

CUSTOMER NOTICE

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

Welcome to Birchwood Brae

Birchwood Brae offers a collection of 41 two, three and four-bedroom terraced, semi-detached and detached new homes across a range of exciting new property styles designed to suit every lifestyle, from first time buyers to larger families.

About the Development

Perfectly situated in the popular village of Wallyford, East Lothian, each new home at Birchwood Brae enjoys a carefully considered layout and interior specification which features the thoughtful design elements that the multi-award winning Cruden Homes has become known for over its seventy-five-year heritage.

Every contemporary new home is energy efficient as standard and benefits from a variety of environmental advantages, including high performance insulation, solar panels and ducting for future electric car charging to all integral garages and private parking bays. In addition, there are several communal electric vehicle charging points throughout the development.



CGI street scene of Birchwood Brae development

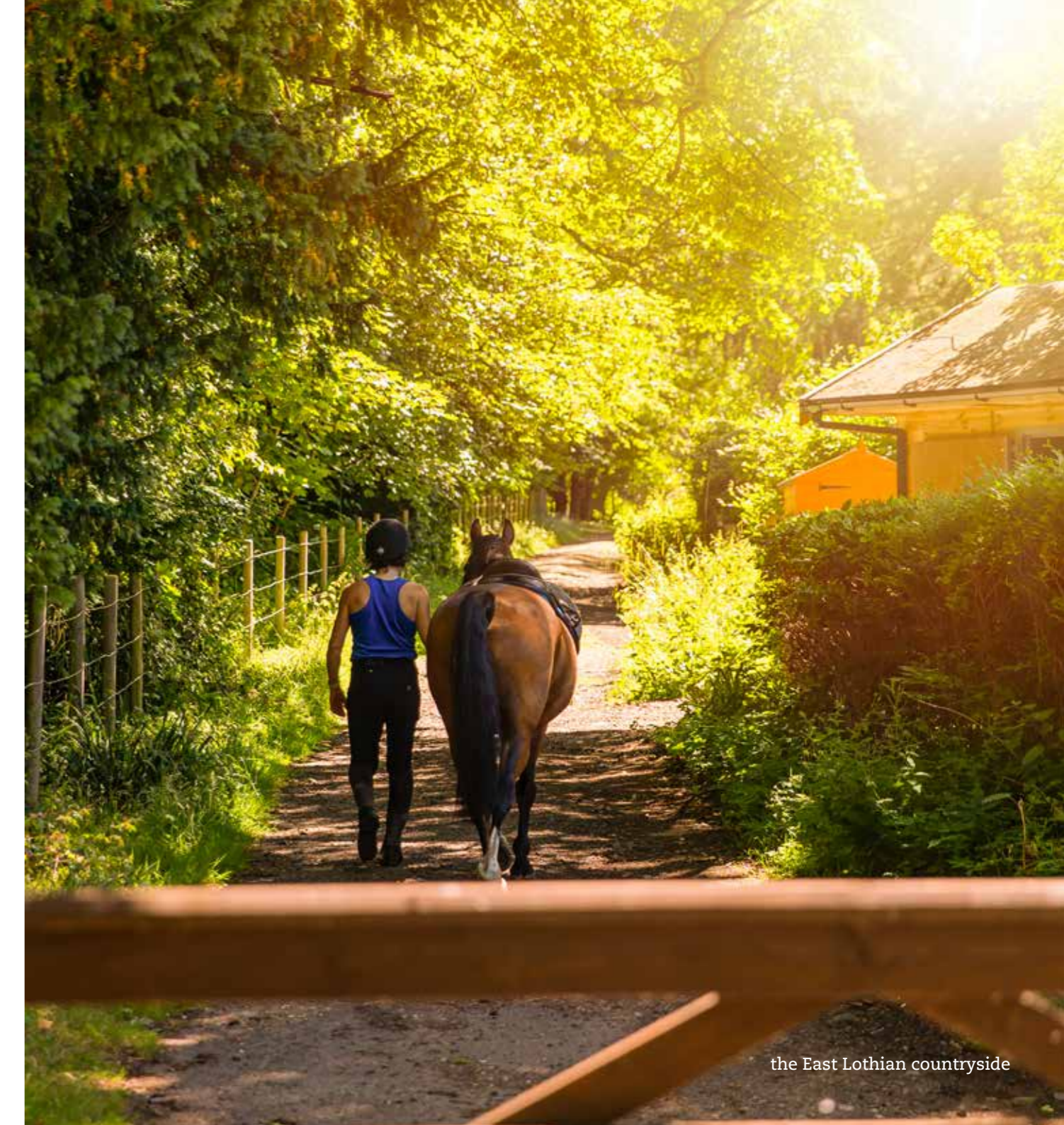


Local area

About Wallyford

Wallyford is ideally situated on the outskirts of the bustling town of Musselburgh, only seven miles from Edinburgh city centre.

There's a train station just minutes from the development, a number of well serviced bus routes and easy access to the A1 – making it the perfect choice for commuters or those who simply like to enjoy all that's on offer in Scotland's capital. There are plenty of local amenities, but all options are covered at the nearby Fort Kinnaird shopping centre, which offers a vast choice of retail outlets, restaurants, and an Odeon Cinema.



the East Lothian countryside



the beautiful local area

About Wallyford

For those who enjoy a more relaxed pace of life, East Lothian's magnificent countryside, miles of beautiful beaches and quaint towns and villages are just a stone's throw away and offer plenty of options for fresh air, clean living, artisanal fayre and outdoor pursuits. With all this in reach, Birchwood Brae truly is an ideal choice for anyone who wants the best of both worlds.



Location

Birchwood Brae,
Fa'side Avenue North,
Wallyford, EH21 8AR

Journey times from Birchwood Brae:

- Wallyford train station – 13 mins or 3 mins
- Fort Kinnaird retail park – 8 mins
- Musselburgh beach – 10 mins
- Edinburgh – 32 mins or 16 mins
- A1 – 3 mins

Please note all times are approximate
and for indication only.



- The Cedar**
4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE
- The Hawthorn**
4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE
- The Mulberry**
4 BEDROOM DETACHED VILLA
- The Redwood**
4 BEDROOM DETACHED VILLA
- The Almond**
3 BEDROOM END TERRACE VILLA
- The Birch**
3 BEDROOM SEMI-DETACHED
OR END-TERRACE VILLA
- The Alder**
2 BEDROOM MID-TERRACE VILLA

Birchwood Brae
Wallyford, East Lothian

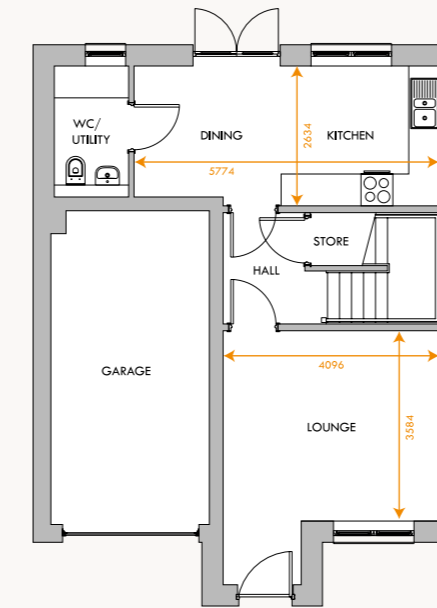
CUSTOMER NOTICE
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual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



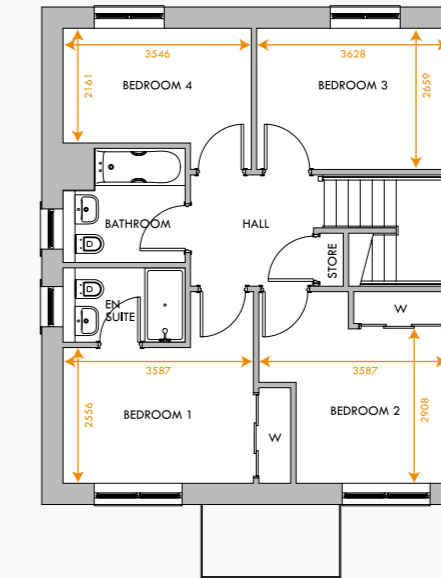
CGI street scene of Birchwood Brae development

The Cedar

4 BEDROOM DETACHED VILLA WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

The Cedar

4 BEDROOM DETACHED VILLA WITH INTEGRAL GARAGE

PLOTS 68, 83, 92 AND 94

LOUNGE	4096mm x 3584mm	13'5" x 11'9"
KITCHEN/DINING	5774mm x 2634mm	18'11" x 8'7"
BEDROOM 1	3587mm x 2556mm	11'9" x 8'4"
BEDROOM 2	3587mm x 2908mm	11'9" x 9'6"
BEDROOM 3	3628mm x 2659mm	11'11" x 8'8"
BEDROOM 4	3546mm x 2161mm	11'7" x 7'1"

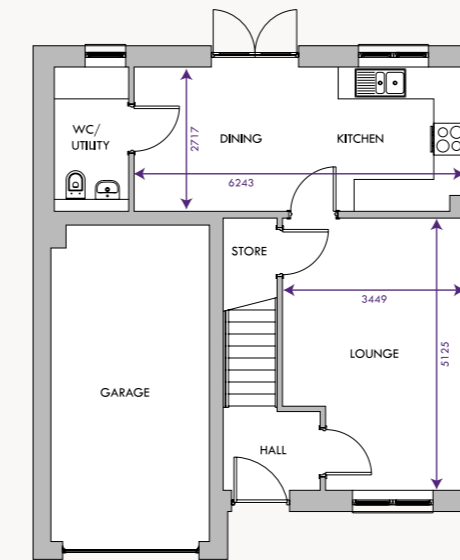
TOTAL FLOOR AREA 107sqm 1149sqft

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

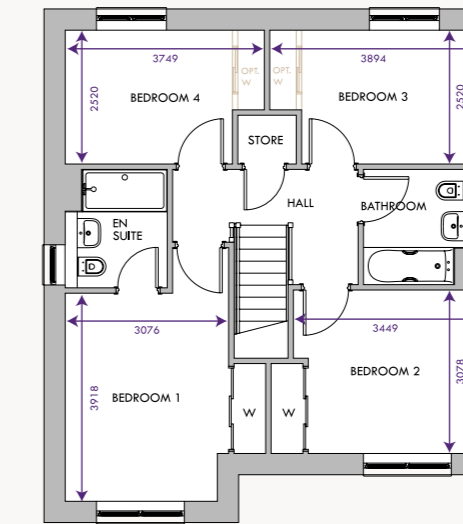
TYPE A

The Hawthorn

4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

The Hawthorn

4 BEDROOM DETACHED VILLA WITH INTEGRAL GARAGE

PLOTS 67, 69, 82, 85, 86, 89 AND 95

LOUNGE	3449mm x 5125mm	11'3" x 16'9"
KITCHEN/DINING	6243mm x 2717mm	20'5" x 8'11"
BEDROOM 1	3076mm x 3918mm	10'1" x 12'10"
BEDROOM 2	3449mm x 3078mm	11'3" x 10'1"
BEDROOM 3	3894mm x 2520mm	12'9" x 8'3"
BEDROOM 4	3749mm x 2520mm	12'3" x 8'3"

TOTAL FLOOR AREA 109sqm 1175sqft

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TYPE B

The Mulberry

4 BEDROOM DETACHED VILLA



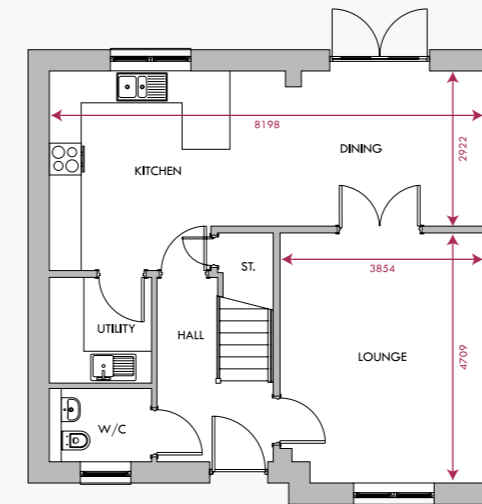
The Mulberry

4 BEDROOM DETACHED VILLA

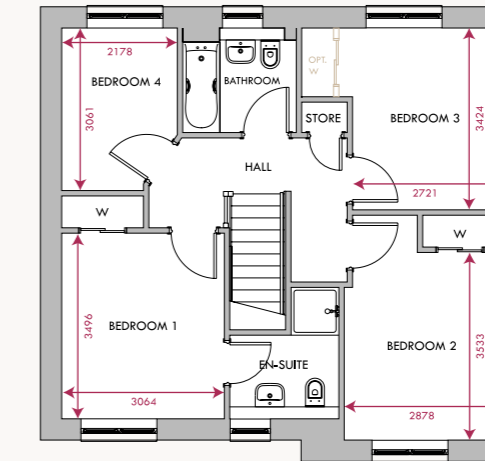
PLOTS 66, 84, 87, 88 AND 93

LOUNGE	3854mm x 4709mm	12'7" x 15'5"
KITCHEN/DINING	8198mm x 2922mm	26'10" x 9'7"
BEDROOM 1	3064mm x 3496mm	10' x 11'5"
BEDROOM 2	2878mm x 3533mm	9'3" x 11'7"
BEDROOM 3	2721mm x 3424mm	8'11" x 11'3"
BEDROOM 4	2178mm x 3061mm	7'1" x 10'

TOTAL FLOOR AREA 123sqm 1327sqft



GROUND FLOOR



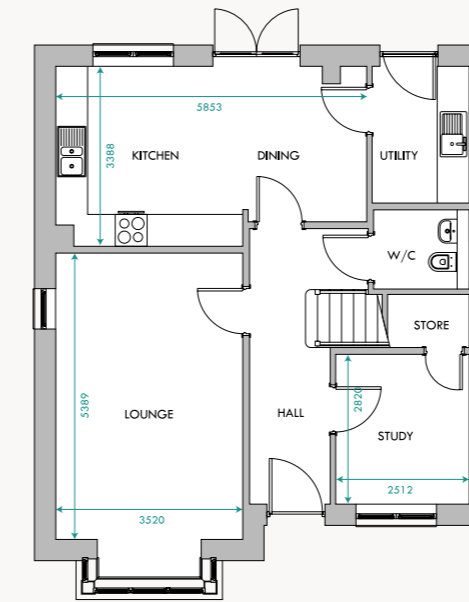
FIRST FLOOR

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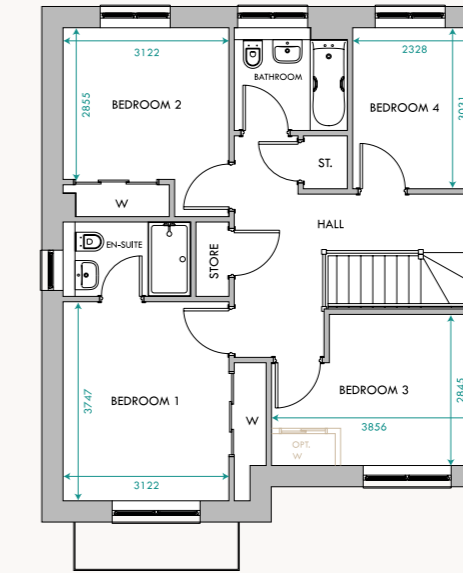
TYPE C

The Redwood

4 BEDROOM DETACHED VILLA



GROUND FLOOR



FIRST FLOOR

The Redwood

4 BEDROOM DETACHED VILLA

PLOTS 90, 91, 96 AND 97

LOUNGE	3520mm x 5389mm	11'6" x 17'8"
KITCHEN/DINING	5853mm x 3388mm	19'2" x 11'1"
STUDY	2512mm x 2820mm	8'3" x 9'3"
BEDROOM 1	3122mm x 3747mm	10'3" x 12'3"
BEDROOM 2	3122mm x 2855mm	10'3" x 9'4"
BEDROOM 3	3856mm x 2845mm	12'8" x 9'4"
BEDROOM 4	2328mm x 3031mm	7'7" x 9'11"

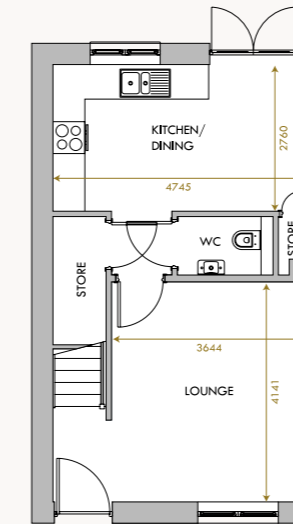
TOTAL FLOOR AREA	134sqm	1446sqft
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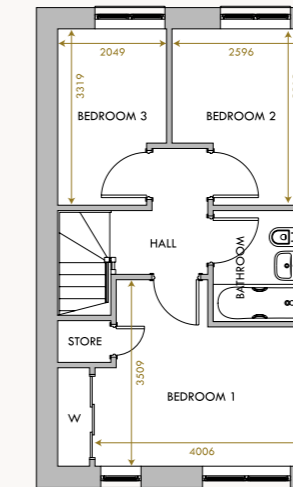
TYPE D

The Almond

3 BEDROOM
END TERRACE VILLA



GROUND FLOOR



FIRST FLOOR

The Almond

3 BEDROOM END TERRACE VILLA

PLOTS 77 AND 79

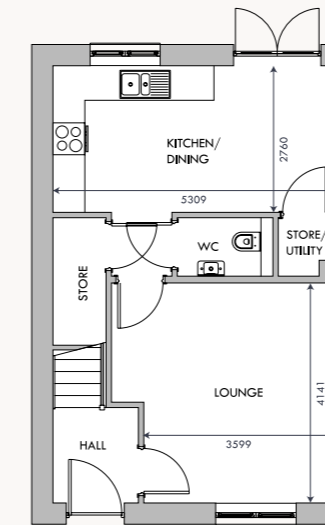
LOUNGE	3644mm x 4141mm	11'11" x 13'7"
KITCHEN/DINING	4745mm x 2760mm	15'7" x 9'
BEDROOM 1	4006mm x 3509mm	13'1" x 11'6"
BEDROOM 2	2596mm x 3319mm	8'6" x 10'10"
BEDROOM 3	2049mm x 3319mm	6'8" x 10'10"
TOTAL FLOOR AREA	78sqm	841sqft

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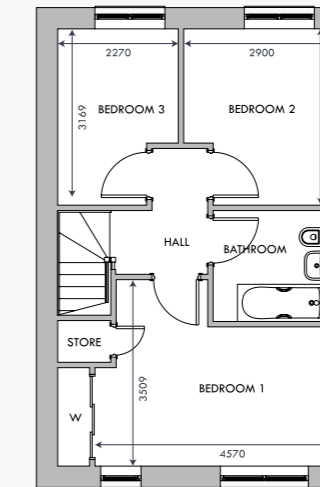
TYPE E

The Birch

3 BEDROOM SEMI-DETACHED
OR END TERRACE VILLA



GROUND FLOOR



FIRST FLOOR

The Birch

3 BEDROOM SEMI-DETACHED OR END TERRACE VILLA

PLOTS 61, 62, 63, 65, 70, 71, 72, 73, 74, 76,
80, 81, 98 AND 101

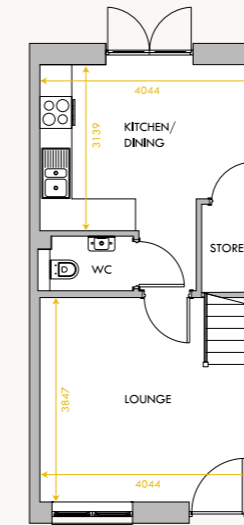
LOUNGE	3599mm x 4141mm	11'9" x 13'7"
KITCHEN/DINING	5309mm x 2760mm	17'5" x 9'
BEDROOM 1	4570mm x 3509mm	15' x 11'6"
BEDROOM 2	2900mm x 3319mm	9'6" x 10'10"
BEDROOM 3	2270mm x 3169mm	7'5" x 10'4"
TOTAL FLOOR AREA	87sqm	941sqft

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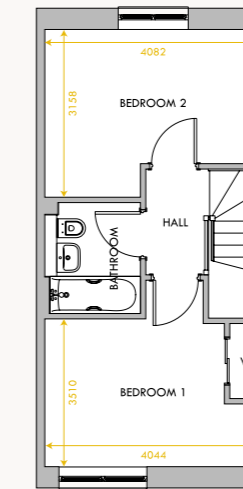
TYPE F

The Alder

2 BEDROOM
MID TERRACE VILLA



GROUND FLOOR



FIRST FLOOR

The Alder

2 BEDROOM MID TERRACE VILLA

PLOTS 64, 75, 78, 99 AND 100

LOUNGE	4044mm x 3847mm	13'3" x 12'7"
KITCHEN/DINING	4044mm x 3139mm	13'3" x 10'3"
BEDROOM 1	4044mm x 3510mm	13'3" x 11'6"
BEDROOM 2	4082mm x 3158mm	13'4" x 10'4"
TOTAL FLOOR AREA	67sqm	723sqft

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TYPE G



Important Notice

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KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Electric single fan assisted oven
- 4 burner gas hob with stainless steel splashback
- Integrated fridge freezer
- Integrated cooker hood
- Stainless steel sink and drainer

BATHROOM /EN-SUITE

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Generous shower enclosures
- Thermostatic shower over bath (where no en-suite)
- Chrome heated towel rail to master en-suite

LIGHTING

- Low voltage downlights to kitchen, bathroom and en-suite
- Pendant light fittings elsewhere

ELECTRICAL

- White sockets/light switches throughout
- Digital TV outlets per plans and provision of cable to roof space for future aerial installation
- Fibre to the Premises (FTTP) broadband infrastructure
- Smoke/Heat/Carbon Monoxide & Dioxide detectors installed as per plans

HEATING AND PLUMBING

- Single zone gas central heating system

DECORATION/FIXTURES & FITTINGS

- White matt emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome lever handle to all internal doors
- Built in wardrobes with sliding doors and internal shelf and hanging rail to master bedroom. Also included in bedroom 2 in 4 bedroom property styles only. Please see drawings for specific locations.

EXTERNAL

- PIR sensor light to front door
- Light to side/rear entrances
- Turf to front garden
- Rear garden rotovated
- External tap
- Slabbed patio area to rear
- Boundaries and landscaping per plans

A range of choices and optional extras is available, subject to build stage at time of reservation. Please see the sales advisor for further information.

IMPORTANT CUSTOMER NOTICE

Cruden Homes (East) Ltd operate a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of houses and apartments is correct at the date of print (October 2022) but may be subject to change as necessary and without notice. Cruden Homes (East) Ltd reserves the right to implement changes to the specifications both internally and externally without warning. Whilst these particulars are prepared with all due care and attention for the convenience of potential purchasers, the information is intended as a guide only. The computer generated images provide an indication of the finish of a typical property or street scene and do not necessarily represent the exact finish of a particular property on this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the sales adviser for the most up-to date information. Nothing contained in this brochure shall constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (October 2022).



CGI of bedroom of Birch house type



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