

# WEST CRAIGS GREEN



1, 2 & 3 BEDROOM APARTMENTS, AND 3 & 4 BEDROOM HOMES





## WELCOME TO WEST CRAIGS GREEN

Introducing West Craigs Green - a brand new development from multi award-winning Cruden Homes. This superb development offers a collection of 122 new homes in the heart of west Edinburgh, and features a range of one, two and three-bedroom apartments and three and four bedroom terraced and semi-detached houses and townhouses. Each new home enjoys a carefully considered layout and an interior specification which features the thoughtful design elements we have become known for over our eighty-year heritage. Every contemporary new home is energy efficient as standard and benefits from a variety of sustainable features, including high performance insulation, solar panels and access to communal electric car charging points.



## ABOUT CRUDEN HOMES

For over 80 years Cruden has been building innovative homes, designed to fit perfectly with your lifestyle. Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. At West Craigs Green, Cruden Homes is creating an exciting, vibrant and new development to complement the growing community of west Edinburgh.

**cruden** HOMES  
Firm foundations, flexible living



# LOCATION

West Craigs Green is situated in a fantastic location in the heart of west Edinburgh. Residents will be able to enjoy an abundance of green open spaces, including the nearby Cammo Estate, Cramond Beach and Corstorphine Hill Nature Reserve. Once complete the wider West Craigs masterplan will include a new primary school, nursery, heath centre, cafe, extensive parkland and woodland and a network of cycle routes that feed into Edinburgh’s Green Corridor. The development has a wealth of amenities on the doorstep, including the Gyle Shopping centre just 5 minutes away, or all the Capital city centre has to offer around fifteen minutes away.

**West Craigs Green**  
Turnhouse Road, West Craigs  
Edinburgh EH12 0AE



# CONNECTIONS

West Craigs is positioned in the suburb of Maybury, on the edge of rolling countryside with excellent transport links to Edinburgh’s city centre.

**Approximate journey times from West Craigs Green**

|                            |                    |                        |          |
|----------------------------|--------------------|------------------------|----------|
| Edinburgh Waverley Station | 🚗 30mins           | Cramond Beach          | 🚗 13mins |
| Edinburgh Gateway Station  | 🚗 6mins   🚶 27mins | Craigleith Retail Park | 🚗 15mins |
| Edinburgh Airport          | 🚗 10mins           | Edinburgh City Centre  | 🚗 28mins |
| Gyle Shopping Centre       | 🚗 6mins   🚶 30mins | Glasgow                | 🚗 54mins |







## OUR HOMES

All of our homes at West Craigs Green have been thoughtfully designed with flexible living spaces, enabling you to create a home to suit your lifestyle. Boasting a wide range of energy efficient homes, the development will also provide communal electric vehicle charging points and break out garden spaces and seating areas for the apartments.





## HOUSES

West Craigs Green offers a range of three and four-bedroom terraced and semi-detached houses and townhouses. All homes are thoughtfully designed to combine comfort, functionality and style for contemporary living. Each has its own private garden, as well as high quality fixtures and fittings throughout as standard.



# APARTMENTS

West Craigs Green features a range of desirable one, two and three-bedroom apartments. The open plan living, dining and kitchen areas in each carefully considered layout are designed with comfort and style in mind and include high quality fixtures and fittings throughout as standard. Many apartments offer impressive private balconies and enjoy a west facing aspect over green open space – a prime location for sunset views.

Block B



Block C



Block A





HOUSES

- Bluebell**  
3 BEDROOM MID TERRACE VILLA

*Plots 91, 94, 97, 102*
- Orchid**  
3 BEDROOM SEMI-DETACHED OR END TERRACE VILLA

*Plots 84, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 98, 101, 103, 104, 105, 106, 109*
- Snowdrop**  
4 BEDROOM MID OR END TERRACE TOWNHOUSE

*Plots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61*
- Thistle**  
4 BEDROOM MID OR END TERRACE TOWNHOUSE

*Plots 114, 115, 116, 117, 118, 119, 120, 121, 122*
- Affordable Housing**

*Plots 99,100,107,108,110,111,112,113*

APARTMENTS

- Block A**  
*Plots 1-16*
- Block B**  
*Plots 17-49*
- Block C**  
*Plots 62-83*

CUSTOMER NOTICE

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A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your sales executive for more information.



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## THE VILLAS

West Craigs Green offers a range of three bedroom homes in semi-detached, mid and end terraced styles. Perfect for first time buyers, young families, couples and downsizers, these fabulous villas have been thoughtfully designed to combine comfort, functionality and style for contemporary living. Each villa has its own private garden and convenient back court parking, as well as high quality fixtures and fittings throughout.





# BLUEBELL

PLOTS

91, 94, 97, 102, 107,108, 111, and 112

SIZE

82sqm | 881sqft

The Bluebell is a modern and stylish three-bedroom mid terraced home. On the ground floor you will find a separate living room, and an open plan kitchen and dining space with French doors out to your own private garden. Upstairs there are 3 well-proportioned bedrooms and a family bathroom.



HOUSES

- Bluebell**  
3 BEDROOM MID TERRACE VILLA  
*Plots 91, 94, 97, 102, 107, 108, 111, 112*
- Affordable Housing**  
*Plots 99,100,107,108,110,111,112,113*

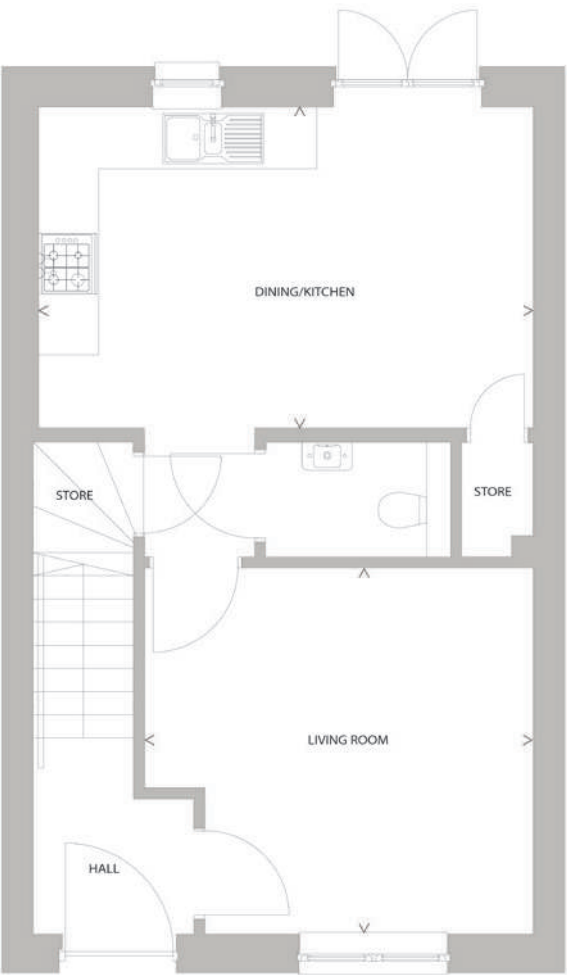


CUSTOMER NOTICE

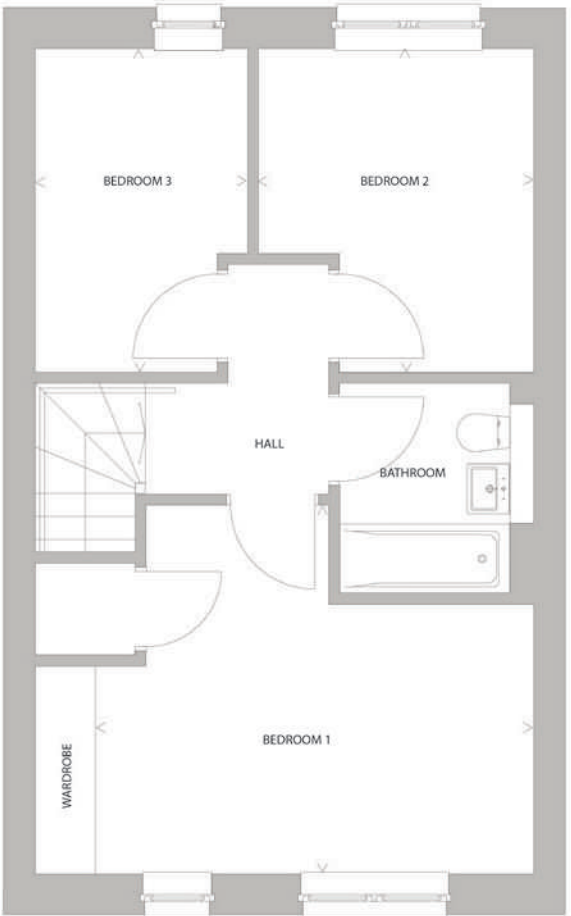
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GROUND FLOOR



FIRST FLOOR

# BLUEBELL

## ROOM DIMENSIONS

|                  |                                  |
|------------------|----------------------------------|
| Living room      | 3854mm x 3644mm   12'6" x 11'10" |
| Kitchen / Dining | 4924mm x 3194mm   14'1" x 10'5"  |
| Bedroom 1        | 4269mm x 3679mm   14'0" x 12'1"  |
| Bedroom 2        | 2748mm x 3228mm   9'01" x 10'6"  |
| Bedroom 3        | 2121mm x 3323mm   6'10" x 10'9"  |

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply. 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.



HOUSES

**Orchid**  
3 BEDROOM SEMI-DETACHED OR  
END TERRACE VILLA

*Plots 84, 85, 86, 87, 88, 89, 90, 92, 93, 95,  
96, 98, 101, 103, 104, 105, 106, 109*

**Affordable Housing**

*Plots 99,100,107,108,110,111,112, 113*



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ORCHID

**PLOTS**  
84, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 98, 99,  
100, 101, 103, 104, 105, 106, 109, 110 and 113

**SIZE**  
85sqm | 920sqft

The Orchid is a fantastic 3-bedroom home available in end terraced and semi-detached styles. This property features a comfortable living room, open plan kitchen and dining area with access to the rear garden, a separate WC and two storage cupboards. Upstairs there are 3 good sized bedrooms and a family bathroom.

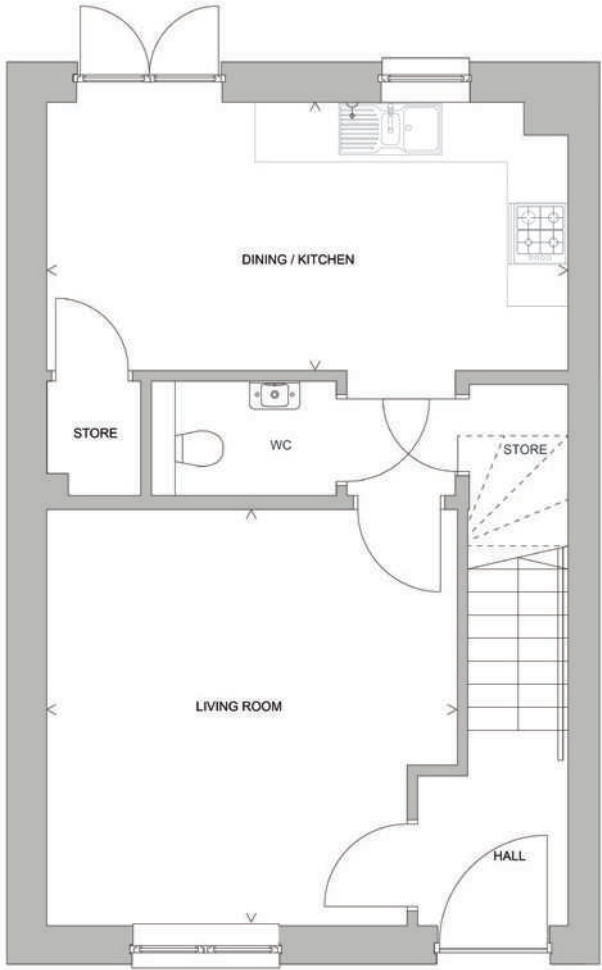


# ORCHID

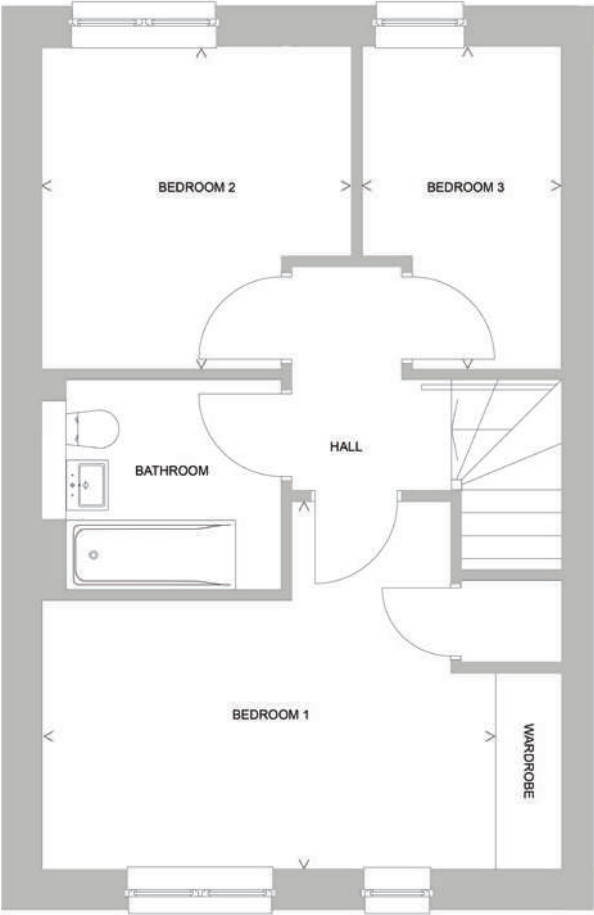
## ROOM DIMENSIONS

|                  |                 |               |
|------------------|-----------------|---------------|
| Living room      | 4074mm x 4159mm | 11'8" x 13'6" |
| Kitchen / Dining | 5194mm x 2681mm | 17'0" x 8'8"  |
| Bedroom 1        | 4489mm x 3679mm | 14'7" x 12'1" |
| Bedroom 2        | 3096mm x 3226mm | 10'2" x 10'6" |
| Bedroom 3        | 1993mm x 3323mm | 6'5" x 10'9"  |

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GROUND FLOOR



FIRST FLOOR





# SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, ceramic tiling and chic white sanitaryware. What’s more, we offer a range of finishes and optional extras\*, allowing you to personalise your new home.

|  |   |   |
|--|---|---|
| <b>Kitchen</b> <ul style="list-style-type: none"><li>• A range of contemporary door fronts</li><li>• Laminate worktop with upstand</li><li>• Electric single fan assisted oven</li><li>• 4 burner gas hob with stainless steel splashback</li><li>• Stainless steel sink with chrome mixer tap</li></ul> | <b>Electrical</b> <ul style="list-style-type: none"><li>• White sockets/light switches throughout</li><li>• Digital TV outlets per plans</li><li>• Fibre to home</li><li>• Smoke/Heat/Carbon Monoxide detectors installed as per plans</li></ul>  | <b>Decoration/Fixtures and Fittings</b> <ul style="list-style-type: none"><li>• White emulsion throughout</li><li>• White gloss to woodwork</li><li>• White pass doors</li><li>• Satin chrome ironmongery</li><li>• Fitted wardrobes, shelf and hanging rail to principal bedroom</li></ul>   |
| <b>Bathroom/En-suite</b> <ul style="list-style-type: none"><li>• Stylish white sanitaryware</li><li>• Designer ceramic tiles</li><li>• Chrome mixer tap</li><li>• Thermostatic shower over bath where no en-suite</li></ul>  | <b>Lighting</b> <ul style="list-style-type: none"><li>• 3 spot LED track light fitting to kitchen</li><li>• Flush round ceiling light to bathroom and en-suite</li><li>• Pendant light fittings elsewhere</li></ul><br><b>Heating and Plumbing</b> <ul style="list-style-type: none"><li>• Single zone heating system</li><li>• Thermostatic heating control in hall and individually controlled TRVs</li></ul> | <b>External</b> <ul style="list-style-type: none"><li>• PIR sensor to front door</li><li>• Light to side/rear entrances</li><li>• Turf or planting to front garden per landscape plans</li><li>• Rear garden rotovated</li></ul><br><p>*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.</p> |

# WARRANTY

Homeowners at West Craigs Green can enjoy the reassurance provided by a company with over 80 years’ experience of delivering high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder’s warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

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## THE TOWNHOUSES

West Craigs Green offers two styles of four-bedroom terraced townhouse. Each is thoughtfully designed to combine comfort, functionality and style for contemporary and flexible lifestyles. All townhouses enjoy a private garden, as well as high quality fixtures and fittings throughout as standard.





# SNOWDROP

## PLOTS

50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61.

## SIZE

116sqm | 1248sqft

The 4-bedroom Snowdrop townhouse is available in mid and end terraced variations. Offering an abundance of flexible space over three storeys, it is perfectly suited to couples and growing families alike. The hub of the home is the sociable open plan living on the ground floor, with access to the private rear garden. On the first floor, there are 2 spacious bedrooms and a well-equipped family bathroom. On the second floor there is the principal bedroom with en-suite and a further bedroom.



## HOUSES

**Snowdrop**  
4 BEDROOM MID OR END TERRACE TOWNHOUSE

*Plots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61*

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# SNOWDROP

## ROOM DIMENSIONS

|                           |                 |  |               |
|---------------------------|-----------------|--|---------------|
| Kitchen / Living / Dining | 4678mm x 6042mm |  | 15'3" x 19'8" |
| Bedroom 1                 | 4728mmx 3190mm  |  | 15'5" x 10'4" |
| Bedroom 2                 | 3623mm x 3232mm |  | 11'9" x 10'6" |
| Bedroom 3                 | 4728mmx 2790mm  |  | 15'5" x 9'1"  |
| Bedroom 4                 | 2461mm x 3232mm |  | 8'1" x 10'6"  |

.....  
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HOUSES

**Thistle**  
4 BEDROOM MID OR END TERRACE TOWNHOUSE  
*Plots 114, 115, 116, 117, 118, 119, 120, 121, 122*

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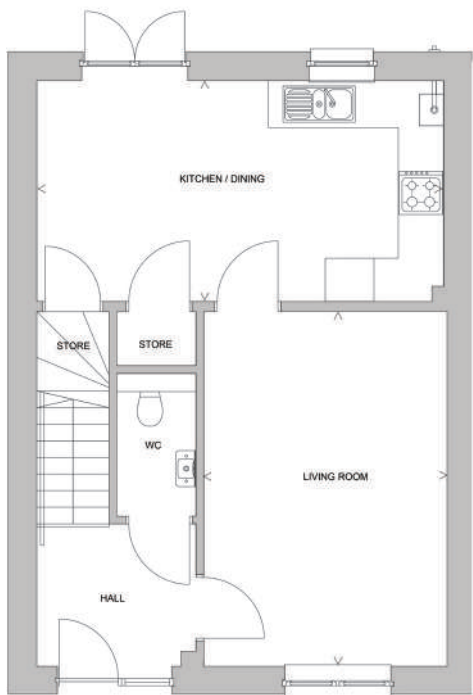


THISTLE

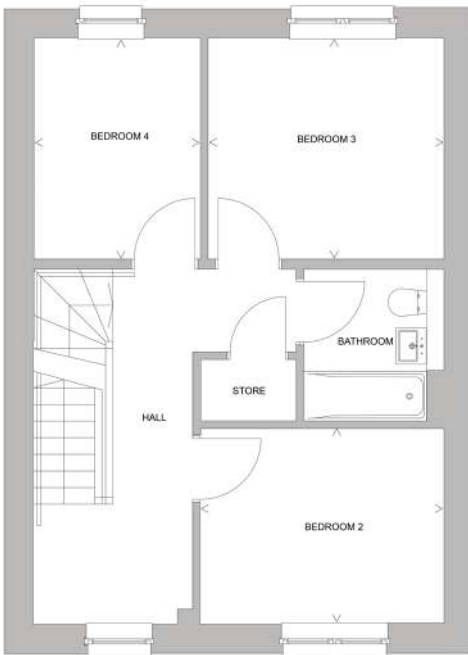
**PLOTS**  
114, 115, 116, 117, 118, 119, 120, 121 and 122.  
**SIZE**  
121sqm | 1301sqft

The Thistle is a generously proportioned 4-bedroom townhouse available in mid and end terraced styles. The ground floor features a spacious separate living room and large open plan kitchen and dining area, with access to the private rear garden. On the first floor you will find 3 well-appointed bedrooms, a useful storage cupboard and the family bathroom. On the second floor there is an impressive principal bedroom with en-suite.

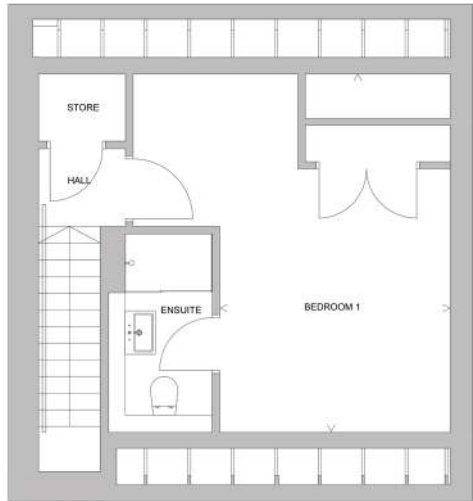




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THISTLE

ROOM DIMENSIONS

|                  |                                 |
|------------------|---------------------------------|
| Living room      | 3374mm x 4915mm   11'1" x 16'1" |
| Kitchen / Dining | 5684mm x 3061mm   18'6" x 10'0" |
| Bedroom 1        | 3009 mm x 4953mm   9'9" x 16'3" |
| Bedroom 2        | 3374mm x 2709mm   11'1" x 8'8"  |
| Bedroom 3        | 3266mm x 3061mm   10'7" x 10'0" |
| Bedroom 4        | 2313mm x 3061mm   7'6" x 10'0"  |

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# SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring stylish kitchens, ceramic tiling and chic white sanitaryware. What’s more, we offer a range of finishes and optional extras\*, allowing you to personalise your new home.

**Kitchen**

- A range of contemporary door fronts
- Laminate worktop with upstand
- Stainless steel sink with drainer
- Electric stainless steel single fan assisted oven
- 4 burner gas hob
- Stainless steel chimney hood
- Stainless steel splashback to hob

**Bathroom/En-suite**

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Generous shower enclosures

**Electrical**

- White sockets/light switches throughout
- Media panel with sockets to living room
- Digital TV outlets as per plans
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

**Lighting**

- Pendant light fittings to lounge, bedrooms and hall
- 3 spot LED track light fitting to kitchen
- White matt downlights to bathroom/en-suite
- Flush round ceiling light to WC

**Heating and Plumbing**

- Combi gas boiler
- White radiators
- Single zone heating system
- Thermostat/controller in hall

**Decoration/Fixtures and Fittings**

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery

**External**

- PIR sensor light to front door
- Light to side/rear entrances
- Turf or planting to front gardens per landscape plans
- Rear garden rotovated

\*A range of choices and optional extras are available, **subject to house type build stage at time of reservation.** Please speak to the sales advisor for further information.

# WARRANTY

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APARTMENTS

- Block A  
Plots 1-16
- Block B  
Plots 17-49
- Block C  
Plots 62-83

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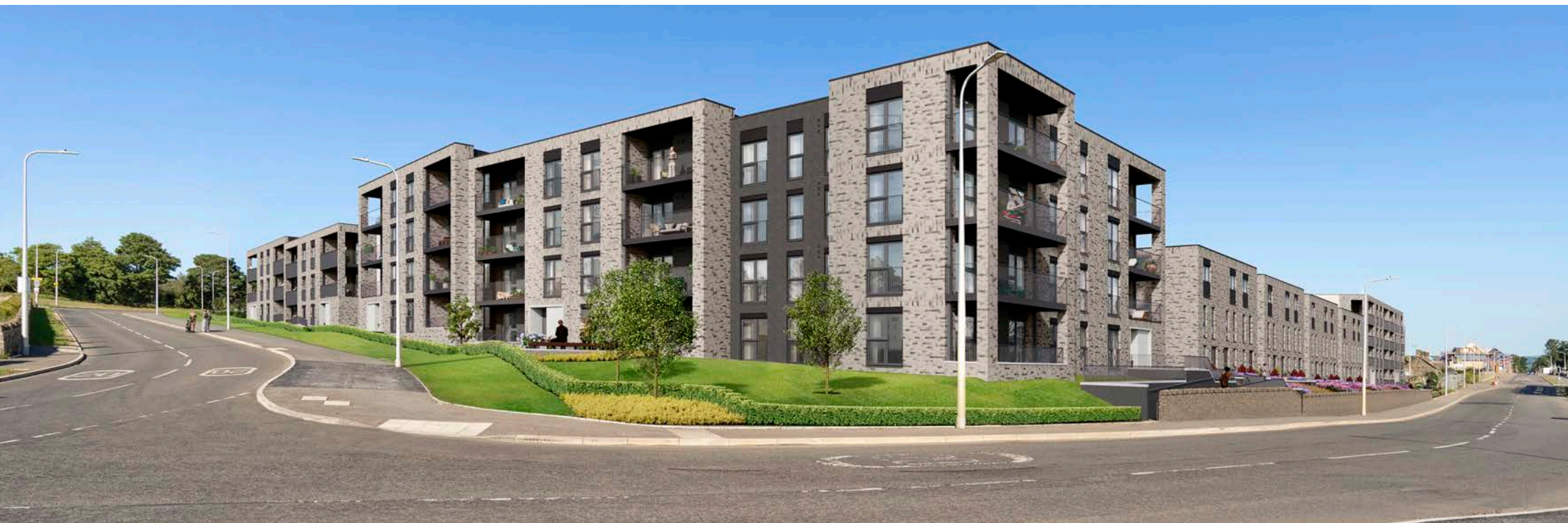






## THE APARTMENTS

West Craigs Green features a range of desirable one, two and three-bedroom apartments. The open plan living, dining and kitchen areas in each carefully considered layout are designed with comfort and style in mind and include high quality fixtures and fittings throughout as standard. Many apartments offer impressive private balconies and enjoy west facing aspect over green open space – a prime location for sunset views.





1 BEDROOM APARTMENT

# APARTMENT TYPE A

**BLOCK A**

- Ground Floor Plots 1 & 10
- First Floor Plots 4 & 12
- Second Floor Plots 7 & 15

**BLOCK B**

- Ground Floor Plots 17
- First Floor Plots 20 & 31
- Second Floor Plots 23 & 34
- Third Floor Plots 26 & 37

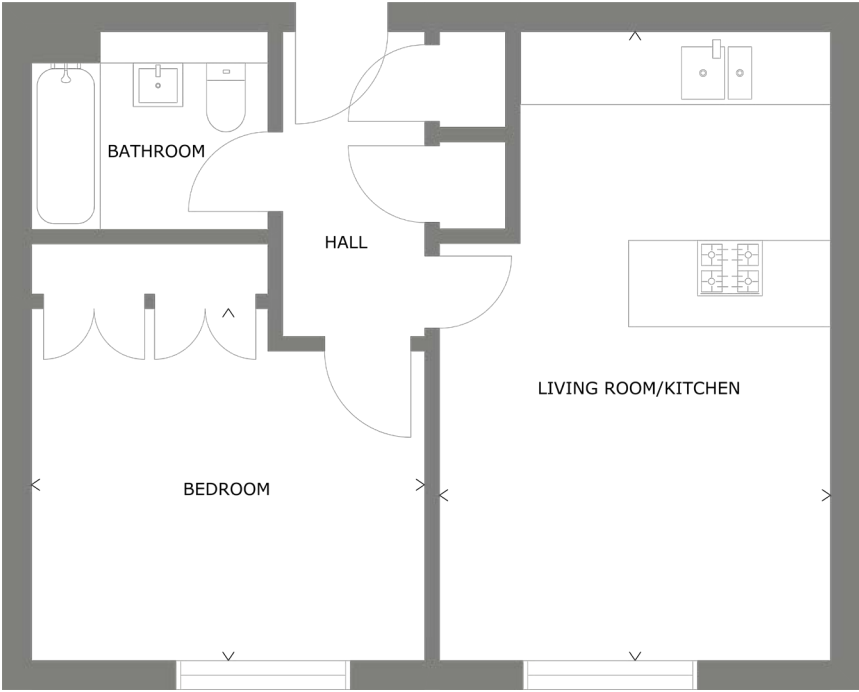
**BLOCK C**

- Ground Floor Plots 62
- First Floor Plots 65
- Second Floor Plots 68
- Third Floor Plots 71

**INTERNAL FLOOR AREA**

52.7sqm | 568sqft (Ground Floor Only); 53.3sqm | 574sqft

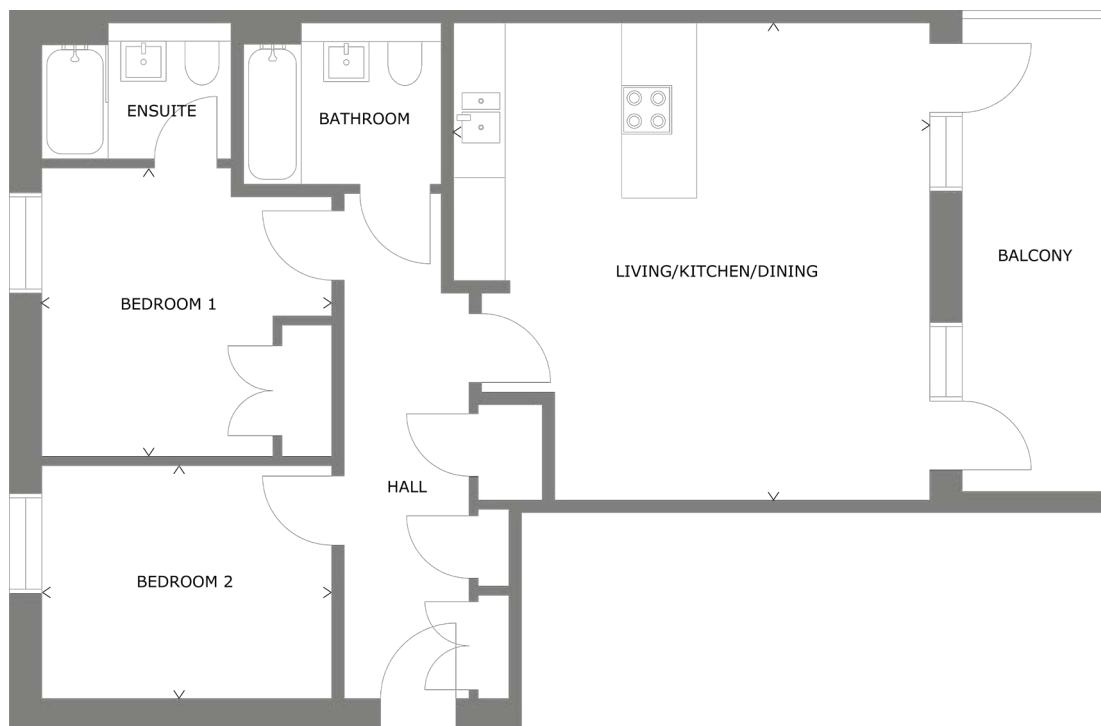
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**ROOM DIMENSIONS**

|                     |               |                |
|---------------------|---------------|----------------|
| Living Room/Kitchen | 4.10m x 6.43m | 13'4" x 21'11" |
| Bedroom             | 4.05m x 3.68m | 13'3" x 12'1"  |





#### ROOM DIMENSIONS

|                       |               |                |
|-----------------------|---------------|----------------|
| Living/Kitchen/Dining | 5.71m x 5.74m | 18'8" x 18'8"  |
| Bedroom 1             | 3.48m x 3.47m | 11'5" x 11'4"  |
| Bedroom 2             | 3.48m x 2.80m | 11'5" x 9'2"   |
| Balcony               | 1.78m x 5.76m | 5'10" x 18'10" |

## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE B

#### BLOCK A

Ground Floor Plots 2 & 9

First Floor Plots 5 & 11

Second Floor Plots 8 & 14

#### BLOCK C

Ground Floor Plots 63 & 73

First Floor Plots 66 & 75

Second Floor Plots 69 & 78

Third Floor Plots 72 & 81

#### INTERNAL FLOOR AREA

75sqm | 802sqft

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2 BEDROOM APARTMENT WITH BALCONY

# APARTMENT TYPE C

**BLOCK A**

First Floor     Plots 3 & 13

Second Floor     Plots 6 & 16

**BLOCK B**

First Floor     Plots 19

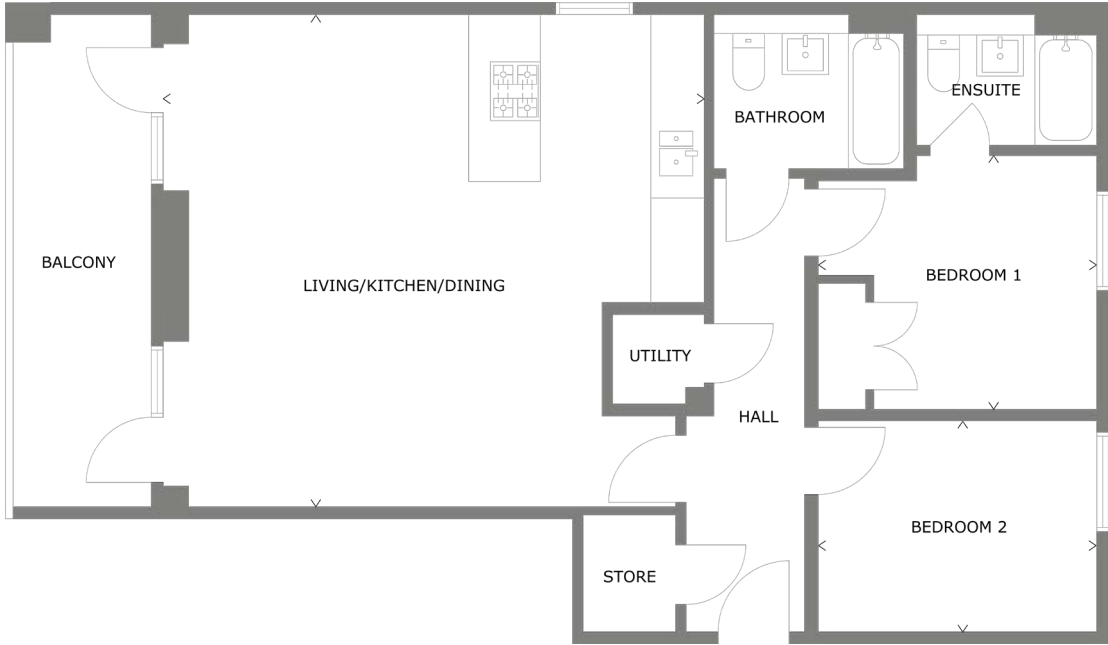
Second Floor     Plots 22

Third Floor     Plots 25

**INTERNAL FLOOR AREA**

81sqm | 869sqft

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**ROOM DIMENSIONS**

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 6.51m x 6.21m | 21'4" x 20'4" |
| Bedroom 1             | 3.52m x 3.20m | 11'6" x 10'6" |
| Bedroom 2             | 3.52m x 2.66m | 11'6" x 8'9"  |
| Balcony               | 1.78m x 6.51m | 5'10" x 21'4" |





ROOM DIMENSIONS

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 5.16m x 5.53m | 16'9" x 18'1" |
| Bedroom 1             | 4.47m x 3.25m | 14'7" x 10'8" |
| Bedroom 2             | 4.47m x 2.30m | 14'7" x 7'6"  |
| Balcony               | 2.20m x 5.61m | 7'2" x 18'5"  |

2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE D**

BLOCK B

|              |          |
|--------------|----------|
| Ground Floor | Plots 18 |
| First Floor  | Plots 21 |
| Second Floor | Plots 24 |
| Third Floor  | Plots 27 |

INTERNAL FLOOR AREA

70sqm | 756sqft

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply. 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.



2 BEDROOM APARTMENT WITH BALCONY

# APARTMENT TYPE E

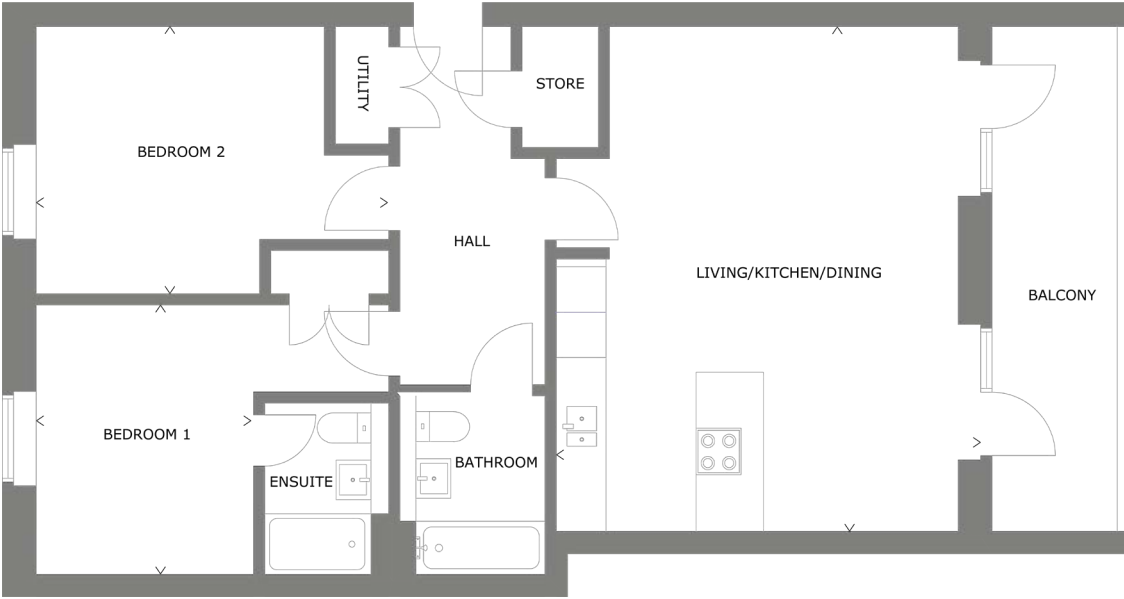
**BLOCK B**

- Ground Floor    Plot 28
- First Floor     Plots 30
- Second Floor   Plots 33
- Third Floor    Plots 36

**INTERNAL FLOOR AREA**

87sqm | 936sqft

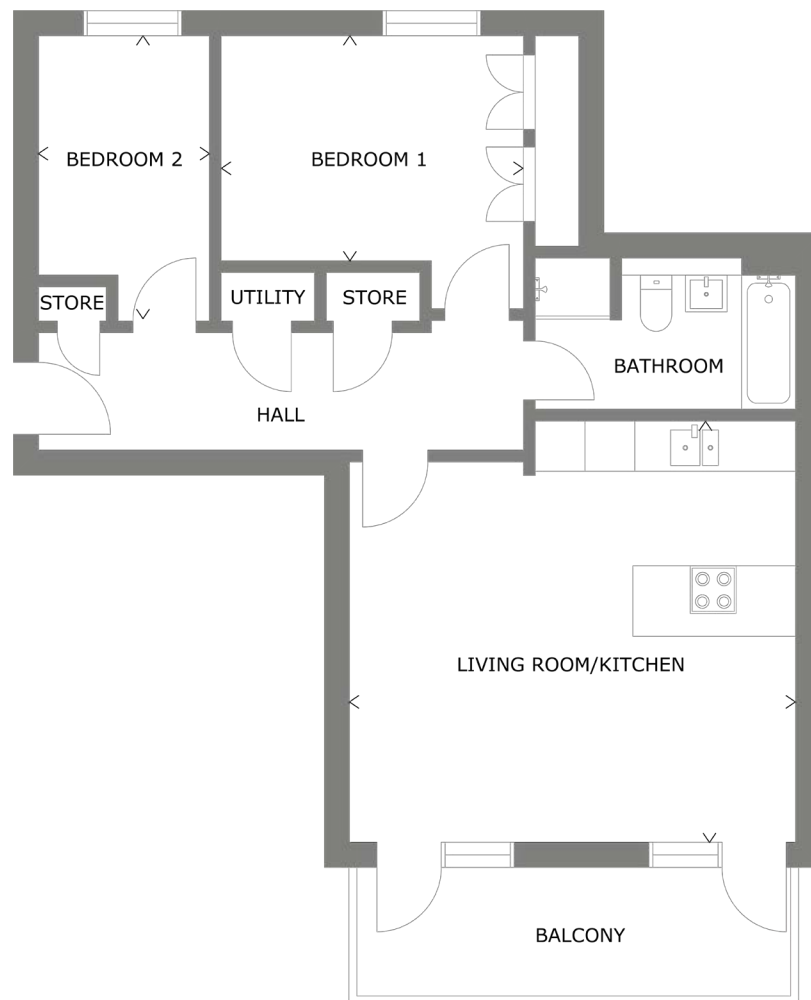
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**ROOM DIMENSIONS**

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 5.34m x 6.68m | 17'5" x 21'9" |
| Bedroom 1             | 2.91m x 3.58m | 9'6" x 11'9"  |
| Bedroom 2             | 4.67m x 3.49m | 15'3" x 11'5" |
| Balcony               | 1.78m x 6.62m | 5'10" x 21'9" |





#### ROOM DIMENSIONS

|                     |               |               |
|---------------------|---------------|---------------|
| Living Room/Kitchen | 5.72m x 5.39m | 18'8" x 17'7" |
| Bedroom 1           | 3.88m x 2.89m | 12'9" x 9'6"  |
| Bedroom 2           | 2.20m x 3.65m | 7'3" x 12'0"  |
| Balcony             | 5.52m x 1.64m | 18'1" x 5'5"  |

## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE F

#### BLOCK B

|              |          |
|--------------|----------|
| Ground Floor | Plots 29 |
| First Floor  | Plots 32 |
| Second Floor | Plots 35 |
| Third Floor  | Plots 38 |

#### INTERNAL FLOOR AREA

72sqm | 775sqft

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3 BEDROOM APARTMENT WITH BALCONY

# APARTMENT TYPE G

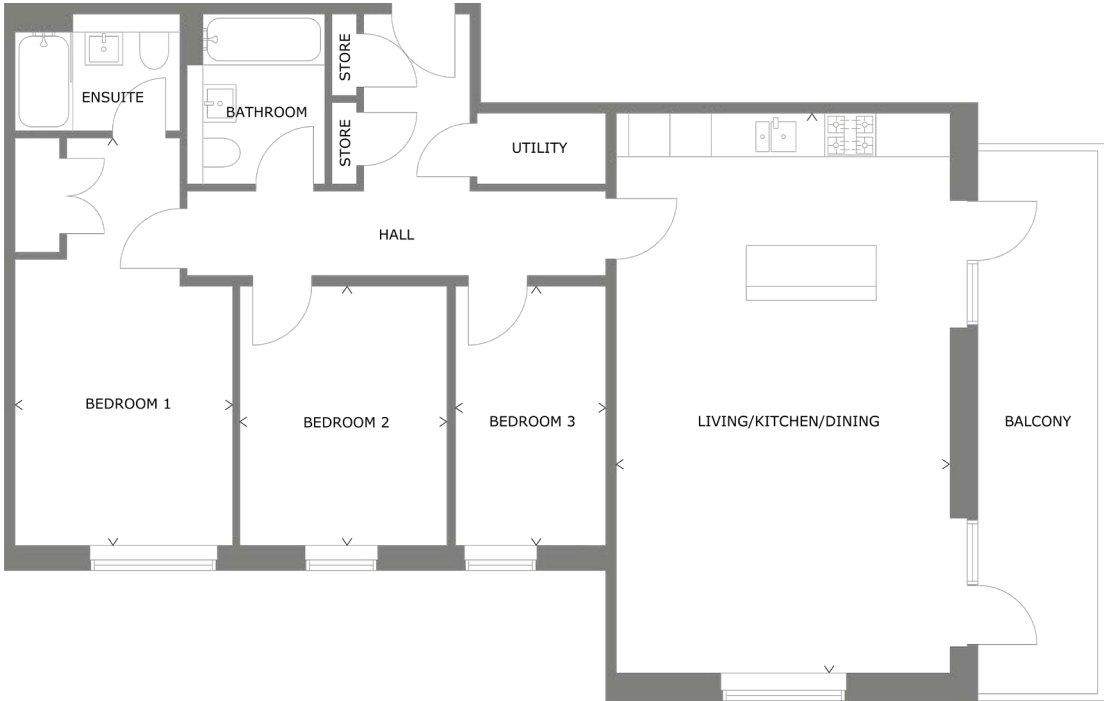
**BLOCK B**

- Ground Floor    Plot 39
- First Floor     Plots 41
- Second Floor   Plots 44
- Third Floor    Plots 47

**INTERNAL FLOOR AREA**

98sqm | 1055sqft

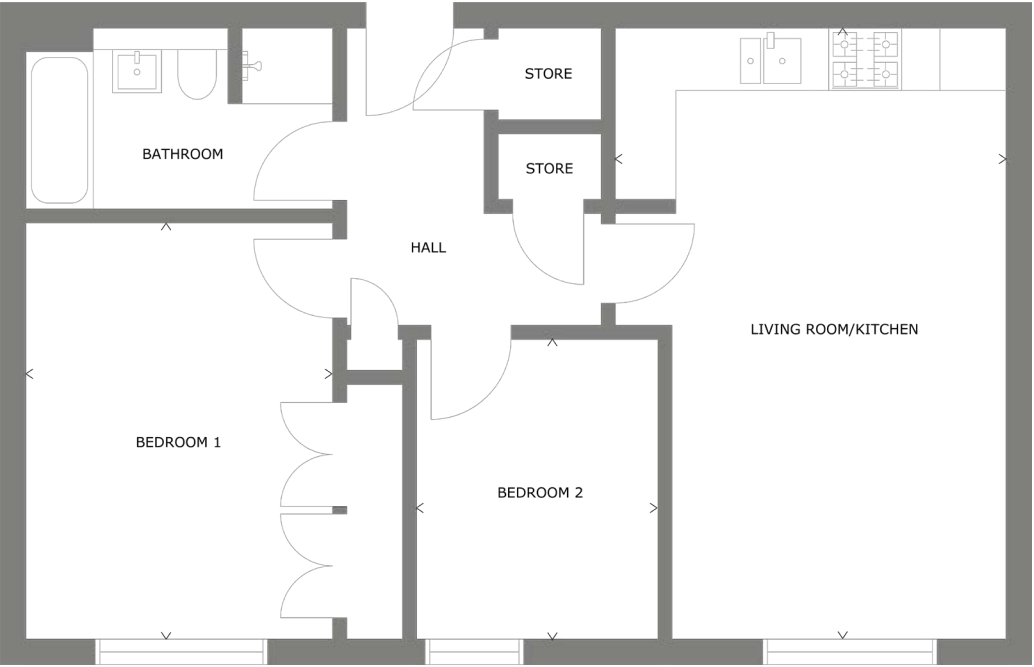
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**ROOM DIMENSIONS**

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 4.71m x 7.90m | 15'5" x 25'9" |
| Bedroom 1             | 3.08m x 5.72m | 10'1" x 18'8" |
| Bedroom 2             | 2.93m x 3.66m | 9'7" x 12'0"  |
| Bedroom 3             | 2.12m x 3.66m | 6'11" x 12'0" |
| Balcony               | 1.78m x 7.83m | 5'10" x 25'8" |





**ROOM DIMENSIONS**

|                     |               |               |
|---------------------|---------------|---------------|
| Living Room/Kitchen | 3.53m x 6.43m | 11'6" x 21'1" |
| Bedroom 1           | 3.25m x 4.38m | 10'8" x 14'5" |
| Bedroom 2           | 2.58m x 3.17m | 8'5" x 10'5"  |

2 BED APARTMENT  
**APARTMENT TYPE H**

**BLOCK B**

- Ground Floor    Plots 40
- First Floor      Plots 42
- Second Floor    Plots 45
- Third Floor      Plots 48

**BLOCK C**

- First Floor      Plots 76
- Second Floor    Plots 79
- Third Floor      Plots 82

**INTERNAL FLOOR AREA**

66.5sqm | 716sqft (Ground Floor Only); 67sqm | 722sqft

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3 BEDROOM APARTMENT WITH BALCONY

# APARTMENT TYPE J

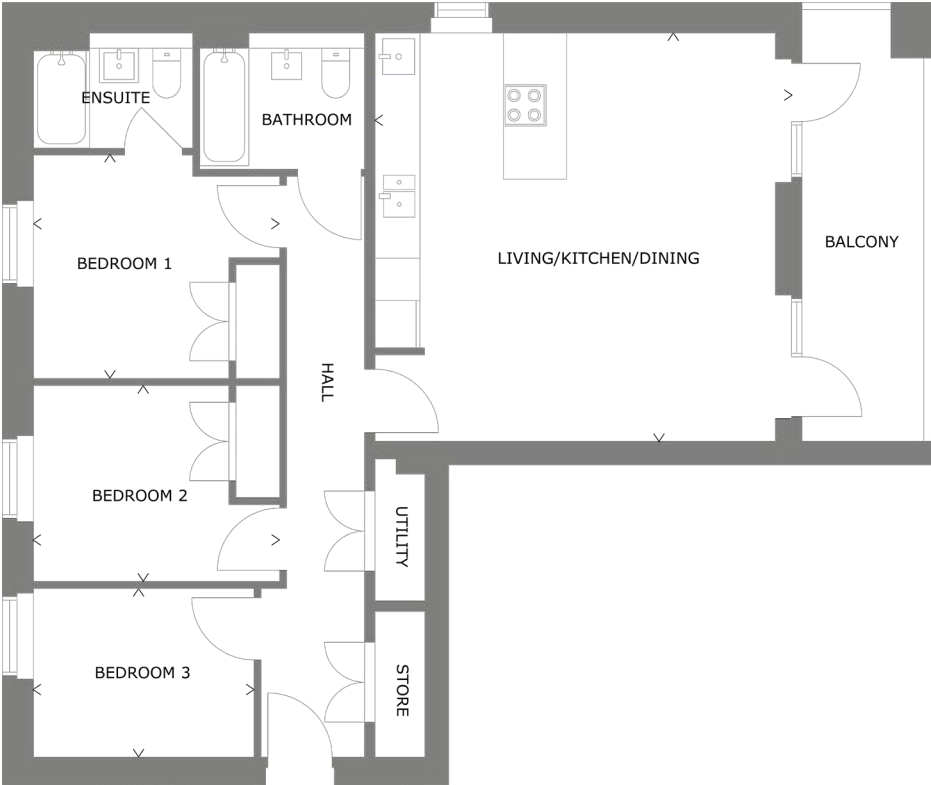
BLOCK B

|              |          |
|--------------|----------|
| First Floor  | Plots 43 |
| Second Floor | Plots 46 |
| Third Floor  | Plots 49 |

INTERNAL FLOOR AREA

88sqm | 947sqft

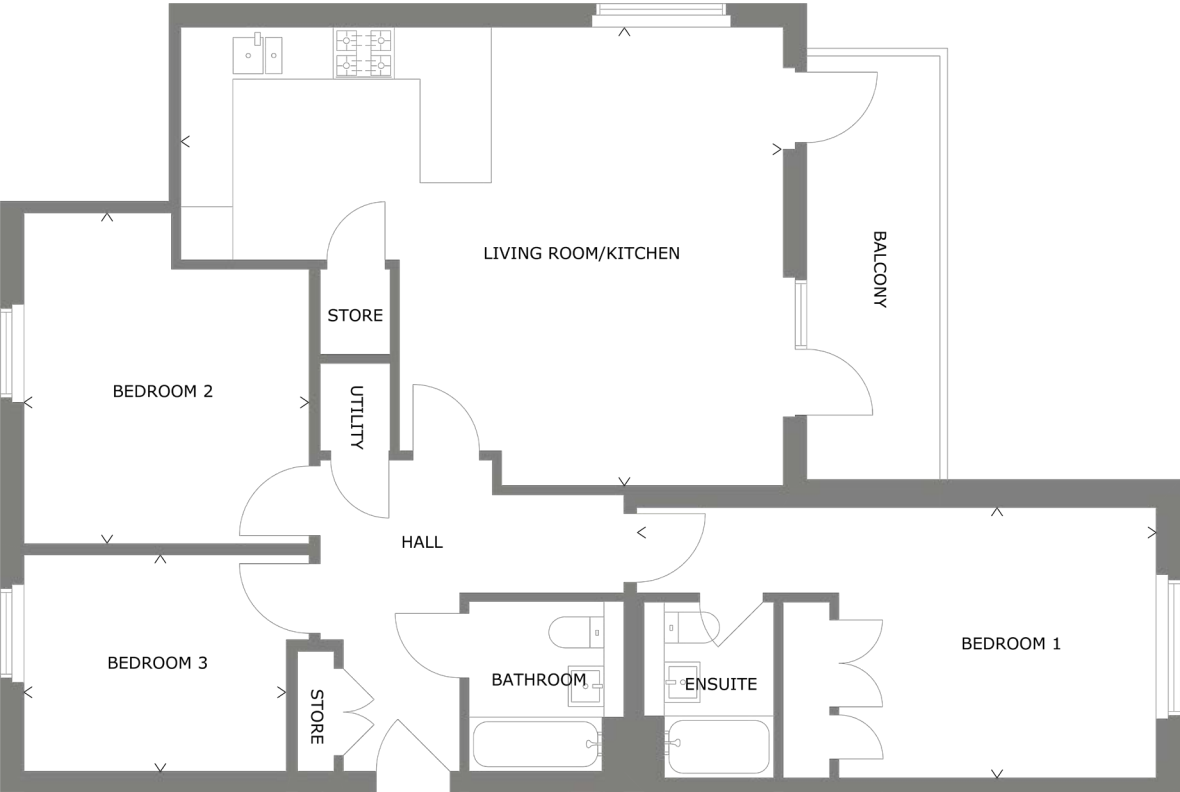
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ROOM DIMENSIONS

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 5.76m x 5.87m | 18'9" x 19'3" |
| Bedroom 1             | 3.52m x 3.20m | 11'5" x 10'5" |
| Bedroom 2             | 3.52m x 2.85m | 11'5" x 9'2"  |
| Bedroom 3             | 3.15m x 2.43m | 10'3" x 7'10" |
| Balcony               | 1.78m x 6.17m | 5'10" x 20'3" |





ROOM DIMENSIONS

|                     |               |                |
|---------------------|---------------|----------------|
| Living Room/Kitchen | 7.72m x 5.78m | 25'3" x 19'3"  |
| Bedroom 1           | 6.72m x 3.41m | 22'0" x 11'2"  |
| Bedroom 2           | 3.68m x 4.26m | 12'1" x 13'10" |
| Bedroom 3           | 3.39m x 2.80m | 11'2" x 9'2"   |
| Balcony             | 1.64m x 5.41m | 5'5" x 17'9"   |

3 BEDROOM APARTMENT WITH TERRACE  
**APARTMENT TYPE K**

**BLOCK C**

Ground Floor   Plots 74

**INTERNAL FLOOR AREA**

104sqm | 1123sqft

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The specification and layout of each plot may vary from those shown. 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.



2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE L**

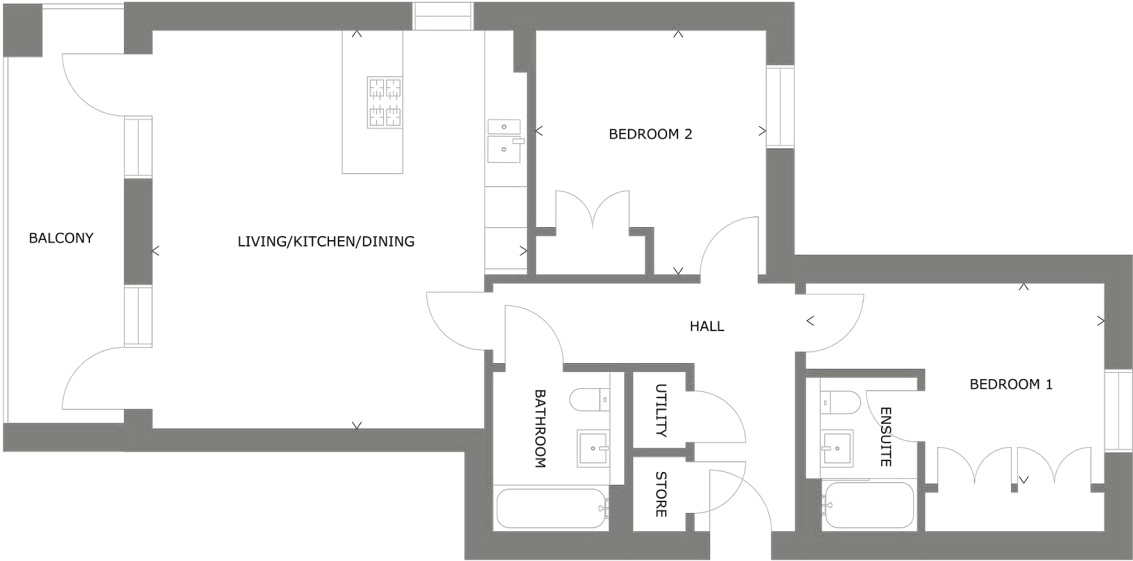
**BLOCK C**

|              |          |
|--------------|----------|
| First Floor  | Plots 64 |
| Second Floor | Plots 67 |
| Third Floor  | Plots 70 |

**INTERNAL FLOOR AREA**

78sqm | 836sqft

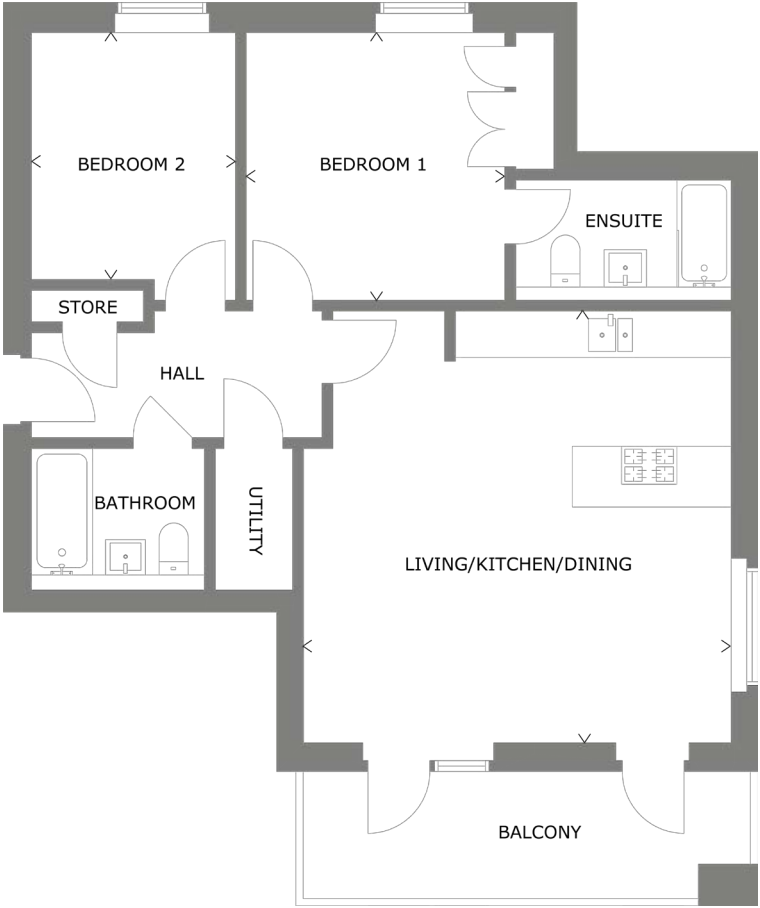
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**ROOM DIMENSIONS**

|                       |               |                |
|-----------------------|---------------|----------------|
| Living/Kitchen/Dining | 5.53m x 5.87m | 18'2" x 19'3"  |
| Bedroom 1             | 4.41m x 2.95m | 14'6" x 9'8"   |
| Bedroom 2             | 3.40m x 3.61m | 11'2" x 11'10" |
| Balcony               | 1.78m x 6.17m | 5'10" x 20'3"  |





**ROOM DIMENSIONS**

|                       |               |               |
|-----------------------|---------------|---------------|
| Living/Kitchen/Dining | 5.87m x 5.93m | 19'3" x 19'5" |
| Bedroom 1             | 3.55m x 3.68m | 11'8" x 12'1" |
| Bedroom 2             | 2.80m x 3.39m | 9'2" x 11'2"  |
| Balcony               | 1.78m x 6.17m | 5'10" x 20'3" |

2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE M**

**BLOCK C**

|              |          |
|--------------|----------|
| First Floor  | Plots 77 |
| Second Floor | Plots 80 |
| Third Floor  | Plots 83 |

**INTERNAL FLOOR AREA**

80sqm | 866sqft

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# SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, ceramic tiling and chic white sanitaryware. What's more, we offer a range of finishes and optional extras\*, allowing you to personalise your new home.

## Kitchen

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

## Bathroom/En-suite

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite

## Electrical

- White sockets/light switches throughout
- Media panel with sockets to living area
- Digital TV outlets as per plans
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

## Lighting

- Pendant light fittings to lounge, bedrooms and hall
- 3 spot LED track light fitting to kitchen
- White matt downlights to bathroom/en-suite

## Heating and Plumbing

- Combi gas boiler
- White radiators
- Single zone heating system
- Thermostat/controller in hall

## Decoration/Fixtures and Fittings

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery

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



# WARRANTY

Homeowners at West Craigs Green can enjoy the reassurance provided by a company with over 80 years' experience of delivering high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

# CUSTOMER NOTICE

The plans, computer generated images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, 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 amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (February 2024).





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