

**Taylor
Wimpey**

Find your way around

PENTLAND GREEN

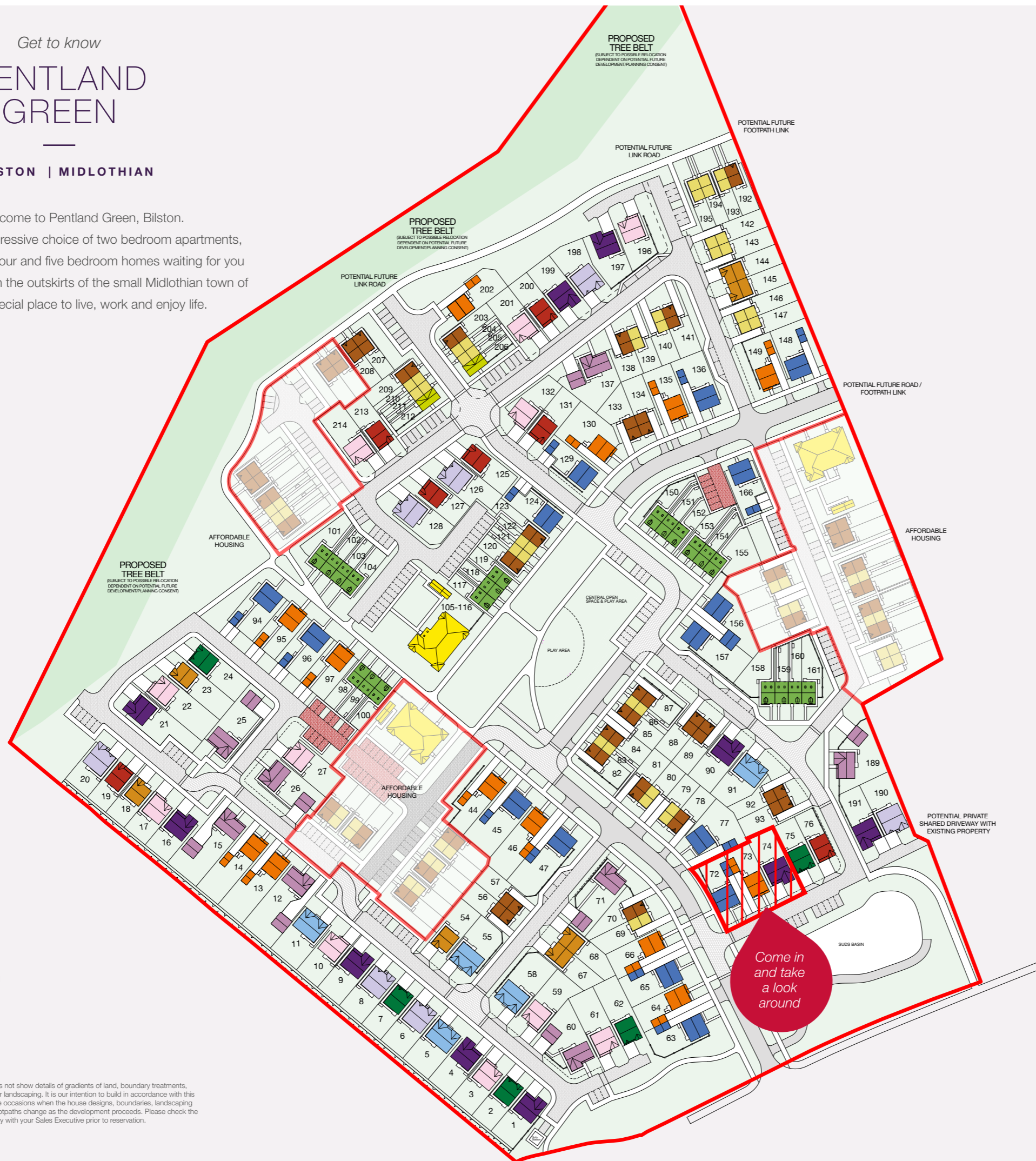
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BILSTON | MIDLOTHIAN

Get to know
PENTLAND GREEN


BILSTON | MIDLOTHIAN

A warm welcome to Pentland Green, Bilston.



Here you'll find an impressive choice of two bedroom apartments, as well as two, three, four and five bedroom homes waiting for you off Seafield Road, set in the outskirts of the small Midlothian town of Bilston. It's a special place to live, work and enjoy life.












2 BEDROOM HOMES

-  **The Andrew**
2 bedroom home
Plots: 69, 79, 80, 83, 86, 121, 122, 139, 140, 142, 143, 146, 147, 193, 194, 195, 204, 205, 210, 211
-  **Apartments**
2 bedroom apartments
Plots: 105-116

3 BEDROOM HOMES

-  **The Baxter**
3 bedroom home
Plots: 56, 57, 70, 78, 81, 82, 84, 85, 87, 88, 89, 92, 93, 120, 123, 133, 134, 138, 141, 192, 203, 207, 208, 209
-  **The Chalmers**
3 bedroom home
Plots: 18, 23, 54, 67, 68, 144, 145
-  **The Boswell**
3 bedroom home
Plots: 206 & 212

4 BEDROOM HOMES

-  **The Douglas**
4 bedroom home
Plots: 19, 76, 125, 127, 131, 200, 213
-  **The Drummond**
4 bedroom home
Plots: 13, 14, 44, 46, 64, 66, 73, 95, 97, 130, 135, 149, 202
-  **The Dunlop**
4 bedroom home
Plots: 98, 99, 100, 101, 102, 103, 104, 117, 118, 119, 150, 151, 152, 153, 154, 155, 158, 159, 160, 161
-  **The Fairbairn**
4 bedroom home
Plots: 2, 7, 24, 62, 75
-  **The Geddes**
4 bedroom home
Plot: 3, 10, 17, 22, 27, 59, 61, 132, 196, 214
-  **The Hume**
4 bedroom home
Plot: 45, 47, 63, 65, 72, 77, 94, 96, 124, 129, 136, 148, 156, 157, 166
-  **The Maxwell**
4 bedroom home
Plot: 1, 4, 9, 16, 21, 74, 90, 191, 197, 199
-  **The Monro**
4 bedroom home
Plot: 12, 15, 25, 26, 60, 71, 137, 189
-  **The Stewart**
4 bedroom home
Plot: 6, 8, 20, 126, 128, 190, 198

5 BEDROOM HOMES

-  **The Wallace**
5 bedroom home
Plots: 5, 11, 55, 58, 91



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.
RB13461/ October 2020



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THE ANDREW

2 BEDROOM HOME

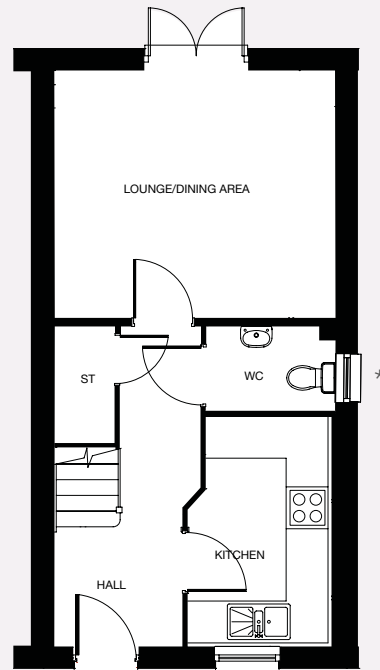
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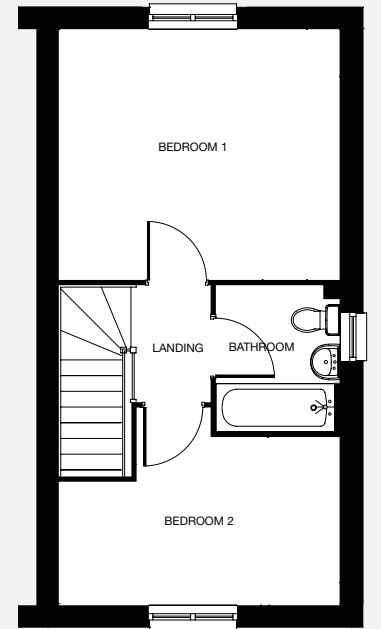
THE ANDREW

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 and 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 Room	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. The kitchen layout and furniture positions are for indicative purposes only. RB12072 02.19.

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APARTMENTS

PLOT LOCATOR

A large, multi-story apartment building with a light-colored, textured facade and stone accents. The building features multiple windows with white frames and small balconies with black railings. The building is set against a blue sky with light clouds and is surrounded by green grass and a paved walkway.

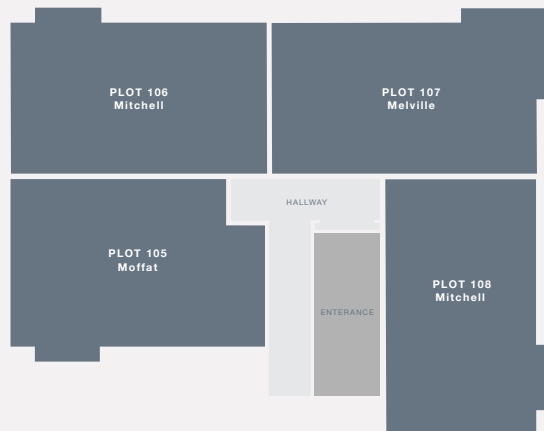
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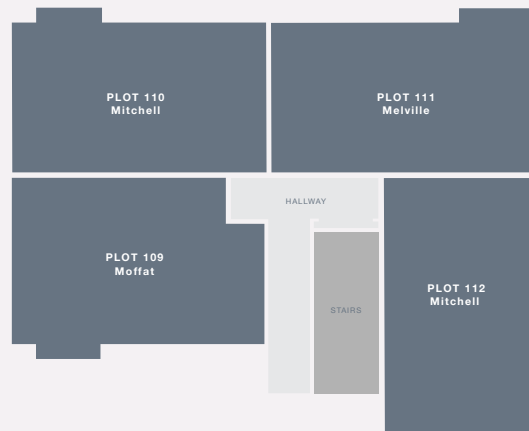
2 BEDROOM APARTMENTS

Stylish 2 bedroom single-storey living apartments.

GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR



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THE MITCHELL

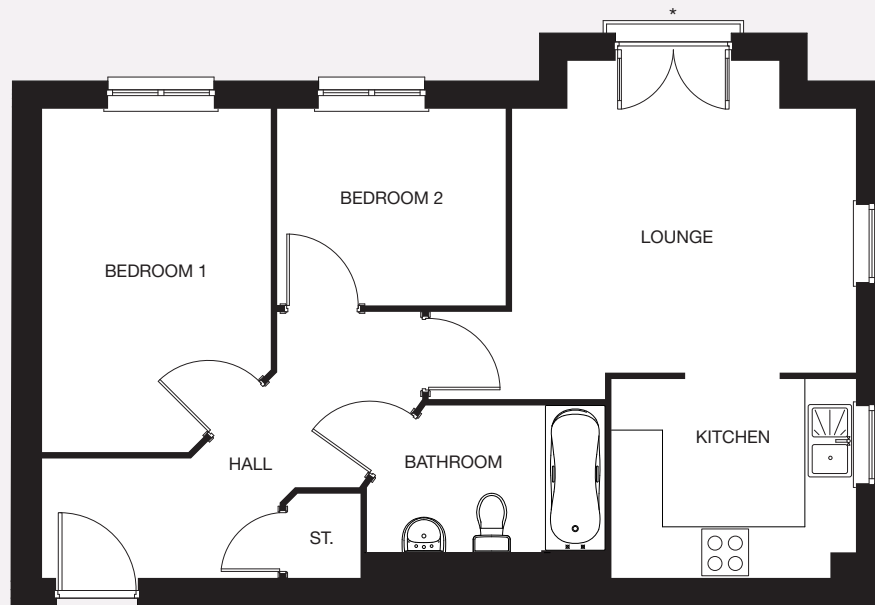
2 BEDROOM APARTMENT

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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"


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

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THE MELVILLE

2 BEDROOM APARTMENT

A photograph of a modern, three-story apartment building. The building features a mix of light-colored stone cladding and smooth, light-colored render. It has multiple windows with white frames and small balconies with black metal railings. The building is set against a blue sky with light clouds and is surrounded by green grass and some trees in the background.

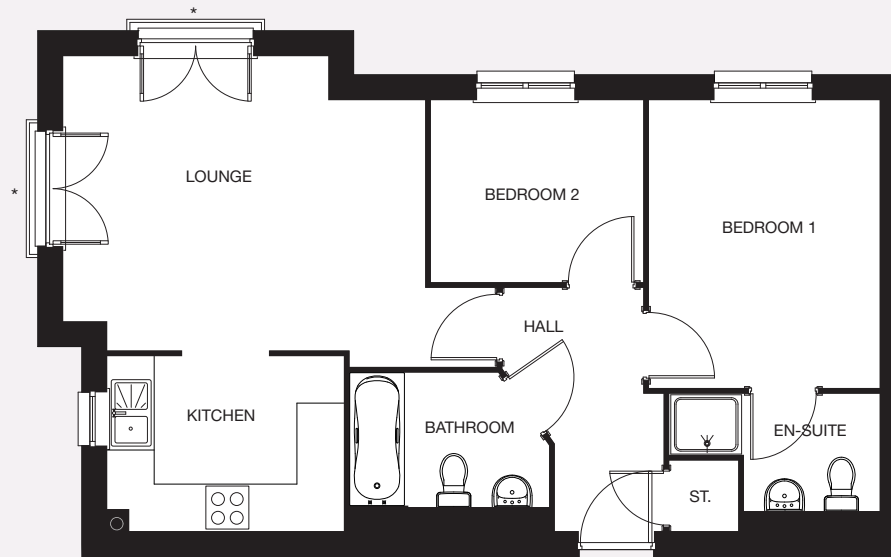
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THE MELVILLE

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 bedroom 1 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 MOFFAT

2 BEDROOM APARTMENT

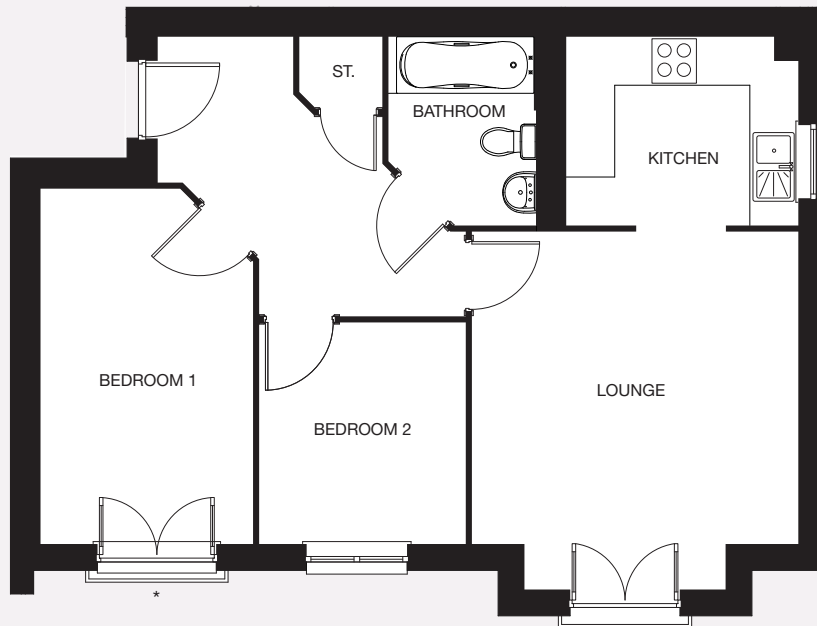
A photograph of a modern, three-story apartment building. The building features a mix of light-colored stone cladding and smooth, off-white render. It has multiple windows with white frames and small balconies with black metal railings. The building is set against a blue sky with light clouds and a green lawn in the foreground.

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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"

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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. RB12072 02.19.

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THE BAXTER

3 BEDROOM HOME



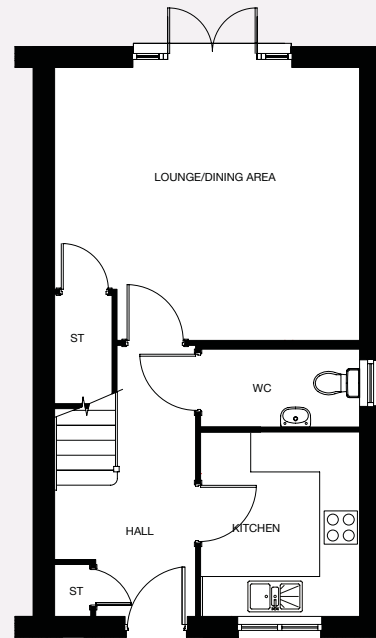
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THE BAXTER

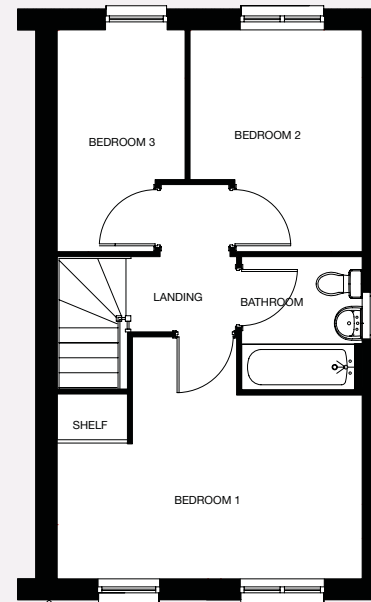
The 3 bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms upstairs as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge/dining 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' 6"
Cloaks	2.39m x 1.17m	7' 10" x 3' 10"

FIRST FLOOR



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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A 3-bedroom home with a stone and white exterior, a garage, and a garden. The house features a gabled roof with a stone finish on the front-facing gable and a white finish on the rest of the walls. There is a dark grey garage door on the left, a dark grey front door in the center, and a window above the door. The house is surrounded by a green lawn and a wooden fence.

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THE CHALMERS

3 BEDROOM HOME

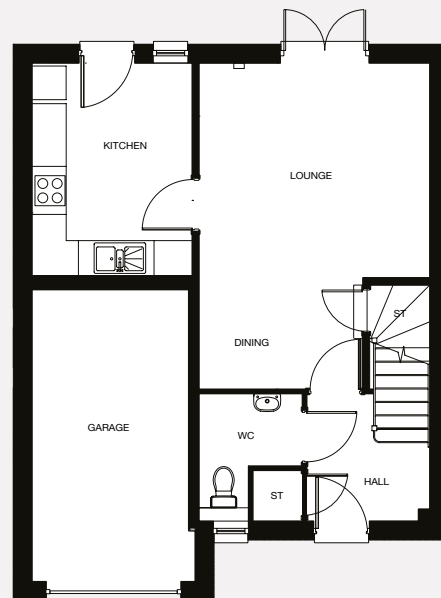
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THE CHALMERS

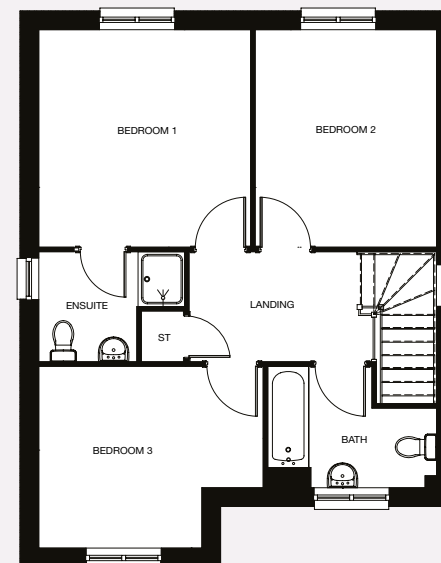
The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden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

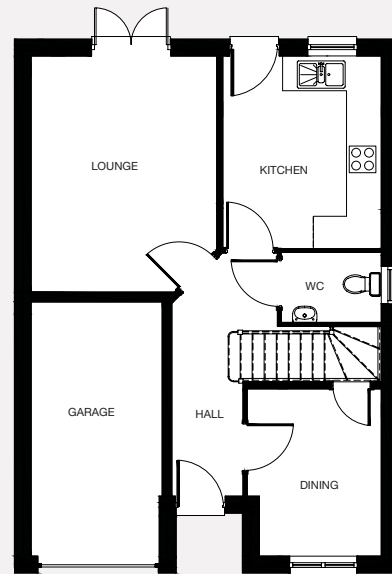
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THE DOUGLAS

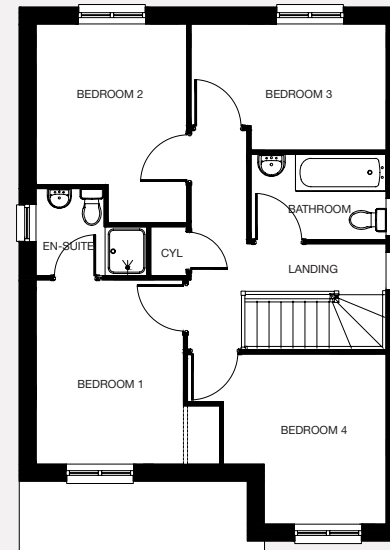
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. 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



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



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 DRUMMOND

4 BEDROOM HOME

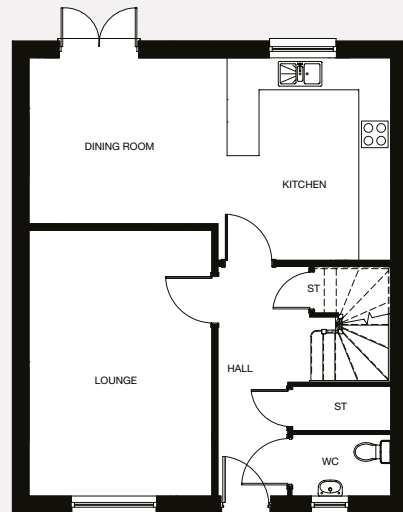
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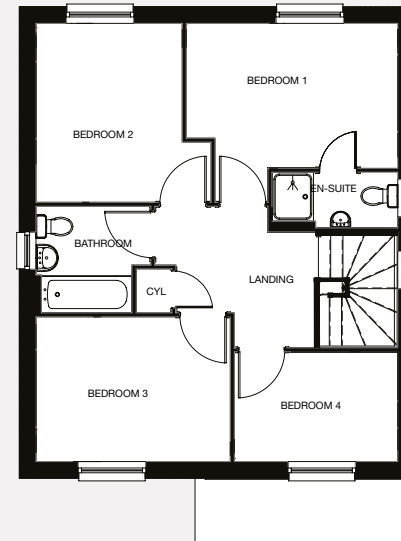
THE DRUMMOND

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. Upstairs there are four well-proportioned bedrooms including bedroom 1 with en suite, as well as a practical family bathroom. The Drummond also benefits from a single detached garage.

GROUND FLOOR



FIRST 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"

Bedroom 1 (max)	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 (over bath)	2.15m x 2.01m	7' 1" x 6' 7"
Ensuite (over shower)	2.36m x 1.05m	7' 9" x 3' 5"

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THE DUNLOP

4 BEDROOM HOME



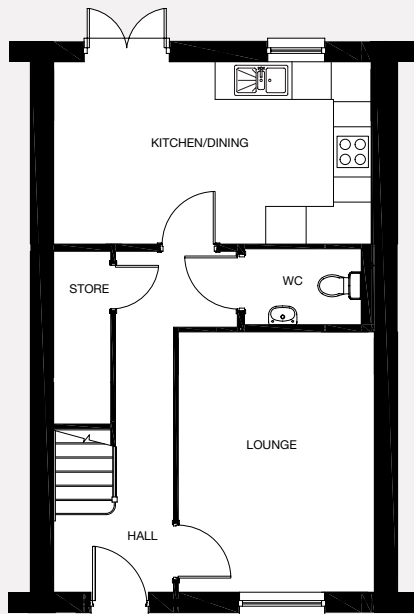
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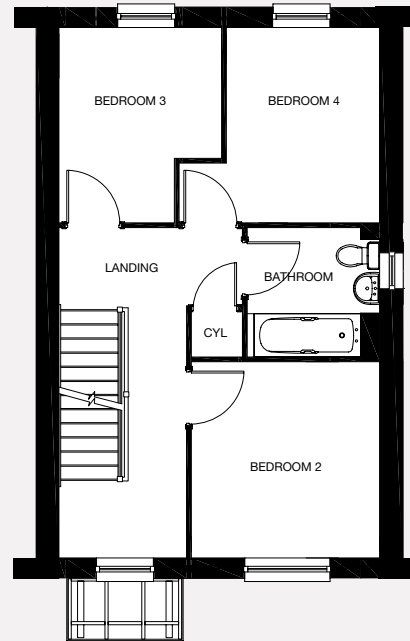
THE DUNLOP

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. Bedroom 1 with en suite and a separate dressing room commands the top floor – the perfect sanctuary for peace and quiet.

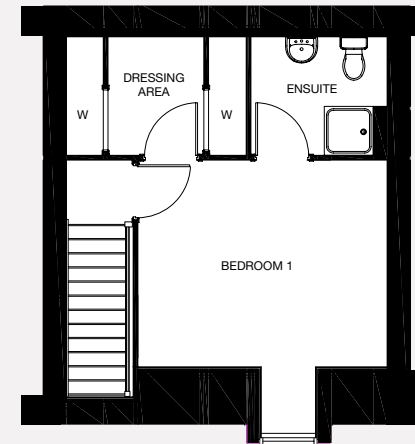
GROUND FLOOR



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"

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"

* No window on mid terraced plots

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THE FAIRBAIRN

4 BEDROOM HOME



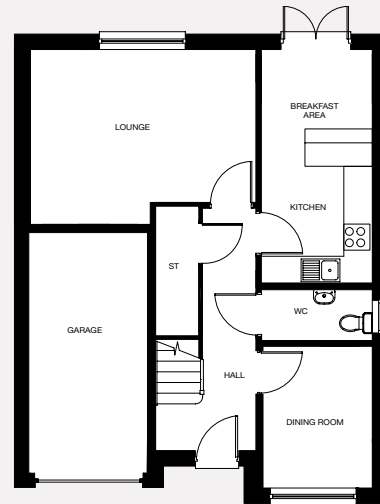
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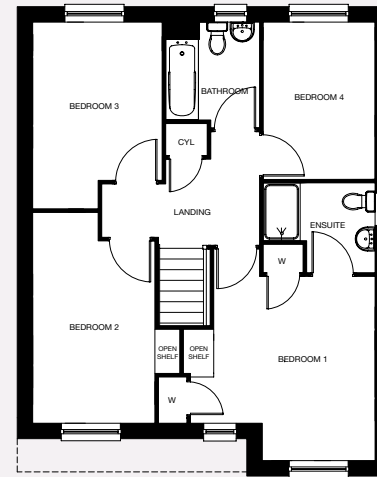
THE FAIRBAIRN

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 an en-suite to bedroom 1 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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THE GEDDES

4 BEDROOM HOME

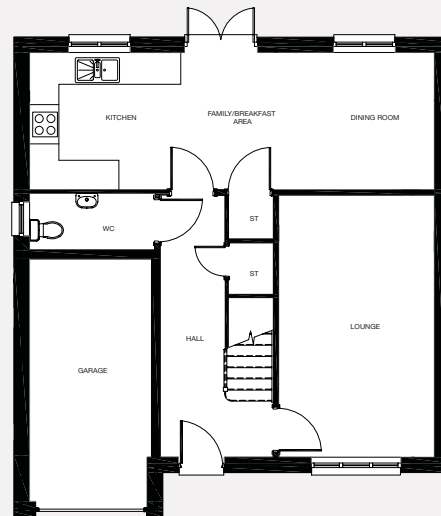
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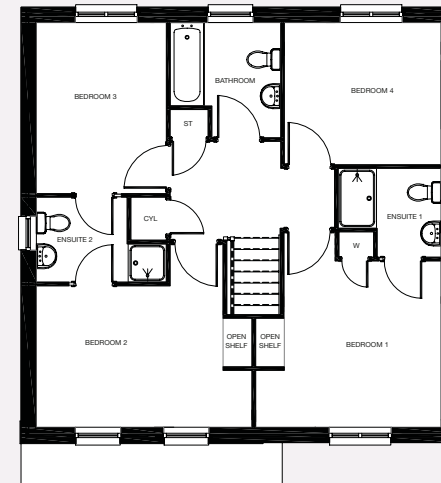
THE GEDDES

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 en-suite to bedroom 1 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/Breakfast Area	4.96m x 2.80m	16' 3" x 9' 2"
Lounge	3.16m x 5.35m	10' 5" x 17' 7"
Dining Room	3.16m x 2.82m	10' 5" x 9' 3"
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



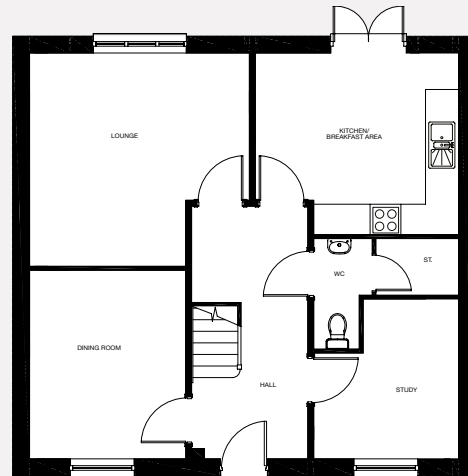
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THE HUME

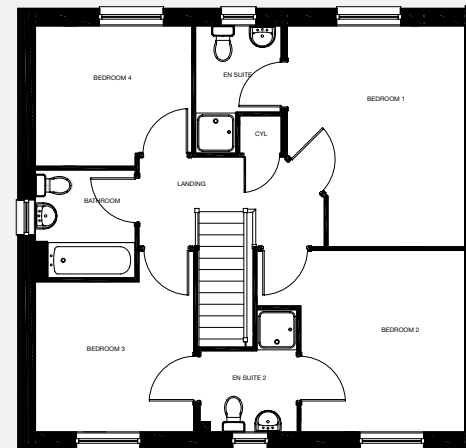
The 4 bedroom detached Hume offers great living space for growing families, and it is an attractive addition to any street scene. This is an impressive family home. The open-plan kitchen/breakfast area with French doors that lead to the rear garden is ideal for informal family dining. The lounge overlooks the rear garden and is a great place to relax, whilst the adjoining separate dining room is perfect when entertaining. There is a study which is perfect for a home-office. Upstairs there are four bedrooms including bedroom 1 en suite, plus bedrooms 2 and 3 have a Jack and Jill en suite. A detached single garage completes the picture.

GROUND FLOOR



Kitchen/Breakfast Area	3.95m x 3.54m	13' 0" x 11' 7"
Lounge	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"

FIRST FLOOR



Bedroom 1 (max)	3.50m x 4.30m	11' 6" x 14' 1"
Bedroom 2 (max)	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 (max)	1.95m x 2.10m	6' 5" x 6' 11"
Ensuite 1 (over shower)	1.66m x 2.48m	5' 5" x 8' 2"
Ensuite 2 (over shower)	1.93m x 2.38m	6' 4" x 7' 10"

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THE MAXWELL

4 BEDROOM HOME



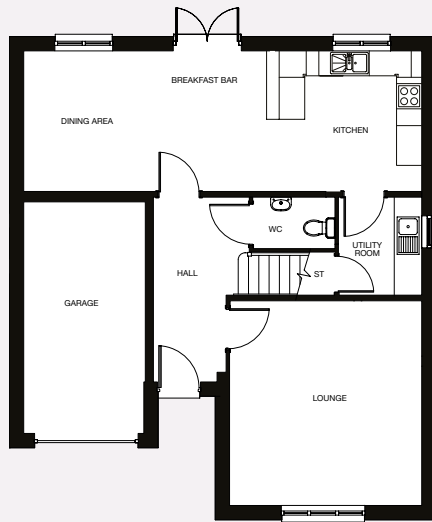
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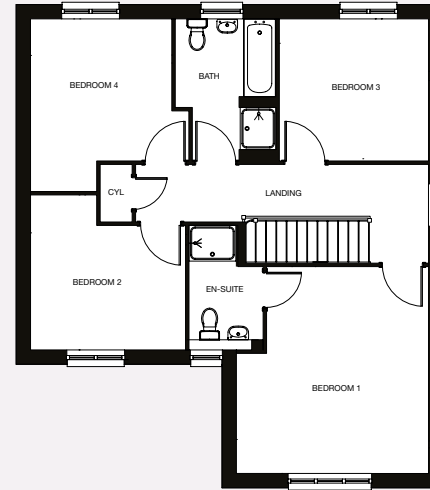
THE MAXWELL

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 en suite to bedroom 1 and a 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 4.44 m	13' 9" x 14' 7"
Dining Room/Breakfast 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)	1.64m x 2.72m	5' 5" x 8' 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. RB12072 02.19.

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THE MONRO

4 BEDROOM HOME

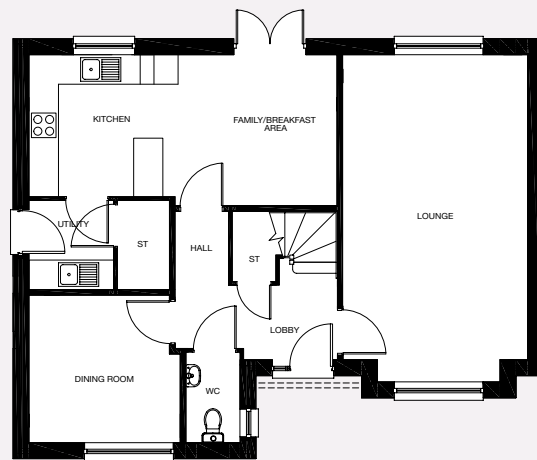
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THE MONRO

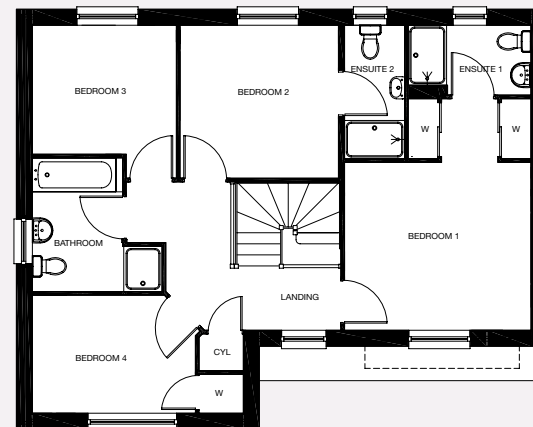
The magnificent detached four bedroom *Monro* is a fantastic family home and commands great kerb appeal. It boasts a spacious lounge that stretches the full length of the property and along with the separate dining room, it is ideal for family living. The large kitchen with adjoining breakfast area with 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



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 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



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"

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THE STEWART

4 BEDROOM HOME



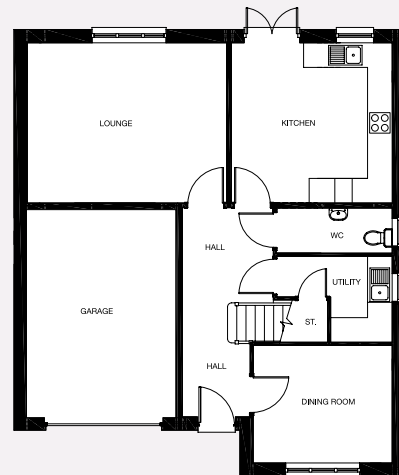
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THE STEWART

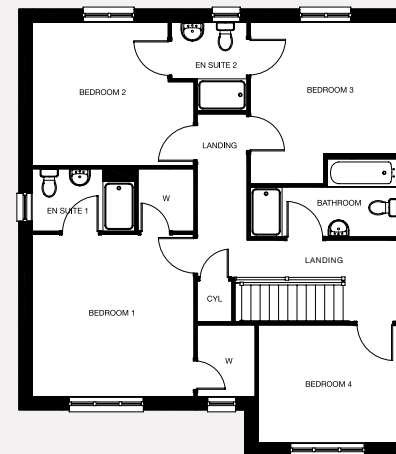
The impressive four bedroom detached Stewart offers superb family accommodation with great kerb appeal. The separate kitchen, lounge and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outside. Upstairs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



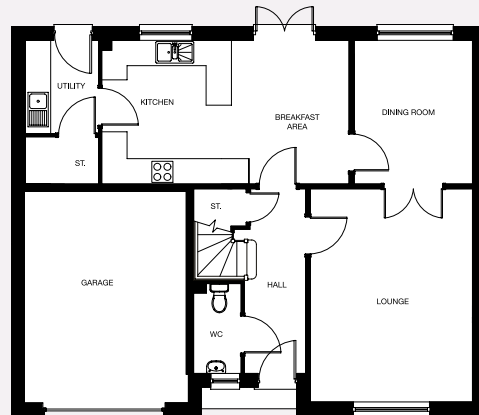
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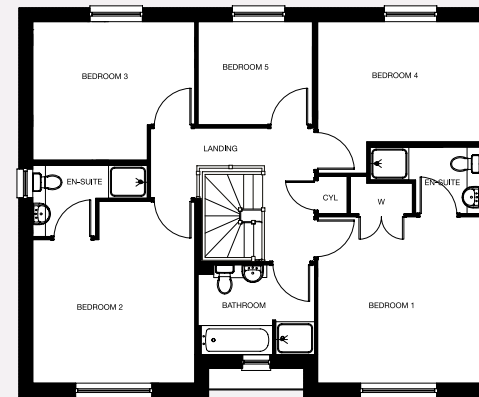
THE WALLACE

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 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	2.81m 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 (max.)	3.86m x 4.31m	12' 8" x 14' 2"
Bedroom 3 (max.)	3.85m x 3.34m	12' 8" x 11' 0"
Bedroom 4 (max.)	3.86m x 2.85m	12' 8" x 9' 5"
Bedroom 5	2.74m x 2.45m	9' 0" x 8' 1"
Bathroom (over bath & shower)	2.74m x 2.14m	9' 0" x 7' 0"
Ensuite 1 (over shower)	2.61m x 1.57m	8' 7" x 5' 2"
Ensuite 2 (over shower)	2.72m x 1.68m	8' 11" x 5' 6"

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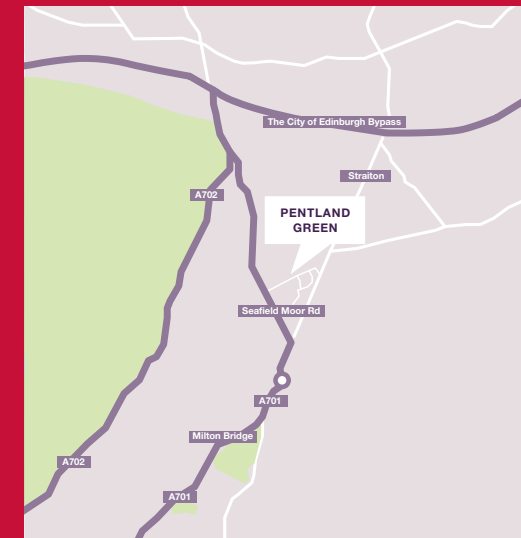
FROM THE WEST HEADING EAST OF THE CITY BYPASS (A720):

- Take the Lothianburn junction, take the 2nd exit towards Carlisle / Bigger (A702)
- Continue straight over the next roundabout onto the A702
- Pass petrol station on left
- Take 2nd on left onto A703 and continue straight before turning left onto Seafield Road.
- The development is ahead on the left hand side.



FROM THE EAST:

- Head west on city bypass , take the Straiton junction for A701 city centre / Peebles .
- Continue straight over the roundabout along the A701 past Straiton retail park . At the next round about continue straight again past Ikea on your left. Keep going straight along the A701.
- Pass Nissan garage on left and continue straight on A701.
- At roundabout go straight ahead, continuing on A701.
- At traffic light controlled junction, turn right onto Seafield Moor Road (A703)
- Continue on Seafield Moor Road and then turn right onto Seafield Road. The development is ahead on the left hand side.



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