



# 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.

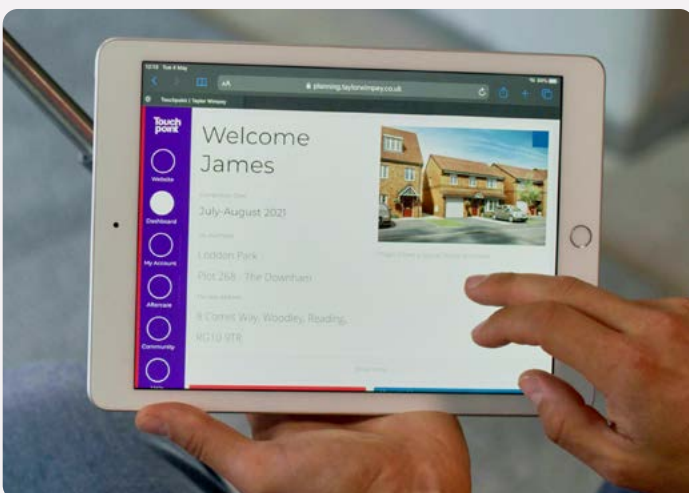


# Personalise your home

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 a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

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

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



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



# Included as standard

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

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

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



## Kitchens

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

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

## Utility rooms<sup>†</sup>

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



## Bathrooms, en suites and shower rooms

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

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

## Garden<sup>†</sup>

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



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

# Specification of our houses

## Finishing Touches

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

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# Our homes





# The Andrew

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



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

4.02m x 3.59m      13' 2" x 11' 9"

### Bedroom 2 (max)

4.02m x 2.40m      13' 2" x 7' 11"

### Bathroom (over bath)

1.77m x 2.10m      5' 10" x 6' 11"

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14140 / November 2024





# The Angus

2 BEDROOM BUNGALOW, TOTAL 759 sq ft / 70.5m<sup>2</sup>



## 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"

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# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area <sup>(max)</sup>

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 <sup>(max)</sup>

4.01m x 3.64m      13' 2" x 11' 11"

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

2.88m x 3.33m      9' 6" x 10' 11"

### Bedroom 3

2.19m x 3.33m      7' 2" x 10' 11"

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

1.81m x 2.00m      5' 11" x 6' 7"

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

1.73m x 2.02m      5' 8" x 6' 8"

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# The Boswell

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



## GROUND FLOOR

### Kitchen/Dining Area

4.58m x 2.98m      15' 0" x 9' 9"

### Living Room

4.63m x 3.17m      15' 2" x 10' 5"

### WC

1.82m x 1.10m      6' 0" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.33m x 3.21m      10' 11" x 10' 6"

### Bedroom 2

2.61m x 3.03m      8' 7" x 9' 11"

### Bedroom 3

1.94m x 3.03m      6' 4" x 9' 11"

### Bathroom

1.83m x 1.99m      6' 0" x 6' 6"

### En suite

1.83m x 2.43m      6' 0" x 8' 0"

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# The Bryce

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



## GROUND FLOOR

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

4.58m x 5.68m      15' 0" x 18' 7"

### Kitchen

2.39m x 2.77m      7' 10" x 9' 1"

### WC

1.17m x 2.43m      3' 8" x 8' 0"



## FIRST FLOOR

### Bedroom 1

4.58m x 3.64m      15' 0" x 11' 11"

### Bedroom 2

2.59m x 3.33m      8' 6" x 10' 11"

### Bedroom 3

1.92m x 3.33m      6' 4" x 10' 11"

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# The Chalmers

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



## GROUND FLOOR

### Kitchen (max)

2.68m x 3.56m      8' 10" x 11' 8"

### Living Room/Dining Area

3.87m x 5.47m      12' 9" x 18' 0"

### WC (max)

1.73m x 2.13m      5' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.55m x 3.65m      11' 8" x 12' 0"

### Bedroom 2

3.04m x 3.65m      10' 0" x 12' 0"

### Bedroom 3 (max)

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom (over bath)

2.83m x 2.03m      9' 4" x 6' 8"

### En suite (over shower)

2.44m x 1.84m      8' 0" x 6' 1"

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# The Douglas

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



## GROUND FLOOR

### Kitchen

2.97m x 3.60m 9' 9" x 11' 10"

### Living Room

3.48m x 4.42m 11' 5" x 14' 6"

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

2.52m x 3.13m 8' 4" x 10' 4"

### WC

1.87m x 1.25m 6' 2" x 4' 1"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.45m 9' 1" x 11' 4"

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

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

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

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

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

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

### Bathroom

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

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

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

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# The Dunlop

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



## GROUND FLOOR

### Kitchen/Dining Area

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

### Living Room

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

### WC

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

## FIRST FLOOR

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

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

### Bathroom

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

## SECOND FLOOR

### Bedroom 1

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

### En suite

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

### Dressing Room

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

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# The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m<sup>2</sup>



## 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 / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m x 2.80m      27' 2" x 9' 2"

### Living Room

3.16m x 5.34m      10' 5" x 17' 6"

### WC

2.54m x 1.14m      8' 4" x 3' 9"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

3.78m x 3.89m      12' 5" x 13' 1"

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

4.39m x 2.88m      14' 5" x 9' 6"

### Bedroom 3

2.65m x 3.48m      8' 8" x 11' 5"

### Bedroom 4

3.19m x 2.89m      10' 6" x 9' 6"

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

2.25m x 2.34m      7' 5" x 7' 8"

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

2.10m x 1.81m      6' 11" x 5' 11"

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

2.65m x 1.73m      8' 8" x 5' 8"

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# The Maxwell

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



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m 28' 6" x 10' 1"

### Living Room

4.20m x 4.44m 13' 9" x 14' 7"

### WC

1.78m x 1.12m 5' 11" x 3' 7"

### Utility

1.82m x 2.14m 6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m 13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m 11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m 10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m 10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m 7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m 5' 5" x 8' 11"

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14140 / November 2024





# The Stewart

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



## GROUND FLOOR

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



## FIRST FLOOR

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

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# The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

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

### Living Room

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

### Dining Room

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

### Utility

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

### WC

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



## FIRST FLOOR

### Bedroom 1

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

### Bedroom 2 (max)

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

### Bedroom 3 (max)

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

### Bedroom 4 (max)

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

### Bedroom 5

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

### Bathroom (over bath & shower)

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

### En suite 1 (over shower)

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

### En suite 2 (over shower)

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

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# The Ness

2 BEDROOM APARTMENT, TOTAL 712 sq ft / 66.19m<sup>2</sup>



## PLOTS 83, 86 & 89

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

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# The Nicol

2 BEDROOM APARTMENT, TOTAL 713 sq ft / 66.32m<sup>2</sup>

\*



## 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"

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# The Nevis

2 BEDROOM APARTMENT, TOTAL 714 sq ft / 66.38m<sup>2</sup>



## 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"

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