

# Bankfield Brae

JOIN OUR EXCITING COMMUNITY

A beautiful selection of two, three and four bedroom homes, as well as one and two bedroom apartments, in Greendykes, Edinburgh.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Bankfield Brae

If you love a location that boasts an impressive range of local amenities and has great connections for work, Bankfield Brae is the perfect choice for you. The area has all the sense of community you could ask for and has an excellent selection of nursery, primary and secondary schools, making this development popular with growing families. Hunter's Hall Public Park is located next to Bankfield Brae, which is ideal for those who like to make the most of the outdoors.



# Love local life

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So, it's good to know that Bankfield Brae is very well connected. The Edinburgh City Bypass and other key commuter routes including the A1, are within easy reach of the development. There is a good local bus network, and Newcraighall train station is located nearby, which is ideal for those looking to commute.

Craigmillar Castle



Hunter's Hall public park



There's a choice of places to meet and socialise



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchens

'Symphony' kitchen with a selection of doors, worktops and upstands	✓
1.5 bowl stainless steel insert sink c/w mixer taps* (House type specific.)	✓
Double oven*	✓
Integrated Pull Out Hood with Filter	✓
Stainless steel splashback	✓
Under cupboard lighting and soft close doors	✓
Dishwasher, Washing Machine and Fridge Freezer included as standard	✓

## Bathrooms, en suites, utility and cloakrooms

White free standing sanitary ware	✓
Chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)	✓
Thermostatic shower with shower curtain and full height tiling on the shower wall dropping to 3 tiles half way along <small>*Not including Chalmers or Boswell house types (only in properties without en-suite)</small>	✓
Full-height tiling to shower enclosure and splashback to basin in the en suite	✓
Shower tray and 'Roman' Chrome finish glass shower door in the en suite	✓

## Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5E Data Cabling	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

# Specification of our houses

## Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Ground floor concrete finish (no latex or screed)	*
Half height tiling to walls around bath area (only in all main bathrooms)	*

## External Features

Front and rear outdoor light with PIR	✓
Doorbell	✓
External tap outside kitchen of property	✓

## Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
GRP front entrance door with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
Double-glazed PVC-U windows with multi-point locking	✓

## Gardens, Paths and Drives

Front garden turfed	✓
Topsoil rotavated rear garden	✓
Fencing at boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓

## NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Our homes

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# The Nairn

1 BEDROOM APARTMENT, TOTAL 577 sq ft / 53.65m<sup>2</sup>

## PLOT 1

### Living Room

3.08m 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"



\*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. RB12724 / February 2024



# The Ness

2 BEDROOM APARTMENT, TOTAL 712 sq ft / 66.19m<sup>2</sup>

**PLOTS 3, 6, 9, 12, 66, 69, 72, 75, 114, 117, 120, 123, 153, 156 & 159**

**Living Room/Kitchen (max.)**  
6.75m x 4.78m      22' 2" x 15' 8"

**Bedroom 1**  
2.92m x 3.70m      9' 7" x 12' 2"

**En Suite (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, TOTAL 714 sq ft / 66.38m<sup>2</sup>



**PLOTS 4, 7, 10, 64, 67, 70, 73, 116, 119, 122, 125, 150, 151, 154 & 157**

## Living Room

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"

## En Suite (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, TOTAL 713 sq ft / 66.32m<sup>2</sup>

\*



**PLOTS 2, 5, 8, 11, 65, 68, 71, 74, 115, 118, 121, 124, 152, 155 & 158**

## Living Room

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"

## En Suite (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

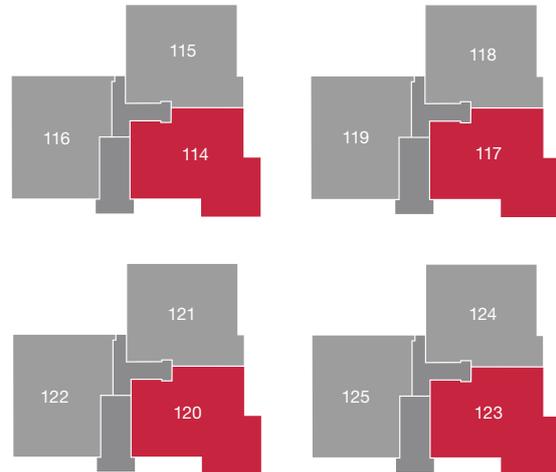
7' 6" x 6' 10"

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# Scottish Housetype Range Apartments

## 2 BEDROOM APARTMENTS



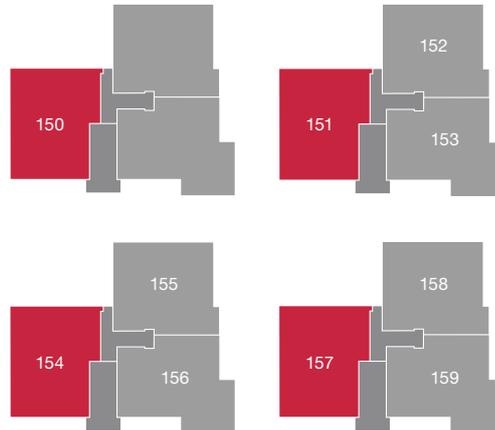
### THE NESS-PLOTS 114, 117, 120, 123, 153, 156, 159

<b>Living Room/Kitchen</b> <sup>(max.)</sup>	6.75m x 4.78m	22' 2" x 15' 8"
<b>Bedroom 1</b>	2.92m x 3.70m	9' 7" x 12' 2"
<b>En Suite</b> <sup>(max.)</sup>	2.05m x 2.40m	6' 9" x 7' 11"
<b>Bedroom 2</b>	3.15m x 2.68m	10' 4" x 8' 10"
<b>Bathroom</b>	2.08m x 2.00m	6' 10" x 6' 7"



# Scottish Housetype Range Apartments

## 2 BEDROOM APARTMENTS



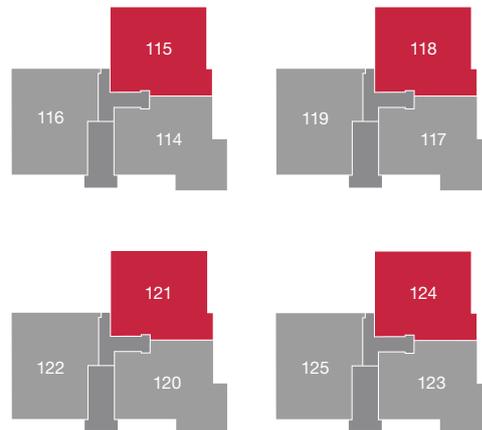
### THE NEVIS-PLOTS 116, 119, 122, 125, 150, 151, 154, 157

<b>Living Room</b>	3.00m x 5.22m	9' 10" x 17' 2"
<b>Kitchen</b>	2.66m x 4.15m	8' 9" x 13' 8"
<b>Bedroom 1</b>	3.29m x 2.90m	10' 10" x 9' 6"
<b>En Suite (max.)</b>	2.05m x 2.27m	6' 9" x 7' 5"
<b>Bedroom 2</b>	5.52m x 3.04m	8' 3" x 10' 0"
<b>Bathroom</b>	2.07m x 2.00m	6' 10" x 6' 7"



# Scottish Housetype Range Apartments

## 2 BEDROOM APARTMENTS



### THE NICOL-PLOTS 115, 118, 121, 124, 152, 155, 158

<b>Living Room</b>	4.59m x 3.16m	15' 1" x 10' 5"
<b>Kitchen</b>	4.59m x 2.08m	15' 1" x 6' 10"
<b>Bedroom 1</b>	3.65m x 3.16m	12' 0" x 10' 5"
<b>En Suite</b> <sup>(max.)</sup>	2.27m x 2.05m	7' 5" x 6' 9"
<b>Bedroom 2</b> <sup>(max.)</sup>	5.16m x 2.46m	16' 11" x 8' 1"
<b>Bathroom</b>	2.28m x 2.07m	7' 6" x 6' 10"



# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

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"

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# The Brechin

2 BEDROOM LOWER COTTAGE, TOTAL 742 sq ft / 69m<sup>2</sup>



## GROUND FLOOR

### Living Room

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"

### En Suite

2.43m x 1.12m      8' 0" x 3' 8"

### Bedroom 2

2.67m x 3.76m      8' 9" x 12' 4"

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# The Bute

2 BEDROOM LOWER COTTAGE, TOTAL 852 sq ft / 79.2m<sup>2</sup>



## FIRST FLOOR

### Living Room

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"



# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area <sup>(max)</sup>

5.10m x 2.77m      16' 9" x 9' 1"

### Living Room

3.18m x 4.10m      10' 5" x 13' 5"

### WC

2.22m x 1.17m      7' 3" x 3' 10"



## FIRST FLOOR

### Bedroom 1 <sup>(max)</sup>

4.01m x 3.64m      13' 2" x 11' 11"

### Bedroom 2 <sup>(max)</sup>

2.88m x 3.33m      9' 6" x 10' 11"

### Bedroom 3

2.19m x 3.33m      7' 2" x 10' 11"

### Bathroom <sup>(over bath)</sup>

1.81m x 2.00m      5' 11" x 6' 7"

### En suite <sup>(over shower)</sup>

1.73m x 2.02m      5' 8" x 6' 8"



# The Boswell

3 BEDROOM HOME, TOTAL 859sq ft / 79.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.58m x 2.98m      15' 0" x 9' 9"

### Living Room

4.63m x 3.17m      15' 2" x 10' 5"

### WC

1.82m x 1.10m      6' 0" x 3' 7"



## FIRST FLOOR

### Bedroom 1

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"

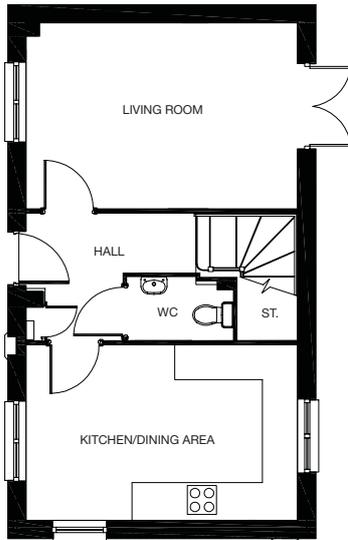
### En suite

1.83m x 2.43m      6' 0" x 8' 0"



# The Boyd

3 BEDROOM HOME, TOTAL 859sq ft / 79.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

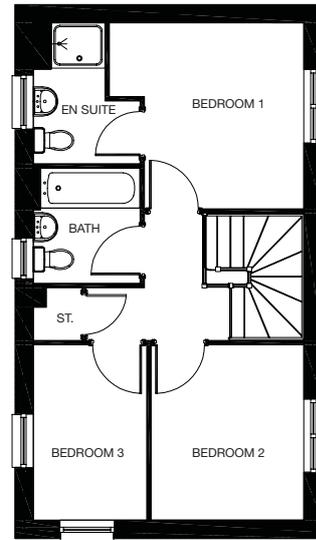
4.58m x 3.03m      15' 0" x 9' 11"

### Living Room

4.63m x 3.21m      15' 2" x 10' 6"

### WC

1.10m x 1.81m      3' 6" x 5' 9"



## FIRST FLOOR

### Bedroom 1

2.73m x 3.21m      8' 11" x 10' 6"

### Bedroom 2 (max)

2.61m x 3.03m      8' 7" x 9' 11"

### Bedroom 3 (max)

1.94m x 3.03m      6' 5" x 9' 1"

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# The Bryce

3 BEDROOM HOME, TOTAL 872sq ft / 81m<sup>2</sup>



## GROUND FLOOR

<b>Living Room/Dining Area</b> (max)	
4.58m x 5.68m	15' 0" x 18' 7"
<b>Kitchen</b>	
2.39m x 2.77m	7' 10" x 9' 1"
<b>WC</b>	
1.17m x 2.43m	3' 8" x 8' 0"



## FIRST FLOOR

<b>Bedroom 1</b>	
4.58m x 3.64m	15' 0" x 11' 11"
<b>Bedroom 2</b>	
2.59m x 3.33m	8' 6" x 10' 11"
<b>Bedroom 3</b>	
1.92m x 3.33m	6' 4" x 10' 11"

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# The Dunlop

4 BEDROOM HOME, TOTAL 1242sq ft / 115.4m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m x 2.91m      16' 7" x 9' 6"

### Living Room

3.12m x 4.15m      10' 3" x 13' 7"

### WC

1.18m x 1.86m      3' 10" x 6' 1"

## FIRST FLOOR

### 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"

## SECOND FLOOR

### Bedroom 1

3.98m x 3.30m      13' 1" x 10' 10"

### En suite

2.20m x 1.89m      7' 2" x 6' 2"

### Dressing Room

1.89m x 1.52m      6' 2" x 5' 0"

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# The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.97m x 3.60m      9' 9" x 11' 10"

### Living Room

3.48m x 4.42m      11' 5" x 14' 6"

### Dining Room <sup>(max)</sup>

2.52m x 3.13m      8' 4" x 10' 4"

### WC

1.87m x 1.25m      6' 2" x 4' 1"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.45m      9' 1" x 11' 4"

### Bedroom 2 <sup>(max)</sup>

2.83m x 3.72m      9' 3" x 12' 3"

### Bedroom 3 <sup>(max)</sup>

3.66m x 2.36m      12' 0" x 7' 9"

### Bedroom 4 <sup>(max)</sup>

3.04m x 3.19m      10' 0" x 10' 6"

### Bathroom

2.54m x 1.60m      8' 3" x 5' 3"

### En suite <sup>(over shower)</sup>

2.08m x 1.65m      6' 10" x 5' 4"

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# The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

2.34m x 4.92m      7' 8" x 16' 2"

### Living Room

4.77m x 3.69m      15' 8" x 12' 2"

### Dining Room

2.34m x 2.99m      7' 8" x 9' 10"

### WC

2.34m x 1.10m      7' 8" x 3' 7"



## FIRST FLOOR

### Bedroom 1

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)

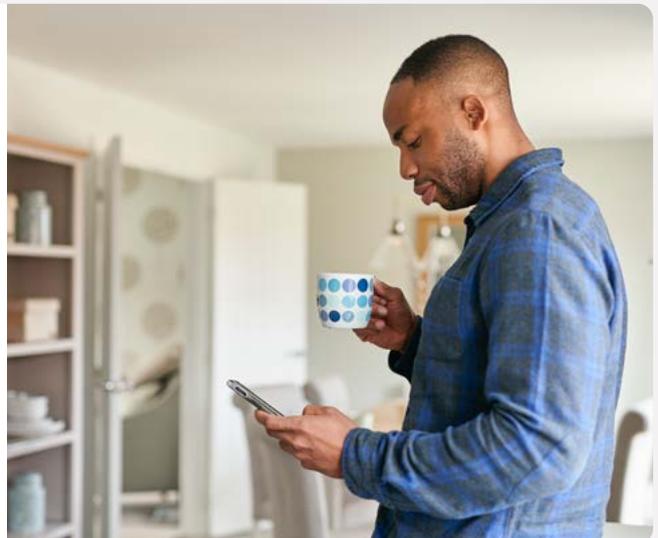
1.97m x 2.07m      6' 6" x 6' 10"

### En suite (over shower)

2.37m x 1.89m      7' 9" x 6' 3"

# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



# Take your next step



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Find out how we can get you moving with our buying schemes.



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**CONTACT US ON 0131 370 0513**

# Taylor Wimpey