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Wimpey**

Find your way around

RAVENSHEUGH

WALLYFORD | EAST LOTHIAN

Get to know
RAVENSHEUGH

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Here you'll find a great selection of two, three and four bedroom homes waiting for you in the East Lothian village of Wallyford. Located near the south shore of the Firth of Forth, Wallyford is perfect for buyers looking to live within easy travelling distance of Edinburgh. It's a special place to live, work and enjoy life.



AFFORDABLE HOUSING

2 BEDROOM HOMES

The Andrew
 2 bedroom home
Plots: 626, 627, 633, 634, 652, 661, 662, 668, 685, 686, 745

3 BEDROOM HOMES

The Baxter
 3 bedroom home
Plots: 604, 605, 614, 615, 616, 619, 620, 660, 663, 684, 687, 701, 702, 720, 721, 724, 725, 732, 733

The Blair
 3 bedroom home
Plots: 602, 607, 608, 613, 625, 628, 630, 632, 635, 639, 641, 642, 645, 646, 649, 651, 653, 669, 671, 676, 677, 691, 703, 704, 713, 722, 727, 728, 740, 741, 742, 743, 746

The Boswell
 3 bedroom home
Plots: 603, 629, 640, 650, 667, 670, 692, 714, 723, 744

The Chalmers
 3 bedroom home
Plots: 617, 618, 657, 658, 680, 681, 705, 706, 716, 717

4 BEDROOM HOMES

The Douglas
 4 bedroom home
Plots: 648, 710, 734, 737, 738

The Drummond
 4 bedroom home
Plots: 606, 631, 637, 638, 647, 664, 678, 683, 693, 709, 731, 748

The Dunlop
 4 bedroom home
Plots: 621, 622, 623, 624, 698, 699, 700

The Fraser
 4 bedroom home
Plot: 654, 673, 682, 697, 707, 711, 735

The Geddes
 4 bedroom home
Plots: 611, 643, 659, 665, 675, 689, 696, 719, 730, 736, 739

The Hume
 4 bedroom home
Plots: 601*, 609, 610*, 656, 694*, 708*, 715*, 726, 747, 749*

The Maxwell
 4 bedroom home
Plots: 612, 636, 644, 655, 666, 672, 674, 679, 688, 690, 695, 712, 718, 729*

*Dual frontage plots. Please speak with our Sales Executives for more information
 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. RB14337/December 2021



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THE ANDREW

2 BEDROOM HOME

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THE ANDREW

The two 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 living room/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"
Living Room/Dining Area	4.02m x 3.54m	13' 2" x 11' 8"
WC	1.80m x 1.22m	5' 11" x 4' 0"

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. RB14337/April 2022

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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font against a red background.

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THE BAXTER

3 BEDROOM HOME

The image shows a two-story semi-detached house with a red tiled roof and white walls. Each unit has a dark green door and several windows with white frames and yellowish-brown lintels. The house is set on a green lawn with a grey path leading to the doors. A wooden fence is visible in the background.

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THE BAXTER

The three bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. This is a great family home offering three well-proportioned bedrooms upstairs as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room/dining area overlooking the rear garden, plus there is great storage in the hall and in the living room, 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"
Living Room/Dining Area (max.)	4.58m x 4.10m	15' 0" x 13' 5"
WC	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 (max.)	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 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 bedroom one with an en suite shower, and two further bedrooms as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room and the kitchen/dining area overlooks the rear garden. You'll find a generous storage cupboard off the kitchen/dining area, plus there is a convenient downstairs WC.

GROUND FLOOR



Kitchen/Dining Area (max.)	5.10m x 2.77m	16' 9" x 9' 1"
Living Room	3.18m x 4.10m	10' 5" x 13' 5"
WC	2.22m x 1.17m	7' 3" x 3' 10"

FIRST FLOOR



Bedroom 1 (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"
En suite (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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THE BOSWELL

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THE BOSWELL

The Boswell is a stylish home with a practical layout that offers three well-proportioned bedrooms including bedroom one with an en suite, and two further bedrooms and a family bathroom. Downstairs there is plenty of space to relax with a generous living room 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 fully-fitted kitchen add to the overall appeal of this home.

GROUND FLOOR



Kitchen/Dining Area	4.58m x 2.98m	15' 0" x 9' 9"
Living Room	4.63m x 3.17m	15' 2" x 10' 5"
WC	1.82m x 1.10m	6' 0" x 3' 7"

FIRST FLOOR



Bedroom 1	3.33m x 3.21m	10' 11" x 10' 6"
Bedroom 2	2.61m x 3.03m	8' 7" x 9' 11"
Bedroom 3	1.94m x 3.03m	6' 4" x 9' 11"
Bathroom	1.83m x 1.99m	6' 0" x 6' 6"
En suite	1.83m x 2.43m	6' 0" x 8' 0"

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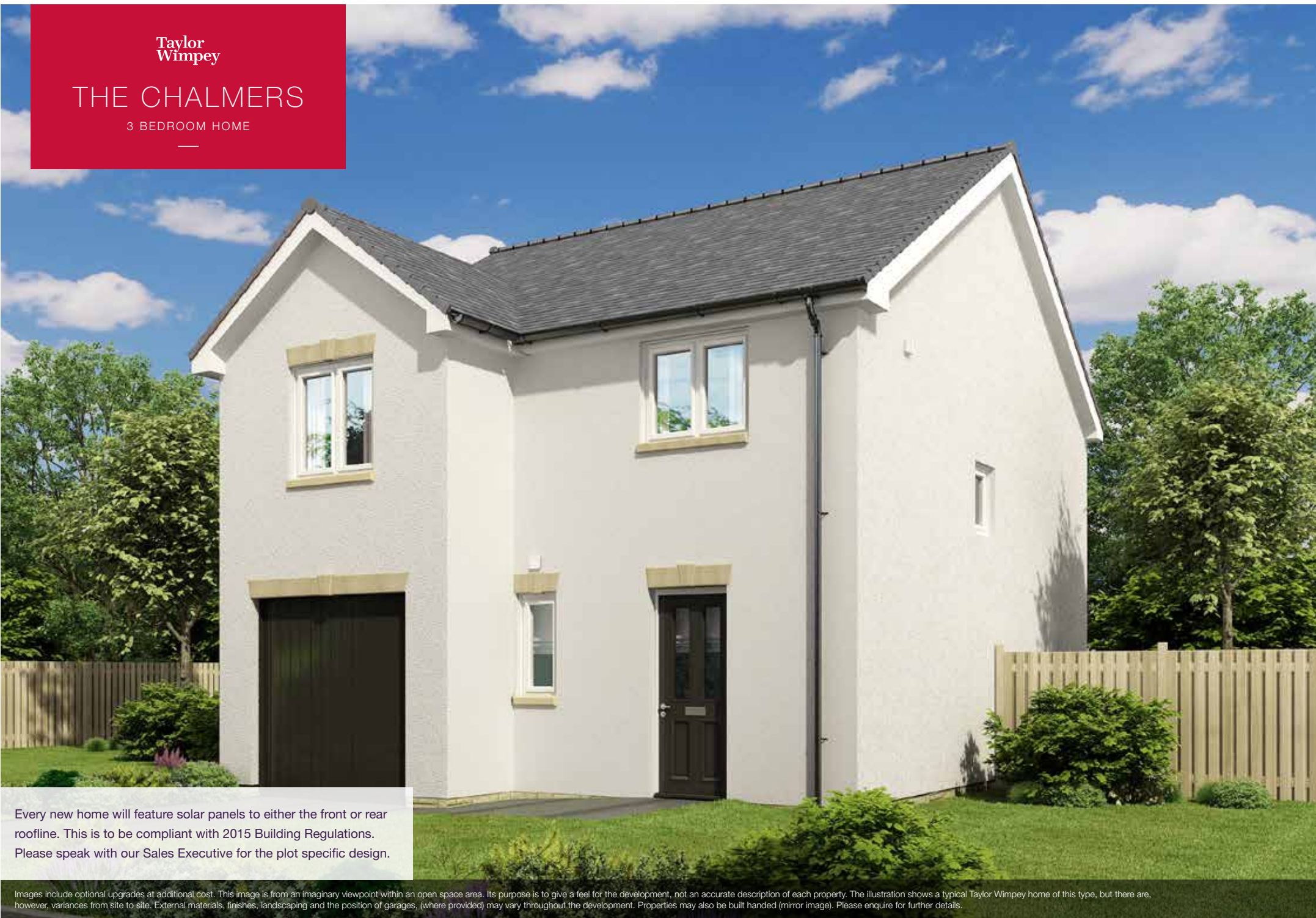
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THE CHALMERS

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THE CHALMERS

The three bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The living room and dining area 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 one with an en suite shower room as well as a separate family bathroom.

GROUND FLOOR



Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"
Living Room/Dining Area	3.87m x 5.47m	12' 9" x 18' 0"
WC (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"
En suite (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 four bedroom detached Douglas is a great family home with a stylish and practical layout. This home will appeal to a wide range of buyers from professional couples, to young and growing families. The living room has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. An en suite to bedroom one, separate family bathroom and downstairs WC add to the overall practicality of this family home.

There is also a handy integral garage.

GROUND FLOOR



Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Living Room	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
WC	1.87m x 1.25m	6' 2" x 4' 1"

FIRST FLOOR



Bedroom 1	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 (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"
En suite (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

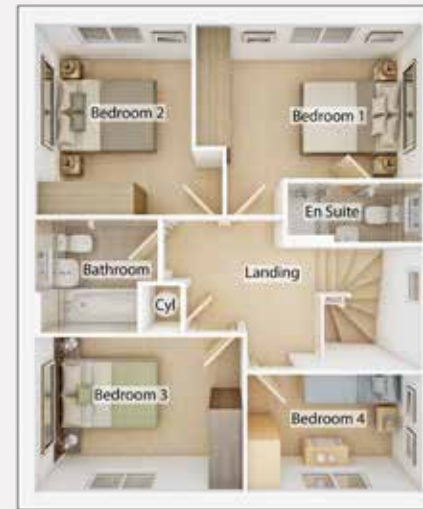
The four bedroom detached Drummond is a great family home with a practical layout. The welcoming central hall leads to a stylish and fully-fitted kitchen/dining area that has French doors to the rear garden. There's also a handy downstairs WC as well as a generous hall storage cupboard. The separate living room overlooks the front garden, and is a great space for entertaining or relaxing. Upstairs there are four well-proportioned bedrooms including bedroom one with an en suite shower room, as well as a practical family bathroom. The Drummond also benefits from a single detached garage.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	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"
En suite	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 four bedroom Dunlop townhouse offers stylish and practical family living over three floors. The kitchen/dining area has French doors to the rear garden and the living room enjoys views over the front garden. Bedrooms two, three and four enjoy the middle ground of this great home, as well as a handy family bathroom too. Bedroom one with an en suite shower room and a separate dressing room occupies the top floor – the perfect sanctuary for peace and quiet.

GROUND FLOOR



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

FIRST FLOOR



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

SECOND FLOOR



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

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THE FRASER

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THE FRASER

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

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	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"
En suite	2.43m × 1.58m	8' 0" × 5' 2"

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THE GEDDES

4 BEDROOM HOME



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THE GEDDES

The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/dining area with French doors that lead to the rear garden is ideal for informal family dining. The separate living room is a great entertaining space. 'Upstairs you will find four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three offer a Jack and Jill en suite shower. A handy integral garage offers practical storage.

GROUND FLOOR



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

FIRST FLOOR



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"
En suite 1 (over shower)	2.09m x 1.81m	6' 11" x 5' 11"
En suite 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 detached Hume offers buyers an open-plan kitchen/breakfast area with French doors that lead to the rear garden, which is perfect for informal family dining. The separate living room provides comfortable family living and the separate dining room and study at the front of the property are practical additions to this great home. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three also boast a Jack and Jill en suite shower. The Hume also features a handy guest cloakroom with WC, and a single detached garage completes the picture.

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. RB14337/April 2022

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THE HUME DUAL FRONTAGE

4 BEDROOM HOME

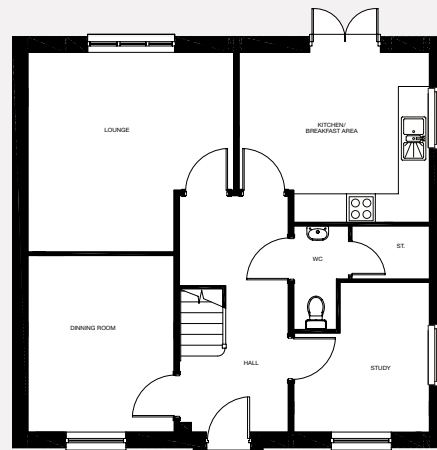
Every new home will feature solar panels to either the front or rear roofline. This is to be compliant with 2015 Building Regulations. Please speak with our Sales Executive for the plot specific design.

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.

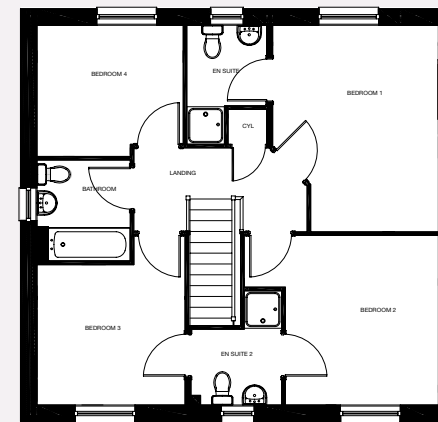
THE HUME DUAL FRONTAGE

The four bedroom detached Hume offers buyers an open-plan kitchen/breakfast area with French doors that lead to the rear garden, which is perfect for informal family dining. The separate living room provides comfortable family living and the separate dining room and study at the front of the property are practical additions to this great home. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three also boast a Jack and Jill en suite shower. The Hume also features a handy guest cloakroom with WC, and a single detached garage completes the picture. The dual frontage Hume benefits from an extra window in the kitchen, study and bedroom one.

GROUND FLOOR



FIRST 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"

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. RB14337/April 2022

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THE MAXWELL

4 BEDROOM HOME



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THE MAXWELL

The Maxwell four bedroom detached home is not only a practical family home, but it is also a great addition to any street scene. This home features a spacious living room to the front and the impressive kitchen/dining area offers a thoughtful layout for busy families. Upstairs, are four double bedrooms with an en suite shower to bedroom one and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

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. RB14337/April 2022

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THE MAXWELL DUAL FRONTAGE

4 BEDROOM HOME

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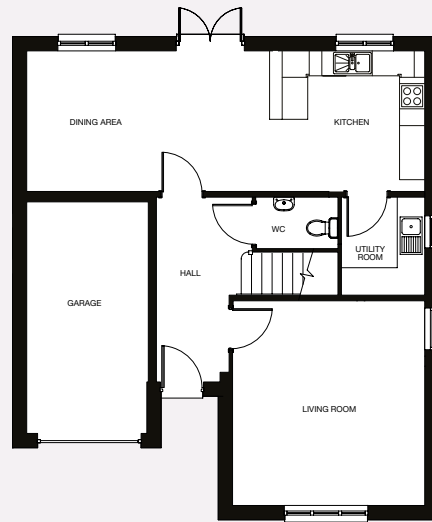
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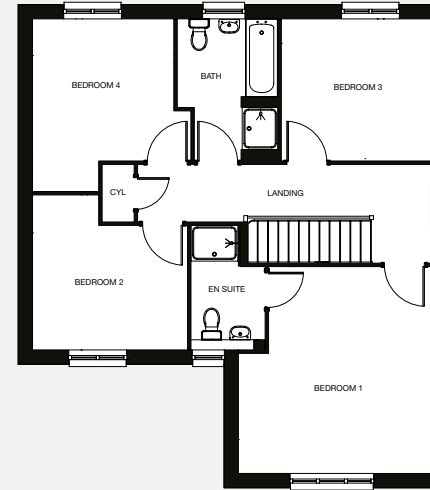
THE MAXWELL DUAL FRONTAGE

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GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	8.69m x 3.07m	28' 6" x 10' 1"
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FROM WEST:

- Heading East on the City Bypass / A720
- At Sherrifhall roundabout continue on the A720
- At the next roundabout, take the 3rd exit onto the A1 ramp to Berwick upon Tweed / Tranent / Haddington / North Berwick / Cockenzie / Port Seton
- Merge onto A1
- Take the A6094 exit towards Dalkeith / Wallyford
- Turn left on to the A199
- Continue along the A199
- Ravensheugh is on your left

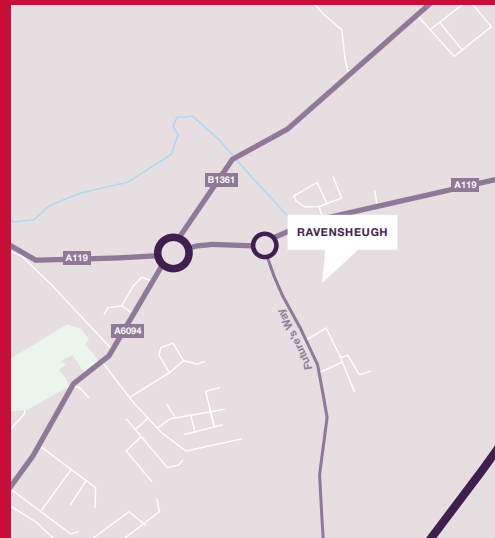
FROM EDINBURGH CITY CENTRE:

- Heading East on Queen Street, continue onto York Place
- At the roundabout, take the 1st exit onto Picardy Place / A900
- At the next roundabout, take the 3rd exit onto London Road / B1350
- Turn right onto Willowbrae Road / A1

FROM EAST:

- Heading West on the A1
- Take the A199 exit towards Musselburgh
- Turn right onto A199
- At the roundabout go straight ahead
- Ravensheugh is on your right

- Continue onto Milton Road West
- Turn right onto A199
- Turn left onto High Street
- Continue to the Levenhsall roundabout and take the 2nd exit onto Haddington Road
- At the next roundabout take the 2nd exit
- At the next roundabout Ravensheugh is on your right



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