



# Persimmon

Together, we make your home



## Burgh Gate

Musselburgh • East Lothian



Persimmon

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building excellence, find out more about us on page 4"**



## **5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.





Burgh Gate

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 36](#)



## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



## “Building sustainable homes and community hubs”

### Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible Homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



### Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



### 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



### Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 38







With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1.



2.



3.

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.



5.



6.

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.



8.



9.

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**

**Part Exchange**  
Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.




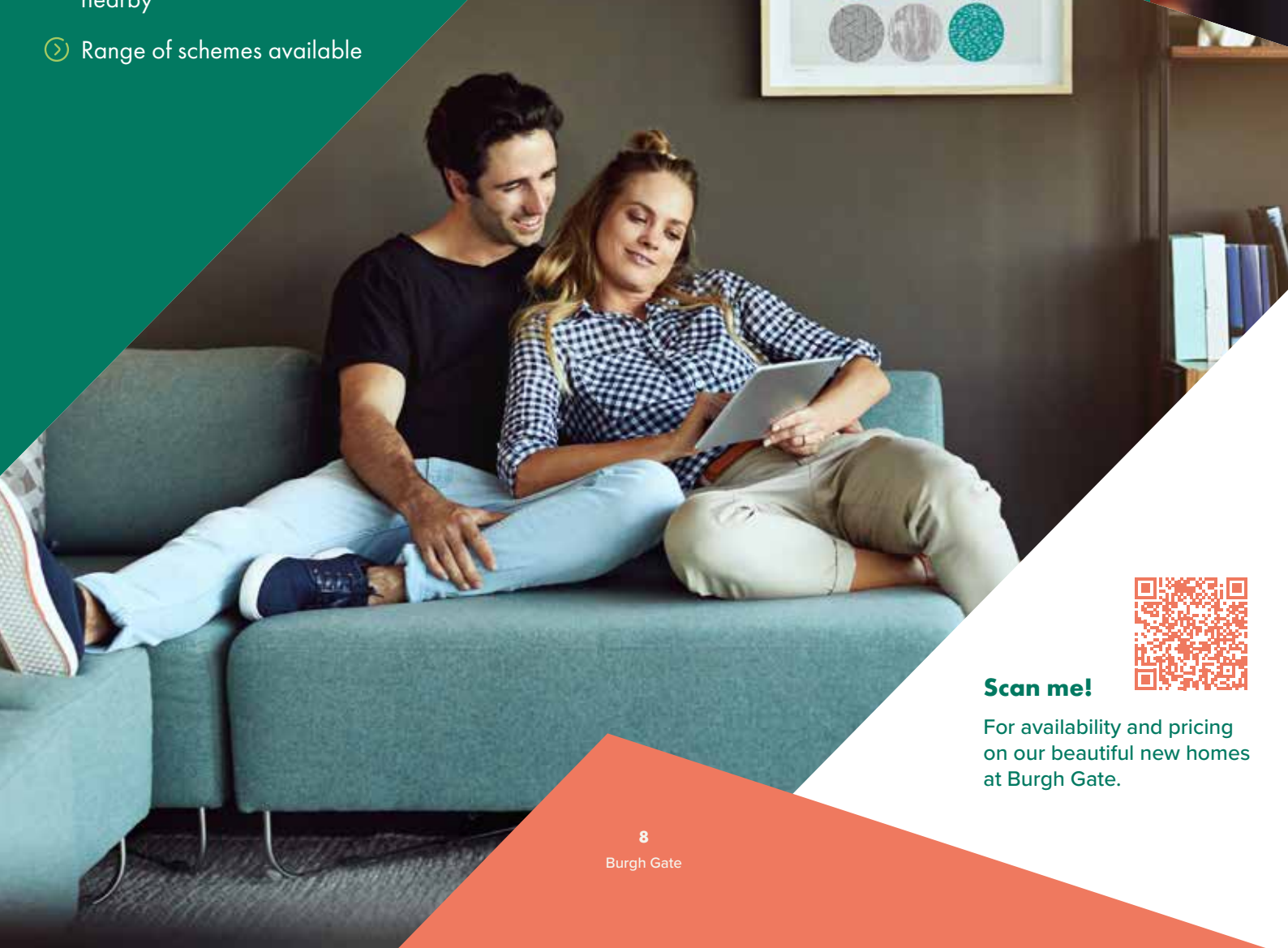
**HOME  
CHANGE**

**Home Change**  
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY  
BIRD**

**Early Bird**  
If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.

- 
- 
- Choice of 2-bedroom apartments and 2, 3 & 4-bedroom houses
  - Situated on the outskirts of Musselburgh with easy access by train and road to Edinburgh
  - Plenty of local amenities nearby
  - Range of schemes available



**Scan me!**

For availability and pricing  
on our beautiful new homes  
at Burgh Gate.





Musselburgh • East Lothian

## Burgh Gate

Featuring a selection of two-bedroom apartments and two, three and four-bedroom houses, with excellent transport links to Edinburgh, Burgh Gate offers something for everyone; whether you're a young professional, a downsizer, or a family looking for more space.

Burgh Gate is conveniently close to Edinburgh's city centre, which is renowned as being one of the best shopping venues in Scotland, and this, along with its fascinating history makes it such a popular destination. The city has a wealth of historic places to visit such as the majestic castle and Holyrood Park, where the famous Arthur's Seat is located. Princes Street Gardens offers a quiet walk in the heart of the city.

### Good choice of local shops

There are plenty of places to shop in Musselburgh. In the town, you'll find several independent shops as well as a Tesco Extra, Aldi and Lidl for your weekly shops. Of course, if you're looking for even more choice, you're just a stone's throw away from Edinburgh.

### Leisure on your doorstep

There's a selection of leisure facilities on your doorstep including Musselburgh Sports Centre, Pure Gym and Dalkeith Country Park. Living at Burgh Gate means you'll get to enjoy nearby Portobello beach as well as several other beaches in East Lothian. You'll also be close to Fort Kinnaird retail park with a variety of shopping and leisure facilities including restaurants and a cinema.

Burgh Gate offers a great selection of local schools. For juniors, there are Stonyhill and Loretto RC primary schools. Loretto also offers higher education as does Musselburgh Grammar School. For further education, there's Edinburgh College and Queen Margaret University.

Transport links are also exceptional with Musselburgh train station within walking distance, plus easy access to the A1 into Edinburgh and good local bus links.

## EXPLORE

Start exploring ...

Leith  
**6.4 miles**

Edinburgh  
**6.7 miles**

Livingston  
**22.7 miles**

Falkirk  
**34.0 miles**



Burgh Gate  
(Phase 1)

# Our homes

## 2 bedroom

 **The Portree**

## 3 bedroom

 **The Newmore**

 **The Newton**

 **The Fortrose**

 **The Bothwell**

 **The Brodick**

 **The Kearn**

 **The Elgin**

## 4 bedroom

 **The Crammond**

 **The Thurso**

 **The Leith**

 **The Ettrick**

 **The Balerno**

---

 **Affordable housing**

Future  
Development



Future  
Development



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.





Burgh Gate  
(Phase 2)

# Our homes

## 1-2 bedroom



**The Apartments**

## 2 bedroom



**The Portree**

## 3 bedroom



**The Newmore**



**The Brodick**



**The Elgin**



**The Bothwell**

## 4 bedroom



**The Crammond**



**The Etrick**



**The Thurso**



**Affordable housing**



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Burgh Gate  
(Phase 3)

# Our homes

## 2 bedroom

 The Portree

## 3 bedroom

 The Newmore

 The Newton

 The Fortrose

 The Brodick

 The Kearn

 The Elgin

 The Bothwell

## 4 bedroom

 The Leith

 The Ettrick

 The Balerno

 The Thurso

 The Thornton

 Affordable housing







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## Burgh Gate Phase 4

### Our homes

#### 2 bedroom

 **The Apartments**

 **The Portree**

#### 3 bedroom

 **The Newmore**

 **The Newton**

 **The Fortrose**

 **The Brodick**

 **The Kearn**

 **The Elgin**

#### 4 bedroom

 **The Bothwell**

 **The Leith**

 **The Balerno**

 **The Thurso**

 **The Thornton**

 **Affordable Housing**



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# Burgh Gate

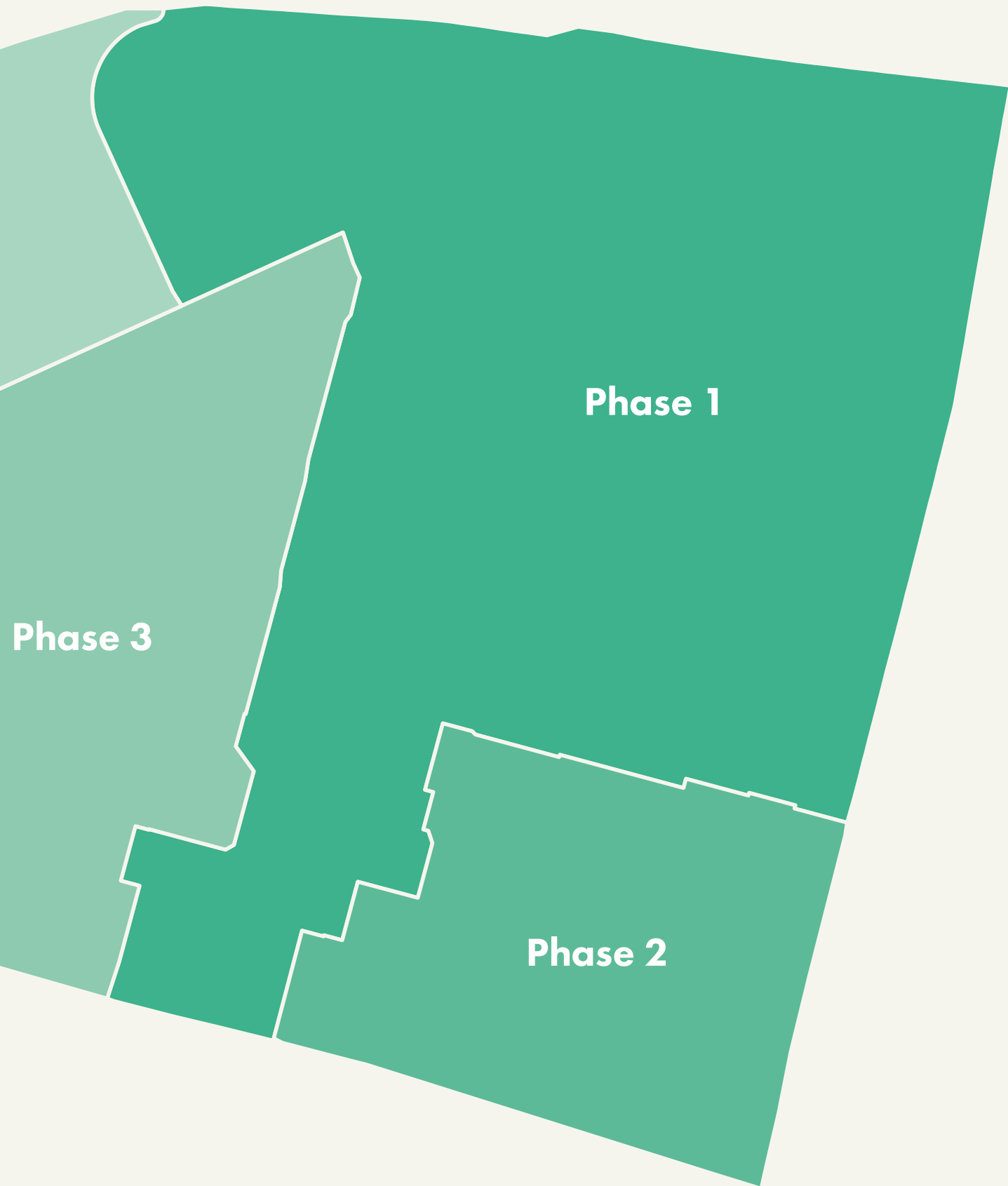
## Master Plan



Phase 4



**Persimmon**  
Together, we make your home



**Phase 1**

**Phase 2**

**Phase 3**

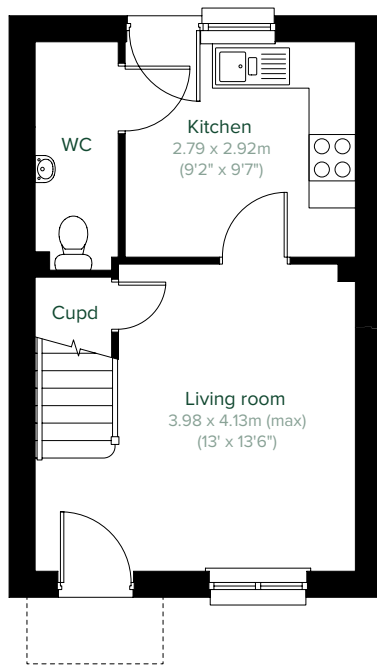


2 bedroom home

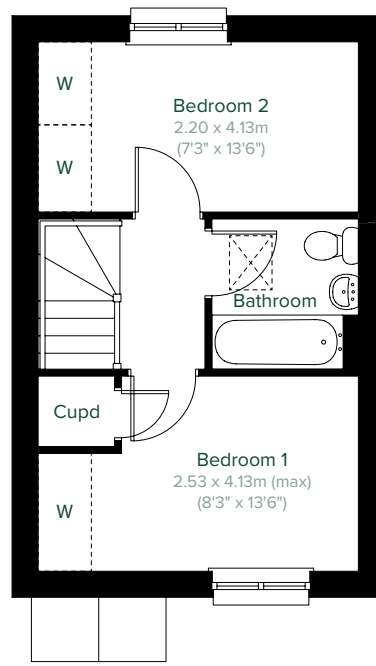
# The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, family bathroom and a good-sized lounge. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

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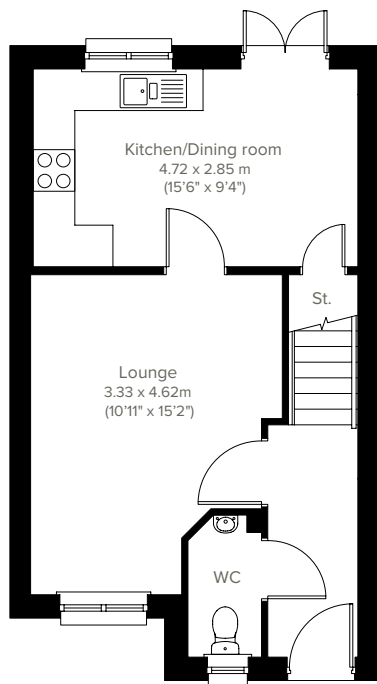


# The Newmore

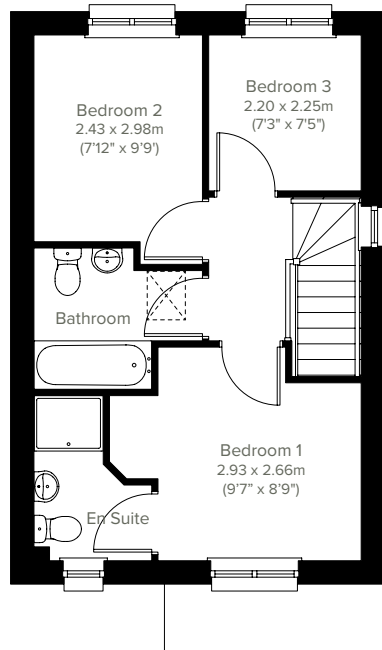
3 bedroom home



The Newmore has a stylish open plan kitchen/dining room with French doors leading into the garden, a spacious lounge and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite - and a family bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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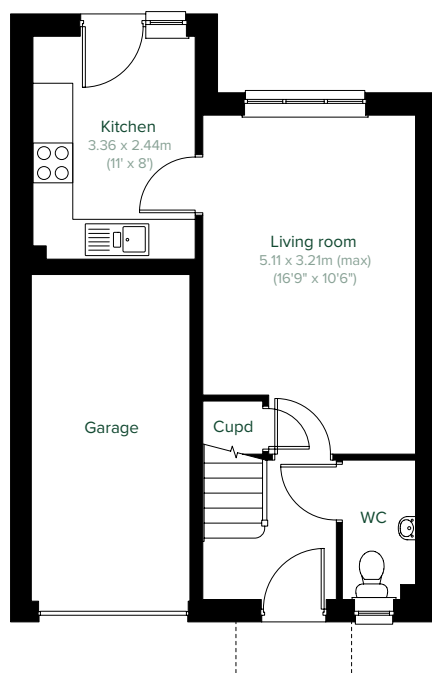


3 bedroom home

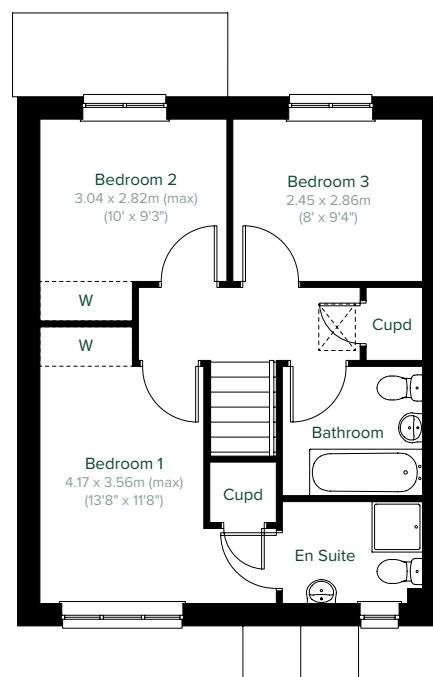
# The Newton



The popular Newton is a three-bedroom family home with a spacious lounge and separate kitchen with a door leading into the garden. There's also a downstairs WC, handy storage cupboard and integral garage. The first floor benefits from three good-sized bedrooms, a family bathroom, storage cupboard and bedroom one with an en suite.



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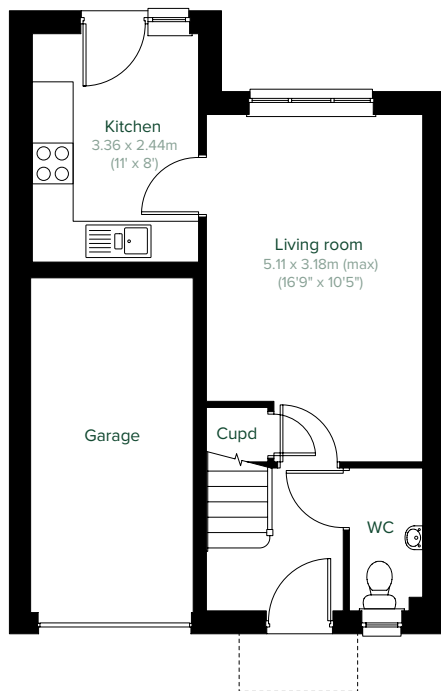
# The Fortrose

3 bedroom home

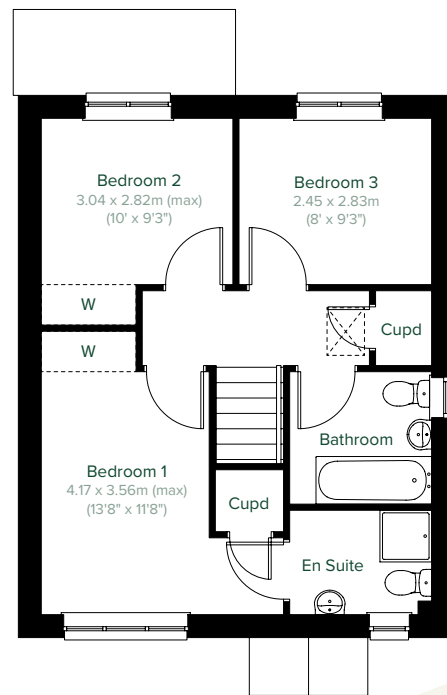


Please refer to sales advisor for plot specific position of solar panels.

The Fortrose is a three-bedroom family home featuring a modern kitchen with a door leading into the garden, a spacious and bright living room and an integral garage. The downstairs WC, three handy storage cupboards and an en suite to bedroom one means it ticks all the boxes for practical family-living.



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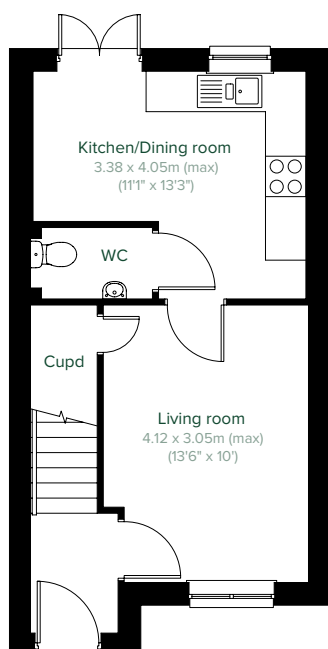


3 bedroom home

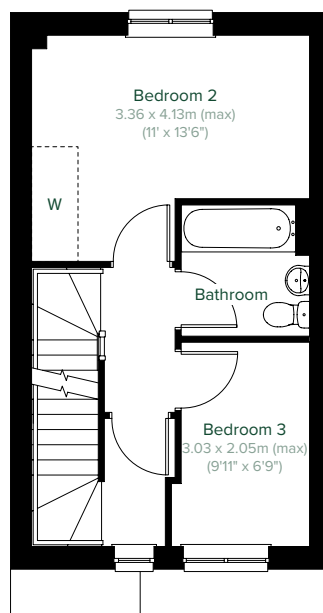
# The Brodick



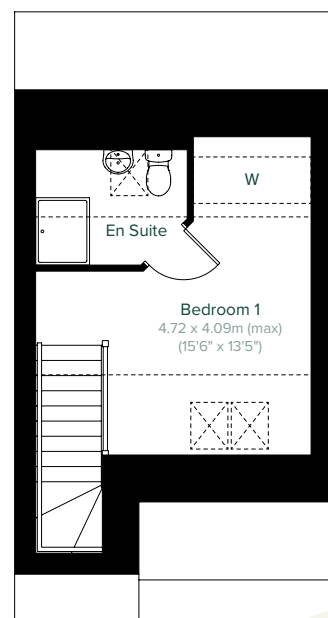
An attractive three-bedroom home, the Brodick has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading into the rear garden, spacious living room, a large storage cupboard under the stairs and a WC. The first floor has two good-sized bedrooms and family bathroom and the second floor is home to a spacious bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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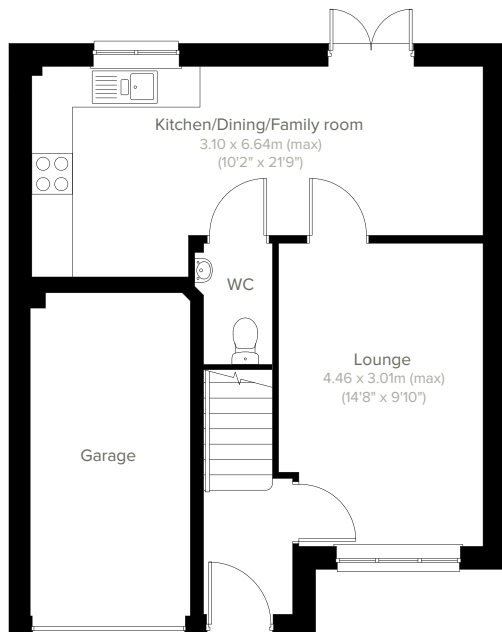


# The Kearn

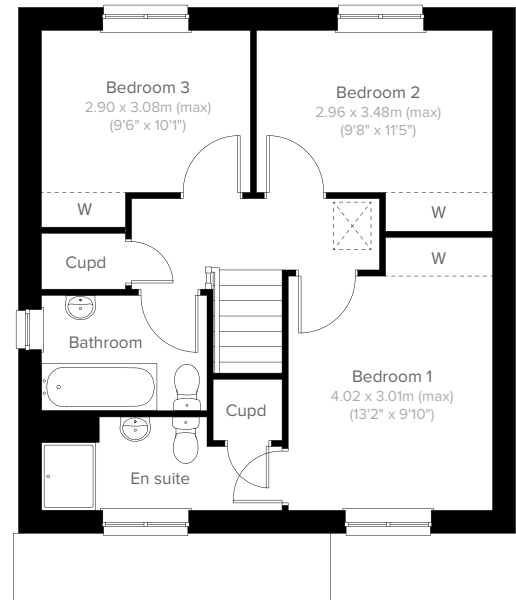
3 bedroom home



Ideal for family life, the Kearn is a beautiful three-bedroom home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and an en suite to bedroom one.



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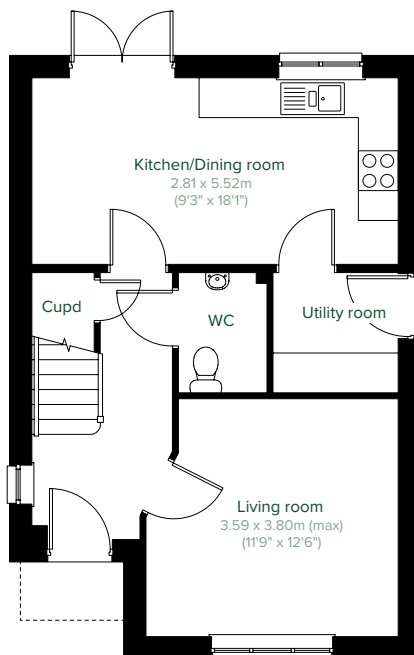


3 bedroom home

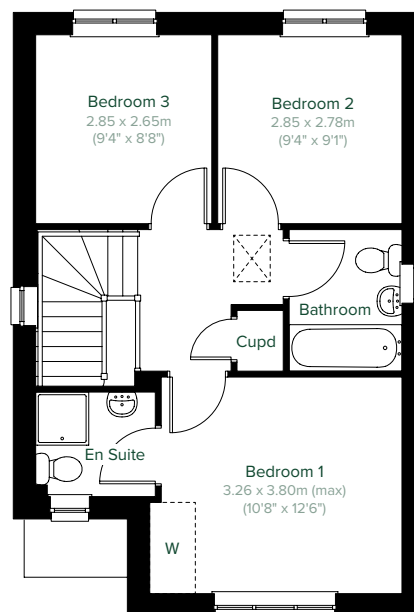
# The Elgin



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front aspect living room, separate utility room with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite, there's a good-sized family bathroom and further storage.



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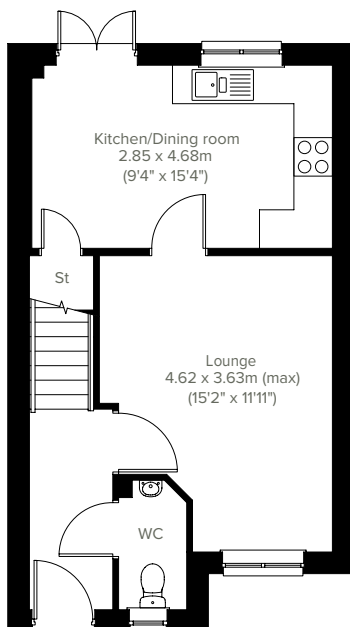


# The Bothwell

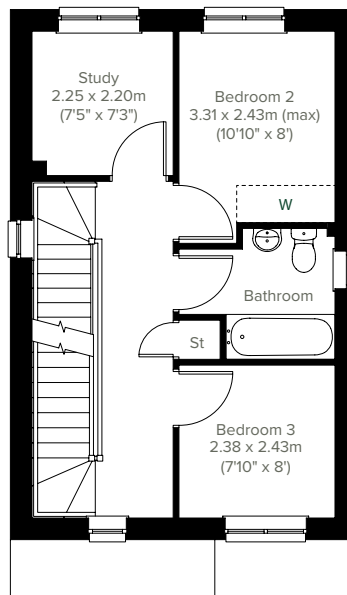
3 bedroom home



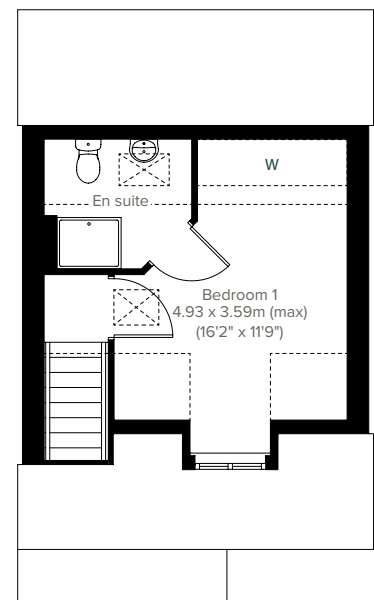
A popular family home, the Bothwell ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and two handy storage cupboards. On the first floor are two bedrooms, a study and the family bathroom. The second floor features a spacious bedroom one with its own en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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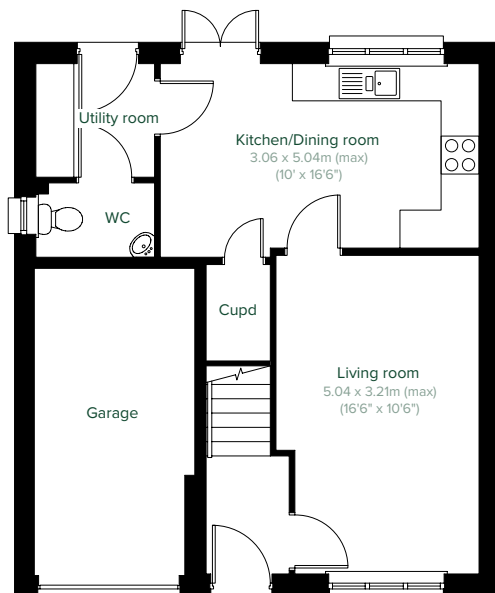


4 bedroom home

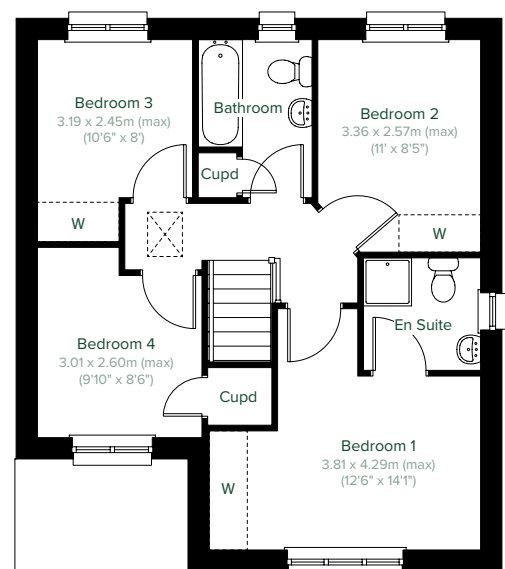
# The Leith



The Leith is a four-bedroom home offering a light and airy kitchen/dining room which enjoys an open aspect with French doors to the rear garden. There's a bright front-aspect living room, a downstairs utility room with outside access, WC, storage cupboard and an adjoining integral garage. Upstairs are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom and two further storage cupboards.



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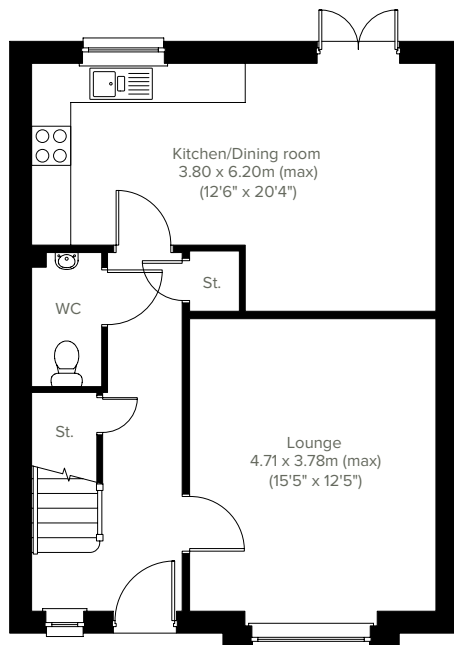


# The Crammond

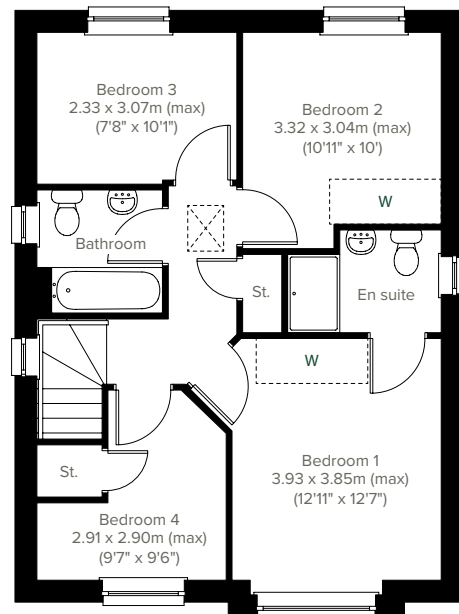
4 bedroom home



This four-bedroom detached family home is designed for spacious and flexible living accommodation. The Crammond features a living room to the front with a bright triple window, an open plan kitchen/dining room with French doors to the rear garden and a downstairs WC. Upstairs there's a large landing, a family bathroom and bedroom one which benefits from an en suite.



**GROUND FLOOR**



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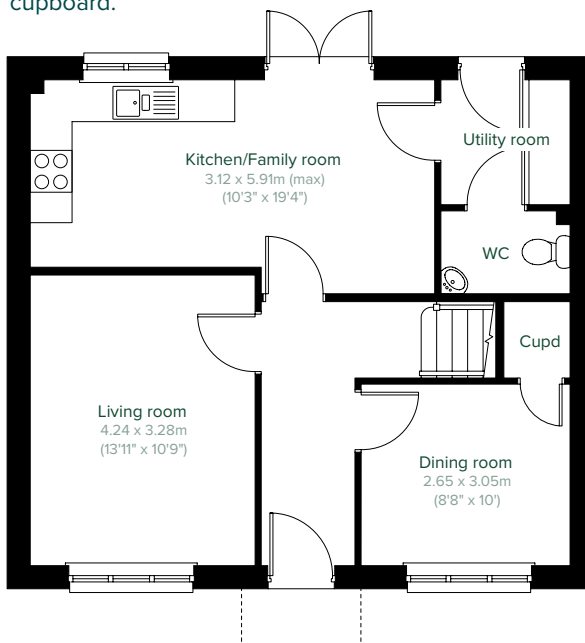


# The Ettrick

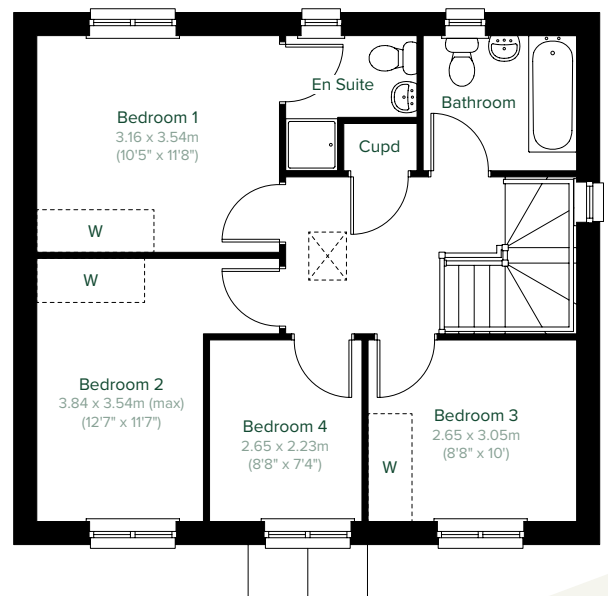
4 bedroom home



A popular family home, the Ettrick ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time together and entertaining. There's also a well-proportioned living room, separate dining room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



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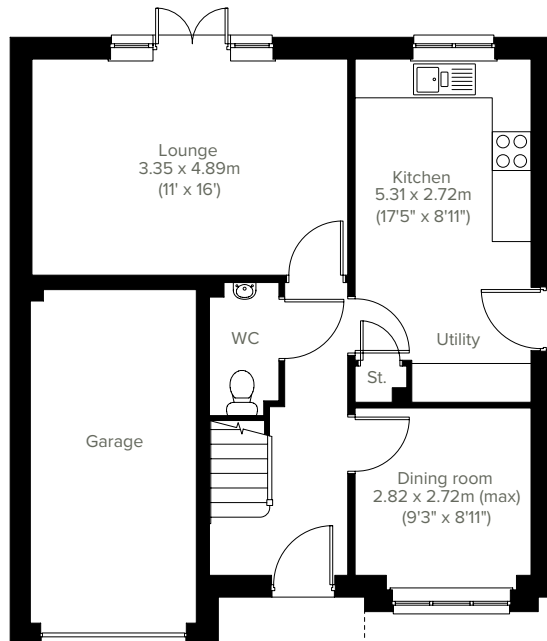


# The Balerno

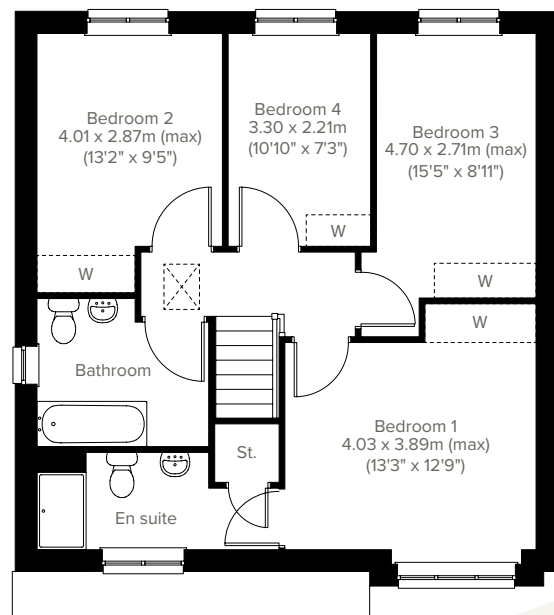
4 bedroom home



Ideal for family life, the Balerno is an attractive four-bedroom home. The kitchen has an open plan utility area and is spacious and bright with garden access. The living room benefits from French doors leading to the garden. There's also a separate dining room, integral garage, downstairs WC and handy storage cupboards. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.

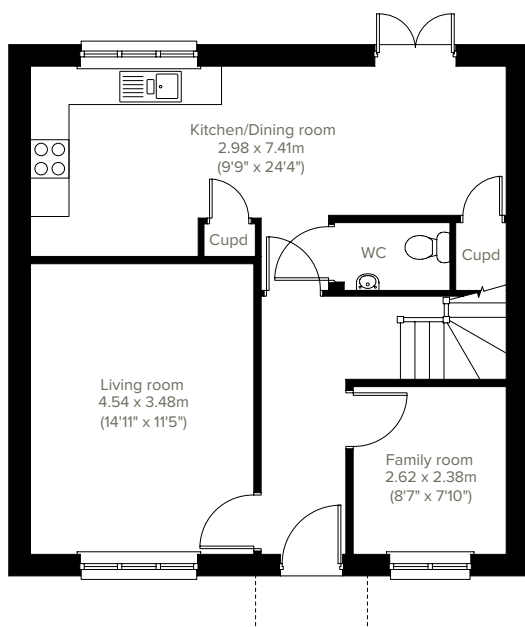


4 bedroom home

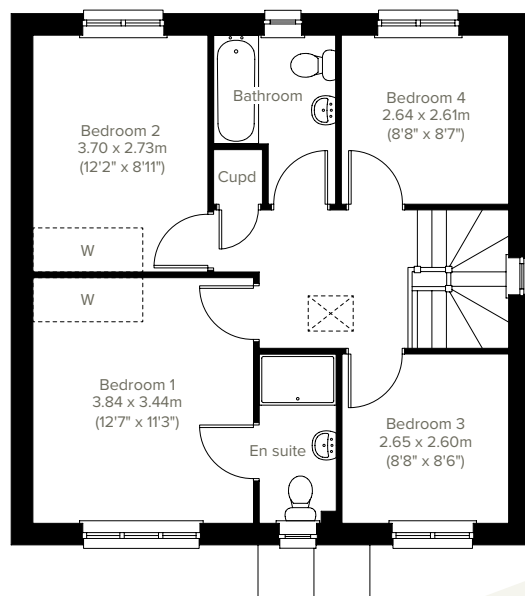
# The Thurso



Ideal for family life, the Thurso is a beautiful four-bedroom home. The open plan kitchen/dining room is spacious and bright with garden access. There's a front aspect living room, family room and downstairs WC. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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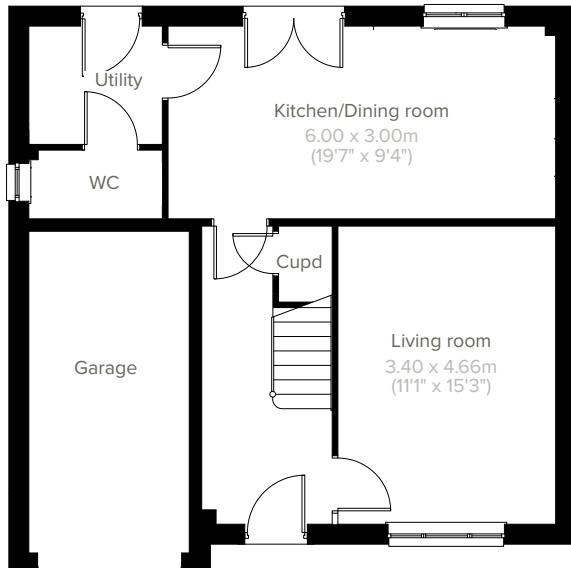


# The Thornton

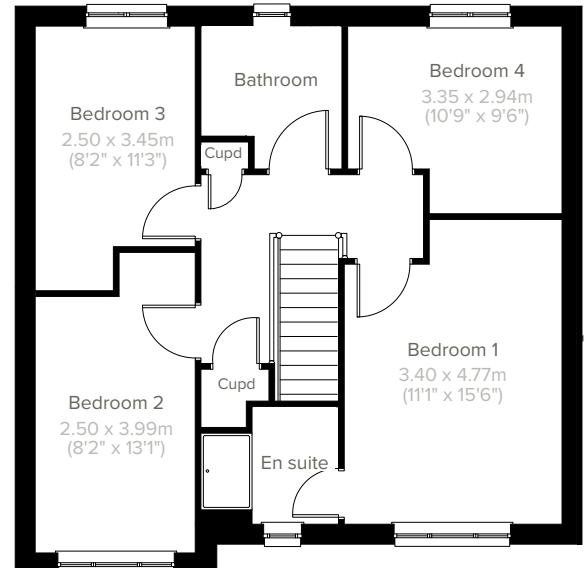
4 bedroom home



The Thornton is a detached four-bedroom family home. The spacious front aspect living room, open plan kitchen/dining room, separate utility with outside access, downstairs WC and integral garage complete the ground floor. Upstairs you'll find all four bedrooms - bedroom one benefiting from an en suite - and the main family bathroom. Select plots also have electric car charging facilities.



**GROUND FLOOR**



**1ST FLOOR**

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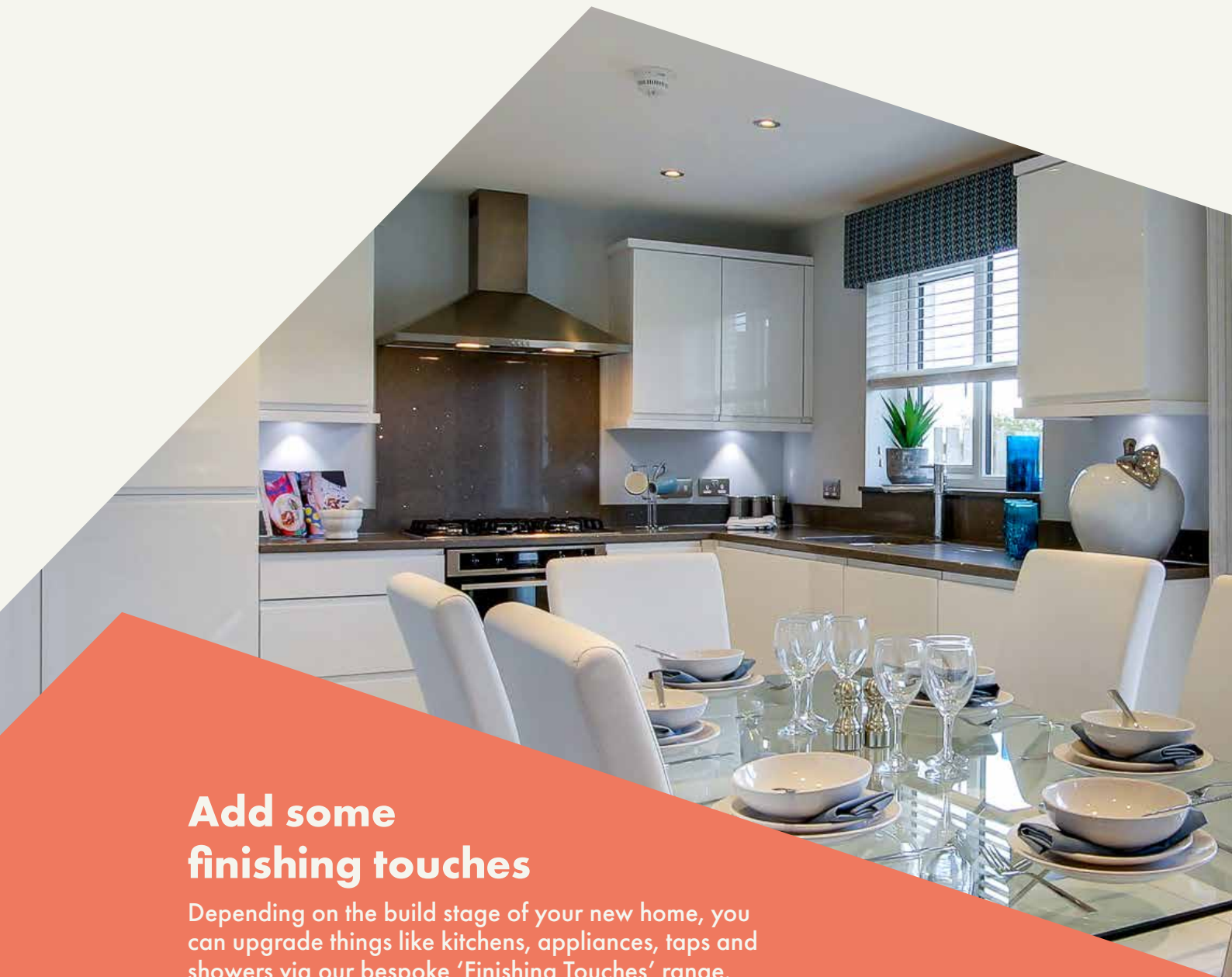




Burgh Gate

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
Inner: timber frame or block.  
Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
French doors to garden or balcony  
(where applicable).

### Electrics

Doorbell and external light to front.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, most with thermostatically-controlled valves.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

### General

TV point and phone extension point in living room (where living room is at rear of property) | phone point in entrance hall



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric oven in white, gas hob in white and integrated cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

### Splash-backs

1-course splash-back to WC basin / 3-course splash-back to bath / fully tiled shower.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.







Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes #lovemypersimmonhome

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



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Issue: January 2025 (reprint) Ref: 430-016

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