



**WALKER**

**ONE DALHOUSIE**  
BONNYRIGG



# GET MOVING...

...with our Assisted Move Service\*

**We pride ourselves in getting to know our clients and understanding their needs. After all, buying a new home is one of the biggest purchases most people will make, and we want to make it as easy as possible for you. It is with this in mind that we have set up our “Assisted Move” service.**

This is a service which allows you to reserve your chosen home with peace of mind, knowing that the sale of your existing home is taken care of by us. This is whether you are looking to move up the property ladder and purchase a larger home or to downsize or even just to move to a new location.

...with Part Exchange\*

**Let us be your guaranteed buyer and cover the estate agent costs. Walker are now delighted to offer Part Exchange on selected plots.**

It really couldn't be easier! Our experienced Part Exchange team will take care of everything, with no additional fees for estate agents or advertising. And with Walker secured as your guaranteed buyer, you've none of the usual worries about complicated sale chains!

\*Available on selected plots.

# GREAT LOCATION BEAUTIFUL HOMES



A varied mixture of 2, 3, 4 & 5 bedroom homes in a highly desirable area, surrounded by beautiful Lothian countryside.







# WELCOME TO ONE DALHOUSIE

One Dalhousie continues the Walker Group tradition of pairing our high quality family homes with the perfect location to match. At One Dalhousie, you'll find a choice of 2, 3, 4 and 5 bedroom homes, each designed to appeal to families looking for properties that offer both quality and value.

One Dalhousie is located about 14 miles from the centre of Edinburgh, close to the heart of Bonnyrigg. The development is a wonderful addition to the local community and offers a great place to bring up a family. From the success of our past developments in the town, we know just how much people love living in the area.

Come and visit us and you'll find that everything Walker Group does is built around the needs of families like yours. So, please take a look at what's on offer – you'll be delighted by what you'll find.

We look forward to welcoming you to One Dalhousie.







## SHOPPING, DINING & RECREATION

Being so close to Edinburgh city centre, there's a variety of shopping experiences to choose from and while you're out, there's no shortage of excellent cafés, bars and restaurants to grab a beverage or something to eat.

You're also spoiled for retail parks with a choice between Straiton and Fort Kinnaird Retail Park, where you'll find your favourite high street brands, designer wear, home wear and sports shops, each a great destination if you want a day of retail therapy. You can enjoy a film at the Odeon cinema followed by a bite to eat or a coffee at a selection of cafes and restaurants. Other convenient shops nearby include B&Q, IKEA and Dobbies Garden Centre.







# SCHOOLS

Bonnyrigg boasts a good selection of nurseries and primary schools, alongside the well regarded Lasswade High School.

# LOCAL TRANSPORT

Public transport and access to main road networks is second to none at One Dalhousie, with plenty of buses, providing easy access to the local hospital and Edinburgh City Centre thanks to the convenient locality of the A1 and Edinburgh City bypass. For trains, you have the choice of Eskbank and Newtongrange stations. Both are a short 5 minutes drive from the development and ideal for park and ride commuting.

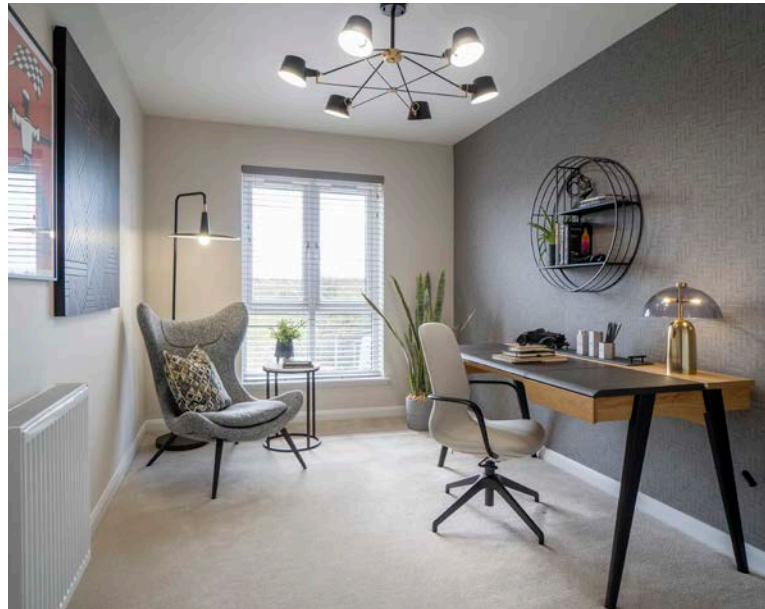
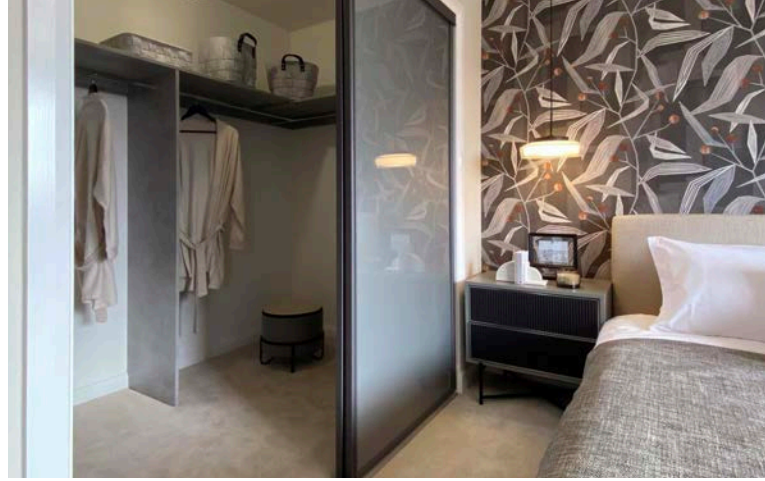
# DAYS OUT AND ABOUT

One of Bonnyrigg's great attractions is the surrounding countryside and the broad variety of nearby outdoor activities. You are about 6 miles from Musselburgh beach and harbour, a scenic and peaceful place for a morning or evening stroll. Even closer, (about 3 miles), is Dalkeith Country Park, which is home to a vast network of woodland trails, Go Ape, Fort Douglas Adventure Playground, farmers' markets and the Restoration Yard, where you'll find The Kitchen at Restoration Yard restaurant serving local produce, a coffee bar and a shop to spoil yourself with clothes and beauty and wellness products. With 1000 acres of green space to explore, there is something for all the family to enjoy.

The world famous Rosslyn Chapel is also a short 10 minute drive and a great destination for anyone who enjoys their local history or a relaxing woodland walk.











# AFTERSALES

Walker is always striving to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

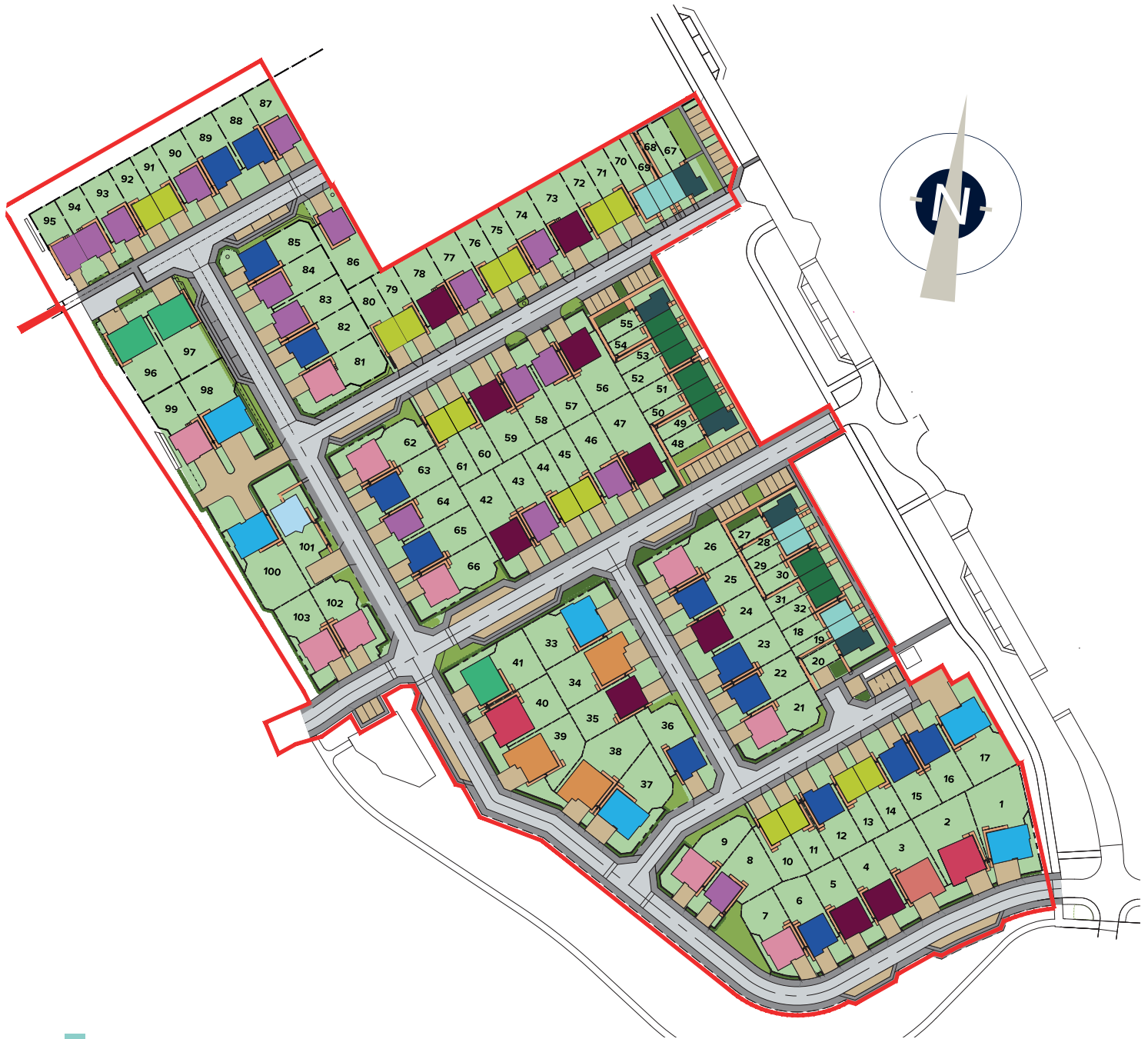
We're committed to building the most energy efficient homes we can. For example, each Walker home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date. With every Walker property we offer an after sales service for the first two years.





# ONE DALHOUSIE DEVELOPMENT PLAN



HYWOOD 18 • 19 • 28 • 29 • 68 • 69 • 70

GLENELG 30 • 31 • 32 • 49 • 50 • 51 • 52 • 53 • 54

KENNEDY 10 • 11 • 13 • 14 • 44 • 45 • 60 • 61 • 71 • 72 •  
75 • 76 • 79 • 80 • 91 • 92

ORMISTON 20 • 27 • 48 • 55 • 67

BELMONT SEMI 94 • 95

BELMONT 8 • 43 • 46 • 57 • 58 • 64 • 74 • 77 •  
83 • 84 • 86 • 87 • 90 • 93

LANDSBOROUGH 6 • 12 • 15 • 16 • 22 • 23 • 25 • 36 •  
63 • 65 • 82 • 85 • 88 • 89

CANTERBURY 4 • 5 • 24 • 35 • 42 • 47 • 56 • 59 • 73 • 78

CANTERBURY CORNER 7 • 9 • 21 • 26 • 62 • 66 • 81 • 99 • 102 • 103

GLADSTONE 3

BRAMPTON 101

ROXBURGH 41 • 96 • 97

ROXBURGH CORNER 1 • 17 • 33 • 37 • 98 • 100

OAKLEIGH 34 • 38 • 39

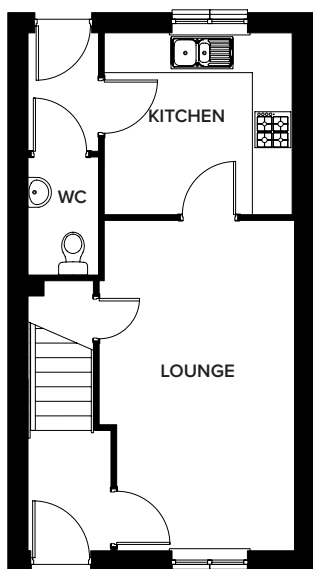
GLENBROOK 2 • 40





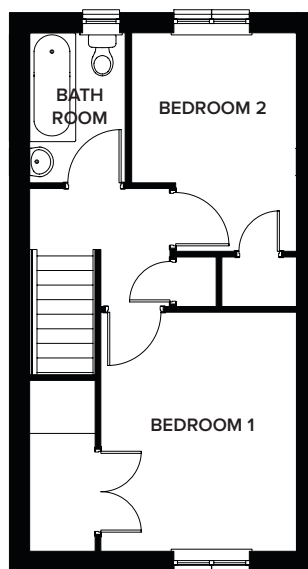


## HYWOOD 2 BEDROOM MID & END TERRACE (67m<sup>2</sup> / 721 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.15m x 3.07m	16'10" x 10'
Kitchen	2.86m x 2.99m	9'4" x 9'9"
WC	1.8m x 1.1m	5'10" x 3'7"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.6m x 3.07m	11'9" x 10'
Bedroom 2	3.3m x 2.58m	10'9" x 8'5"
Bathroom	2.36m x 1.5m	7'8" x 4'11"

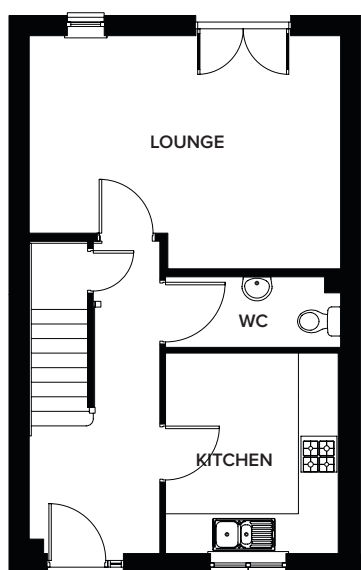
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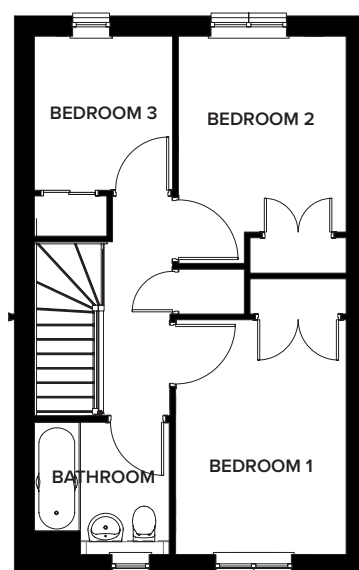


## GLENELG 3 BEDROOM MID & END TERRACE (78m<sup>2</sup> / 844 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	3.67m x 4.9m	12' x 16'
Kitchen	3.15m x 2.7m	10'4" x 8'10"
WC	1.1m x 2.7m	3'7" x 8'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.68m x 2.7m	12' x 8'10"
Bedroom 2	3.07m x 2.6m	10' x 8'6"
Bedroom 3	2.4m x 2.2m	7'10" x 7'2"
Bathroom	2.09m x 2.1m	6'10" x 6'10"

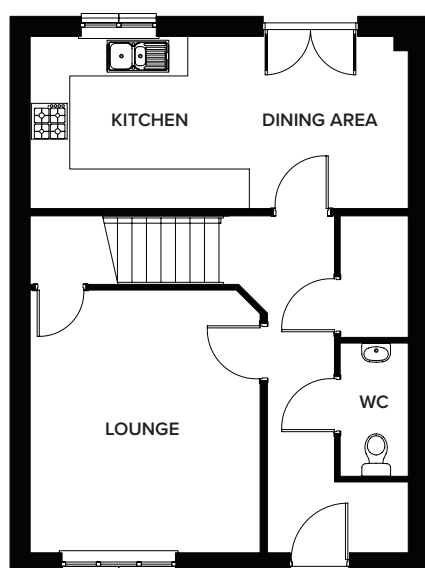
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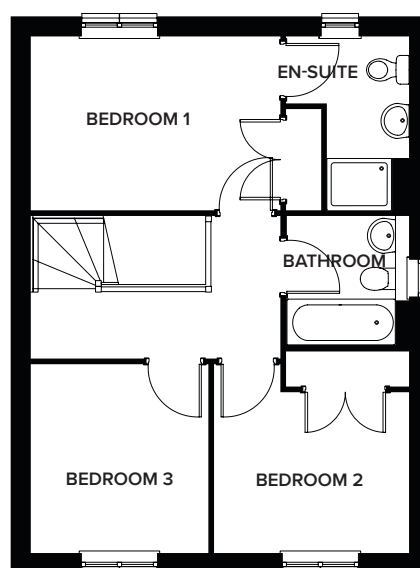


## KENNEDY 3 BEDROOM SEMI-DETACHED (93m<sup>2</sup> / 1009 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.1m x 3.6m	13'5" x 11'9"
Kitchen/Dining Area	2.7m x 5.9m	8'10" x 19'4"
WC	2.09m x 1.06m	6'10" x 3'5"



First Floor

	METRIC	IMPERIAL
Bedroom 1	2.7m x 3.9m	8'10" x 12'9"
En-Suite	2.7m x 1.9m	8'10" x 6'2"
Bedroom 2	2.96m x 3.09m	9'8" x 10'1"
Bedroom 3	2.96m x 2.8m	9'8" x 9'2"
Bathroom	2.02m x 1.9m	6'7" x 6'2"

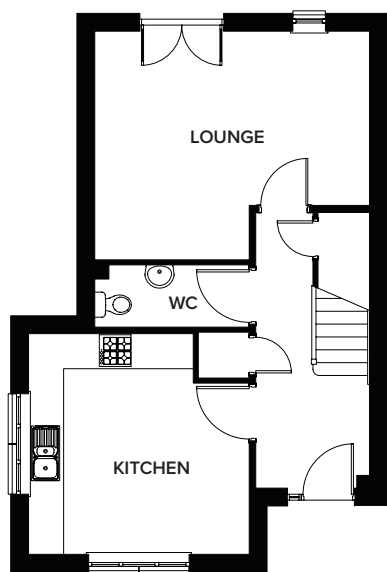
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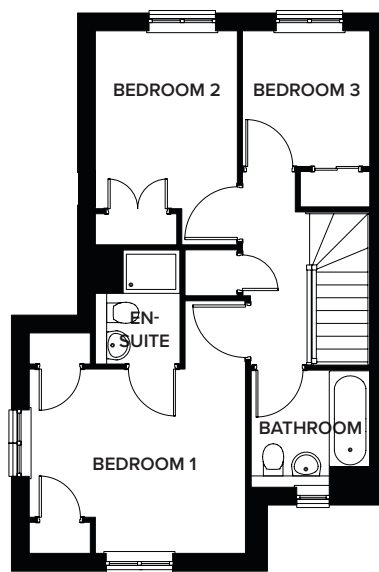


## ORMISTON 3 BEDROOM END TERRACE (93m<sup>2</sup> / 1010 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.06m x 4.9m	13'3" x 16'
Kitchen	3.9m x 3.9m	12'9" x 12'9"
WC	1.1m x 2.7m	3'7" x 8'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.9m x 3.85m	12'9" x 12'5"
En-Suite	2.04m x 1.5m	6'8" x 4'11"
Bedroom 2	3.1m x 2.5m	10'2" x 8'2"
Bedroom 3	2.4m x 2.2m	7'10" x 7'2"
Bathroom	2.09m x 2.1m	6'10" x 6'10"

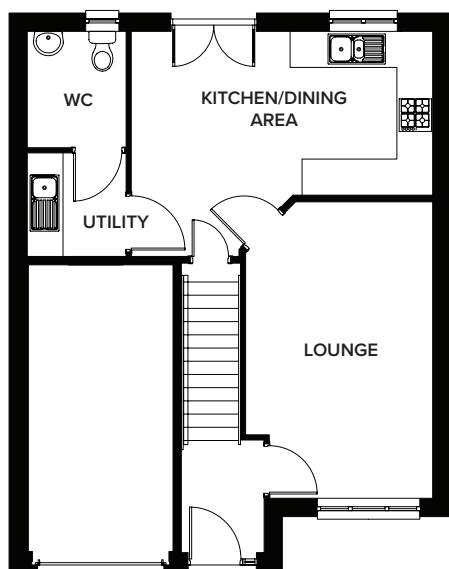
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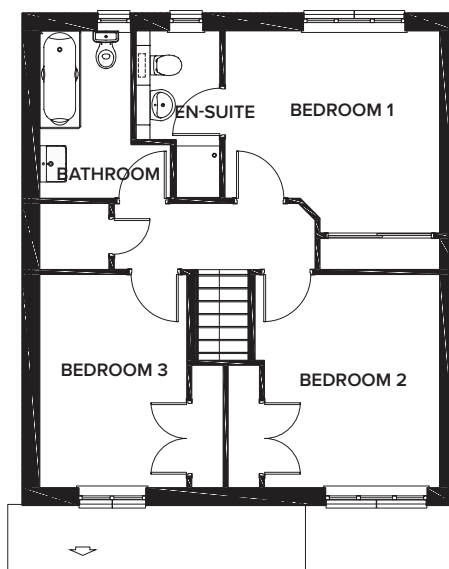


## BELMONT 3 BEDROOM SEMI-DETACHED (102m<sup>2</sup> / 1106 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.1m x 3.26m	16'8" x 10'8"
Kitchen/Dining Area	2.8m x 5.2m	9'2" x 17'
Utility Room	1.8m x 1.7m	5'10" x 5'6"
WC	2.02m x 1.7m	6'7" x 5'6"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.57m x 3.79m	11'8" x 12'5"
En-Suite	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.76m x 3.1m	12'4" x 10'2"
Bedroom 3	3.76m x 2.6m	12'4" x 8'6"
Bathroom	2.96m x 1.6m	9'8" x 5'2"

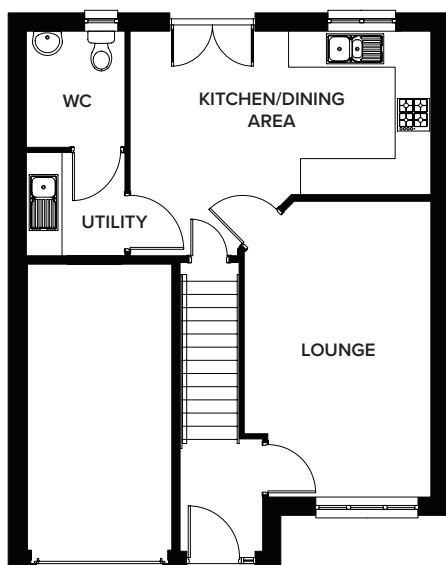
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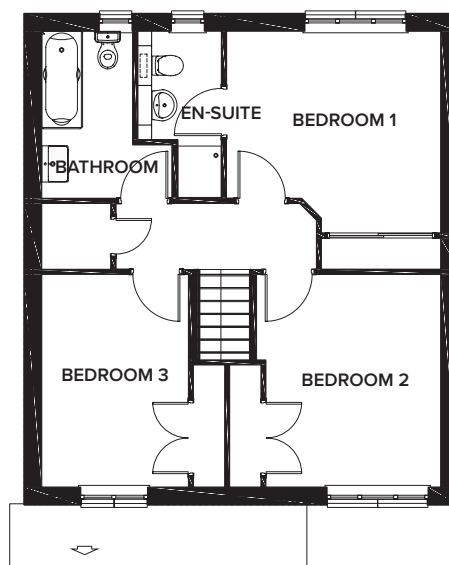


## BELMONT 3 BEDROOM DETACHED (102m<sup>2</sup> / 1106 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.1m x 3.26m	16'8" x 10'8"
Kitchen/Dining Area	2.8m x 5.2m	9'2" x 17'
Utility Room	1.8m x 1.7m	5'10" x 5'6"
WC	2.02m x 1.7m	6'7" x 5'6"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.57m x 3.79m	11'8" x 12'5"
En-Suite	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.76m x 3.1m	12'4" x 10'2"
Bedroom 3	3.76m x 2.6m	12'4" x 8'6"
Bathroom	2.96m x 1.6m	9'8" x 5'2"

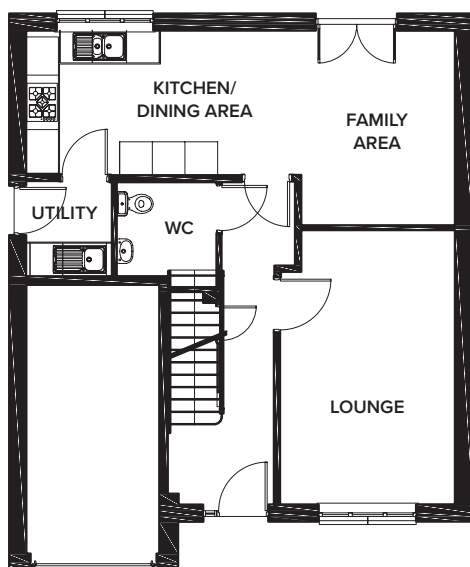
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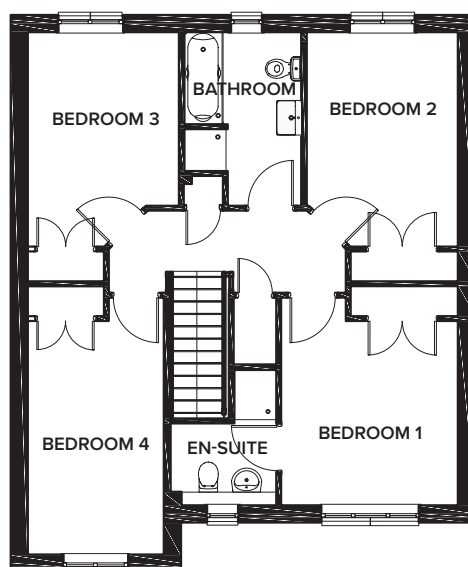


## LANDSBOROUGH 4 BEDROOM DETACHED (128m<sup>2</sup> / 1381 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.03m x 3.2m	16'6" x 10'5"
Kitchen/Dining Area	2.67m x 5.3m	8'9" x 17'4"
Family Area	3.6m x 2.57m	11'9" x 8'5"
Utility Room	1.76m x 1.58m	5'9" x 5'2"
WC	1.76m x 1.8m	5'9" x 5'10"



First Floor

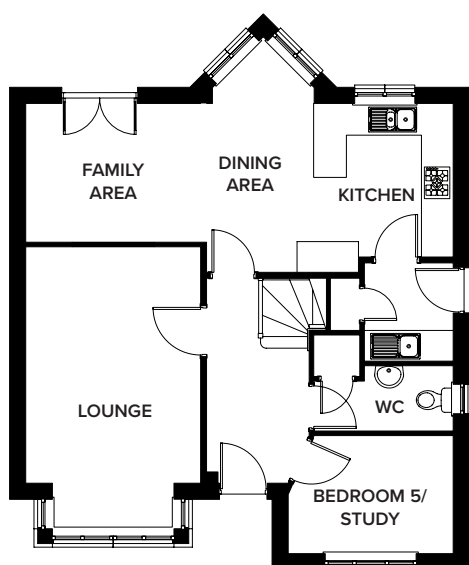
	METRIC	IMPERIAL
Bedroom 1	3.4m x 3.25m	11'1" x 10'7"
En-Suite	1.5m x 1.98m	4'11" x 6'5"
Bedroom 2	3.96m x 2.78m	12'11" x 9'1"
Bedroom 3	3.96m x 2.78m	12'11" x 9'1"
Bedroom 4	4.3m x 2.5m	14'1" x 8'2"
Bathroom	3.2m x 2.2m	10'5" x 7'2"

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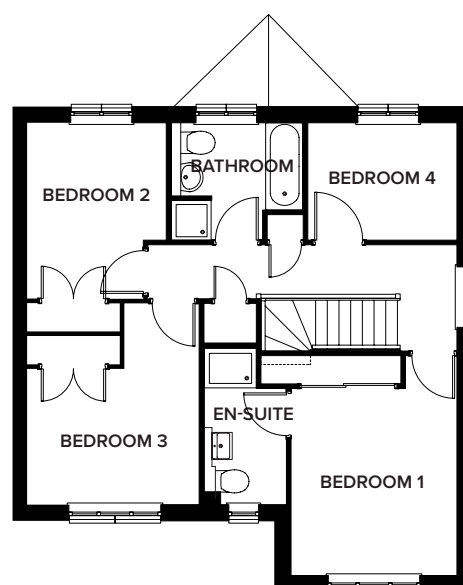


## BRAMPTON 5 BEDROOM DETACHED (136m<sup>2</sup> / 1367 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.6m x 3.4m	15'1" x 11'1"
Kitchen/Dining Area	3.02m x 4.8m	9'10" x 15'8"
Family Area	2.7m x 3.46m	8'10" x 11'4"
Bedroom 5/Study	2.3m x 3.2m	7'6" x 10'5"
Utility Room	1.9m x 1.7m	6'2" x 5'6"
WC	1.3m x 2.7m	4'3" x 8'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.2m x 3.2m	13'9" x 10'5"
En-Suite	3.04m x 1.6m	9'11" x 5'2"
Bedroom 2	3.4m x 2.7m	11'1" x 8'10"
Bedroom 3	3.9m x 3.36m	12'9" x 11'
Bedroom 4	2.3m x 2.9m	7'6" x 9'6"
Bathroom	2.3m x 2.59m	7'6" x 8'5"

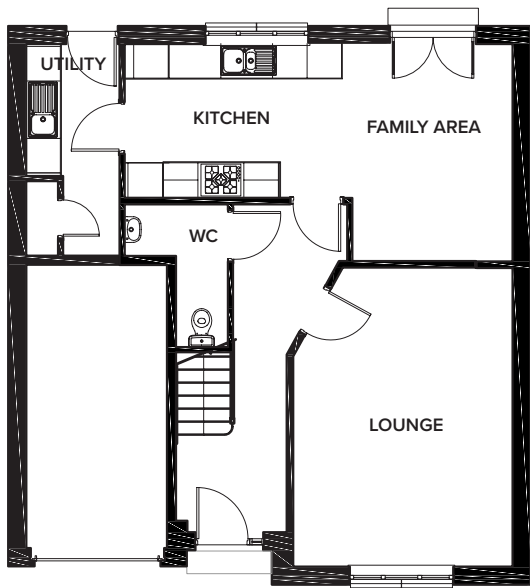
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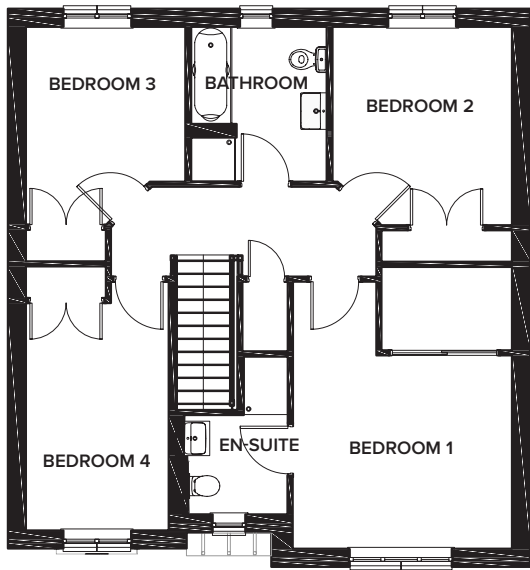


## CANTERBURY 4 BEDROOM DETACHED (137m<sup>2</sup> / 1474 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen	2.7m x 3.9m	8'10" x 12'9"
Dining/Family Area	3.8m x 2.8m	12'5" x 9'2"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	2.5m x 1.8m	8'2" x 5'10"



First Floor

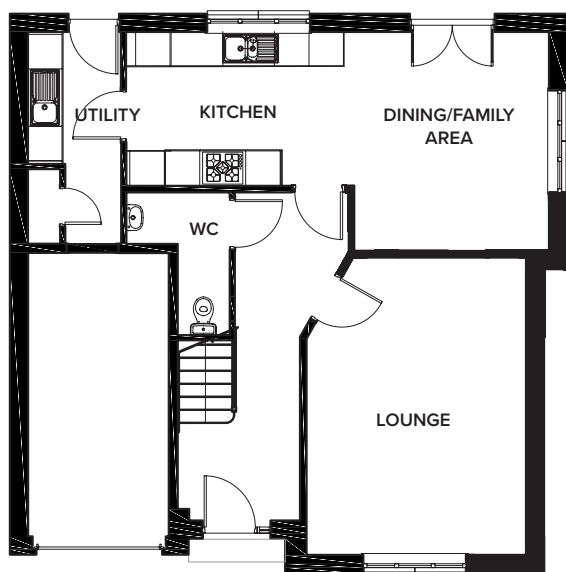
	METRIC	IMPERIAL
Bedroom 1	3.4m x 3.8m	11'1" x 12'5"
En-Suite	2.75m x 1.98m	9' x 6'5"
Bedroom 2	3.48m x 3.15m	11'5" x 10'4"
Bedroom 3	3.48m x 2.8m	11'5" x 9'2"
Bedroom 4	3.99m x 2.5m	13'1" x 8'2"
Bathroom	2.7m x 2.4m	9'10" x 7'10"

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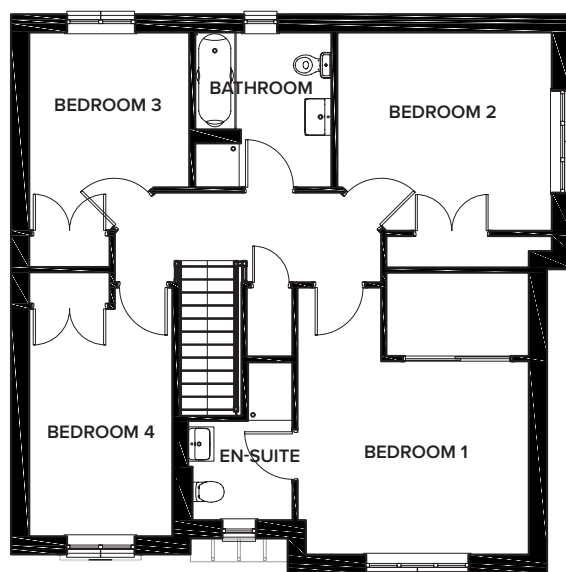


## CANTERBURY CORNER 4 BEDROOM DETACHED (143m<sup>2</sup> / 1543 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen	2.7m x 3.9m	8'10" x 12'9"
Dining/Family Area	3.8m x 3.4m	12'5" x 11'1"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	2.5m x 1.8m	8'2" x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.4m x 4m	11'1" x 13'1"
En-Suite	2.6m x 1.98m	8'6" x 6'5"
Bedroom 2	3.48m x 3.75m	11'5" x 12'3"
Bedroom 3	3.48m x 2.8m	11'5" x 9'2"
Bedroom 4	3.99m x 2.5m	13'1" x 8'2"
Bathroom	2.7m x 2.4m	9'10" x 7'10"

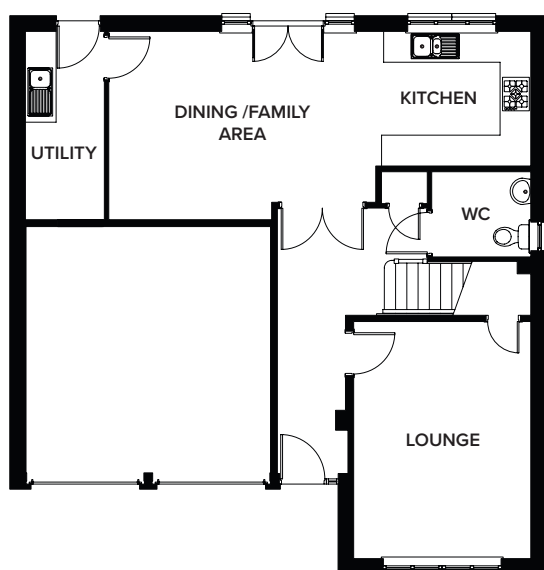
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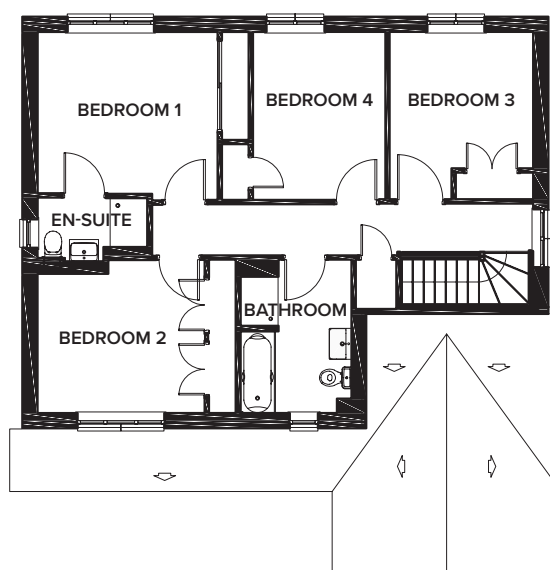


## GLADSTONE 4 BEDROOM DETACHED (144m<sup>2</sup> / 1559 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.8m x 3.6m	15'8" x 11'9"
Kitchen	2.7m x 3.56m	8'10" x 11'8"
Dining/Family Area	3.8m x 4.98m	12'5" x 16'4"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	1.7m x 2.02m	5'6" x 6'7"



First Floor

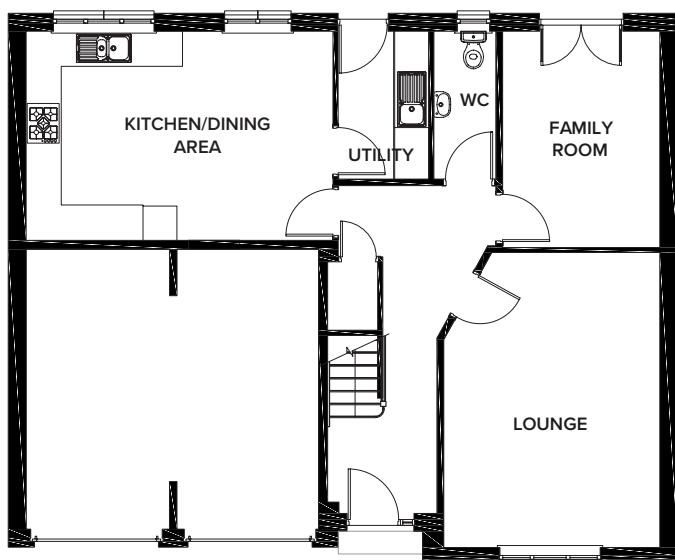
	METRIC	IMPERIAL
Bedroom 1	3.3m x 3.7m	10'9" x 12'1"
En-Suite	1.5m x 2.27m	4'11" x 7'5"
Bedroom 2	3.18m x 3.46m	10'5" x 11'4"
Bedroom 3	3.48m x 2.99m	11'5" x 9'9"
Bedroom 4	3.48m x 2.7m	11'5" x 8'10"
Bathroom	3.18m x 2.3m	10'5" x 7'6"

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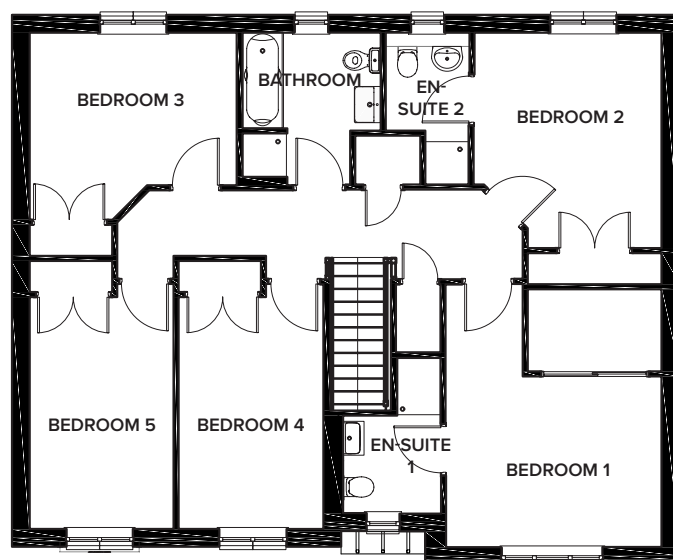


## ROXBURGH 5 BEDROOM DETACHED (169m<sup>2</sup> / 1828 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen/Dining Area	3.7m x 5.4m	12'1" x 17'8"
Family Room	3.8m x 2.8m	12'5" x 9'2"
Utility Room	2.6m x 1.6m	8'6" x 5'2"
WC	2.6m x 1.1m	8'6" x 3'7"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
En-Suite 1	2.7m x 1.9m	8'10" x 6'2"
Bedroom 2	3.8m x 3.3m	12'5" x 10'9"
En-Suite 2	2.7m x 1.5m	8'10" x 4'11"
Bedroom 3	3.3m x 3.7m	10'9" x 12'1"
Bedroom 4	4.1m x 2.57m	13'5" x 8'5"
Bedroom 5	4.1m x 2.57m	13'5" x 8'5"
Bathroom	2.7m x 2.4m	8'10" x 7'10"

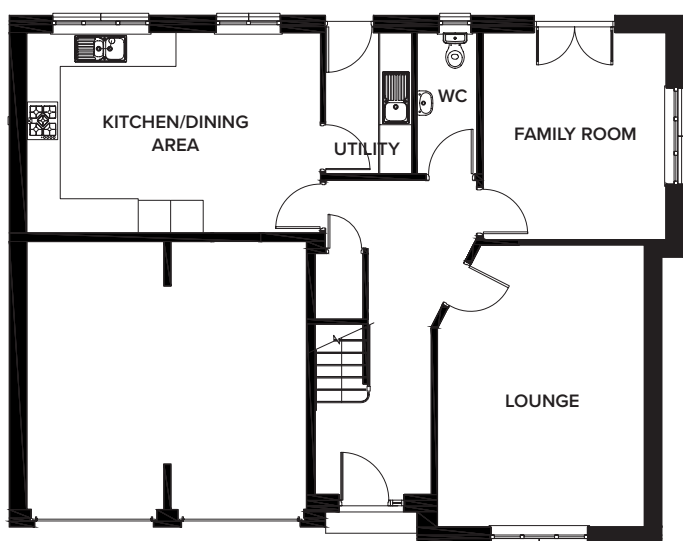
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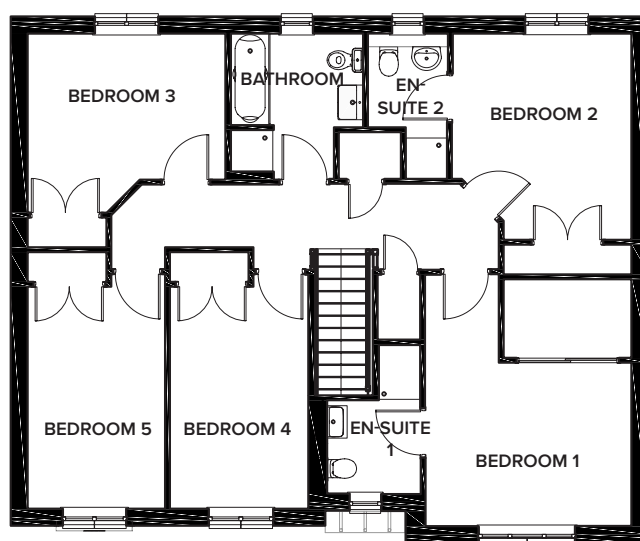


## ROXBURGH CORNER 5 BEDROOM DETACHED (175m<sup>2</sup> / 1889 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen/Dining Area	3.7m x 5.4m	12'1" x 17'8"
Family Room	3.8m x 3.4m	12'5" x 11'1"
Utility Room	2.6m x 1.6m	8'6" x 5'2"
WC	2.6m x 1.1m	8'6" x 3'7"



First Floor

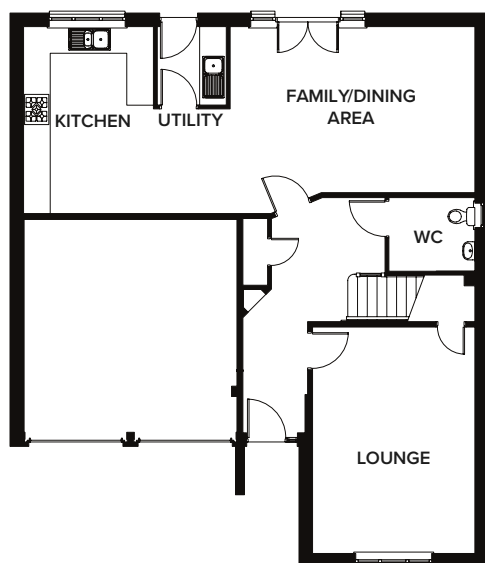
	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
En-Suite 1	2.7m x 1.98m	8'10" x 6'5"
Bedroom 2	3.48m x 3.9m	11'5" x 12'9"
En-Suite 2	2.7m x 1.5m	8'10" x 4'11"
Bedroom 3	3.3m x 3.7m	10'9" x 12'1"
Bedroom 4	4.1m x 2.57m	13'5" x 8'5"
Bedroom 5	4.1m x 2.57m	13'5" x 8'5"
Bathroom	2.7m x 2.47m	8'10" x 8'1"

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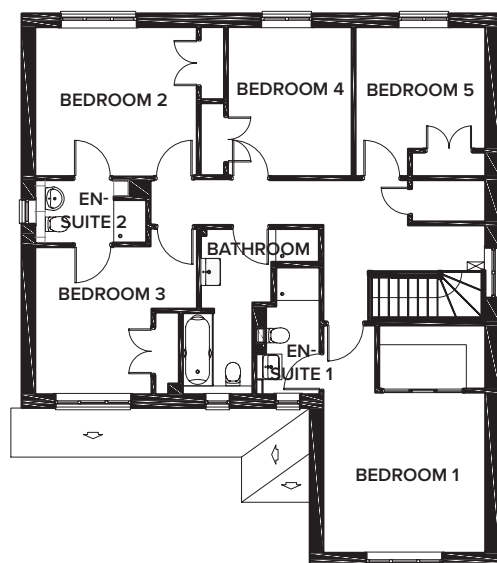


## OAKLEIGH 5 BEDROOM DETACHED (187m<sup>2</sup> / 2018 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.3m x 3.8m	17'4" x 12'5"
Kitchen	4.37m x 4.35m	14'4" x 14'3"
Dining/Family Area	3.8m x 5.7m	12'5" x 18'8"
WC	1.7m x 2m	5'6" x 6'6"
Utility Room	1.8m x 1.6m	5'10" x 5'2"



First Floor

	METRIC	IMPERIAL
Bedroom 1	5.35m x 3.8m	17'6" x 12'5"
En-Suite 1	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.5m x 3.8m	11'5" x 12'5"
En-Suite 2	1.5m x 2.6m	4'11" x 8'6"
Bedroom 3	3.45m x 3.7m	11'3" x 12'1"
Bedroom 4	3.5m x 2.9m	11'5" x 9'6"
Bedroom 5	3.5m x 3.05m	11'5" x 10'
Bathroom	3.85m x 3.15m	12'7" x 10'4"

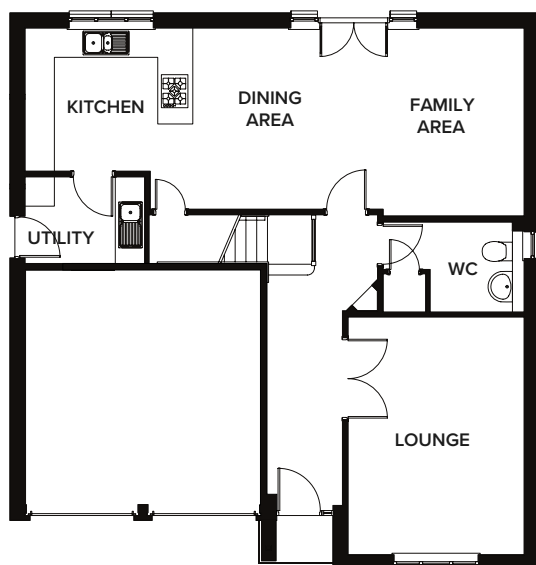
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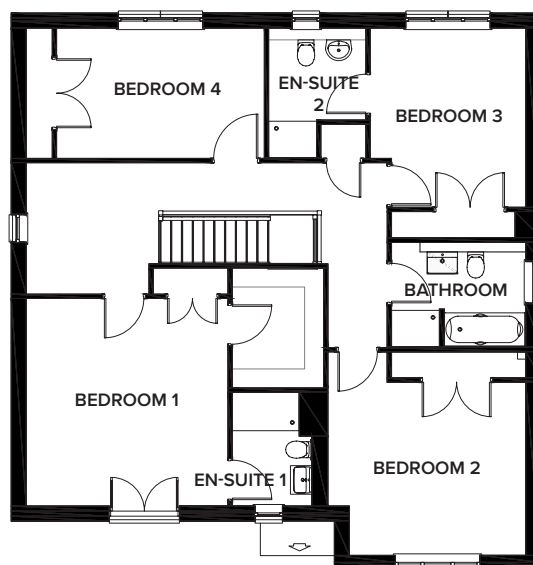


## GLENBROOK 4 BEDROOM DETACHED (194m<sup>2</sup> / 2088 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.05m x 3.7m	16'6" x 12'1"
Kitchen/Dining Area	4m x 8.28m	13'1" x 27'1"
Family Area	4m x 2.26m	13'1" x 7'4"
WC	1.9m x 3m	6'2" x 9'10"
Utility Room	1.85m x 1.8m	6' x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.39m x 4.27m	14'4" x 14'
En-Suite 1	2.4m x 1.95m	7'10" x 6'4"
Bedroom 2	4.3m x 4.19m	14'1" x 13'8"
Bedroom 3	3.8m x 3.3m	12'5" x 10'9"
En-Suite 2	2.77m x 2.07m	9'1" x 6'9"
Bedroom 4	2.7m x 4.4m	8'10" x 14'5"
Bathroom	2.25m x 2.8m	7'4" x 9'2"

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# SPECIFICATION



# ONE DALHOUSIE

## SPECIFICATION

HYWOOD	GLENELG	KENNEDY	ORMISTON	BELMONT SEMI	BELMONT	LANDSBOROUGH	BRAMPTON	CANTERBURY	CANTERBURY CNR	GLADSTONE	ROXBURGH	ROXBURGH CNR	OAKLEIGH	GLENBROOK

### INTERIOR FEATURES

Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors, with chrome designer handles, full glazed to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full glazed double doors kitchen to hall														
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sliding timber style wardrobe door to bedroom 1					✓	✓	✓	✓	✓	✓	✓	✓	✓	
Sliding timber style wardrobe door to bedroom 3		✓		✓										

### KITCHEN

Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome under unit lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome sockets and switches to kitchen along with one twin USB charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	✓								
5 burner gas hob							✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Stainless steel island chimney hood														✓
Single oven	✓	✓	✓	✓	✓	✓	✓							
Double oven							✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### HEAT & ELECTRICS

Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge, bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study							✓	✓	✓	✓	✓	✓	✓	✓
BT Openreach including superfast broadband, with CAT 5 cable to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging provision to all houses with drives, connection and commissioning by client EV contractor			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators							✓			✓	✓	✓	✓	✓
Pressurised hot water cylinder							✓			✓	✓	✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power supply to the garage					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wireless operated door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



	HYWOOD	GLENELG	KENNEDY	ORMISTON	BELMONT SEMI	BELMONT	LANDSBOROUGH	BRAMPTON	CANTERBURY	CANTERBURY CNR	GLADSTONE	ROXBURGH	ROXBURGH CNR	OAKLEIGH	GLENBROOK

## BATHROOMS & WC

Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled chrome bar mixer shower over bath	✓	✓													
Electric shower to bathroom (shower tray)							✓		✓	✓					
Thermostatically controlled chrome bar mixershower valve to bathroom (shower tray)								✓			✓	✓	✓	✓	✓
Thermostatically controlled chrome bar mixer shower valve with large deluge head and separate hand shower to en-suite 1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower to en-suite 2												✓	✓	✓	✓
Half height tiling to sink wall only in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled bulk head in bathroom		✓	✓	✓				✓							
Tiled bulk head in en-suite 1				✓	✓	✓	✓								
Tiled bulk head in en-suite 2												✓	✓	✓	✓
Wall hung wash hand basin with storage in bathroom					✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Wall hung wash hand basin with storagewith additional wall mount storage unit in en-suite 1								✓	✓	✓	✓	✓	✓	✓	✓
White ceiling down lights to bathrooms and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal standard contemporary 'Cube' bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to bathroom	✓	✓													
Shaver socket to en-suite			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome vertical towel rails to en-suite 1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## EXTERIOR & GARDEN

Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8 metre timber fence to rear garden including timber gate to side path	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front and rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Designated parking provision	✓	✓		✓											
Block paved driveways			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## GOOD TO KNOW

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## ONE DALHOUSIE

BONNYRIGG

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