

LOVELL  
HOMES

PRESENTS



OAKWOOD  
EDGE

MAYFIELD



WELCOME TO



OAKWOOD  
EDGE

MAYFIELD

Set in the beautiful landscape of Midlothian with spectacular views across to Arthur's Seat in Edinburgh, and beyond to the Firth of Forth, Oakwood Edge in Mayfield has been carefully designed with you in mind, regardless of your stage in life. Only ten miles from Edinburgh and with excellent transport connections throughout the region, you'll find a mix of homes at Oakwood Edge in a lively community with good local amenities and leisure facilities.



## PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



All interior images from Oakwood Edge Show Homes



In Oakwood Edge you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from a selection of two, three and four bedroom homes, all of which are designed and built to the highest standards. Each home has been thoughtfully created with modern lifestyles in mind such as open-plan kitchen/dining with French doors to the rear garden. Of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide variety of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve, the more choice you'll have.

**Ask our Sales Executives for more details on our Inspirations range.**



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\* Subject to build stage from our selected range



SQV  
STYLE  
QUALITY  
VALUE

IT'S WHAT MAKES  
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just about the right place at the right price.  
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

### INSPIRING STYLE

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A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

### UNRIVALLED QUALITY

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We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

### EXCEPTIONAL VALUE

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But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.



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## ACTIVITIES FOR EVERYONE

Located just a short train journey from Edinburgh, Oakwood Edge offers unparalleled access to the vibrant cultural heart of Scotland. The city's iconic architecture, world-class museums, and renowned festivals ensure there's always something to explore. Closer to home, the historic town of Dalkeith invites you to discover Dalkeith Country Park with its idyllic green spaces, family-friendly adventure areas like Fort Douglas, and the artisan shops and cafes at Restoration Yard.

For shopping and leisure, Fort Kinnaird's extensive retail and dining options, along with a cinema and fitness centre, provide a perfect balance of entertainment and convenience. Outdoor enthusiasts will relish the nearby Vogrie Country Park, ideal for family outings with its woodland trails, miniature railway, and year-round activities. Whether it's a leisurely walk-through picturesque countryside, a visit to Crichton Castle, or even year-round skiing at the Midlothian Snowsports Centre, there's truly something for everyone.



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Edinburgh skyline



Dalkeith Country Park



Fort Kinnaird

## BEAUTIFUL MIDLOTHIAN



Vogrie Country Park



Dalkeith Lawn Tennis Club



Newbattle Golf Club

Midlothian is a place where history and natural beauty blend seamlessly. For a taste of Scotland's regal past, Rosslyn Chapel enchants with its intricate stonework and stained glass windows, famously featured in *The Da Vinci Code*. For a day at the races, Musselburgh Racecourse offers excitement just a short drive away. Meanwhile, the rolling hills and verdant landscapes of the region beckon outdoor lovers with countless trails perfect for walking, cycling, and reconnecting with nature.

From golf courses like Newbattle Golf Club to the stunning coastline at the Firth of Forth, Midlothian offers endless opportunities for relaxation and recreation. Immerse yourself in the charm of local towns, enjoy the tranquillity of open green spaces, and make memories that will last a lifetime.



Harbour, Musselburgh



Musselburgh Racecourse

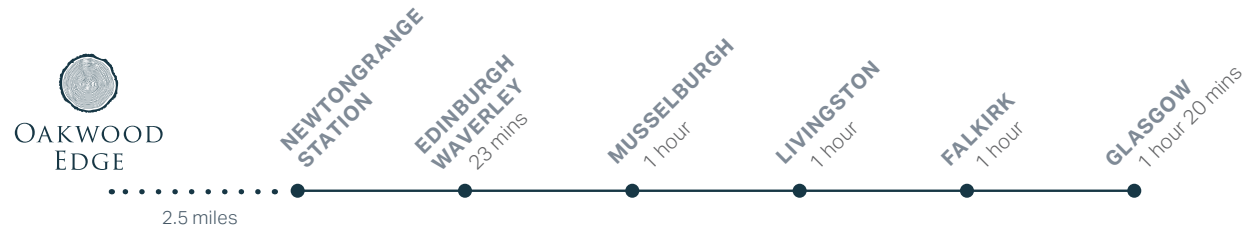


Rosslyn Chapel



# IDEALLY LOCATED

Oakwood Edge is ideally placed for transport...



and attractions...



\* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

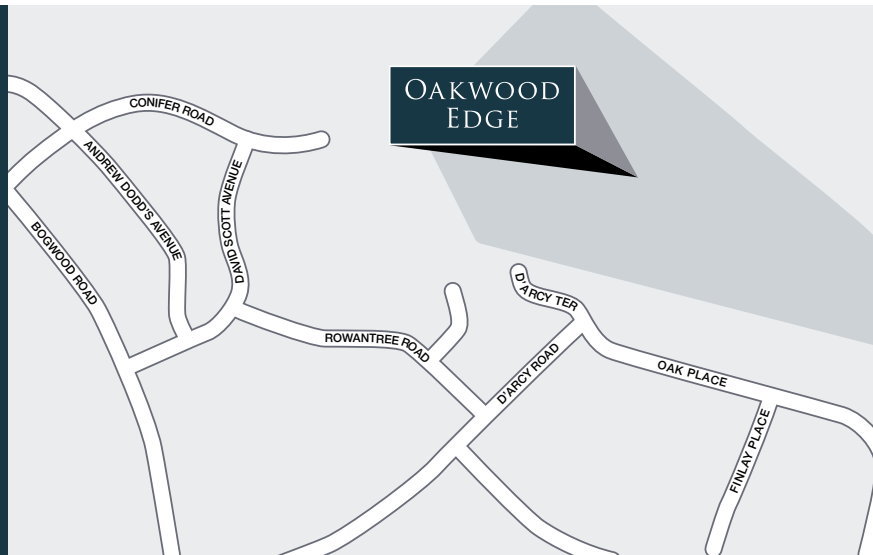
## FROM THE SOUTH

Follow the A702 (from M74, Junction 13) north towards Edinburgh. On reaching the A720 Edinburgh Bypass, travel east towards Dalkeith and Musselburgh. Exit the A720 onto the A6106 onto the Old Dalkeith Road.

Cross the River Esk onto the Edinburgh Road. Turn right onto the High Street (A6094) and then left onto Newmills Road (A6106). Cross the river onto Lauder Road. After less than a mile, turn right into Easthouses Road, continue and turn left into Bogwood Road. At the island turn left into D'Arcy Road and follow the road right into Oak Place. Oakwood Edge entrance is on your left.

## FROM THE NORTH

Follow the M90 south to Dunfermline and Edinburgh. After crossing the Firth of Forth, head east on the M90 on the Queensferry road towards Edinburgh. Turn right onto the A902, Maybury Road. At Gogar, take the A720 Edinburgh Bypass, travelling east towards Dalkeith and Musselburgh. Exit the A720 onto the A6106 onto the Old Dalkeith Road. Cross the River Esk onto the Edinburgh Road. Turn right onto the High Street (A6094) and then left onto Newmills Road (A6106). Cross the river onto Lauder Road. After less than a mile, turn right into Easthouses Road, continue and turn left into Bogwood Road. At the island turn left into D'Arcy Road and follow the road right into Oak Place. Oakwood Edge entrance is on your left.



# HOW TO PURCHASE

**Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!**



## CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



## KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



## EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



## NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



## MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Oakwood Edge is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

THE  
DEVELOPMENT



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PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

# THE DEVELOPMENT

- |                                                                                                                         |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  <b>ABERDOUR</b><br>2 bedroom home   |  <b>DUNDONALD</b><br>3 bedroom home |
|  <b>BOTHWELL</b><br>3 bedroom home   |  <b>ELMWOOD</b><br>4 bedroom home   |
|  <b>CARNOUSTIE</b><br>3 bedroom home |  <b>GULLANE</b><br>4 bedroom home   |
|  <b>CRAIL</b><br>3 bedroom home      |  <b>INVERURIE</b><br>4 bedroom home |
|                                                                                                                         |  <b>AFFORDABLE<br/>HOUSING</b>      |



This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way. June 24





ABERDOUR

2 bedroom home



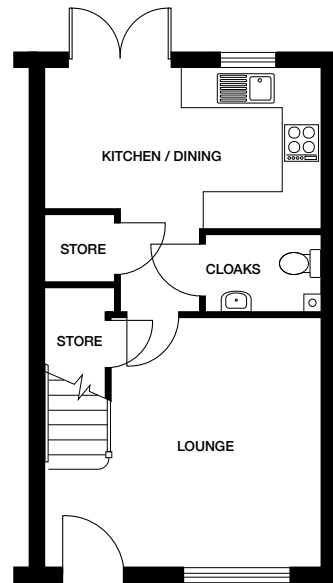
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# ABERDOUR

## 2 bedroom home

Plots 7, 8, 18, 19, 25, 58, 59, 66, 67

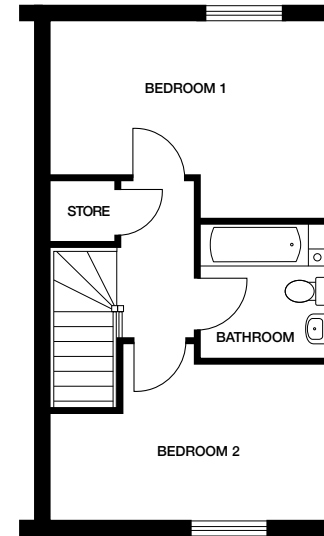


Ground floor

**Kitchen / Dining** 4360mm x 2600mm 15' 2" x 8' 6"

**Lounge** 4070mm x 3435mm 13' 4" x 11' 3"

**Cloaks** 1810mm x 1190mm 5' 11" x 3' 10"



First floor

**Bedroom 1** 4410mm x 3185mm 14' 5" x 10' 5"

**Bedroom 2** 4410mm x 2530mm 14' 5" x 8' 3"

**Bathroom** 2200mm x 2035mm 7' 2" x 6' 8"

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BOTHWELL  
3 bedroom home



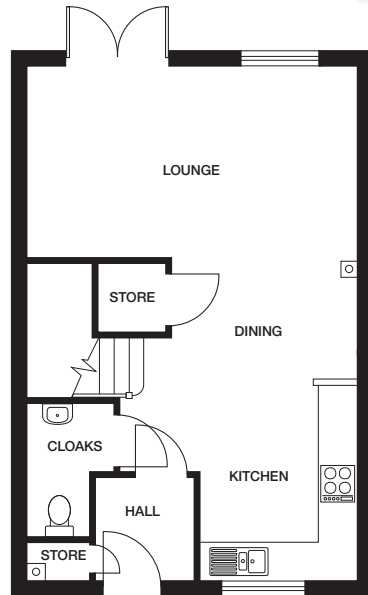
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# BOTHWELL

## 3 bedroom home

Plots 4, 5, 6, 9, 17, 20, 24, 26, 57, 60, 65, 68,  
88, 91, 92, 95, 99, 102, 110, 113

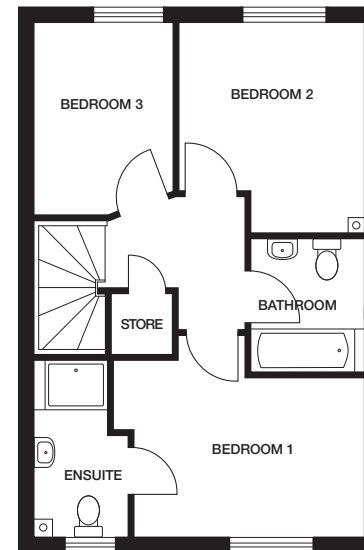


Ground floor

**Kitchen / Dining** 5240mm x 2990mm 17' 2" x 9' 9"

**Lounge** 5315mm x 3095mm 17' 5" x 10' 1"

**Cloaks** 2120mm x 920mm 6' 11" x 3'



First floor

**Bedroom 1** 3710mm x 2570mm 12' 2" x 8' 5"

**En suite** 2840mm x 1500mm 9' 3" x 4' 11"

**Bedroom 2** 3395mm x 2970mm 11' 1" x 9' 8"

**Bedroom 3** 3095mm x 2240mm 10' 1" x 7' 4"

**Bathroom** 2180mm x 1780mm 7' 1" x 5' 10"

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# CARNOUSTIE

**3 bedroom home**



**OAKWOOD  
EDGE**

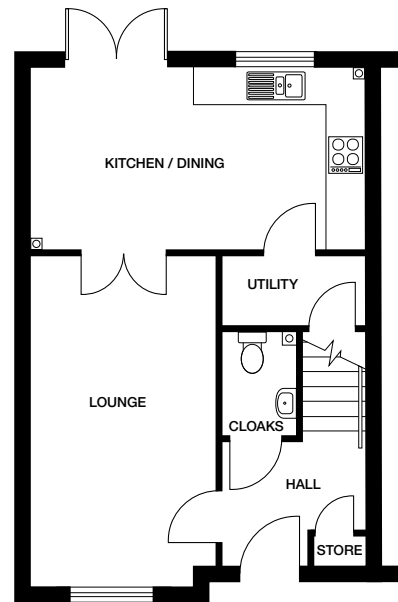
MAYFIELD

PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

# CARNOUSTIE

## 3 bedroom home

Plots 2, 3, 11, 12, 27, 28, 34, 35, 43, 44, 47, 48, 61, 62, 63,  
64, 77, 78, 83, 84, 103, 104, 105, 106, 114, 115



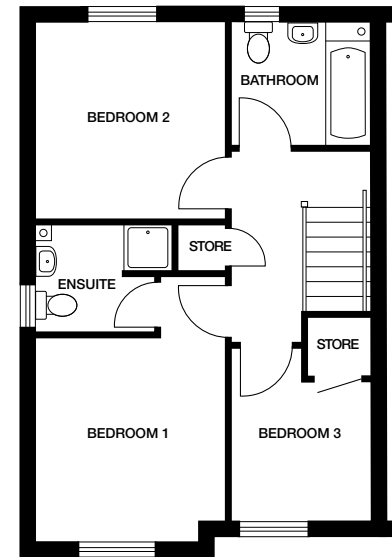
Ground floor

**Kitchen / Dining** 5380mm x 2940mm 17' 7" x 9' 7"

**Lounge** 5375mm x 2985mm 17' 7" x 9' 1"

**Cloaks** 1740mm x 1180mm 5' 8" x 3' 10"

**Utility** 2265mm x 1110mm 7' 5" x 3' 7"



First floor

**Bedroom 1** 3305mm x 3070mm 10' 10" x 10'

**En suite** 1905mm x 1790mm 6' 3" x 5' 10"

**Bedroom 2** 3155mm x 3070mm 10' 4" x 10'

**Bedroom 3** 2800mm x 2255mm 9' 2" x 7' 4"

**Bathroom** 2255mm x 1970mm 7' 4" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.

CRAIL

3 bedroom home



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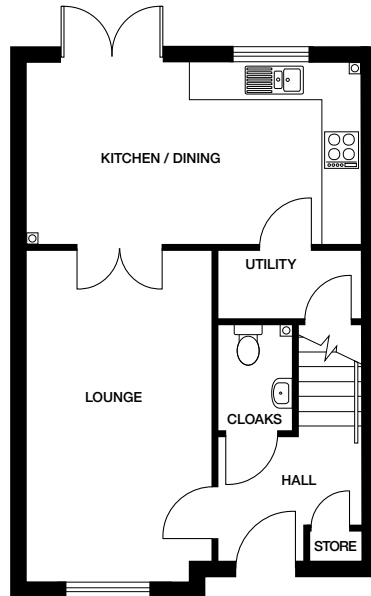


PLEASE NOTE: CGI's are indicative, external finishes and features may vary.

# CRAIL

## 3 bedroom home

Plots 10, 13, 16, 23, 29, 31, 33, 36, 39,  
50, 54, 56, 69, 80, 81, 85, 87



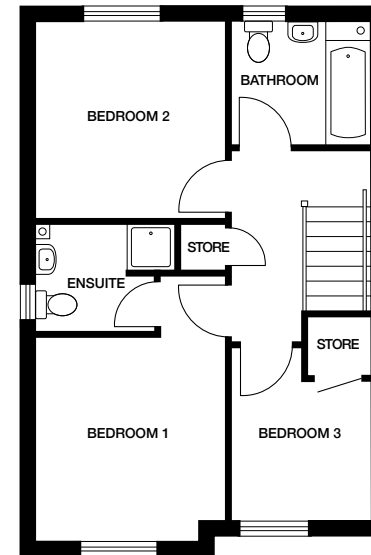
Ground floor

**Kitchen / Dining** 5430mm x 2960mm 17' 9" x 9' 8"

**Lounge** 5385mm x 2995mm 17' 8" x 9' 9"

**Cloaks** 1740mm x 1180mm 5' 8" x 3' 10"

**Utility** 2315mm x 1115mm 7' 7" x 3' 7"



First floor

**Bedroom 1** 3305mm x 3070mm 10' 10" x 10'

**En suite** 1905mm x 1790mm 6' 3" x 5' 10"

**Bedroom 2** 3155mm x 3070mm 10' 4" x 10'

**Bedroom 3** 2800mm x 2255mm 9' 2" x 7' 5"

**Bathroom** 2255mm x 1970mm 7' 4" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.



DUNDONALD

3 bedroom home



OAKWOOD  
EDGE

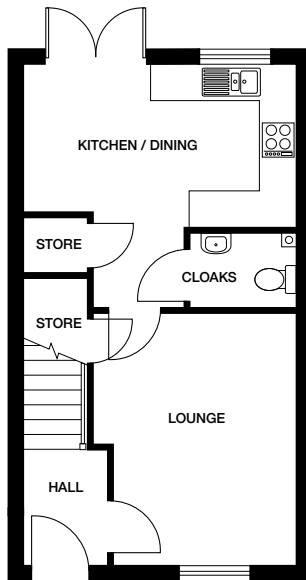
MAYFIELD

PLEASE NOTE: CGI's are indicative, external finishes and features may vary.

# DUNDONALD

## 3 bedroom home

Plots 89, 90, 93, 94, 100, 101, 111, 112

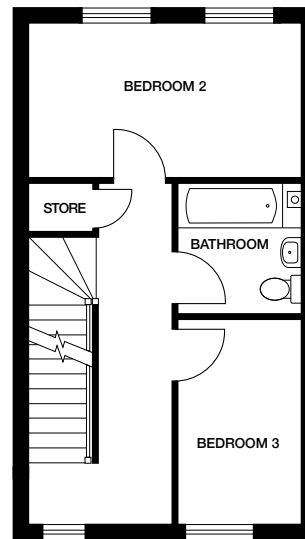


Ground floor

**Kitchen / Dining** 4465mm x 2600mm 14' 7" x 8' 6"

**Lounge** 4070mm x 3315mm 13' 4" x 10' 10"

**Cloaks** 1790mm x 1190mm 5' 10" x 3' 10"

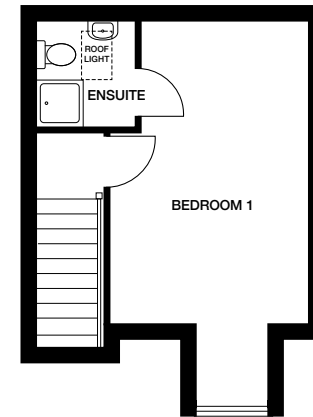


First floor

**Bedroom 2** 4515mm x 2485mm 14' 9" x 8' 1"

**Bedroom 3** 3290mm x 2055mm 10' 9" x 6' 8"

**Bathroom** 2140mm x 2055mm 7' x 6' 8"



Second floor

**Bedroom 1** 5070mm x 3315mm 16' 7" x 10' 10"

**En suite** 1765mm x 1605mm 5' 9" x 5' 3"

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ELMWOOD  
4 bedroom home



OAKWOOD  
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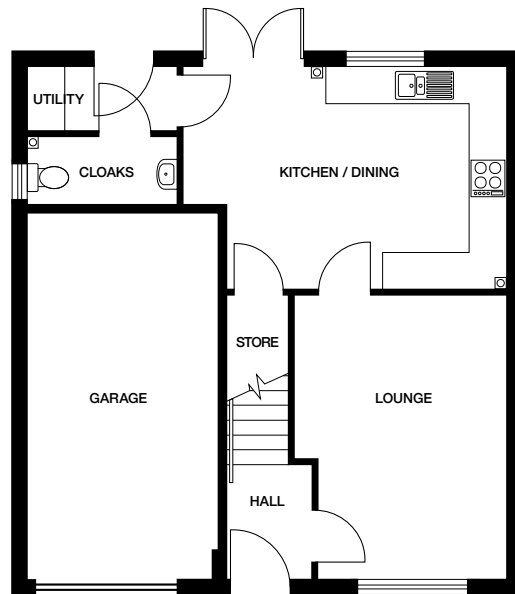


PLEASE NOTE: CGI's are indicative, external finishes and features may vary.

# ELMWOOD

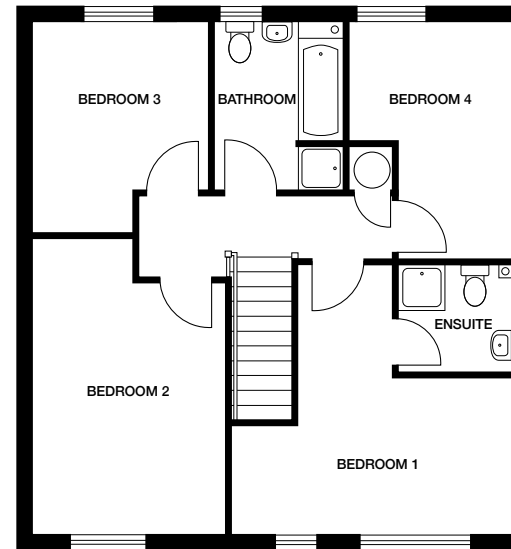
## 4 bedroom home

Plots 15, 22, 32, 40, 42, 45, 51, 52,  
70, 73, 76, 79, 82, 109, 116



Ground floor

**Kitchen / Dining** 5260mm x 3605mm 17' 3" x 11' 10"  
**Lounge** 4620mm x 3440mm 15' 1" x 11' 3"  
**Cloaks** 2390mm x 1065mm 7' 10" x 3' 5"  
**Utility** 2425mm x 995mm 7' 11" x 3' 3"



First floor

**Bedroom 1** 4400mm x 3460mm 14' 5" x 11' 4"  
**En suite** 1800mm x 1765mm 5' 10" x 5' 9"  
**Bedroom 2** 4090mm x 3125mm 13' 5" x 10' 3"  
**Bedroom 3** 3455mm x 2760mm 11' 4" x 9'  
**Bedroom 4** 3850mm x 2605mm 12' 7" x 8' 6"  
**Bathroom** 2755mm x 2130mm 9' x 6' 11"

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GULLANE  
4 bedroom home



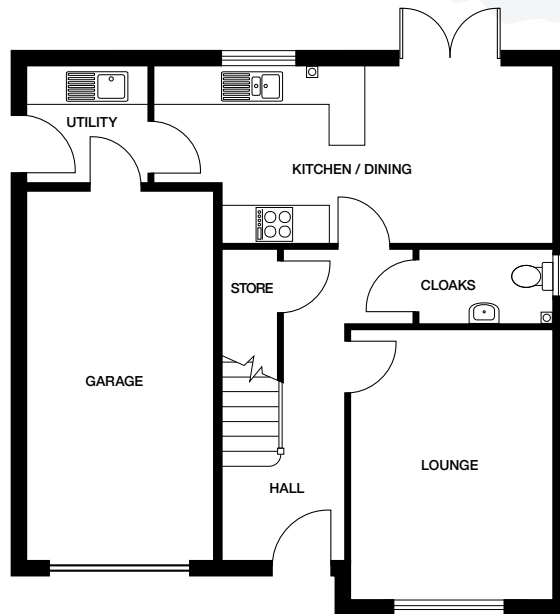
OAKWOOD  
EDGE  
MAYFIELD

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# GULLANE

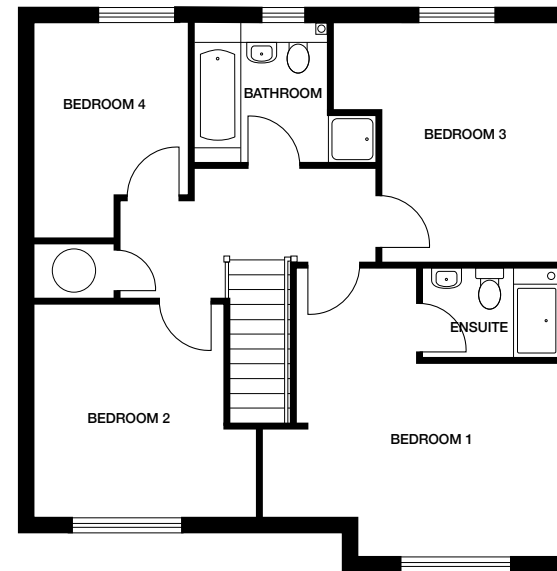
## 4 bedroom home

Plots 14, 21, 30, 38, 41, 49, 53,  
55, 71, 74, 75, 86, 97, 117



Ground floor

**Kitchen / Dining** 6545mm x 2825mm 21' 5" x 9' 3"  
**Lounge** 4390mm x 3290mm 14' 4" x 10' 9"  
**Utility** 1930mm x 1800mm 6' 4" x 5' 10"  
**Cloaks** 2150mm x 1180mm 7' x 3' 10"



First floor

**Bedroom 1** 4715mm x 4300mm 15' 5" x 14' 1"  
**En suite** 2215mm x 1475mm 7' 3" x 4' 10"  
**Bedroom 2** 3440mm x 3075mm 11' 3" x 10' 1"  
**Bedroom 3** 3870mm x 2865mm 12' 8" x 9' 4"  
**Bedroom 4** 2770mm x 2480mm 9' 1" x 8' 1"  
**Bathroom** 2230mm x 2200mm 7' 3" x 7' 2"

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# INVERURIE

4 bedroom home



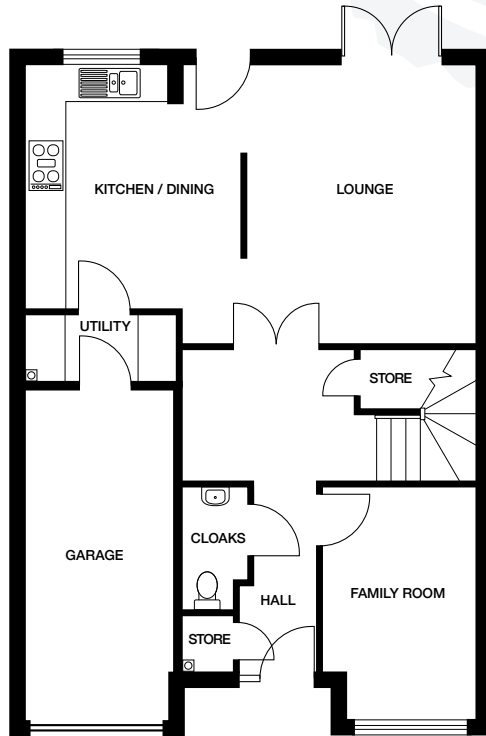
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# INVERURIE

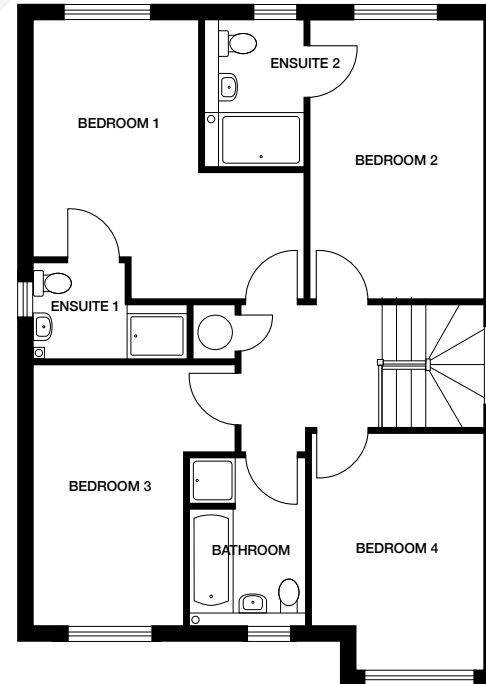
## 4 bedroom home

Plots 37, 46, 72, 96, 98, 107, 108



Ground floor

<b>Kitchen / Dining</b>	3980mm x 3520mm	13' x 11' 6"
<b>Lounge</b>	4535mm x 3715mm	14' 10" x 12' 2"
<b>Family Room</b>	3905mm x 2480mm	12' 9" x 8' 1"
<b>Cloaks</b>	2065mm x 1070mm	6' 9" x 3' 6"
<b>Utility</b>	2410mm x 1100mm	7' 10" x 3' 7"



First floor

<b>Bedroom 1</b>	3870mm x 2685mm	12' 8" x 8' 9"
<b>En suite 1</b>	1570mm x 2490mm	5' 1" x 8' 2"
<b>Bedroom 2</b>	4560mm x 2800mm	14' 11" x 9' 2"
<b>En suite 2</b>	2375mm x 1645mm	7' 9" x 5' 4"
<b>Bedroom 3</b>	4275mm x 2430mm	14' x 7' 11"
<b>Bedroom 4</b>	3925mm x 2780mm	12' 10" x 9' 1"
<b>Bathroom</b>	2740mm x 1920mm	8' 11" x 6' 3"

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# INVERURIE

4 bedroom home



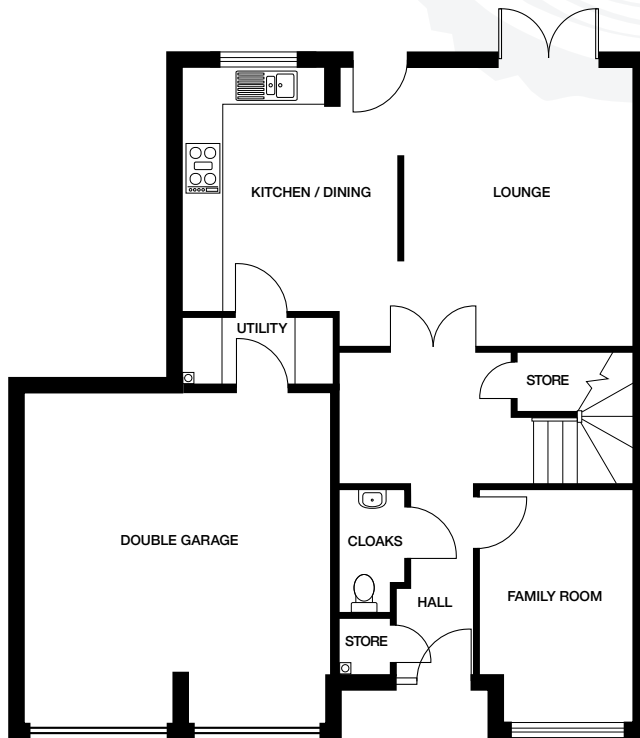
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# INVERURIE DG

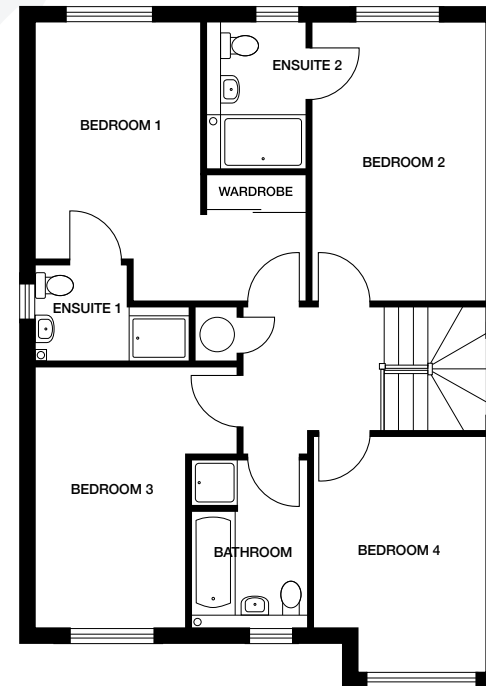
## 4 bedroom home

Plot 1



Ground floor

<b>Kitchen / Dining</b>	3980mm x 3520mm	13' x 11' 6"
<b>Lounge</b>	4535mm x 3715mm	14' 10" x 12' 2"
<b>Family Room</b>	3905mm x 2480mm	12' 9" x 8' 1"
<b>Cloaks</b>	2065mm x 1070mm	6' 9" x 3' 6"
<b>Utility</b>	2410mm x 1100mm	7' 10" x 3' 7"



First floor

<b>Bedroom 1</b>	3870mm x 2685mm	12' 8" x 8' 9"
<b>En suite 1</b>	1570mm x 2490mm	5' 1" x 8' 2"
<b>Bedroom 2</b>	4560mm x 2800mm	14' 11" x 9' 2"
<b>En suite 2</b>	2375mm x 1645mm	7' 9" x 5' 4"
<b>Bedroom 3</b>	4275mm x 2430mm	14' x 7' 11"
<b>Bedroom 4</b>	3925mm x 2780mm	12' 10" x 9' 1"
<b>Bathroom</b>	2740mm x 1920mm	8' 11" x 6' 3"

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# THE SPECIFICATION



OAKWOOD  
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	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELMWOOD	GULLANE	INVERURIE
10 Year NHBC Warranty	•	•	•	•	•	•	•	•
<b>Kitchen</b>								
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•
Electrolux Stainless Steel Single Electric Oven	•	•	•	•	•			
Electrolux Stainless Steel Double Electric Oven						•	•	•
Electrolux 4 Burner Ceramic Electric Hob	•	•	•	•	•	•	•	•
Stainless Steel Splashback to Hob	•	•	•	•	•	•	•	•
Electrolux Stainless Steel Chimney Hood**	•	•	•	•	•	•	•	•
Under Unit Lighting	•	•	•	•	•	•	•	•
Electrolux Integrated Fridge Freezer	•	•	•	•	•	•	•	•
<b>Bathroom</b>								
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•
Electric Shower over Bath / Screen	•							
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
Connect 2 Doors / Simplicity Tray						•	•	•
Myson Select Radiator	•	•	•	•	•			
Heated Towel Rail						•	•	•
<b>Cloakroom</b>								
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiled Splashback*	•	•	•	•	•	•	•	•
Myson Select Radiator	•	•	•	•	•	•	•	•
<b>En suite</b>								
Ideal Standard Sanitaryware		•	•	•	•	•	•	•
Connect 2 Doors, Simplicity Trays		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
Myson Select Radiator		•	•	•	•			
Heated Towel Rail						•	•	•

	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELIMWOOD	GULLANE	INVERURIE
<b>Electrics</b>								
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•
BT Point to Downstairs Store	•	•	•	•	•	•	•	•
Media Plate to Lounge	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•
Ceiling Mounted Pendant Lights to Kitchen	•	•	•	•	•			
Ceiling Mounted Pendant Lights to Bathroom	•	•	•	•	•			
Ceiling Mounted Pendant Lights to En suite		•	•	•	•			
Downlights to Kitchen, Bathroom and En suite						•	•	•
Outside Light to Rear						•	•	•
<b>Internal and Decoration</b>								
Combination Boiler	•	•	•	•	•			
Cylinder and Boiler						•	•	•
Myson Select Radiators	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•
Feature Internal Doors in White Finish	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•
<b>External</b>								
UPVC Windows***	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•
External Tap						•	•	•

If a named product is unavailable an alternative product to the same standard will be used.

\*Subject to build stage and house type. \*\*Refer to drawings for sizing. \*\*\*For colour refer to Sales Executive. Ref: Dec 24.



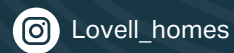
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