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ROSLIN | MIDLOTHIAN

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Here you'll find an excellent choice of two, three, four and five bedroom homes waiting for you in the small Midlothian village of Roslin, located near the famous Rosslyn Chapel. It's a special place to live, work and enjoy life.

2 BEDROOM HOMES

The Andrew
 2 bedroom home
Plots: 257, 259, 260

3 BEDROOM HOMES

The Baxter
 3 bedroom home
Plots: 248, 249, 254, 255, 256, 258

The Chalmers
 3 bedroom home
Plots: 4, 5, 37, 64, 119, 120, 200, 263

4 BEDROOM HOMES

The Douglas
 4 bedroom home
Plots: 12, 36, 65, 116, 118, 132, 139, 152, 160, 164, 199, 261

The Dunlop
 4 bedroom home
Plots: 245, 246, 247, 250, 251, 252, 253

The Drummond
 4 bedroom home
Plots: 142, 154, 155, 157, 158, 166

The Fairbairn
 4 bedroom home
Plot: 1, 11, 35, 59, 63, 121, 140, 151, 161, 165, 201, 262

The Fraser
 4 bedroom home
Plot: 6, 16, 33, 57, 111, 114, 133, 138, 162

The Geddes
 4 bedroom home
Plots: 2, 10, 13, 15, 18, 32, 34, 58, 61, 115, 126, 127, 130, 150, 163, 198

The Hume
 4 bedroom home
Plots: 141, 156, 167

The Maxwell
 4 bedroom home
Plots: 3, 9, 14, 17, 31, 60, 62, 117, 122, 125, 129, 137, 145, 197

The Monro
 4 bedroom home
Plots: 112, 134, 143, 148, 153, 159

The Stewart
 4 bedroom home
Plots: 8, 123, 128, 136, 144, 147, 149, 196

5 BEDROOM HOMES

The Wallace
 5 bedroom home
Plots: 7, 56, 110, 113, 124, 131, 135, 146, 195



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. RB14065/ July 2021



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THE ANDREW

2 BEDROOM HOME

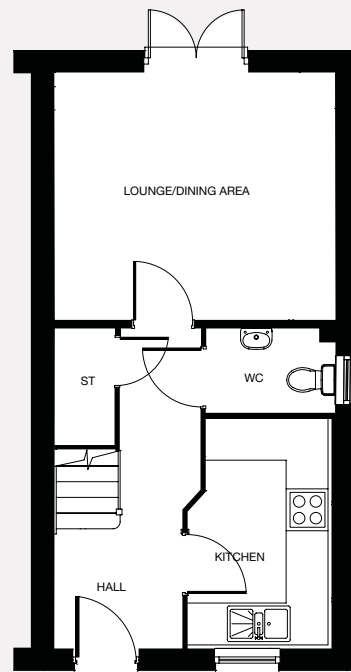
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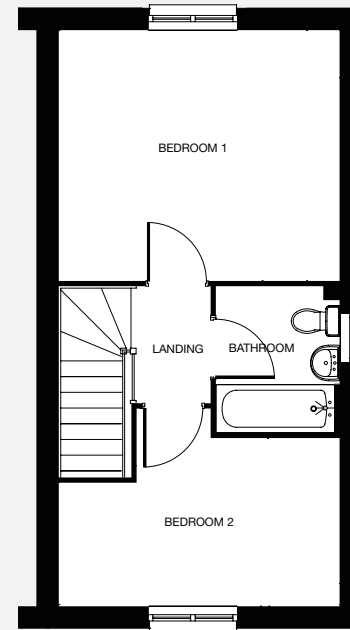
THE ANDREW

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. RB12865 / July 2020

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THE BAXTER

3 BEDROOM HOME

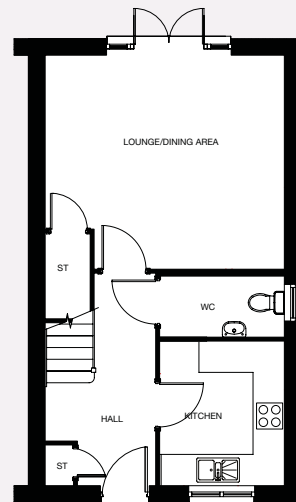
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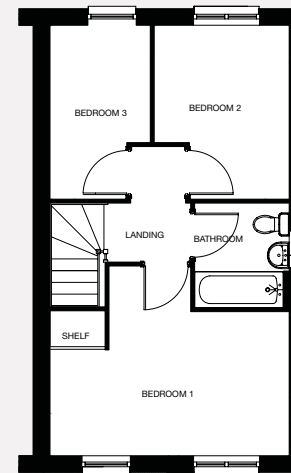
THE BAXTER

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 CHALMERS

3 BEDROOM HOME



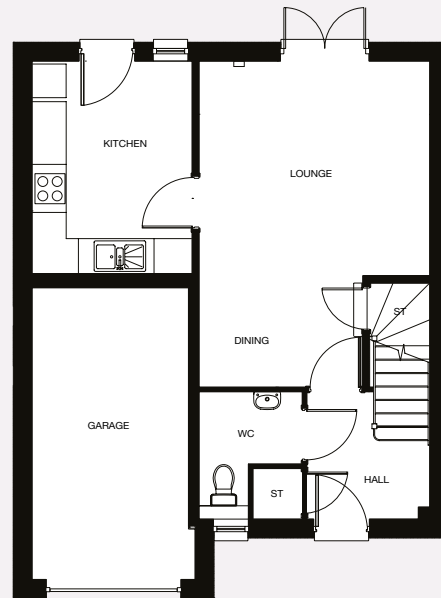
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THE CHALMERS

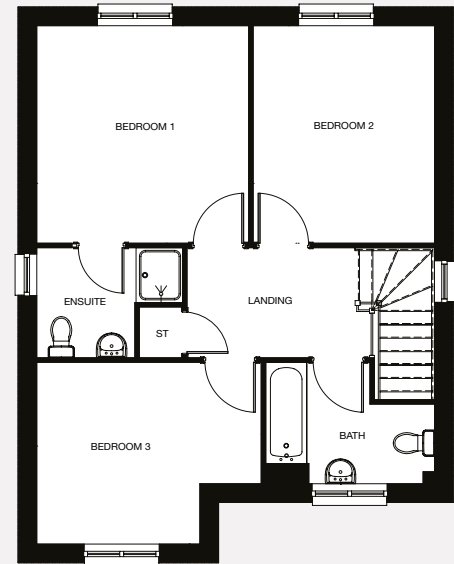
The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden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



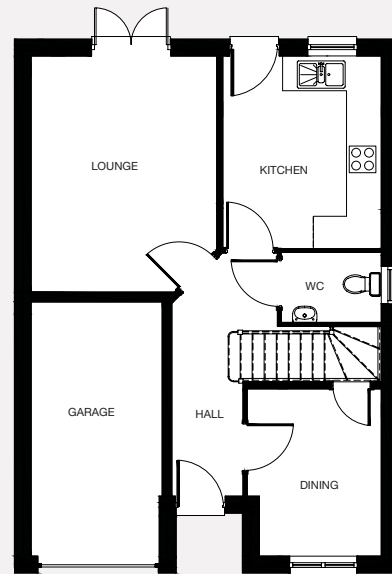
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THE DOUGLAS

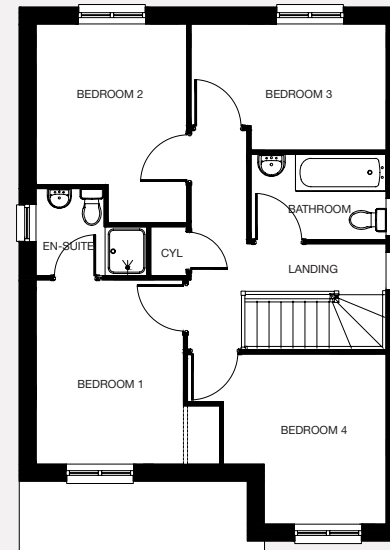
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze.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



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



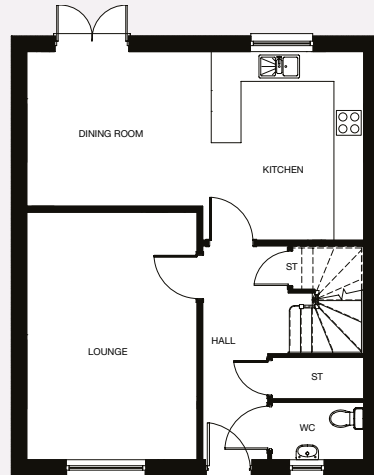
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THE DRUMMOND

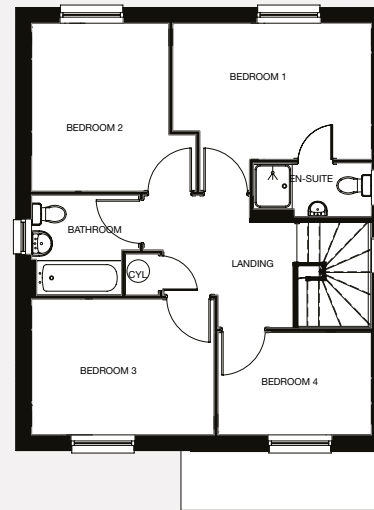
The four bedroom detached Drummond is a great family home with a stylish and practical layout. The welcoming central hall leads to a stylish and fully-fitted kitchen with an adjoining dining room that has French doors to the rear garden. There's also a handy downstairs WC as well as a generous hall storage 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



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

FIRST FLOOR



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"
Ensuite	2.36m x 1.05m	7' 9" x 3' 5"

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THE DUNLOP

4 BEDROOM HOME

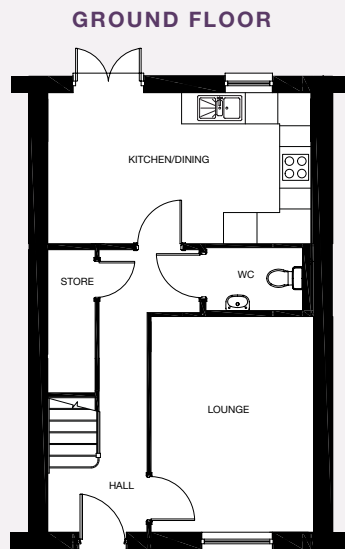


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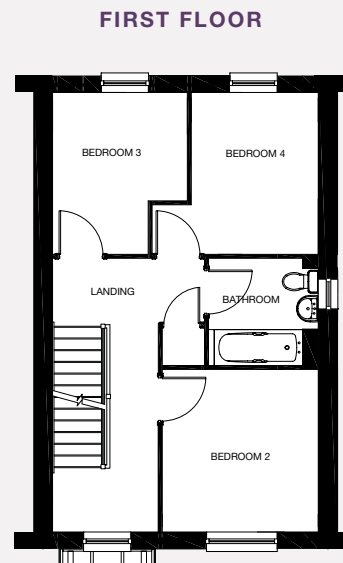
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THE DUNLOP

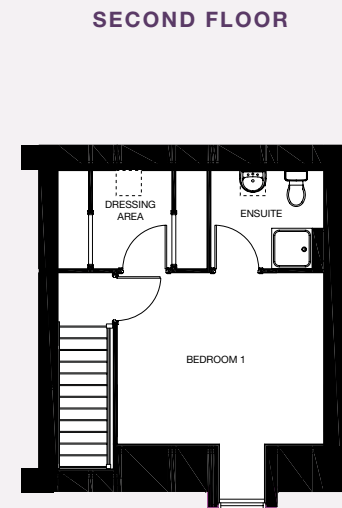
The 4 bedroom Dunlop townhouse offers stylish and practical family living over three floors. The practical features and stylish floorplans are the key to the success of all three floors of this home. The kitchen/dining area has French doors to the rear garden and the lounge enjoys views over the front 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.



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"
Ensuite	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 FAIRBAIRN

4 BEDROOM HOME

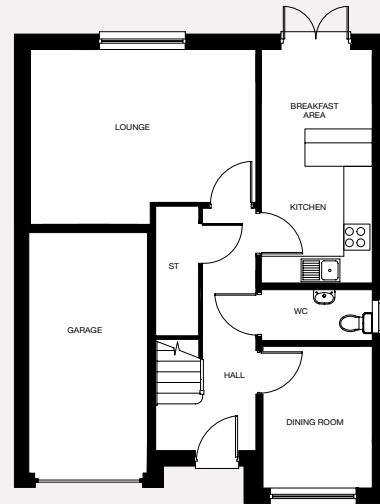
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THE FAIRBAIRN

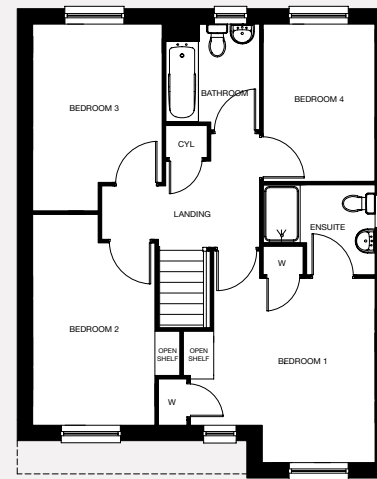
The Fairbairn offers superb family accommodation and is an attractive addition to any street scene. The four bedroom detached Fairbairn offers great living and entertaining space with a comfortable living room and separate dining room, along with a downstairs WC. The kitchen/breakfast area with French 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



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"

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

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THE FRASER

4 BEDROOM HOME

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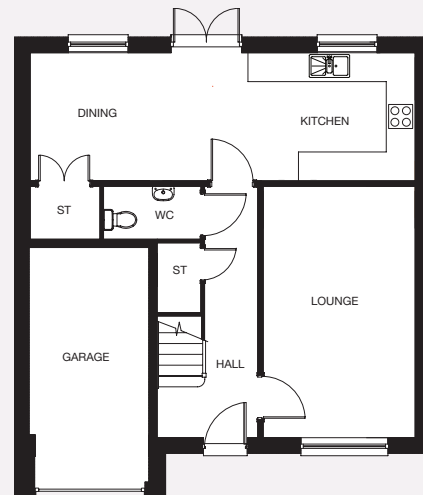
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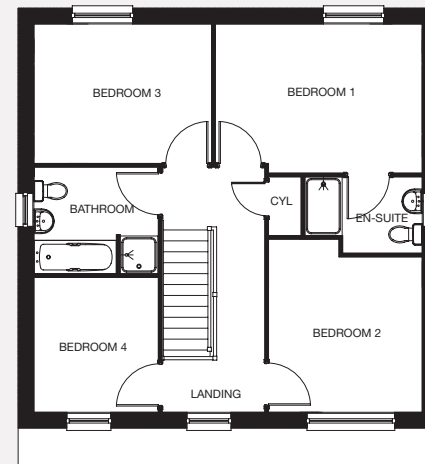
THE FRASER

The stylish four bedroom detached Fraser is a practical family home that offers a great place to call home. From the generous hallway, the spacious lounge is an impressive space to relax, whilst the contemporary open-plan kitchen and dining area is the perfect place to entertain or enjoy family suppers. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms – including bedroom 1 with en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



FIRST FLOOR



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

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"
Ensuite	2.43m × 1.58m	8' 0" × 5' 2"

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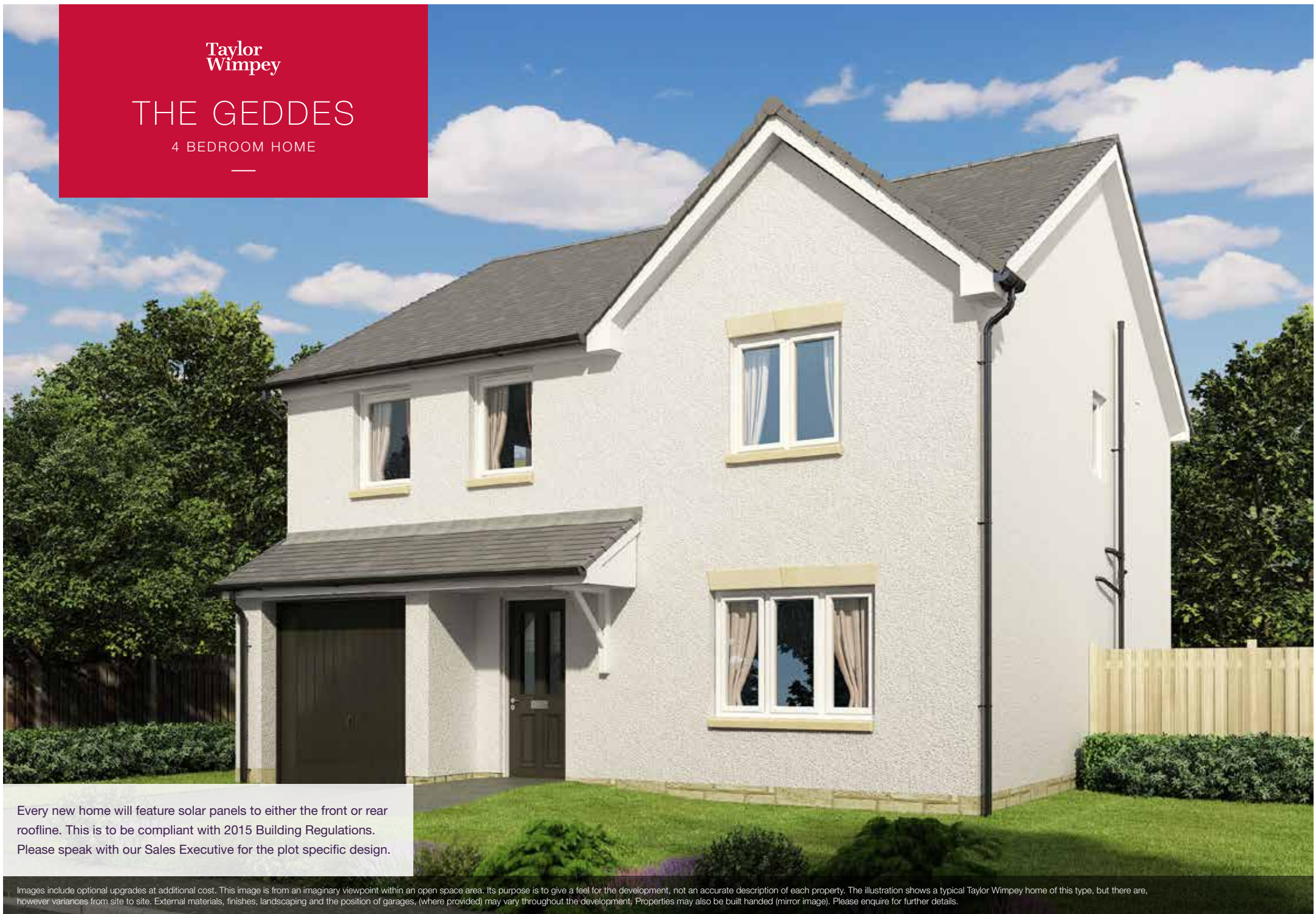
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THE GEDDES

4 BEDROOM HOME



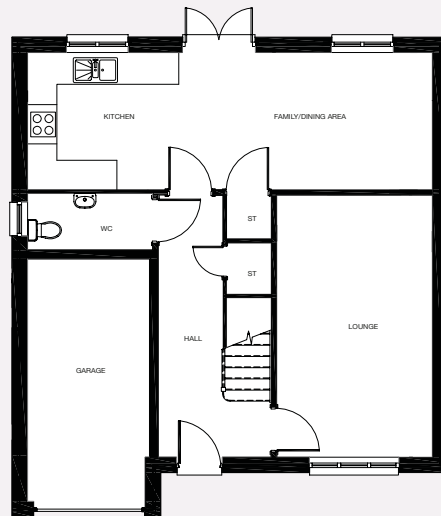
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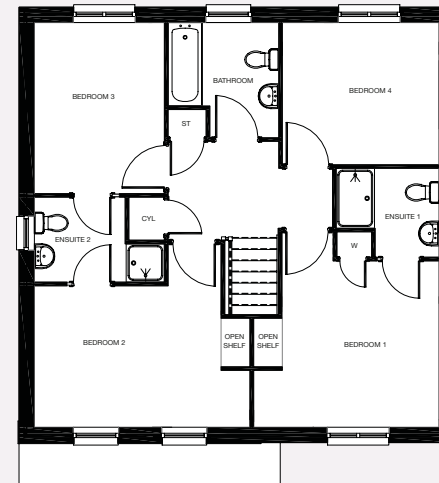
THE GEDDES

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

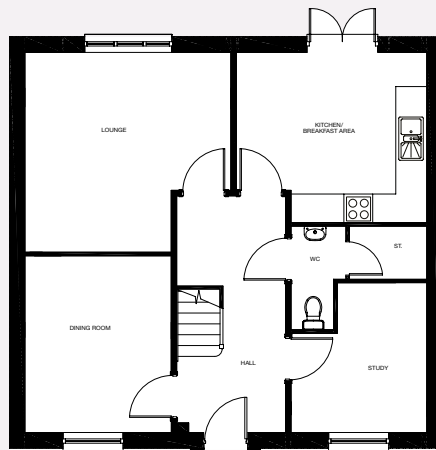
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THE HUME

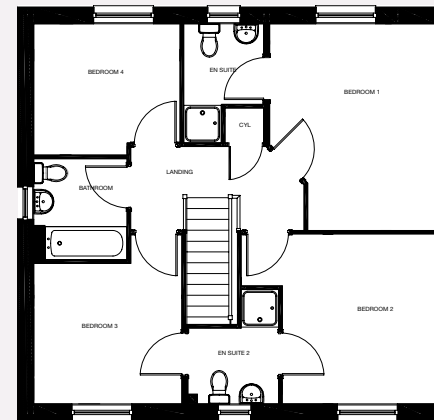
The four bedroom Hume offers great living space for growing families and is an attractive addition to any street scene. The four bedroom detached Hume offers superb family accommodation and kerb appeal. The open-plan kitchen breakfast area with French doors that lead to the rear garden is ideal for informal 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



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"

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"
Ensuite 1	1.66m x 2.48m	5' 5" x 8' 2"
Ensuite 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. RB12865 / July 2020

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THE MAXWELL

4 BEDROOM HOME

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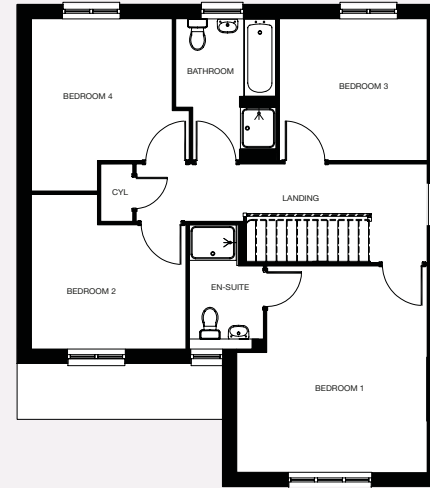
THE MAXWELL

The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with 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"

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THE MONRO

4 BEDROOM HOME

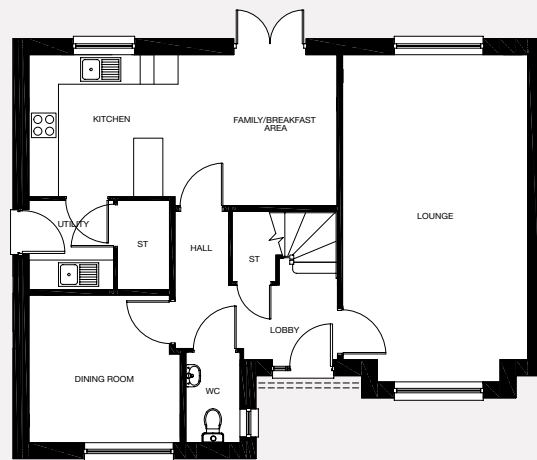
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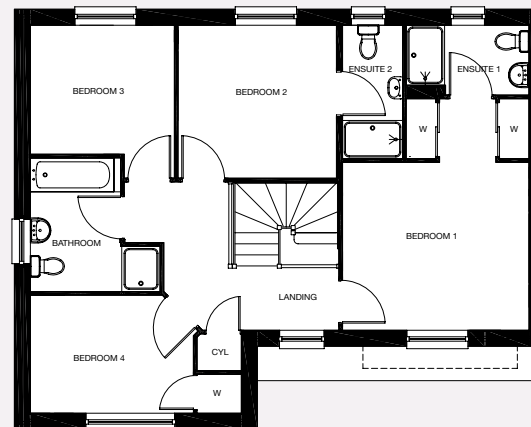
THE MONRO

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



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"

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THE STEWART

4 BEDROOM HOME

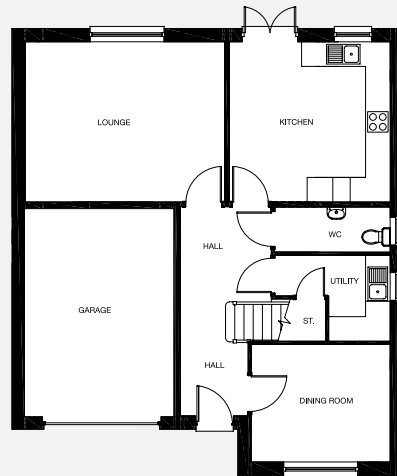
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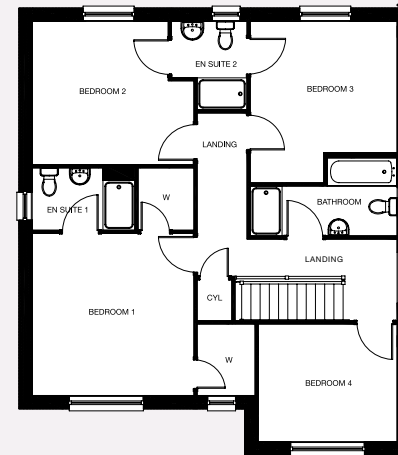
THE STEWART

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



FIRST 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"

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



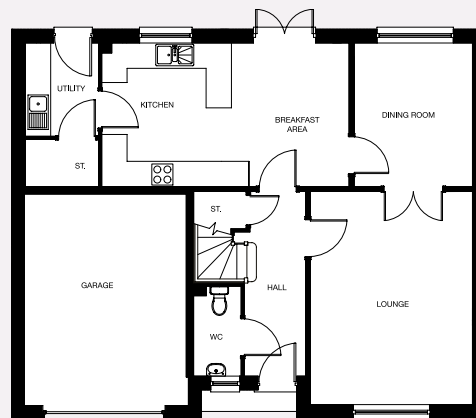
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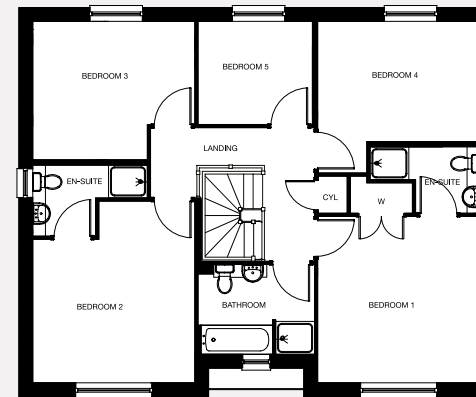
THE WALLACE

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 × 3.41m	19' 3" × 11' 2"
Lounge	3.86m × 5.06m	12' 8" × 16' 7"
Dining Room	2.86m × 3.41m	9' 5" × 11' 2"
Utility	1.74m × 2.21m	5' 9" × 7' 3"
Cloaks	1.12m × 2.14m	3' 8" × 7' 0"

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

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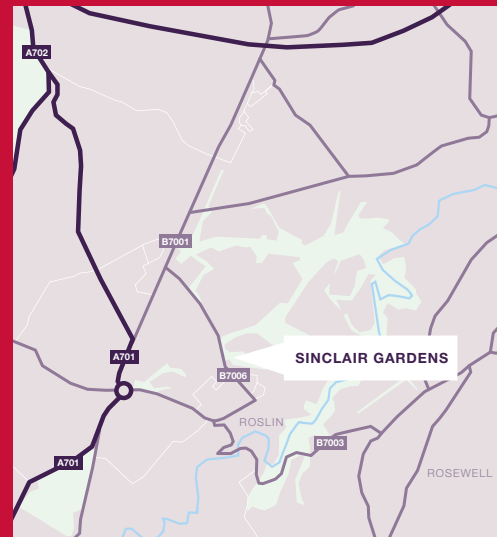
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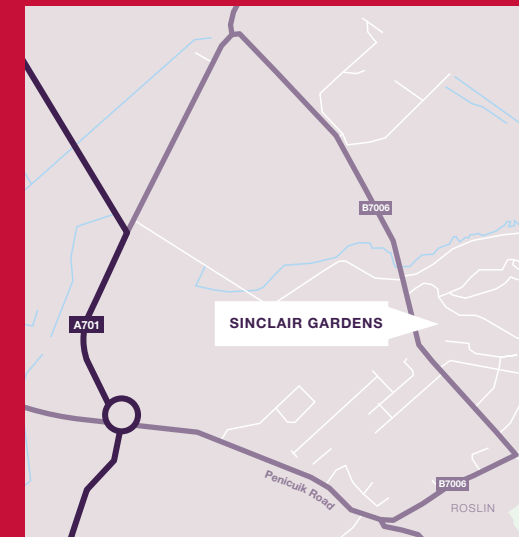
FROM THE WEST:

- 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 left onto A703 and continue straight.
- Continue straight on at traffic lights
- Turn left at traffic lights
- Turn right at the roundabout
- The development is on your 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 roundabout continue straight again past Ikea on your left. Keep going straight along the A701.
- Pass Nissan garage on left and continue straight on A701
- Turn left at the roundabout
- The development is on your left hand side



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