

West Craigs

JOIN OUR EXCITING NEW COMMUNITY

A beautiful collection of two, three, four
and five bedroom homes at
Maybury, Edinburgh.

Taylor
Wimpey

Contents



Welcome to West Craigs

If you love a location that has a fantastic choice of schools nearby and a great selection of local amenities on your doorstep, West Craigs is the perfect place for you. The area offers all the sense of community you could ask for, yet Edinburgh city centre is just a few miles away. For those who love the outdoors, Cramond Beach is within easy reach which has beautiful views of the Firth of Forth.



Love local 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 West Craigs has excellent transport links with easy access to the Edinburgh City Bypass as well as the M8 and the M90 motorways. Edinburgh Gateway is your closest train and tram station offering excellent commuting services into Haymarket and Edinburgh Waverley. For travel further afield, Edinburgh International Airport is within easy reach of the development while the Gyle Shopping centre is on your doorstep for all your shopping needs.

Pentland Hills



Cramond Beach.



Edinburgh Castle.



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 and back 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	✓
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	✓
Soft close doors	✓
Stainless steel splashback	✓
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* (house type specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓
Chrome Towel Radiator (house type specific)	✓
Shower over bath with screen and tiling (house type specific)	✓
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)	✓
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. 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.

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	✓
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	✓
Smooth finish grey concrete slabs to pathways and patios	✓
PVCu fascia and soffit	✓
Front and rear outdoor light with PIR	✓
Outside tap	✓
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	✓
Fencing as boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓

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

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.

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. 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. RB14140 / February 2024



The Angus

2 BEDROOM BUNGALOW, TOTAL 759 sq ft / 70.5m²



GROUND FLOOR

Living Room

3.61m x 4.23m 11' 10" x 13' 10"

Kitchen/Breakfast Area

2.81m x 4.39m 9' 3" x 14' 5"

Bedroom 1

3.03m x 3.21m 9' 10" x 10' 6"

Bedroom 2

3.03m x 3.11m 9' 11" x 10' 3"

Bathroom

2.09m x 2.49m 6' 10" x 8' 2"

* 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. 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. RB14140 / February 2024



The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m²



GROUND FLOOR

Kitchen/Dining Area (max)
5.10m x 2.77m 16' 9" x 9' 1"

Living Room
3.18m x 4.10m 10' 5" x 13' 5"

WC
2.22m x 1.17m 7' 3" x 3' 10"



FIRST FLOOR

Bedroom 1 (max)
4.01m x 3.64m 13' 2" x 11' 11"

Bedroom 2 (max)
2.88m x 3.33m 9' 6" x 10' 11"

Bedroom 3
2.19m x 3.33m 7' 2" x 10' 11"

Bathroom (over bath)
1.81m x 2.00m 5' 11" x 6' 7"

En suite (over shower)
1.73m x 2.02m 5' 8" x 6' 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. 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. RB14140 / February 2024



The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M²



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"

* 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. 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. RB14140 / February 2024



The Bryce

3 BEDROOM HOME, TOTAL 872sq ft / 81m²



GROUND FLOOR

Living Room/Dining Area ^(max)

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. 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. RB14140 / February 2024



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"

* 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. 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. RB14140 / February 2024



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. 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. RB14140 / February 2024



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"

* 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. 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. RB14140 / February 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"

* 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. 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. RB14140 / February 2024



The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m²



GROUND FLOOR

Kitchen/Dining Area

8.27m × 2.80m 27' 2" × 9' 2"

Living Room

3.16m × 5.34m 10' 5" × 17' 6"

WC

2.54m × 1.14m 8' 4" × 3' 9"



FIRST FLOOR

Bedroom 1^(max)

3.78m × 3.89m 12' 5" × 13' 1"

Bedroom 2^(max)

4.39m × 2.88m 14' 5" × 9' 6"

Bedroom 3

2.65m × 3.48m 8' 8" × 11' 5"

Bedroom 4

3.19m × 2.89m 10' 6" × 9' 6"

Bathroom^(max)

2.25m × 2.34m 7' 5" × 7' 8"

En suite 1^(over shower)

2.10m × 1.81m 6' 11" × 5' 11"

En suite 2^(over shower)

2.65m × 1.73m 8' 8" × 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. 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. RB14140 / February 2024



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. 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. RB14140 / February 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"

* 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. 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. RB14140 / February 2024



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"

* 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. 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. RB14140 / February 2024



The Ness

2 BEDROOM APARTMENT, TOTAL 712 sq ft / 66.19m²

PLOTS 83, 86 & 89

Living Room/Kitchen (max.)	6.75m x 4.78m	22' 2" x 15' 8"
Bedroom 1	2.92m x 3.70m	9' 7" x 12' 2"
En Suite (max.)	2.05m x 2.36m	6' 9" x 7' 9"
Bedroom 2	3.15m x 2.68m	10' 4" x 8' 10"
Bathroom	2.08m x 2.00m	6' 10" x 6' 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. 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. RB14140 / February 2024



The Nicol

2 BEDROOM APARTMENT, TOTAL 713 sq ft / 66.32m²

*



PLOTS 82, 85 & 88

Living Room

4.59m x 3.14m

15' 1" x 10' 4"

Kitchen

4.59m x 2.08m

15' 1" x 6' 10"

Bedroom 1

3.65m x 3.14m

12' 0" x 10' 4"

En Suite (max.)

2.29m x 2.04m

7' 6" x 6' 8"

Bedroom 2 (max.)

5.16m x 2.42m

16' 11" x 8' 1"

Bathroom

2.29m x 2.04m

7' 6" x 6' 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. 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. RB14140 / February 2024



The Nevis

2 BEDROOM APARTMENT, TOTAL 714 sq ft / 66.38m²



PLOTS 81, 84 & 87

Living Room

3.00m x 5.26m 9' 10" x 17' 3"

Kitchen

3.00m x 4.15m 9' 10" x 13' 8"

Bedroom 1

3.25m x 2.90m 10' 8" x 9' 6"

En Suite (max.)

2.05m x 2.29m 6' 9" x 7' 6"

Bedroom 2

2.52m x 3.04m 8' 3" x 10' 0"

Bathroom

2.05m x 2.00m 6' 9" x 6' 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. 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. RB14140 / February 2024

Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on 0131 370 0623.



Find out how we can get you moving with our buying schemes.



WEST CRAIGS Craigs Road, Maybury, Edinburgh EH12 8FE

CONTACT US ON 0131 370 0623

Taylor Wimpey