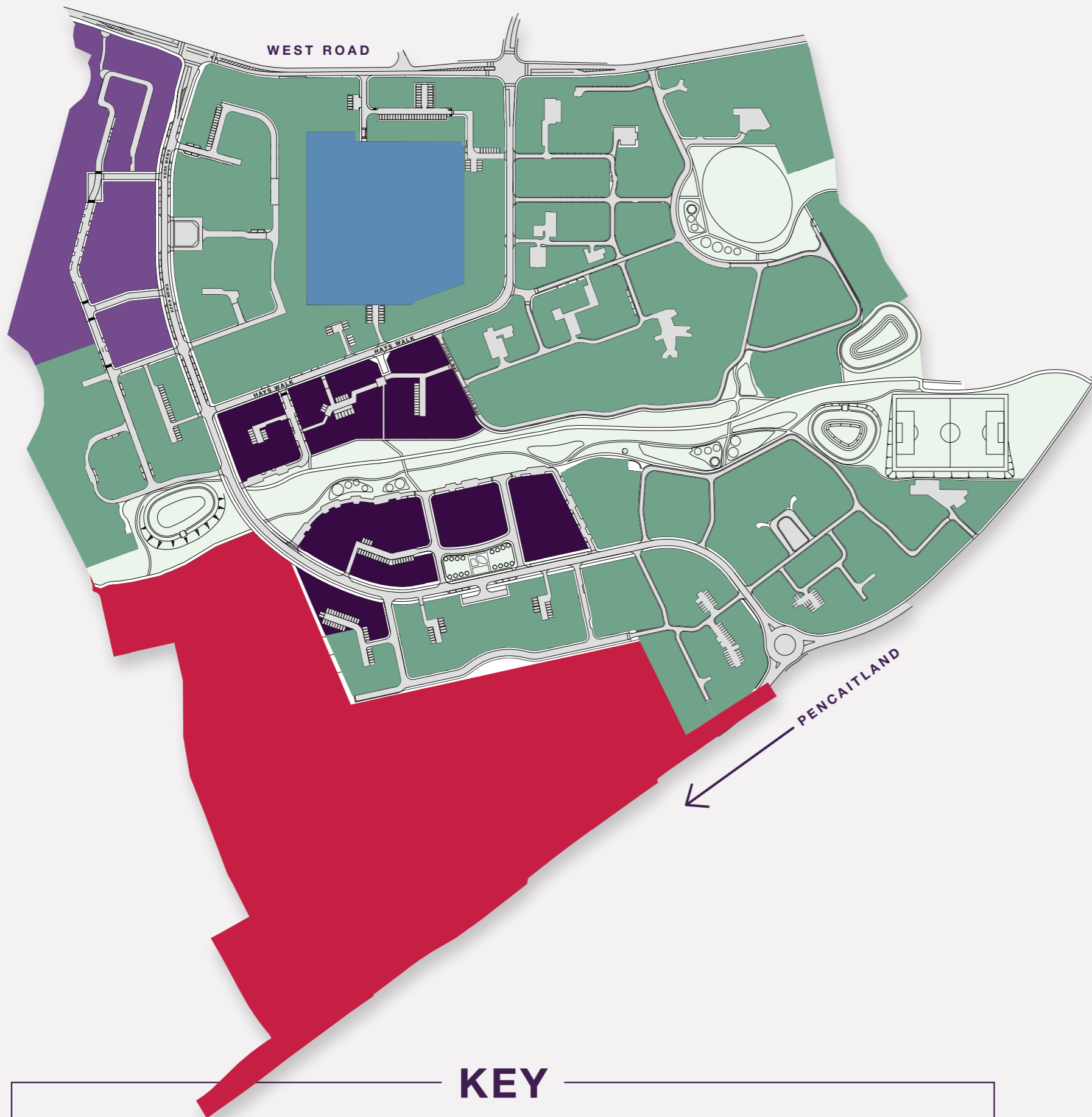


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Wimpey**

Find your way around

TAYLOR WIMPEY AT LETHAM MAINS

HADDINGTON | EAST LOTHIAN



KEY

				
TAYLOR WIMPEY AT LETHAM MAINS	LETHAM MEADOWS	PREVIOUS TAYLOR WIMPEY PHASE	DEVELOPMENT BY OTHERS	PRIMARY SCHOOL LOCATION

TAYLOR WIMPEY AT LETHAM MAINS

MASTERPLAN

Our development of 181 new homes, over three phases, at Taylor Wimpey at Letham Mains, Haddington offers two, three, four and five bedroom homes to appeal to a wide range of buyers. This development offers the balance of a picturesque country town with convenient, easy access to nearby Edinburgh.



Community Contributions

We will make significant contributions towards providing additional local education capacity including the delivery of a new primary school, as well as cycle path provisions and upgrades.



Local Amenities

You'll find an excellent selection of independent shops, bars and restaurants in Haddington. Letham Mains also has fantastic transport links to Edinburgh, with the A1 less than a mile away and Drem train station is within easy reach and can whisk you into Edinburgh Waverley in just 24 minutes, which is ideal for commuters.



Development Design

The homes at Letham Mains have been designed to form part of the wider masterplan, with streets designed so that cars don't exceed 20 mph, making it a safe place for children. A new linear park will run through the development alongside the Letham Burn and will provide green space for wildlife and a tranquil spot for the community to enjoy.



Open Space

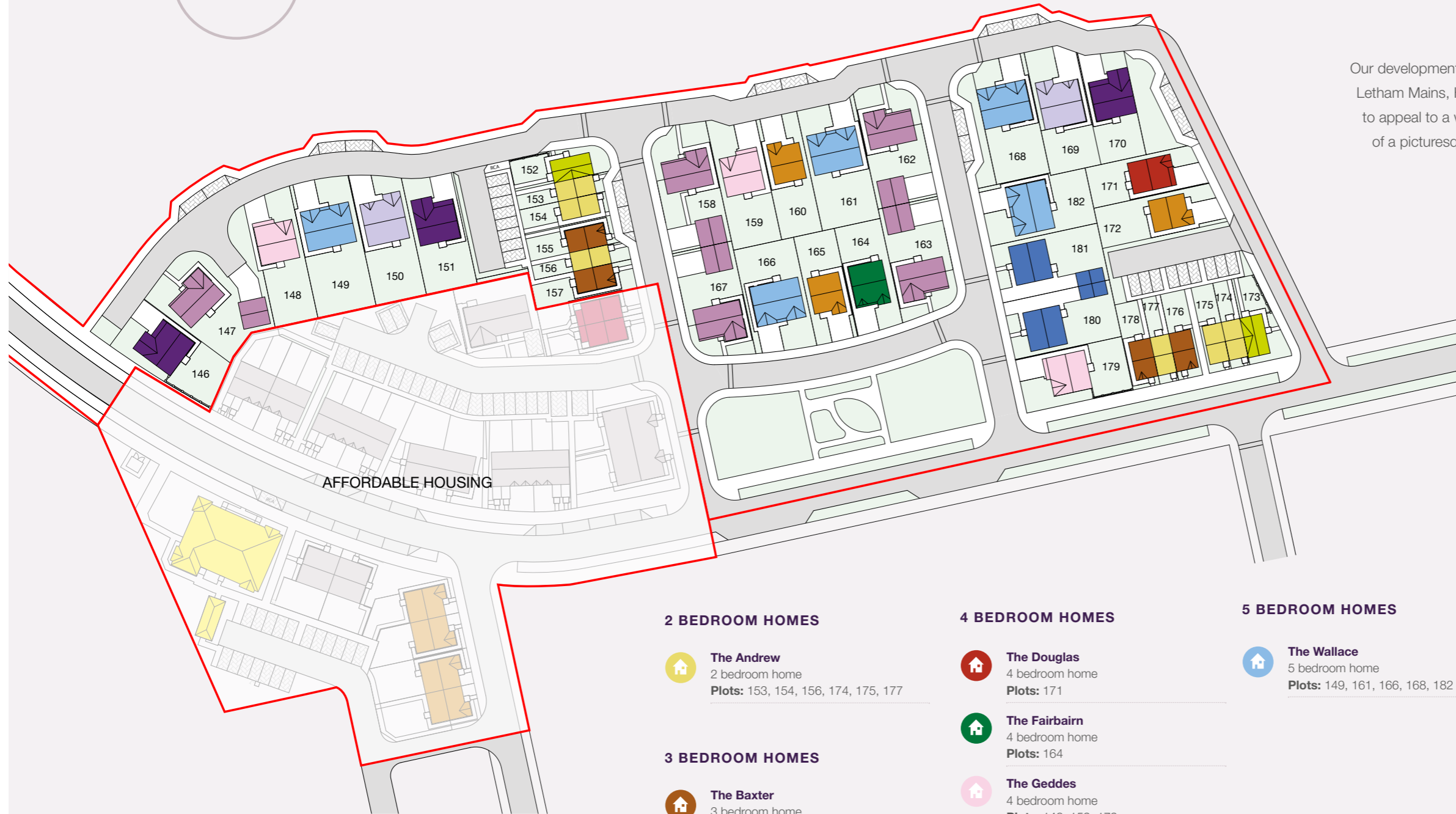
Letham Mains offers the perfect balance between peaceful countryside and beautiful coastline. You'll find the beautiful Gullane and Yellowcraig beaches around 20 minutes from the development where you can spend the day and enjoy the outdoors.



Get to know
**TAYLOR WIMPEY AT
 LETHAM MAINS**

HADDINGTON | EAST LOTHIAN

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2 BEDROOM HOMES

- The Andrew**
2 bedroom home
Plots: 153, 154, 156, 174, 175, 177

3 BEDROOM HOMES

- The Baxter**
3 bedroom home
Plots: 155, 157, 176, 178
- The Boswell**
3 bedroom home
Plots: 152 & 173
- The Chalmers**
3 bedroom home
Plots: 160, 165, 172

4 BEDROOM HOMES

- The Douglas**
4 bedroom home
Plots: 171
- The Fairbairn**
4 bedroom home
Plots: 164
- The Geddes**
4 bedroom home
Plots: 148, 159, 179
- The Hume**
4 bedroom home
Plots: 180 & 181
- The Maxwell**
4 bedroom home
Plots: 146, 151, 170
- The Monro**
4 bedroom home
Plots: 147, 158, 162, 163, 167,
- The Stewart**
4 bedroom home
Plots: 150 & 169

5 BEDROOM HOMES

- The Wallace**
5 bedroom home
Plots: 149, 161, 166, 168, 182

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. RB13974/ June 2021

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THE ANDREW

2 BEDROOM HOME

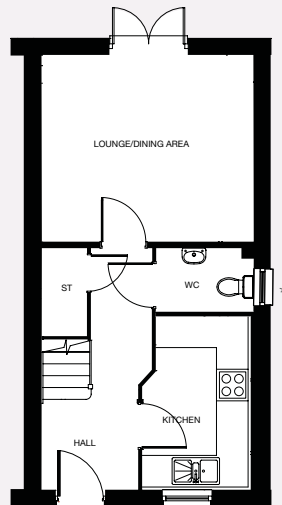
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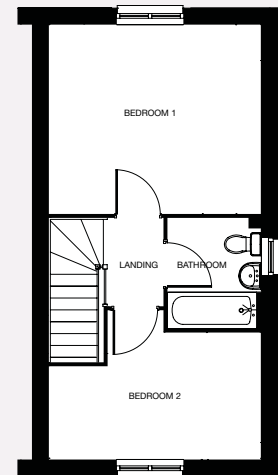
THE ANDREW

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"

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"

* 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. RB13974 / August 2021

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THE BAXTER

3 BEDROOM HOME

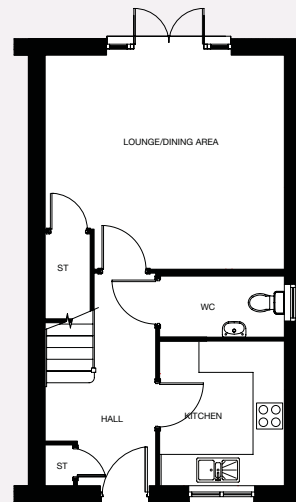
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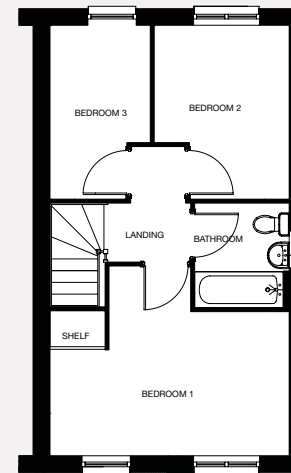
THE BAXTER

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



FIRST 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"

Bedroom 1 (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 BOSWELL

3 BEDROOM HOME



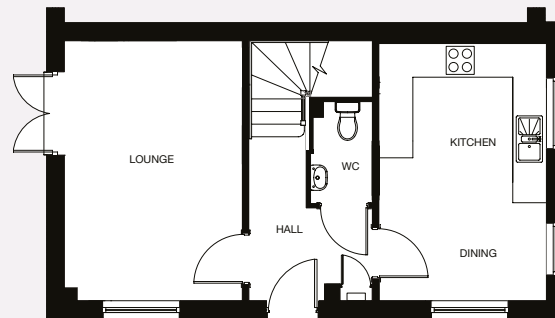
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THE BOSWELL

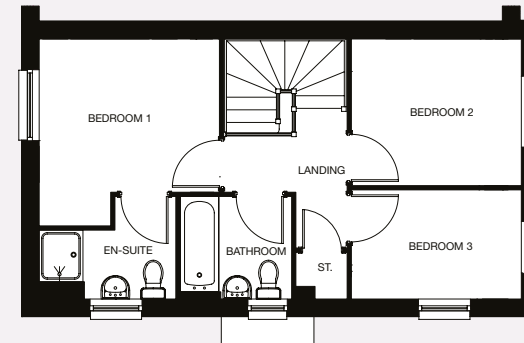
The three bedroom Boswell is a stylish home offering a layout that is ideal for a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms including a master bedroom with en suite, and two further bedrooms and a family bathroom - this is a great home. Downstairs there 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



Kitchen/Dining Area	4.58m x 3.03m	15' 0" x 9' 11"
Lounge	4.63m x 3.17m	15' 2" x 10' 5"
Cloaks	1.82m x 1.10m	6' 0" x 3' 7"

FIRST FLOOR



Bedroom 1	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' 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 CHALMERS

3 BEDROOM HOME

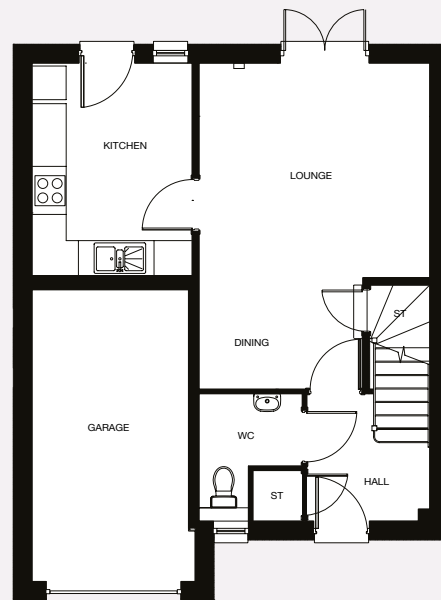
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THE CHALMERS

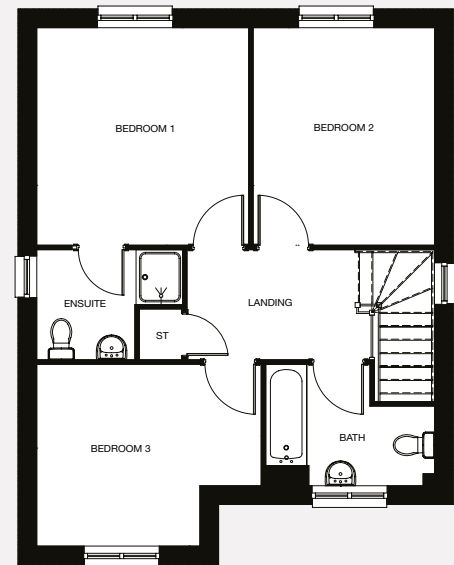
The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden 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 bedroom 1 with en suite as well as a separate family bathroom.

GROUND FLOOR



Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"
Lounge/Dining	3.87m x 5.47m	12' 9" x 18' 0"
Cloaks (max.)	1.73m x 2.13m	5' 8" x 7' 0"

FIRST FLOOR



Bedroom 1	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3 (max.)	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
Ensuite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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THE DOUGLAS

4 BEDROOM HOME

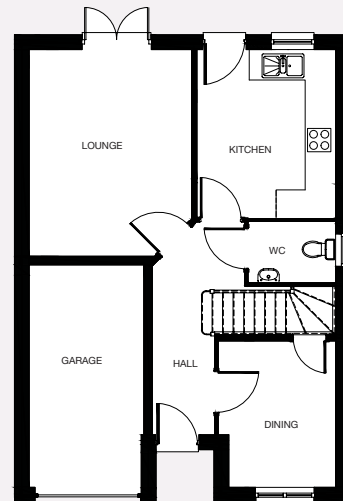
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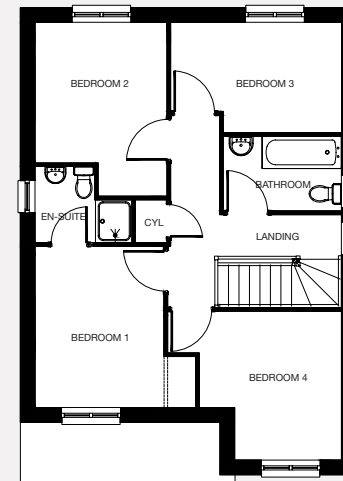
THE DOUGLAS

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 bedroom 1, separate family bathroom and downstairs WC add to the overall practicality of this family home. There also a handy integral garage.

GROUND FLOOR



FIRST 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"

Bedroom 1	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"

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THE FAIRBAIRN

4 BEDROOM HOME

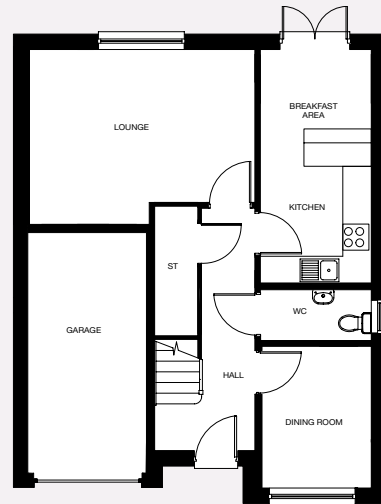
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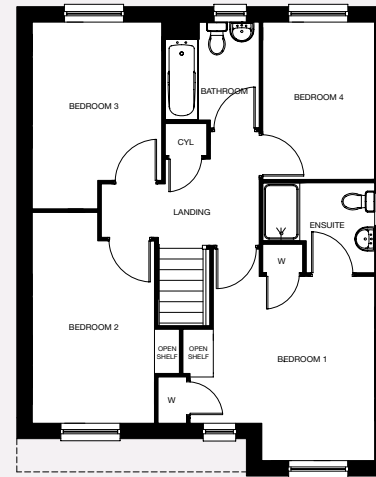
THE FAIRBAIRN

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 bedroom 1 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"

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"
Ensuite (over shower)	2.37m x 1.89m	7' 9" x 6' 3"

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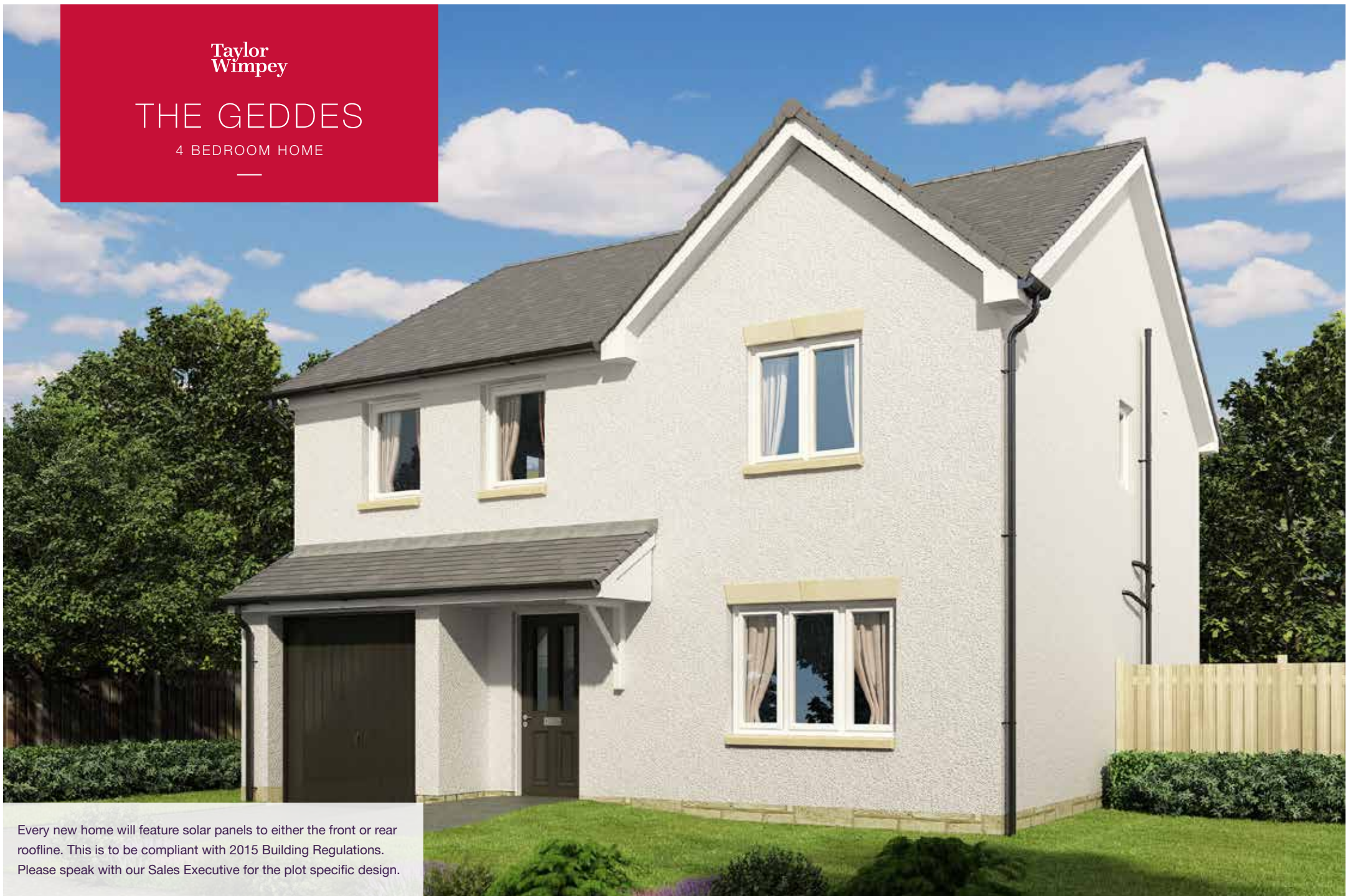
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THE GEDDES

4 BEDROOM HOME



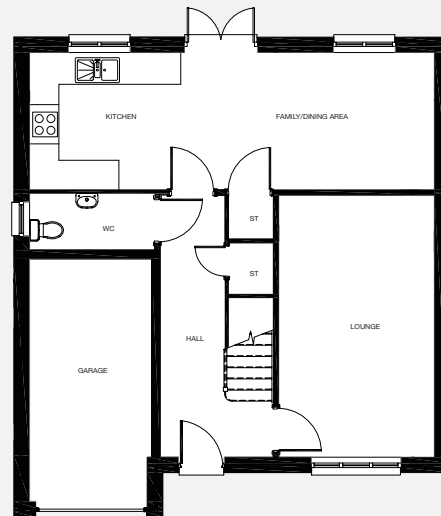
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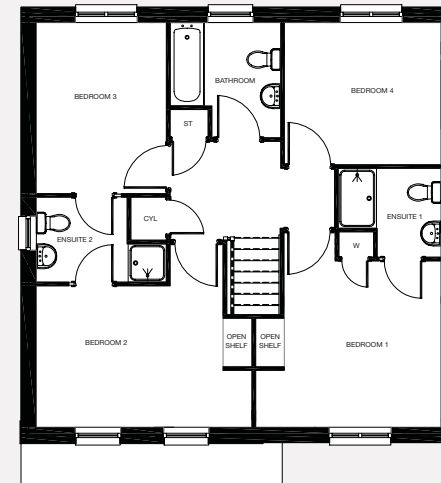
THE GEDDES

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 bedroom 1 en-suite and bedrooms 2 and 3 also boasting a Jack and Jill en-suite. A handy integral garage offers practical storage.

GROUND FLOOR



FIRST 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"

Bedroom 1 (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"

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THE HUME

4 BEDROOM HOME

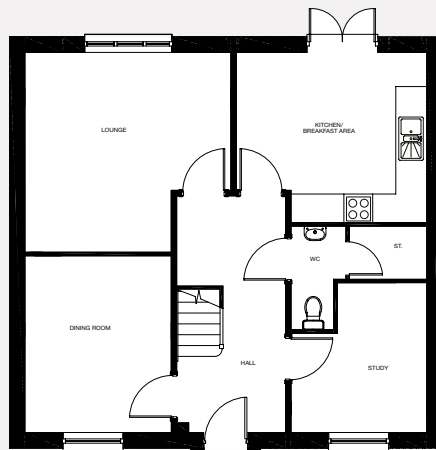
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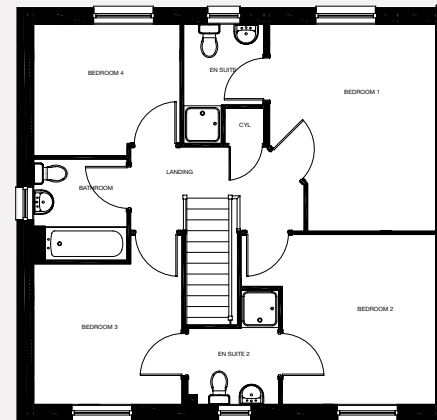
THE HUME

The four bedroom Hume offers great living space for growing families and is an attractive addition to any street scene. The four bedroom detached Hume 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 offers further comfortable family living and the separate dining room and study at the front of the property completes the picture. Upstairs are four well-proportioned bedrooms with bedroom 1 en-suite and bedrooms 2 and 3 also boasting a Jack and Jill en-suite. It also features a handy guest cloakroom with WC. A single detached garage completes the picture.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	3.95m x 3.54m	13' 0" x 11' 7"
Lounge ^(max)	4.28m x 4.15m	14' 1" x 13' 8"
Dining Room	3.04m x 3.63m	10' 0" x 11' 11"
Study	2.81m x 3.12m	9' 3" x 10' 3"
Cloakroom	1.12m x 2.15m	3' 8" x 7' 1"

Bedroom 1	3.50m x 4.30m	11' 6" x 14' 1"
Bedroom 2	4.04m x 3.53m	13' 3" x 11' 7"
Bedroom 3	3.08m x 2.92m	10' 1" x 9' 7"
Bedroom 4	3.05m x 2.73m	10' 0" x 9' 0"
Bathroom	1.95m x 2.10m	6' 5" x 6' 11"
Ensuite 1	1.66m x 2.48m	5' 5" x 8' 2"
Ensuite 2	1.93m x 2.38m	6' 4" x 7' 10"

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THE MAXWELL

4 BEDROOM HOME



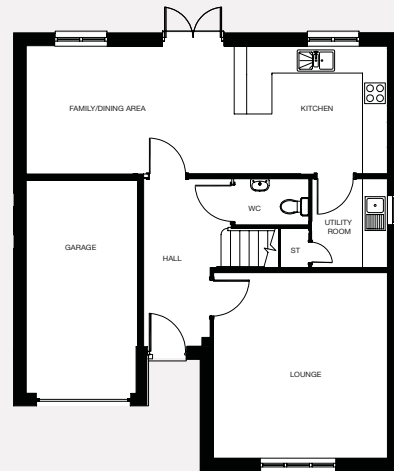
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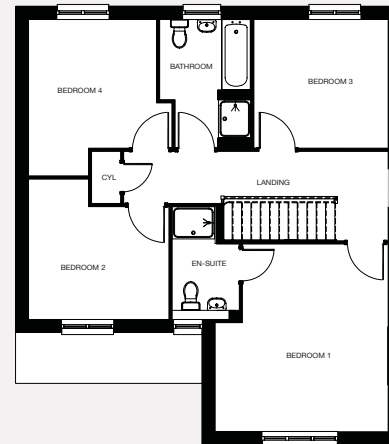
THE MAXWELL

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 bedroom 1 en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



FIRST 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"

Bedroom 1 (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"

* 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. RB13974 / August 2021

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THE MONRO

4 BEDROOM HOME

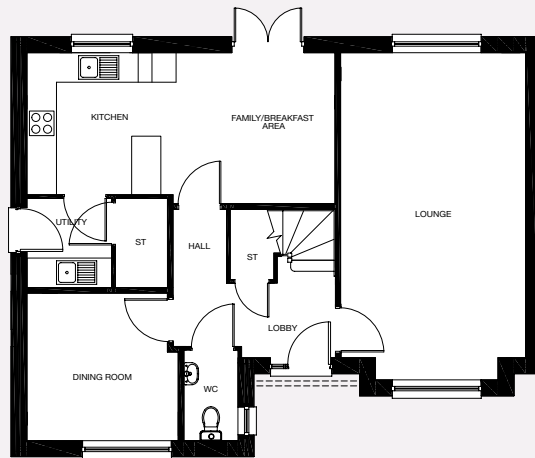
Every new home will feature solar panels to either the front or rear
roofline. This is to be compliant with 2015 Building Regulations.
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Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space 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.

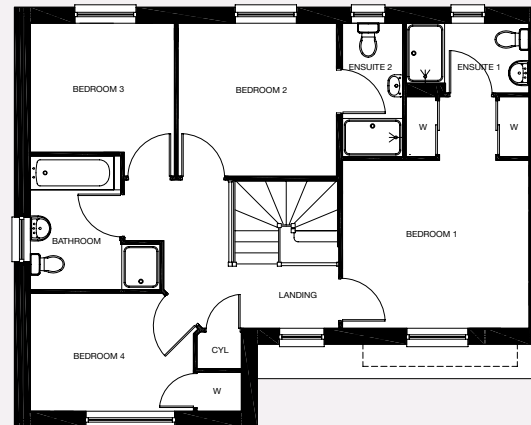
THE MONRO

The magnificent detached four bedroom *Monro* 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 bedroom 1 and bedroom 2. A detached garage completes the picture.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	6.27m x 3.07m	20' 7" x 10' 1"
Lounge (into bay window)	3.76m x 6.67m	12' 4" x 20' 5"
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"

Bedroom 1 (excl. changing)	3.80m x 3.42m	12' 6" x 11' 3"
Bedroom 2	3.22m x 3.12m	10' 9" x 10' 3"
Bedroom 3 (max.)	2.63m x 2.93m	8' 8" x 9' 8"
Bedroom 4	3.32m x 2.41m	10' 11" x 7' 11"
Bathroom (over bath & shower)	2.65m x 2.71m	8' 8" x 8' 11"
En suite 1 (over shower)	2.50m x 1.43m	8' 3" x 4' 8"
En suite 2 (over shower)	1.22m x 2.72m	4' 0" x 8' 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. RB13974 / August 2021

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THE STEWART

4 BEDROOM HOME

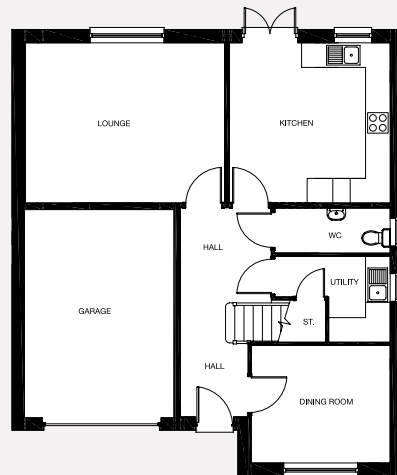
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THE STEWART

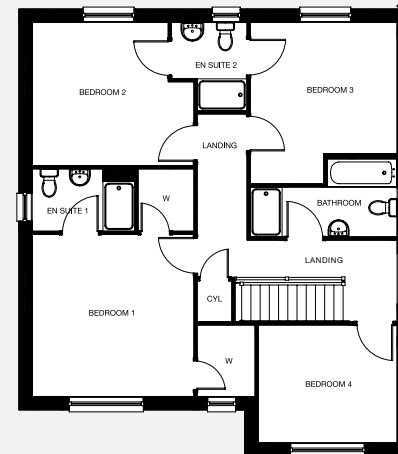
The impressive four bedroom detached Stewart offers superb family accommodation with great kerb appeal. The separate kitchen, lounge and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outside. Upstairs are four well-proportioned bedrooms with bedroom 1 en-suite and bedrooms 2 and 3 also boasting a Jack and Jill en-suite. 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



Bedroom 1	3.95m x 3.96m	13' 0" x 13' 0"
Bedroom 2 (max.)	3.95m x 3.50m	13' 0" x 11' 6"
Bedroom 3 (max.)	3.59m x 3.95m	11' 10" x 13' 0"
Bedroom 4	3.41m x 2.88m	11' 2" x 9' 5"
Bathroom (over bath & shower)	3.59m x 1.91m	11' 0" x 6' 3"
Ensuite 1 (over shower)	2.51m x 1.52m	8' 3" x 5' 0"
Ensuite 2 (over shower)	1.84m x 2.16m	6' 1" x 7' 1"

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THE WALLACE

5 BEDROOM HOME



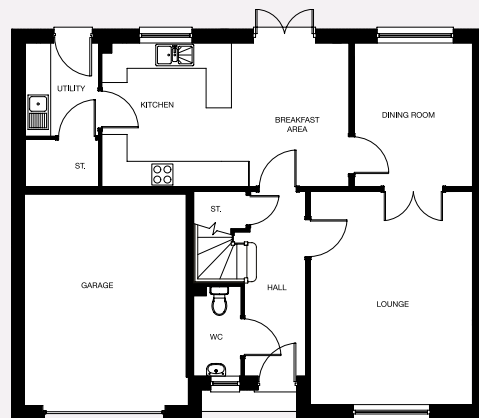
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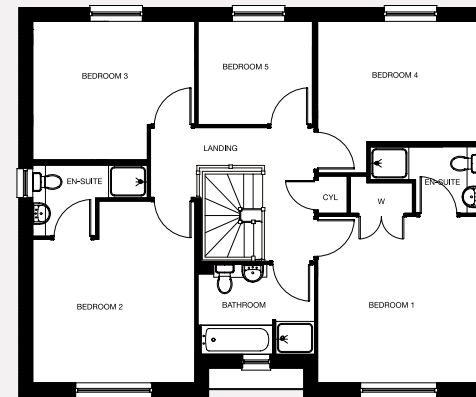
THE WALLACE

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 bedroom 1 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



FIRST 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"

Bedroom 1	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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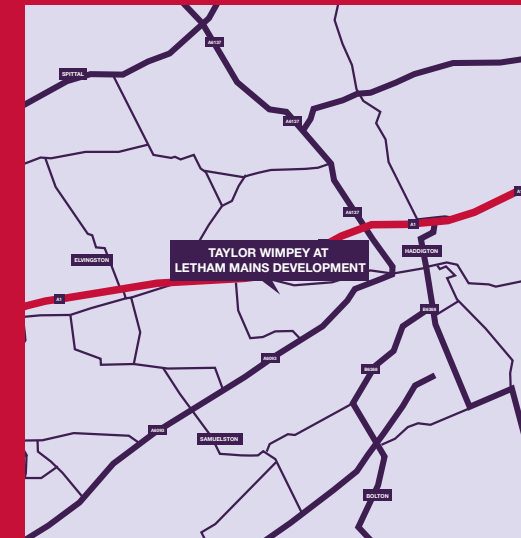
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FROM EDINBURGH:

- Follow A1 south. Take the Oak Tree Junction for Haddington (B6471).
- At the first round about take the second exit onto the B6471
- Continue to next round about and take the 4th exit.
- Continue on the B6471 and Taylor Wimpey at Letham Mains is on your right.

FROM DUNBAR:

- Head north on the A1
- Take the Oak Tree Junction for Haddington (B6471)
- At the roundabout take the 2nd exit onto B6471
- Continue on the B6471 and Taylor Wimpey at Letham Mains is on your right.



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