



Sinclair Gardens

ROSLIN, MIDLOTHIAN

A beautiful collection of two, three, four and five bedroom homes nestled in the village of Roslin, Midlothian.

Taylor
Wimpey

Contents



Welcome to Sinclair Gardens

If you love a location that offers a good range of local amenities and is rich in local history, Sinclair Gardens is the perfect place for you. The area has all the sense of community you could ask for and Edinburgh is also within easy reach.

There is a fantastic choice of nursery, primary and secondary schools all easily accessible from Sinclair Gardens, which is ideal for growing 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 Sinclair Gardens has great transport links. The development has easy access to the Edinburgh City Bypass, and the A701 or A702 are handy travel routes into the city centre, which is perfect for buyers who need to commute. An excellent bus service also operates across the area, which makes getting into Edinburgh a breeze.

Pentland Hills



Pentland Hills



Rosslyn Chapel



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 dark and light 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. 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 Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. 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 Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

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



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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	✓
Singleor 1.5 bowl stainless steel insert sink c/w mixer taps* (House type specific.)	✓
Single oven*	✓
Integrated Pull Out Hood with Filter	✓
Stainless steel splashback	✓
Utility with 'Symphony' base unit and work top choices from our 'Standard Range'	✓
Soft close doors	✓

Bathrooms, en suites, utility and cloakrooms

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 half way along <small>*Not including Chalmers or Boswell house types (only in properties without en-suite)</small>	✓
Full-height tiling to shower enclosure and splashback to basin in the en suite	✓
Shower tray and 'Roman' Chrome finish glass shower door in the en suite	✓

Central heating/hot water system

Fully programmable 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)	✓
CAT 5E Data Cabling	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

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Specification of our houses

Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	*
Half height tiling to walls around bath area (only in all main bathrooms)	*

External Features

Smooth finish buff concrete slabs to pathways and patios	✓
Front and rear outdoor light with PIR	✓
External tap outside kitchen of property	✓

Security and Safety

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

Gardens, Paths and Drives

Front garden turfed	✓
Topsoil rotavated rear garden	✓
Fencing at boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓

NHBC 10-year Warranty

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

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

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Our homes





The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m²



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. RB14626 / November 2024



The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m²



GROUND FLOOR

Kitchen (max)

2.39m x 2.77m 7' 10" x 9' 1"

Living Room/Dining Area (max)

4.58m x 4.10m 15' 0" x 13' 5"

WC

2.39m x 1.17m 7' 10" x 3' 10"



FIRST FLOOR

Bedroom 1 (max)

4.58m x 3.64m 15' 0" x 11' 11"

Bedroom 2 (max)

2.59m x 3.33m 8' 6" x 10' 11"

Bedroom 3 (max)

1.92m x 3.33m 6' 4" x 10' 11"

Bathroom (over bath)

1.81m x 2.00m 5' 11" x 6' 7"

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The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m²



GROUND FLOOR

Kitchen (max)

2.68m x 3.56m 8' 10" x 11' 8"

Living Room/Dining Area

3.87m x 5.47m 12' 9" x 18' 0"

WC (max)

1.73m x 2.13m 5' 8" x 7' 0"



FIRST FLOOR

Bedroom 1

3.55m x 3.65m 11' 8" x 12' 0"

Bedroom 2

3.04m x 3.65m 10' 0" x 12' 0"

Bedroom 3 (max)

3.76m x 3.05m 12' 4" x 10' 0"

Bathroom (over bath)

2.83m x 2.03m 9' 4" x 6' 8"

En suite (over shower)

2.44m x 1.84m 8' 0" x 6' 1"

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The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m²



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"

*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. RB14626 / November 2024



The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m²



GROUND FLOOR

Kitchen

3.07m x 3.80m 10' 1" x 12' 6"

Living Room

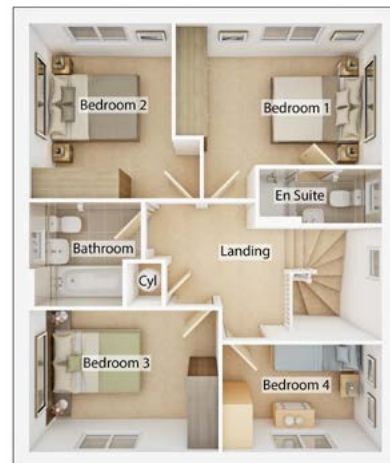
3.44m x 4.99m 11' 3" x 16' 4"

Dining Room

3.72m x 3.11m 12' 2" x 10' 3"

WC

1.86m x 1.16m 6' 1" x 3' 10"



FIRST FLOOR

Bedroom 1

3.97m x 2.72m 13' 0" x 8' 11"

Bedroom 2

2.74m x 3.36m 9' 0" x 11' 0"

Bedroom 3

3.65m x 2.72m 12' 0" x 8' 11"

Bedroom 4

3.07m x 2.06m 10' 1" x 6' 9"

Bathroom

2.15m x 2.02m 7' 1" x 6' 7"

En suite

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

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The Dunlop

4 BEDROOM HOME, TOTAL 1242sq ft / 115.4m²



GROUND FLOOR

Kitchen/Dining Area

5.06m x 2.91m 16' 7" x 9' 6"

Living Room

3.12m x 4.15m 10' 3" x 13' 7"

WC

1.18m x 1.86m 3' 10" x 6' 1"

FIRST FLOOR

Bedroom 2

3.00m x 3.13m 9' 10" x 10' 3"

Bedroom 3

2.60m x 3.11m 8' 6" x 10' 3"

Bedroom 4

2.44m x 3.11m 8' 0" x 10' 3"

Bathroom

2.05m x 2.11m 6' 9" x 6' 11"

SECOND FLOOR

Bedroom 1

3.98m x 3.30m 13' 1" x 10' 10"

En suite

2.20m x 1.89m 7' 2" x 6' 2"

Dressing Room

1.89m x 1.52m 6' 2" x 5' 0"

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The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.3m²



GROUND FLOOR

Kitchen/Breakfast Area

2.34m × 4.92m 7' 8" × 16' 2"

Living Room

4.77m × 3.69m 15' 8" × 12' 2"

Dining Room

2.34m × 2.99m 7' 8" × 9' 10"

WC

2.34m × 1.10m 7' 8" × 3' 7"



FIRST FLOOR

Bedroom 1

3.41m × 3.89m 11' 2" × 12' 9"

Bedroom 2 (max)

2.60m × 4.45m 8' 7" × 14' 7"

Bedroom 3 (max)

2.74m × 3.94m 9' 0" × 12' 11"

Bedroom 4

2.37m × 3.32m 7' 9" × 10' 11"

Bathroom (over bath)

1.97m × 2.07m 6' 6" × 6' 10"

En suite (over shower)

2.37m × 1.89m 7' 9" × 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. RB14626 / November 2024



The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m²



GROUND FLOOR

Kitchen/Dining Area

8.02m × 2.66m 26' 4" × 8' 9"

Living Room

3.17m × 5.24m 10' 5" × 17' 2"

WC

2.03m × 1.10m 6' 8" × 3' 6"



FIRST FLOOR

Bedroom 1

4.28m × 3.09m 14' 0" × 10' 1"

Bedroom 2

3.18m × 3.58m 10' 5" × 11' 9"

Bedroom 3

3.68m × 2.89m 12' 1" × 9' 6"

Bedroom 4

2.58m × 2.79m 8' 5" × 9' 2"

Bathroom

2.58m × 2.20m 8' 5" × 7' 3"

En suite

2.43m × 1.58m 8' 0" × 5' 2"

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The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m²



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)

2.10m x 1.81m 6' 11" x 5' 11"

En suite 2^(over shower)

2.65m x 1.73m 8' 8" x 5' 8"

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The Hume

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m²



GROUND FLOOR

Kitchen/Breakfast Area

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

Living Room ^(max)

4.28m x 4.15m 14' 1" x 13' 8"

Dining Room

3.04m x 3.63m 10' 0" x 11' 11"

Study

2.81m x 3.12m 9' 3" x 10' 3"

WC

1.12m x 2.15m 3' 8" x 7' 1"



FIRST FLOOR

Bedroom 1

3.50m x 4.30m 11' 6" x 14' 1"

Bedroom 2

4.04m x 3.53m 13' 3" x 11' 7"

Bedroom 3

3.08m x 2.92m 10' 1" x 9' 7"

Bedroom 4

3.05m x 2.73m 10' 0" x 9' 0"

Bathroom

1.95m x 2.10m 6' 5" x 6' 11"

En suite 1

1.66m x 2.48m 5' 5" x 8' 2"

En suite 2

1.93m x 2.38m 6' 4" x 7' 10"

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The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m²



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. RB14626 / November 2024



The Monro

4 BEDROOM HOME, TOTAL 1536sq ft / 142.6m²



GROUND FLOOR

Kitchen/Breakfast Area

6.27m x 3.07m 20' 7" x 10' 1"

Living Room (into bay window)

3.76m x 6.67m 12' 4" x 20' 5"

Dining Room

3.08m x 3.00m 10' 2" x 9' 10"

Utility

1.72m x 1.82m 5' 8" x 6' 0"

WC

1.11m x 1.85m 3' 8" x 6' 1"



FIRST FLOOR

Bedroom 1 (excl. changing)

3.80m x 3.42m 12' 6" x 11' 3"

Bedroom 2

3.22m x 3.12m 10' 9" x 10' 3"

Bedroom 3 (max)

2.63m x 2.93m 8' 8" x 9' 8"

Bedroom 4

3.32m x 2.41m 10' 11" x 7' 11"

Bathroom (over bath & shower)

2.65m x 2.71m 8' 8" x 8' 11"

En suite 1 (over shower)

2.50m x 1.43m 8' 3" x 4' 8"

En suite 2 (over shower)

1.22m x 2.72m 4' 0" x 8' 11"

*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. RB14626 / November 2024



The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M²



GROUND FLOOR

Kitchen	3.93m × 3.90m	12' 11" × 12' 10"
Living Room	4.87m × 3.90m	16' 0" × 12' 10"
Dining Room	3.41m × 2.88m	11' 2" × 9' 5"
Utility ^(max)	2.83m × 2.09m	9' 4" × 6' 11"
WC	2.83m × 1.16m	9' 4" × 3' 10"



FIRST FLOOR

Bedroom 1	3.95m × 3.96m	13' 0" × 13' 0"
Bedroom 2 ^(max)	3.95m × 3.50m	13' 0" × 11' 6"
Bedroom 3 ^(max)	3.59m × 3.95m	11' 10" × 13' 0"
Bedroom 4	3.41m × 2.88m	11' 2" × 9' 5"
Bathroom ^(over bath & shower)	3.59m × 1.91m	11' 0" × 6' 3"
En suite 1 ^(over shower)	2.51m × 1.52m	8' 3" × 5' 0"
En suite 2 ^(over shower)	1.84m × 2.16m	6' 1" × 7' 1"

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The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m²



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"

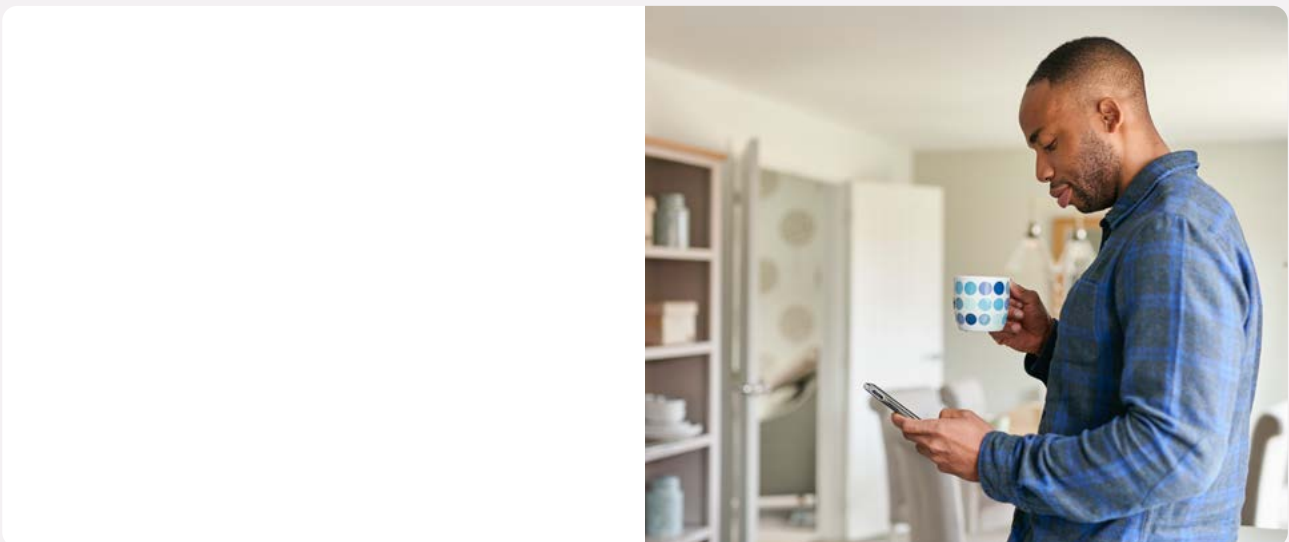
En suite 2 (over shower)

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

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