

**Taylor
Wimpey**

Find your way around

WEST CRAIGS

MAYBURY | EDINBURGH

Get to know
WEST CRAIGS

MAYBURY | EDINBURGH

Here you'll find an excellent selection of two, three, four and five bedroom homes and 2 bedroom apartments waiting for you off Maybury Road in Edinburgh. Located within 2 miles of the picturesque Cammo Estate, West Craigs is part of an overall masterplan which will provide a new green network, transport improvements as well as new woodland to create a green belt boundary.

2 BEDROOM HOMES



The Andrew

2 bedroom home

Plots: 48**, 51, 52**, 100, 101**, 102, 108, 109, 112, 119, 126, 127, 130, 131, 133, 134, 144, 149, 150**, 151, 153, 154, 172**, 175**, 176**, 177, 179, 180**, 181**, 182, 189**, 190, 193, 194, 197, 198**, 201**, 202



Apartments

1-2 bedroom apartments

Plots: 81-89



The Angus

2 bedroom home

Plots: 59, 60, 61, 62, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75

3 BEDROOM HOMES



The Blair

3 bedroom home

Plots: 76, 77, 103, 104, 107, 114, 117, 121, 125, 128, 132, 155, 156, 159, 171, 173, 188, 191, 192, 199, 200, 203



The Boswell

3 bedroom home

Plots: 47, 53, 110**, 111, 113, 118, 120, 124, 129, 141, 145, 152, 174, 178, 195**, 196**



The Bryce

3 bedroom home

Plots: 49**, 50, 98, 99, 105, 106, 115, 116, 122, 123, 139, 140, 142, 143, 157, 158



The Chalmers

3 bedroom home

Plots: 8*, 21, 22, 29, 30, 33*, 36*, 39, 45, 54, 55, 80*, 96*, 147, 148, 163*, 164*, 183, 184

4 BEDROOM HOMES



The Douglas

4 bedroom home

Plots: 9, 28, 34, 37, 40, 44, 56, 78, 146, 162, 165



The Dunlop

4 bedroom home

Plots: 90, 91, 92, 93, 135, 136, 137, 138



The Fraser

4 bedroom home

Plot: 1, 31, 41, 63, 97



The Geddes

4 bedroom home

Plots: 2, 10, 13, 15, 20, 25, 27, 57, 79, 161, 187



The Maxwell

4 bedroom home

Plots: 3, 6*, 7*, 11, 16, 19, 23*, 38*, 46*, 65*, 94*, 160, 166*, 170*, 185



The Stewart

4 bedroom home

Plots: 4, 5*, 12, 18, 32*, 35*, 43, 58*, 64, 95, 167*, 186

5 BEDROOM HOMES



The Wallace

5 bedroom home

Plots: 14, 17, 24, 26, 42, 168, 169



* Dual Frontage plots. Please speak with our Sales Executives for more information.
** Please speak with our Sales Executives for information on these plots

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. RB14140/October 2021



Taylor
Wimpey



RESERVATION PROCESS

A handy step by step guide on how to reserve a
Taylor Wimpey home at West Craigs, Maybury.



1

Pre-qualify for a mortgage with our Independent Financial Advisors

The details for both advisors working with the team at West Craigs are provided for your convenience.

Please contact; The New Homes Group: 01786437642 or First Mortgages: 07720683684 now to start this process.



2

Get in touch

When you have chosen the new home you are interested in, just let our sales executive know by sending an email with your contact information to West.Craigs@taylorwimpey.com



3

We'll contact you

We will then call you to chat through your specific requirements, and check that you have been financially qualified.



4

Identification

On this call with the sales executive, you will be asked to send 2 forms of ID (photographic ID and address ID) in advance of a house being released. Examples of required ID include passport and driving licence or passport or driving licence and utility bill. Please ensure all forms of ID are in date.



5

Property Release

When a property is released for sale, our sales executive will call the customer in the best buying position to proceed with the reservation. Any customer contacted by our sales executives when a home of interest is released for sale will have by the end of the working day to secure the home.



6

Release for general sale

New homes for sale will only be published on our website if no pre-qualified customer secures the home.

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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.

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THE NESS

2 BEDROOM APARTMENT



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THE NESS

The Ness two bedroom apartment is an attractive place for buyers to call home. With a stylish layout, The Ness is perfect for those looking for a smaller home, or buyers looking to make their first step in purchasing a property. The large open plan living room and kitchen is the natural hub of the home, and with two sets of Juliet balconies creates a light and spacious room. The central hallway leads to bedroom one with an en suite shower room, as well as bedroom two which has views to the front. The stylish bathroom and practical storage cupboards in the hallway, all add up to this being a fantastic two bedroom home.



Living Room/Kitchen (max.)	6.75m x 4.78m	22' 2" x 15' 8"
Bedroom 1	2.92m x 3.70m	9' 7" x 12' 2"
En suite (max.)	2.05m x 2.40m	6' 9" x 7' 11"
Bedroom 2	3.15m x 2.68m	10' 4" x 8' 10"
Bathroom	2.08m x 2.00m	6' 10" x 6' 7"

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THE NEVIS

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THE NEVIS

The Nevis two bedroom apartment is a great first time property or downsizing home, with its flexible and contemporary layout. The welcoming central hall includes two ample storage cupboards, 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 open-plan living room and adjoining kitchen are an attractive feature to maximise the light to create a relaxing place to unwind. The bedrooms are well-proportioned, and bedroom one includes an en suite shower room.



Living Room	3.00m x 5.22m	9' 10" x 17' 2"
Kitchen	2.66m x 4.15m	8' 9" x 13' 8"
Bedroom 1	3.29m x 2.90m	10' 10" x 9' 6"
En suite (max.)	2.05m x 2.27m	6' 9" x 7' 5"
Bedroom 2	5.52m x 3.04m	8' 3" x 10' 0"
Bathroom	2.07m x 2.00m	6' 10" x 6' 7"

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THE NICOL

2 BEDROOM APARTMENT

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THE NICOL

The Nicol two bedroom home offers a light and airy apartment that will be popular with first-time buyers and purchasers looking to downsize. The central hall leads to two well-proportioned bedrooms including bedroom one with an en suite shower, as well as a handy storage cupboard. A stylish bathroom adds to the overall practicality of this apartment. The French doors in the living room open up 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.



Living Room	4.59m x 3.16m	15' 1" x 10' 5"
Kitchen	4.59m x 2.08m	15' 1" x 6' 10"
Bedroom 1	3.65m x 3.16m	12' 0" x 10' 5"
En suite (max.)	2.27m x 2.05m	7' 5" x 6' 9"
Bedroom 2 (max.)	5.16m x 2.46m	16' 11" x 8' 1"
Bathroom	2.28m x 2.07m	7' 6" x 6' 10"

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THE ANGUS

2 BEDROOM BUNGALOW

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THE ANGUS

This two bedroom semi detached bungalow-style home offers convenient single storey living. An impressive living room overlooks the front garden and a stylish fully fitted kitchen/breakfast area has a view of the rear garden. Each bedroom has fitted wardrobes, including bedroom 1, which also has an en suite shower room.

The family bathroom and two storage cupboards in the spacious hallway adds to the overall practicality of this home.



Living Room	3.61m x 4.23m	11' 10" x 13' 10"
Kitchen/Breakfast Area	2.81m x 4.39m	9' 3" x 14' 5"
Bedroom 1	3.03m x 3.21m	9' 10" x 10' 6"
Bedroom 2	3.03m x 3.11m	9' 11" x 10' 3"
Bathroom	2.09m x 2.49m	6' 10" x 8' 2"

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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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THE BRYCE

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THE BRYCE

This three bedroom home has a large living room/dining area with French doors to the private rear garden and great storage too. The stylish fully-fitted kitchen has views to the front garden and the downstairs WC adds to the practical charm of this home. Upstairs you will find three well-proportioned bedrooms, and a family bathroom making this the perfect home for growing families.

GROUND FLOOR



Living Room/Dining Area (max.)	4.58m x 5.68m	15' 0" x 18' 7"
Kitchen	2.39m x 2.77m	7' 10" x 9' 1"
WC	1.17m x 2.43m	3' 8" x 8' 0"

FIRST FLOOR



Bedroom 1	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3	1.92m x 3.33m	6' 4" x 10' 11"

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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 CHALMERS DUAL FRONTAGE

3 BEDROOM HOME

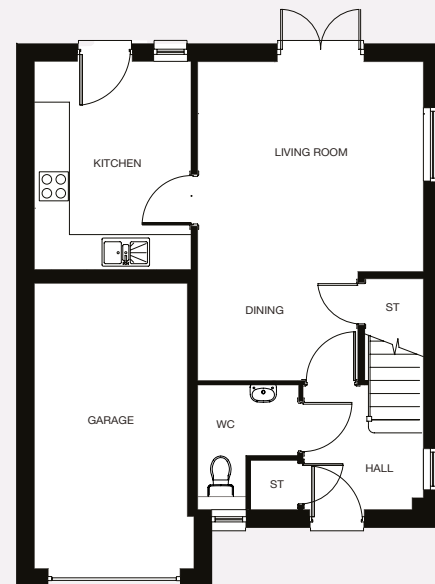
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THE CHALMERS DUAL FRONTAGE

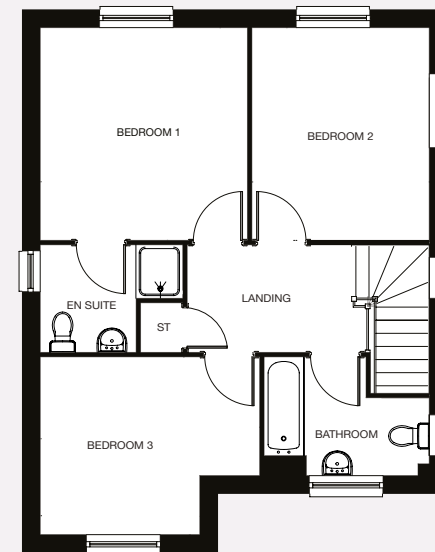
The three bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The living room and dining area combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden 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. The dual frontage Chalmers benefits from an extra window in the living/dining area as well as in bedroom two.

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

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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 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"

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.

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THE FRASER

4 BEDROOM HOME

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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 x 2.66m	26' 4" x 8' 9"
Living Room	3.17m x 5.24m	10' 5" x 17' 2"
WC	2.03m x 1.10m	6' 8" x 3' 6"

FIRST FLOOR



Bedroom 1	4.28m x 3.09m	14' 0" x 10' 1"
Bedroom 2	3.18m x 3.58m	10' 5" x 11' 9"
Bedroom 3	3.68m x 2.89m	12' 1" x 9' 6"
Bedroom 4	2.58m x 2.79m	8' 5" x 9' 2"
Bathroom	2.58m x 2.20m	8' 5" x 7' 3"
En suite	2.43m x 1.58m	8' 0" x 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 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"

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THE MAXWELL DUAL FRONTAGE

4 BEDROOM HOME



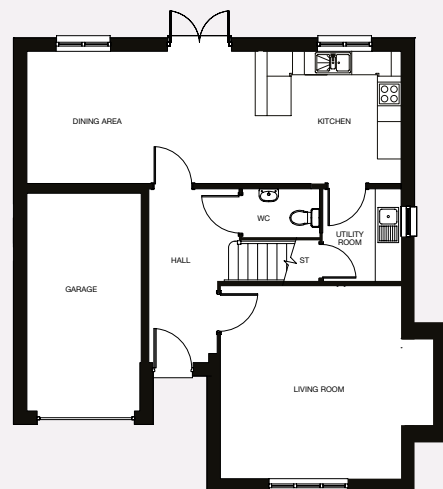
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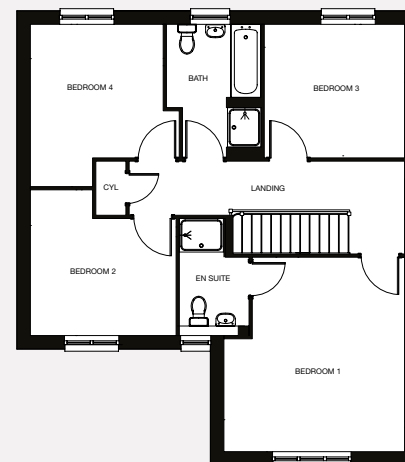
THE MAXWELL DUAL FRONTAGE

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 with a bay window 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



FIRST FLOOR



Kitchen/Dining Area	8.69m x 3.07m	28' 6" x 10' 1"
Living Room (excl. bay window)	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"

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"

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THE STEWART

4 BEDROOM HOME

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THE STEWART

The impressive four bedroom detached Stewart is perfect for family living with great kerb appeal. The separate kitchen, living room 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 outdoors. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three boast a Jack and Jill en suite shower. An integral garage, utility room and WC add to the overall practicality.

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 (max.)	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 (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"
En suite 1 (over shower)	2.51m x 1.52m	8' 3" x 5' 0"
En suite 2 (over shower)	1.84m x 2.16m	6' 1" x 7' 1"

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.

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THE STEWART DUAL FRONTAGE

4 BEDROOM HOME

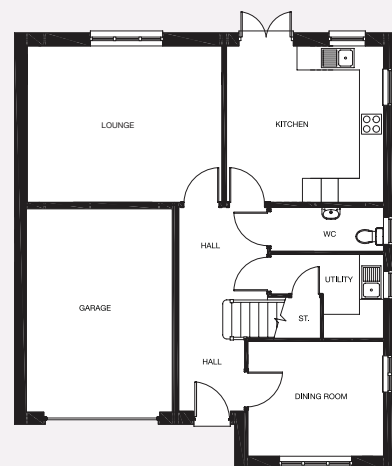
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THE STEWART DUAL FRONTAGE

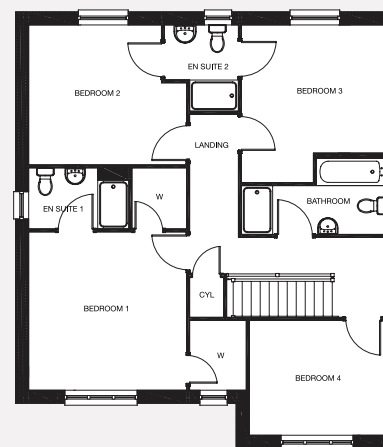
The impressive four bedroom detached Stewart is perfect for family living with great kerb appeal. The separate kitchen, living room and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outdoors. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three boast a Jack and Jill en suite shower. An integral garage, utility room and WC add to the overall practicality. The dual fronted Stewart benefits from an extra window to the dining room, kitchen, bedroom three and bedroom four.

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 (max.)	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 (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"
En suite 1 (over shower)	2.51m x 1.52m	8' 3" x 5' 0"
En suite 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 Wallace is perfect for family living and boasts instant kerb appeal. The kitchen and breakfast area has French doors to the rear garden, as well as a separate utility room and storage cupboard with access to the rear garden. The living room and dining room are separated by French doors creating one large space or two separate rooms. There is also ample storage in a spacious hall cupboard. Upstairs bedroom one has an en suite shower and a built-in wardrobe, plus bedroom two also benefits from an en suite shower. 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



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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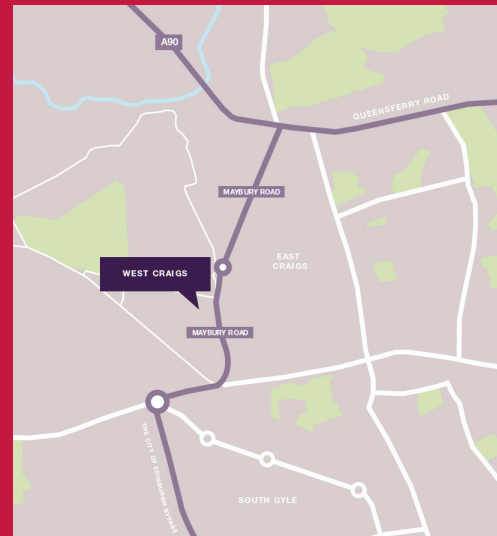
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- On the Edinburgh City Bypass (A720) head towards the Gogar Roundabout
- On the roundabout take the 3rd exit heading towards the City Centre
- Branch to the left and at the traffic lights turn left on to Maybury Road (A902)
- Continue on Maybury Road
- Take the 2nd exit on the left on to Craigs Road
- West Craigs Sales Information Centre is on your left

FROM THE WEST:

- From the Newbridge Roundabout continue along Glasgow Road (Edinburgh Airport Road)
- At the Gogar Roundabout take the 2nd exit heading towards the City Centre
- Branch to the left and at the traffic lights turn left on to Maybury Road (A902)
- Continue on Maybury Road
- Take the 2nd exit on the left on to Craigs Road
- West Craigs Sales Information Centre is on your left



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