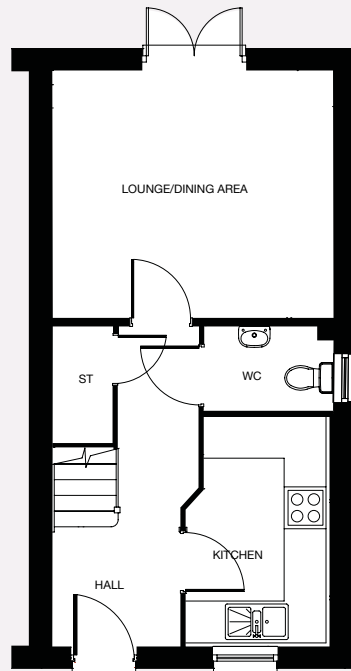
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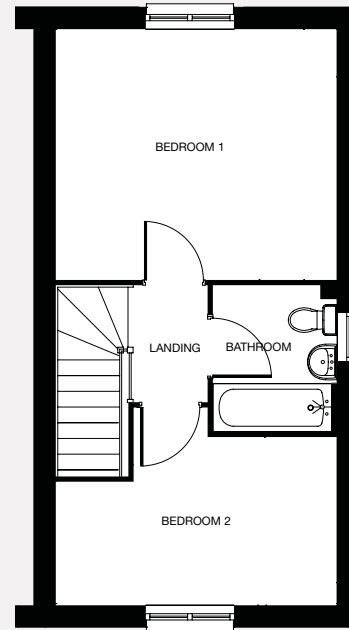
THE ANDREW

The 2 bedroom Andrew offers a stylish and practical place to call home. The welcoming central hall of the Andrew leads to a contemporary kitchen that overlooks the front garden. There's also a handy downstairs WC as well as a hall storage cupboard. The lounge/dining area includes French doors to the rear garden making this a great space for entertaining or relaxing. Upstairs there are two well-proportioned bedrooms as well as a family bathroom.

GROUND FLOOR



FIRST FLOOR



Kitchen	2.06m x 3.30m	6' 9" x 10' 10"
Lounge/Dining Area	4.02m x 3.54m	13' 2" x 11' 8"
Cloaks	1.80m x 1.22m	5' 11" x 4' 0"

Master Bedroom	4.02m x 3.59m	13' 2" x 11' 9"
Bedroom 2 (max)	4.02m x 2.40m	13' 2" x 7' 11"
Bathroom (over bath)	1.77m x 2.10m	5' 10" x 6' 11"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. RB12444 / 07:19.

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THE BRECHIN & BUTE

2 BEDROOM UPPER & LOWER COTTAGES



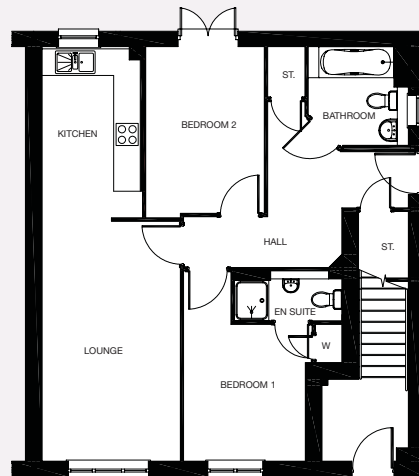
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THE BRECHIN & BUTE

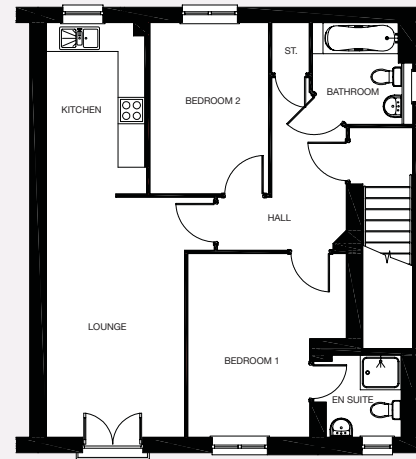
The Brechin, the ground floor cottage has a welcoming hallway from its side entrance which provides easy access to each room. The master bedroom with en suite shower room has views to the front garden and includes wardrobe space, and bedroom 2 has a feature Juliet balcony which opens to the rear of the property. The Bute, first floor cottage, has a front entrance and stairs leading up to a landing and central hallway. There are 2 well-proportioned bedrooms including a master bedroom with en suite shower room. The open-plan living/kitchen area include a Juliet balcony that opens out to the front of the home, making this a bright and airy living space. The family bathroom completes the picture in both of these stylish cottages.

BRECHIN GROUND FLOOR



Lounge	3.12m x 5.42m	10' 3" x 17' 10"
Kitchen	2.26m x 3.86m	7' 5" x 12' 8"
Bedroom 1	2.75m x 3.09m	9' 0" x 10' 2"
Ensuite	2.43m x 1.12m	8' 0" x 3' 8"
Bedroom 2	2.67m x 3.76m	8' 9" x 12' 4"
Bathroom	2.26m x 2.22m	7' 5" x 7' 4"

BUTE FIRST FLOOR



Lounge	3.12m x 5.42m	10' 3" x 17' 10"
Kitchen	2.26m x 3.86m	7' 5" x 12' 8"
Bedroom 1 (max.)	3.57m x 4.14m	11' 9" x 13' 7"
Ensuite	1.95m x 1.85m	6' 5" x 6' 1"
Bedroom 2	2.67m x 3.76m	8' 9" x 12' 4"
Bathroom	2.26m x 2.22m	7' 5" x 7' 4"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. RB11994 / November 2018

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THE NAIRN

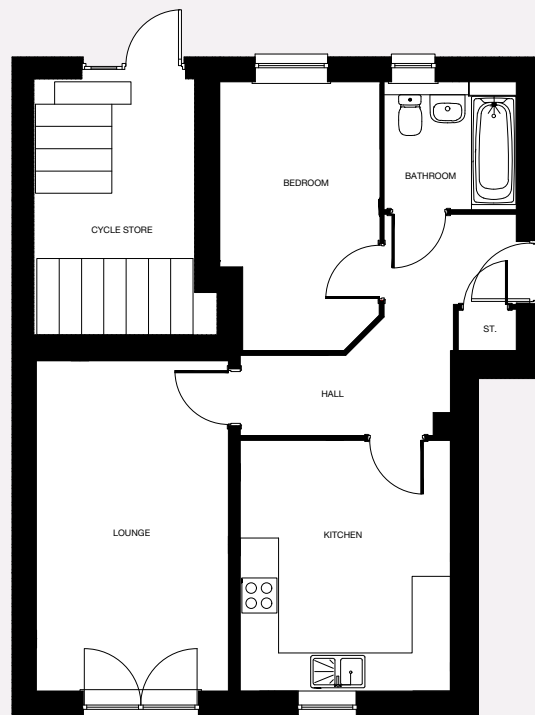
1 BEDROOM APARTMENT

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THE NAIRN

The Nairn one bedroom ground floor apartment offers a practical layout that will appeal to those looking to take the leap on the property ladder or buyers looking to downsize. The welcoming hallway leads through to the spacious lounge which overlooks the front garden from the French doors, making this the ideal place to relax after a busy day. The fully fitted kitchen is a great space to spend time cooking for your family and friends, which makes this home perfect for entertaining. The well-proportioned bedroom is a great size allowing you to add your own personal touches to make you feel right at home. The contemporary bathroom and ample storage cupboard adds to the overall practicality of this great one bedroom home.



Lounge	3.08 x 5.18m	9' 10" x 17' 0"
Kitchen	3.29m x 2.93m	10' 10" x 12' 11"
Bedroom	2.49m x 4.23m	8' 2" x 13' 11"
Bathroom	2.08m x 2.05m	6' 10" x 6' 7"

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THE NESS

2 BEDROOM APARTMENT

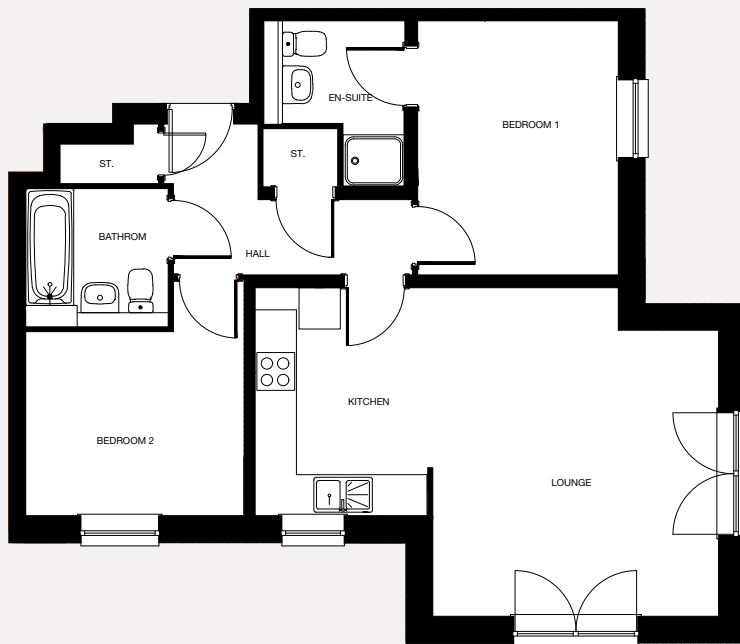


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THE NESS

The Ness two bedroom apartment is an attractive place for buyers to call home. With a stylish layout, this The Ness is perfect for those looking for a smaller home, or buyers looking to make their first step in purchasing a property. The large open-plan lounge and kitchen area is the natural hub of the home, and with two sets of Juliet balconies creates a light and spacious room. The central hallway leads to the master bedroom with en suite shower room, as well as bedroom 2 which has views to the front of the homes. The stylish bathroom and practical storage cupboards in the hallway, all add up to this being a fantastic two bedroom home.



Lounge/Kitchen (max.)	6.75m x 4.78m	22' 2" x 15' 8"
Bedroom 1	2.92m x 3.70m	9' 7" x 12' 2"
Ensuite (max.)	2.05m x 2.40m	6' 9" x 7' 11"
Bedroom 2	3.15m x 2.68m	10' 4" x 8' 10"
Bathroom	2.08m x 2.00m	6' 10" x 6' 7"

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THE NEVIS

2 BEDROOM APARTMENT

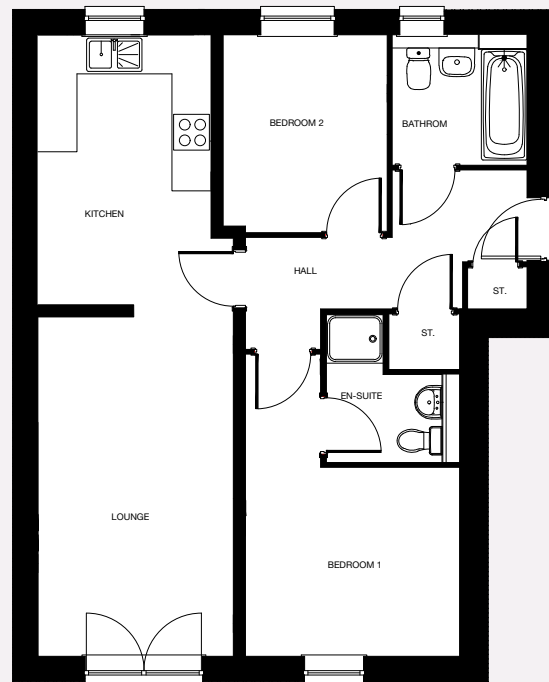


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THE NEVIS

The Nevis two bedroom apartment is a great first time property or downsizing home, with its flexible and contemporary layout. The welcoming central hall includes two ample storage cupboards, and a stylish bathroom before leading the way to two well-proportioned bedrooms that offer plenty of practical space. French doors and a Juliet balcony in the open-plan lounge and adjoining kitchen area are an attractive feature to maximise the light to create a relaxing place to unwind. The bedrooms are well-proportioned, and the master bedroom includes an en suite shower room.



Lounge	3.00m x 5.22m	9' 10" x 17' 2"
Kitchen	2.66m x 4.15m	8' 9" x 13' 8"
Bedroom 1	3.29m x 2.90m	10' 10" x 9' 6"
Ensuite (max.)	2.05m x 2.27m	6' 9" x 7' 5"
Bedroom 2	5.52m x 3.04m	8' 3" x 10' 0"
Bathroom	2.07m x 2.00m	6' 10" x 6' 7"

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THE NICOL

2 BEDROOM APARTMENT

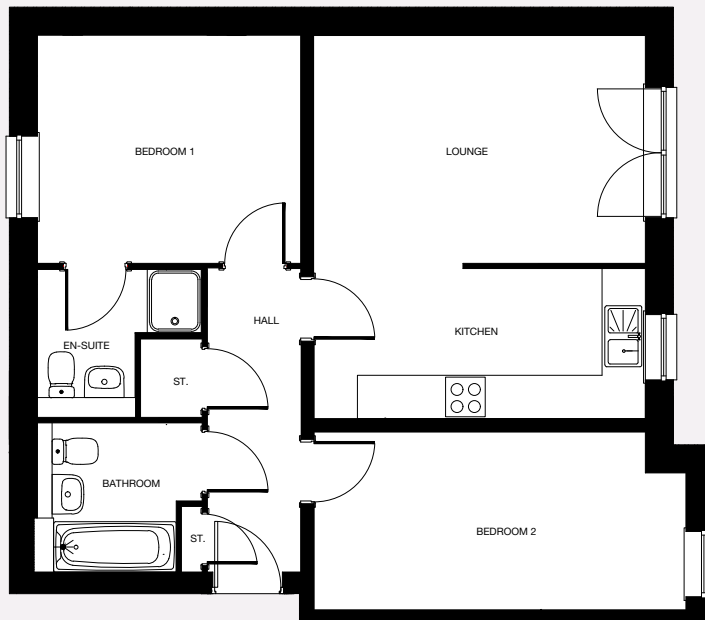
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THE NICOL

The Nicol two bedroom home offers a light and airy apartment that will be popular with first-time buyers and buyers looking to downsize. The central hall leads to two well-proportioned bedrooms including a master bedroom with en suite shower, as well as a good-sized storage cupboard. A stylish bathroom adds to the overall practicality of this apartment. The French doors in the lounge, open up to a Juliet balcony to maximise the light that creates a bright and airy space to relax into.

The adjoining open-plan contemporary kitchen is a great space for entertaining and cooking up your favourite dishes.



Lounge	4.59m x 3.16m	15' 1" x 10' 5"
Kitchen	4.59m x 2.08m	15' 1" x 6' 10"
Bedroom 1	3.65m x 3.16m	12' 0" x 10' 5"
Ensuite (max.)	2.27m x 2.05m	7' 5" x 6' 9"
Bedroom 2 (max.)	5.16m x 2.46m	16' 11" x 8' 1"
Bathroom	2.28m x 2.07m	7' 6" x 6' 10"

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THE BLAIR

3 BEDROOM HOME

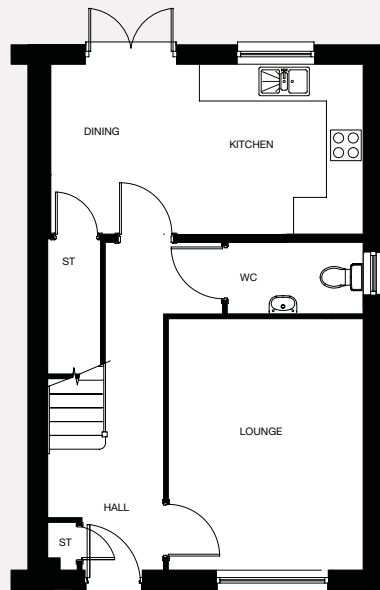
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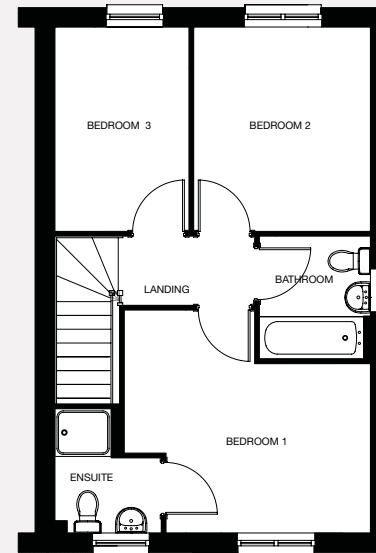
THE BLAIR

The 3 bedroom Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including a master bedroom with en suite, and two further bedrooms as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge and dining kitchen overlooking the rear garden, plus there is great storage off the kitchen/dining area and the hall, as well as a downstairs WC and contemporary kitchen.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area (max.)	5.10m x 2.77m	16' 9" x 9' 1"
Lounge	3.18m x 4.10m	10' 5" x 13' 5"
Cloaks	2.22m x 1.17m	7' 3" x 3' 10"

Master Bedroom (max.)	4.01m x 3.64m	13' 2" x 11' 11"
Bedroom 2 (max.)	2.88m x 3.33m	9' 6" x 10' 11"
Bedroom 3	2.19m x 3.33m	7' 2" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
Ensuite (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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THE BOSWELL

3 BEDROOM HOME

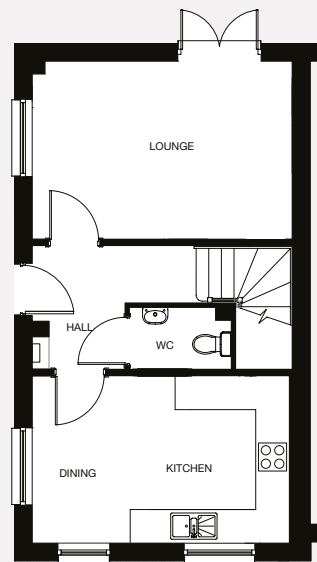
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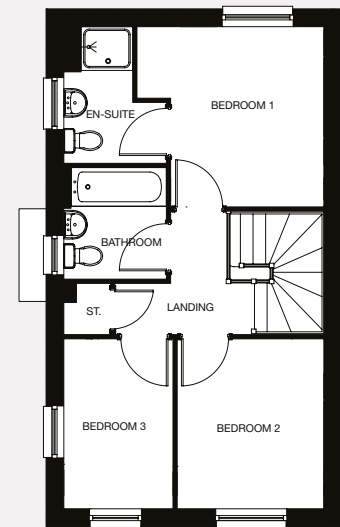
THE BOSWELL

The three bedroom Boswell is a stylish home offering a layout that is ideal for a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms including a master bedroom with en suite, and two further bedrooms and a family bathroom - this is a great home. Downstairs there is plenty of space to relax with a generous lounge that extends the full width of this home, plus French doors to the rear garden make this a light and bright space. The practicalities of a stylish and fully-fitted kitchen add to the overall appeal of this home.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	4.58m x 2.98m	15' 0" x 9' 9"
Lounge	4.63m x 3.17m	15' 2" x 10' 5"
Cloaks	1.82m x 1.10m	6' 0" x 3' 7"

Master Bedroom	3.33m x 3.21m	10' 11" x 10' 6"
Bedroom 2	2.61m x 3.03m	8' 7" x 9' 11"
Bedroom 3	1.94m x 3.03m	6' 4" x 9' 11"
Bathroom	1.83m x 1.99m	6' 0" x 6' 6"
Ensuite	1.83m x 2.43m	6' 0" x 8' 0"

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THE BOYD

3 BEDROOM HOME



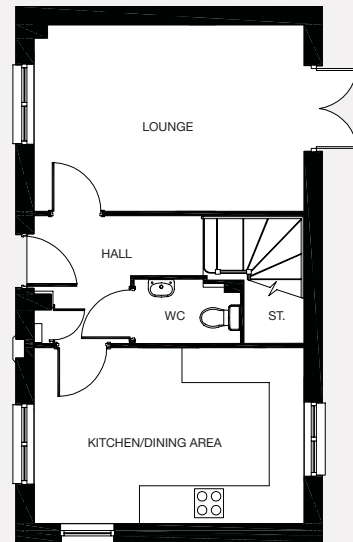
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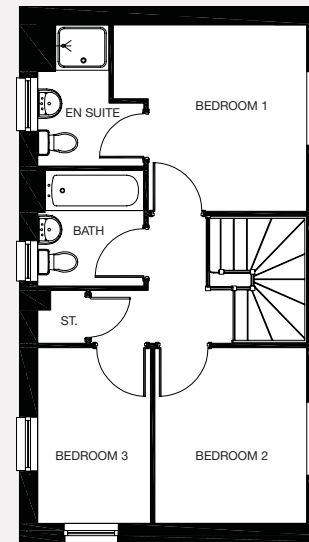
THE BOYD

The Boyd three bedroom home will appeal to a wide range of buyers. The welcoming hallway leads to a spacious lounge that stretches the entire width of the home, and with French doors that open out to the rear garden, will allow buyers to make the most of the outdoors. Downstairs, you'll also find the kitchen/dining area as well as a handy WC and a storage cupboard. There are three well-proportioned bedrooms upstairs, including the master bedroom with en suite shower room and a family bathroom, which make this a fantastic family home.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	4.58m x 3.03m	15' 0" x 9' 11"
Lounge	4.63m x 3.21m	15' 2" x 10' 6"

Master Bedroom	2.73m x 3.21m	8' 11" x 10' 6"
Bedroom 2	2.61m x 3.03m	8' 7" x 9' 11"
Bedroom 3	1.94m x 3.03m	6' 5" x 9' 11"

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THE BRYCE

3 BEDROOM HOME

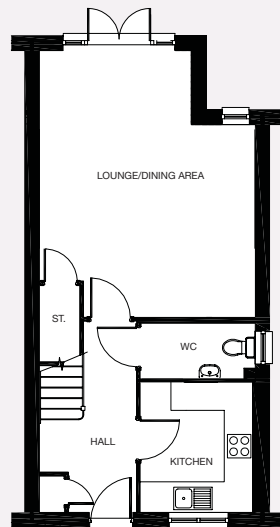
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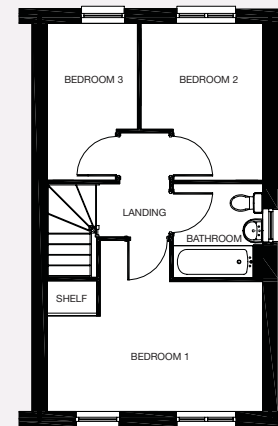
THE BRYCE

This three bedroom home has a large lounge and dining area with French doors to the private rear garden and great storage too. The stylish fully-fitted kitchen has views to the front garden and the downstairs WC adds to the practical charm of this home. Upstairs you will find three well-proportioned bedrooms, including the master bedroom which has helpful feature shelf, and a family bathroom.

GROUND FLOOR



FIRST FLOOR



Lounge/Dining Area ^(max.)	4.58m x 5.68m	15' 0" x 18' 7"
Kitchen	2.39m x 2.77m	7' 10" x 9' 1"

Master Bedroom	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3	1.92m x 3.33m	6' 4" x 10' 11"

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THE DUNLOP

4 BEDROOM HOME



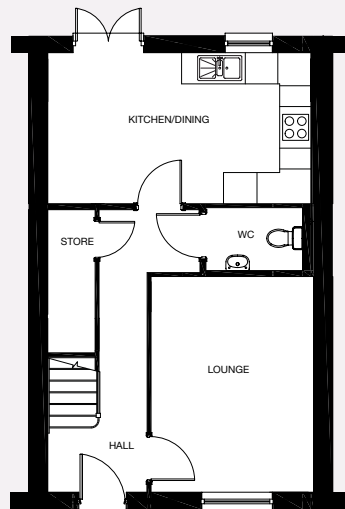
Every new home will feature solar panels to either the front or rear roofline. This is to be compliant with 2015 Building Regulations. Please speak with our Sales Executive for the plot specific design.

Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

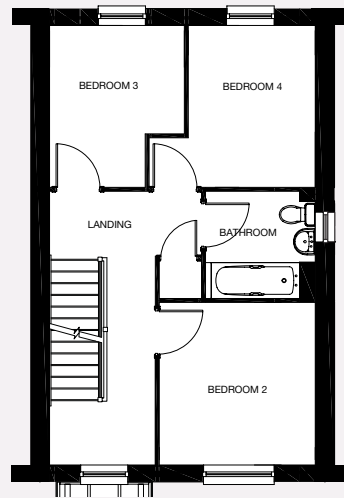
THE DUNLOP

The 4 bedroom Dunlop townhouse offers stylish and practical family living over three floors. The practical features and stylish floorplans are the key to the success of all three floors of this home. The kitchen/dining area has French doors to the rear garden and the lounge enjoys views over the front garden. Bedroom two, three and four enjoy the middle ground of this great home, as well as a handy family bathroom too. The master bedroom with en suite and a separate dressing room commands the top floor– the perfect sanctuary for peace and quiet.

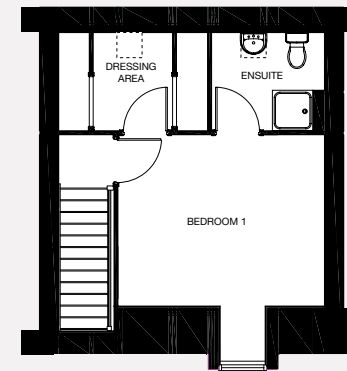
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Kitchen/Dining	5.06m x 2.91m	16' 7" x 9' 6"
Lounge	3.12m x 4.15m	10' 3" x 13' 7"
Cloaks	1.18m x 1.86m	3' 10" x 6' 1"

Bedroom 2	3.00m x 3.13m	9' 10" x 10' 3"
Bedroom 3	2.60m x 3.11m	8' 6" x 10' 3"
Bedroom 4	2.44m x 3.11m	8' 0" x 10' 3"
Bathroom	2.05m x 2.11m	6' 9" x 6' 11"

Master Bedroom	3.98m x 3.30m	13' 1" x 10' 10"
Ensuite	2.20m x 1.89m	7' 2" x 6' 2"
Dressing Room	1.89m x 1.52m	6' 2" x 5' 0"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. RB11345 / June 2018

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THE DOUGLAS

4 BEDROOM HOME



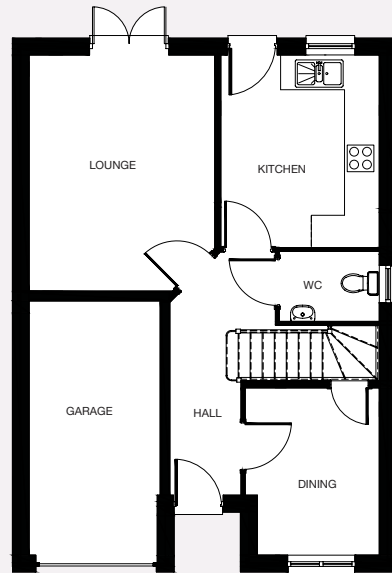
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THE DOUGLAS

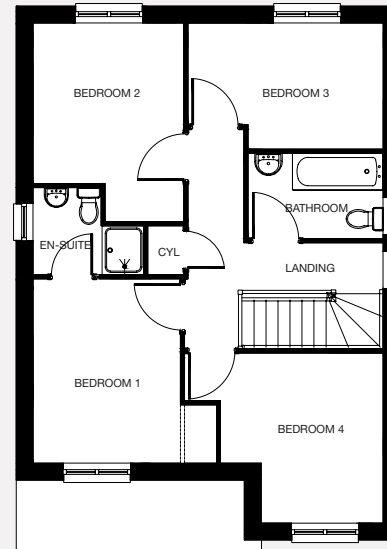
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. The en-suite to the master bedroom, separate family bathroom and downstairs WC add to the overall practicality of this family home. There also a handy integral garage.

GROUND FLOOR



Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Lounge	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
Cloaks	1.87m x 1.25m	6' 2" x 4' 1"

FIRST FLOOR



Master Bedroom	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 (max.)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3 (max.)	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4 (max.)	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
Ensuite (over shower)	2.08m x 1.65m	6' 10" x 5' 4"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. RB12444 / 07.19.

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THE FAIRBAIRN

4 BEDROOM HOME



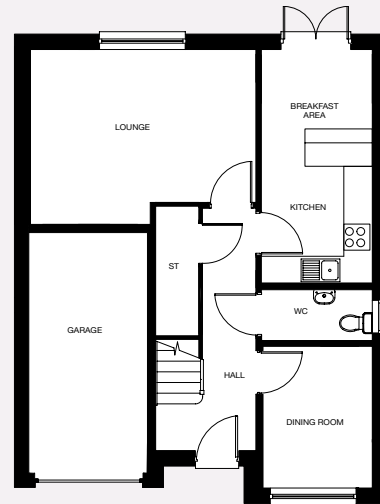
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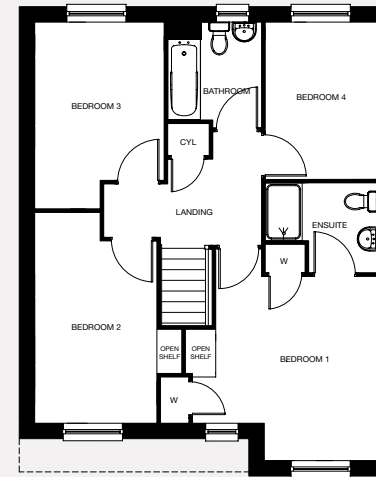
THE FAIRBAIRN

The Fairbairn offers superb family accommodation and is an attractive addition to any street scene. The four bedroom detached Fairbairn offers great living and entertaining space with a comfortable living room and separate dining room, along with a downstairs WC. The kitchen/breakfast area with French doors leading to the rear garden allows you to maximise the outdoors. Upstairs there are four well-proportioned bedrooms with master en-suite and a practical family bathroom. An integral garage and added storage completes the picture.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	2.34m x 4.92m	7' 8" x 16' 2"
Lounge	4.77m x 3.69m	15' 8" x 12' 2"
Dining Room	2.34m x 2.99m	7' 8" x 9' 10"
Cloaks	2.34m x 1.10m	7' 8" x 3' 7"

Master Bedroom	3.41m x 3.89m	11' 2" x 12' 9"
Bedroom 2 (max)	2.60m x 4.45m	8' 7" x 14' 7"
Bedroom 3 (max)	2.74m x 3.94m	9' 0" x 12' 11"
Bedroom 4	2.37m x 3.32m	7' 9" x 10' 11"
Bathroom (over bath)	1.97m x 2.07m	6' 6" x 6' 10"
Ensuite (over shower)	2.37m x 1.89m	7' 9" x 6' 3"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. RB12444 / 07:19.

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- At the Sheriffhall roundabout take the 1st exit on to the A7 Old Dalkeith Road.
- Continue on the A7.
- At the roundabout take the first exit and continue on the Old Dalkeith Road for approximately 1 mile.
- At traffic lights turn right on to The Wisp.
- Continue for approximately ½ mile.
- Turn on to Milligan Drive.
- Follow Milligan Drive to the end then turn right onto Pringle Drive and Bankfield Brae is ahead of you.



HEADING WEST ON THE CITY OF EDINBURGH BYPASS (A720):

- At the Sheriffhall roundabout take the 4th exit on to the A7 Old Dalkeith Road.
- Continue on the A7.
- At the roundabout take the first exit and continue on the Old Dalkeith Road for approximately 1 mile.
- At traffic lights turn right on to The Wisp.
- Continue for approximately ½ mile.
- Turn on to Milligan Drive.
- Follow Milligan Drive to the end then turn right onto Pringle Drive and Bankfield Brae is ahead of you.



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