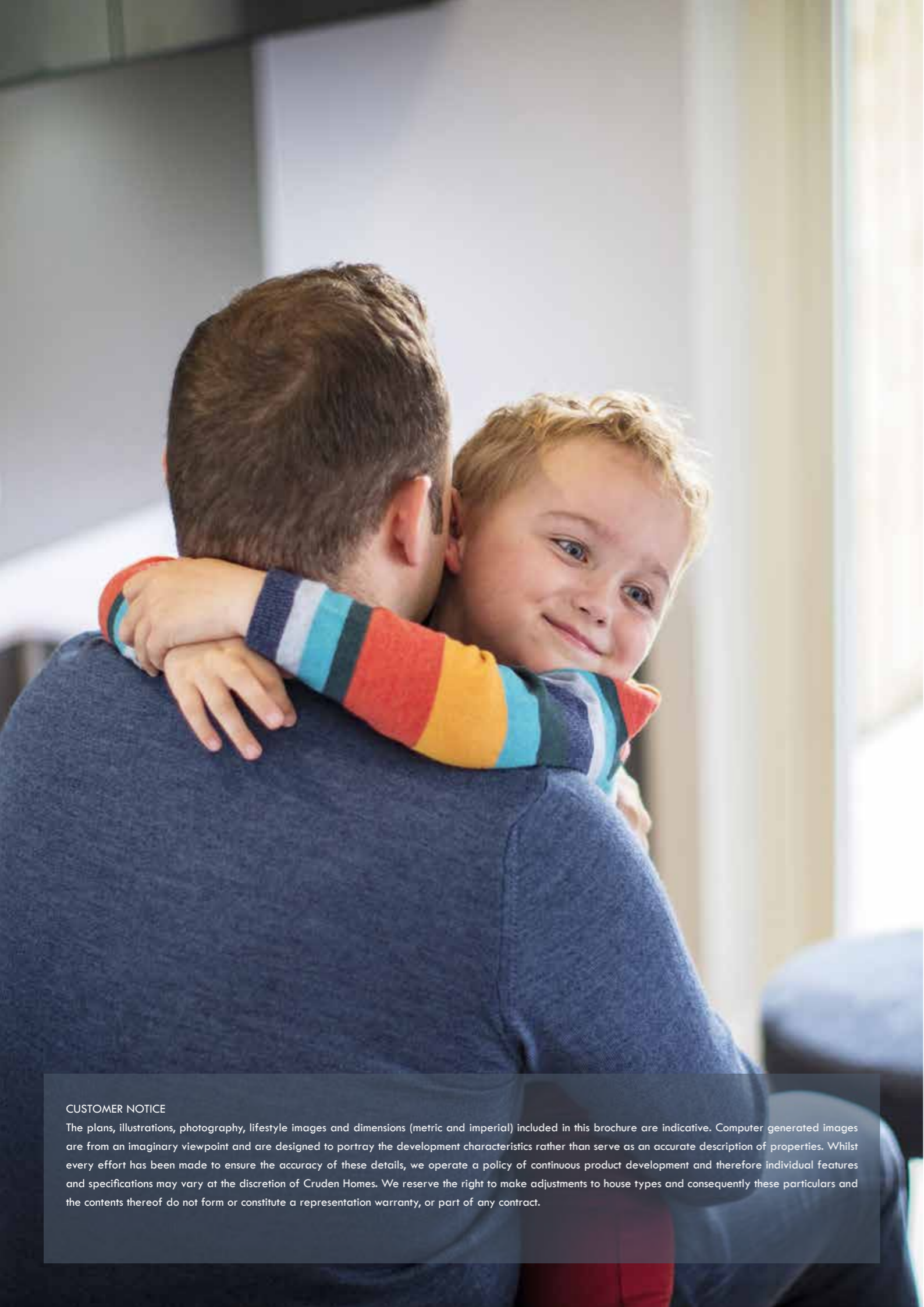


# Meadowside

## *Aberlady, East Lothian*

An exclusive collection of 3, 4 and 5 bedroom family homes





Award-winning Scottish housebuilder, Cruden Homes, brings you Meadowside – an exclusive development located to the west of the charming conservation village of Aberlady. This exciting development comprises a mix of three, four and five bedroom executive family homes all designed exclusively for the location.

#### CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.

Each of the properties on offer at Meadowside benefits from a fantastic specification that includes contemporary German kitchens from Leicht with integrated Siemens appliances.

Bathrooms and en-suites feature chic white Vitra sanitaryware and a choice of designer wall tiles by Porcelanosa, and elsewhere you'll find a range of stylish fixtures and fittings throughout.



For over 70 years we have been building innovative homes, designed to fit perfectly with your life – and your lifestyle. And our passion for getting things just right means you can just move in ... and relax.

Make the most of life and make your new home a Cruden home at Meadowside.

Meadowside  
Kirk Road  
Longniddry

SAT NAV. EH32 0RJ



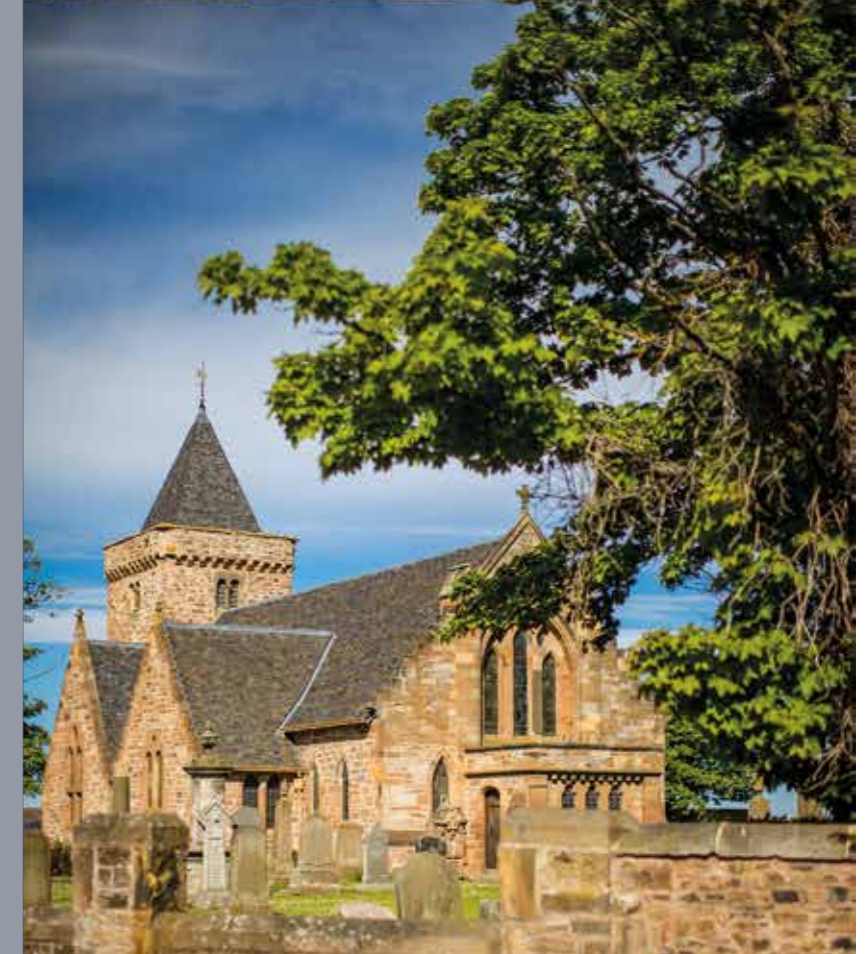
Aberlady is an attractive and historic village on the East Lothian coast, five miles northwest of Haddington and approximately 18 miles east of Edinburgh.

Meadowside is located to the west of this picturesque village and enjoys direct access to the main route through the heart of the village.

The development is within easy walking distance of the primary school and other village amenities and lies within the catchment of the renowned North Berwick High School, with bus pick up. Private schooling is available at Loretto in Musselburgh, the Compass School in Haddington, and Belhaven in Dunbar. All are very accessible, as are the fee paying schools of Edinburgh.

The village offers good local services, including a post office, farm shop and hotels. The market town of Haddington lies about 5 miles to the south and there is easy road access via the A1 to Edinburgh, as well as a convenient commuter rail link from nearby Longniddry. Edinburgh Airport is about 26 miles away and provides regular domestic and international flights.

The East Lothian coastline is well known for its pretty scenery, and Aberlady Bay is renowned for its Nature Reserve. This area is, however, probably best known for its golf courses, including Luffness, Kilspindie and Craigiellaw.



# Meadowside

## Aberlady, East Lothian

- Ansdell  
3 bedroom detached or semi-detached villa
- Benson  
4 bedroom semi-detached villa
- Catesby  
4 bedroom detached villa
- Driscoll  
4 bedroom detached villa
- Durrell  
4 bedroom detached villa
- Fain  
5 bedroom detached villa
- Harper  
5 bedroom detached villa
- Jardine  
5 bedroom detached villa
- Latham  
5 bedroom detached villa
- Swainson  
5 bedroom detached villa
- Varella  
5 bedroom detached villa
- Bennett  
4 bedroom detached or semi-detached villa

**CUSTOMER NOTICE**  
 The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.





## Ansdell

3 bedroom detached or semi-detached villa

### TYPE 8

Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

PLOTS 1, 2, 3		
LIVING/DINING ROOM	4014mm x 7222mm	13'2" x 23'8"
KITCHEN	3048mm x 2896mm	10'2" x 9'6"
MASTER BEDROOM	3180mm x 5682mm	10'5" x 18'8"
BEDROOM 2	3062mm x 5682mm	10' x 18'8"
BEDROOM 3	3650mm x 2474mm	12' x 8'1"
<b>TOTAL FLOOR AREA</b>	<b>111sqm</b>	<b>1195sqft</b>



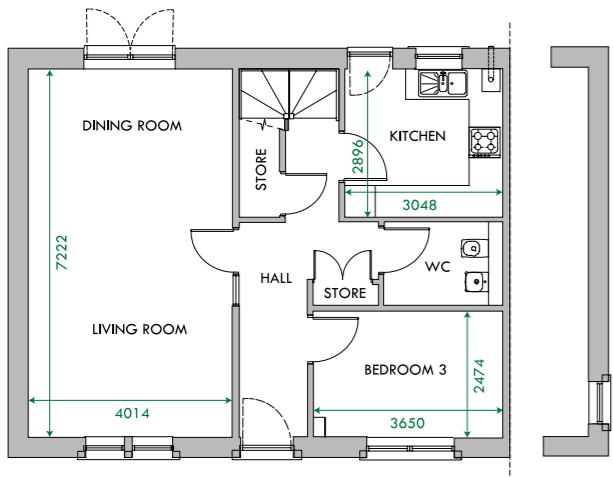
## Benson

4 bedroom semi-detached villa

### TYPE 1

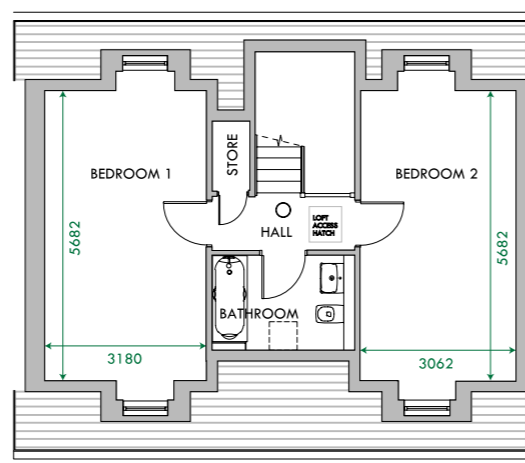
Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

PLOTS 18, 19, 29, 30, 32, 33, 69, 70, 73, 74		
KITCHEN/DINING ROOM	6024mm x 3406mm	19'9" x 11'2"
LIVING ROOM	3731mm x 5726mm	12'3" x 18'9"
MASTER BEDROOM	2923mm x 4807mm	9'7" x 15'9"
BEDROOM 2	3249mm x 3591mm	10'8" x 11'9"
BEDROOM 3	2604mm x 3954mm	8'6" x 12'11"
BEDROOM 4 / STUDY	2490mm x 3638mm	8'2" x 11'11"
<b>TOTAL FLOOR AREA</b>	<b>128.2sqm</b>	<b>1380sqft</b>

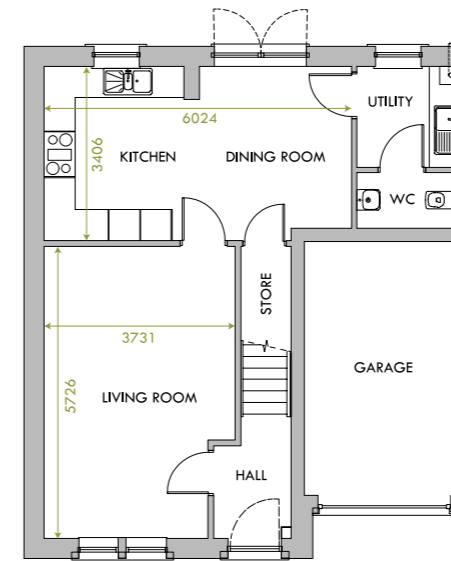


GROUND FLOOR

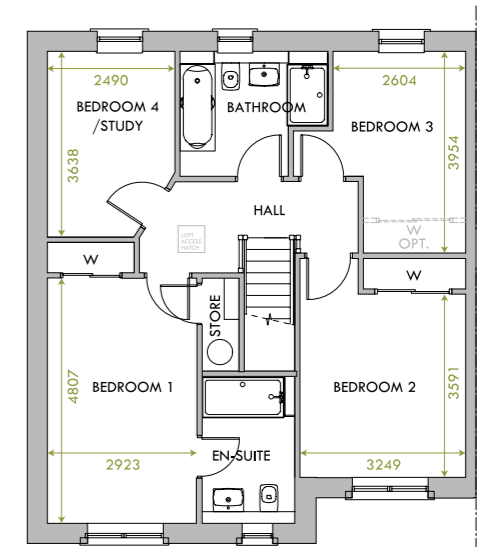
GROUND FLOOR  
ENHANCED GABLE  
(PLOT 1)



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



## Catesby

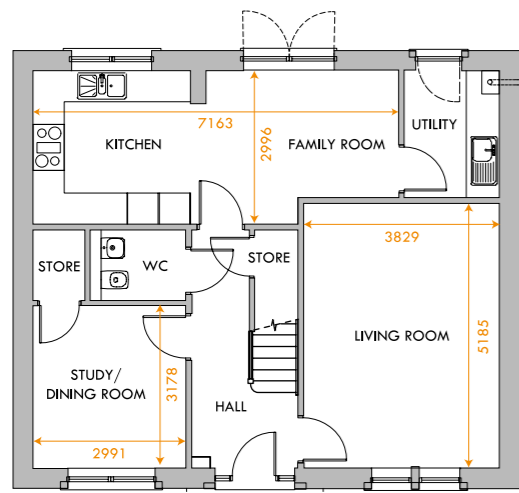
4 bedroom detached villa

### TYPE 3

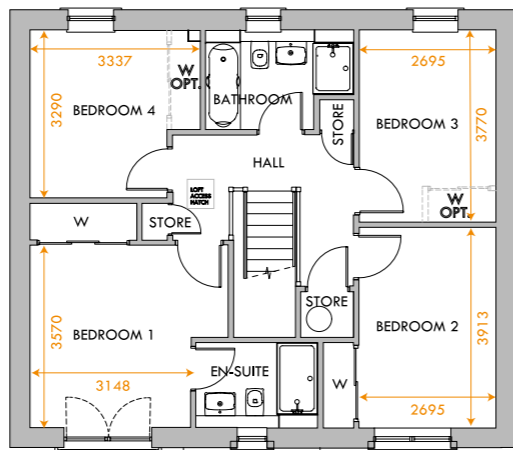
Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

PLOTS 5, 8, 12, 24, 26, 41, 53, 55, 60, 62\* \*hipped roof

KITCHEN/FAMILY ROOM	7163mm x 2996mm	23'6" x 9'10"
LIVING ROOM	3829mm x 5185mm	12'7" x 17'
STUDY/DINING ROOM	2991mm x 3178mm	9'10" x 10'5"
MASTER BEDROOM	3148mm x 3570mm	10'4" x 11'8"
BEDROOM 2	2695mm x 3913mm	8'10" x 12'10"
BEDROOM 3	2695mm x 3770mm	8'10" x 12'4"
BEDROOM 4 / STUDY	3337mm x 3290mm	10'11" x 10'9"
<b>TOTAL FLOOR AREA</b>	<b>139.8sqm</b>	<b>1505sqft</b>



GROUND FLOOR



FIRST FLOOR



## Driscoll

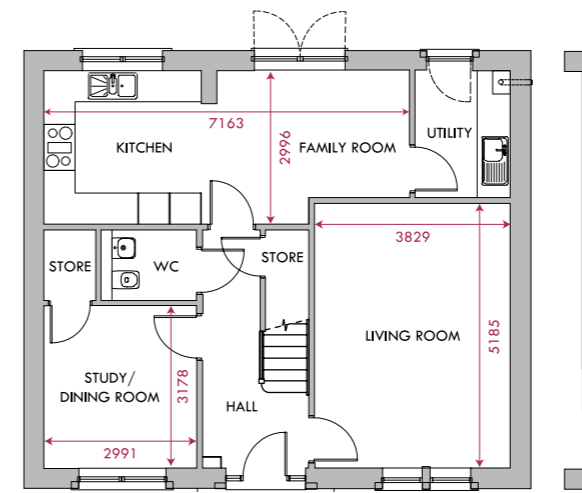
4 bedroom detached villa

### TYPE 3A

Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

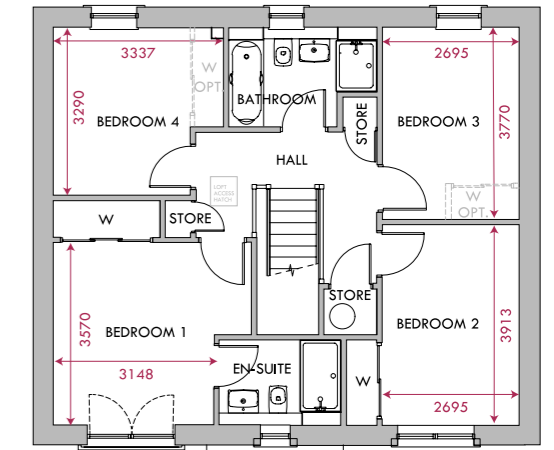
PLOTS 4\*, 11, 13, 34, 39, 40, 58, 61 \*hipped roof

KITCHEN/FAMILY ROOM	7163mm x 2996mm	23'6" x 9'10"
LIVING ROOM	3829mm x 5185mm	12'7" x 17'
STUDY/DINING ROOM	2991mm x 3178mm	9'10" x 10'5"
MASTER BEDROOM	3148mm x 3570mm	10'4" x 11'8"
BEDROOM 2	2695mm x 3913mm	8'10" x 12'10"
BEDROOM 3	2695mm x 3770mm	8'10" x 12'4"
BEDROOM 4	3337mm x 3290mm	10'11" x 10'9"
<b>TOTAL FLOOR AREA</b>	<b>139.8sqm</b>	<b>1505sqft</b>



GROUND FLOOR

GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 11, 13, 34,  
40 AND 61)



FIRST FLOOR



## Durrell

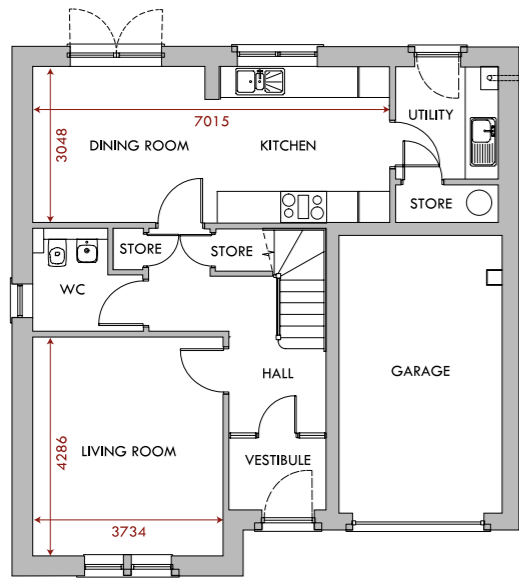
4 bedroom detached villa

### TYPE 2

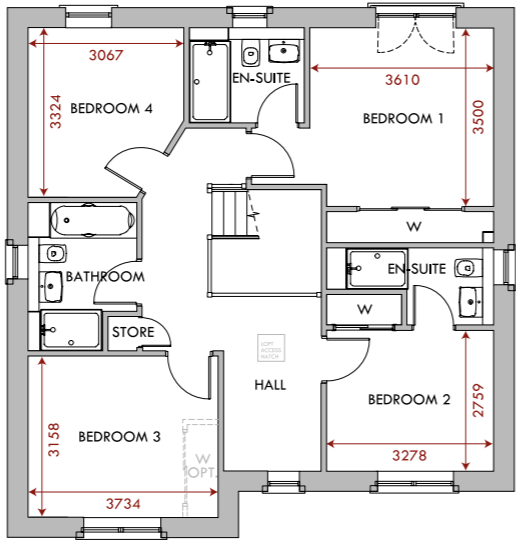
Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

PLOTS 20, 21, 44, 45, 46, 47, 59, 68, 71, 72

KITCHEN/DINING ROOM	7015mm x 3048mm	23' x 10'2"
LIVING ROOM	3734mm x 4286mm	12'3" x 14'1"
MASTER BEDROOM	3610mm x 3500mm	11'10" x 11'6"
BEDROOM 2	3278mm x 2759mm	10'9" x 9'1"
BEDROOM 3	3734mm x 3158mm	12'3" x 10'4"
BEDROOM 4	3067mm x 3324mm	10'1" x 10'11"
<b>TOTAL FLOOR AREA</b>	<b>146.3sqm</b>	<b>1574sqft</b>



GROUND FLOOR



FIRST FLOOR



## Fain

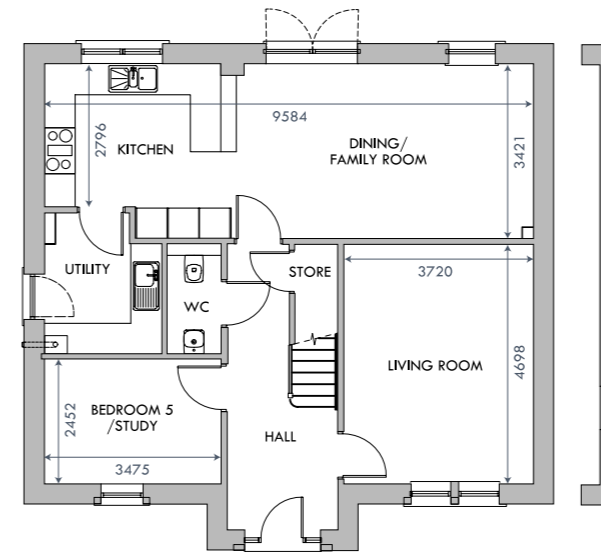
5 bedroom detached villa

### TYPE 4

Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

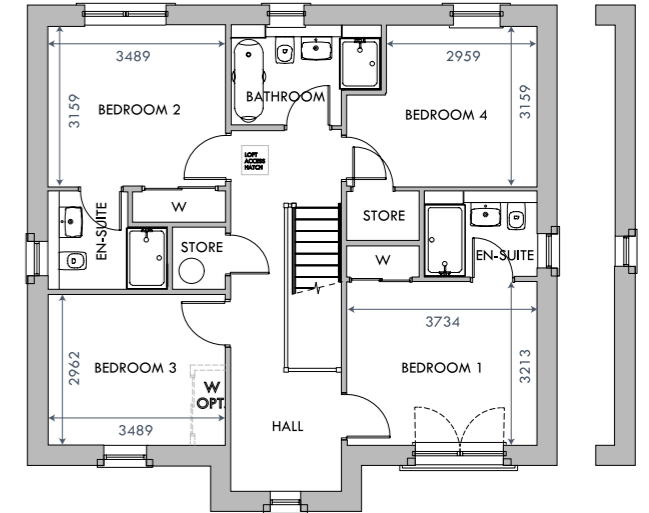
PLOTS 6, 15, 23, 27, 31, 49, 52, 54, 56\*, 63, 65 \*hipped roof

KITCHEN/ DINING/FAMILY ROOM	9584mm x 3421mm	31'5" x 11'3"
LIVING ROOM	3720mm x 4698mm	12'2" x 15'5"
MASTER BEDROOM	3734mm x 3213mm	12'3" x 10'6"
BEDROOM 2	3489mm x 3159mm	11'5" x 10'4"
BEDROOM 3	3489mm x 2962mm	11'5" x 9'8"
BEDROOM 4	2959mm x 3159mm	9'8" x 10'4"
BEDROOM 5 / STUDY	3475mm x 2452mm	11'5" x 8'
<b>TOTAL FLOOR AREA</b>	<b>161.7sqm</b>	<b>1740sqft</b>



GROUND FLOOR

GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 23,  
31 AND 56)



FIRST FLOOR

FIRST FLOOR  
ENHANCED GABLE  
(PLOTS 23,  
31 AND 56)





## Harper

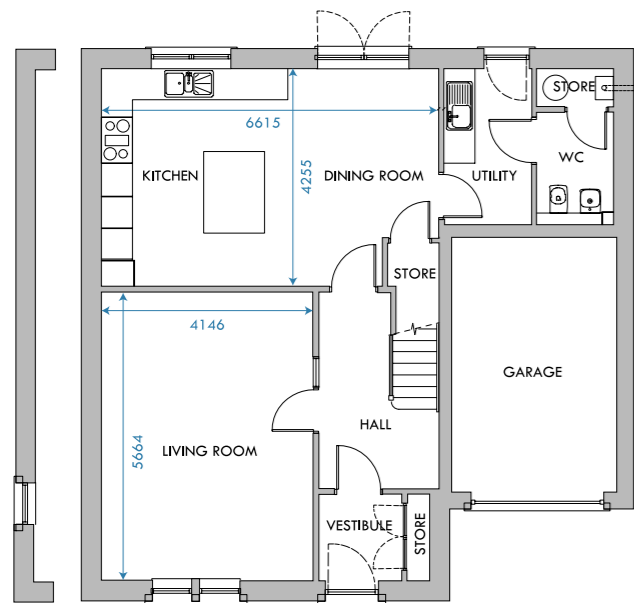
5 bedroom detached villa

### TYPE 5

Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

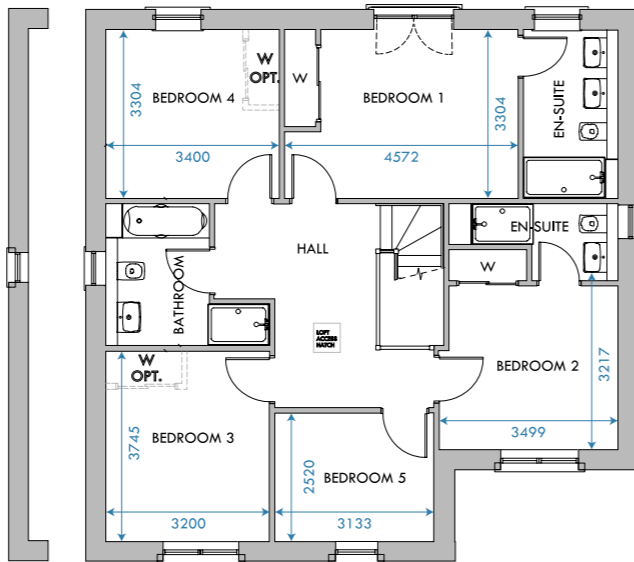
PLOTS 14, 22, 37, 38, 42, 43, 48, 67

KITCHEN/DINING ROOM	6615mm x 4255mm	21'8" x 13'11"
LIVING ROOM	4146mm x 5664mm	13'7" x 18'7"
MASTER BEDROOM	4572mm x 3304mm	15'3" x 10'10"
BEDROOM 2	3499mm x 3217mm	11'6" x 10'7"
BEDROOM 3	3200mm x 3745mm	10'6" x 12'3"
BEDROOM 4	3400mm x 3304mm	11'2" x 10'10"
BEDROOM 5	3133mm x 2520mm	10'3" x 8'3"
TOTAL FLOOR AREA	168sqm	1808sqft



GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 42 AND 67)

GROUND FLOOR



FIRST FLOOR  
ENHANCED GABLE  
(PLOTS 42 AND 67)

FIRST FLOOR



## Jardine

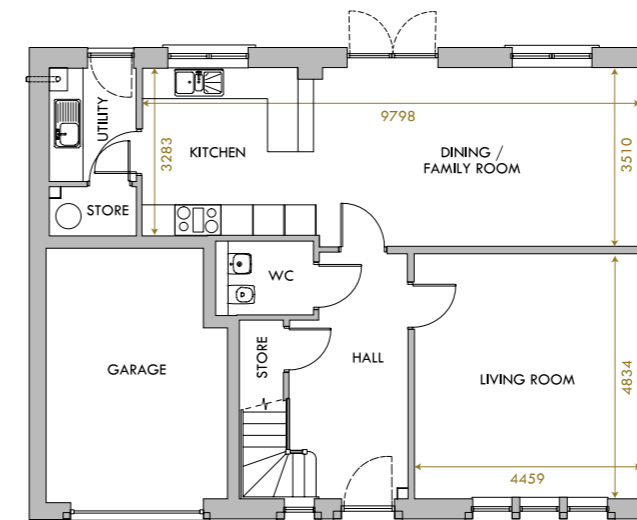
5 bedroom detached villa

### TYPE 9

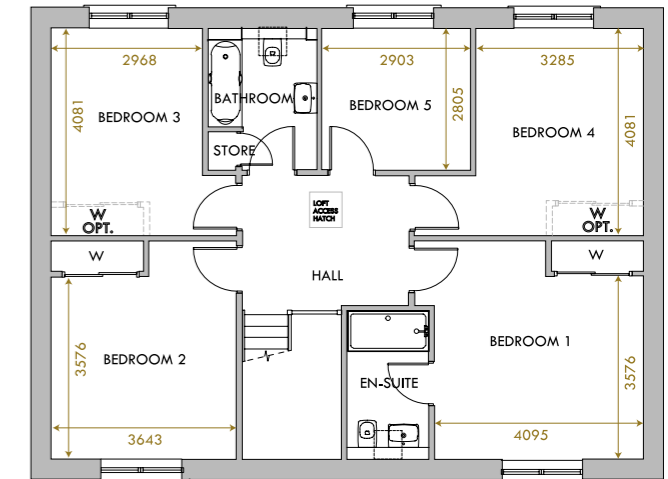
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PLOTS 16, 17, 35, 36

KITCHEN/ DINING/FAMILY ROOM	9798mm x 3510mm	32'2" x 11'6"
LIVING ROOM	4459mm x 4834mm	14'7" x 15'10"
MASTER BEDROOM	4095mm x 3576mm	13'5" x 11'9"
BEDROOM 2	3643mm x 3576mm	11'11" x 11'9"
BEDROOM 3	2968mm x 4081mm	9'9" x 13'4"
BEDROOM 4	3285mm x 4081mm	10'9" x 13'4"
BEDROOM 5	2903mm x 2805mm	9'6" x 9'2"
TOTAL FLOOR AREA	177.7sqm	1912sqft



GROUND FLOOR



FIRST FLOOR



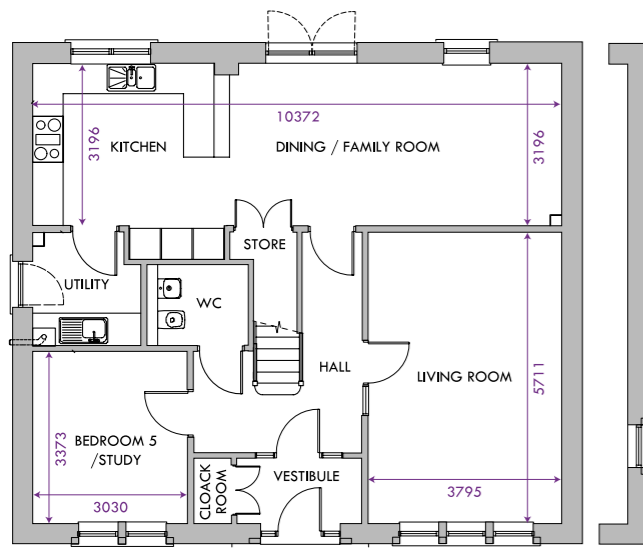
## Latham

5 bedroom detached villa

### TYPE 6

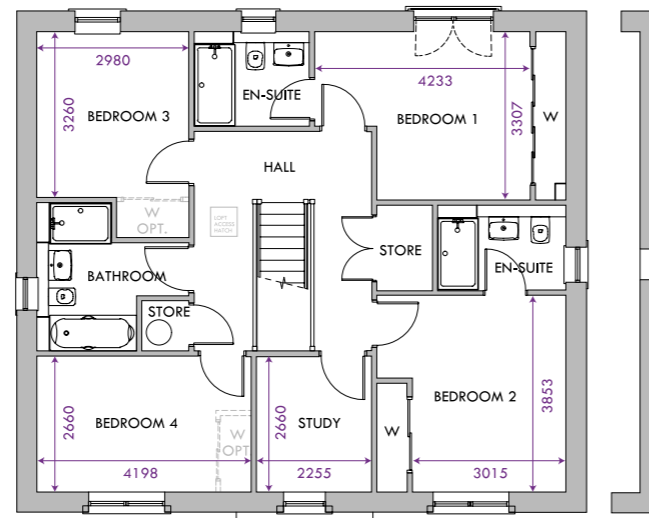
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PLOTS 28, 57, 76		
KITCHEN/ DINING/FAMILY ROOM	10372mm x 3196mm	34' x 10'6"
LIVING ROOM	3795mm x 5711mm	12'5" x 18'9"
MASTER BEDROOM	4233mm x 3307mm	13'10" x 10'10"
BEDROOM 2	3015mm x 3853mm	9'11" x 12'8"
BEDROOM 3	2980mm x 3260mm	9'9" x 10'8"
BEDROOM 4	4198mm x 2660mm	13'9" x 8'9"
BEDROOM 5 / STUDY	3030mm x 3373mm	9'11" x 11'1"
STUDY	2255mm x 2660mm	7'5" x 8'9"
<b>TOTAL FLOOR AREA</b>	<b>185.4sqm</b>	<b>1995sqft</b>



GROUND FLOOR

GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 57)



FIRST FLOOR

FIRST FLOOR  
ENHANCED GABLE  
(PLOTS 57)



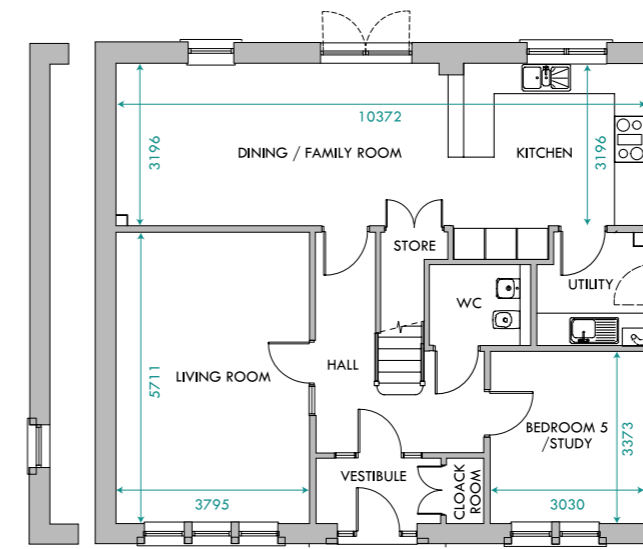
## Swainson

5 bedroom detached villa

### TYPE 6A

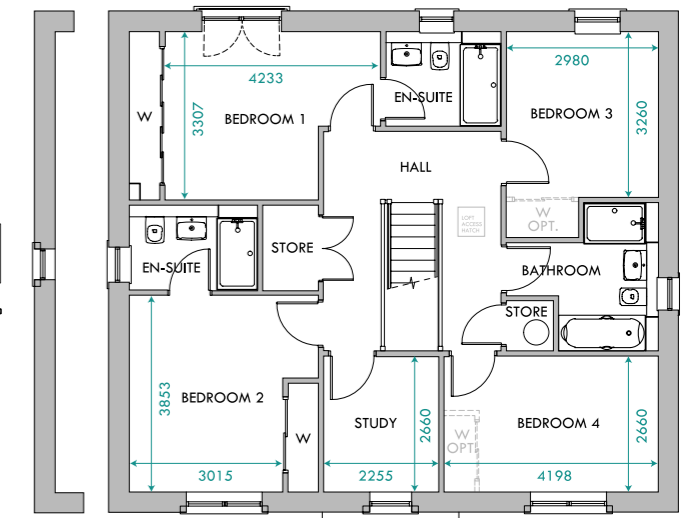
Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

PLOTS 7*, 25, 75, 81* *hipped roof		
KITCHEN/ DINING/FAMILY ROOM	10372mm x 3196mm	34' x 10'6"
LIVING ROOM	3795mm x 5711mm	12'5" x 18'9"
MASTER BEDROOM	4233mm x 3307mm	13'10" x 10'10"
BEDROOM 2	3015mm x 3853mm	9'11" x 12'8"
BEDROOM 3	2980mm x 3260mm	9'9" x 10'8"
BEDROOM 4	4198mm x 2660mm	13'9" x 8'9"
BEDROOM 5 / STUDY	3030mm x 3373mm	9'11" x 11'1"
STUDY	2255mm x 2660mm	7'5" x 8'9"
<b>TOTAL FLOOR AREA</b>	<b>185.4sqm</b>	<b>1995sqft</b>



GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 25, 49,  
75 AND 81)

GROUND FLOOR



FIRST FLOOR  
ENHANCED GABLE  
(PLOTS 25, 49,  
75 AND 81)

FIRST FLOOR



## Varella

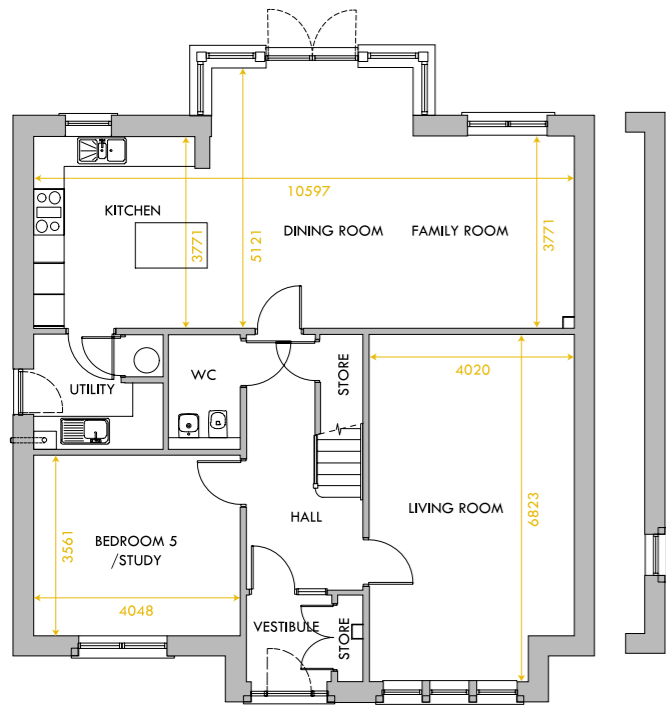
5 bedroom detached villa

### TYPE 7

Please check with the sales advisor as the specification and layout of each plot may vary from those shown. Plot specific elevational, fenestration & layout and handing variances apply to this house type. Room dimensions may also vary. CGI and floor layouts are indicative only. All dimensions both in metric and imperial are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current details prior to reservation.

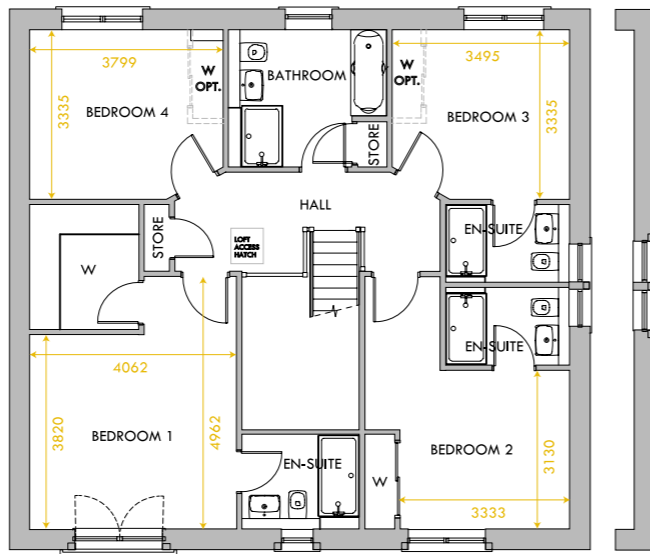
PLOTS 9\*, 10, 51\*, 64, 66, 78\*, 80 \*hipped roof

KITCHEN/ DINING/FAMILY ROOM	10597mm x 5121mm	34'9" x 16'9"
LIVING ROOM	4020mm x 6823mm	13'2" x 22'5"
MASTER BEDROOM	4062mm x 3820mm	13'4" x 12'6"
BEDROOM 2	3333mm x 3130mm	10'11" x 10'3"
BEDROOM 3	3495mm x 3335mm	11'5" x 10'11"
BEDROOM 4	3799mm x 3335mm	12'5" x 10'11"
BEDROOM 5 / STUDY	4048mm x 3561mm	13'3" x 11'8"
<b>TOTAL FLOOR AREA</b>	<b>211.7sqm</b>	<b>2278sqft</b>



GROUND FLOOR

GROUND FLOOR  
ENHANCED GABLE  
(PLOTS 51 AND 66)



FIRST FLOOR

FIRST FLOOR  
ENHANCED GABLE  
(PLOTS 51 AND 66)



## The Bennett

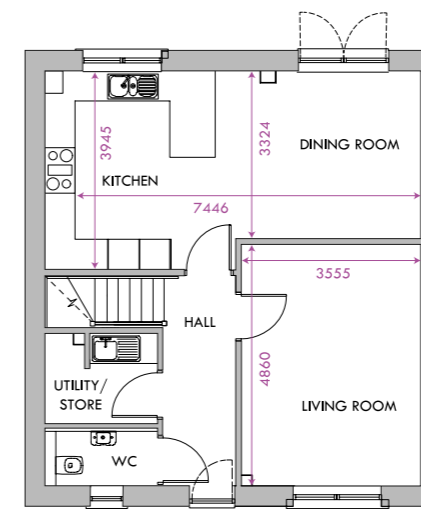
4 bedroom detached or semi-detached villa

### TYPE 10

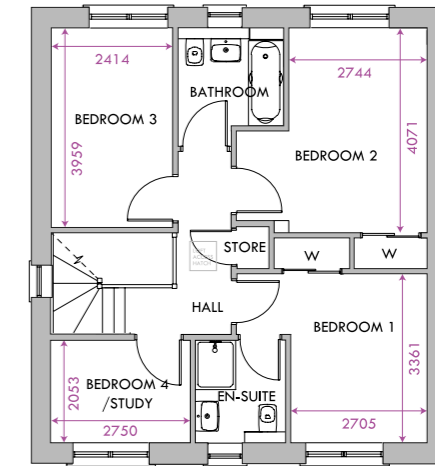
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PLOTS 50, 77, 79, 108, 109, 110

KITCHEN/DINING ROOM	7446mm x 3324mm	24'5" x 10'10"
LIVING ROOM	3555mm x 4860mm	11'8" x 15'11"
MASTER BEDROOM	2705mm x 3361mm	8'10" x 11'
BEDROOM 2	2744mm x 4071mm	9' x 13'4"
BEDROOM 3	2414mm x 3959mm	7'11" x 12'11"
BEDROOM 4 /STUDY	2750mm x 2053mm	9' x 6'8"
<b>TOTAL FLOOR AREA</b>	<b>123sqm</b>	<b>1324sqft</b>



GROUND FLOOR



FIRST FLOOR

# Meadowside

## Specification

Please ask the sales advisor for plot specific information.

A variety of optional upgrades are available, subject to build stage.

### KITCHEN

Designer German kitchens by Leicht supplied by Kitchens International  
Siemens integrated single oven and combi microwave  
Siemens 4 zone induction hob with glass splashback (3 bedroom houses)  
Siemens 5 zone induction hob with glass splashback (4 & 5 bedroom houses)  
Siemens telescopic extractor hood  
Siemens integrated fridge freezer  
Siemens integrated dishwasher  
Recessed LED tri-tone under unit lighting  
A choice of kitchen units and worktops\*

### BATHROOM/EN-SUITE

Stylish white sanitaryware  
Chrome mixer taps  
Chrome heated towel rail  
(main bathroom and master en-suite)  
Shower over bath (if no separate shower)  
Shaver socket

### TILING

A choice of designer tiles by Porcelanosa to bathroom, en-suite and WC\*

### DOORS

White solid core pass doors  
Chrome ironmongery

### WARDROBES

Built in wardrobes with sliding opaque glass doors per plans

### LIGHTING

Chrome downlights to kitchen, bathroom and en-suite  
Flush batten holder light fitting to WC and utility  
Pendant light fittings elsewhere

### ELECTRICAL

Single digital TV point to lounge, dining area and master bedroom  
Telecom point to lounge and master bedroom  
Ample sockets throughout

### HEATING AND PLUMBING

Gas central heating  
Two-zone heating system with programmable controls for ground and upper floors

### EXTERNAL

PIR sensor light to front door  
Light to side/rear entrances  
Turf to front garden  
House number  
External tap

\*Subject to build stage

Please note: This information is correct at time of going to print in July 2018. Whilst every effort has been made to ensure the accuracy of these details, Cruden Homes (East) Ltd operates a policy of continuous product development and therefore individual features and specifications may vary at the company's discretion. Consequently the contents do not form, or constitute a representation warranty, or part of any contract. Please ask the sales advisor for latest plot specific information.



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