

# Shawfair Midlothian

DUNDAS

A collection of 3, 4, 5 &  
6 bedroom homes

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# Fantastic homes tailored to your style

DESCRIPTION

Shawfair | 03

## Embrace tranquility, yet stay connected

Shawfair, situated in Midlothian, offers country-style living, just a short distance from Edinburgh. Nestled on the edge of The Wisp, Shawfair sits elevated on land once home to traditional estates and farms, now adored with mature trees. Residents can enjoy eight miles of cycling and walking paths, along with breathtaking views of the Firth of Forth and Pentland Hills, perfect for exploring new surroundings. With a quick fifteen-minute rail journey to Edinburgh Waverley, alongside newly built schools and community facilities, Shawfair is an ideal home for families. These luxurious detached homes are designed to harmonize with the surrounding natural green spaces, providing an elegant and welcoming base for a city-connected country lifestyle.





#### LOCATION

# Shawfair: Your new home.

Shawfair's location combines the serenity of rural living with the convenience of urban accessibility, where every day is enriched with the best of both worlds. Previously home to established estates and farming land, this development maintains this historical charm through thoughtful integration of mature trees and green spaces. Shawfair invites residents to explore eight miles of cycling and walking paths, carefully planned and providing a tranquil backdrop for everyday life.



**20** Minutes to  
Edinburgh by car



**12** Minute cycle to  
Shawfair Station



# Make yourself at home.

Within Shawfair you'll find a selection of homes that have all been carefully designed by award-winning architects to ensure each home meets your aspirations.

## Stay well connected

Perfectly positioned, Shawfair enables easy access to major routes such as the A7 and the Edinburgh City Bypass, facilitating smooth travel to enjoy the plethora of attractions available in the city, across the Lothians and Scottish Borders. The close-by railway station also offers a fifteen-minute journey to Edinburgh Waverley, adding to the convenience of the location.

## Embrace your new community

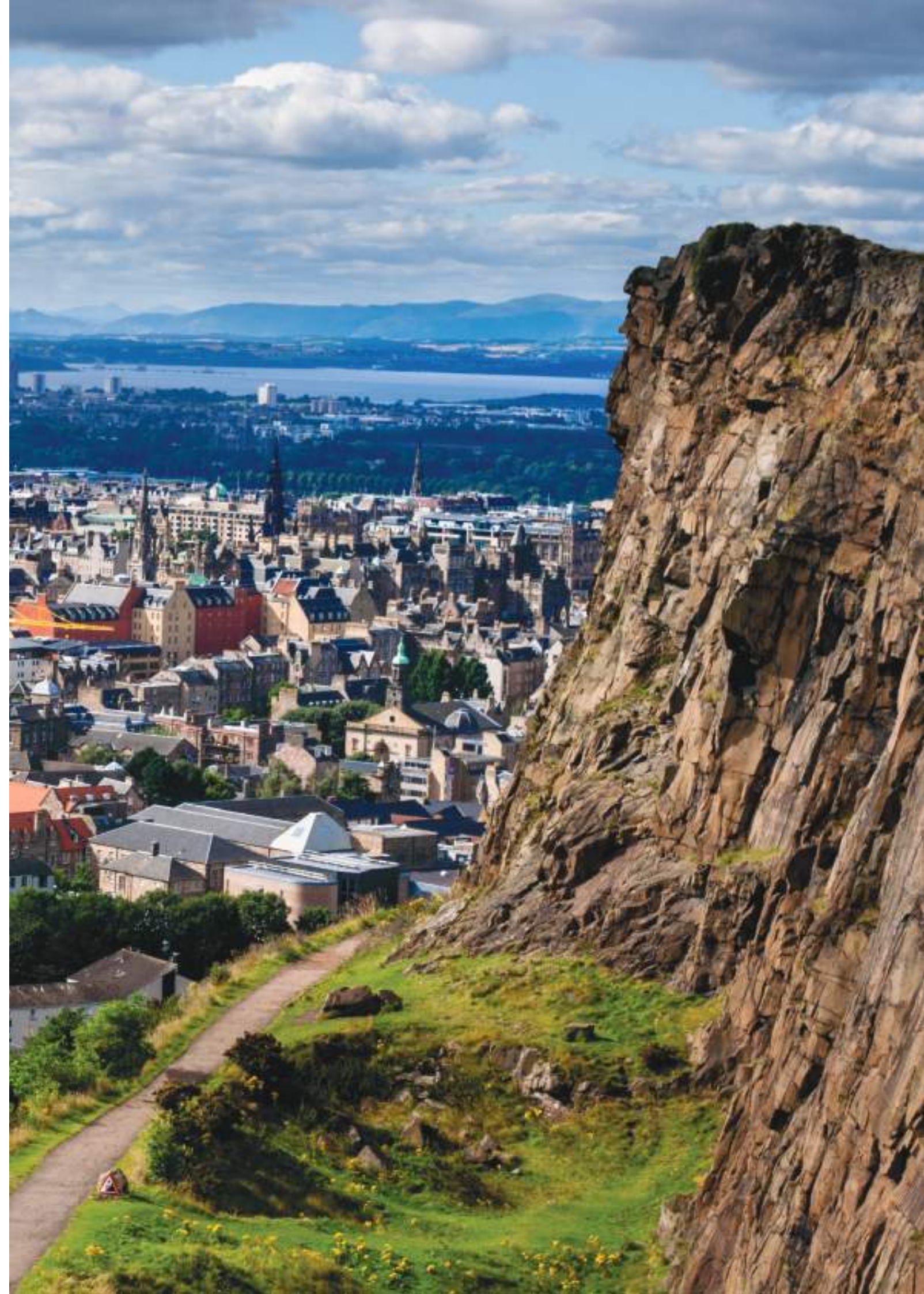
Shawfair is not just a place to live, but a thriving community with its very own amenities and recreational facilities. Whilst you'll have easy access to surrounding facilities, you'll be within easy reach of facilities even closer to home too, including shopping areas, restaurants, swimming pool and health centre. Shawfair also includes brand-new schools and community facilities, making it a practical and attractive option for families.



**59** Homes across the development

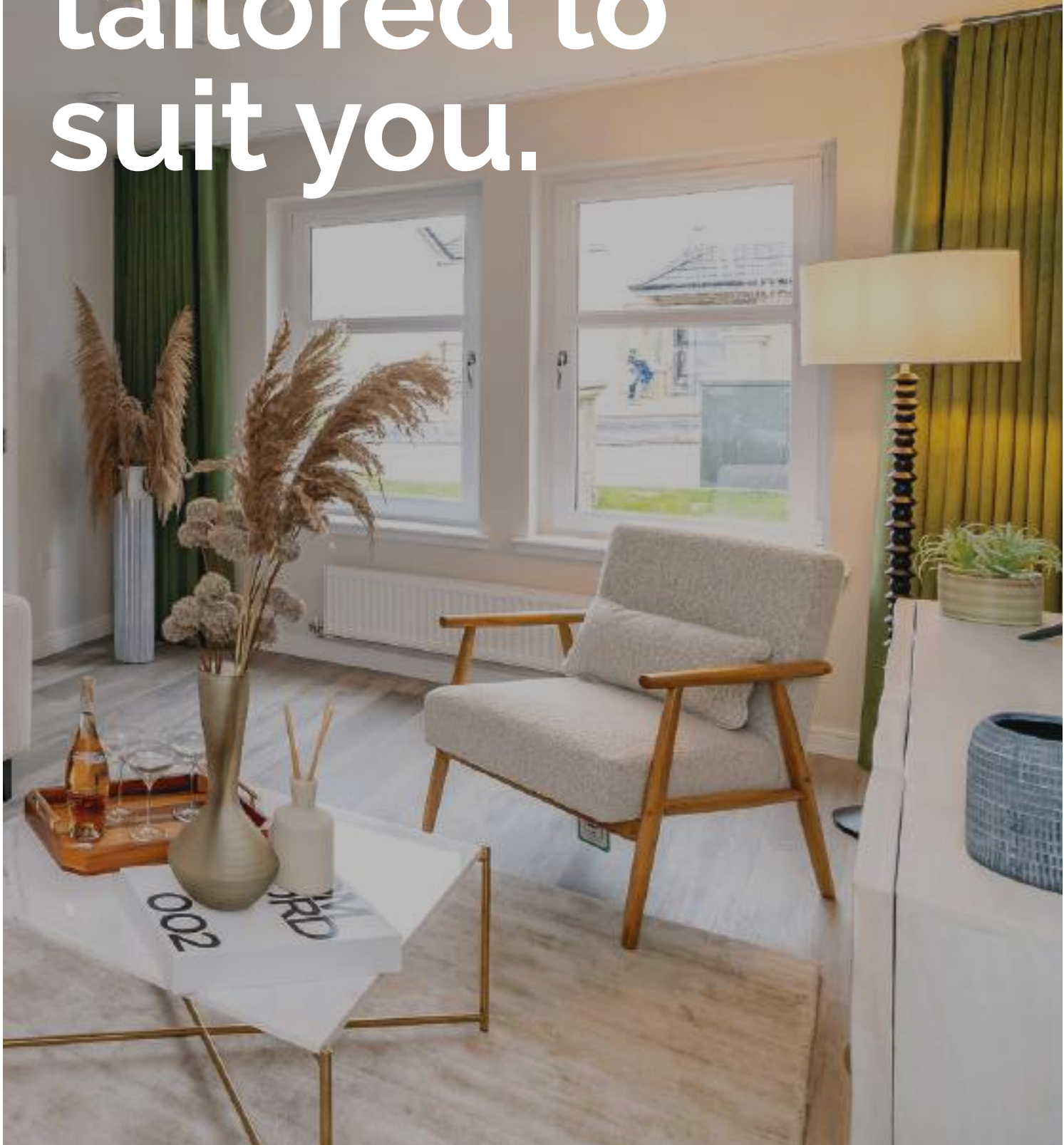


**13** House Styles





# Your home, perfectly tailored to suit you.



## DESIGN

At Shawfair, we're building a community where you can truly settle in and make your home your own.

### **Versatile Spaces**

Each home is designed with versatility in mind, ensuring that you can design a space to suit your lifestyle. Choose from a variety of 3, 4, 5 & 6 bedroom homes, each crafted to maximise space and functionality. Whether you're starting a new chapter, or seeking a new vibrant community to call home, you'll find a home that's right for you at Shawfair.

### **Crafted Quality**

Our dedication to quality shines through every aspect of construction, guaranteeing durability and enduring charm. Discover open-concept living areas, spacious bedrooms and well-appointed kitchens, all thoughtfully designed to create a welcoming environment.

### **Practicality and green thinking**

Stylish and energy-efficient interiors make each house not just a home, but a statement of modern living. Each property is insulated and fitted with solar PV roof panels, along with double-glazed windows. What's more, all properties have a 10 Year NHBC warranty too, allowing you to buy with confidence knowing the construction quality has been recognised by an official body.

# Site Plan

## HOUSE TYPES

### 3 BED HOMES

- Castleford
- Corringham

### 4 BED HOMES

- Farnham
- Glencoe
- Harris

### 5 BED HOMES

- Kendal
- Kingsley
- Leven
- Nairn
- Newport
- Roslin
- Stratford
- Strathearn

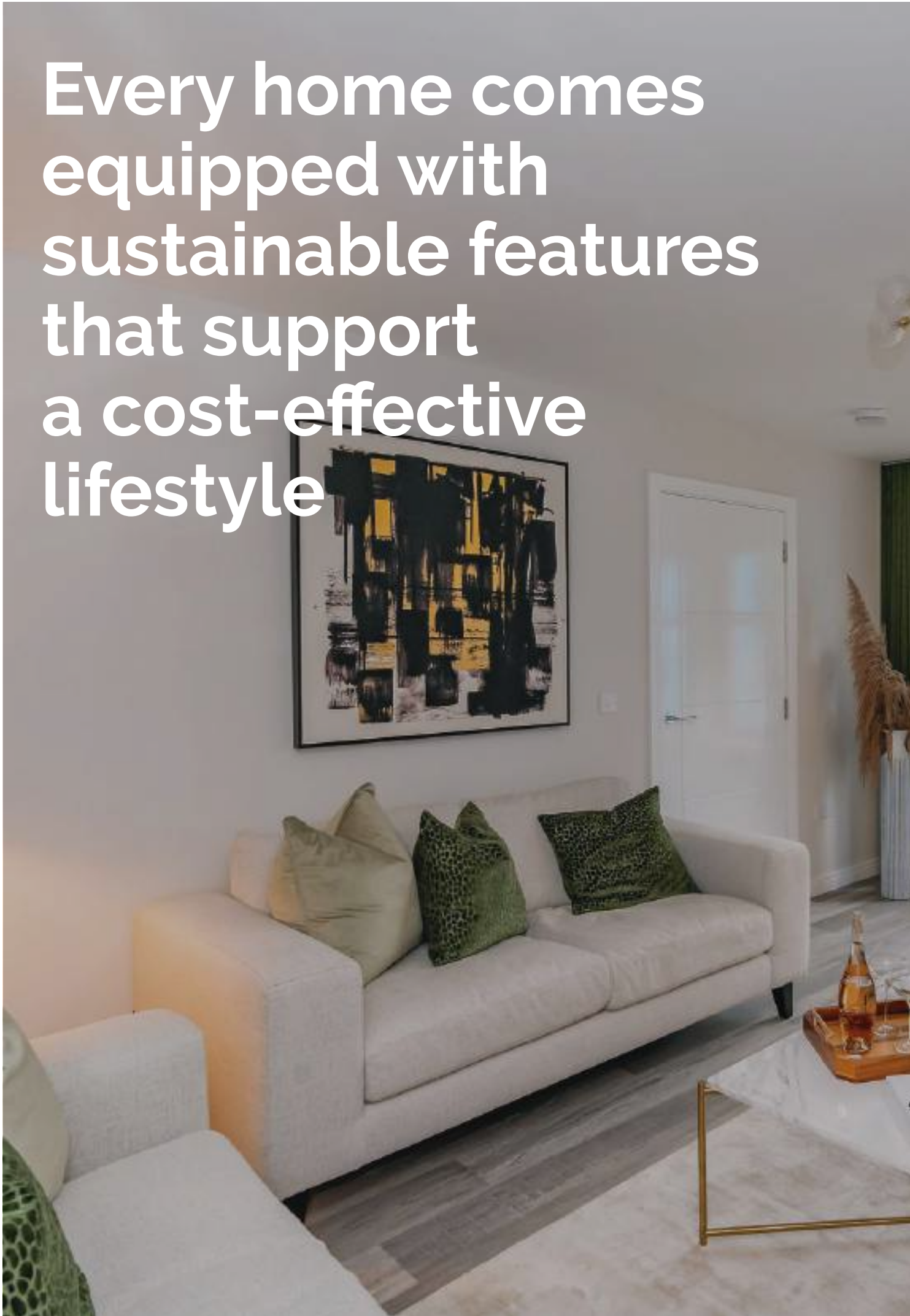
### 6 BED HOMES

- Mellor





Every home comes equipped with sustainable features that support a cost-effective lifestyle



## Here's a quick overview of the specification at Shawfair

	Castleford	Corringham	Farnham	Glencoe	Harris	Kendal	Kingsley	Leven	Mellor	Nairn	Newport	Roslin	Stratford	Strathearn
Gas combi condensing boiler with thermostatic radiator valves to most radiators	●	●												
Gas condensing boiler with thermostatic radiator valves to most radiators			●	●	●	●	●	●	●	●	●	●	●	●
Pressurised hot water cylinder			●	●	●	●	●	●	●	●	●	●	●	●
In roof solar PV panels	●	●	●	●	●	●	●	●	●	●	●	●	●	●
High performance external doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upvc outward opening french doors to rear garden	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Multi point locking to all external doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Double glazed Upvc windows, with child restrictors*	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of worktops and doors**	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome under unit worktop lighting to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Extractor Hood stainless steel chimney 60cm	●	●	●	●	●									
Extractor Hood stainless steel box hood 90cm						●	●		●	●	●	●	●	●
Gas Hob - 4 Burner	●	●	●	●	●				●					
Gas Hob - 5 Burner (Black)						●	●		●	●	●	●	●	●
Multifunction Single Oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Microwave Oven			●	●	●									
Combination Microwave Oven						●	●	●	●	●	●	●	●	●
Fridge/Freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dishwasher			●	●	●	●	●	●	●	●	●	●	●	●
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in main bathroom			●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in en suite 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in en suite 2								●		●	●	●	●	●
Vanity unit to bathroom (with storage)						●	●		●	●	●	●	●	●
Vanity unit to en suite (with storage)			●	●	●	●	●	●	●					
Vitra sanitaryware used throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding wardrobe doors to bedroom 1		●	●								●	●	●	●
Passdoor wardrobe doors to bedroom 1	○	○	○	○	○	○	○	○	○				○	
Energy efficient lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge, bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach Superfast Broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls & ceilings painted white	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Underfloor wall and roof space insulation	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Light and power to the garage			●		●	●					●	●	●	●
Turfed front garden	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Pavior driveways		●	●	●	●	●	●	●	●	●	●	●	●	●
10 Year NHBC warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●

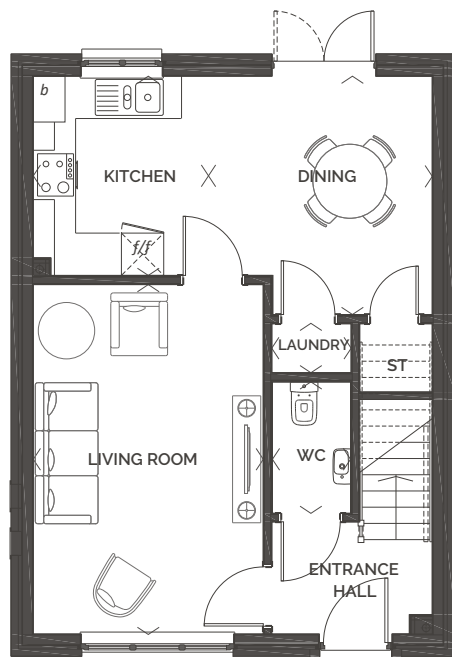
\* Where applicable \*\*Subject to build stage  
 ● Denotes fitted as standard ○ Walk-in



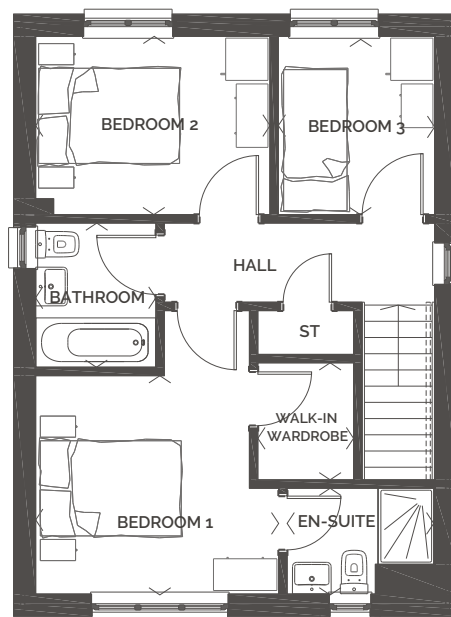


**Castleford**  
3 bedroom  
detached home

ROOM	M (WxD)	FT (WxD)
Living Room	3.26 x 4.95	10' 8" x 16' 3"
Kitchen	2.48 x 2.82	8' 2" x 9' 3"
Dining Area	3.17 x 3.37	11' 1" x 10' 5"
Laundry	1.12 x 0.69	3' 8" x 2' 3"
Bedroom 1	3.44 x 3.09	11' 4" x 10' 2"
En-Suite 1	2.08 x 1.50	6' 10" x 4' 11"
Bedroom 2	3.32 x 2.52	10' 11" x 8' 4"
Bedroom 3	2.22 x 2.52	7' 3" x 8' 4"
Bathroom	1.70 x 2.04	5' 7" x 6' 9"
<b>TOTAL FLOOR AREA</b>	<b>89.54m<sup>2</sup></b>	<b>963ft<sup>2</sup></b>



GROUND FLOOR

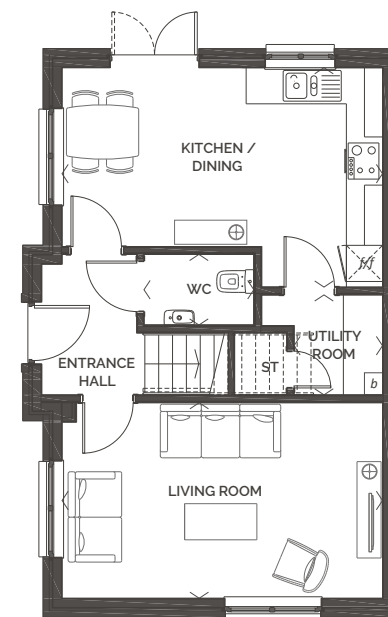


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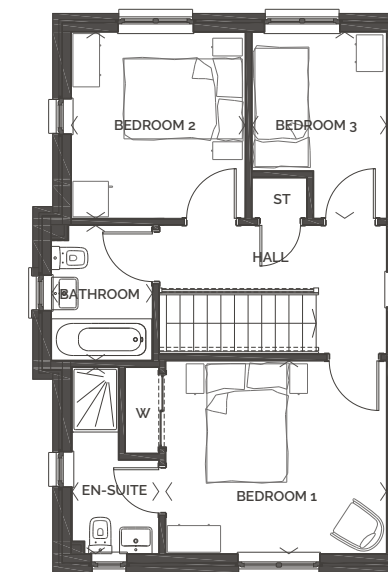


**Corringham**  
3 bedroom detached  
home with detached  
single garage

ROOM	M (WxD)	FT (WxD)
Living Room	5.32 x 3.24	17' 6" x 10' 8"
Kitchen/Dining	5.32 x 3.64	17' 6" x 11' 11"
Utility Room	1.51 x 1.66	5' 0" x 5' 5"
Bedroom 1	3.72 x 3.25	12' 3" x 10' 8"
En-Suite 1	1.47 x 3.14	4' 10" x 10' 4"
Bedroom 2	2.93 x 3.14	9' 7" x 10' 4"
Bedroom 3	2.26 x 3.14	7' 5" x 10' 4"
Bathroom	1.70 x 2.28	5' 7" x 7' 6"
<b>TOTAL FLOOR AREA</b>	<b>95.32m<sup>2</sup></b>	<b>1026ft<sup>2</sup></b>



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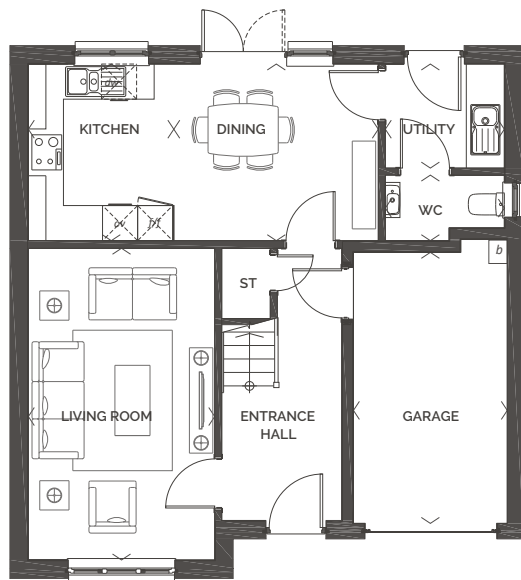
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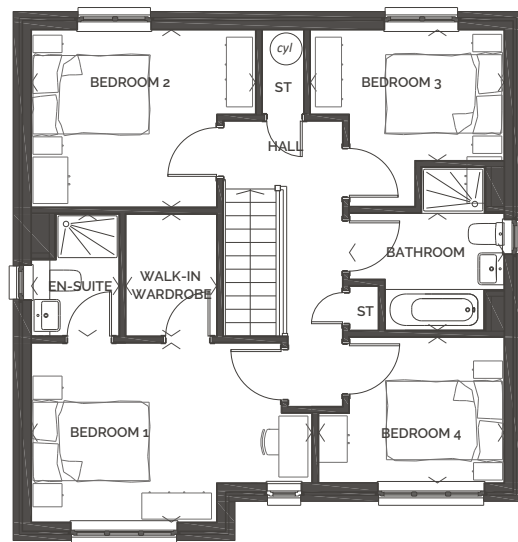


**Farnham**  
4 bedroom  
detached home  
with single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.18 x 5.32	10' 5" x 17' 6"
Kitchen	2.34 x 3.01	7' 8" x 9' 11"
Dining Area	3.63 x 3.01	11' 11" x 9' 11"
Utility Room	2.03 x 1.77	6' 8" x 5' 10"
Bedroom 1	3.77 x 3.08	12' 5" x 10' 2"
En-Suite 1	1.50 x 2.10	4' 11" x 6' 11"
Bedroom 2	3.64 x 3.05	12' 0" x 10' 0"
Bedroom 3	4.37 x 3.03	14' 4" x 10' 0"
Bedroom 4	3.33 x 2.50	10' 11" x 8' 3"
Bathroom	2.66 x 2.01	8' 9" x 6' 7"
<b>TOTAL FLOOR AREA</b>	<b>117.67m<sup>2</sup></b>	<b>1266ft<sup>2</sup></b>



GROUND FLOOR

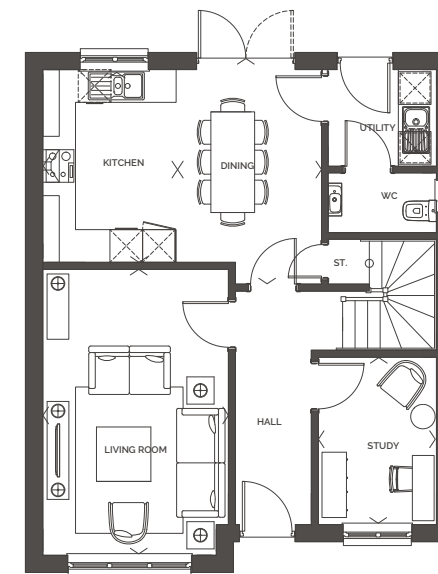


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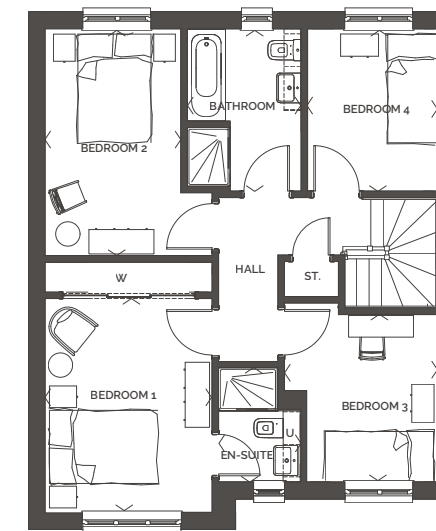


**Glencoe**  
4 bedroom  
detached home  
with detached  
single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.41 x 5.25	11' 2" x 17' 3"
Kitchen	2.45 x 3.54	8' 0" x 11' 7"
Dining Area	2.67 x 3.94	8' 9" x 12' 11"
Utility	1.99 x 1.77	6' 6" x 5' 10"
Study	2.17 x 3.07	7' 1" x 10' 1"
Bedroom 1	3.07 x 3.94	10' 1" x 12' 11"
En-Suite 1	1.50 x 2.10	4' 11" x 6' 11"
Bedroom 2	2.49 x 4.18	8' 2" x 13' 9"
Bedroom 3	2.418 x 3.08	7' 11" x 10' 1"
Bedroom 4	2.40 x 2.99	7' 10" x 9' 10"
Bathroom	2.10 x 2.99	6' 11" x 9' 10"
<b>TOTAL FLOOR AREA</b>	<b>124.54m<sup>2</sup></b>	<b>1340ft<sup>2</sup></b>



GROUND FLOOR



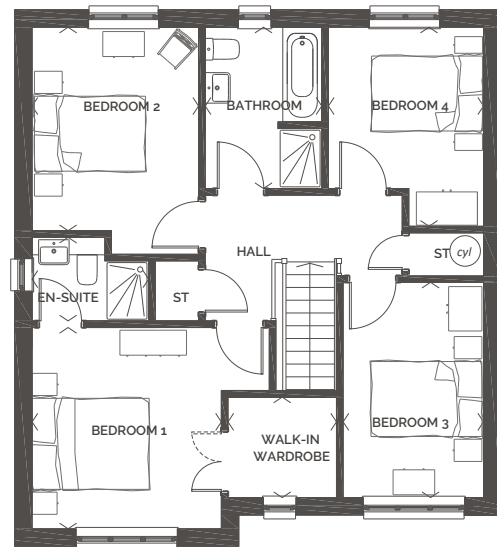
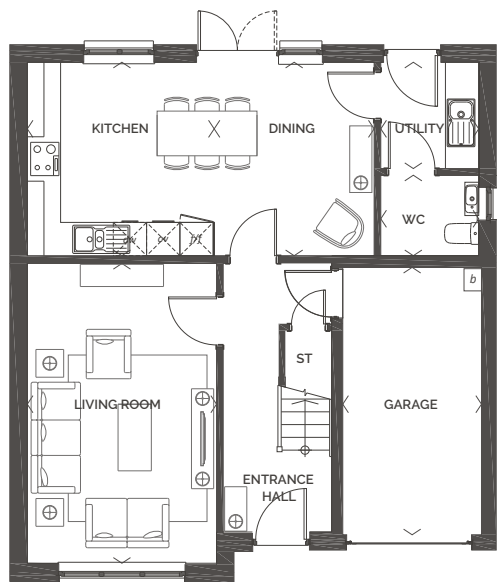
FIRST FLOOR





**Harris**  
4 bedroom  
detached home  
with single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.41 x 5.40	11' 2" x 17' 9"
Kitchen	3.36 x 3.48	11' 1" x 11' 5"
Dining/Family Area	2.88 x 3.48	9' 5" x 11' 5"
Utility	1.76 x 1.91	6' 3" x 5' 9"
Bedroom 1	3.41 x 3.62	11' 2" x 11' 11"
En-Suite 1	2.10 x 1.50	6' 11" x 4' 11"
Bedroom 2	3.00 x 3.66	9' 10" x 12' 0"
Bedroom 3	2.53 x 3.87	8' 4" x 12' 9"
Bedroom 4	2.79 x 3.58	9' 2" x 11' 9"
Bathroom	2.10 x 2.90	6' 11" x 9' 6"
<b>TOTAL FLOOR AREA</b>	<b>128.47m<sup>2</sup></b>	<b>1382ft<sup>2</sup></b>

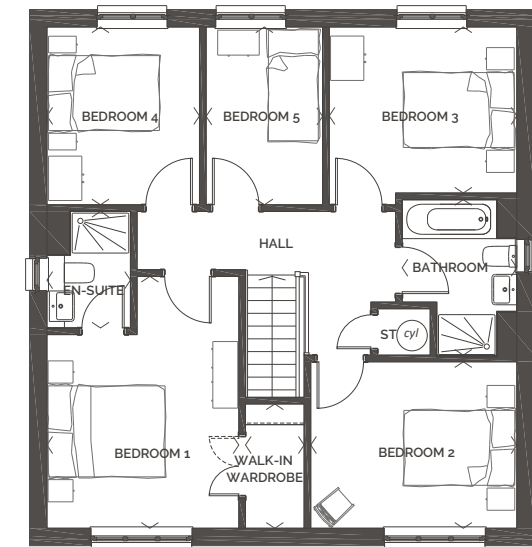
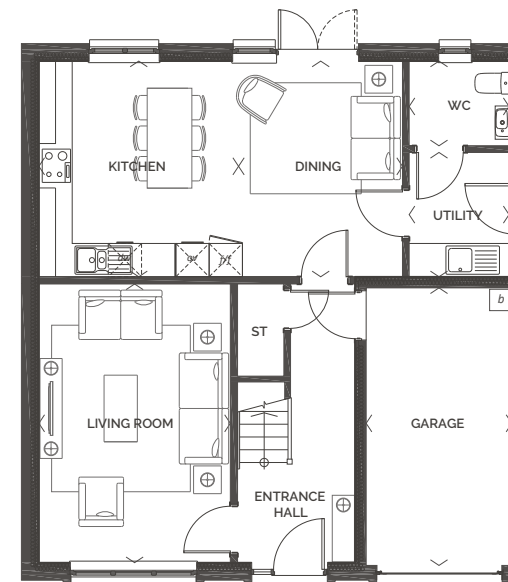


**FIRST FLOOR**



**Kendal**  
5 bedroom detached  
home with  
single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.45 x 5.02	11' 4" x 16' 6"
Dining Room/ Family Area	2.95 x 3.88	9' 8" x 12' 9"
Kitchen	3.59 x 3.88	11' 10" x 12' 9"
Utility	1.80 x 2.24	5' 11" x 7' 4"
Bedroom 1	3.46 x 4.54	11' 4" x 14' 11"
En-Suite 1	1.50 x 2.10	4' 11" x 6' 11"
Bedroom 2	3.71 x 3.00	12' 2" x 9' 10"
Bedroom 3	3.38 x 2.99	11' 1" x 9' 10"
Bedroom 4	2.75 x 3.20	9' 0" x 10' 6"
Bedroom 5	2.10 x 3.20	6' 11" x 10' 6"
Bathroom	2.06 x 2.80	6' 9" x 9' 2"
<b>TOTAL FLOOR AREA</b>	<b>138.79m<sup>2</sup></b>	<b>1493ft<sup>2</sup></b>



**GROUND FLOOR**

Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot. The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.

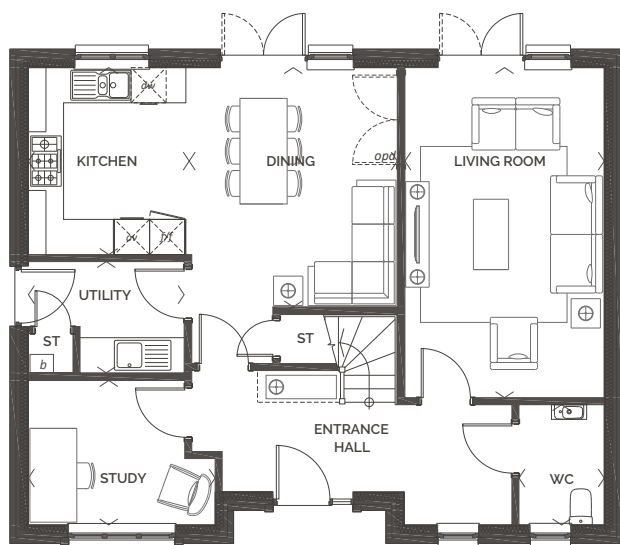




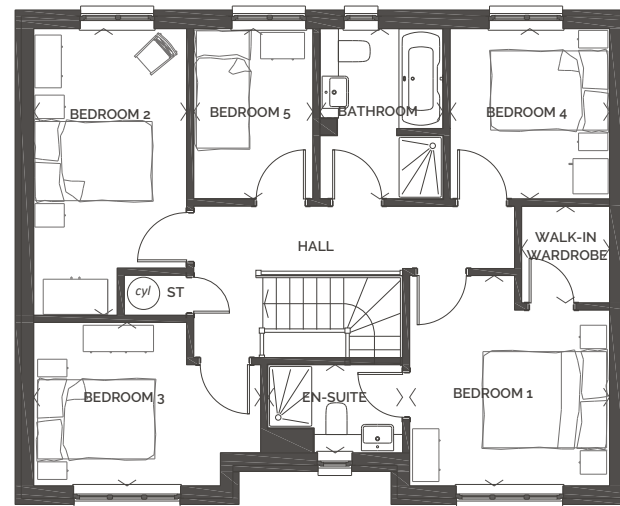
## Kingsley

5 bedroom detached home with detached double garage

ROOM	M (WxD)	FT (WxD)
Living Room	340 x 5.62	11'2" x 18'6"
Kitchen	2.74 x 3.18	9'0" x 10'5"
Family/Dining Area	3.55 x 4.08	11'8" x 13'5"
Study	3.18 x 2.46	10'5" x 8'1"
Utility	2.65 x 1.89	8'9" x 6'3"
Bedroom 1	3.41 x 3.58	11'2" x 11'9"
En-Suite 1	2.30 x 1.50	7'7" x 4'11"
Bedroom 2	2.60 x 4.88	8'7" x 16'0"
Bedroom 3	3.87 x 2.79	12'8" x 9'2"
Bedroom 4	2.72 x 2.90	8'11" x 9'6"
Bedroom 5	2.03 x 2.90	6'8" x 9'6"
Bathroom	2.10 x 2.90	6'11" x 9'6"
<b>TOTAL FLOOR AREA</b>	<b>149.54m<sup>2</sup></b>	<b>1609ft<sup>2</sup></b>



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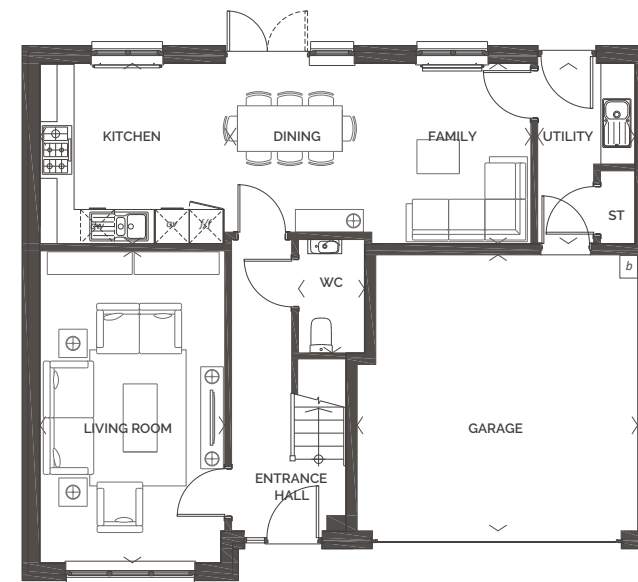
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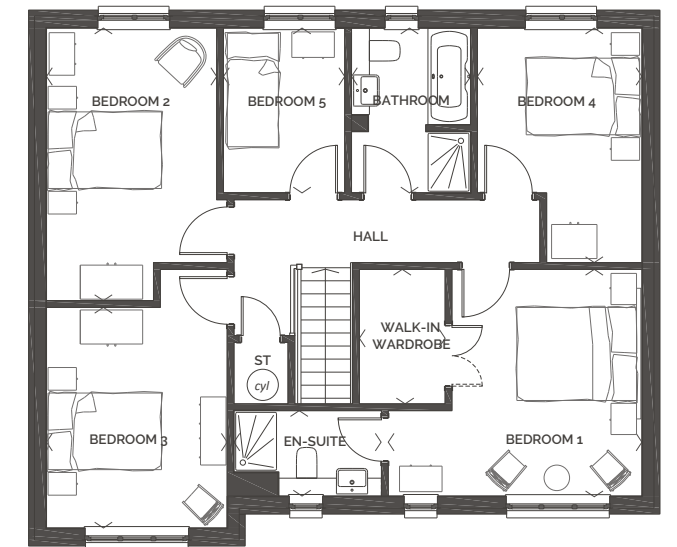
## Leven

5 bedroom detached home with double garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.26 x 5.50	10'8" x 18'1"
Kitchen	3.23 x 3.17	10'7" x 10'5"
Family/Dining Area	5.42 x 3.17	17'10" x 10'5"
Utility	1.71 x 3.17	5'8" x 10'5"
Bedroom 1	4.47 x 3.99	14'8" x 13'1"
En-Suite 1	2.60 x 1.50	8'6" x 4'11"
Bedroom 2	3.00 x 4.80	9'10" x 15'9"
Bedroom 3	3.18 x 3.88	10'5" x 12'9"
Bedroom 4	2.90 x 4.13	9'6" x 13'7"
Bedroom 5	2.13 x 2.90	7'0" x 9'6"
Bathroom	2.10 x 2.90	6'11" x 9'6"
<b>TOTAL FLOOR AREA</b>	<b>151.51m<sup>2</sup></b>	<b>1630ft<sup>2</sup></b>



GROUND FLOOR



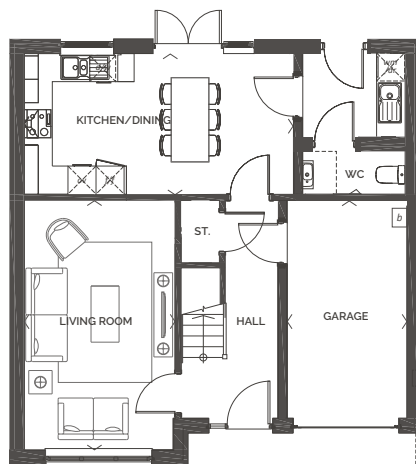
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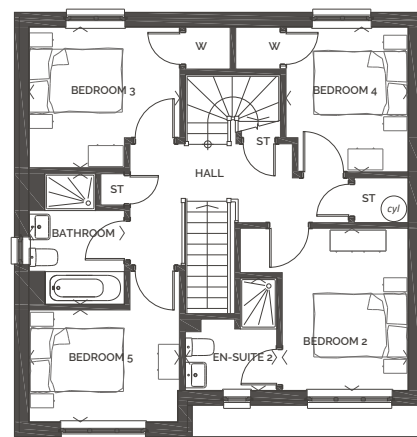


**Mellor**  
6 bedroom  
detached home with  
single garage

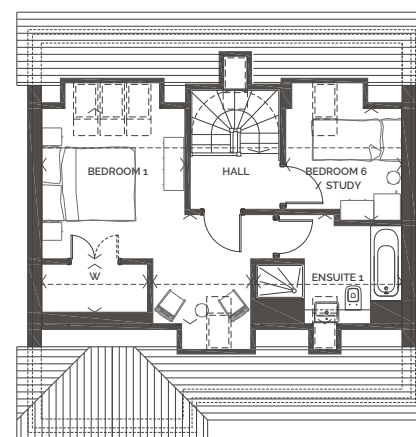
ROOM	M (WxD)	FT (WxD)
Living Room	3.27 x 5.32	10'9" x 17'6"
Kitchen	2.34 x 3.01	7'8" x 9'11"
Family/Dining Area	3.63 x 3.01	11'11" x 9'11"
Utility	2.03 x 1.77	6'8" x 5'10"
Bedroom 2	2.70 x 3.48	8'10" x 11'5"
En-Suite 2	1.91 x 2.40	6'3" x 7'11"
Bedroom 3	3.28 x 3.01	10'9" x 9'11"
Bedroom 4	2.57 x 3.06	8'5" x 10'1"
Bedroom 5	3.27 x 2.40	10'9" x 7'11"
Bathroom	2.04 x 2.80	6'9" x 9'2"
Bedroom 1	3.28 x 3.40	10'9" x 11'2"
En-suite 1	3.29 x 2.46	10'10" x 8'1"
Bedroom 6/Study	2.57 x 2.53	8'5" x 8'4"
<b>TOTAL FLOOR AREA</b>	<b>158.05m<sup>2</sup></b>	<b>1701ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

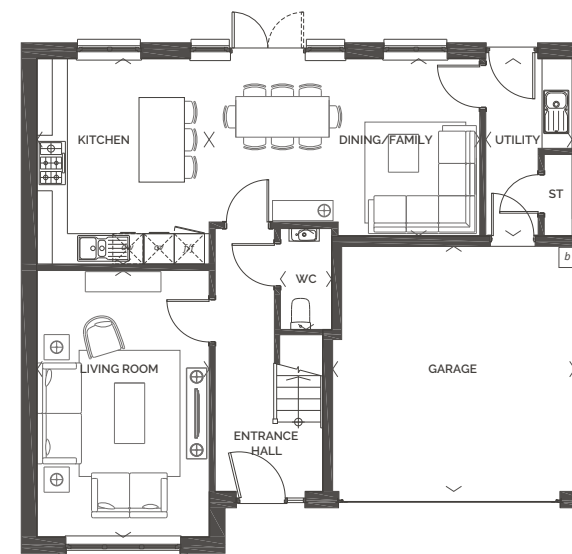


SECOND FLOOR

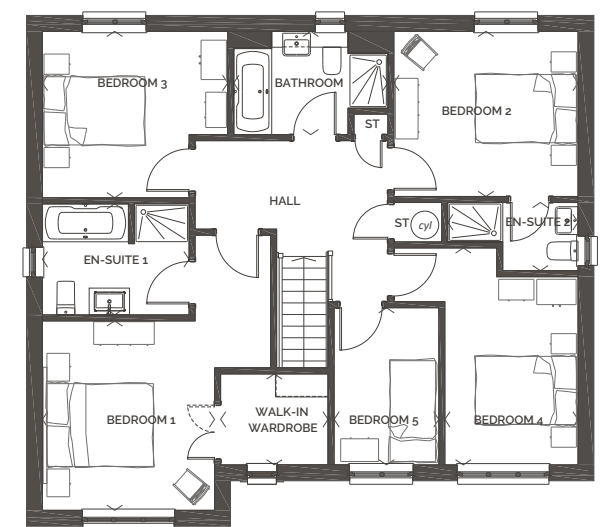


**Nairn**  
5 bedroom  
detached home with  
double garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.41 x 5.28	11'2" x 17'4"
Kitchen	3.41 x 4.06	11'2" x 13'4"
Dining/Family Area	5.36 x 3.50	17'7" x 11'6"
Utility	1.71 x 3.50	5'8" x 11'6"
Bedroom 1	3.41 x 3.75	11'2" x 12'4"
En-Suite 1	2.90 x 2.20	9'6" x 7'3"
Bedroom 2	3.64 x 3.27	12'0" x 10'9"
En-suite 2	2.58 x 1.35	8'6" x 4'5"
Bedroom 3	3.67 x 3.29	12'0" x 10'10"
Bedroom 4	2.63 x 4.29	8'8" x 14'1"
Bedroom 5	2.07 x 3.11	6'10" x 10'2"
Bathroom	3.05 x 2.04	10'0" x 6'9"
<b>TOTAL FLOOR AREA</b>	<b>163.41m<sup>2</sup></b>	<b>1759ft<sup>2</sup></b>



GROUND FLOOR



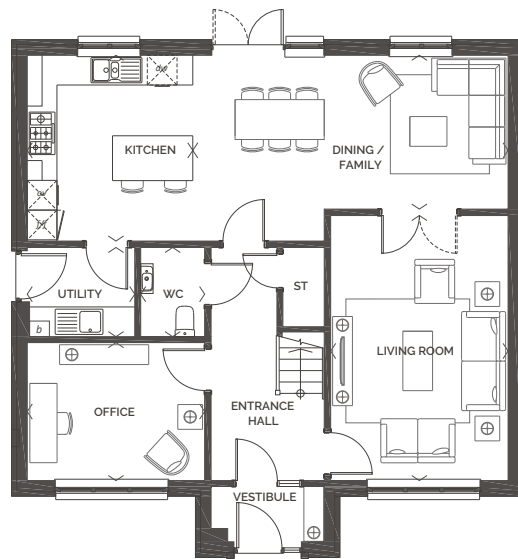
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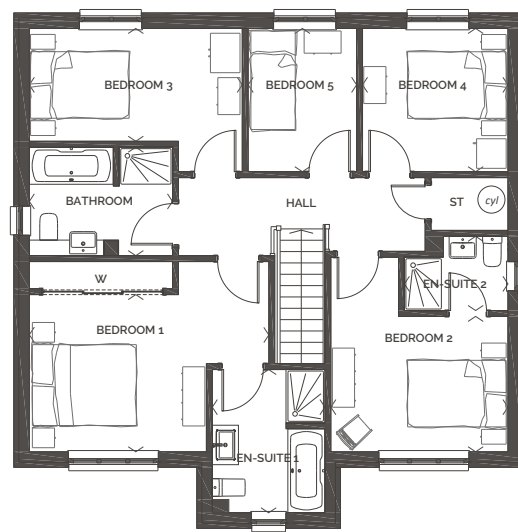


**Newport**  
5 bedroom  
detached home  
with detached  
double garage

ROOM	M (WxD)	FT (WxD)
Living Room	358 x 534	11'9" x 17'6"
Kitchen	334 x 375	10'11" x 12'4"
Dining/Family Area	636 x 308	20'10" x 10'1"
Utility	217 x 1.80	7'1" x 5'11"
Bedroom 1	486 x 319	15'11" x 10'6"
En-Suite 1	229 x 291	7'6" x 9'7"
Bedroom 2	359 x 275	11'9" x 9'0"
En-suite 2	210 x 151	6'11" x 4'11"
Bedroom 3	432 x 229	14'2" x 7'6"
Bedroom 4	295 x 291	9'8" x 9'7"
Bedroom 5	220 x 291	7'3" x 9'7"
Bathroom	291 x 220	9'7" x 7'3"
<b>TOTAL FLOOR AREA</b>	<b>172.33m<sup>2</sup></b>	<b>1855ft<sup>2</sup></b>



GROUND FLOOR

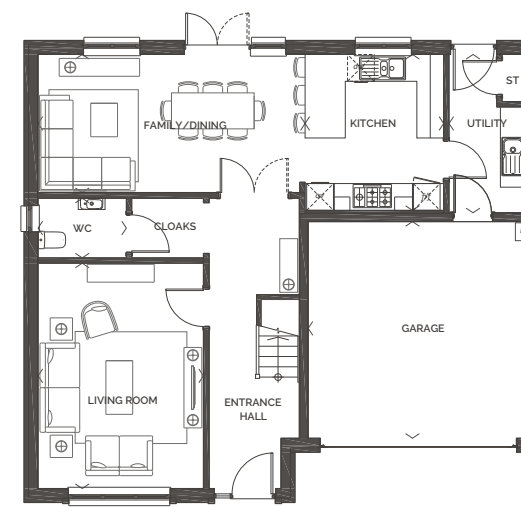


FIRST FLOOR

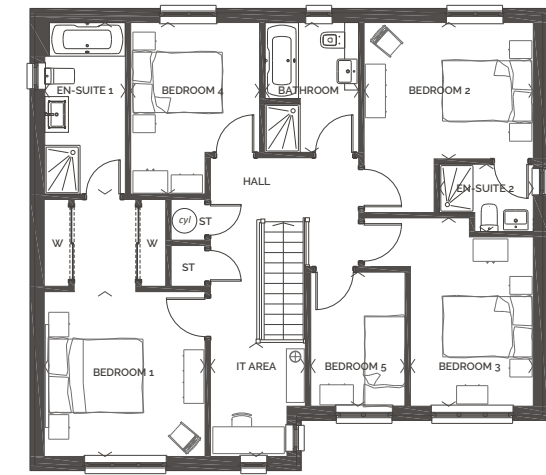


**Roslin**  
5 bedroom  
detached home with  
double garage

ROOM	M (WxD)	FT (WxD)
Living Room	370 x 504	12' 2" x 16' 6"
Kitchen	310 x 348	10' 2" x 11' 5"
Dining/Family Area	597 x 308	19' 7" x 10' 2"
Utility	175 x 354	5' 9" x 11' 7"
Bedroom 1	360 x 368	11' 10" x 12' 1"
En-Suite 1	180 x 383	5' 11" x 12' 7"
Bedroom 2	378 x 305	12' 5" x 10' 0"
En-suite 2	210 x 150	6' 11" x 4' 11"
Bedroom 3	275 x 421	9' 0" x 13' 10"
Bedroom 4	211 x 300	9' 6" x 12' 7"
Bedroom 5	207 x 311	6' 11" x 9' 10"
Bathroom	210 x 290	6' 11" x 9' 6"
IT Area	212 x 253	7' 0" x 8' 4"
<b>TOTAL FLOOR AREA</b>	<b>174.45m<sup>2</sup></b>	<b>1877ft<sup>2</sup></b>



GROUND FLOOR



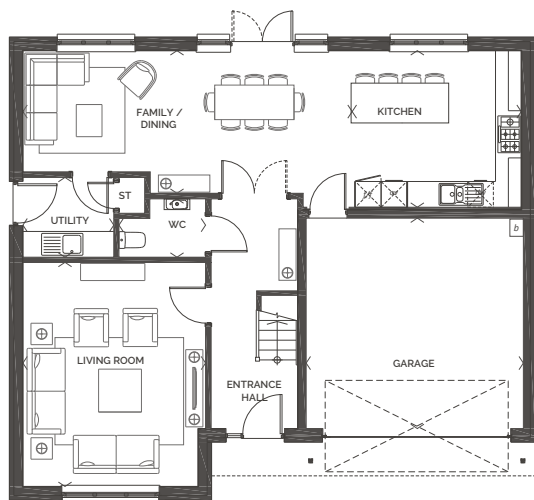
FIRST FLOOR



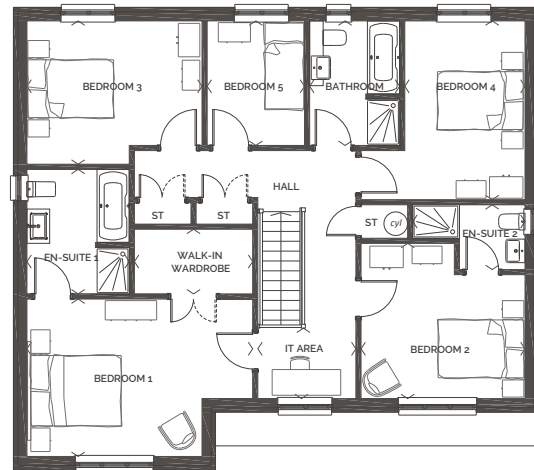


**Stratford**  
5 bedroom  
detached home with  
double garage

ROOM	MM (WxD)	FT (WxD)
Living Room	4.26 x 5.22	14' 0" x 17' 2"
Kitchen	3.94 x 3.65	12' 11" x 12' 0"
Family/Dining Area	7.68 x 3.32	25' 2" x 10' 11"
Utility	2.12 x 1.86	6' 11" x 6' 1"
Bedroom 1	5.26 x 3.67	17' 3" x 12' 1"
En-Suite 1	2.38 x 2.90	7' 10" x 9' 6"
Bedroom 2	3.82 x 3.62	12' 7" x 11' 11"
En-Suite 2	2.61 x 1.51	8' 7" x 4' 11"
Bedroom 3	4.08 x 3.34	13' 5" x 11' 0"
Bedroom 4	2.80 x 4.17	9' 2" x 13' 8"
Bedroom 5	2.27 x 2.90	7' 5" x 9' 6"
Bathroom	2.10 x 2.90	6' 11" x 9' 6"
IT Area	2.28 x 1.64	7' 6" x 5' 5"
<b>TOTAL FLOOR AREA</b>	<b>189.16m<sup>2</sup></b>	<b>2035ft<sup>2</sup></b>



GROUND FLOOR

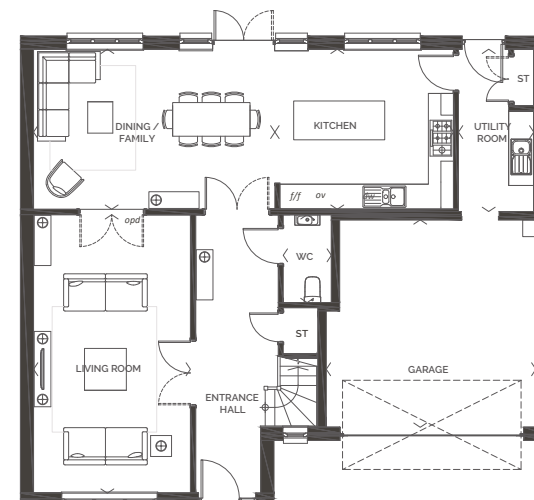


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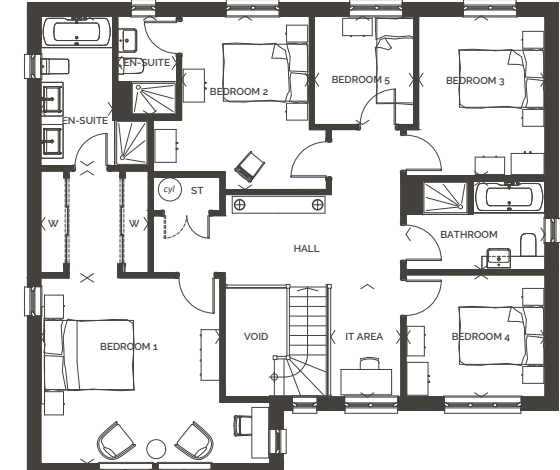


**Strathearn**  
5 bedroom  
detached home with  
double garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.75 x 6.65	12' 4" x 21' 10"
Kitchen	4.27 x 3.82	14' 0" x 12' 7"
Dining/Family Area	5.77 x 3.82	18' 11" x 12' 7"
Utility	1.80 x 3.87	5' 11" x 12' 9"
Bedroom 1	4.25 x 4.40	13' 11" x 14' 5"
En-Suite 1	2.02 x 3.55	6' 8" x 11' 8"
Bedroom 2	3.03 x 4.46	9' 11" x 14' 8"
En-suite 2	1.39 x 2.30	4' 7" x 7' 7"
Bedroom 3	3.00 x 3.79	9' 10" x 12' 5"
Bedroom 4	3.30 x 2.90	10' 10" x 9' 6"
Bedroom 5	2.35 x 2.57	7' 9" x 8' 5"
Bathroom	3.30 x 2.10	10' 10" x 6' 11"
IT Area	1.66 x 2.67	5' 6" x 8' 9"
<b>TOTAL FLOOR AREA</b>	<b>207.16m<sup>2</sup></b>	<b>2229ft<sup>2</sup></b>



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## Development

Shawfair,  
Midlothian,  
EH16 4SJ

☎ 0345 853 5009  
✉ [shawfair@dundas.co.uk](mailto:shawfair@dundas.co.uk)

## Our Head Office

Dundas Estates & Development Co. Ltd,  
Alderstone House,  
MacMillan Road  
Livingston,  
EH54 7AW

☎ 0345 853 5000  
✉ [sales@dundas.co.uk](mailto:sales@dundas.co.uk)

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