

Elfenne Gardens Phase 2

DEVELOPMENT LAYOUT



Off Castlehill
Elphinstone
East Lothian EH33 2FR
Telephone: 01875 240 024
bellway.co.uk

Bellway



A perfect place to call home

BEAUTIFUL HOMES COMPLEMENTED BY EXCELLENT AMENITIES AND TRANSPORT LINKS.

Elfenne Gardens is a development of 3 and 4-bedroom homes in Elphinstone, East Lothian. Ideal for families, first-time buyers and commuters to Edinburgh, the development is found close to excellent transport links, well-regarded local school, and fantastic amenities.

Built by expert craftsmen, these beautifully designed homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to French doors and a garage or private parking space to selected homes.



Choose a fine quality of life at Elfenne Gardens

PROXIMITY TO CITY, COAST AND COUNTRYSIDE, ELFENNE GARDENS IS IDEALLY LOCATED.

This development sits on the B6414, a route that connects to the A1 via the A199. After joining the A1, motorists then have easy access to Edinburgh to the west, Northumberland to the south-east, and once it becomes the A1(M), areas such as Newcastle, Leeds and London.

Just 30 minutes from Elfenne Gardens, air and rail travel are available. The former comes from Edinburgh Airport, a bustling hub offering national and international travel and the latter from Edinburgh Waverley, a major rail hub in Scotland's capital.

Local traders are found close to Elfenne Gardens, including a greengrocer and these stores ensure that essential items are readily available. Close proximity to built-up locations, including Edinburgh and Berwick also mean that further shopping opportunities are bountiful.

Edinburgh's mixture of well-known brands and independent traders makes it an exceptional retail hub. Regular markets and one-off shops



are ideal for consumers looking for local produce and the famous high street is packed with outstanding shops.

Elfenne Gardens' close proximity to the coast means that plenty of outdoor leisure opportunities are available. Prestonpans Beach is just a 12-minute drive from the development and this area offers access to the sea and bracing coastal walks. Other active pursuits can be undertaken in nearby Meadowmill, with a purpose-built sports centre available.

In central Edinburgh, exceptional leisure options and cultural highlights await. From multi-screen cinemas, Edinburgh Zoo and Murrayfield, to Arthur's Seat, Edinburgh Castle and the Royal Mile, there's lots to see and do in the capital.

Elphinstone Primary School is just a two-minute walk from Elfenne Gardens, making it easily accessible for parents and students. Other local schools are available within a few minutes' drive of the development, with nearby Tranent and Meadowhill hosting well-regarded centres.




Nearby, The University of Edinburgh is around a 30-minute drive from the development. This centre is the sixth-oldest university in the English-speaking world, having been officially opened in the late 16th century.














3 Bedroom Homes

-  **The Sandhill**
Plots 213, 214, 281, 282 & 283
-  **The Kinloch**
Plots 201, 202, 223, 224, 225, 226, 233, 234, 237, 244, 245, 273, 278, 279, 268, 269 & 270
-  **The Glencoe**
Plots 205, 206, 217, 218, 255 & 256

-  **The Erinvale**
Plots 203, 215, 222, 227, 232, 238, 243, 246, 271, 272 & 280
-  **The Lytham**
Plots 204, 209, 210, 220, 221, 229, 230, 240, 241, 264, 265 & 267

4 Bedroom Homes

-  **The Oakmont**
Plots 212, 253, 258 & 263
-  **The Victoria**
Plots 208, 219, 251, 254 & 266
-  **The Queenwood**
Plots 228, 239, 242, 247, 250, 259, 261, 275 & 276

-  **The Muirfield**
Plots 207, 211, 216, 252 & 257
-  **The Lomond**
Plots 231, 235, 236, 248, 249, 260, 262, 274 & 277

2, 3 and 4 Bedroom Homes

-  **Affordable Homes**

Key to plan: s/s Sub station v Visitor parking ● Future bus stop

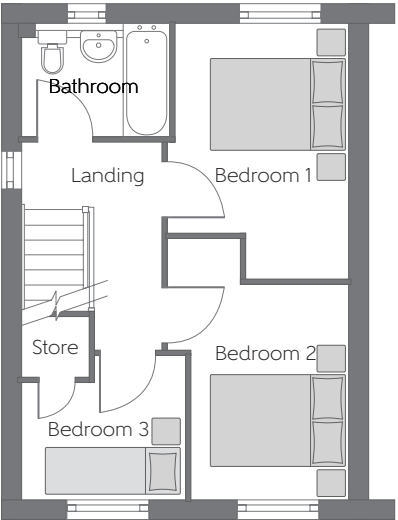
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties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

The Sandhill

THREE BEDROOM HOME

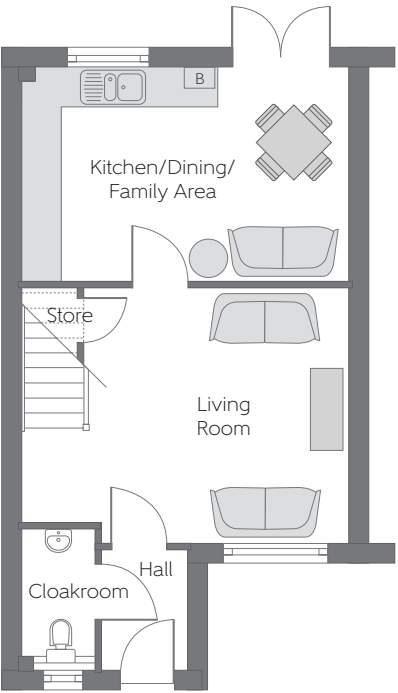


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First Floor

Bedroom 1	3.860m x 2.790m (max) (max)	12'8" x 9'2" (max) (max)
Bedroom 2	3.244m x 2.790m (min) (max)	10'8" x 9'2" (min) (max)
Bedroom 3	2.481m x 2.162m (max)	8'2" x 7'1" (max)



Ground Floor

Kitchen/Family Area	4.956m x 3.228m	16'3" x 10'7"
Living Room	4.023m x 3.855m	13'2" x 12'8"

[B] - Boiler - - - - - Reduced Head Height

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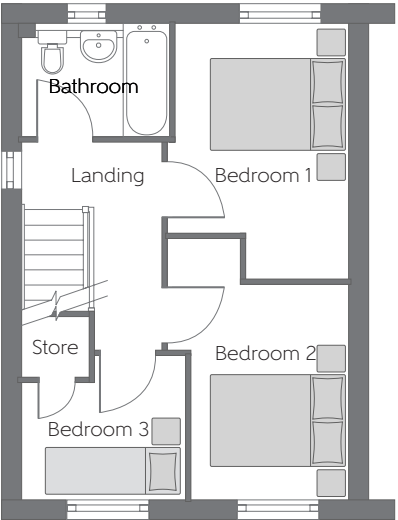
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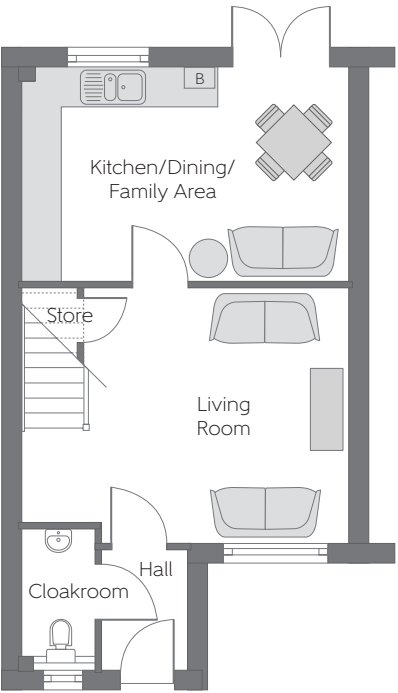


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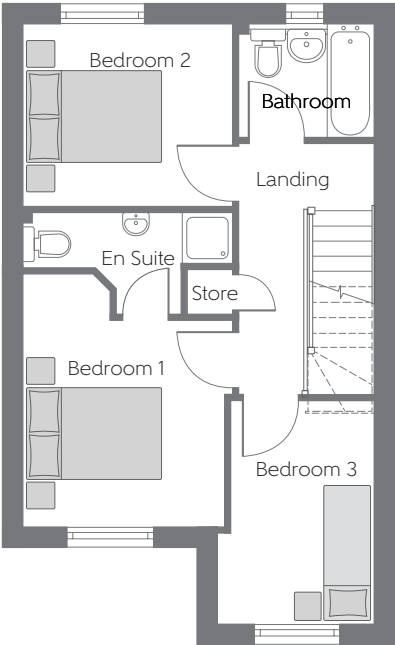
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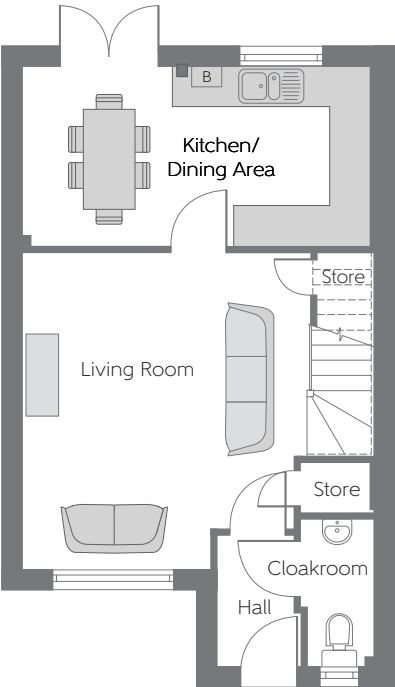
The Kinloch

Three bedroom home



First Floor

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



Ground Floor

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

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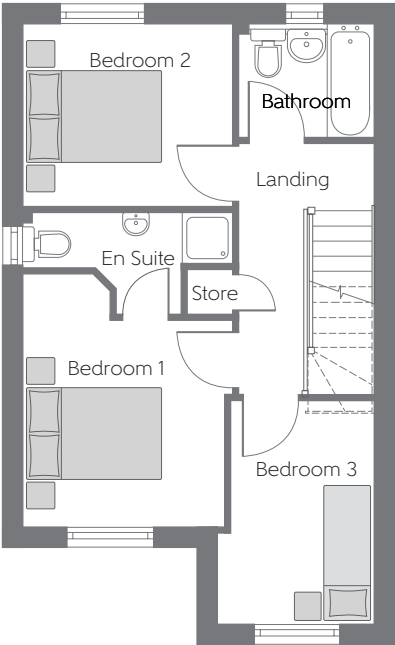
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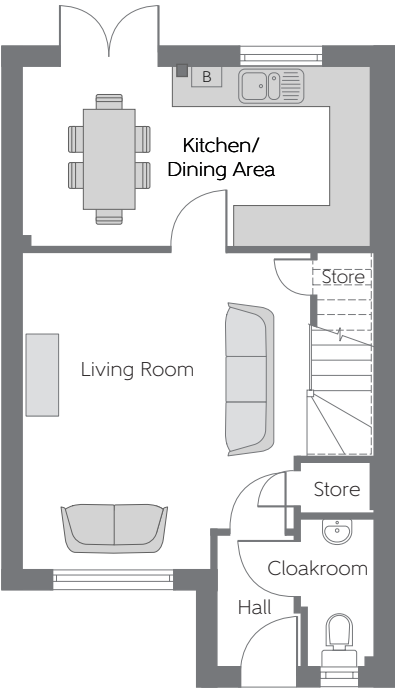


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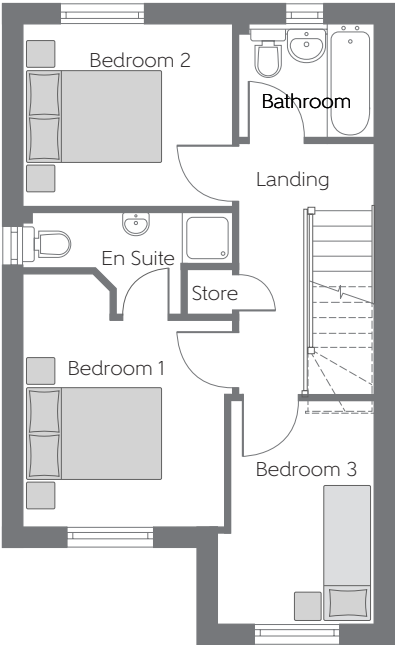
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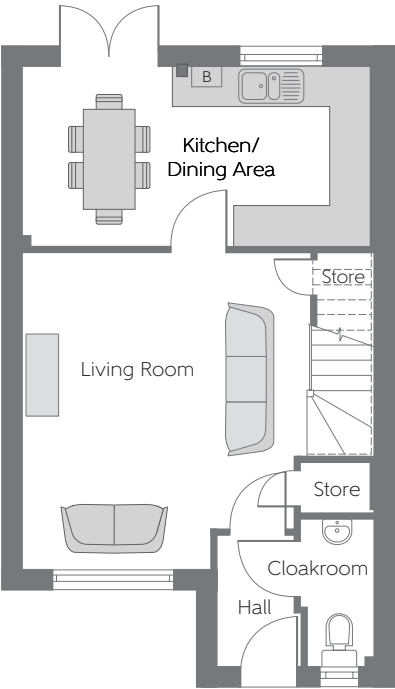
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Three bedroom home



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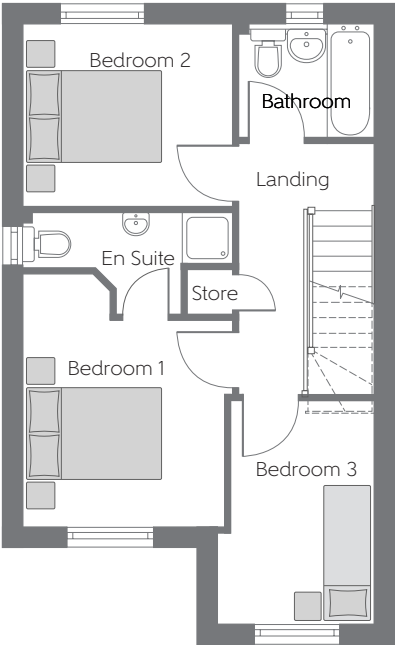
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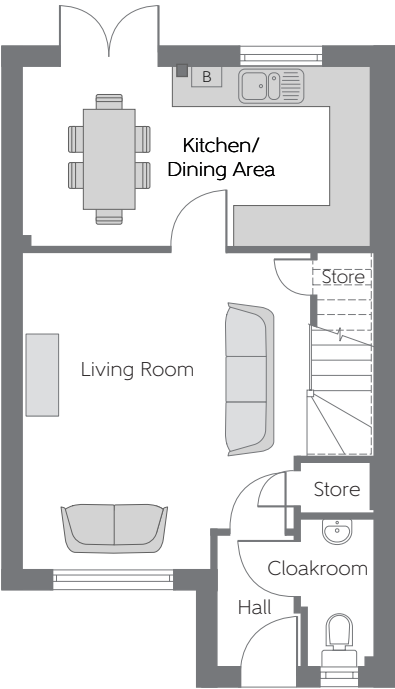
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The Glencoe

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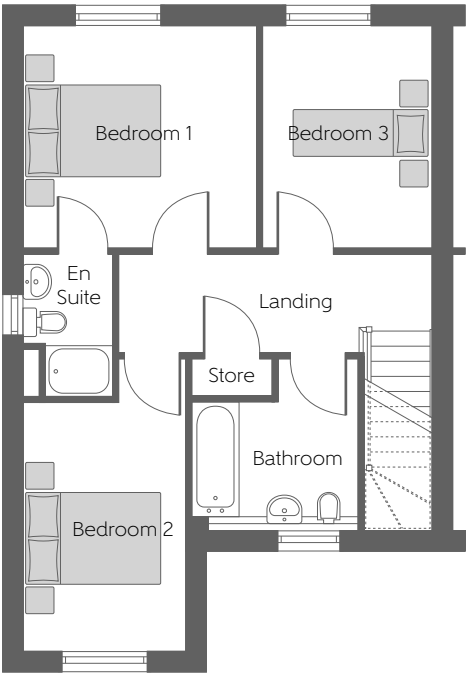


B Finish Elevation

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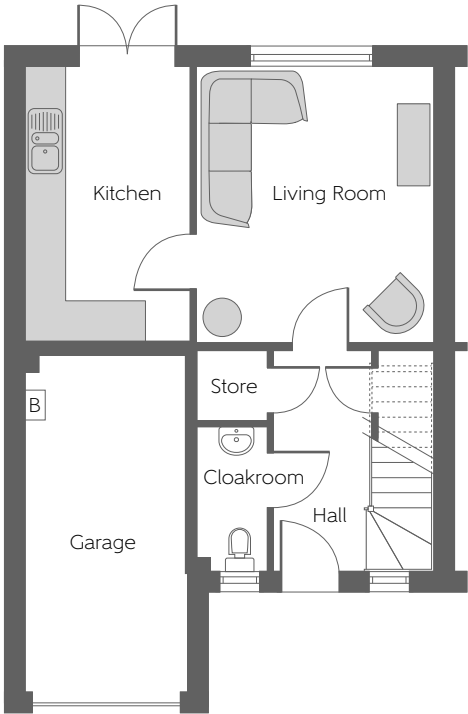
The Glencoe

Three bedroom home



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"



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"

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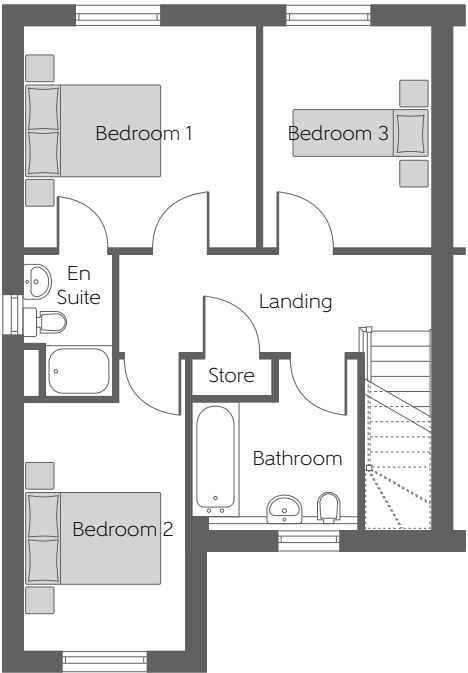
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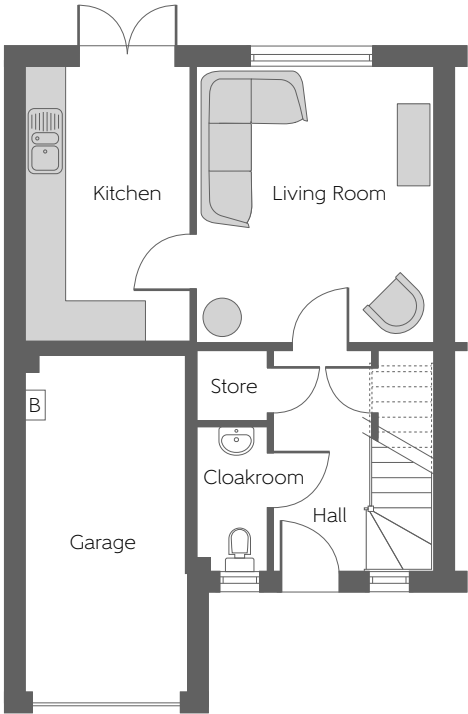
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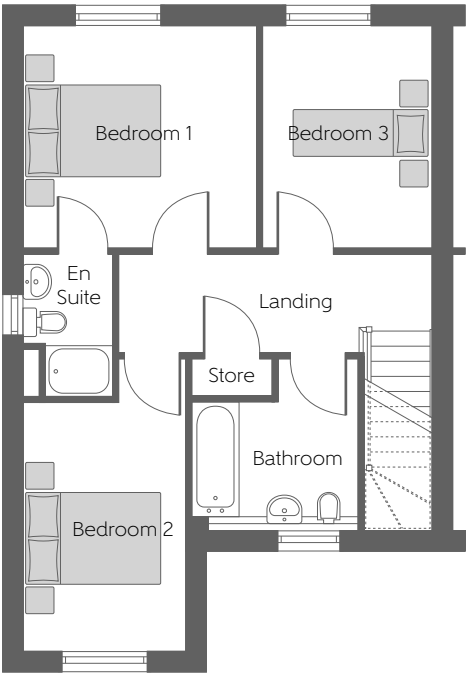


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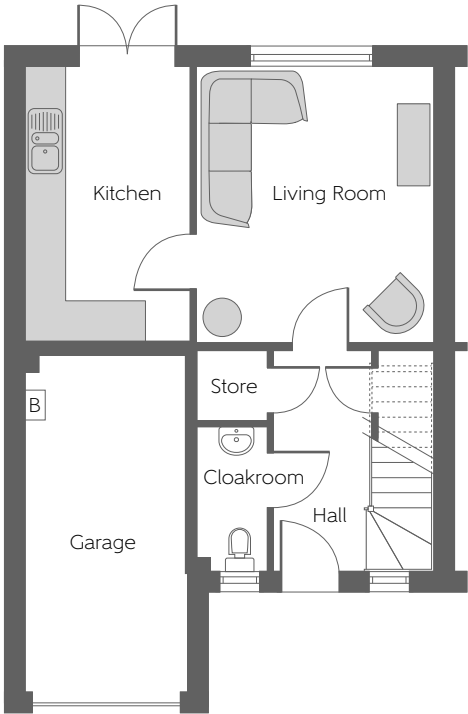
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Three bedroom home



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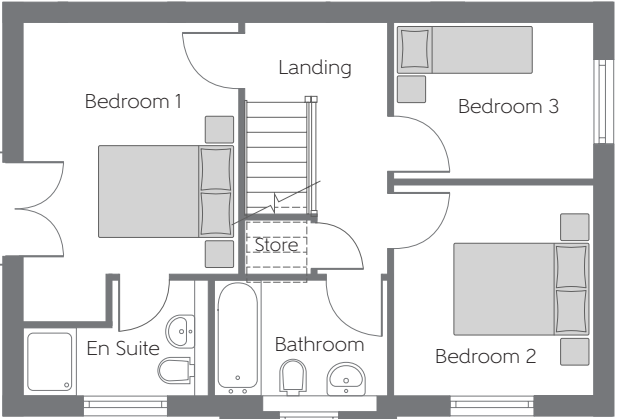
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The Erinvale

THREE BEDROOM DETACHED HOME

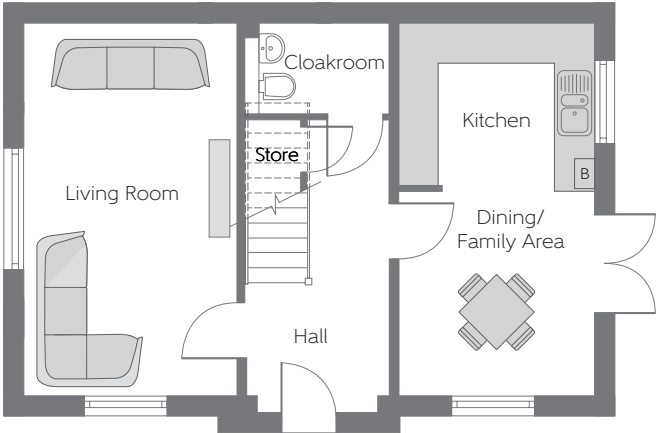


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Ground Floor

Living Room	5.592m x 3.216m	18'4" x 10'6"
Dining/Family Area	3.060m x 2.961m	10'0" x 9'8"
Kitchen	2.961m x 2.419m	9'8" x 7'11"

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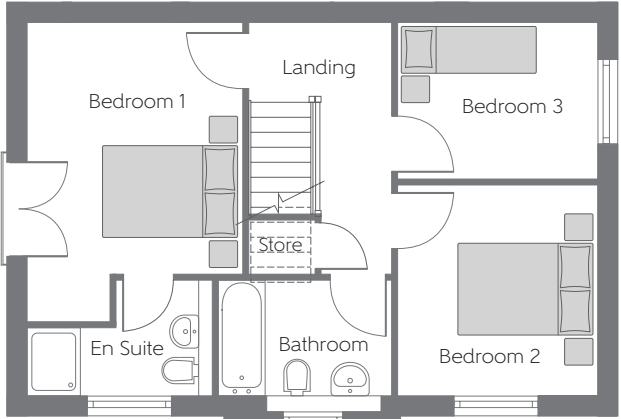
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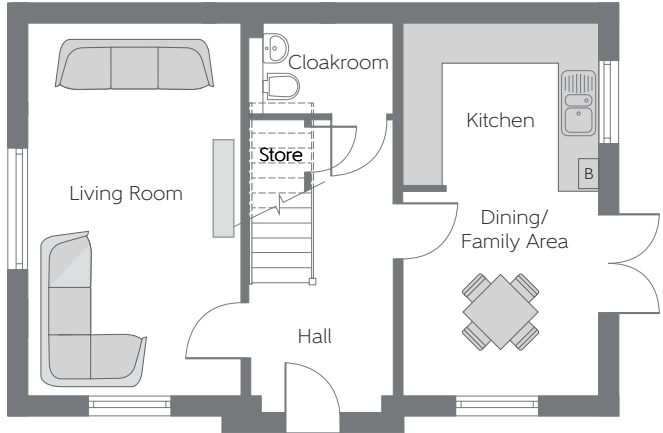


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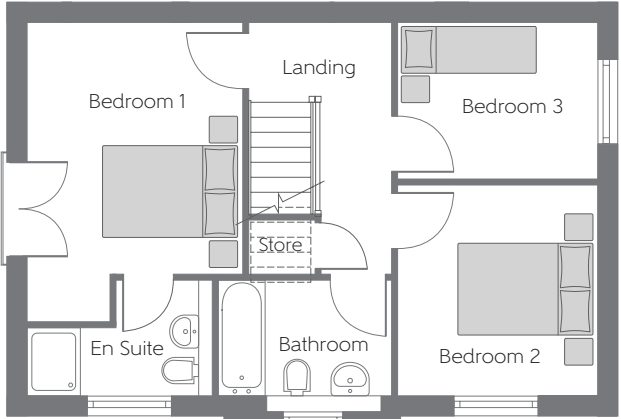
THREE BEDROOM DETACHED HOME



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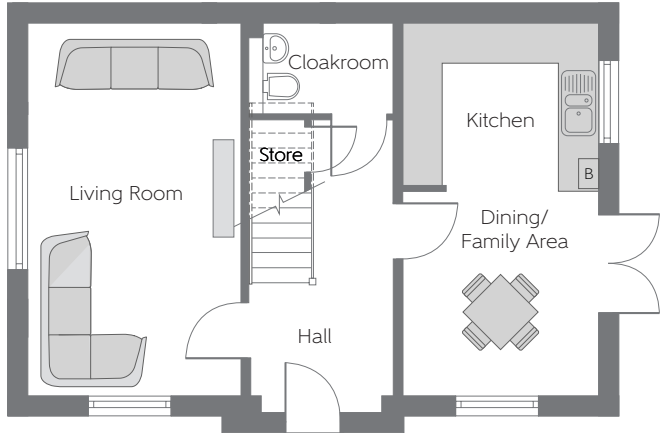
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Three bedroom home



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The Lytham

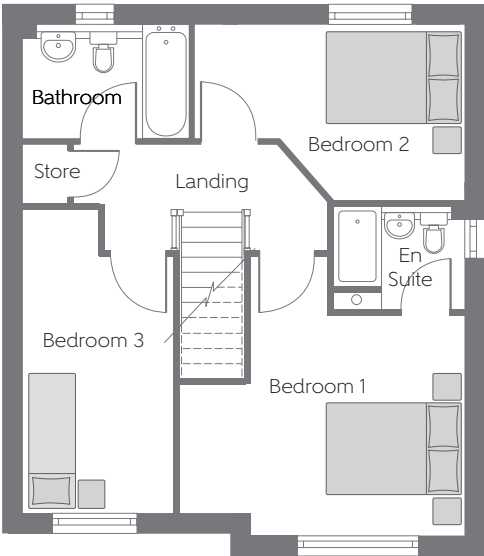
THREE BEDROOM DETACHED HOME



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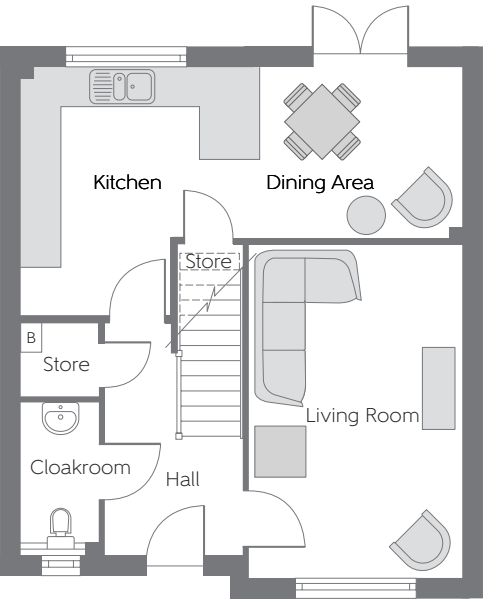
The Lytham

Three bedroom home



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"



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"

[B] - Boiler - - - - - Reduced Head Height

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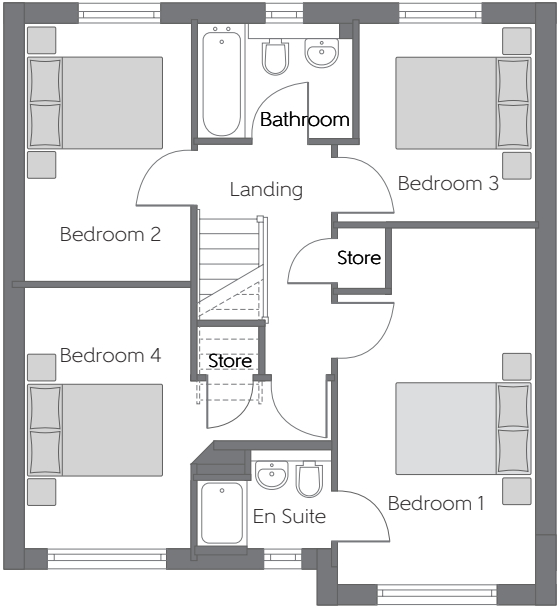
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The Oakmont

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

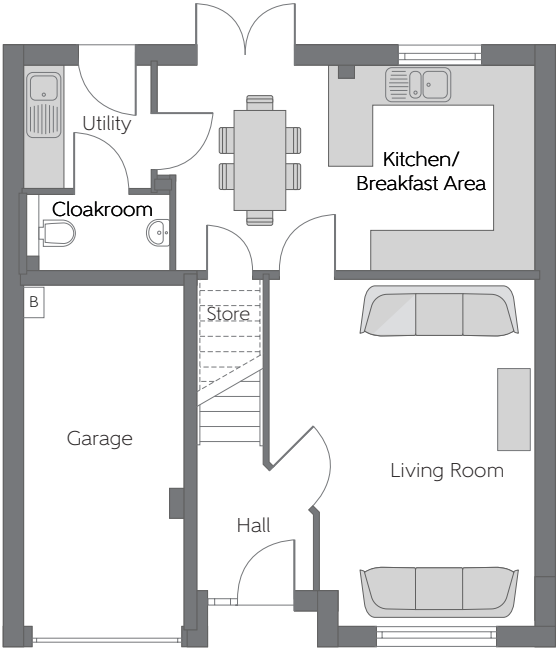


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First Floor

Bedroom 1	4.108m x 2.944m (max)	13'6" x 9'8" (max)
Bedroom 2	3.886m x 2.507m	12'9" x 8'3"
Bedroom 3	3.531m x 2.944m (max) (max)	12'7" x 9'8" (max) (max)
Bedroom 4	3.904m x 2.507m	12'9" x 8'2"



Ground Floor

Kitchen/ Breakfast Area	5.667m x 3.092m	18'7" x 10'1"
Living Room	5.213m x 3.975m (max)	17'1" x 13'0" (max)

[B] - Boiler - - - - - Reduced Head Height

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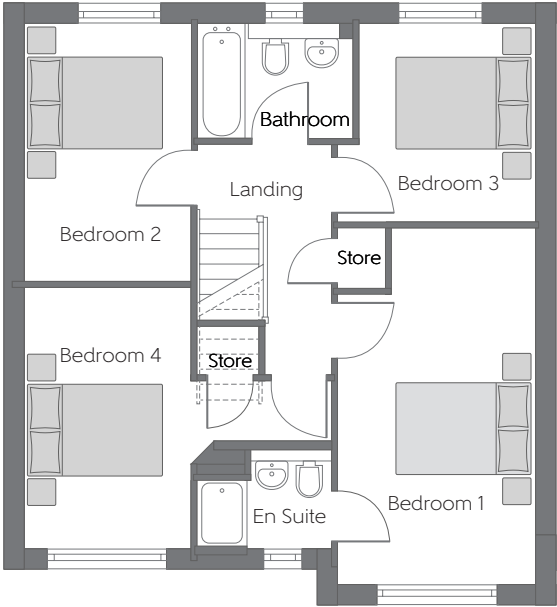
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The Oakmont

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

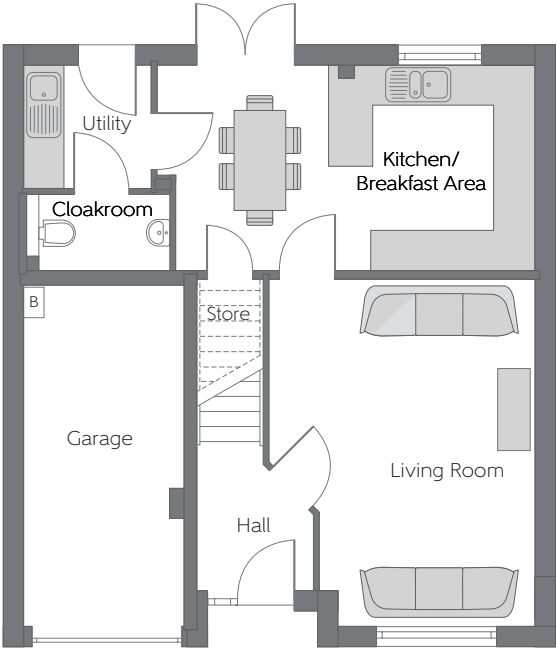


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Ground Floor

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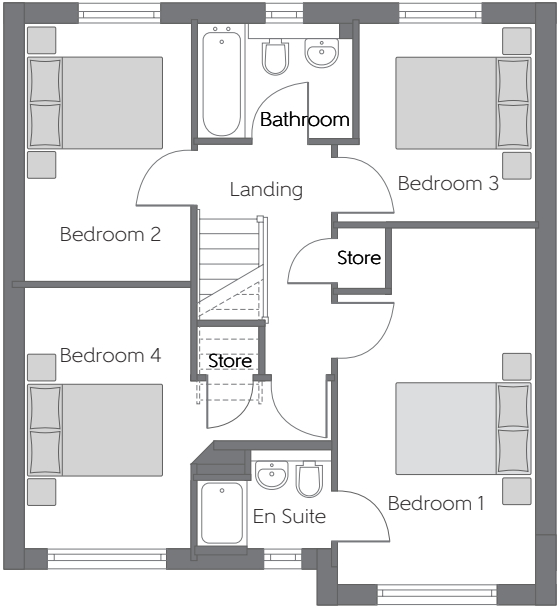
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The Oakmont

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

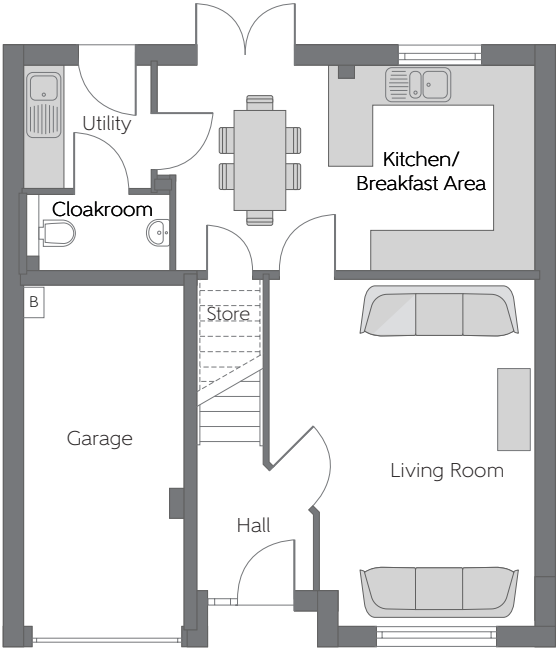


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Ground Floor

Kitchen/ Breakfast Area	5.667m x 3.092m	18'7" x 10'1"
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[B] - Boiler - - - - - Reduced Head Height

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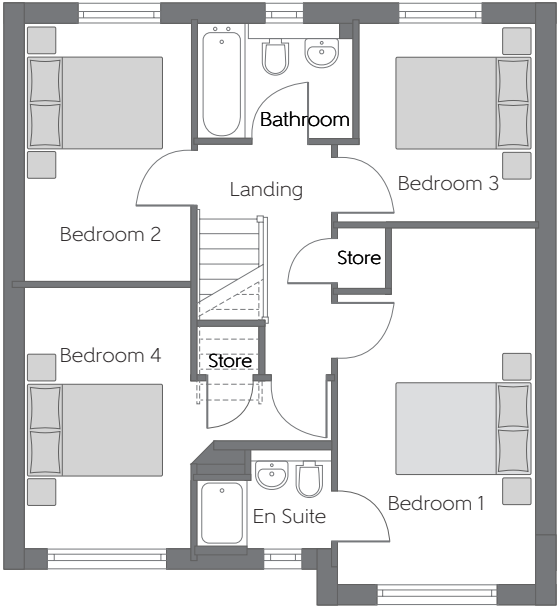
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The Oakmont

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

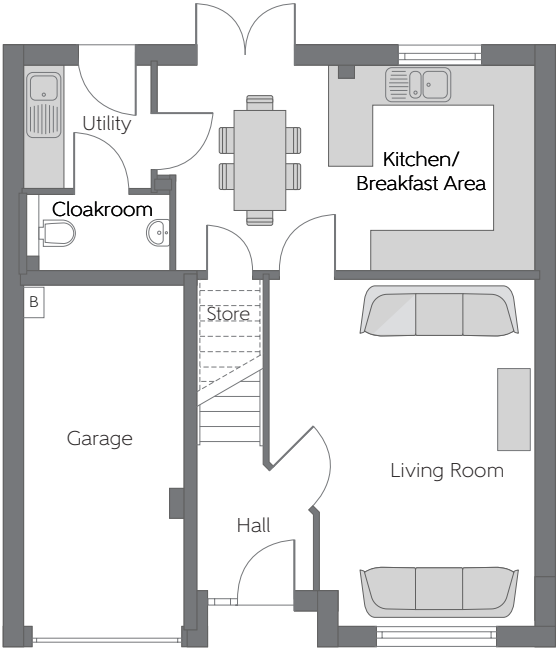


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Ground Floor

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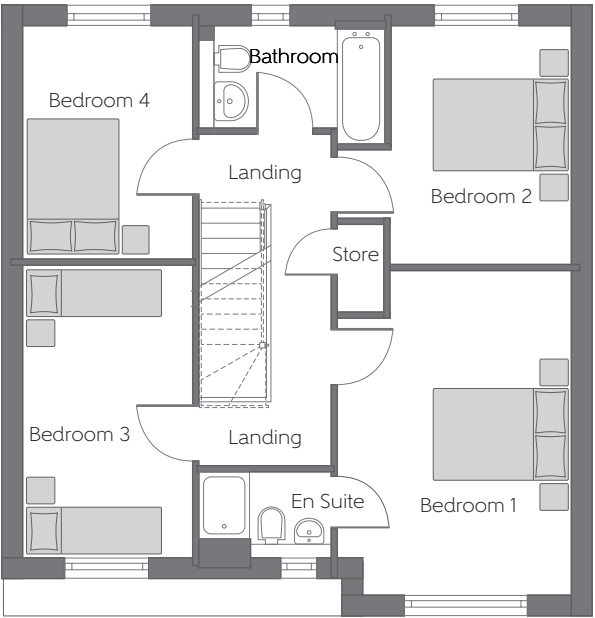
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The Victoria

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

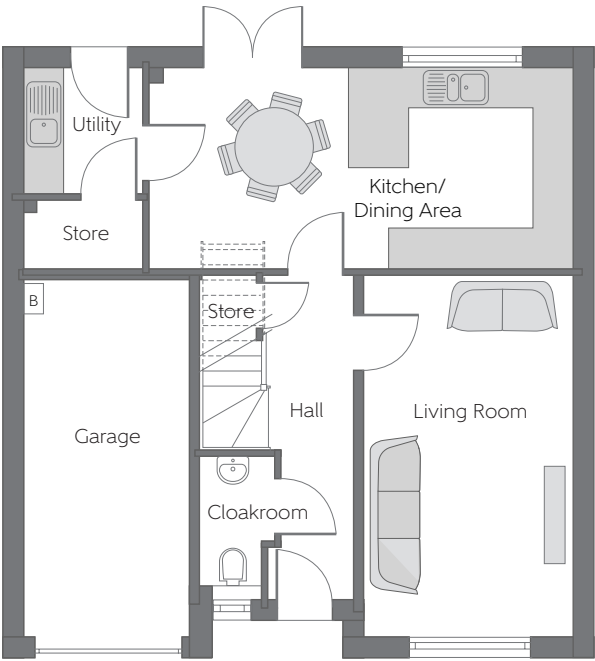


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First Floor

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"



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"

[B] - Boiler - - - - - Reduced Head Height

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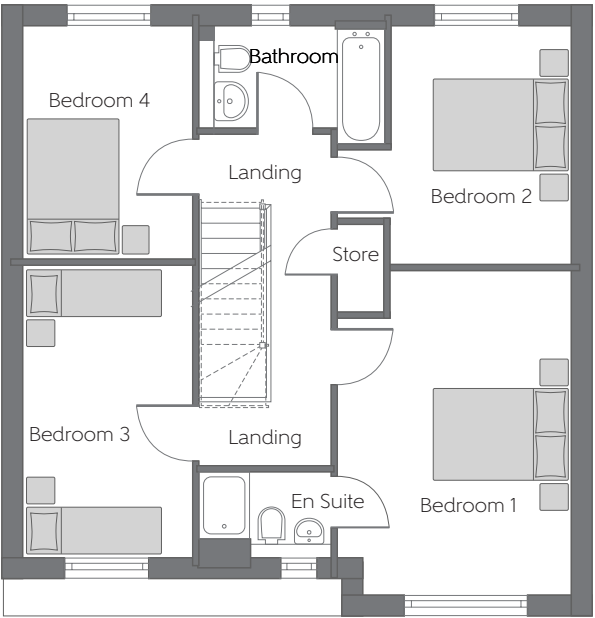
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The Victoria

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

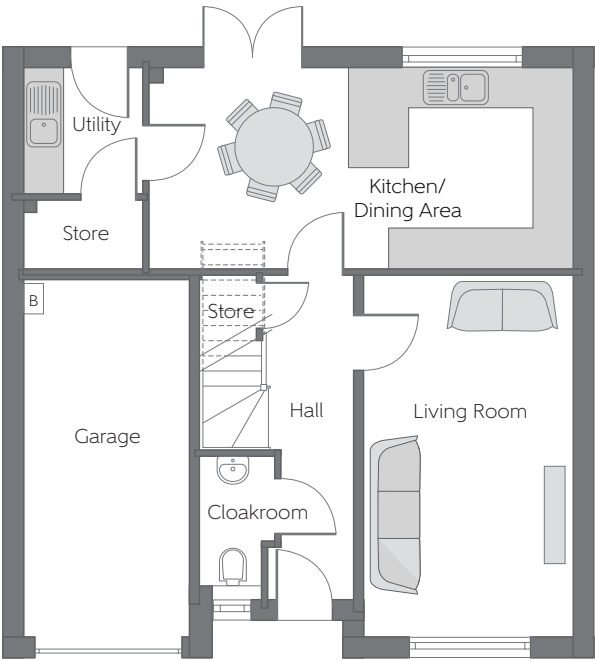


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The Queenwood

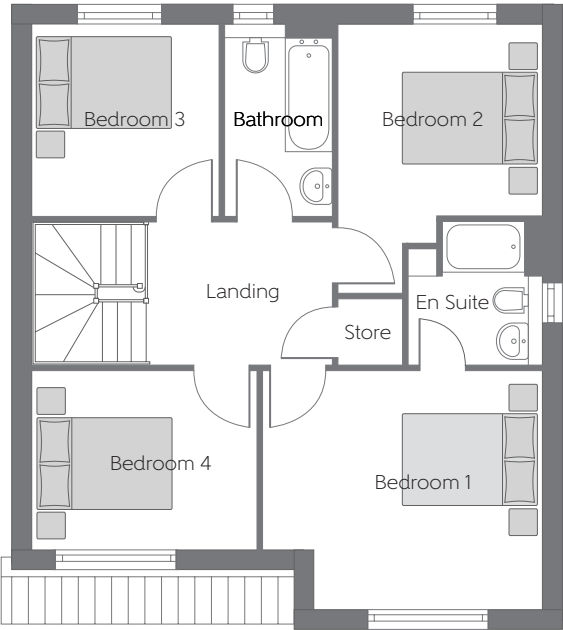
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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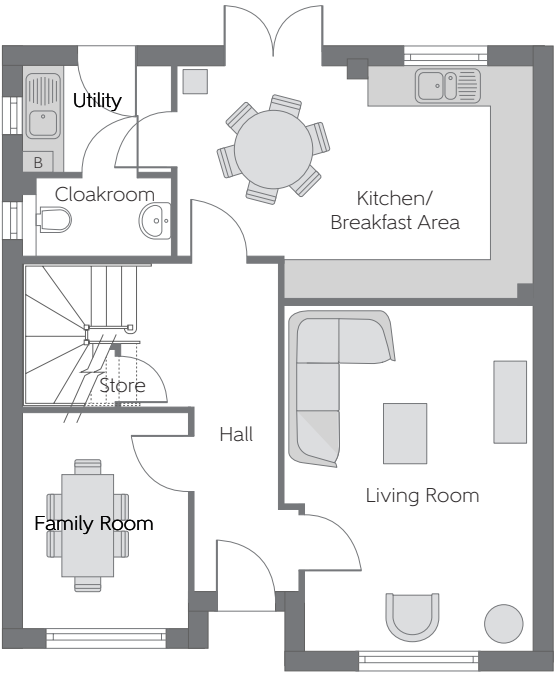
The Queenwood

Four bedroom home



First Floor

Bedroom 1	4.188m x 3.572m (max) (max)	13'9" x 11'9" (max) (max)
Bedroom 2	3.056m x 2.870m (max) (min)	10'0" x 9'5" (max) (min)
Bedroom 3	2.870m x 2.798m	9'5" x 9'2"
Bedroom 4	3.365m x 2.673m	11'0" x 8'9"



Ground Floor

Kitchen/ Breakfast Area	5.332m x 3.495m (max) (max)	17'6" x 11'6" (max) (max)
Living Room	5.157m x 3.716m	16'11" x 12'2"
Family Room	3.222m x 2.474m	10'7" x 8'1"

[B] - Boiler - - - - - Reduced Head Height

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The Queenwood

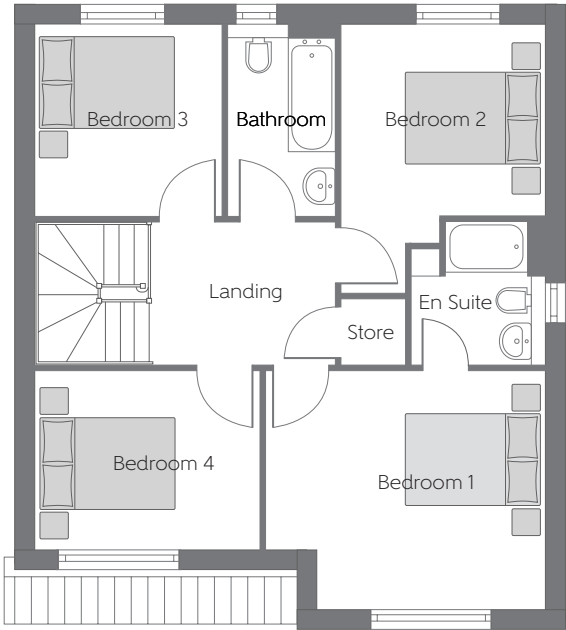
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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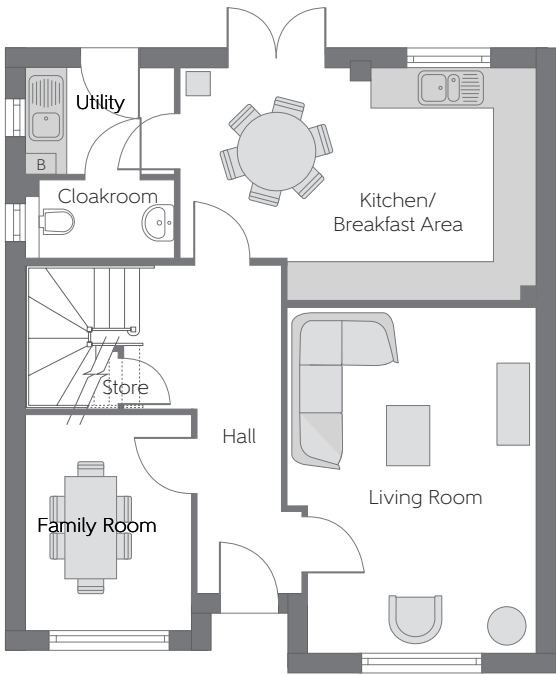
The Queenwood

Four bedroom home



First Floor

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The Queenwood

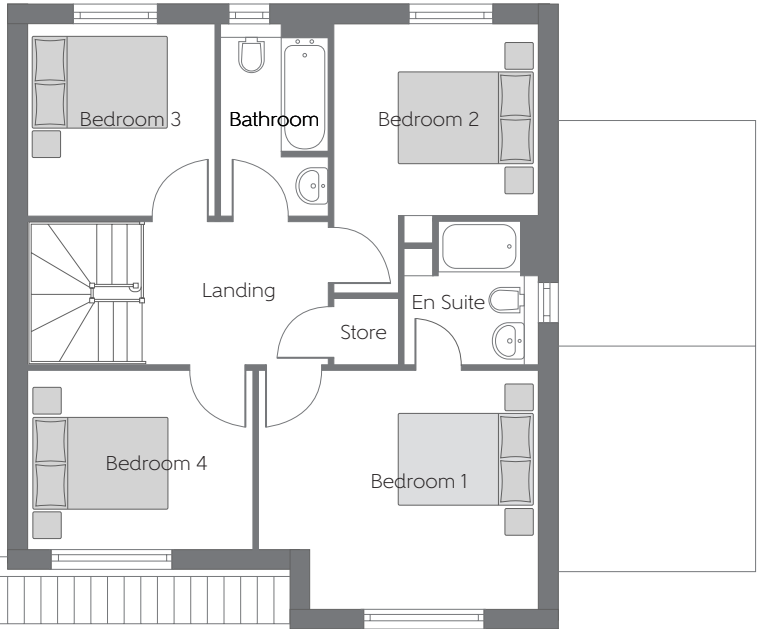
FOUR BEDROOM DETACHED HOME WITH ATTACHED GARAGE



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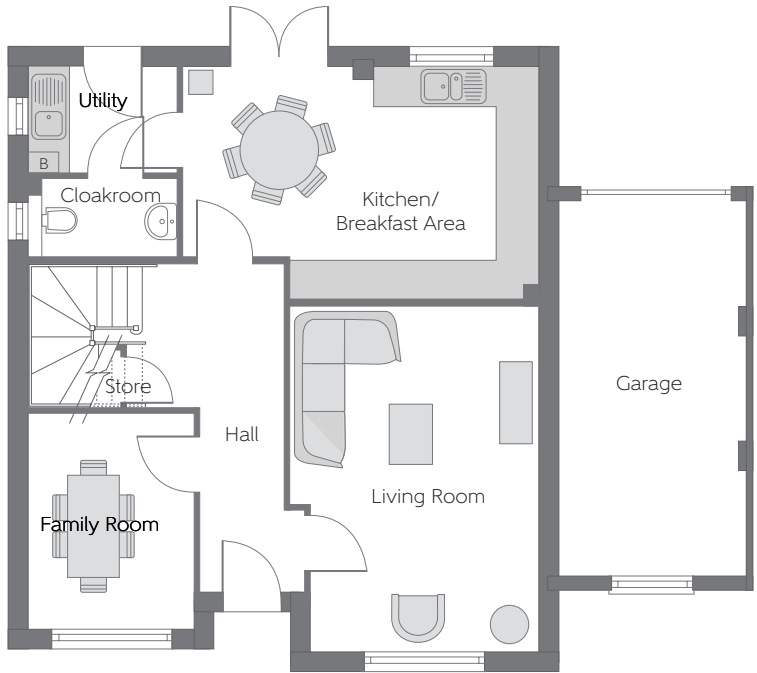
The Queenwood

Four bedroom home



First Floor

Bedroom 1	4.188m x 3.572m (max) (max)	13'9" x 11'9" (max) (max)
Bedroom 2	3.056m x 2.870m (max) (min)	10'0" x 9'5" (max) (min)
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Ground Floor

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The Queenwood

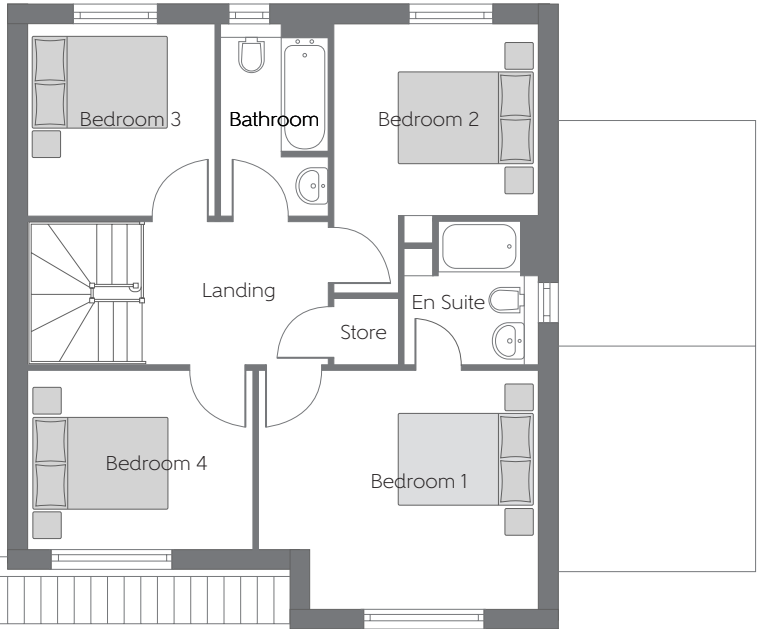
FOUR BEDROOM DETACHED HOME WITH ATTACHED GARAGE



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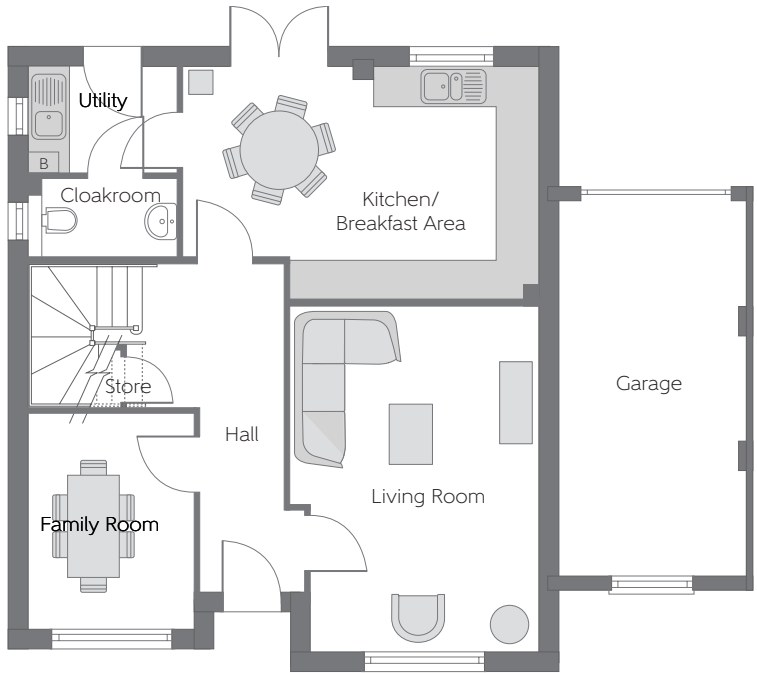
The Queenwood

Four bedroom home



First Floor

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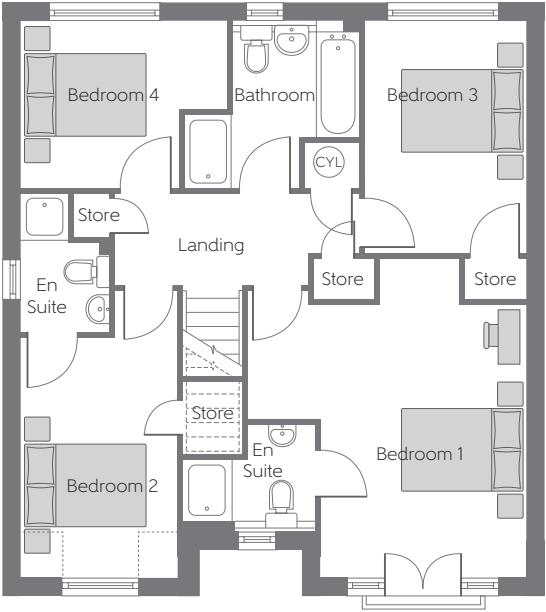
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The Muirfield

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

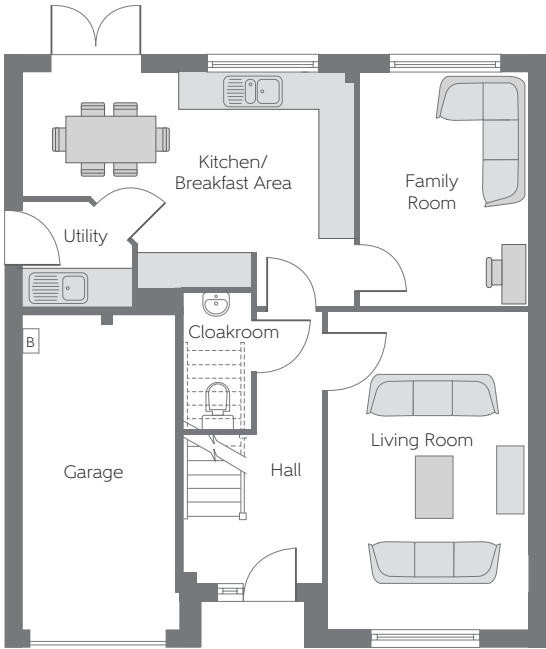


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First Floor

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)



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"

[B] - Boiler CYL - Hot Water Cylinder - - - - - Reduced Head Height

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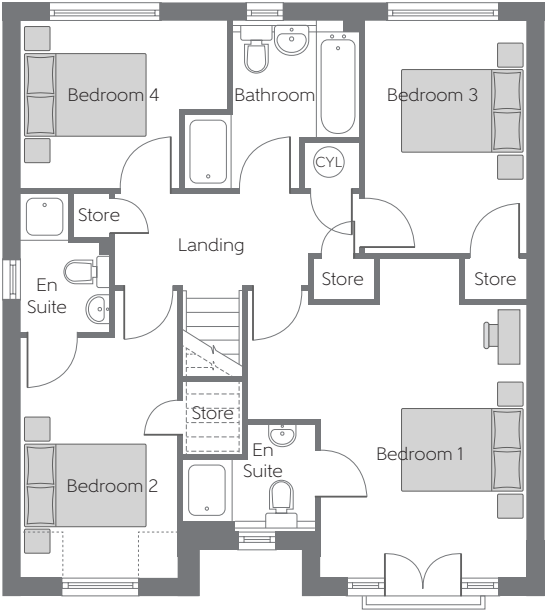
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The Muirfield

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

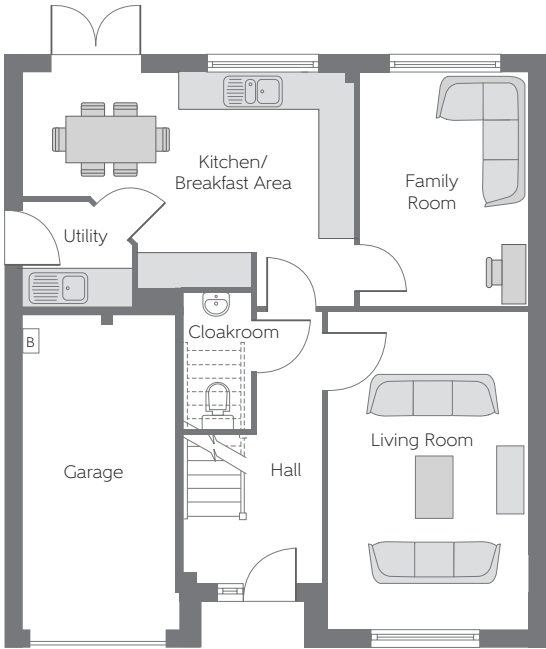


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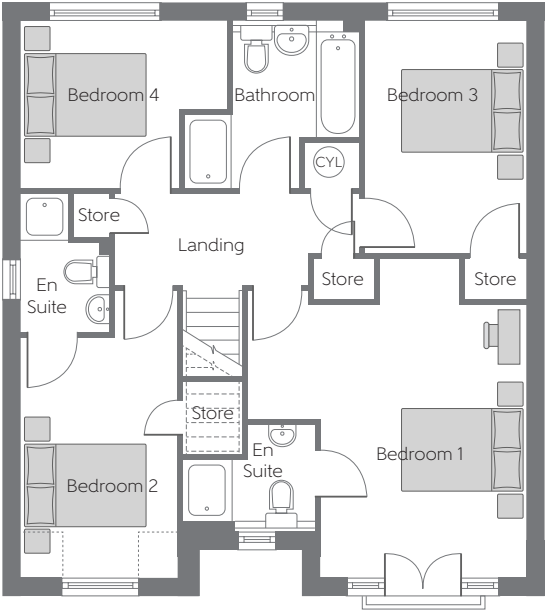
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The Muirfield

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

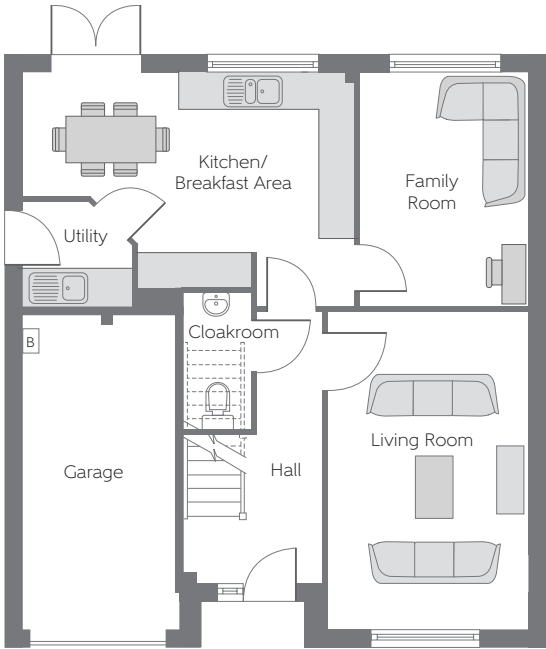


Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.



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)



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"

[B] - Boiler CYL - Hot Water Cylinder - - - - - Reduced Head Height

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The Lomond

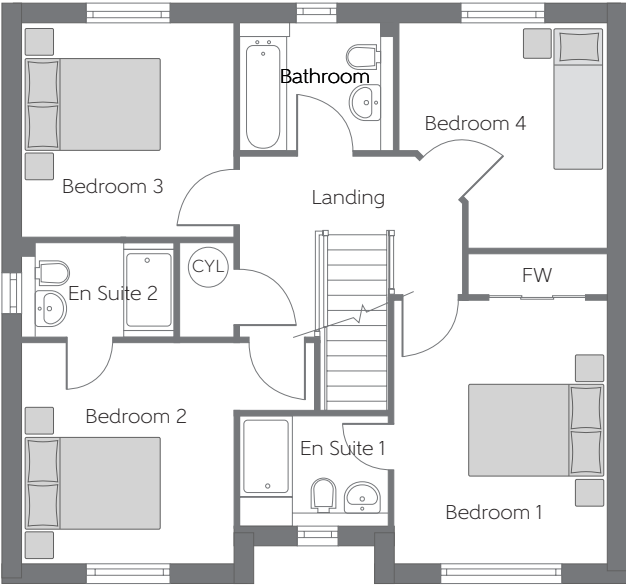
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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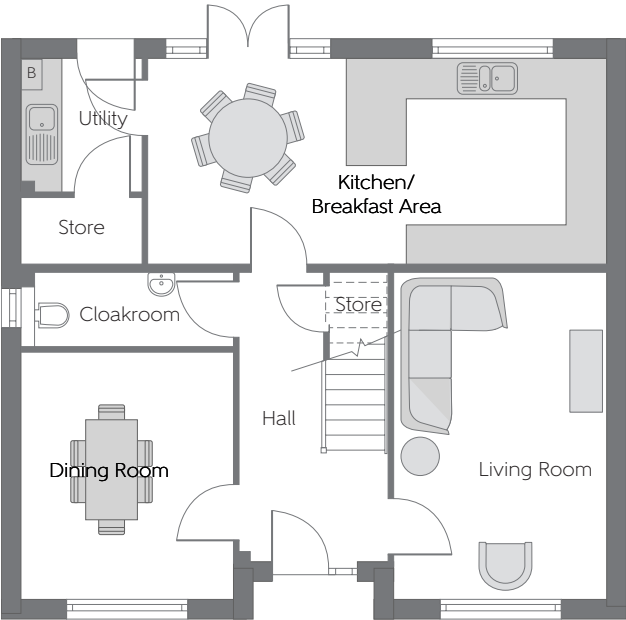
The Lomond

Four bedroom home



First Floor

Bedroom 1	3.944m x 3.171m	12'11" x 10'5"
Bedroom 2	3.302m x 3.171m (max) (min)	10'10"x 10'5" (max) (min)
Bedroom 3	3.199m x 3.170m	10'6" x 10'5"
Bedroom 4	3.359m x 3.107m (max) (max)	11'0" x 10'2" (max) (max)



Ground Floor

Kitchen/ Breakfast Area	6.877m x 3.100m	22'7" x 10'2"
Living Room	4.877m x 3.171m	16'0" x 10'5"
Dining Room	3.677m x 3.171m	12'1" x 10'5"

[B] - Boiler CYL - Hot Water Cylinder - - - - - Reduced Head Height

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The Lomond

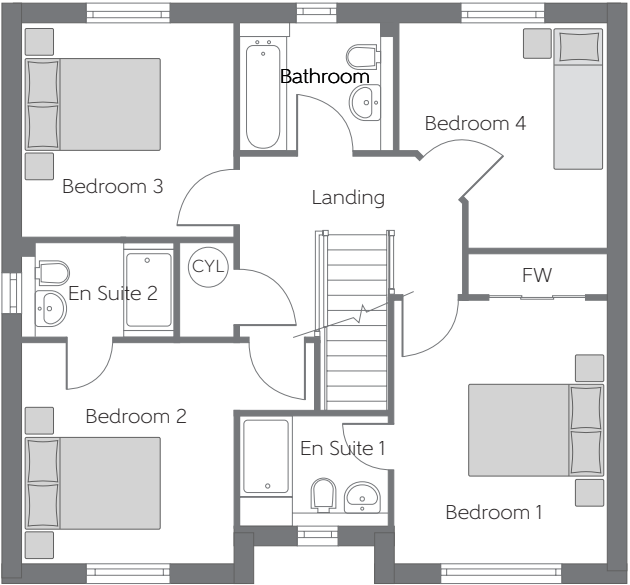
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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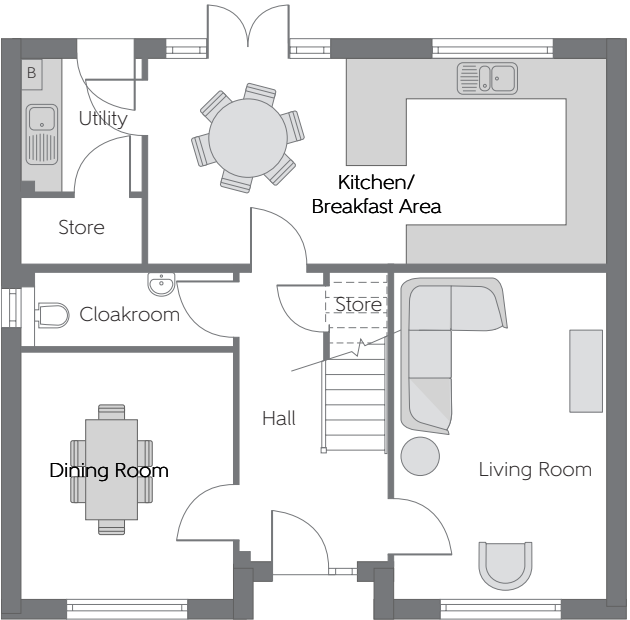
The Lomond

Four bedroom home



First Floor

Bedroom 1	3.944m x 3.171m	12'11" x 10'5"
Bedroom 2	3.302m x 3.171m (max) (min)	10'10"x 10'5" (max) (min)
Bedroom 3	3.199m x 3.170m	10'6" x 10'5"
Bedroom 4	3.359m x 3.107m (max) (max)	11'0" x 10'2" (max) (max)



Ground Floor

Kitchen/ Breakfast Area	6.877m x 3.100m	22'7" x 10'2"
Living Room	4.877m x 3.171m	16'0" x 10'5"
Dining Room	3.677m x 3.171m	12'1" x 10'5"

[B] - Boiler CYL - Hot Water Cylinder - - - - - Reduced Head Height

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The Lomond

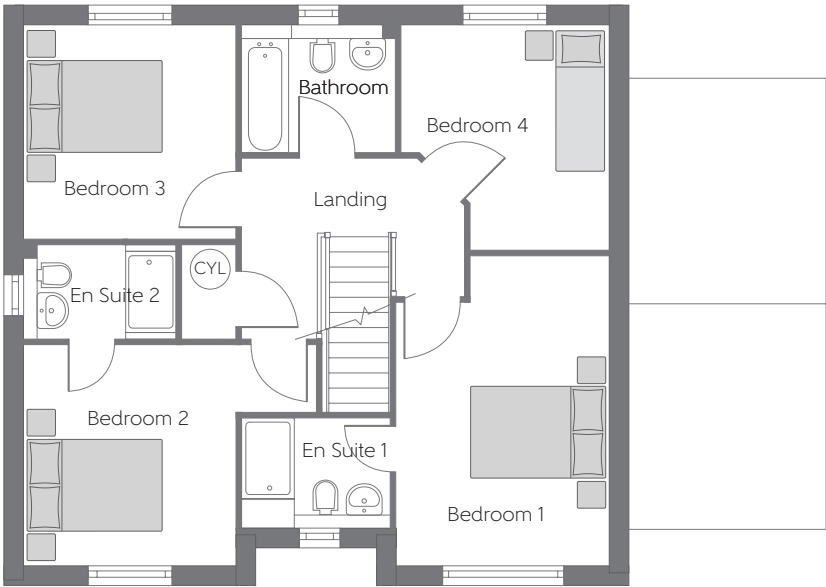
FOUR BEDROOM DETACHED HOME WITH ATTACHED GARAGE



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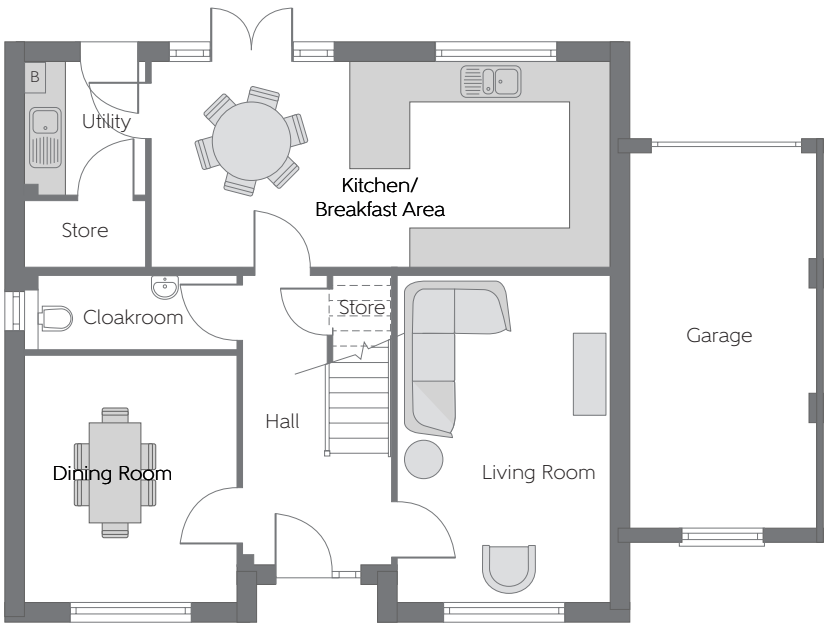
The Lomond

Four bedroom home



First Floor

Bedroom 1	3.944m x 3.171m	12'11" x 10'5"
Bedroom 2	3.302m x 3.171m	10'10"x 10'5"
Bedroom 3	3.199m x 3.170m	10'6" x 10'5"
Bedroom 4	3.359m x 3.107m	11'0" x 10'2"
	(max) (min)	(max) (min)



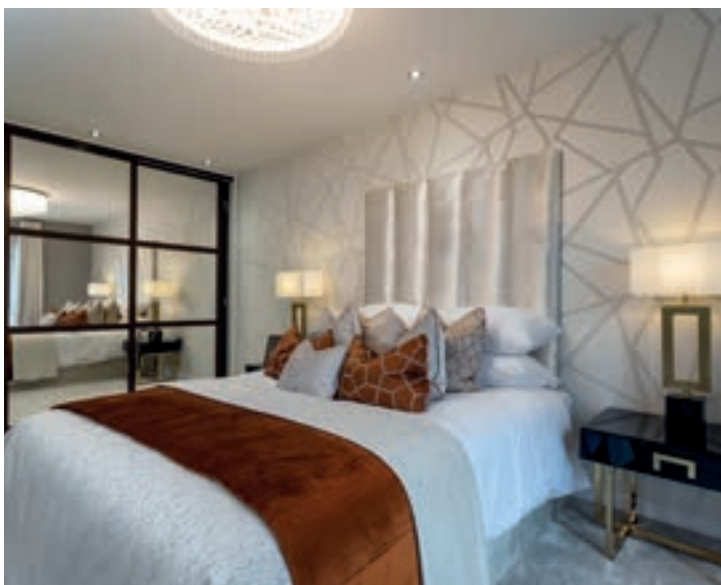
Ground Floor

Kitchen/ Breakfast Area	6.877m x 3.100m	22'7" x 10'2"
Living Room	4.877m x 3.171m	16'0" x 10'5"
Dining Room	3.677m x 3.171m	12'1" x 10'5"

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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 and
master bedroom

Thermostatically controlled radiators

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

EVCP to each house

Turf to front garden

External tap*

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.



How to find us

