

**Taylor
Wimpey**

Find your way around

GREENLAW MILL

PENICUIK | MIDLOTHIAN

2 BEDROOM HOMES

- The Andrew**
2 bedroom home
Plots: 544, 547, 557, 558,
561, 562, 577, 578, 581*, 582*
- Apartments**
2 bedroom apartments
Plots: 564-575

3 BEDROOM HOMES

- The Baxter**
3 bedroom home
Plots: 556, 559, 560, 563,
576, 579, 580*, 583*
- The Blair**
3 bedroom home
Plots: 543, 545, 546, 548
- The Chalmers**
3 bedroom home
Plots: 512, 514, 516, 517,
528, 532, 550, 551

4 BEDROOM HOMES

- The Douglas**
4 bedroom home
Plots: 507, 526, 531, 552
- The Drummond**
4 bedroom home
Plots: 525, 527, 534, 549
- The Fraser**
4 bedroom home
Plots: 501, 511, 515, 529,
533, 542, 555
- The Geddes**
4 bedroom home
Plots: 502, 504, 509, 513,
518, 535, 553
- The Maxwell**
4 bedroom home
Plot: 503, 510, 519, 530, 536,
538, 541, 554
- The Monro**
4 bedroom home
Plots: 505, 522
- The Stewart**
4 bedroom home
Plots: 506, 520, 524, 537, 540

5 BEDROOM HOMES

- The Wallace**
5 bedroom home
Plots: 508, 521, 523, 539



Get to know
**GREENLAW
MILL**
PENICUIK | MIDLOTHIAN

Our development of new homes at Greenlaw Mill in Penicuik offers a range of 2, 3, 4 and 5 bedroom homes. Enjoying a peaceful setting on the edge of Penicuik, you can enjoy the balance of great local amenities with the convenience of Edinburgh close by.

*Please speak to our sales executive for information on these plots.
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. RB13067/ February 2020

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THE ANDREW

2 BEDROOM HOME

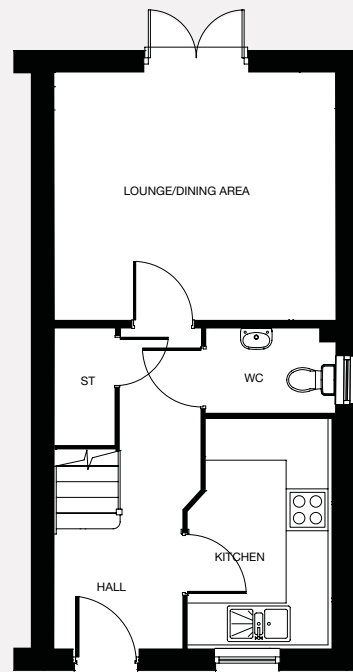
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THE ANDREW

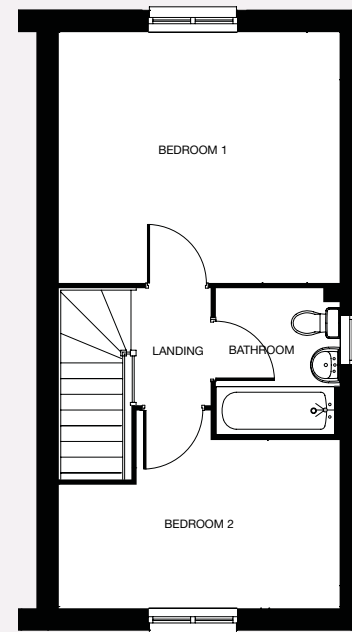
The 2 bedroom Andrew offers a stylish and practical place to call home. The welcoming central hall of the Andrew leads to a contemporary kitchen that overlooks the front garden. There's also a handy downstairs WC as well as a hall storage cupboard. The lounge/dining area includes French doors to the 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



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"

FIRST FLOOR



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"

* 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. RB13067 / June 2020

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THE MOFFAT

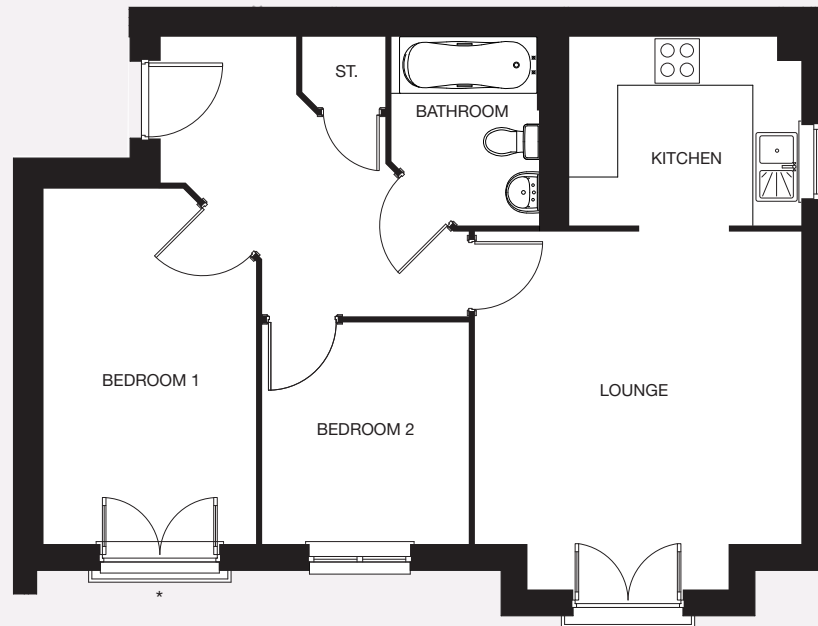
2 BEDROOM APARTMENT

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THE MOFFAT

The 2 bedroom Moffat is a stylish and practical apartment with a flexible layout to appeal to first-time buyers and buyers looking to downsize. The welcoming central hall includes an ample storage cupboard, 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 main bedroom are an attractive feature to maximise the light to create a relaxing place to unwind. The open-plan contemporary kitchen and adjoining lounge area, which includes French doors and a Juliet balcony, make a great space for entertaining or relaxing.



Kitchen	2.85m x 2.34m	9' 4" x 7' 8"
Lounge/Dining Room	4.02m x 4.40m	13' 2" x 14' 5"
Bedroom 1	2.61m x 4.35m	8' 7" x 14' 3"
Bedroom 2	2.56m x 2.72m	8' 5" x 8' 11"
Bathroom	2.12m x 2.32m	7' 0" x 7' 7"

Please Note: Ground floor plots do not have French doors where marked (*).

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THE MELVILLE

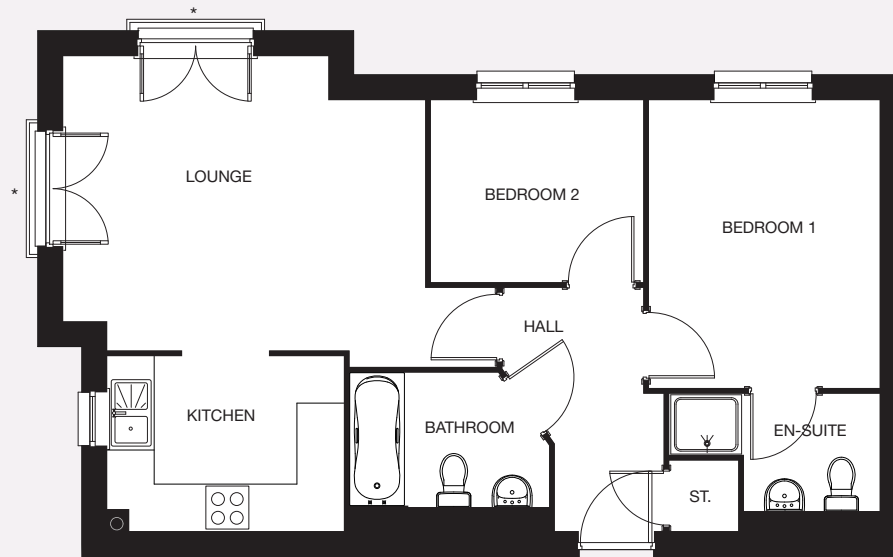
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THE MELVILLE

The 2 bedroom Melville 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. There are two pairs of French doors in the lounge, each opening 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.



Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Lounge/Dining Room	4.60m x 3.74m	15' 1" x 12' 3"
Bedroom 1	2.95m x 3.65m	9' 8" x 12' 0"
Bedroom 2	2.71m x 2.30m	8' 11" x 7' 7"
Bathroom	2.55m x 2.04m	8' 4" x 6' 8"

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THE MITCHELL

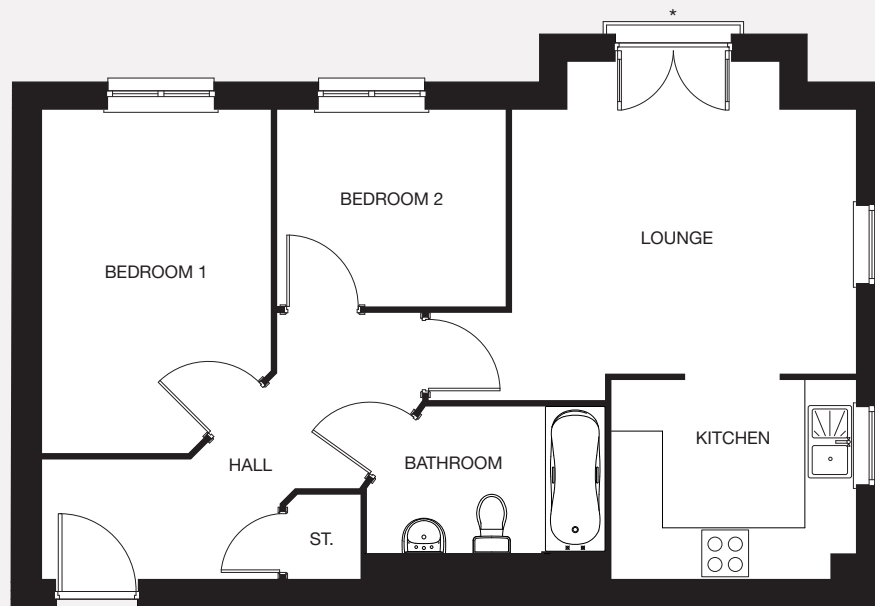
2 BEDROOM APARTMENT

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THE MITCHELL

The 2 bedroom Mitchell is a stylish and practical apartment with a flexible layout to appeal to first-time buyers and buyers looking to downsize. The welcoming central hall includes an ample storage cupboard, as well as stylish bathroom before leading to two bedrooms that provide plenty of practical space to relax and unwind in. French doors and a Juliet balcony in the lounge adds an attractive feature that aims to maximise the light to make this room a bright and airy space to enjoy. The adjoining open-plan contemporary kitchen makes a great space for entertaining or relaxing.



Kitchen	2.85m x 2.34m	9' 4" x 7' 8"
Lounge/Dining Room	4.01m x 3.64m	13' 2" x 11' 11"
Bedroom 1	2.69m x 4.01m	8' 10" x 13' 2"
Bedroom 2	2.68m x 2.29m	8' 10" x 7' 6"
Bathroom	2.79m x 2.10m	9' 2" x 6' 9"

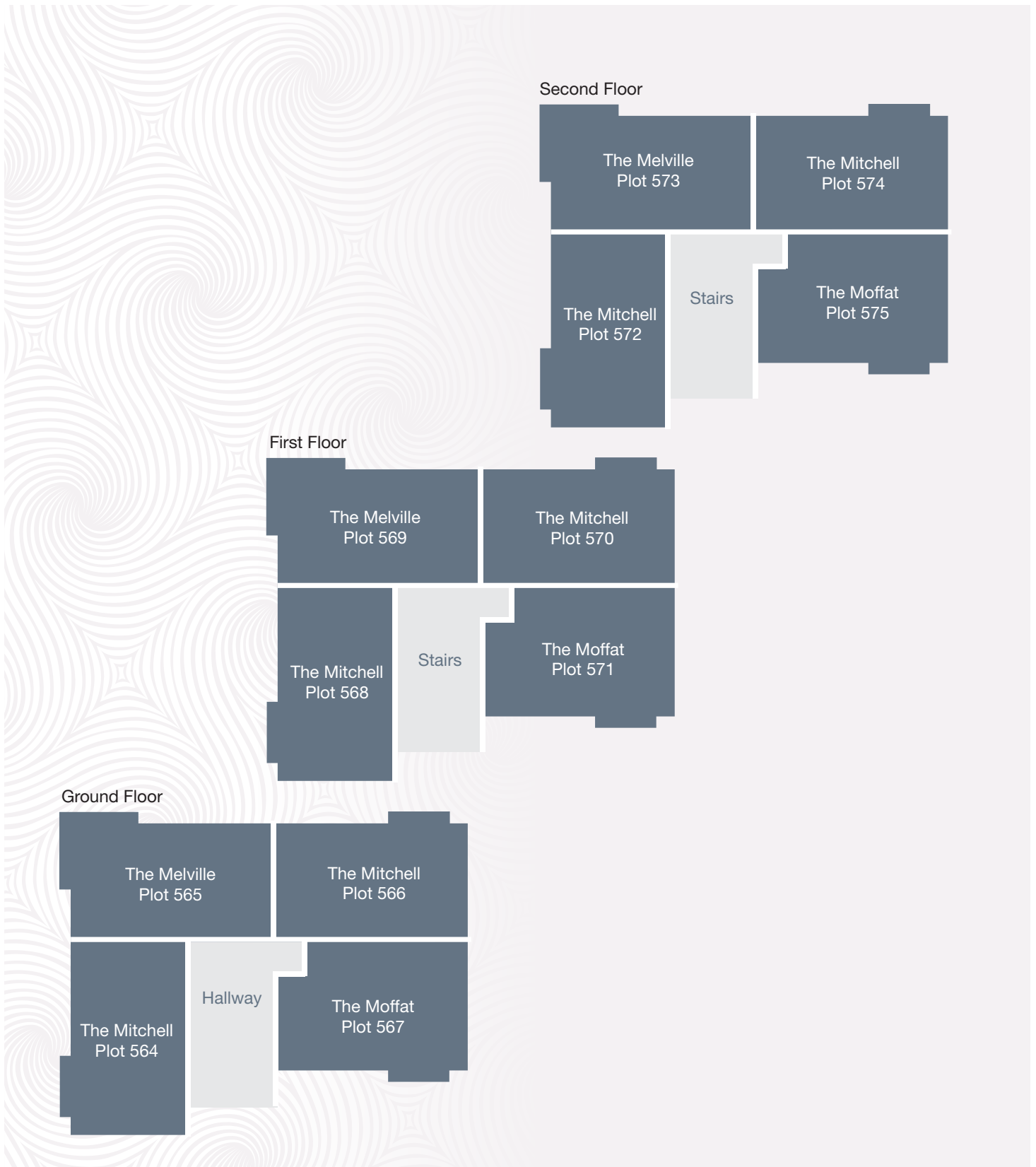
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THE BAXTER

3 BEDROOM HOME

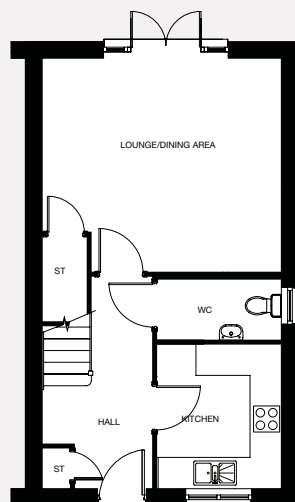
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THE BAXTER

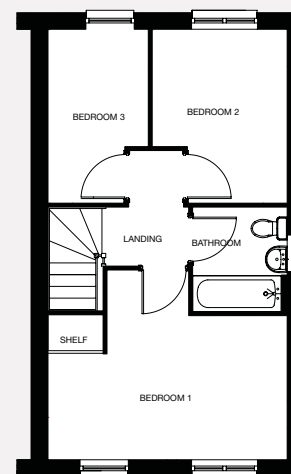
The 3 bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms upstairs as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge/dining room overlooking the rear garden, plus there is great storage in the hall, as well as a downstairs WC and contemporary kitchen.

GROUND FLOOR



Kitchen (max.)	2.39m x 2.77m	7' 10" x 9' 1"
Lounge/Dining Room (max.)	4.58m x 4.10m	15' 0" x 13' 5"
Cloaks	2.39m x 1.17m	7' 10" x 3' 10"

FIRST FLOOR



Master Bedroom (max.)	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2 (max.)	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3	1.92m x 3.33m	6' 4" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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THE BLAIR

3 BEDROOM HOME

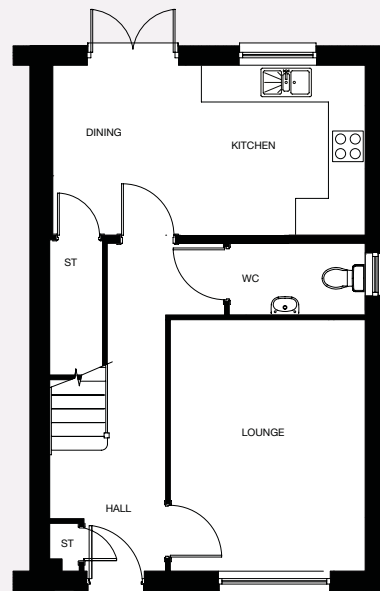
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THE BLAIR

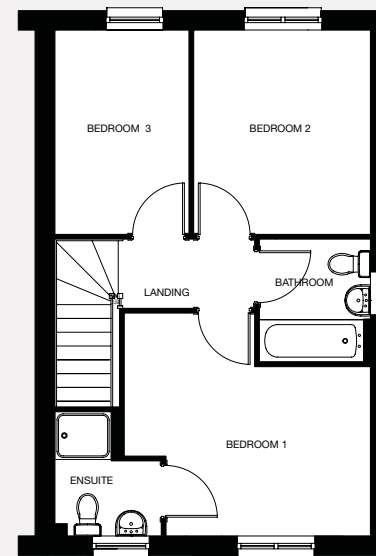
The 3 bedroom Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including a master bedroom with en suite, and two further bedrooms as well as a family bathroom - this is 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 in the hall, as well as a downstairs WC and contemporary kitchen.

GROUND 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"

FIRST FLOOR



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 CHALMERS

3 BEDROOM HOME

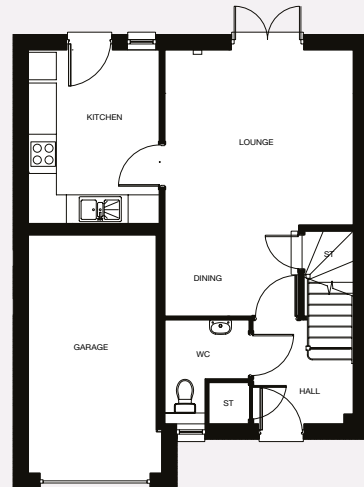
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THE CHALMERS

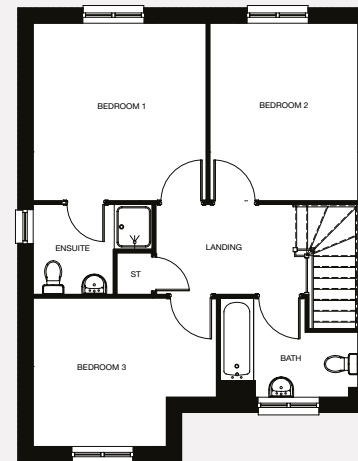
The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including a master bedroom with en suite as well as a separate family bathroom.

GROUND FLOOR



Kitchen	2.68m x 3.56m	8' 10" x 11' 8"
Lounge/Dining Room	3.87m x 5.47m	12' 8" x 17' 11"
Cloaks	1.73m x 2.13m	5' 8" x 7' 0"

FIRST FLOOR



Master Bedroom	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom	2.83m x 2.03m	9' 4" x 6' 8"
Ensuite	2.44m x 1.84m	8' 0" x 6' 1"

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THE DOUGLAS

4 BEDROOM HOME



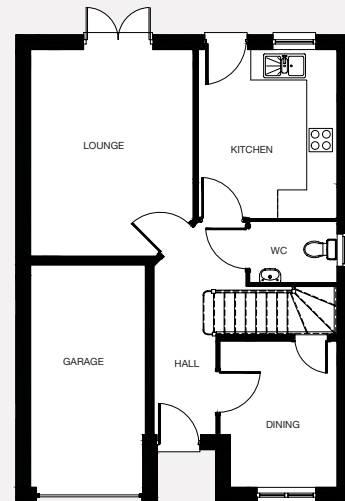
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THE DOUGLAS

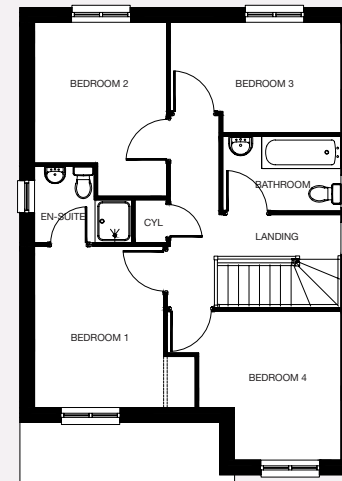
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. 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	2.52m x 3.13m	8' 3" x 10' 3"
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	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
Ensuite	2.08m x 1.65m	6' 10" x 5' 4"

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THE DRUMMOND

4 BEDROOM HOME

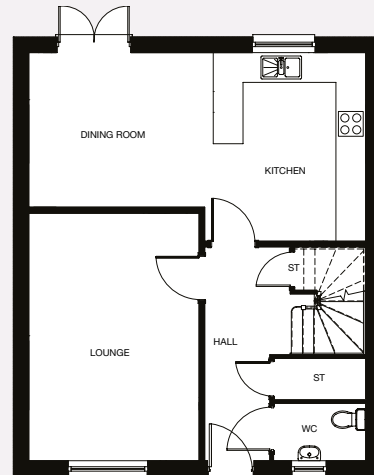
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THE DRUMMOND

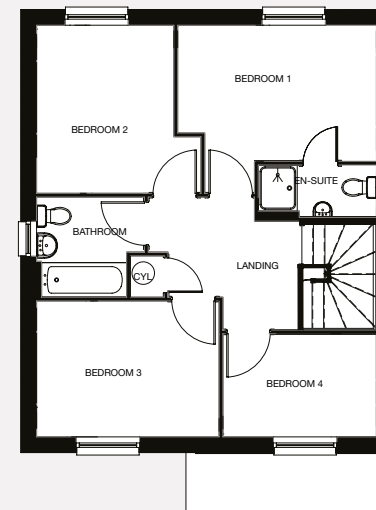
The four bedroom detached Drummond is a great family home with a stylish and practical layout. The welcoming central hall leads to a stylish and fully-fitted kitchen with an adjoining dining room that has French doors to the rear garden. There's also a handy downstairs WC as well as a generous hall storage cupboard. A separate lounge overlooks the front garden, and is a great space for entertaining or relaxing.

GROUND FLOOR



Kitchen	3.07m x 3.80m	10' 1" x 12' 6"
Lounge	3.44m x 4.99m	11' 3" x 16' 4"
Dining Room	3.72m x 3.11m	12' 2" x 10' 3"
Cloaks	1.86m x 1.16m	6' 1" x 3' 10"

FIRST FLOOR



Master Bedroom	3.97m x 2.72m	13' 0" x 8' 11"
Bedroom 2	2.74m x 3.36m	9' 0" x 11' 0"
Bedroom 3	3.65m x 2.72m	12' 0" x 8' 11"
Bedroom 4	3.07m x 2.06m	10' 1" x 6' 9"
Bathroom	2.15m x 2.02m	7' 1" x 6' 7"
Ensuite	2.36m x 1.05m	7' 9" x 3' 5"

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THE FRASER

4 BEDROOM HOME

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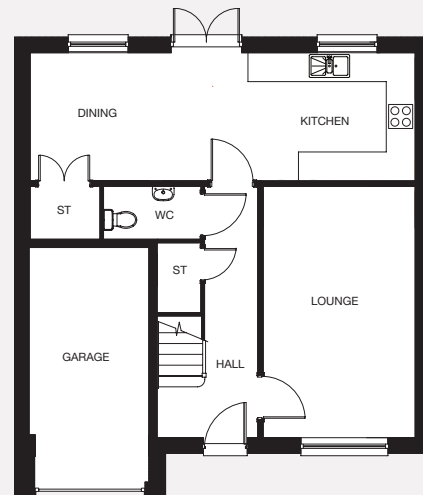
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THE FRASER

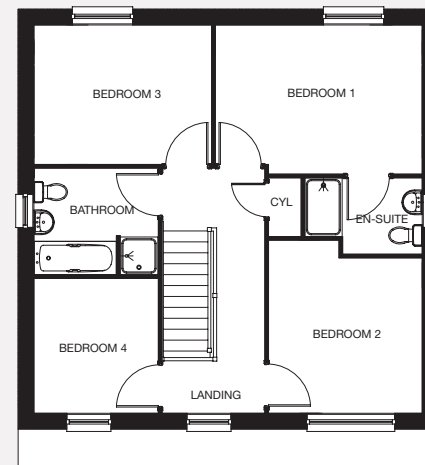
The stylish four bedroom detached Fraser is a practical family home that offers a great place to call home. From the generous hallway, the spacious lounge is an impressive space to relax, whilst the contemporary open-plan kitchen and dining area is the perfect place to entertain or enjoy family suppers. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms – including a master bedroom with en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



Kitchen/Dining Room	8.02m × 2.66m	26' 4" × 8' 9"
Lounge	3.17m × 5.24m	10' 5" × 17' 2"
Cloaks	2.03m × 1.10m	6' 8" × 3' 6"

FIRST FLOOR



Master Bedroom	4.28m × 3.09m	14' 0" × 10' 1"
Bedroom 2	3.18m × 3.58m	10' 5" × 11' 9"
Bedroom 3	3.68m × 2.89m	12' 1" × 9' 6"
Bedroom 4	2.58m × 2.79m	8' 5" × 9' 2"
Bathroom	2.58m × 2.20m	8' 5" × 7' 3"
Ensuite	2.43m × 1.58m	8' 0" × 5' 2"

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THE GEDDES

4 BEDROOM HOME

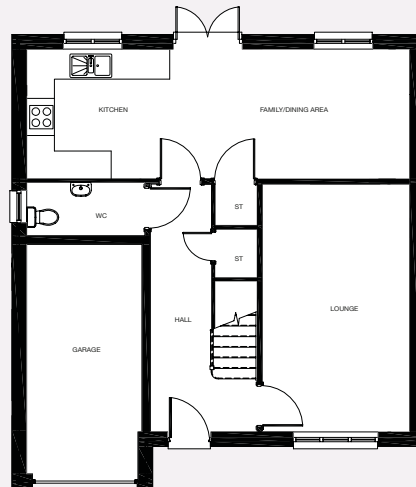
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Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical 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 GEDDES

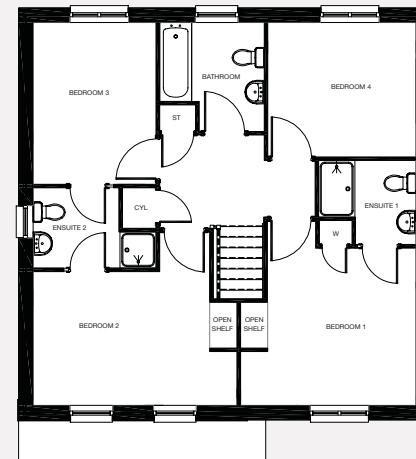
The Geddes is a fantastic home designed with substantial space for growing families. The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/breakfast area with French doors that lead to the rear garden is ideal for informal family dining. The separate lounge and dining room offer further comfortable family living and also great entertaining space. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast a Jack and Jill en-suite. A handy integral garage offers practical storage.

GROUND FLOOR



Kitchen/Family/Dining Area	8.27m x 2.80m	27' 2" x 9' 2"
Lounge	3.16m x 5.34m	10' 5" x 17' 6"
Cloaks	2.54m x 1.14m	8' 4" x 3' 9"

FIRST FLOOR



Master Bedroom (max)	3.78m x 3.89m	12' 5" x 13' 1"
Bedroom 2 (max)	4.39m x 2.88m	14' 5" x 9' 6"
Bedroom 3	2.65m x 3.48m	8' 8" x 11' 5"
Bedroom 4	3.19m x 2.89m	10' 6" x 9' 6"
Bathroom (max.)	2.25m x 2.34m	7' 5" x 7' 8"
Ensuite 1 (over shower)	2.09m x 1.81m	6' 11" x 5' 11"
Ensuite 2 (over shower)	2.65m x 1.73m	8' 8" x 5' 8"

* 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. RB13067 / June 2020

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THE MAXWELL

4 BEDROOM HOME

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THE MAXWELL

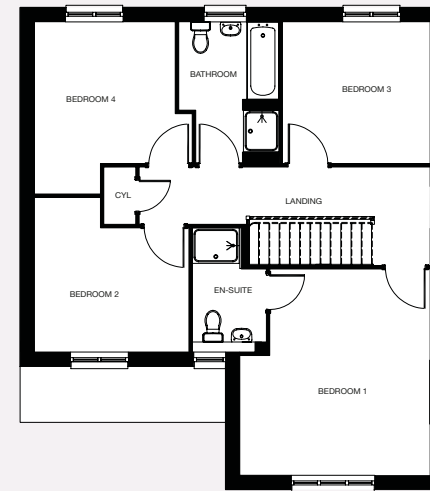
The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with master en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



Kitchen	3.69m x 3.07m	12' 1" x 10' 1"
Lounge	4.20m x 4.44m	13' 9" x 14' 7"
Family/Dining Area	5.05m x 3.07m	16' 5" x 10' 1"
Cloaks	1.80m x 1.10m	5' 11" x 3' 7"
Utility	2.17m x 1.82m	7' 2" x 6' 0"

FIRST FLOOR



Master Bedroom (max)	4.20m x 4.48m	13' 9" x 14' 9"
Bedroom 2 (max)	3.39m x 3.31m	11' 1" x 11' 0"
Bedroom 3	3.26m x 3.10m	10' 8" x 10' 2"
Bedroom 4 (max.)	3.09m x 3.77m	10' 2" x 12' 5"
Bathroom (over bath)	2.20m x 3.10m	7' 3" x 10' 2"
En suite (inc. shower)	1.67m x 2.72m	5' 6" x 8' 11"

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THE MONRO

4 BEDROOM HOME

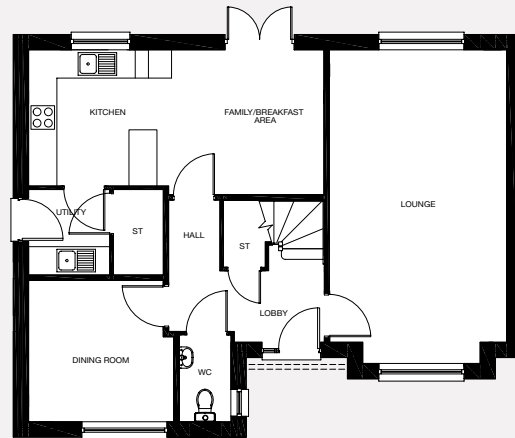
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THE MONRO

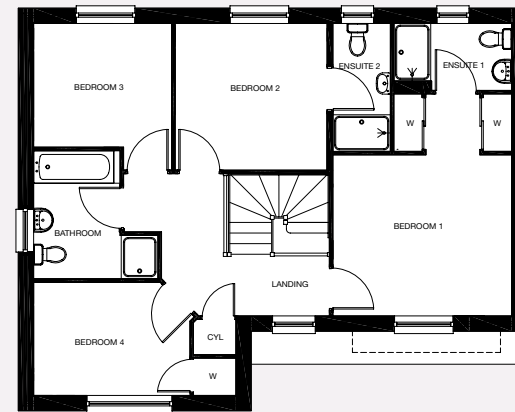
The magnificent detached four bedroom Monroe is a fantastic family home and commands great kerb appeal. It boasts a spacious lounge that stretches the full length of the property and along with the separate dining room, it is ideal for family living. The large kitchen with adjoining breakfast area with French doors leading to rear garden is perfect for informal family dining. There's also ample downstairs storage. Upstairs are four well-proportioned bedrooms with en-suite to the master and bedroom 2. A detached garage completes the picture.

GROUND FLOOR



Kitchen/Breakfast Area	6.27m x 2.88m	20' 7" x 10' 1"
Lounge (into bay window)	3.76m x 6.67m	12' 4" x 21' 11"
Dining Room	3.08m x 3.00m	10' 2" x 9' 10"
Utility	1.72m x 1.82m	5' 8" x 6' 0"
Cloaks	1.11m x 1.85m	3' 8" x 6' 1"

FIRST FLOOR



Master Bedroom	3.80m x 3.42m	12' 6" x 11' 3"
Bedroom 2	3.27m x 3.12m	10' 9" x 10' 3"
Bedroom 3	2.63m x 2.93m	8' 8" x 9' 8"
Bedroom 4	3.32m x 2.41m	10' 11" x 7' 11"
Bathroom	2.65m x 2.71m	8' 8" x 8' 11"
Ensuite 1	2.50m x 1.43m	8' 3" x 4' 8"
Ensuite 2	1.22m x 2.72m	4' 0" x 8' 11"

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THE STEWART

4 BEDROOM HOME

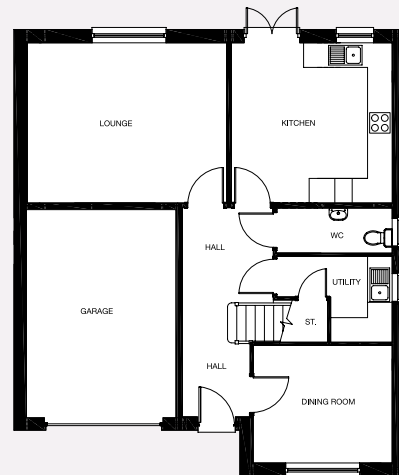
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THE STEWART

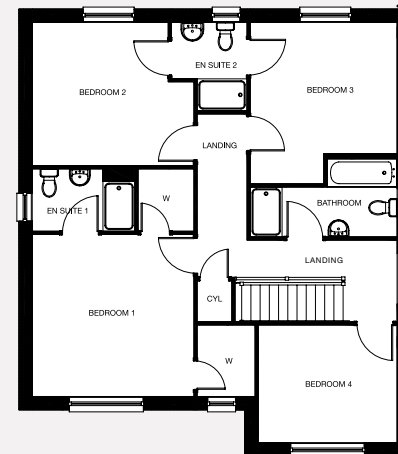
The impressive four bedroom detached Stewart offers superb family accommodation with great kerb appeal. The separate kitchen, lounge and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outside. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast Jack and Jill en-suites. An integral garage, separate utility room and WC add to the overall practicality.

GROUND FLOOR



Kitchen	3.93m x 3.90m	12' 11" x 12' 10"
Lounge	4.87m x 3.90m	16' 0" x 12' 10"
Dining Room	3.41m x 2.88m	11' 2" x 9' 5"
Utility (max.)	2.83m x 2.09m	9' 4" x 6' 11"
Cloaks	2.83m x 1.16m	9' 4" x 3' 10"

FIRST FLOOR



Master Bedroom	3.95m x 3.96m	13' 0" x 13' 0"
Bedroom 2	3.95m x 3.50m	13' 0" x 11' 6"
Bedroom 3	3.59m x 3.95m	11' 10" x 13' 0"
Bedroom 4	3.41m x 2.88m	11' 2" x 9' 5"
Bathroom	3.59m x 1.91m	11' 0" x 6' 3"
Ensuite 1	2.51m x 1.52m	8' 3" x 5' 0"
Ensuite 2	1.84m x 2.16m	6' 1" x 7' 1"

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THE WALLACE

5 BEDROOM HOME

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THE WALLACE

The impressive five bedroom detached Wallace offers superb family accommodation and commands instant kerb appeal. The kitchen boasts a separate utility room that has access to the rear garden, as well as a well-positioned storage cupboard and breakfast area with French doors to the rear garden.

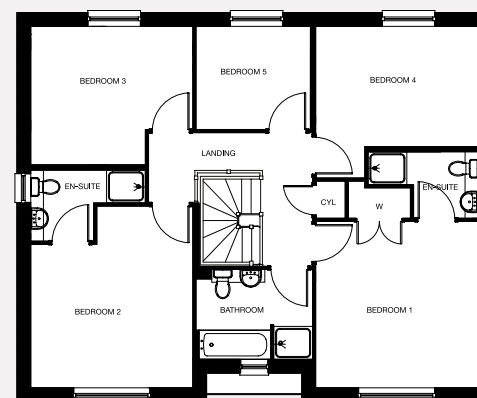
The lounge and dining room are separated by French doors creating one large space or two separate rooms. There also ample storage in a spacious hall cupboard. Upstairs the master bedroom has an en-suite and a built-in wardrobe, plus bedroom 2 also benefits from an en-suite. An integral garage, spacious family bathroom with separate shower, and downstairs WC add to the overall practicality of this well-proportioned family home.

GROUND FLOOR



Kitchen/Breakfast Area	5.85m x 3.41m	19' 3" x 11' 2"
Lounge	3.86m x 5.06m	12' 8" x 16' 7"
Dining Room	2.86m x 3.41m	9' 5" x 11' 2"
Utility	1.74m x 2.21m	5' 9" x 7' 3"
Cloaks	1.12m x 2.14m	3' 8" x 7' 0"

FIRST FLOOR



Master Bedroom	3.86m x 3.95m	12' 8" x 13' 0"
Bedroom 2	3.86m x 4.31m	12' 8" x 14' 2"
Bedroom 3	3.85m x 3.34m	12' 8" x 11' 0"
Bedroom 4	3.86m x 2.85m	12' 8" x 9' 5"
Bedroom 5	2.74m x 2.45m	9' 0" x 8' 1"
Bathroom	2.73m x 2.14m	9' 0" x 7' 0"
Ensuite 1	2.61m x 1.57m	8' 7" x 5' 2"
Ensuite 2	2.72m x 1.68m	8' 11" x 5' 6"

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FROM WEST:

- Heading East of the City of Edinburgh Bypass (A720)
- At the Lothianburn Junction, take the 2nd exit towards Carlisle/Biggar (A702)
- Continue straight over at the next roundabout
- Follow signs for A702 through Easter Howgate and continue past The Flotterstone Inn
- Take the next left onto Mauricewood Road
- Continue down the hill and our sales information centre is on the left

FROM EAST:

- Heading West on the City of Edinburgh Bypass (A720)
- At the Straiton junction, take the A701 for City Centre/Peebles/A703
- Continue on Straiton Road (A701)
- At Gowkley Moss Roundabout take 2nd exit (A701)
- Continue on A701 past Glencourse Barracks
- After Beeslack High School take first right on to Mauricewood Road
- Continue on and you have arrived at Greenlaw Mains



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