



Balfour Beatty
HOMES

Penston Landing

Main Street, Macmerry, East Lothian, EH33 1QN
A superb selection of 2, 3 and 4 bedroom homes

Our promise

We are dedicated to deliver the shape of modern living by creating high quality homes designed for the way you want to live, where you want to live.

Our team constantly endeavour to provide you with exceptional levels of service and care and to give you the satisfaction and pride in your new home that you deserve.

We are here to guide you through your journey to your beautiful new Balfour Beatty home.

“Building a home for you and your family to enjoy is extremely important to me and my team. We are committed to providing you with the best of quality and service. Balfour Beatty Homes are large enough to deliver, but small enough to care”

Neil Doherty, Managing Director



Penston Landing, Main Street, Macmerry, East Lothian, EH33 1QN

We are delighted to present Penston Landing in Macmerry, near Tranent. Situated in a peaceful village location, with fantastic road links to Edinburgh, this exciting new development offers a superb range of two, three and four bedroom homes in a family friendly environment.

Activities/Amenities

A great place to live, Macmerry is located just off the A1, east of Tranent and only 15 miles from Edinburgh City Centre. With the coastal towns of Prestonpans, Cockenzie and Port Seton to the north and rolling countryside to the south, the area also offers a wide range of local amenities on the doorstep, providing the best of all worlds.

The village has its own shop and post office, along with a family butcher and a pet shop. Local leisure facilities include Macmerry Bowling Green, Tranent Cricket Club and Foresters Park sports ground with its two floodlit training areas, a 3D pitch and a climbing wall. East Lothian's dedicated outdoor Sports Centre, Meadowmill, is just three miles from the development, offering fantastic sports facilities including a gym, a sports hall and numerous outdoor pitches.

For golfers, Royal Musselburgh Golf Club is less than five miles away at Prestonpans. The sixth oldest golf club in the world, this picturesque parkland course dates back to 1774 and boasts an 18 hole course, a 300 yard plus driving range, short game area and six hole short game course.

Education

Penston Landing is ideally located for families, with a choice of schools in the area. Macmerry Primary School is just an eight-minute walk from the development and there are also several primary schools in nearby Tranent, including Sanderson's Wynd, Windygoul and St Martins RC School. Ross High School in Tranent and Preston Lodge High School in Prestonpans provide secondary education for 11 to 18 year olds in the area.

Work/Transport

Macmerry is ideally situated for travelling into Edinburgh City Centre, whether for work or leisure. The nearby A1 provides a direct route into Scotland's stunning capital. Alternatively, Prestonpans train station, just 3.5 miles from the development, offers a fast and frequent rail service into Edinburgh Waverley Station in around 15 minutes. A regular bus service from Whiteloch Road in the village into Edinburgh in around 40 minutes is provided by East Coast Buses.

Shopping/Dining

Just over a mile from the development, Tranent's High Street is home to an array of independent shops, along with an Asda supermarket. The town also boasts a wide choice of cafes and restaurants, including the popular Brig Inn Bar and Grill and Giancarlo's Italian.

Larger shopping centres nearby include a new retail park an eight-minute drive away at Haddington. The fabulous Fort Kinnaird, with over 70 popular high street stores and a cinema complex, is just a 14 minute drive away on the outskirts of Edinburgh. Currently the second largest shopping complex in the UK, this enormous retail mall provides a fantastic shopping experience.

All the biggest brands and major retailers, along with many independent boutiques, can be found in Edinburgh City Centre along with an eclectic mix of bars, cafes and eateries. In the heart of the city, Princes Street is home to many of the well-known high street brands and The Royal Mile is the place to find traditional Scottish crafts, alongside some of Edinburgh's oldest taverns.



Aberlady beach



Port Seton golf



Prestonpans



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Cockenzie harbour



Prestonpans train station car park



Royal Mile, Edinburgh



Tranent store front



Leith harbour

Make your next move with Balfour Beatty Homes at Penston Landing

Located within the village of Macmerry, with excellent connections to nearby towns and the city of Edinburgh.

Penston Landing Macmerry

Development plan

- Barra Two bedroom home
Semi-detached / terraced
- Bressay Three bedroom home
Semi-detached
- Colonsay Three bedroom home
Semi-detached / end terrace
- Harris Three bedroom home
Detached / semi-detached / end terrace
- Harris-W Three bedroom home
Detached
- Jura Four bedroom home
Detached
- Lismore Four bedroom home
Detached
- Mull Four bedroom home
Detached
- Orkney Four bedroom home
Detached
- Oronsay Four bedroom home
Detached
- Affordable housing
- S/S Sub station



The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.



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Barra

The Barra is an impressive two-bedroom home.

The **open plan** living space opens to a **lounge, kitchen and dining area, with French doors leading to the garden**. A cloakroom is also located downstairs.

On the second floor, there are **two spacious bedrooms** accompanied by a **family bathroom**.

Parking is available with this home.

Barra

Lounge
3248 x 4142mm
10'8" x 13'7"

Kitchen/Dining
4346 x 3660mm
14'3" x 12'

WC
1170 x 1843mm
3'10" x 6'1"

Bedroom 1
4346 x 3120mm
14'3" x 10'3"

Bedroom 2
4346 x 2483mm
14'3" x 8'2"

Bathroom
1988 x 2200mm
6'6" x 7'3"

Ground floor



First floor





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Bressay

Experience the ease of **single storey** living in the Bressay, a stunning **semi-detached three bedroom home**.

The **open plan** living space is filled with natural light and features a sleek breakfast bar, great for casual dining. **French doors lead to a peaceful garden**, perfect for outdoor relaxation.

The principal bedroom boasts a luxurious ensuite, while two additional bedrooms share a well-appointed **family bathroom**. This home also offers the convenience of **off-street parking**.

Bressay

Ground floor

Lounge
3512 x 4635mm
11'6" x 15'2"

Kitchen
3041 x 4179mm
10' x 13'9"

Bedroom 1
3150 x 3078mm
10'4" x 10'1"

Bedroom 2
3628 x 2371mm
11'11" x 7'9"

Bedroom 3
2300 x 3078mm
7'7" x 10'1"

Bathroom
2702 x 1550mm
8'10" x 7'3"

Ensuite
2702 x 1099mm
8'10" x 5'1"





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Colonsay

The Colonsay is our charming **three bedroom semi-detached/end-terrace home** that offers the perfect blend of comfort and style.

From the inviting entrance hall to the **open plan kitchen, dining and living space**, every inch of this home has been crafted for **modern living**. Enjoy the convenience of a downstairs cloakroom as well as being able to **step outside into your own private garden**, perfect for entertaining.

Retreat upstairs to the peaceful **principal bedroom, complete with an ensuite**, and two additional bedrooms, serviced by a sophisticated **main bathroom**. This home truly has it all **including parking**.

Colonsay

Lounge
3109 x 4518mm
10'2" x 14'10"

Kitchen/Dining
5299 x 3164mm
17'5" x 10'5"

WC
2089 x 1669mm
6'10" x 5'6"

Bedroom 1
4224 x 3321mm
13'10" x 10'11"

Bedroom 2
3011 x 3263mm
9'11" x 10'8"

Bedroom 3
2261 x 3263mm
7'5" x 10'8"

Bathroom
1932 x 2200mm
6'4" x 7'3"

Ensuite
2072 x 1869mm
6'10" x 6'2"

Ground floor



First floor





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Harris

The Harris is our delightful **three bedroom home**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway leads to a **spacious lounge** as well as an **open-plan kitchen and dining area** with **French doors giving access to the garden**.

Upstairs, the home features an **ensuite principal bedroom** and two bedrooms that share a **family bathroom**, providing ample space for a family or guests.

With a warm, inviting atmosphere, this home is perfect for those seeking a **comfortable and convenient living space**.

Harris

Lounge
3031 x 5553mm
9'11" x 18'3"

Kitchen/Dining
3011 x 5553mm
9'11" x 18'3"

WC
2148 x 1781mm
7'1" x 5'10"

Bedroom 1
3040 x 3865mm
10'0" x 12'8"

Bedroom 2
3036 x 3088mm
10'0" x 10'2"

Bedroom 3
3036 x 2376mm
10'0" x 7'10"

Bathroom
2181 x 1710mm
7'2" x 5'7"

Ensuite
3040 x 1599mm
10'0" x 5'3"

Ground floor



First floor





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Harris - W

The Harris is our delightful **three bedroom detached home**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway leads to a **spacious lounge** as well as an **open-plan kitchen and dining area** with **French doors giving access to the garden**.

Upstairs, the home features an **ensuite principal bedroom** and two bedrooms that share a **family bathroom**, providing ample space for a family or guests.

With a warm, inviting atmosphere, this home is perfect for those seeking a **comfortable and convenient living space**.

Harris-W

Lounge
3031 x 5553mm
9'11" x 18'3"

Kitchen/Dining
3011 x 5553mm
9'11" x 18'3"

WC
2148 x 1781mm
7'1" x 5'10"

Bedroom 1
3040 x 3865mm
10'0" x 12'8"

Bedroom 2
3036 x 3088mm
10'0" x 10'2"

Bedroom 3
3036 x 2376mm
10'0" x 7'10"

Bathroom
2181 x 1710mm
7'2" x 5'7"

Ensuite
3040 x 1599mm
10'0" x 5'3"

Ground floor



First floor





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Jura

The Jura is a fabulous **four bedroom detached home with a garage**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway leads to a **spacious lounge** and an **open-plan kitchen and dining area with French doors** leading to the **garden**.

The second floor offers a **principal bedroom complete with an ensuite** along with **three further well-proportioned bedrooms** that share a **family bathroom**.

Jura

Lounge
4007 x 4500mm
13'2" x 14'9"

Kitchen/Dining
6228 x 3305mm
20'5" x 10'10"

WC
2582 x 1145mm
8'6" x 3'9"

Bedroom 1
3726 x 4028mm
12'3" x 13'3"

Bedroom 2
3565 x 3330mm
11'8" x 10'11"

Bedroom 3
2573 x 3330mm
8'5" x 10'11"

Bedroom 4
2412 x 3701mm
7'11" x 12'2"

Bathroom
2421 x 2066mm
7'11" x 6'9"

Ensuite
2421 x 1446mm
7'11" x 4'9"

Ground floor



First floor





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Lismore

The Lismore is a **four bedroom detached family home**, complete with an **integral garage**.

Step through the front door and into the ideal entrance hall with convenient under-stairs storage. The ground floor boasts a **comfortable lounge**, as well as a **well-appointed kitchen and dining area**. **French doors** lead from the dining area to the **garden**, providing an outdoor space for relaxing and entertaining. Additionally,

there is a useful downstairs **utility cupboard and cloakroom**.

Upstairs, there is a **principal bedroom complete with an ensuite** along with three further well-proportioned bedrooms that share a stylish family bathroom.

Lismore

Lounge 3528 x 4920mm 11'7" x 16'2"	Bedroom 2 3528 x 3189mm 11'7" x 10'6"
Kitchen/Dining 7474 x 3357mm 24'6" x 11'0"	Bedroom 3 2843 x 3873mm 9'4" x 12'8"
WC 1128 x 2463mm 3'8" x 8'1"	Bedroom 4 2843 x 3988mm 9'4" x 13'1"
Utility 1687 x 653mm 5'6" x 2'2"	Bathroom 2154 x 2000mm 7'1" x 6'7"
Garage 2843 x 5301mm 9'4" x 17'5"	Ensuite 2177 x 1400mm 7'2" x 4'7"
Bedroom 1 3528 x 3622mm 11'7" x 11'11"	Walk-in wardrobe 1251 x 1400mm 4'1" x 4'7"

Ground floor



First floor





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Mull

The Mull is a fabulous **four bedroom detached home** with a **garage**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway leads to a **spacious lounge** and an **open-plan kitchen with a dining area and French doors** leading to the **garden**. There is also ample downstairs space provided by the **utility cupboard** that is formed off of the kitchen.

The second floor offers a beautifully designed **ensuite bedroom** alongside **three additional bedrooms** and a **family bathroom**.

Mull

Lounge	Bedroom 2
3653 x 6790mm	3678 x 3271mm
11'7" x 16'2"	12'1" x 10'9"
Kitchen/Dining	Bedroom 3
5159 x 6790mm	3618 x 2828mm
24'6" x 11'0"	11'10" x 9'3"
WC	Bedroom 4
2163 x 1082mm	2458 x 3430mm
3'8" x 8'1"	9'4" x 13'1"
Utility	Bathroom
700 x 1700mm	2241 x 1700mm
5'6" x 2'2"	7'4" x 5'7"
Bedroom 1	Ensuite
3618 x 3873mm	2358 x 1281mm
11'10" x 12'8"	7'9" x 4'2"

Ground floor



First floor





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Orkney

The Orkney is a **four bedroom detached family home**, complete with an **integral garage**.

Step through the front door and into the entrance hall with convenient under-stairs storage. The ground floor boasts a **comfortable lounge**, as well as a **well-appointed kitchen and dining area**. **French doors** lead to the **garden**, providing outdoor space for relaxing and entertaining. Additionally, there is a useful downstairs **utility cupboard and cloakroom**.

Upstairs, there is a stunning **principal bedroom complete with an ensuite** along with **three further well-proportioned bedrooms** that share a **family bathroom**.

Orkney

Ground floor

Lounge 3541 x 5244mm 11'7" x 17'2"	Bedroom 2 2701 x 5248mm 8'10" x 17'3"
Kitchen/Dining 7766 x 4456mm 28'1" x 14'7"	Bedroom 3 3376 x 3886mm 11'1" x 12'9"
WC 2054 x 1125mm 6'9" x 3'8"	Bedroom 4 2701 x 3492mm 8'10" x 11'5"
Utility 700 x 1586mm 2'4" x 5'2"	Bathroom 2300 x 1700mm 7'7" x 5'7"
Garage 2616 x 5142mm 8'7" x 16'10"	Ensuite 2373 x 1528mm 7'9" x 5'0"
Bedroom 1 3933 x 4615mm 12'11" x 15'2"	



First floor





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Oronsay

Discover the **perfect family home** with this spacious **four bedroom detached property with a garage and driveway**.

Enter to find a bright and welcoming entrance hall with cloakroom. The hallway provides access to a **spacious lounge and study**. The hallway leads through to a superb **open plan kitchen, dining area, and family space with feature bay and French doors** to the garden.

The practical **utility room** provides additional storage and convenience. Upstairs, the four bedrooms boast **two ensembles and a family bathroom**.

This property is ideal for those who work from home, with ample **room for a home office** or remote learning setup.

Oronsay

Ground floor

Lounge 3302 x 5000mm 10'10" x 16'5"	Bedroom 2 4410 x 3093mm 14'6" x 10'2"
Kitchen/Dining 8252 x 4905mm 27'1" x 16'9"	Bedroom 2 ensuite 2607x1410mm 8'7" x 4'8"
WC 1100 x 2432mm 3'7" x 8'0"	Bedroom 3 2833 x 3164mm 9'4" x 10'5"
Study 2646 x 1994mm 8'8" x 6'7"	Bedroom 4 2607 x 3121mm 8'7" x 10'3"
Utility 1444 x 2432mm 4'9" x 8'0"	Bathroom 2140 x 1781mm 7'0" x 5'10"
Bedroom 1 3302 x 5675mm 10'10" x 18'27"	Store 832 x 961mm 2'9" x 3'2"
Bedroom 1 ensuite 2063 x 2124mm 6'9" x 7'0"	



First floor



Specifications

Balfour Beatty Homes has carefully selected high quality materials.

The specification at Penston Landing incorporates unique design with energy efficiency and flexible living space, which all adds up to the perfect home.

Kitchens

	Specification 2	Specification 3
Symphony fitted kitchen with laminate worktop and matching upstands	•	•
Stainless steel splashback behind hob	•	•
Stainless steel single bowl sink and single lever mixer tap		•
Stainless steel 1.5 bowl sink and single lever mixer tap	•	
Stainless single oven, gas hob and cooker hood extractor		•
Stainless double oven, gas hob and cooker hood extractor	•	
Integrated fridge and freezer	•	•
Integrated dishwasher	•	•

Bathrooms, ensuites and cloakrooms

	Specification 2	Specification 3
Roca 'GAP' white sanitaryware with contemporary chrome fittings	•	
Roca 'Debba' white sanitaryware with contemporary chrome fittings		•
Bath with shower and screen	•	•
Thermostatic shower with glass screen (properties with ensuite)	•	•
Full height tiling to walls around bath and shower	•	•
Half height tiling behind basins in bathroom and ensuite	•	
Splashback tiling behind basins in bathroom and ensuite		•
Splashback tiling behind basins in cloakroom	•	•

Electrical and lighting

	Specification 2	Specification 3
Photovoltaic solar panels	•	•
Electric Vehicle charging point (Oronsay property type only)		
Fibre broadband service	•	•
Recessed downlights in kitchen	•	•
Recessed downlights in ensuite	•	
Hard wired smoke alarm and battery operated carbon monoxide detector	•	•
External light to front and rear / side doors	•	•
Power and lighting to garages	•	•
Door bell	•	•
Shaver point in ensuite (if no ensuite then shaver point is located in main bathroom)	•	•

Heating

	Specification 2	Specification 3
Gas fired high efficiency Ideal boiler with dual heating zones	•	•
Stelrad Elite radiators	•	•
Stelrad towel radiators in bathroom and ensuite	•	•

Internal finishes

	Specification 2	Specification 3
4 panel internal doors with polished chrome lever on rose door handles	•	•
Built-in sliding wardrobe doors in bedroom 1	•	
Dulux Almond White matt emulsion to walls and Dulux white matt emulsion to ceilings	•	•
Dulux white satin to woodwork	•	•
Oak handrail and newel caps to stair	•	
White painted handrail and newel caps to stair		•

External features

	Specification 2	Specification 3
GRP entrance door with 3 point locking system	•	•
PVCu windows with energy efficient glazing	•	•
PVCu French doors with energy efficient glazing (where applicable)	•	•
Buff riven paving, paths and patios	•	•
Outside tap	•	•
Rotavated front and rear gardens and turfed front garden	•	•

Specification 2 Properties: Harris / Harris-W / Jura / Lismore / Mull / Orkney / Oronsay

Specification 3 Properties: Barra / Bressay / Colonsay

Our warranties

Balfour Beatty Homes and Customer Care

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



Balfour Beatty Homes is a trading name of Balfour Beatty Investments Ltd.

Registered office: Q14 Quorum Business park, Benton Lane, Newcastle upon Tyne, England, N12 8BU. Registered in England and Wales under company No. 2423465

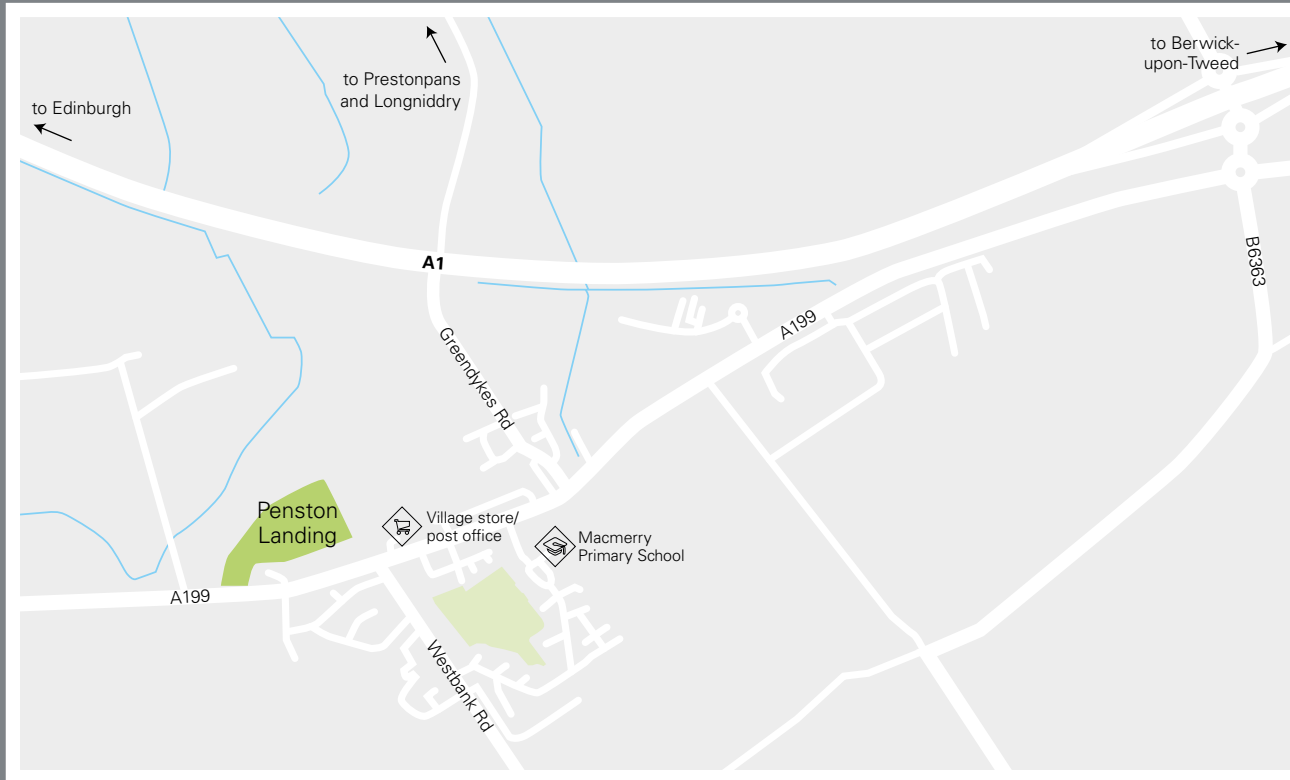
Directions

Penston Landing

Main Street, Macmerry, East Lothian, EH33 1QN



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How to find us

From the west, from the A720 City of Edinburgh Bypass/ A1 junction at Musselburgh, head south-east on the A1 towards Berwick-upon-Tweed. In just under seven miles, take the B6363 exit towards Pencaitland/Longniddry/ Gladsmuir/Macmerry. At the roundabout take the third exit onto the B6363 Coal Road. At the next roundabout take the first exit onto Coal Road, then at the next roundabout take the third exit onto the A199. Follow the road for approximately one mile where you will find the development on the right.

From the east, from Berwick-upon-Tweed, take the A1 heading north-west and follow the road for approximately 40 miles, past Haddington. Take the B6363 exit towards Pencaitland/Longniddry/Gladsmuir/Macmerry. At the roundabout take the first exit onto the B6363 Coal Road. At the next roundabout take the third exit onto the A199 and follow the road for approximately one mile where you will find the development on the right.

Well connected



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ON FOOT

- Premier Stores and Post Office, 4 minutes
- Ferguson's Pet Supplies, 3 minutes
- Macmerry village hall and bowling green, 5 minutes
- Macmerry Primary School, 8 minutes



BY CAR

- Tranent Cricket Club, 10 minutes
- Forester's Park Sports Ground, 7 minutes
- Meadowmill Sports Centre, 9 minutes
- Royal Musselburgh Golf Club, 12 minutes
- Asda supermarket, 4 minutes
- Giancarlo's Italian Restaurant, 4 minutes
- Brigg Inn Bar & Grill, 6 minutes
- Ross High School, 4 minutes
- Preston Lodge High School in Prestonpans, 11 minutes
- Prestonpans train station, 9 minutes
- Longniddry train station, 10 minutes
- Haddington Retail Park, 8 minutes
- Fort Kinnaird Retail Park, 16 minutes



BY RAIL

- Prestonpans to Edinburgh Waverley, 15 minutes
- Prestonpans to Musselburgh, 8 minutes
- Prestonpans to Glasgow Central, 1 hour 35 minutes
- Prestonpans to London Kings Cross St Pancras, 4 hours 48 minutes

Why Balfour Beatty?

Balfour Beatty is a leading international infrastructure group with 24,500 employees driving the delivery of powerful new solutions, shaping thinking, creating skylines and inspiring a new generation of talent to be the change-makers of tomorrow.

We finance, develop, build, maintain and operate the increasingly complex and critical infrastructure that supports national economies and deliver projects at the heart of local communities.

Over the last 113 years we have created iconic buildings and infrastructure all over the world.

Some of our key projects:



Hinkley Point C Marine Works, Somerset



Inveraray to Crossaig, Scotland



M25 Design, Build, Finance, and Operate



HS2 and Old Oak Common station, London



Manchester Engineering Campus Development, University of Manchester



Balfour Beatty
HOMES

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