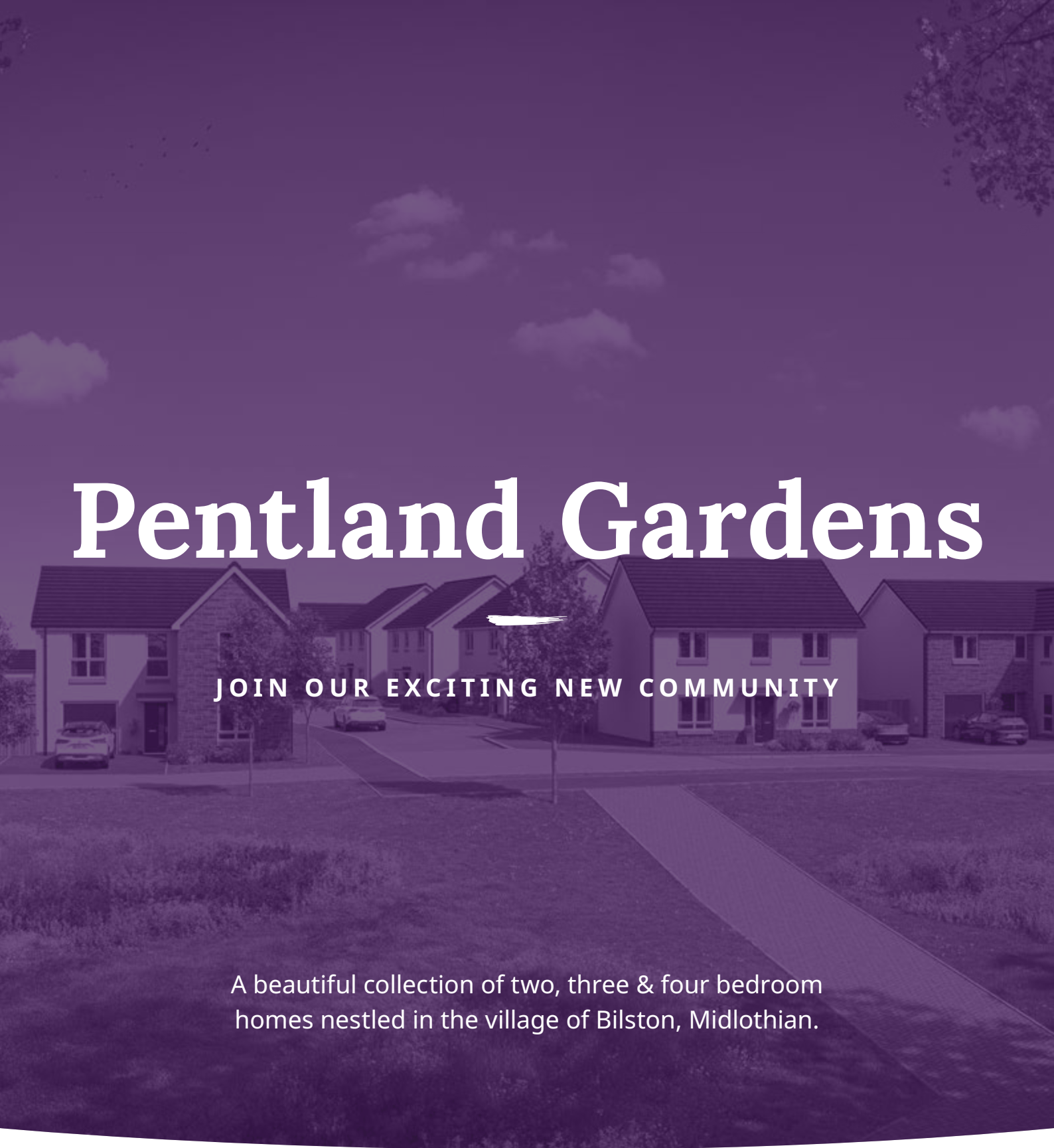




Pentland Gardens

JOIN OUR EXCITING NEW COMMUNITY

A beautiful collection of two, three & four bedroom homes nestled in the village of Bilston, Midlothian.

Taylor
Wimpey

Contents



Welcome to Pentland Gardens

If you love a location that has a good mix of schools and great local amenities, Pentland Gardens is the perfect place for you. The area has all the sense of community you could ask for, and Edinburgh city centre is within easy reach. Pentland Gardens enjoys a quiet and peaceful setting, and the beautiful Pentland Hills Regional Park is on your doorstep, offering plenty of scenic walks and stunning views across Edinburgh.



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 Pentland Gardens has fantastic transport links. Straiton Park and Ride is nearby which offers an excellent bus service to and from the city centre.

Pentland Hills Regional Park



Swanston Golf Club



Edinburgh City Centre



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[†]

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[†]

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	
Fitted symphony kitchen including stainless steel splashback above hob	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type specific)	✓
Stainless steel Electrolux integrated 4 burner gas hob	✓
Integrated Electrolux cooker hood	✓
Stainless steel single built in electric oven by Electrolux (built in/built under - house type specific)	✓
Double electric sockets to incorporate USB charge point	✓
Soft close doors	✓
Utility room designed to mirror kitchen (house type specific)	✓
Bathrooms, en suites, utility and cloakrooms	
Extractor fan	✓
Splashback tiling to basin in cloakroom (excluding WC/Utility)	✓
Porcelanosa full height tiling within shower enclosure and half height tiling to sanitary ware wall in en suite	✓
Free standing sanitary ware - white	✓
Mixer tap to hand basin and bath in chrome	✓
Low level shower tray and 'Roman' chrome finish glass shower door	✓
Thermostatic chrome shower with bath screen and tiling above bath (house types with no en suite)	✓
Half height tiling to sanitary ware wall and splashback tiling above bath in bathroom	✓
Central heating/hot water system	
Waste water heat recovery system	✓
Fully programmable gas central heating providing mains pressure hot water system	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Standard sockets and switches in line with NHBC requirements	✓
Electric Car Charging 7kW wall/post mounted point†	✓
TV socket to lounge and bedroom one (as indicated in drawings)	✓
Light and power socket to garages (house type specific)	✓
2x Double sockets to bedroom 1 to incorporate USB charging points	✓

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	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
White paint to woodwork	✓
Ground floor concrete finish (no latex or screed)	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
External Features	
PV Solar panels	✓
PVCu fascia and soffit	✓
Front outdoor light with PIR	✓
Outside tap	✓
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 to rear	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Smooth finish grey concrete paving slabs to pathways and patios	✓
Turfed front garden	✓
1.8 closeboard fencing to rear garden (with plot divisional - refer to boundary drawings)	✓
Topsoil rotavated rear garden	✓
Block Paved driveway	
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 Avonsford

2 BEDROOM HOME, TOTAL INTERNAL AREA 730 sq. ft. / 67.81 m²



GROUND FLOOR

Kitchen

4.33m x 1.83m 14' 3" x 6' 2"

Living/Dining Area

4.47m x 3.77m 14' 8" x 12' 4"



FIRST FLOOR

Bedroom 1

3.19m x 3.80m 10' 6" x 12' 6"

Bedroom 2

2.28m x 3.77m 7' 6" x 12' 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. 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. RB17076/ September 2025



The Ambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 830 sq. ft. / 77.09 m²



GROUND FLOOR

Kitchen/Dining Area

4.27m x 3.3m 14' 0" x 10' 10"

Living Room

4.30m x 3.58m 14' 2" x 11' 9"



FIRST FLOOR

Bedroom 1

4.28m x 2.60m 14' 2" x 11' 9"

Bedroom 2

2.20m x 3.90m 7' 2" x 13' 0"

Bedroom 3

2.05m x 2.80m 6' 9" x 9' 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. 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. RB17076/ September 2025



The Brambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA FROM 934 sq. ft. / 86.74 m²



GROUND FLOOR

Kitchen/Dining Area

2.91m x 4.80m 9' 6" x 15' 9"

Living Room

3.62m x 4.51m 11' 10" x 14' 10"



FIRST FLOOR

Bedroom 1

3.13m x 3.25m 10' 3" x 10' 8"

Bedroom 2

3.43m x 2.40m 11' 3" x 7' 11"

Bedroom 3

2.36m x 2.35m 7' 9" x 7' 9"

*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. RB17076/ September 2025



The Tetford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,041 sq. ft. / 96.69 m²



GROUND FLOOR

Kitchen/Dining Area

3.27m x 4.92m 10' 9" x 16' 2"

Living Room

3.43m x 3.89m 11' 3" x 12' 9"



FIRST FLOOR

Bedroom 1

2.75m x 3.23m 9' 0" x 10' 7"

Bedroom 2

3.20m x 3.48m 10' 6" x 11' 5"

Bedroom 3

2.64m x 2.81m 8' 8" x 9' 3"

*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. RB17076/ September 2025



The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,074 sq. ft. / 99.82 m²



GROUND FLOOR

Kitchen/Dining Area

5.55m x 3.23m 18' 2" x 10' 7"

Living/Study Room

5.60m x 3.32m 18' 4" x 10' 11"



FIRST FLOOR

Bedroom 1

2.75m x 4.44m 9' 0" x 14' 7"

Bedroom 2

3.27m x 3.21m 10' 9" x 10' 6"

Bedroom 3

2.76m x 2.74m 9' 1" x 9' 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. 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. RB17076/ September 2025



The Ayleford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,117 sq. ft. / 103.73 m²



GROUND FLOOR

Kitchen/Dining Area

3.8m x 5.8m 12' 8" x 19' 1"

Living Room

3.23m x 3.68m 10' 7" x 12' 1"



FIRST FLOOR

Bedroom 1

3.34m x 3.26m 10' 11" x 10' 8"

Bedroom 2

3.23m x 3.33m 10' 7" x 10' 11"

Bedroom 3

2.14m x 2.46m 7' 0" x 8' 1"

Bedroom 4

2.10m x 2.39m 6' 11" x 7' 10"

*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. RB17076/ September 2025



The Colford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,290 sq. ft. / 119.8 m²



GROUND FLOOR

Kitchen/Dining Area

3.15m x 6.70m 10' 4" x 22' 0"

Living Room

3.36m x 4.43m 11' 0" x 14' 6"



FIRST FLOOR

Bedroom 1

3.51m x 3.48m 11' 6" x 11' 5"

Bedroom 2

3.02m x 3.20m 9' 11" x 10' 6"

Bedroom 3

2.35m x 3.14m 7' 8" x 10' 4"

Bedroom 4

2.08m x 3.60m 6' 10" x 11' 10"

*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. RB17076/ September 2025



The Chalham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,293 sq. ft. / 120.1 m²



GROUND FLOOR

Kitchen/Dining Area

3.26m x 4.90m 10' 8" x 16' 1"

Living Room

4.70m x 3.93m 15' 5" x 12' 11"



FIRST FLOOR

Bedroom 1

3.73m x 3.28m 12' 3" x 10' 9"

Bedroom 2

4.46m x 3.30m 14' 8" x 10' 10"

Bedroom 3

3.39m x 3.28m 11' 2" x 10' 9"

Bedroom 4

2.85m x 4.91m 9' 4" x 16' 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. 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. RB17076/ September 2025



The Corkham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,352 sq. ft. / 125.59 m²



GROUND FLOOR

Kitchen/Dining Area

5.51m x 5.17m 18' 1" x 17' 0"

Living Room

4.66m x 3.33m 15' 3" x 11' 3"



FIRST FLOOR

Bedroom 1

4.25m x 3.27m 14' 0" x 10' 9"

Bedroom 2

3.56m x 3.12m 11' 8" x 10' 3"

Bedroom 3

3.33m x 3.44m 10' 3" x 10' 11"

Bedroom 4

3.05m x 3.12m 10' 0" x 10' 3"

*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. RB17076/ September 2025



The Hubham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,390 sq. ft. / 129.13 m²



GROUND FLOOR

Kitchen/Dining Area

3.90m x 5.83m 12' 10" x 19' 2"

Living Room

4.14m x 3.66m 13' 7" x 12' 0"



FIRST FLOOR

Bedroom 1

5.20m x 3.66m 17' 1" x 12' 0"

Bedroom 2

3.29m x 3.75m 10' 10" x 12' 4"

Bedroom 3

3.77m x 3.17m 12' 5" x 10' 5"

Bedroom 4

2.90m x 3.51m 9' 6" x 11' 6"

*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. RB17076/ September 2025



The Kitham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,535 sq. ft. / 142.57 m²



GROUND FLOOR

Kitchen/Dining Area

5.43m x 5.93m 17' 10" x 19' 6"

Living Room

4.51m x 3.77m 14' 10" x 12' 5"



FIRST FLOOR

Bedroom 1

5.73m x 3.77m 18' 10" x 12' 5"

Bedroom 2

4.26m x 3.64m 14' 0" x 11' 11"

Bedroom 3

4.23m x 3.27m 13' 11" x 10' 9"

Bedroom 4

4.36m x 3.27m 14' 4" x 10' 9"

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The Elterham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,775 sq. ft. / 164.86 m²



GROUND FLOOR

Family/Dining Area

3.28m x 6.29m 10' 9" x 20' 8"

Kitchen

4.23m x 3.0m 13' 11" x 9' 10"

Living Room

4.18m x 3.55m 13' 9" x 11' 8"



FIRST FLOOR

Bedroom 1

3.78m x 4.50m 12' 5" x 14' 9"

Bedroom 2

3.78m x 4.69m 12' 5" x 15' 5"

Bedroom 3

3.61m x 3.55m 11' 10" x 11' 8"

Bedroom 4

3.37m x 3.38m 11' 1" x 11' 1"

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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 6081 889



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



PENTLAND GARDENS Corby Craig Terrace, Bilston, Midlothian, EH25 9TH

CONTACT US ON 0131 608 1889

Taylor Wimpey

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