



Carrington View

AREA GUIDE

Ashberry
Homes

Off B6392, Bonnyrigg, Midlothian EH19 3FA Telephone: 07977 700347 ashberryhomes.co.uk

A wealth of activities and amenities at your fingertips

Carrington View is nestled in the south eastern edge of the Bonnyrigg community. An abundance of amenities benefit town residents, while the locals enjoy the advantages of the surrounding Midlothian landscape.

Bonnyrigg is well supplied by shops, restaurants and local commerce as well as excellent commuter links to Edinburgh, with the Scottish capital just eight miles north-west.

The Dalhousie Burn runs near the development's boundary, flowing up through the River Esk to the North Sea.

Brixwold Bank bus stop is a three-minute walk away, providing regular shuttle services to Bonnyrigg, Rosewell and East Craigs. Eskbank station is the closest train station to the development – a mile away. It offers services between Edinburgh and Tweedbank. Edinburgh provides national rail routes and connections.

The development is just off the B6392, leading north to the A7 in a minute. The A7 runs south all the way to Carlisle, and north to The City of Edinburgh Bypass in eight minutes. The drive from the development to Edinburgh city centre takes approximately 30 minutes. Edinburgh Airport is 15 miles away, offering flights to international destinations.

Shopping locally is simple at Carrington View, with a choice of popular supermarkets a short drive away. Bonnyrigg High Street is under a mile away, with an excellent choice of shops, cafés and restaurants. This vibrant hub offers spots for socialising, with cuisines on offer including Chinese, Indian and British.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Beetroot Bar and Grill is one of several local establishments to offers a hearty Sunday dinner – three minutes drive away. Music lovers will be able to see live acts playing at several of the town's pubs.

Staiside Court and Straiton Retail Park are a 4 and 11-minute drive away respectively, satisfying more comprehensive shopping needs. Both host well-known brands and eateries.

Edinburgh offers fantastic shopping, with the Royal Mile an epicentre of retail and dining. The city is famous for its fashion brands, flagship stores and independent districts. Several shopping centres and surrounding retail parks make sure residents have everything on hand.

The Red Woods are a mile away from the development, and Welfare Park is a 10-minute bike ride away. Both offer ideal locations for outdoor exercise and leisure.

The nearby River Esk is marked by a number of notable local landmarks to explore, including Dalkeith Palace, Rosslyn Castle and Wallace's Cave. The region's saturation of important architecture, as well as a few fascinating museums, exemplifies its historical importance.

The area has a choice of local football clubs to follow, Newtongrange Star FC being the closest – just three minutes away in the car. The region also offers a fine selection of golf courses, hosting five courses within a six-minute drive, including Kings Acre which boasts 18 well-maintained holes.

Musselburgh Beach is an 18-minute drive north, while the adjacent capital city of Edinburgh offers world famous leisure, history and architecture. The city is especially famed for its tourist culture and entertainment venues.

Residents with young families will be pleased to find the Bonnyrigg area well supplied with school options. Bonnyrigg Primary School is an eight-minute walk away, providing children with a broad and stimulating education. Additionally, Burnbrae Primary School and St Mary's RC Primary School are a three and four-minute drive away respectively.

For older children, Lasswade High School and Newbattle High School are within three miles of the development, both commutable via public transport.

For those pursuing higher education, Edinburgh College's Midlothian Campus is a six-minute cycle away, offering popular vocational courses.

Edinburgh has several well-respected universities; The University of Edinburgh is one of the oldest educational institutions in the world and part of the Russell Group. Edinburgh Napier and Queen Margaret University both offer individually focussed experiences with a choice of career-minded courses.







5 Bedroom Homes

 The Sauton
Plots 202, 215, 230 & 258

4 Bedroom Homes

 The Ainsdale
Plots 203, 216, 219, 231, 241, 242, 248, 253 & 261


 The Worthing
Plots 213, 216, 219, 231, 241, 242, 248, 253 & 261


 The Addington
Plots 203, 214, 221, 234, 240, 243 & 259


 The Woburn
Plots 226 & 229


 The Hayling
Plots 201, 205, 212, 224, 227, 235, 249 & 252

3 Bedroom Homes

 The Langland
Plots 225, 228, 232, 239, 245, 255 & 257

 The Newburgh
Plots 204, 233, 236, 244, 254 & 260

 The Moortown
Plots 217, 218, 222, 223, 250 & 251

 The Ardeer
Plots 206, 207, 208, 209, 210, 211, 237 & 238

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Key to plan

s/s Sub-station
g/g Gas governor
v Visitor parking

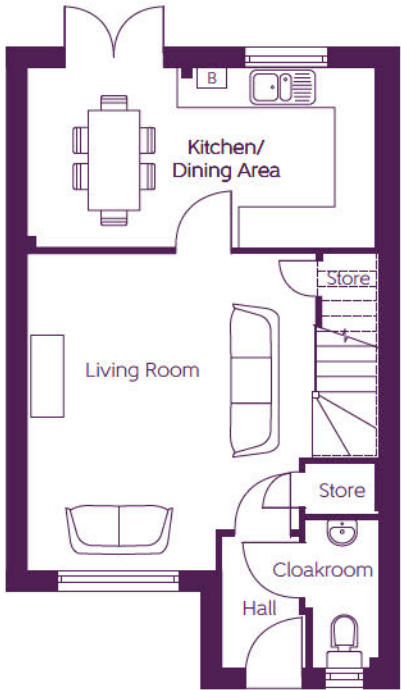


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The Ardeer
3 BEDROOM HOME

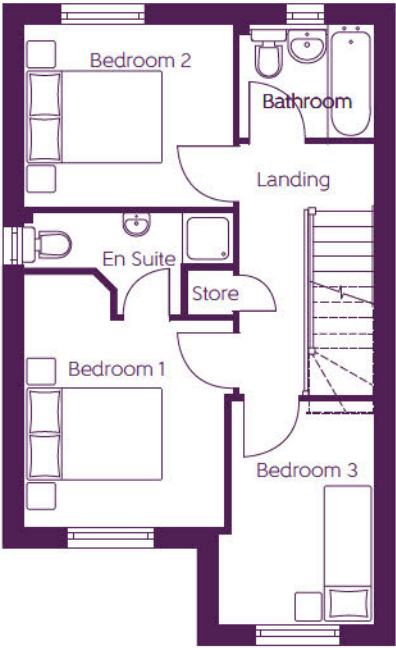


The Ardeer
3 BEDROOM HOME



Ground Floor

Kitchen/ Dining Area	5.225m x 2.686m	17'2" x 8'10"
Living Room	4.751m (max) x 4.330m (max)	15'7" (max) x 14'2" (max)



First Floor

Bedroom 1	3.095m (min) x 3.021m (min)	10'1" (min) x 9'10" (min)
Bedroom 2	3.151m x 2.732m	10'4" x 8'11"
Bedroom 3	3.356m (max) x 2.351m (max)	11'0" (max) x 7'9" (max)

B - Boiler --- - Reduced head height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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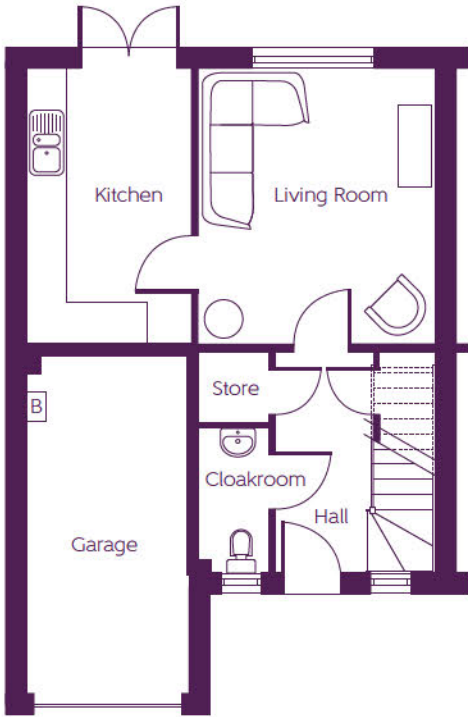
The Moortown

3 BEDROOM HOME

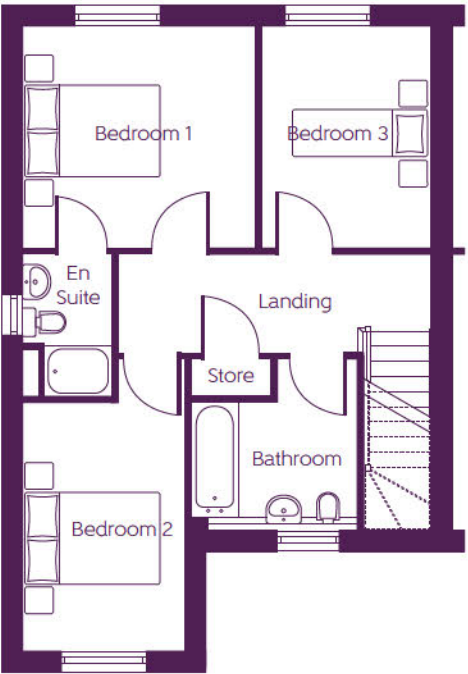


The Moortown

3 BEDROOM HOME



Ground Floor		
Living Room	4.144m x 3.568m	13'7" x 11'8"
Kitchen	4.119m x 2.471m	13'6" x 8'1"



First Floor		
Bedroom 1	3.491m x 3.335m	11'5" x 10'11"
Bedroom 2	3.753m x 2.462m (min) (max)	12'3" x 8'1" (min) (max)
Bedroom 3	3.335m x 2.548m	10'11" x 8'4"

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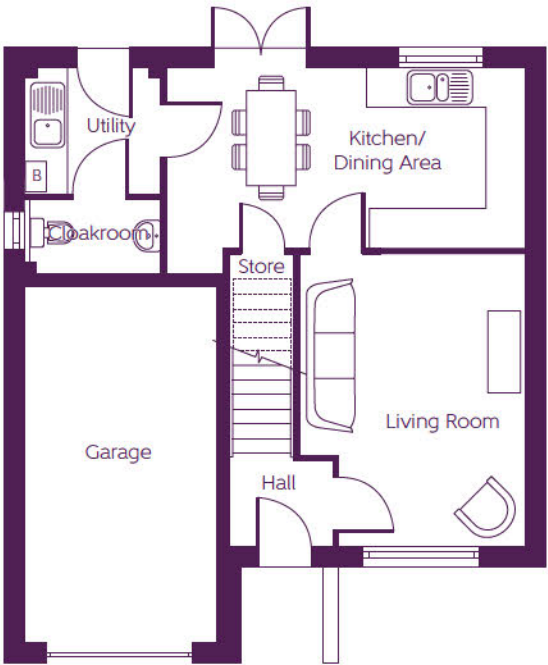
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The Newburgh
3 BEDROOM HOME



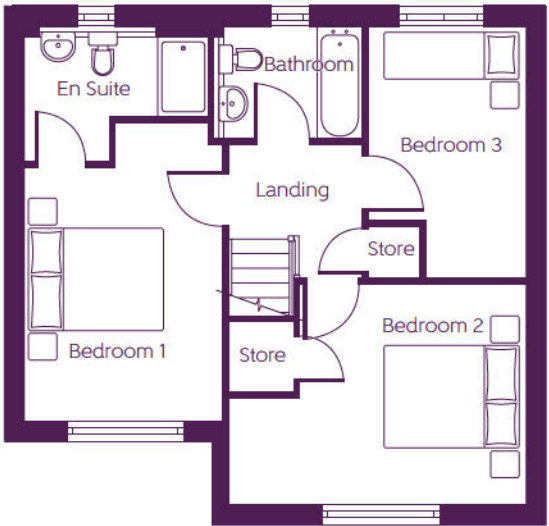
The Newburgh

3 BEDROOM HOME



Ground Floor

Kitchen	5.586m x 3.140m	18'4" x 10'4"
Living Room	4.516m x 3.518m (max) (max)	14'10" x 11'7" (max) (max)



First Floor

Bedroom 1	3.967m x 3.090m (min) (max)	13'0" x 10'2" (min) (max)
Bedroom 2	4.633m x 3.448m (max) (max)	15'2" x 11'4" (max) (max)
Bedroom 3	3.908m x 2.476m (max) (max)	12'10" x 8'2" (max) (max)

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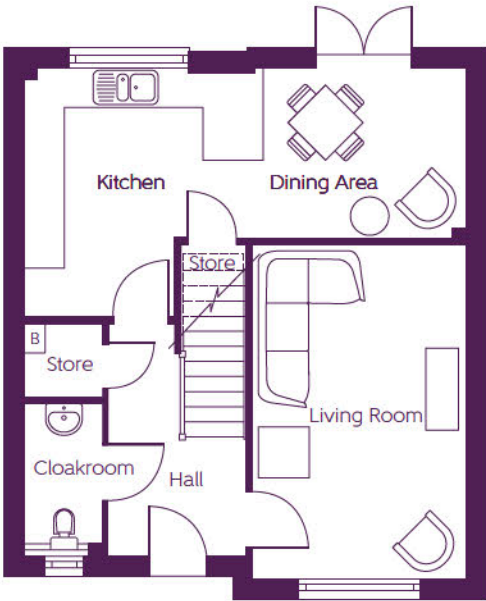
The Langland

3 BEDROOM HOME



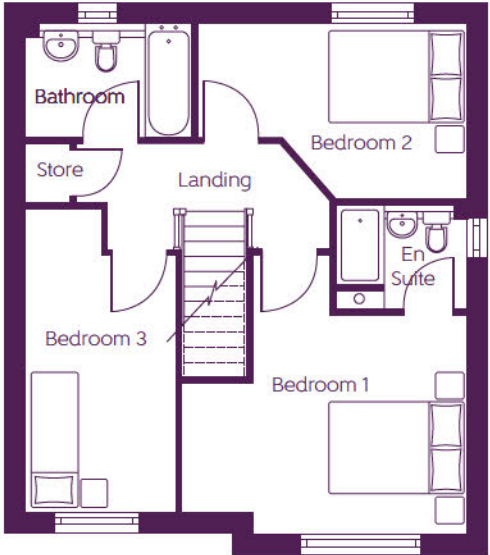
The Langland

3 BEDROOM HOME



Ground Floor

Kitchen	3.731m x 3.590m (max)	12'3" x 11'9" (max)
Dining Area	3.050m x 2.564m	10'0" x 8'5"
Living Room	3.200m x 5.000m	10'6" x 16'5"



First Floor

Bedroom 1	4.285m x 4.164m (max)	14'1" x 13'8" (max)
Bedroom 2	4.046m x 2.630m	13'3" x 8'7"
Bedroom 3	4.554m x 2.255m	14'11" x 7'5"

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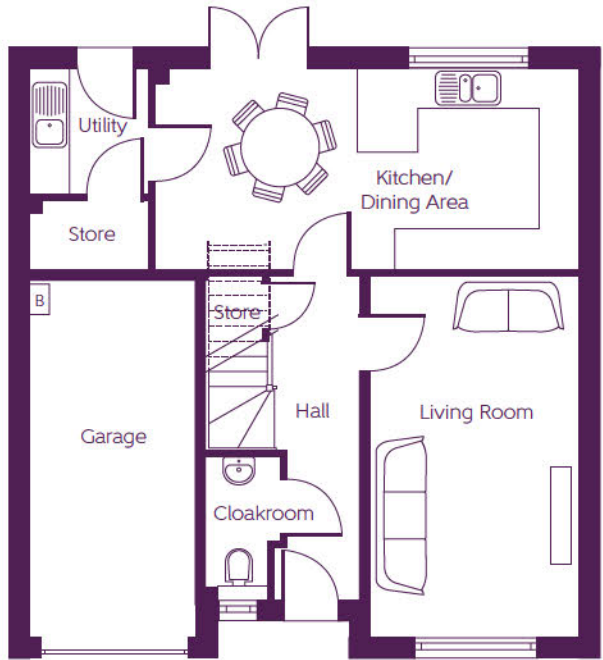


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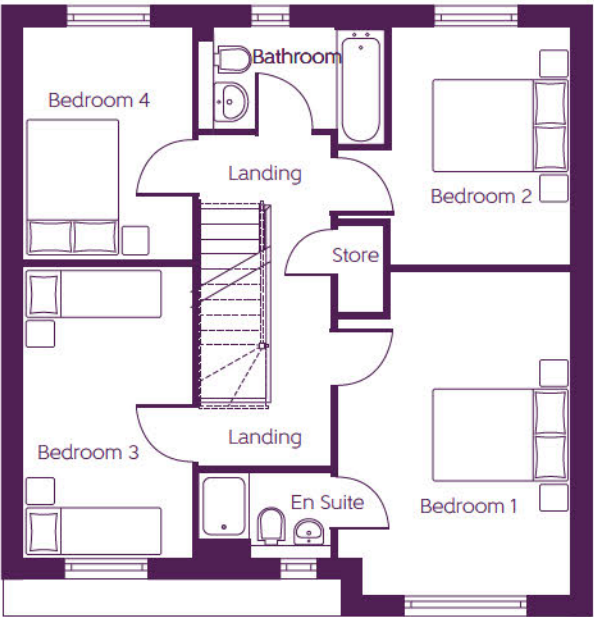
The Hayling
4 BEDROOM HOME



The Hayling
4 BEDROOM HOME



Ground Floor		
Kitchen/ Dining Area	6.366m x 3.011m	20'11" x 9'11"
Living Room	5.417m x 3.152m	17'9" x 10'4"



First Floor		
Bedroom 1	4.154m x 3.516m (max)	13'8" x 11'6" (max)
Bedroom 2	3.576m x 2.698m (max) (min)	11'9" x 8'10" (max) (min)
Bedroom 3	4.391m x 2.560m	14'5" x 8'5"
Bedroom 4	3.499m x 2.561m	11'6" x 8'5"

B - Boiler FW - Fitted wardrobe --- - Reduced head height

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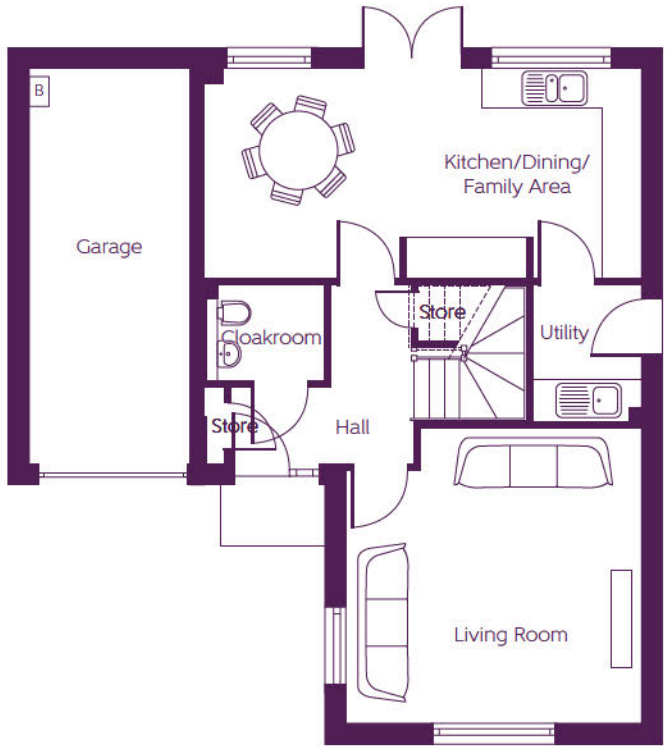


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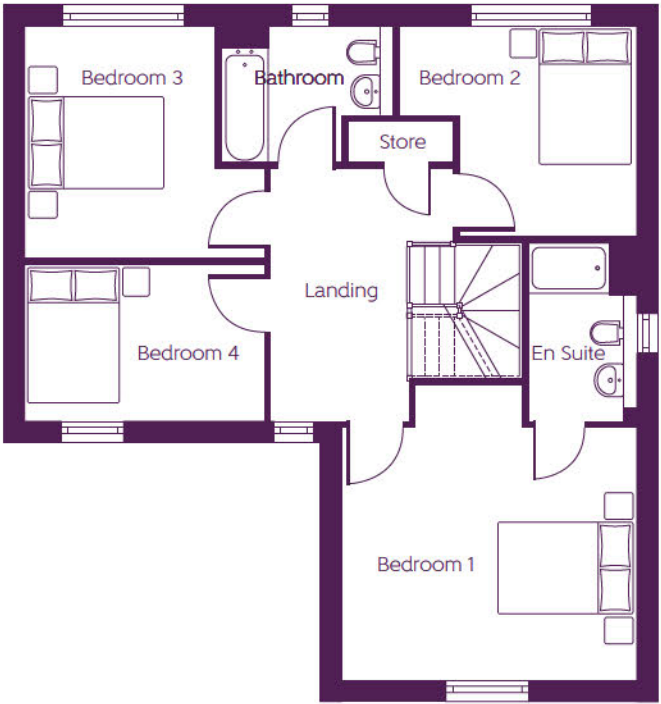
The Woburn
4 BEDROOM HOME



The Woburn
4 BEDROOM HOME



Ground Floor		
Kitchen/Dining/Family Area	6.579m x 3.151m	21'7" x 10'4"
Living Room	4.440m (max) x 4.421m (max)	14'7" (max) x 14'6" (max)



First Floor		
Bedroom 1	4.440m (min) x 3.795m (min)	14'7" (min) x 12'5" (min)
Bedroom 2	3.564m (max) x 3.164m (max)	11'8" (max) x 10'5" (max)
Bedroom 3	3.602m (min) x 3.486m (max)	11'10" (min) x 11'5" (max)
Bedroom 4	3.603m x 2.358m	11'9" x 7'8"

B - Boiler FW - Fitted wardrobe --- - Reduced head height

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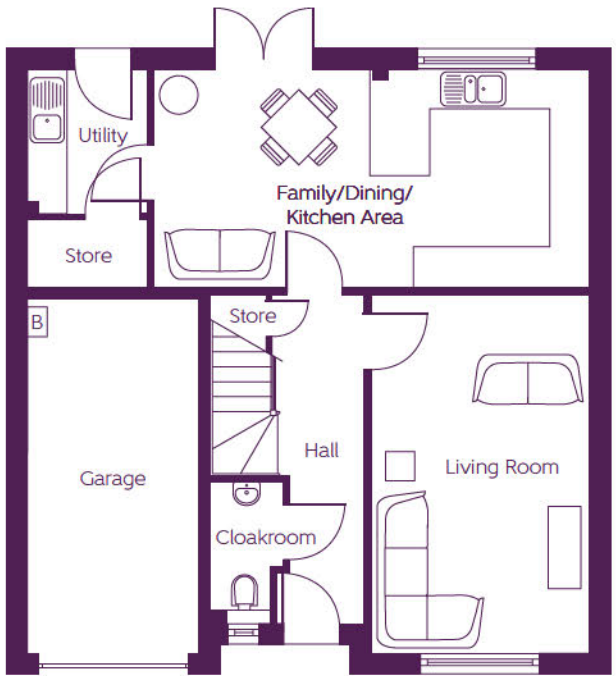
The Addington

4 BEDROOM HOME



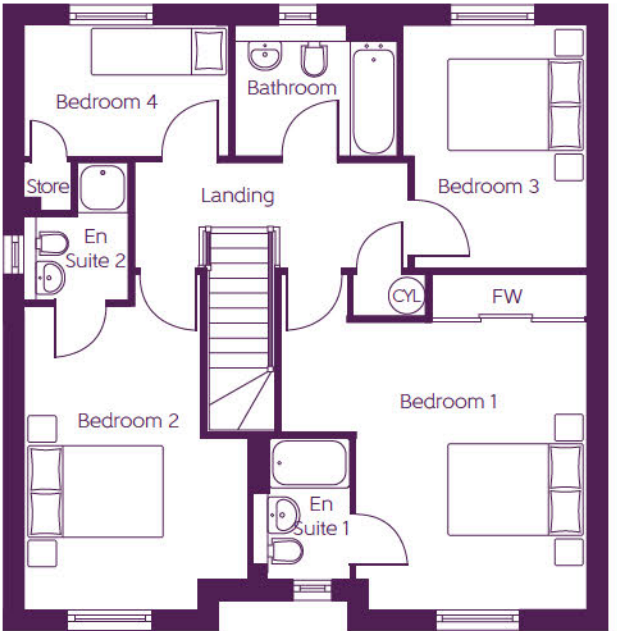
The Addington

4 BEDROOM HOME



Ground Floor

Family/Dining/ Kitchen Area	6.549m x 3.272m	21'6" x 10'9"
Living Room	5.385m x 3.287m	17'8" x 10'9"



First Floor

Bedroom 1	4.591m (max) x 4.318m	15'1" (max) x 14'2" (max)
Bedroom 2	5.038m (max) x 3.350m (max)	16'6" (max) x 11'0" (max)
Bedroom 3	3.636m (max) x 2.752m (max)	11'11" (max) x 9'0" (max)
Bedroom 4	3.073m x 1.963m	10'1" x 6'5"

B - Boiler FW - Fitted wardrobe CYL - Hot water cylinder

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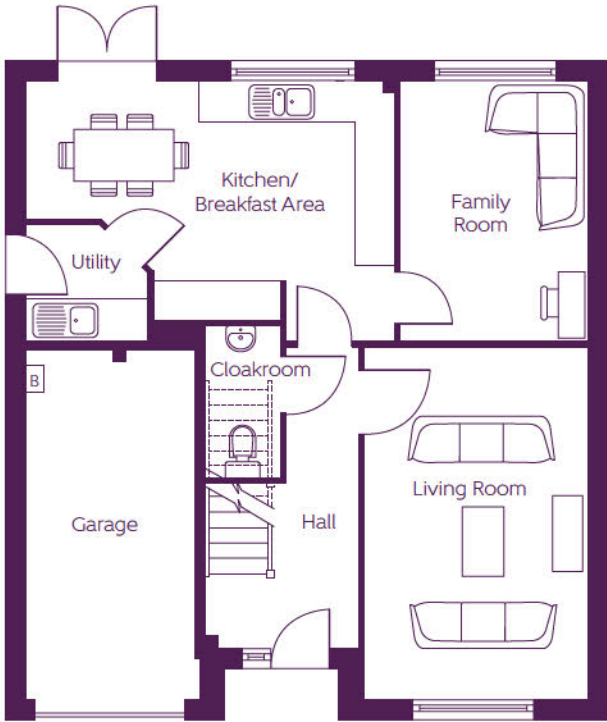


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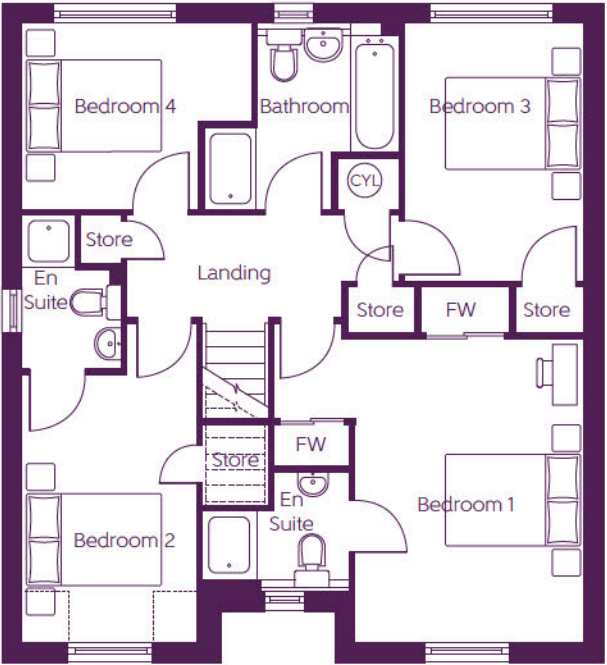
The Worthing
4 BEDROOM HOME



The Worthing
4 BEDROOM HOME



Ground Floor		
Kitchen/ Breakfast Area	5.456m x 3.813m (max) (max)	17'11" x 12'6" (max) (max)
Family Room	2.758m x 3.813m	9'1" x 12'6"
Living Room	3.214m x 5.201m	10'7" x 17'1"



First Floor		
Bedroom 1	3.379m x 4.471m (min)	11'1" x 14'8" (min)
Bedroom 2	2.560m x 3.948m (max) (min)	8'5" x 12'11" (max) (min)
Bedroom 3	2.658m x 3.805m	8'9" x 12'6"
Bedroom 4	3.396m x 2.740m (max) (max)	11'2" x 9'0" (max) (max)

B - Boiler FW - Fitted wardrobe CYL - Hot water cylinder --- - Reduced head height

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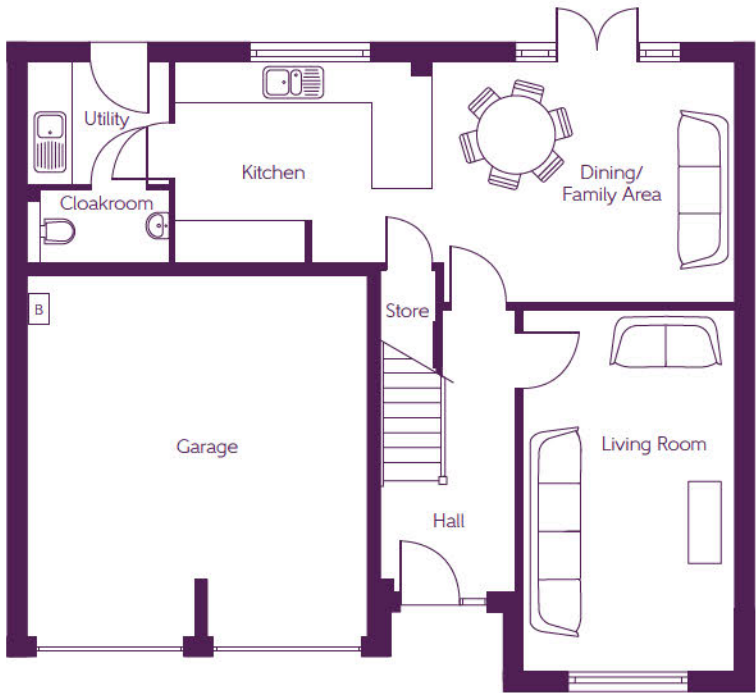
The Ainsdale

4 BEDROOM HOME



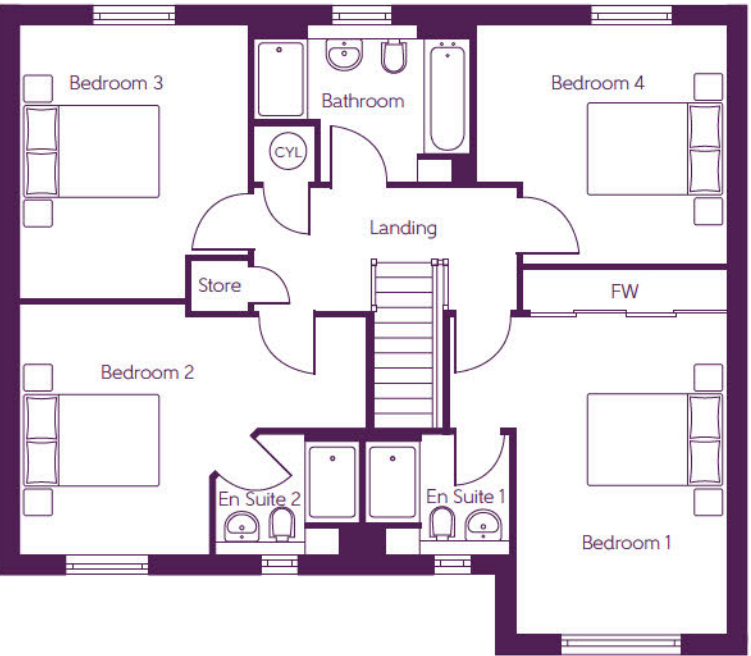
The Ainsdale

4 BEDROOM HOME



Ground Floor

Kitchen	3.860m x 3.000m	12'8" x 9'10"
Dining/ Family Area	4.545m x 3.600m (max) (max)	14'11" x 11'10" (max) (max)
Living Room	5.422m x 3.168m	17'9" x 10'5"



First Floor

Bedroom 1	4.771m x 4.155m (max) (min)	15'8" x 13'8" (max) (min)
Bedroom 2	5.192m x 3.751m (max) (max)	17'0" x 12'4" (max) (max)
Bedroom 3	4.097m x 3.422m (max) (max)	13'5" x 11'3" (max) (max)
Bedroom 4	3.749m x 3.577m (max) (max)	12'4" x 11'9" (max) (max)

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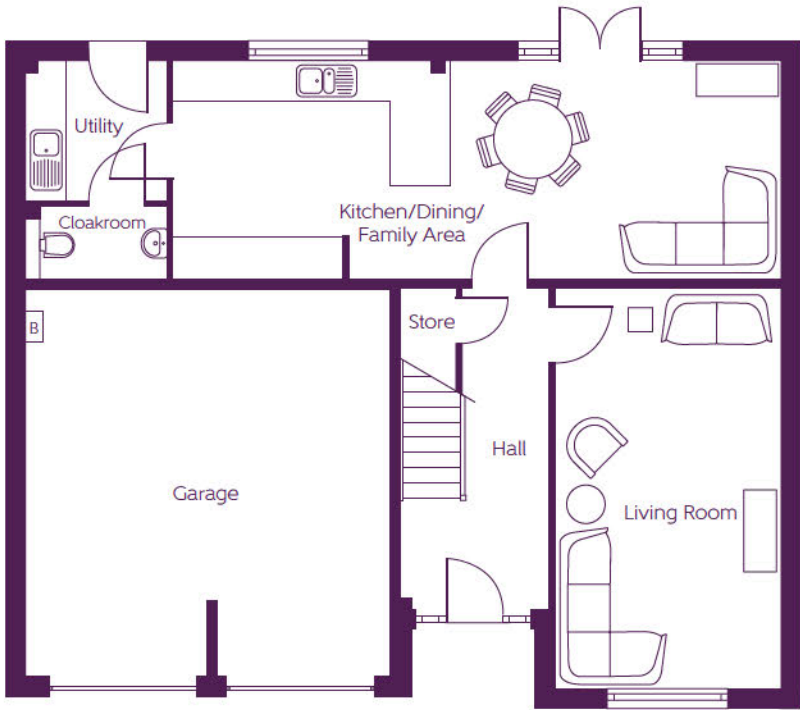


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The Sauton
5 BEDROOM HOME

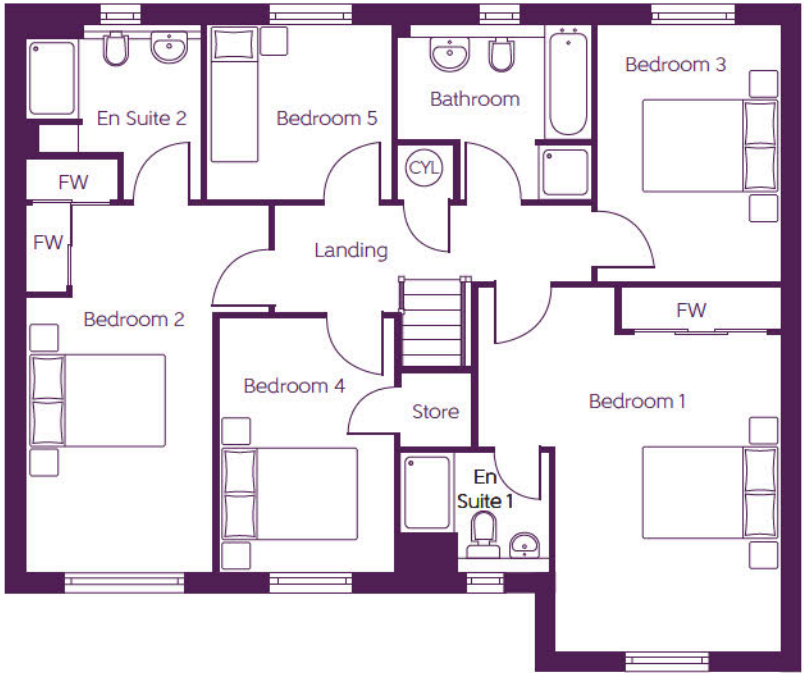


The Sauton
5 BEDROOM HOME



Ground Floor

Kitchen/Dining/ Family Area	9.132m x 3.272m	30'0" x 10'9"
Living Room	6.033m x 3.381m	19'10" x 11'1"



First Floor

Bedroom 1	5.446m x 4.547m (max) (max)	17'10" x 14'11" (max) (max)
Bedroom 2	5.502m x 2.802m (max) (min)	18'1" x 9'2" (max) (min)
Bedroom 3	3.848m x 2.739m	12'8" x 8'12"
Bedroom 4	3.809m x 2.625m	12'6" x 8'7"
Bedroom 5	2.775m x 2.619m	9'1" x 8'7"

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Specification

Choice of designer fitted kitchen*

Built in appliances including oven, hob & chimney hood*

Built-in dishwasher and fridge/freezer*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles (subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)*

Satin chrome door handles throughout*

White internal doors

TV aerial socket in lounge

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

Outside tap included

Window locks to all windows (except fire escape windows)

5 lever BS tested mortice lock front door with glazing

Low maintenance UPVC fascias, soffits and barge boards

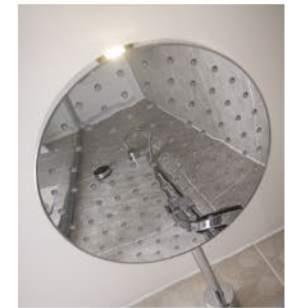
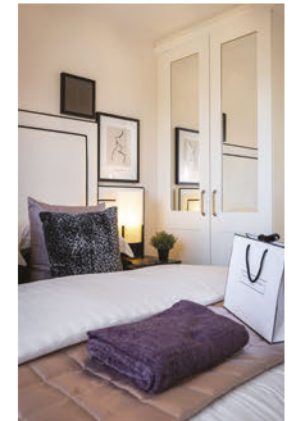
High performance double glazed UPVC windows

Photo Voltaic (solar) panels to roof*

10 year **NHBC** warranty

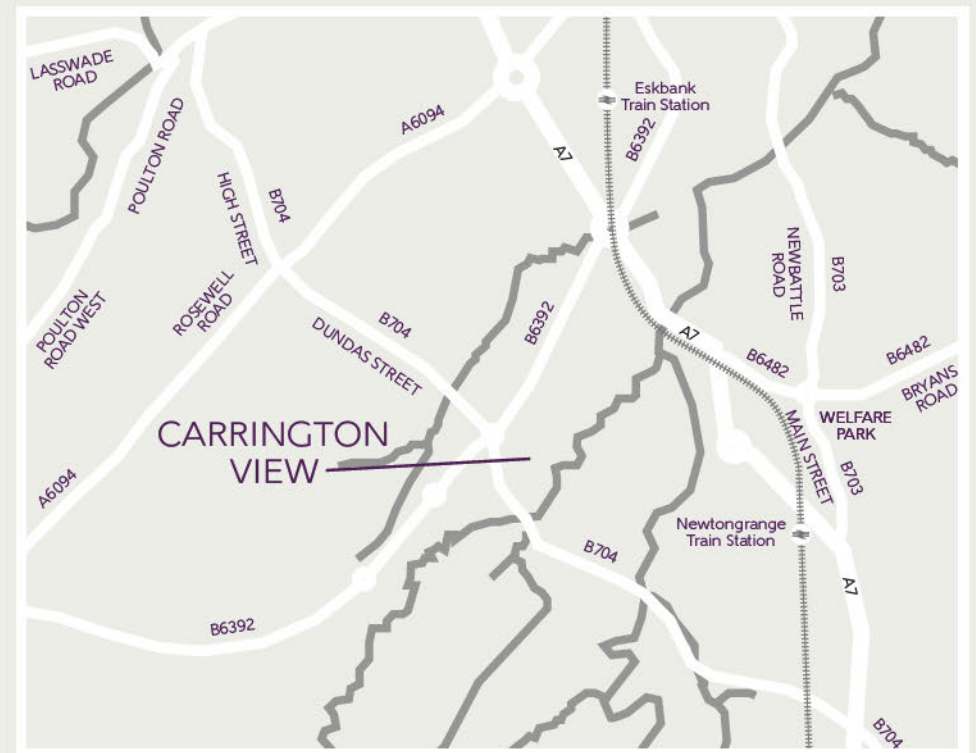
* Please refer to Sales Advisor for details.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.



Carrington View

Off B6392,
Bonnyrigg,
Midlothian EH19 3FA



Map not to scale.