



# Hawthorn Gardens

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three, four  
and five bedroom homes nestled in the town of  
South Queensferry.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Hawthorn Gardens

If you love a location that is rich in local history and has a good range of local amenities, Hawthorn Gardens is the perfect place for you. The area has all the sense of community you could ask for, yet Edinburgh is easily accessible. There is an excellent selection of nursery, primary and secondary schools all within easy reach, making Hawthorn Gardens a great choice for families.





# Love village life

Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So, it's good to know that Hawthorn Gardens has fantastic road links. The Queensferry Crossing and the M90 are nearby, which is perfect for buyers who need to commute to Edinburgh, Fife and beyond. Dalmeny train station is a short drive from the development and can take you into Edinburgh city centre in around 20 minutes. For those who wish to travel further afield, Edinburgh International Airport is within easy reach from the development offering travel destinations across the world.

Forth Railway Bridge



Hopetoun House



Deep Sea World

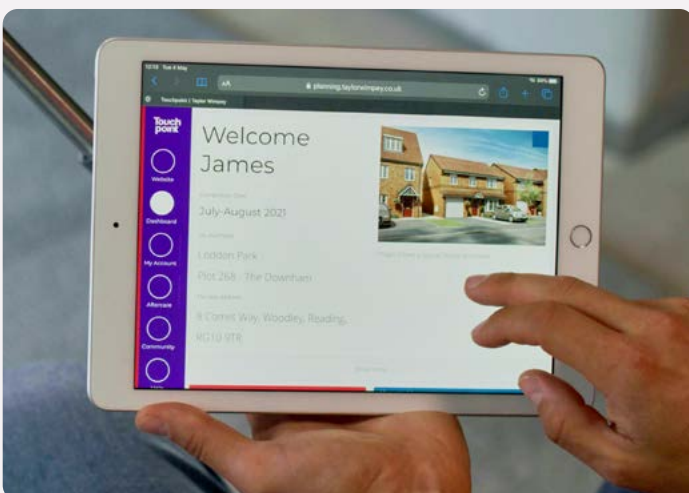


# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.



# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchens

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

## Bathrooms, en suites, utility and cloakrooms

Debba white free-standing sanitary ware	✓
Chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)	✓
Thermostatic shower with shower curtain and full height tiling on the shower wall dropping to 3 tiles halfway along * (house type specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓

## Central heating/hot water system

Gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

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

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# Specification of our houses

## Finishing Touches

White emulsion to walls	✓
Flat white finish to ceilings	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Ground floor concrete finish (no latex or screed)	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

## External Features

Solar panels	✓
PVCu fascia and soffit	✓
Electric Charging Points* (Plot/House type Specific)	✓
Front Outdoor Light with PIR	✓
Chrome door furniture	✓

## Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓

## Gardens, Paths and Drives

Turf to front garden (plot specific)	✓
Fencing as boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓
Monoblock Driveway	✓

## NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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# Our homes





# The Andrew

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



## GROUND 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"



## FIRST FLOOR

### 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025



# The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.58m x 2.98m      15' 0" x 9' 9"

### Living Room

4.63m x 3.17m      15' 2" x 10' 5"

### WC

1.82m x 1.10m      6' 0" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.33m x 3.21m      10' 11" x 10' 6"

### Bedroom 2

2.61m x 3.03m      8' 7" x 9' 11"

### Bedroom 3

1.94m x 3.03m      6' 4" x 9' 11"

### Bathroom

1.83m x 1.99m      6' 0" x 6' 6"

### En suite

1.83m x 2.43m      6' 0" x 8' 0"

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# The Bryce

3 BEDROOM HOME, TOTAL 872sq ft / 81m<sup>2</sup>



## GROUND FLOOR

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

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"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Chalmers

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



## 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"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Douglas

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



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

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 <sup>(max)</sup>

2.83m x 3.72m 9' 3" x 12' 3"

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

3.66m x 2.36m 12' 0" x 7' 9"

### Bedroom 4 <sup>(max)</sup>

3.04m x 3.19m 10' 0" x 10' 6"

### Bathroom

2.54m x 1.60m 8' 3" x 5' 3"

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

2.08m x 1.65m 6' 10" x 5' 4"

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# The Dunlop

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



## 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"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

2.34m x 4.92m      7' 8" x 16' 2"

### Living Room

4.77m x 3.69m      15' 8" x 12' 2"

### Dining Room

2.34m x 2.99m      7' 8" x 9' 10"

### WC

2.34m x 1.10m      7' 8" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.41m x 3.89m      11' 2" x 12' 9"

### Bedroom 2 (max)

2.60m x 4.45m      8' 7" x 14' 7"

### Bedroom 3 (max)

2.74m x 3.94m      9' 0" x 12' 11"

### Bedroom 4

2.37m x 3.32m      7' 9" x 10' 11"

### Bathroom (over bath)

1.97m x 2.07m      6' 6" x 6' 10"

### En suite (over shower)

2.37m x 1.89m      7' 9" x 6' 3"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Geddes

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



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

3.78m x 3.89m      12' 5" x 13' 1"

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

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<sup>(max)</sup>

2.25m x 2.34m      7' 5" x 7' 8"

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

2.10m x 1.81m      6' 11" x 5' 11"

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

2.65m x 1.73m      8' 8" x 5' 8"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Hume

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



## GROUND FLOOR

### Kitchen/Breakfast Area

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

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

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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025



# The Maxwell

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



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 10' 1"

### Living Room

4.20m x 4.44m      13' 9" x 14' 7"

### WC

1.78m x 1.12m      5' 11" x 3' 7"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m      7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m      5' 5" x 8' 11"

• Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Monroe

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



## GROUND FLOOR

### Kitchen/Breakfast Area

6.27m × 3.07m      20' 7" × 10' 1"

### Living Room (into bay window)

3.76m × 6.67m      12' 4" × 20' 5"

### Dining Room

3.08m × 3.00m      10' 2" × 9' 10"

### Utility

1.72m × 1.82m      5' 8" × 6' 0"

### WC

1.11m × 1.85m      3' 8" × 6' 1"



## FIRST FLOOR

### Bedroom 1 (excl. changing)

3.80m × 3.42m      12' 6" × 11' 3"

### Bedroom 2

3.22m × 3.12m      10' 9" × 10' 3"

### Bedroom 3 (max)

2.63m × 2.94m      8' 8" × 9' 8"

### Bedroom 4

3.32m × 2.41m      10' 11" × 7' 11"

### Bathroom (over bath & shower)

2.65m × 2.71m      8' 8" × 8' 11"

### En suite 1 (over shower)

2.50m × 1.43m      8' 3" × 4' 8"

### En suite 2 (over shower)

1.22m × 2.72m      4' 0" × 8' 11"

• Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Stewart

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



## GROUND FLOOR

### Kitchen

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

### Living Room

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

### Dining Room

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

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

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

### WC

2.83m x 1.16m 9' 4" x 3' 10"



## FIRST FLOOR

### Bedroom 1

3.95m x 3.96m 13' 0" x 13' 0"

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

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

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

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

### Bedroom 4

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

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

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

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

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

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

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

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025



# The Wallace

5 BEDROOM HOME, TOTAL 1704SQ FT / 158.3M<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

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

### Living Room

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

### Dining Room

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

### Utility

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

### WC

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



## FIRST FLOOR

### Bedroom 1

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

### Bedroom 2 (max)

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

### Bedroom 3 (max)

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

### Bedroom 4 (max)

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

### Bedroom 5

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

### Bathroom (over bath & shower)

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

### En suite 1 (over shower)

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

### En suite 2 (over shower)

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

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Kennedy

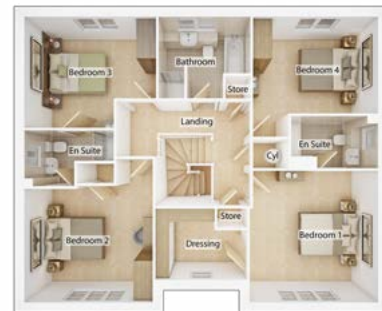
## with Garden Room

4 BEDROOM HOME, TOTAL 1965 sq ft / 182.6m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>		
4.17m x 3.4m	13' 6" x 11' 2"	
<b>Lounge</b>		
3.86m x 5.84m	12' 8" x 19' 2"	
<b>Dining Room</b>		
4.6m x 3.4m	15' 1" x 11' 2"	
<b>Garden Room</b>		
4.31m x 5.18m	14' 2" x 17' 0"	



### FIRST FLOOR

<b>Bedroom 1</b>			<b>Bathroom</b>		
3.85m x 3.95m	12' 8" x 13' 0"		2.76m x 2.46m	9' 1" x 8' 1"	
<b>Bedroom 2</b>			<b>En suite 1</b>		
3.85m x 4.32m	12' 8" x 14' 2"		2.61m x 1.58m	8' 7" x 5' 2"	
<b>Bedroom 3</b>			<b>En suite 2</b>		
3.95m x 3.34m	13' 0" x 11' 0"		2.69m x 1.69m	8' 10" x 5' 6"	
<b>Bedroom 4</b>					
3.75m x 2.91m	12' 4" x 9' 6"				

\* 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Gordon

4 BEDROOM HOME, TOTAL 2000 sq ft / 186m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	5.86m x 3.65m	19' 3" x 12' 0"
<b>Lounge</b>	4.63m x 5.55m	15' 2" x 18' 2"
<b>Dining Room</b>	3.69m x 4.52m	12' 1" x 14' 8"
<b>Study</b>	3.52m x 3.26m	11' 7" x 10' 8"



## FIRST FLOOR

<b>Bedroom 1</b>	3.36m x 4.82m	14' 7" x 15' 8"
<b>Bedroom 2</b>	3.30m x 3.57m	10' 10" x 11' 9"
<b>Bedroom 3</b>	3.48m x 3.38m	11' 5" x 11' 1"
<b>Bedroom 4</b>	3.45m x 3.15m	11' 4" x 10' 4"
<b>Bathroom</b>	3.83m x 2.03m	12' 7" x 6' 8"
<b>En suite 1</b>	2.54m x 1.86m	8' 4" x 6' 1"
<b>En suite 2</b>	2.22m x 1.76m	7' 2" x 5' 9"

• 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025



# The Gordon

## with Garden Room

4 BEDROOM HOME, TOTAL 2239 sq ft / 208m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	5.86m x 3.65m	19' 3" x 12' 0"
<b>Lounge</b>	4.63m x 5.54m	15' 2" x 18' 2"
<b>Dining Room</b>	3.69m x 3.74m	12' 1" x 12' 4"
<b>Study</b>	3.52m x 3.26m	11' 7" x 10' 8"
<b>Garden Room</b>	4.31m x 5.16m	14' 2" x 16' 11"



### FIRST FLOOR

<b>Bedroom 1</b>	3.36m x 4.82m	14' 7" x 15' 8"
<b>Bedroom 2</b>	3.30m x 3.57m	10' 10" x 11' 9"
<b>Bedroom 3</b>	3.48m x 3.38m	11' 5" x 11' 1"
<b>Bedroom 4</b>	3.45m x 3.15m	11' 4" x 10' 4"
<b>Bathroom</b>	3.83m x 2.03m	12' 7" x 6' 8"
<b>En suite 1</b>	2.54m x 1.86m	8' 4" x 6' 1"
<b>En suite 2</b>	2.22m x 1.76m	7' 2" x 5' 9"

\* 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025





# The Cameron

5 BEDROOM HOME, TOTAL 1851 sq ft / 172m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	
3.14m x 6.30m	10' 4" x 20' 8"
<b>Lounge</b>	
3.50m x 6.11m	11' 6" x 20' 1"
<b>Dining Room</b>	
3.40m x 3.17m	11' 2" x 10' 4"
<b>Double Garage</b>	
4.88m x 5.15m	16' 0" x 16' 8"



## FIRST FLOOR

<b>Bedroom 1</b>	4.88m x 4.00m	16' 0" x 13' 1"	<b>Bedroom 5</b>	3.19m x 2.81m	10' 5" x 9' 3"
<b>Bedroom 2</b>	2.88m x 4.01m	9' 4" x 13' 2"	<b>Bathroom</b>	2.01m x 2.36m	6' 7" x 7' 7"
<b>Bedroom 3</b>	3.40m x 3.23m	11' 2" x 10' 7"	<b>En suite 1</b>	1.66m x 2.14m	5' 6" x 7' 0"
<b>Bedroom 4</b>	3.17m x 3.23m	10' 4" x 10' 7"	<b>En suite 2</b>	2.01m x 1.46m	6' 7" x 4' 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14137 / January 2025



# The Cameron

## with Garden Room

5 BEDROOM HOME, TOTAL 2089 sq ft / 194.1m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	3.14m x 6.30m	10' 4" x 20' 8"
<b>Lounge</b>	3.50m x 6.11m	11' 6" x 20' 1"
<b>Dining Room</b>	3.41m x 3.17m	11' 2" x 10' 6"
<b>Garden Room</b>	4.31m x 5.00m	14' 2" x 16' 4"
<b>Double Garage</b>	4.86m x 5.15m	15' 11" x 16' 8"



### FIRST FLOOR

<b>Bedroom 1</b>	4.88m x 4.00m	16' 0" x 13' 1"
<b>Bedroom 2</b>	2.88m x 4.01m	9' 4" x 13' 2"
<b>Bedroom 3</b>	3.40m x 3.23m	11' 2" x 10' 7"
<b>Bedroom 4</b>	3.17m x 3.23m	10' 4" x 10' 7"
<b>Bedroom 5</b>	3.19m x 2.81m	10' 5" x 9' 3"
<b>Bathroom</b>	2.01m x 2.36m	6' 7" x 7' 7"
<b>En suite 1</b>	1.66m x 2.14m	5' 4" x 7' 0"
<b>En suite 2</b>	2.01m x 1.46m	6' 7" x 4' 10"

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