



# Pentland Green

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three, four  
and five bedroom homes in Bilston, Midlothian.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Pentland Green

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If you love a location that has a good mix of schools and great local amenities, Pentland Green is the perfect place for you. The area has all the sense of community you could ask for, and Edinburgh city centre is within easy reach. Pentland Green enjoys a quiet and peaceful setting, and the beautiful Pentland Hills Regional Park is on your doorstep, offering plenty of scenic walks and stunning views across Edinburgh.



# 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 Pentland Green has fantastic transport links. Straiton Park and Ride is nearby which offers an excellent bus service to and from the city centre.

Pentland Hills Regional Park



Swanston Golf Club



Edinburgh

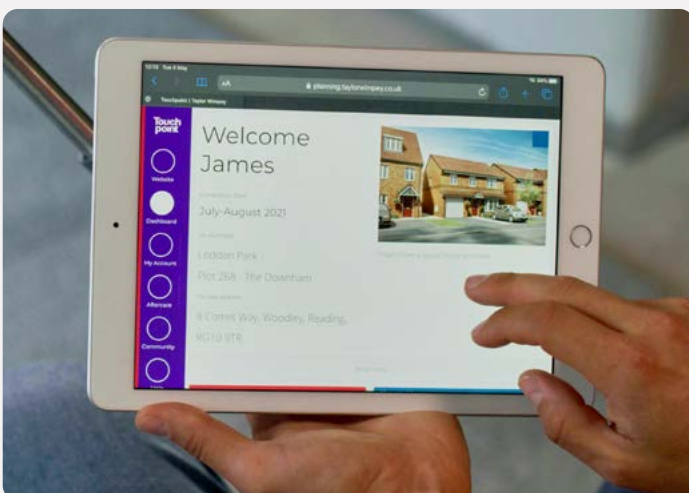


# Personalise your home

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

Manhattan kitchen with a selection of doors,worktops and upstands	✓
1.5 bowl stainless steel insert sink c/w mixer taps* (housetype specific)	✓
Single oven*	✓
Integrated Pull Out Hood with Filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Zanussi integrated washing machine, dishwasher and 70/30 fridge freezer	*
Soft close doors	✓
Stainless steel splashback	✓

## 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 halfway along * (house type specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓

## Central heating/hot water system

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)	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

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

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# Specification of our houses

Finishing Touches	
White emulsion to walls	✓
Flat white finish to ceilings	✓
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	
Solar panels	✓
PVCu fascia and soffit	✓
Front and Rear Outdoor Light with PIR	✓
Chrome door furniture	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓
Gardens, Paths and Drives	
Turf to front garden	✓
Fencing as boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓
Monoblock Driveway	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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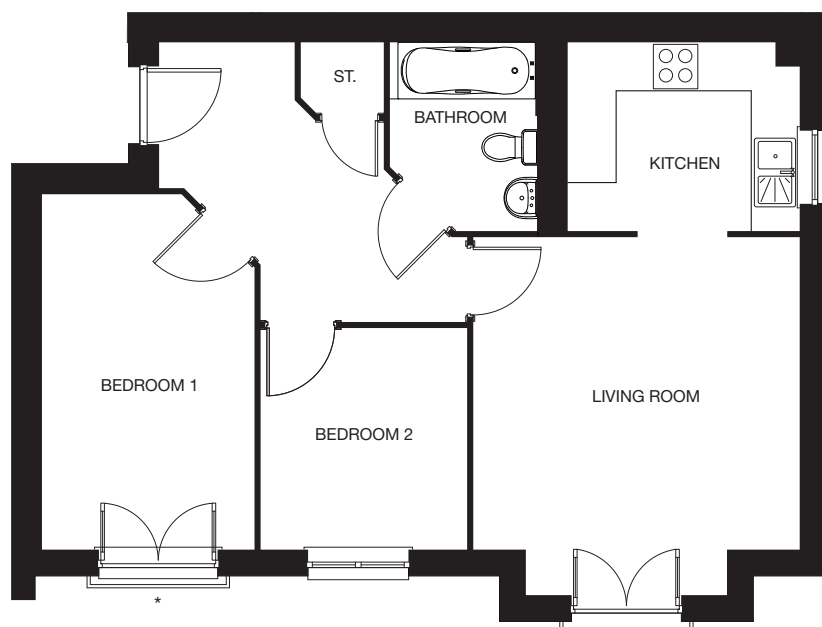
# Our homes

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# The Moffat

2 BEDROOM APARTMENT, TOTAL 613 sq ft / 56.9m<sup>2</sup>



## PLOTS 83, 86 & 89

### Kitchen

2.85m x 2.34m

9' 4" x 7' 8"

### Living/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

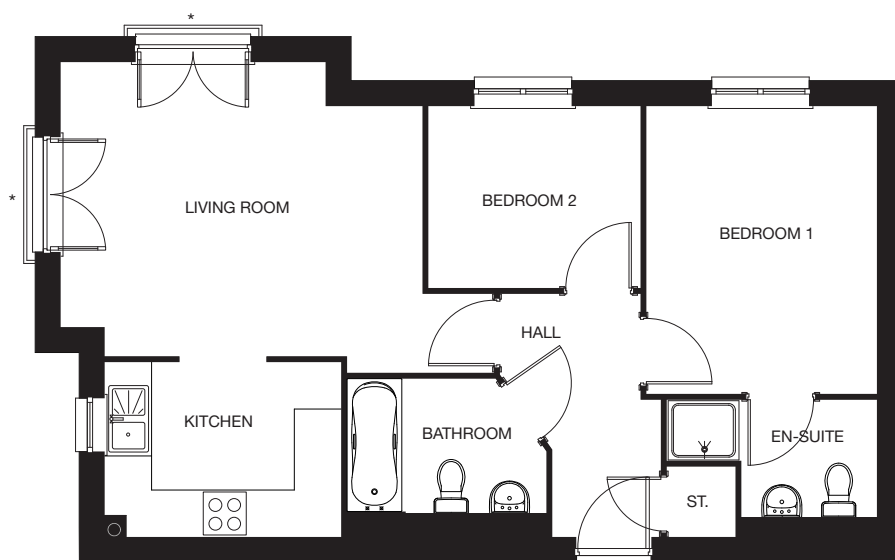
7' 0" x 7' 7"

\* 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. RB15235 / February 2024



# The Melville

2 BEDROOM APARTMENT, TOTAL 618 sq ft / 57.4m<sup>2</sup>



## PLOTS 83, 86 & 89

### Kitchen

3.00m x 2.24m 9' 10" x 7' 4"

### Living/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"

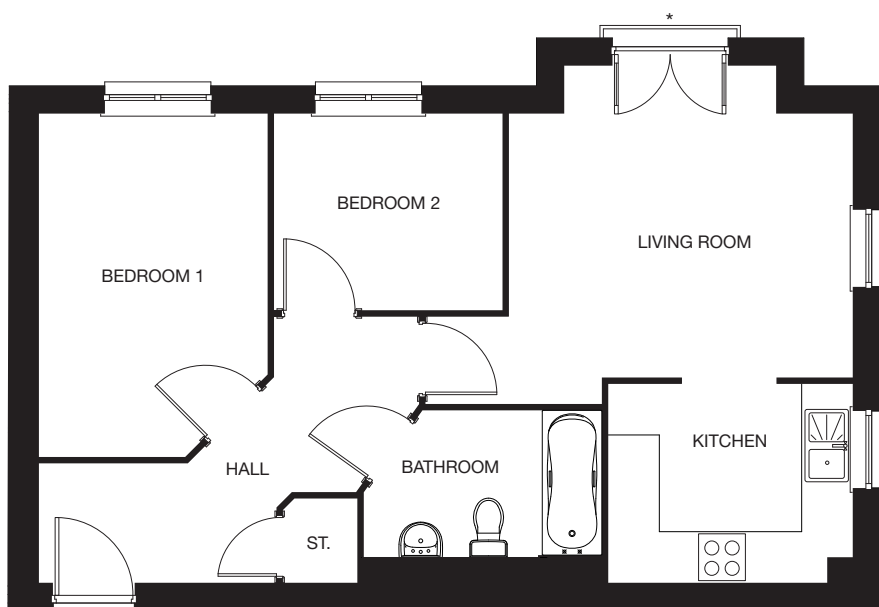
**Please Note:** Ground floor plots do not have French doors where marked (\*).

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# The Mitchell

2 BEDROOM APARTMENT, TOTAL 575 sq ft / 53.4m<sup>2</sup>



## PLOTS 83, 86 & 89

### Kitchen

3.85m x 2.34m

9' 4" x 7' 8"

### Living/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 Andrew

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



## GROUND FLOOR

<b>Kitchen</b>		
2.06m x 3.30m	6' 9" x 10' 10"	
<b>Living Room/Dining Area</b>		
4.02m x 3.54m	13' 2" x 11' 8"	
<b>WC</b>		
1.80m x 1.22m	5' 11" x 4' 0"	



## FIRST FLOOR

<b>Bedroom 1</b>		
4.02m x 3.59m	13' 2" x 11' 9"	
<b>Bedroom 2 (max)</b>		
4.02m x 2.40m	13' 2" x 7' 11"	
<b>Bathroom (over bath)</b>		
1.77m x 2.10m	5' 10" x 6' 11"	

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# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## GROUND FLOOR

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

2.39m x 2.77m      7' 10" x 9' 1"

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

4.58m x 4.10m      15' 0" x 13' 5"

### WC

2.39m x 1.17m      7' 10" x 3' 10"



## FIRST FLOOR

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

4.58m x 3.64m      15' 0" x 11' 11"

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

2.59m x 3.33m      8' 6" x 10' 11"

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

1.92m x 3.33m      6' 4" x 10' 11"

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

1.81m x 2.00m      5' 11" x 6' 7"

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# 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"

### Ensuite

1.83m x 2.43m 6' 0" x 8' 0"

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# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b> (max)		
2.68m x 3.56m	8' 10" x 11' 8"	
<b>Living Room/Dining Area</b>		
3.87m x 5.47m	12' 9" x 18' 0"	
<b>WC</b> (max)		
1.73m x 2.13m	5' 8" x 7' 0"	



## FIRST FLOOR

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

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# The Douglas

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



## GROUND FLOOR

<b>Kitchen</b> (max)		
2.97m x 3.60m	9' 9" x 11' 10"	
<b>Living Room</b>		
3.48m x 4.42m	11' 5" x 14' 6"	
<b>Dining Area</b> (max)		
2.52m x 3.13m	8' 4" x 10' 4"	
<b>H</b>		
1.87m x 1.25m	6' 2" x 4' 1"	



## FIRST FLOOR

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

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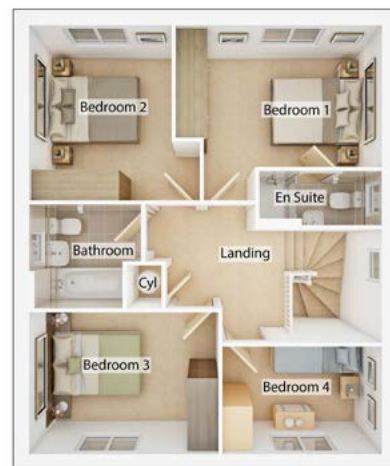
# The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>		
3.07m x 3.80m	10' 1" x 12' 6"	
<b>Living Room</b>		
3.44m x 4.99m	11' 3" x 16' 4"	
<b>Dining Room</b>		
3.72m x 3.11m	12' 2" x 10' 3"	
<b>WC</b>		
1.86m x 1.16m	6' 1" x 3' 10"	



## FIRST FLOOR

<b>Bedroom 1</b>	3.97m x 2.72m	13' 0" x 8' 11"	<b>Bedroom 4</b>	3.07m x 2.06m	10' 1" x 6' 9"
<b>Bedroom 2</b>	2.74m x 3.36m	9' 0" x 11' 0"	<b>Bathroom</b>	2.15m x 2.02m	7' 1" x 6' 7"
<b>Bedroom 3</b>	3.65m x 2.72m	12' 0" x 8' 11"	<b>En suite</b>	2.36m x 1.05m	7' 9" x 3' 5"

\*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. RB15235 / February 2024



# The Dunlop

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



## GROUND FLOOR

<b>Kitchen</b>	
5.06m x 2.91m	16' 7" x 9' 6"
<b>Living Room</b>	
3.12m x 4.15m	10' 3" x 13' 7"
<b>Dining Room</b>	
1.18m x 1.86m	3' 10" x 6' 1"



## FIRST FLOOR

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



## SECOND FLOOR

<b>Bedroom 1</b>	
3.98m x 3.30m	13' 1" x 10' 10"
<b>En suite</b>	
2.20m x 1.89m	7' 2" x 6' 2"
<b>Dressing Room</b>	
1.89m x 1.52m	6' 2" x 5' 0"

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# The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.9m<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"

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# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m × 2.80m      27' 2" × 9' 2"

### Living Room

3.16m × 5.34m      10' 5" × 17' 6"

### WC

2.54m × 1.14m      8' 4" × 3' 9"



## FIRST FLOOR

### Bedroom 1 (max)

3.78m × 3.89m      12' 5" × 13' 1"

### Bedroom 2 (max)

4.39m × 2.88m      14' 5" × 9' 6"

### Bedroom 3

2.65m × 3.48m      8' 8" × 11' 5"

### Bedroom 4

3.19m × 2.89m      10' 6" × 9' 6"

### Bathroom (max)

2.25m × 2.34m      7' 5" × 7' 8"

### En suite 1 (over shower)

2.10m × 1.81m      6' 11" × 5' 11"

### En suite 2 (over shower)

2.65m × 1.73m      8' 8" × 5' 8"

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# The Hume

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

3.95m x 3.54m 13' 0" x 11' 7"

### Living Room (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"

### WC

1.12m x 2.15m 3' 8" x 7' 1"



## FIRST FLOOR

### 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"

### En suite 1

1.66m x 2.48m 5' 5" x 8' 2"

### En suite 2

1.93m x 2.38m 6' 4" x 7' 10"

\*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. RB15235 / February 2024



# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 10' 1"

### Living Room

4.20m x 4.44m      13' 9" x 14' 7"

### WC

1.78m x 1.12m      5' 11" x 3' 7"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### 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"

\*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. RB15235 / February 2024



# The Monro

4 BEDROOM HOME, TOTAL 1536sq ft / 142.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

6.27m × 3.07m      20' 7" × 10' 1"

### Living Room (into bay window)

3.76m × 6.67m      12' 4" × 20' 5"

### Dining Room

3.08m × 3.00m      10' 2" × 9' 10"

### Utility

1.72m × 1.82m      5' 8" × 6' 0"

### WC

1.11m × 1.85m      3' 8" × 6' 1"



## FIRST FLOOR

### Bedroom 1 (excl. changing)

3.80m × 3.42m      12' 6" × 11' 3"

### Bedroom 2

3.22m × 3.12m      10' 9" × 10' 3"

### Bedroom 3 (max)

2.63m × 2.93m      8' 8" × 9' 8"

### Bedroom 4

3.32m × 2.41m      10' 11" × 7' 11"

### Bathroom (over bath & shower)

2.65m × 2.71m      8' 8" × 8' 11"

### En suite 1 (over shower)

2.50m × 1.43m      8' 3" × 4' 8"

### En suite 2 (over shower)

1.22m × 2.72m      4' 0" × 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. 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. RB15235 / February 2024



# The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.93m x 3.90m 12' 11" x 12' 10"

### Living Room

4.87m x 3.90m 16' 0" x 12' 10"

### Dining Room

3.41m x 2.88m 11' 2" x 9' 5"

### Utility<sup>(max)</sup>

2.83m x 2.09m 9' 4" x 6' 11"

### WC

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<sup>(max)</sup>

3.95m x 3.50m 13' 0" x 11' 6"

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

3.59m x 3.95m 11' 10" x 13' 0"

### Bedroom 4

3.41m x 2.88m 11' 2" x 9' 5"

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

3.59m x 1.91m 11' 0" x 6' 3"

### En suite 1<sup>(over shower)</sup>

2.51m x 1.52m 8' 3" x 5' 0"

### En suite 2<sup>(over shower)</sup>

1.84m x 2.16m 6' 1" x 7' 1"

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# The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.86m x 3.41m 19' 3" x 11' 2"

### Living Room

3.86m x 5.06m 12' 8" x 16' 7"

### Dining Room

2.86m x 3.41m 9' 5" x 11' 2"

### Utility

1.75m x 2.21m 5' 9" x 7' 3"

### WC

1.13m x 2.14m 3' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.86m x 3.95m 12' 8" x 13' 0"

### Bedroom 2 (max)

3.86m x 4.32m 12' 8" x 14' 2"

### Bedroom 3 (max)

3.85m x 3.34m 12' 8" x 11' 0"

### Bedroom 4 (max)

3.86m x 2.86m 12' 8" x 9' 5"

### Bedroom 5

2.75m x 2.45m 9' 0" x 8' 1"

### Bathroom (over bath & shower)

2.74m x 2.14m 9' 0" x 7' 0"

### En suite 1 (over shower)

2.61m x 1.58m 8' 7" x 5' 2"

### En suite 2 (over shower)

2.73m x 1.69m 8' 11" x 5' 7"

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