



SHAWFAIR

ROBERTSON HOMES



SHAWFAIR
HOME TO MORE

There's something rather special about a Robertson home. Each one is unmistakable. With more of the things that matter, like space, light, clever layouts and thoughtful features you won't believe we've even thought of. Create lively family places, spaces for catching up and quiet hideaways made for working from home. However you live in yours, it's home to more.



SPACE YOU CAN LOSE YOURSELF IN

Welcome to rooms that are large and beautifully proportioned, with ceilings that are higher than you'd expect. It's not just a feeling of space, it is space. From cinema rooms to garden rooms, from utility rooms to dressing rooms, there's a place for everything here.

Kitchens are big, bright and open plan with breakfast bars, and extra room for sofas to relax and socialise. Most of our bedrooms are double sized with plenty of storage, many with en-suites or Jack and Jill bathrooms.

Whichever space you're in, you'll find the same quality of design and finish right down to the smallest details.



THERE'S LIGHT. THEN THERE'S MAKING THE MOST OF EVERY RAY

Even on the dullest days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the Garden Room. Each one has a statement Cathedral-style window – one of Robertson Homes' signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight, not only makes your home look even more spacious but it can help support feelings of well-being all year round.





QUALITY IN EVERY DELICIOUS DETAIL

You can see the quality in our kitchens on every surface and around every corner. Not just the finish, but the millimetre-perfect fitting and the choice of modern appliances. Beautifully designed and equipped, you can choose from a selection of colours and styles. And if you're looking for something even more special, there's a luxury upgrade option in both the kitchen and utility room.

Crafted units have soft-close doors and drawers with the option to add an integrated wine cooler. Appliances such as ovens, microwaves, 4 or 5 zone induction hobs by AEG and integrated dishwashers and fridge-freezers from Zanussi are included as standard. As is a 1.5 bowl stainless steel sink with drainer and chrome mixer tap.

Everything is stylishly and softly lit by slimline LED lighting and downlighters, controlled from satin chrome switch plates.





STYLE THAT'S MADE WITH SUBSTANCE

From pampering nights to getting the family ready for bed, it's all done in sumptuous style here. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling* from the Porcelanosa range, with half-height tiling around the bath, plus full-height tiling around showers.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. En-suites have thermostatic showers, with low-profile trays and quality glass and chrome doors. Family bathrooms and primary en-suites have electric heated towel rails (white) and modern downlighters, in addition, the primary en-suites have cabinets and fittings.

*Subject to construction stage





EVERYTHING YOU WOULDN'T EXPECT

There's no such thing as everyday here. Instead get more from living every day in rooms designed with real purpose, function and joy. Cinema rooms turn film nights into family adventures, utility rooms take the drama out of dirty boots and mucky paws, and studies can transform your workspace into a virtual sanctuary. From dressing rooms to garden rooms, from wine coolers to warming drawers, whatever you enjoy doing, you'll find your perfect space here.





THERE'S LOCATION. THEN THERE'S BEING IN JUST THE RIGHT PLACE

If you're looking for peaceful country-style living that's right on Edinburgh's doorstep, Shawfair could be just right for you and your family. Set to become one of Scotland's best connected towns, it's evolved from a 19th century farmstead into a vibrant community that's growing in a truly mindful way.

What an exciting time to move here. The vision is to create a place where it's easy to access the great outdoors, with 160 acres of community woodland, landscaped green spaces and a vision for a town centre that's positively buzzing with shopping, socialising and cultural events. You can look forward to restaurants, markets and a swimming pool sitting alongside the David Lloyd club, other health centres, art galleries and libraries.

You're also perfectly positioned to enjoy the rich menagerie of attractions that the surrounding area has to offer. Take your adventurous tribe to Dalkeith Country Park, unearth the rich mining history at the National Mining Museum, go wild at Edinburgh Zoo and lose yourself on the award-winning Portobello Beach. Not forgetting the boundless retail therapy on offer at Fort Kinnaird.

Your school and further education options are Danderhall Primary School, Dalkeith Secondary School and Queen Margaret University in Edinburgh. With more educational facilities on their way, check your local school for the latest catchment areas.

It's easy to connect to the world beyond Shawfair. Take your pick from cycle paths, Park & Ride, road links, trains and planes. Get to Edinburgh Waverley by train in just 15 minutes, Edinburgh Airport in 20 minutes and drive as far north or south as you wish to go via the A1 and M9.

SHAWFAIR DEVELOPMENT PLAN

FUTURE
DEVELOPMENT

RAILWAY
←



FUTURE
DEVELOPMENT

EXISTING
DEVELOPMENT



- GUIMARD
- EVERETT GARDEN ROOM
- JACOBSON GARDEN ROOM
- LAWRIE GARDEN ROOM
- LEONARDO GARDEN ROOM
- MACKINTOSH GARDEN ROOM
- EVERETT GRAND
- MITCHELL GARDEN ROOM
- LAWRIE GRAND
- MURRAY GARDEN ROOM
-
- * DENOTES GABLE WINDOWS
- EV DENOTES ELECTRIC VEHICLE CHARGING POINT
- DENOTES HANDED VERSION



A HOME THAT KEEPS ON GIVING

Every Robertson home comes with superior specification included as standard, but because we understand that you may want to make your home unique to you, we've developed a wide range of finishing touches for you to choose from including upgraded appliances like a larger hob, warming drawer or wine cooler, luxury work surfaces, tiling and door choices.



- ✓ INCLUDED
- NOT APPLICABLE
- ◆ OPTIONAL EXTRA*
- CUSTOMER CHOICE*

	GUIMARD	EVERETT GARDEN ROOM	JACOBSON GARDEN ROOM	LAWRIE GARDEN ROOM	LEONARDO GARDEN ROOM	MACKINTOSH GARDEN ROOM	EVERETT GRAND	MITCHELL GARDEN ROOM	LAWRIE GRAND	MURRAY GARDEN ROOM	
Kitchen	Stainless Steel 1.5 bowl sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Stainless Steel single oven by AEG and stainless steel Microwave in tall unit by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Fully integrated Fridge/Freezer by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Induction hob – 4 Zone by AEG with extractor by Electrolux	✓	✓	✓	✓	–	–	–	–	–	
	Induction hob – 5 Zone by AEG with stainless steel extractor by Electrolux	◆	◆	◆	◆	✓	✓	✓	✓	–	
	Induction hob – 800mm wide 4 zone venting hob by Miro	–	–	–	–	–	–	–	–	–	✓
	Fully integrated Dishwasher by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	All switchplates and sockets to kitchens to be satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Choice of worktops from a selection of Composites and upstand to match*	■	■	■	■	■	■	■	■	■	■
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom & en-suites	Stainless Steel single bowl sink with drainer and chrome mixer tap in utility	✓	–	✓	✓	✓	–	✓	✓	✓	
	Downlighters ¹	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	LAUFEN VAL slimline basin with HANSGROHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	LAUFEN under-basin vanity unit to Primary bedroom en-suite	■	■	■	■	■	■	■	■	■	
	LAUFEN PRO back to wall pan with slimline soft close seat and dual flush reef plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Thermostatic bath shower mixer HANSGROHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Thermostatic shower HANSGROHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PORCELANOSA Half-height tiling to 3 walls around bath and tiled bulkhead with chrome tile edging, full height tiling to shower	■	■	■	■	■	■	■	■	■	
	Waterproof downlighters in main bathroom and en-suite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Wardrobes	Wardrobe to Primary Bedroom to be solid or mirrored doors and to include internal pack*	–	■	–	■	–	–	–	–	■
Walk-in-wardrobe		✓	–	✓	–	✓	–	✓	✓	–	
Wardrobe to bedroom 2 to be mirrored doors and to include internal pack		■	■	■	■	■	■	■	■	■	
Security & external	High performance entrance door and security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓		

*Subject to construction stage

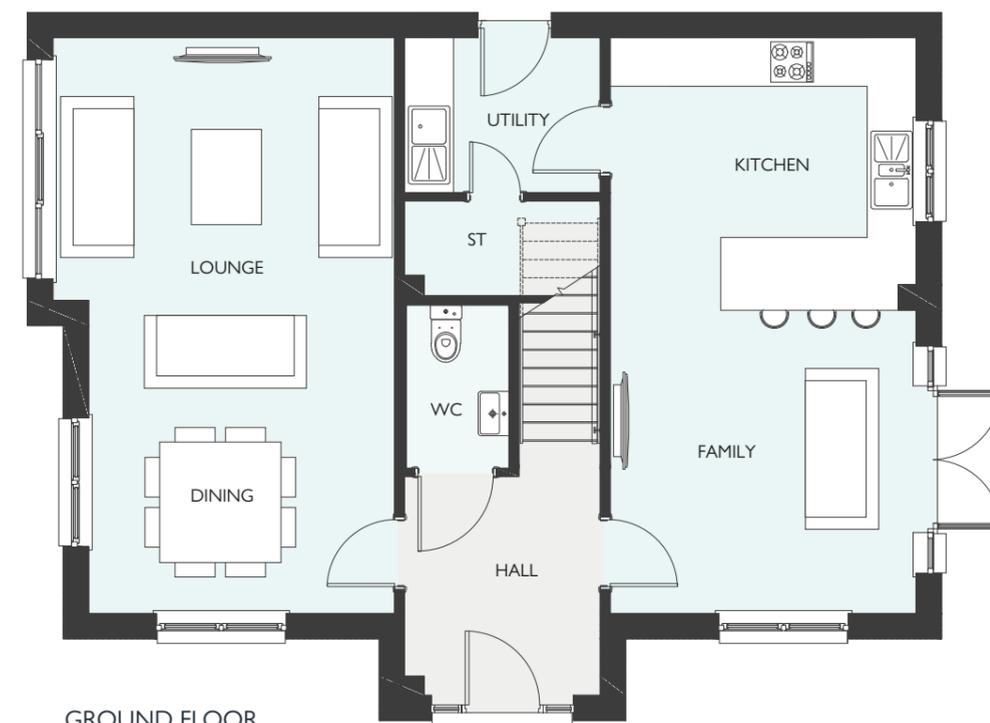
¹Downlighters not to utility

GUIMARD

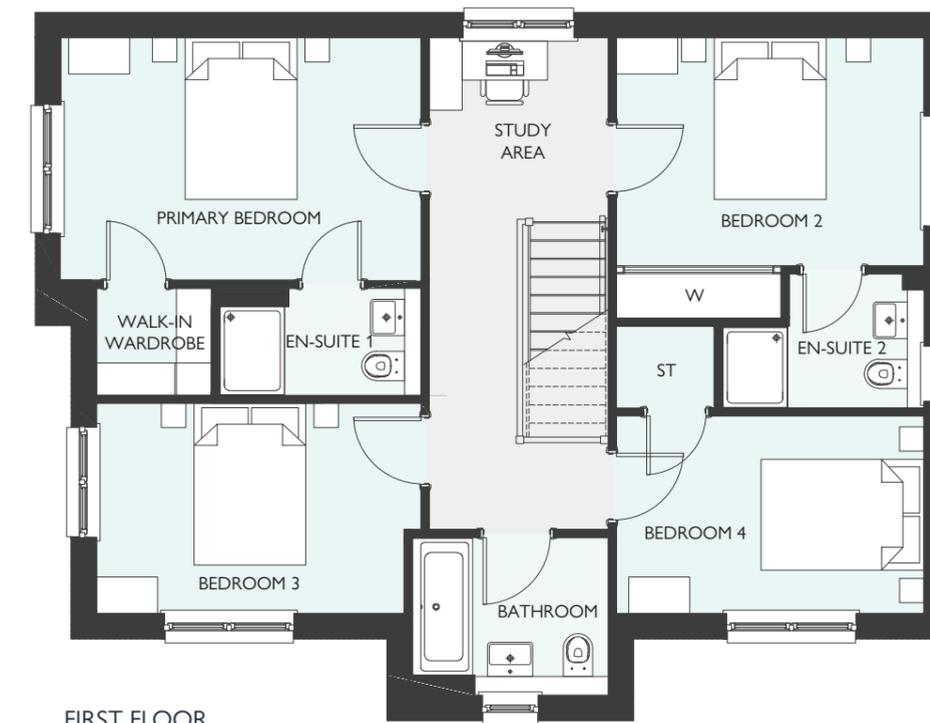


FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE
1633 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4375 x 4140	14' 4" x 13' 7"
Dining	3813 x 2860	12' 6" x 9' 5"
Kitchen	3813 x 3370	12' 6" x 11' 1"
Family	3813 x 3630	12' 6" x 11' 11"
Utility	2388 x 1852	7' 10" x 6' 1"
WC	2019 x 1238	6' 7" x 4' 1"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4599 x 2937	15' 1" x 9' 8"
En-Suite 1	2524 x 1324	8' 3" x 4' 4"
Walk-in Wardrobe	1412 x 1324	4' 8" x 4' 4"
Bedroom 2	3827 x 2759	12' 7" x 9' 1"
En-Suite 2	2524 x 1710	8' 3" x 5' 7"
Bedroom 3	4036 x 2537	13' 3" x 8' 4"
Bedroom 4	3827 x 2329	12' 7" x 7' 8"
Bathroom	2388 x 1932	7' 10" x 6' 4"



GROUND FLOOR



FIRST FLOOR

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

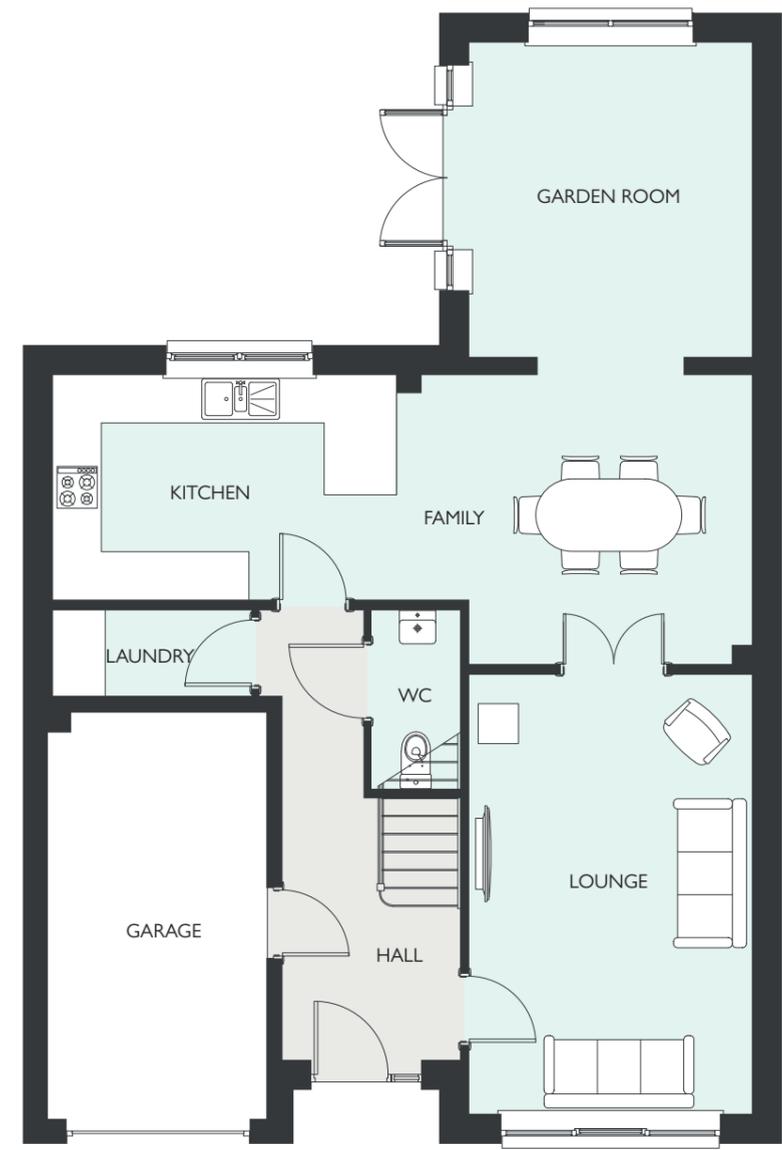
EVERETT GARDEN ROOM



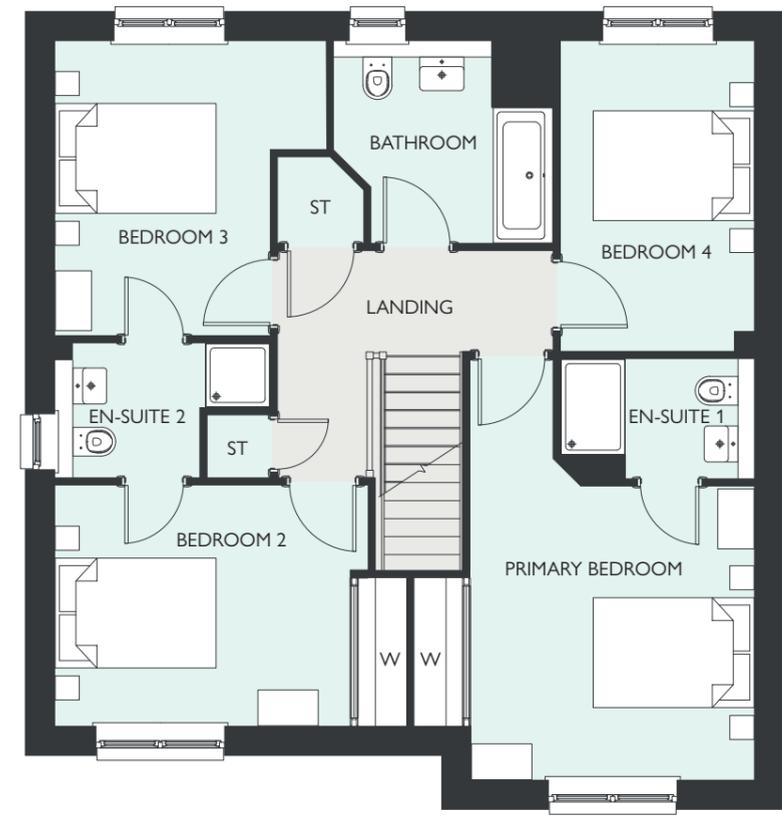
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5498 x 3513	18' 0" x 11' 6"
Kitchen	4270 x 2812	14' 0" x 9' 3"
Family	4418 x 3618	14' 6" x 11' 10"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Laundry	2466 x 1069	8' 1" x 3' 6"
WC	2234 x 1100	7' 4" x 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5269 x 4223	17' 3" x 13' 10"
En-Suite 1	2402 x 1494	7' 11" x 4' 11"
Bedroom 2	4364 x 3011	14' 4" x 9' 11"
En-Suite 2	2668 x 1679	8' 9" x 5' 6"
Bedroom 3	3684 x 2668	12' 1" x 8' 9"
Bedroom 4	3880 x 2402	12' 9" x 7' 11"
Bathroom	2720 x 2529	8' 10" x 8' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

FOUR BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
1672 SQUARE FEET



GROUND FLOOR



FIRST FLOOR

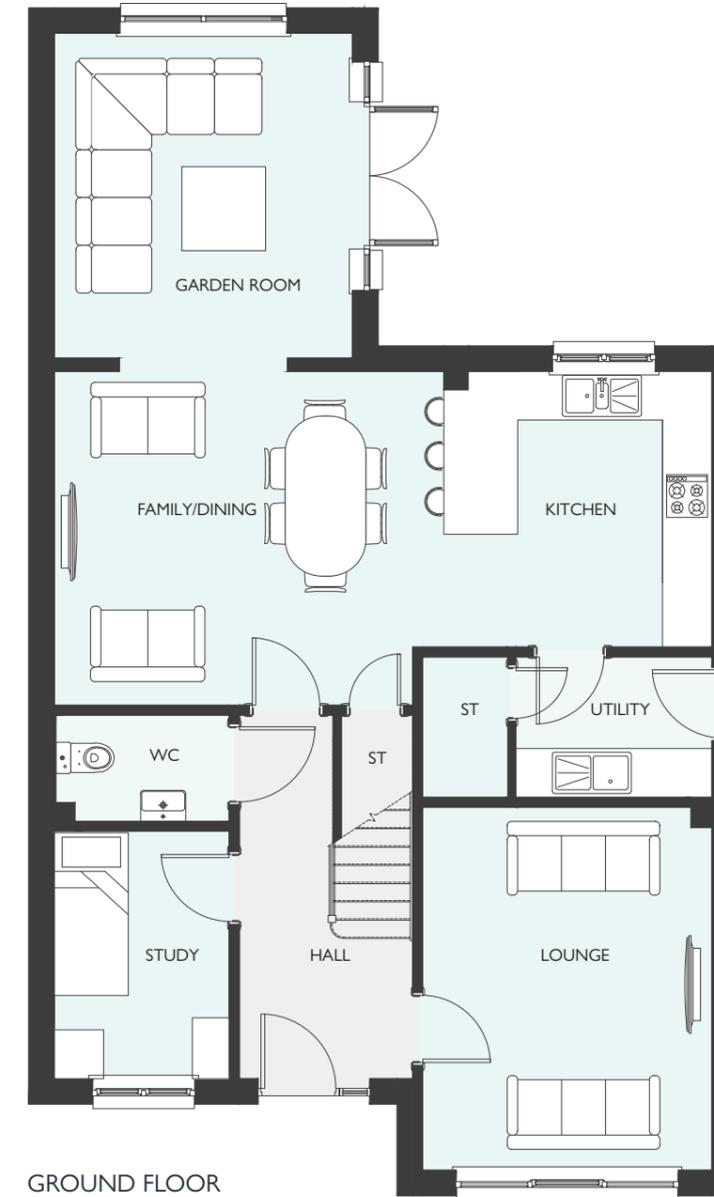
JACOBSON GARDEN ROOM



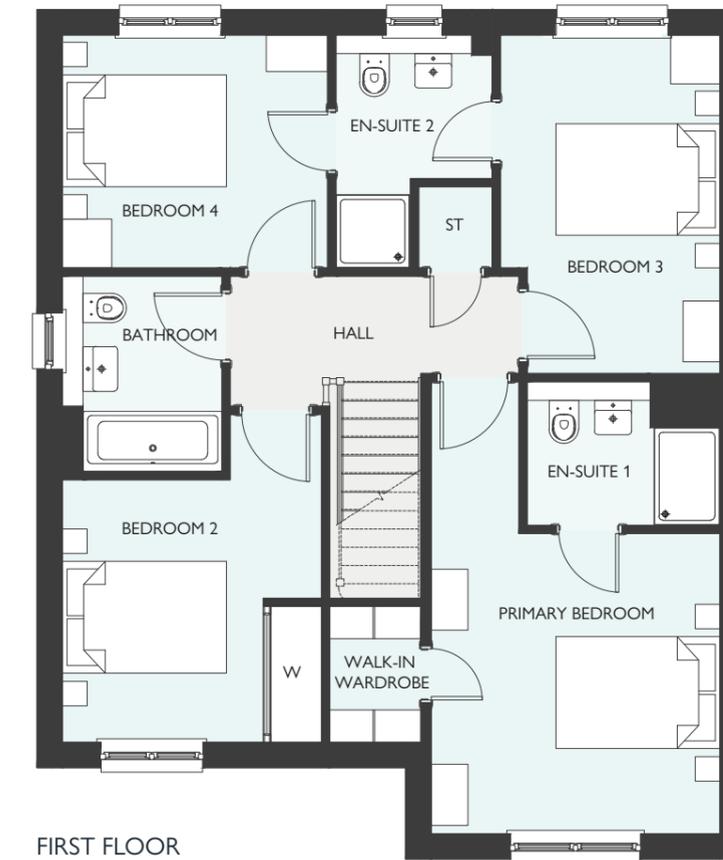
FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE
1738 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4401 x 3401	14' 5" x 11' 2"
Kitchen	3438 x 3270	11' 3" x 10' 9"
Family/Dining	4743 x 4153	15' 7" x 13' 8"
Study	2974 x 2182	9' 9" x 7' 2"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Utility	2325 x 1725	7' 8" x 5' 8"
WC	2182 x 1307	7' 2" x 4' 3"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5497 x 3401	18' 0" x 11' 2"
En-Suite 1	2289 x 1764	7' 6" x 5' 9"
Walk-in Wardrobe	1609 x 1113	5' 3" x 3' 8"
Bedroom 2	3972 x 3211	13' 0" x 10' 6"
Bedroom 3	4205 x 2467	13' 10" x 8' 1"
En-Suite 2	2915 x 2059	9' 7" x 6' 9"
Bedroom 4	3285 x 2915	10' 9" x 9' 7"
Bathroom	2406 x 1995	7' 11" x 6' 7"

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GROUND FLOOR



FIRST FLOOR

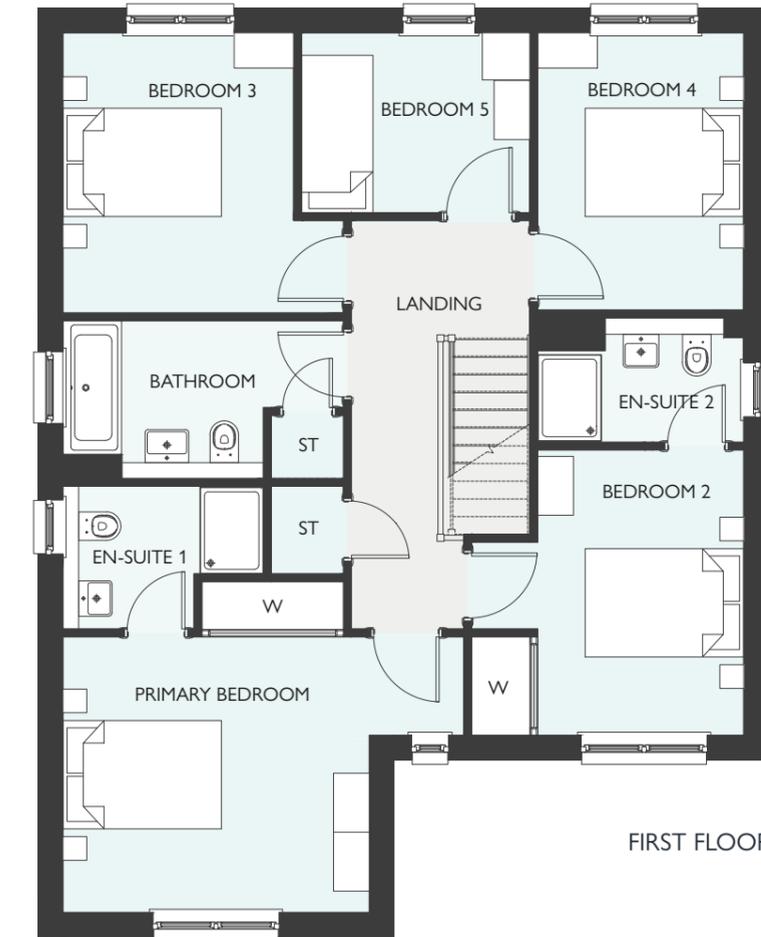
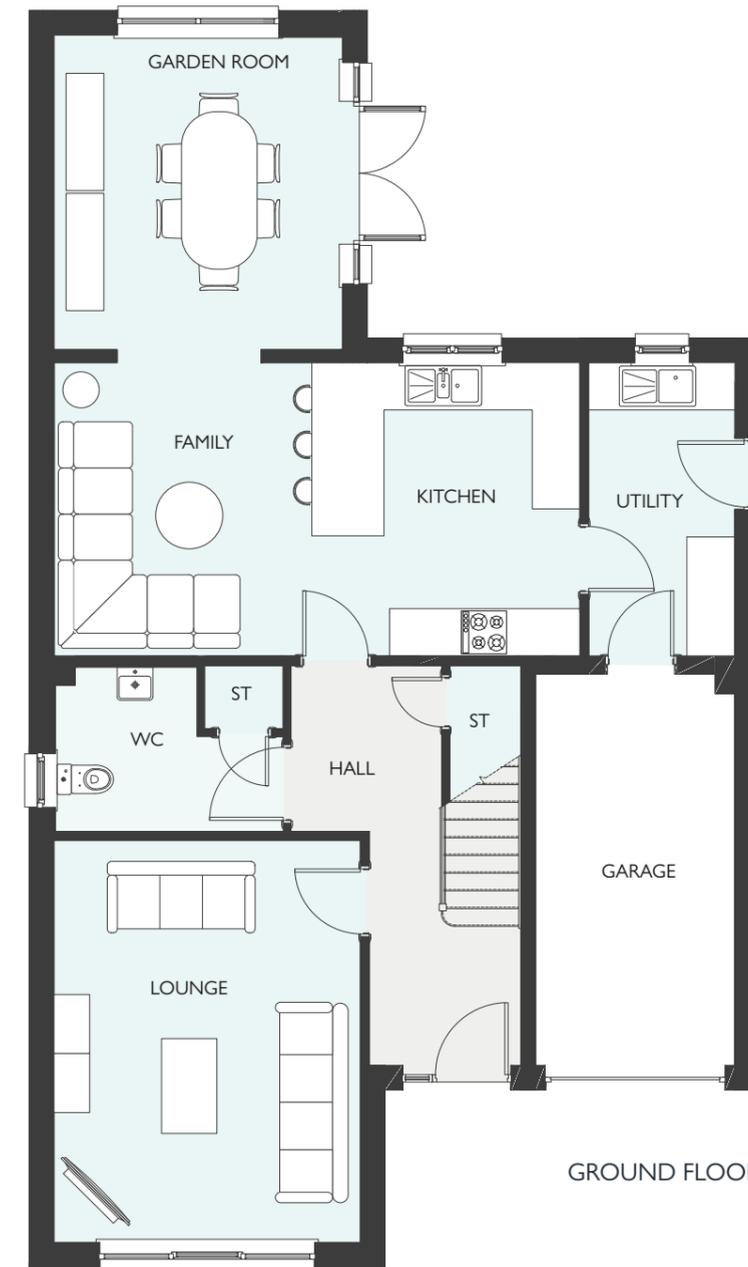
LAWRIE GARDEN ROOM



FIVE BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
1830 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5024 x 3738	16' 6" x 12' 3"
Kitchen	3764 x 3285	12' 4" x 10' 9"
Family	3764 x 3285	12' 4" x 10' 9"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Utility	3764 x 1904	12' 4" x 6' 3"
WC	2827 x 2077	9' 3" x 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4993 x 3483	16' 5" x 11' 3"
En-Suite 1	2406 x 1811	7' 11" x 5' 11"
Bedroom 2	3561 x 3482	11' 8" x 11' 5"
En-Suite 2	2647 x 1579	8' 8" x 5' 2"
Bedroom 3	3610 x 3568	11' 10" x 11' 8"
Bedroom 4	3570 x 2647	11' 9" x 8' 8"
Bedroom 5	2878 x 2335	9' 5" x 7' 8"
Bathroom	3568 x 2001	11' 8" x 6' 7"

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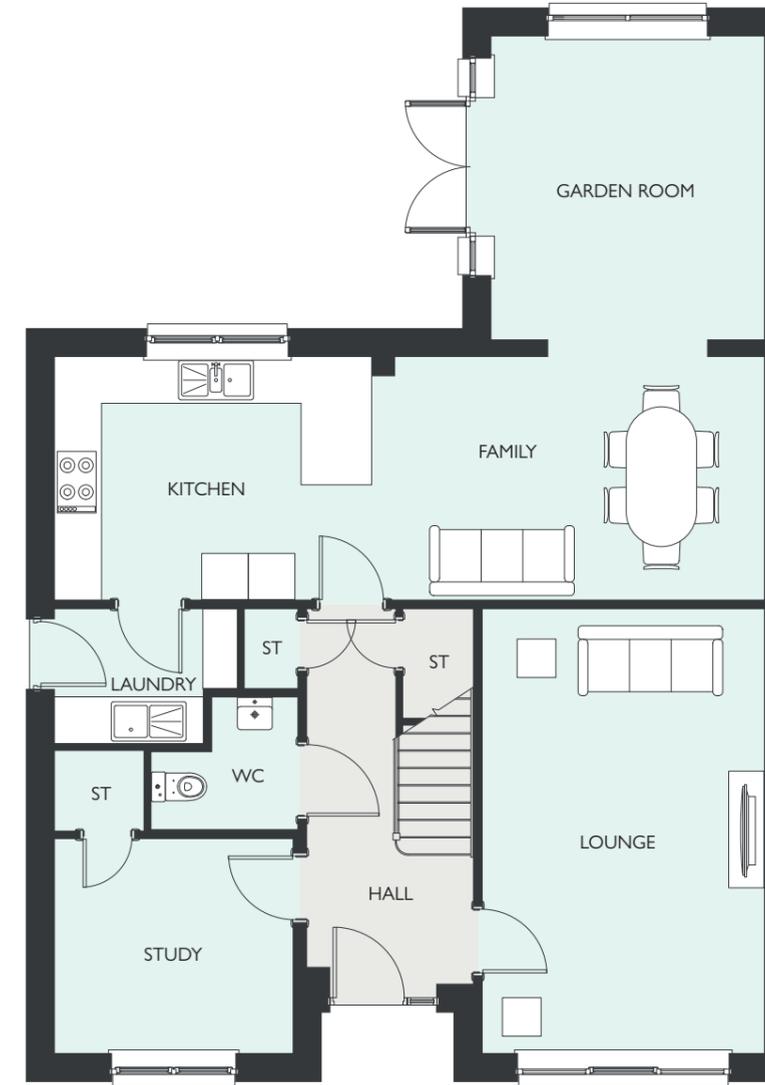


LEONARDO GARDEN ROOM



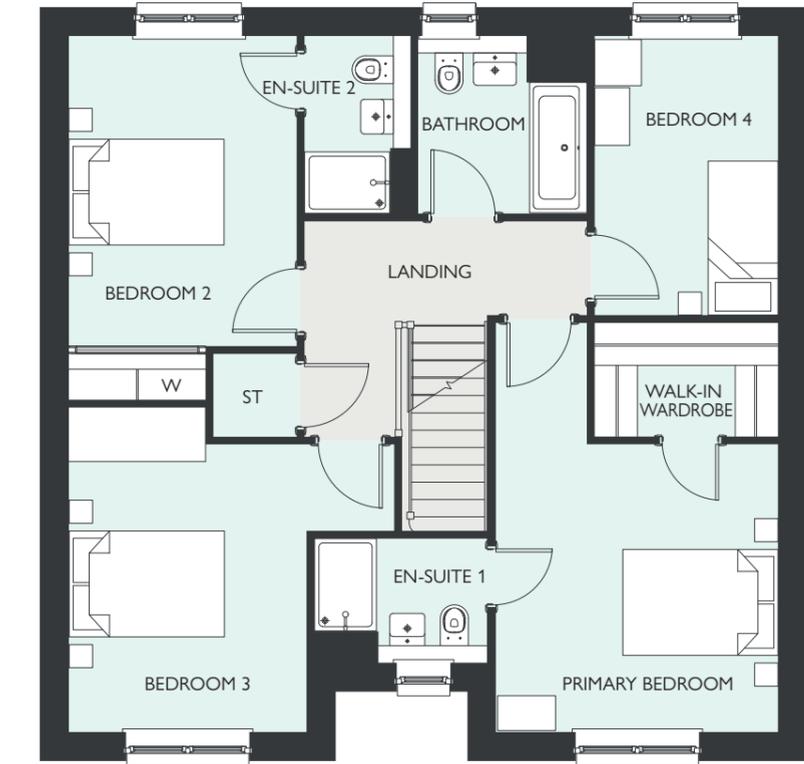
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5761 x 3626	18' 11" x 11' 11"
Kitchen	4083 x 3150	13' 5" x 10' 4"
Dining	5056 x 3150	16' 7" x 10' 4"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Study	3063 x 2777	10' 1" x 9' 1"
Utility	2345 x 1736	7' 8" x 5' 8"
WC	1833 x 1712	6' 2" x 5' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5311 x 3636	17' 5" x 11' 11"
En-Suite 1	2223 x 1611	7' 4" x 5' 3"
Walk-in Wardrobe	2361 x 1474	7' 9" x 4' 10"
Bedroom 2	4721 x 2936	15' 6" x 9' 8"
En-Suite 2	2304 x 1364	7' 7" x 4' 6"
Bedroom 3	4213 x 3063	13' 10" x 10' 1"
Bedroom 4	3624 x 2361	11' 11" x 7' 9"
Bathroom	2304 x 2174	7' 7" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

Plot 23 features additional gable windows



FIRST FLOOR

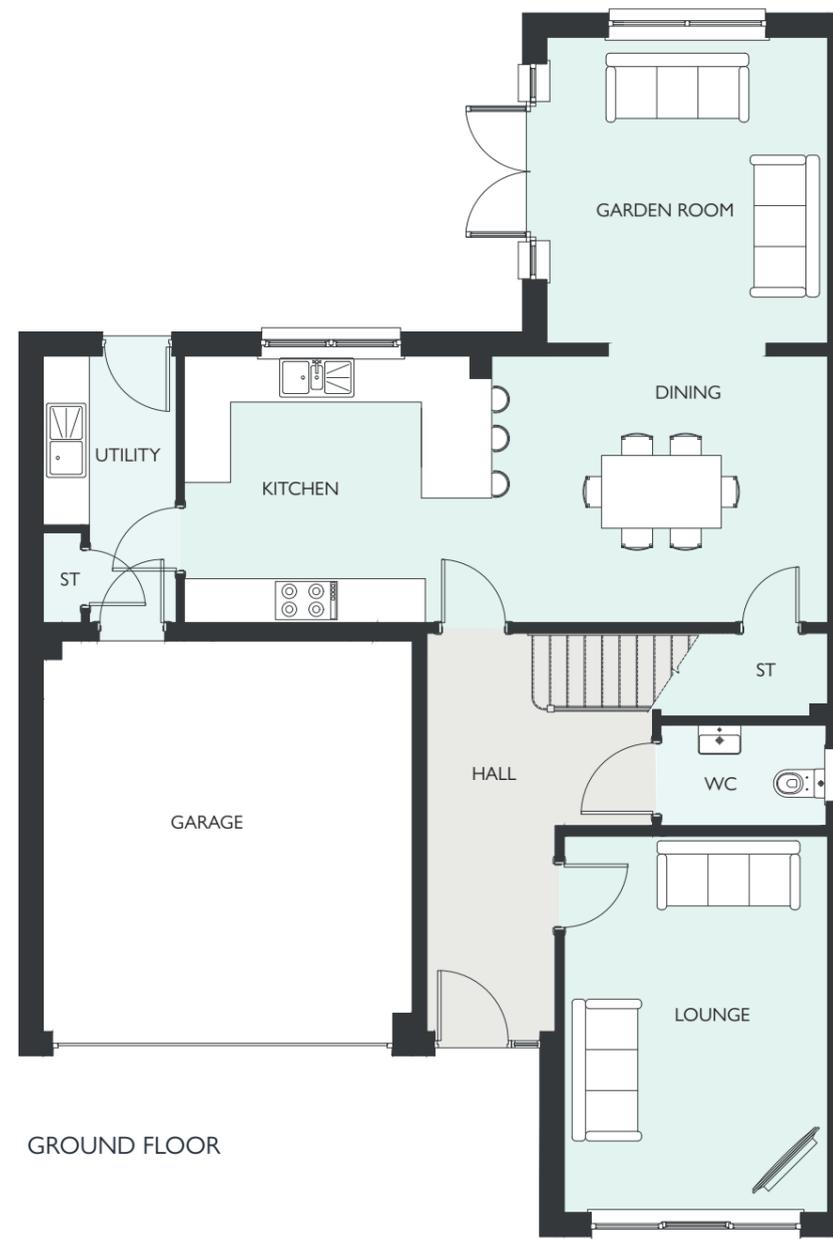
FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
1887 SQUARE FEET

MACKINTOSH GARDEN ROOM



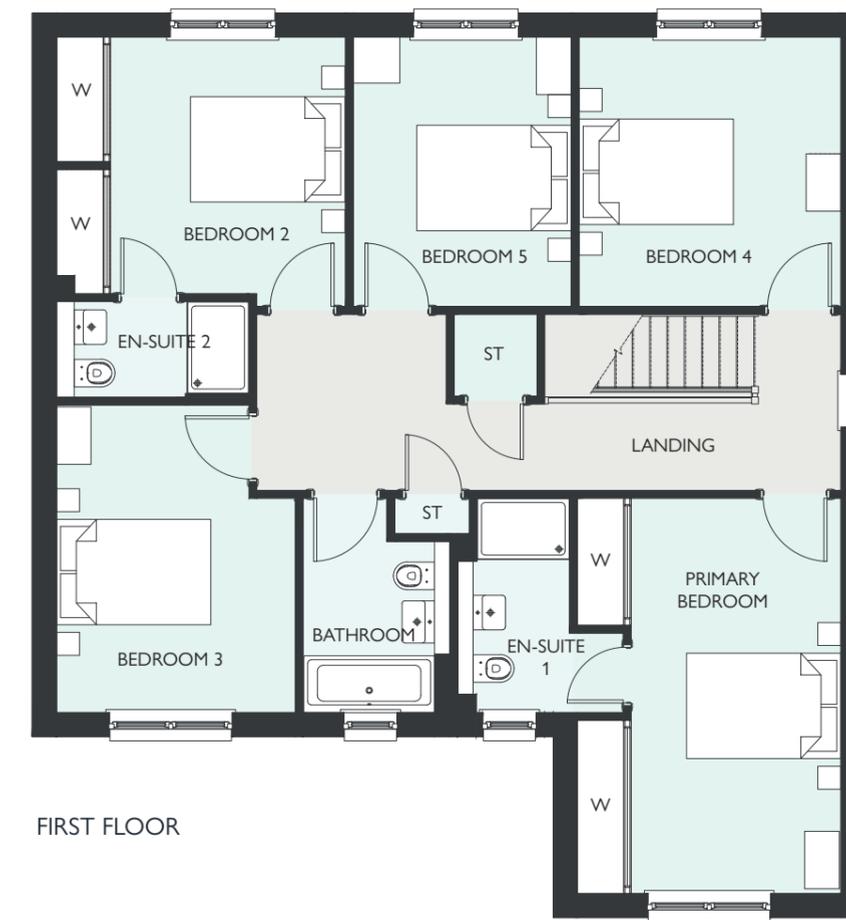
GROUND FLOOR	METRIC	IMPERIAL
Lounge	4851 x 3513	15' 11" x 11' 6"
Kitchen	3983 x 3529	13' 1" x 11' 7"
Dining	4453 x 3529	14' 7" x 11' 7"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Utility	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5098 x 3513	16' 9" x 11' 6"
En-Suite 1	2735 x 2179	9' 0" x 7' 2"
Bedroom 2	3685 x 3398	12' 1" x 11' 2"
En-Suite 2	2482 x 1250	8' 2" x 4' 1"
Bedroom 3	3950 x 3032	13' 0" x 9' 11"
Bedroom 4	3563 x 3555	11' 8" x 11' 8"
Bedroom 5	3563 x 2821	11' 8" x 9' 3"
Bathroom	2735 x 1932	9' 0" x 6' 4"

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GROUND FLOOR

FIVE BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE
2002 SQUARE FEET



FIRST FLOOR

EVERETT GRAND



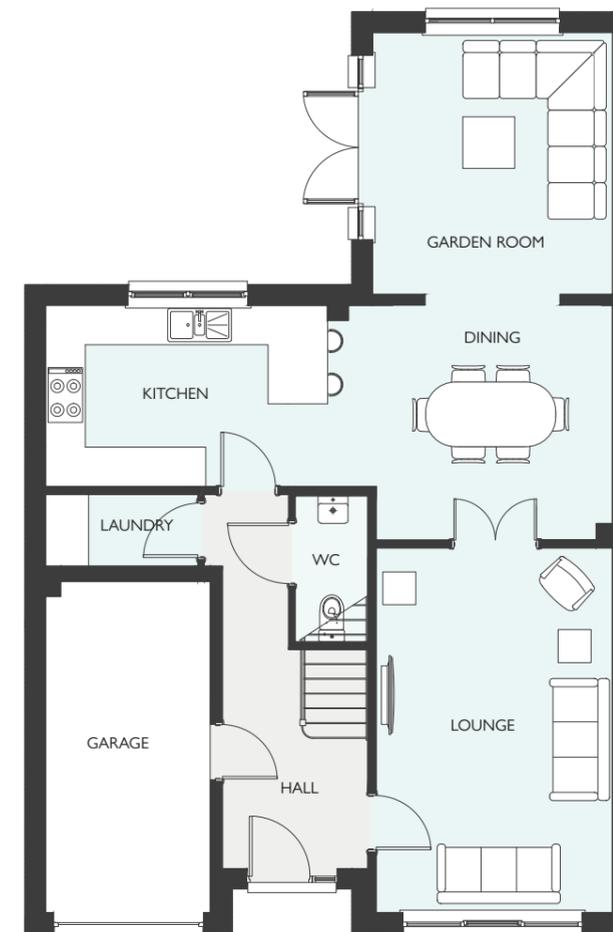
FIVE BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
2139 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5498 x 3513	18' 0" x 11' 6"
Kitchen	4270 x 2812	14' 0" x 9' 3"
Dining	4418 x 3618	14' 6" x 11' 10"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Laundry	2466 x 1069	8' 1" x 3' 6"
WC	2234 x 1100	7' 4" x 3' 7"

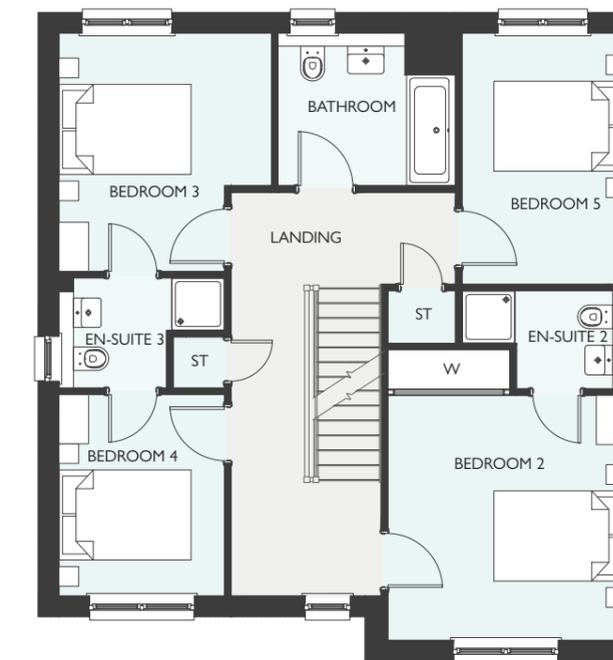
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4368 x 3527	14' 4" x 11' 7"
En-Suite 2	2402 x 1768	7' 11" x 5' 10"
Bedroom 3	3684 x 3364	12' 1" x 11' 0"
En-Suite 3	2668 x 1679	8' 9" x 5' 6"
Bedroom 4	3011 x 2668	9' 11" x 8' 9"
Bedroom 5	3606 x 2402	11' 10" x 7' 11"
Bathroom	2720 x 2329	8' 11" x 7' 8"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5606 x 3635	18' 5" x 11' 11"
En-Suite 1	3527 x 3326	11' 7" x 10' 11"
Dressing Room	3527 x 1924	11' 7" x 6' 4"

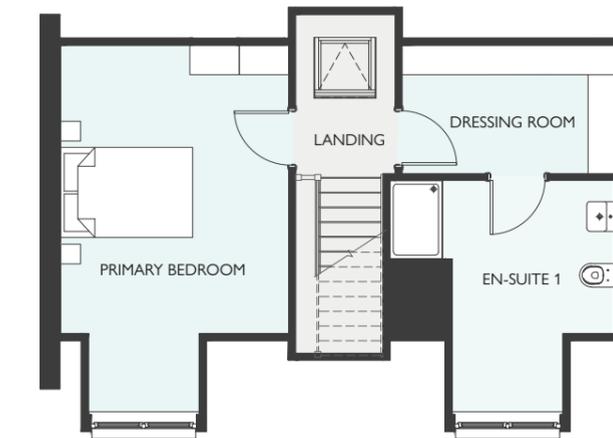
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

MITCHELL GARDEN ROOM

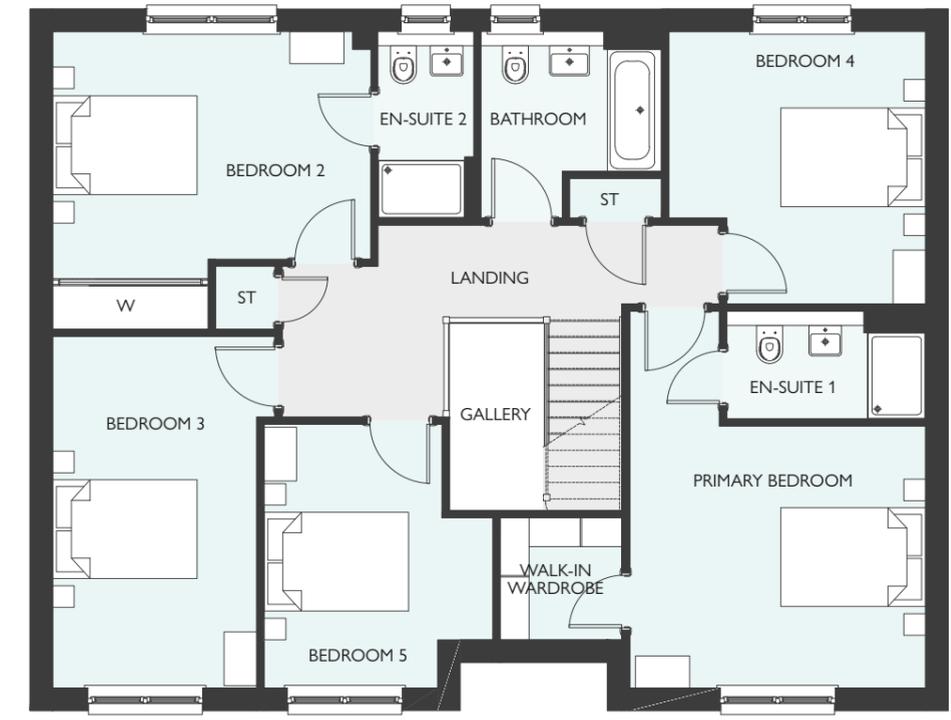


FIVE BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
2166 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5088 x 3963	16' 8" x 13' 0"
Kitchen	3924 x 3663	12' 11" x 12' 0"
Family/Dining	6263 x 3924	20' 7" x 12' 11"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Utility	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5188 x 3973	17' 0" x 13' 0"
En-Suite 1	2686 x 1499	8' 10" x 4' 11"
Walk-in Wardrobe	1733 x 1636	5' 8" x 5' 4"
Bedroom 2	4338 x 4198	14' 3" x 13' 9"
En-Suite 2	2648 x 1324	8' 8" x 4' 4"
Bedroom 3	4838 x 3013	15' 10" x 9' 11"
Bedroom 4	3848 x 3486	12' 8" x 11' 5"
Bedroom 5	3613 x 3167	11' 10" x 10' 5"
Bathroom	2650 x 2499	8' 8" x 8' 2"



GROUND FLOOR



FIRST FLOOR

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LAWRIE GRAND



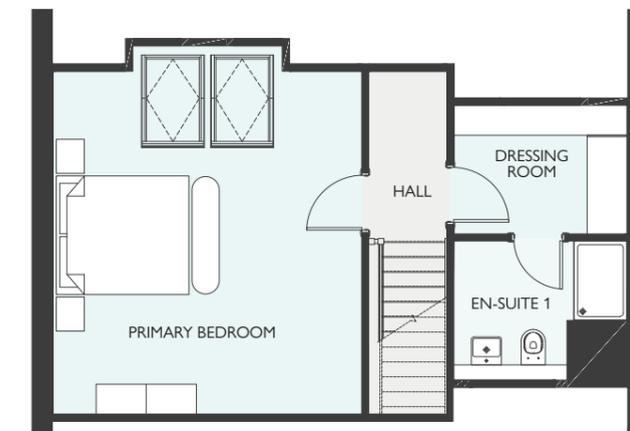
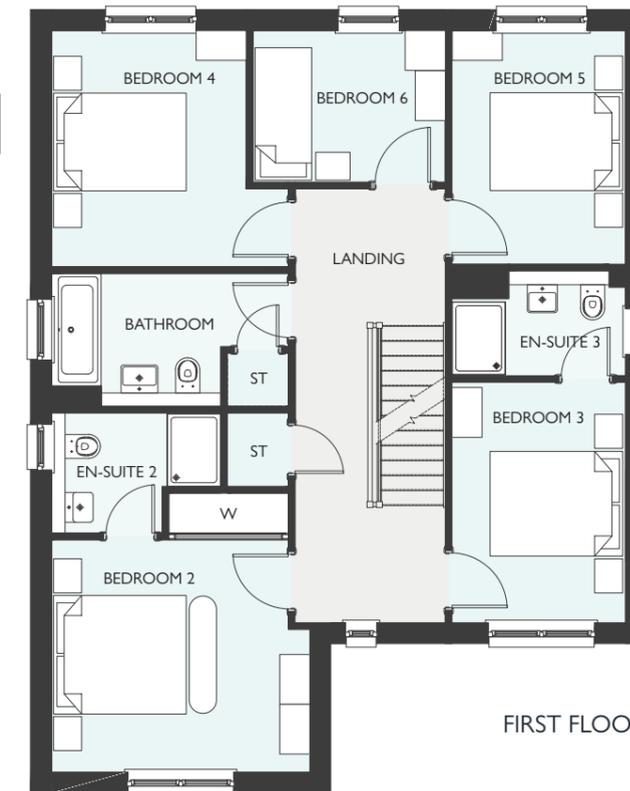
SIX BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
2282 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5024 × 3738	16' 6" × 12' 3"
Kitchen	3764 × 3285	12' 4" × 10' 9"
Family	3764 × 3285	12' 4" × 10' 9"
Garden Room	3933 × 3513	12' 11" × 11' 6"
Utility	3764 × 1904	12' 4" × 6' 3"
WC	2827 × 2077	9' 3" × 6' 10"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	3738 × 4139	12' 3" × 13' 7"
En-Suite 2	2406 × 1811	7' 11" × 5' 11"
Bedroom 3	3561 × 2647	11' 8" × 8' 8"
En-Suite 3	2647 × 1579	8' 8" × 5' 2"
Bedroom 4	3610 × 3568	11' 10" × 11' 8"
Bedroom 5	3570 × 2647	11' 9" × 8' 8"
Bedroom 6	2878 × 2335	9' 5" × 7' 8"
Bathroom	3568 × 2001	11' 8" × 6' 7"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5579 × 4556	18' 4" × 14' 11"
En-Suite 1	2647 × 2058	8' 8" × 6' 9"
Dressing Room	2647 × 2013	8' 8" × 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

MURRAY GARDEN ROOM

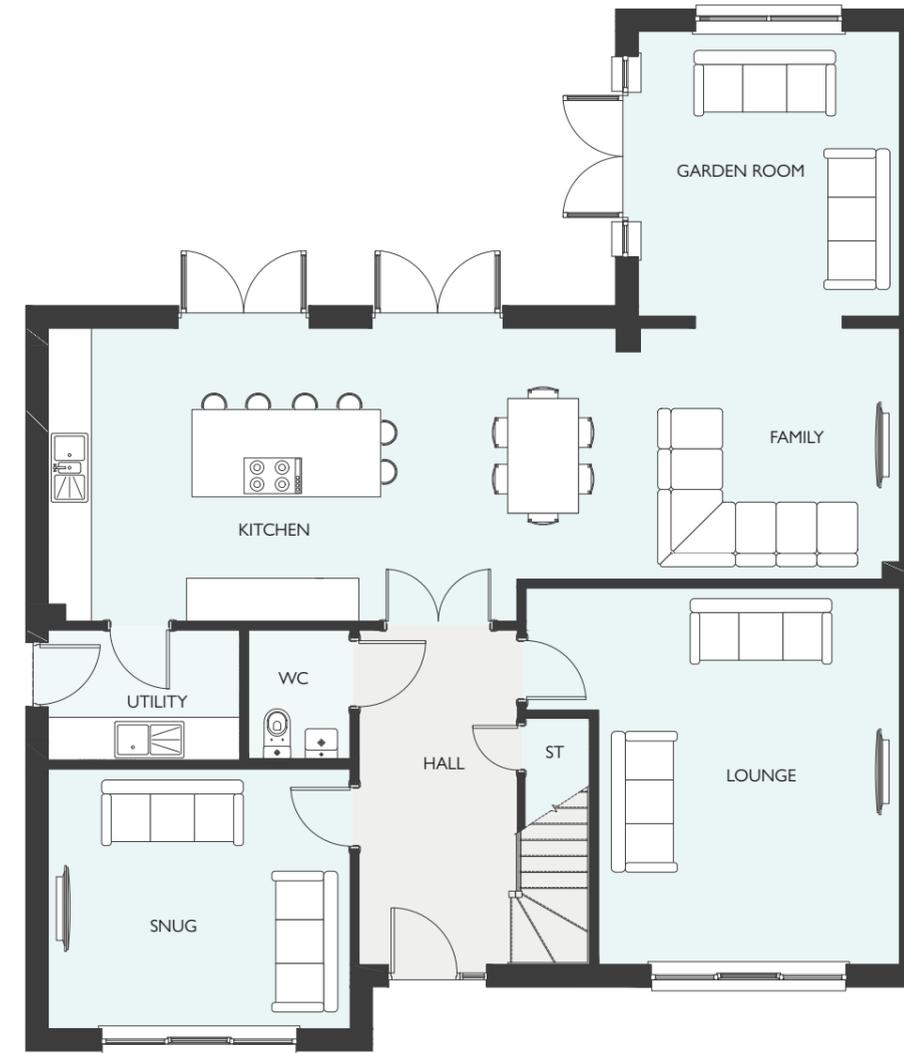


FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
2422 SQUARE FEET

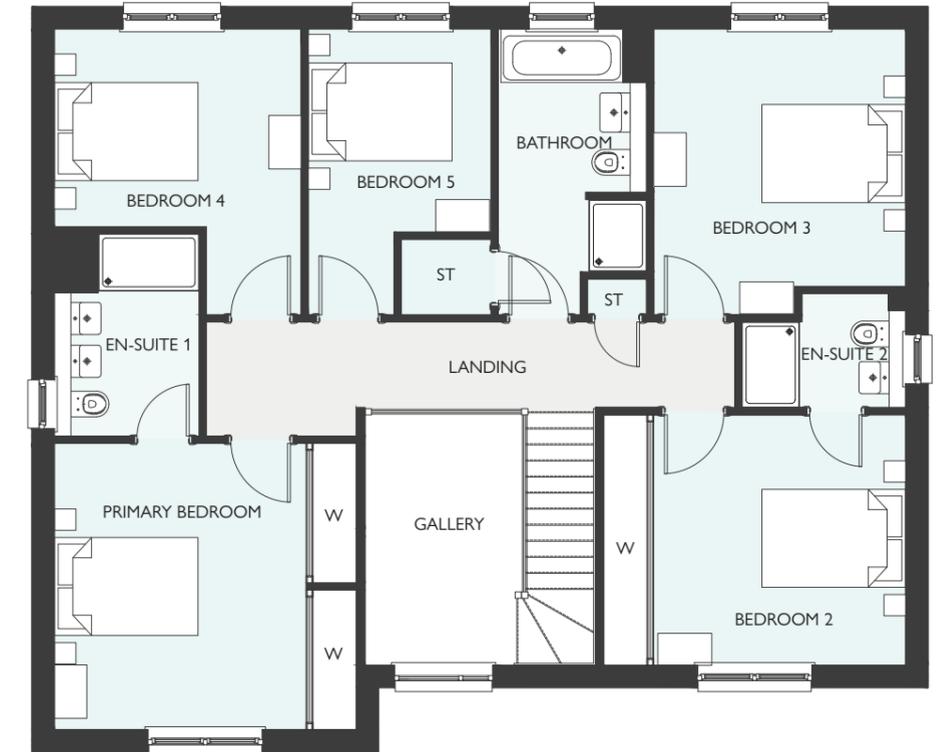
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5444 x 5129	17' 10" x 16' 10"
Snug	4075 x 3581	13' 4" x 11' 9"
Kitchen	4612 x 4046	15' 2" x 13' 3"
Family	7114 x 3456	23' 4" x 11' 4"
Garden Room	3933 x 3513	12' 11" x 11' 6"
Utility	2604 x 1937	8' 7" x 6' 4"
WC	1919 x 1416	6' 4" x 4' 8"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4139 x 4001	13' 7" x 13' 1"
En-Suite 1	2836 x 2015	9' 4" x 6' 7"
Bedroom 2	4139 x 3564	13' 7" x 11' 8"
En-Suite 2	2265 x 1713	7' 5" x 5' 7"
Bedroom 3	4060 x 3491	13' 4" x 11' 5"
Bedroom 4	4060 x 3372	13' 4" x 11' 1"
Bedroom 5	4060 x 2545	13' 4" x 8' 4"
Bathroom	4060 x 2014	13' 4" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE



We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.



COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit: robertsonhomes.co.uk/complaints-procedure/

Using the Robertson Homes complaints procedure does not affect your statutory rights.



WHAT HAPPENS NEXT?

We're more than happy to help at every stage of your home buying journey. From making a reservation to personalising your home, here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please just ask.

HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

We'll release all new plots to the website on a first come, first served basis and will follow up with an email to everyone who's registered their interest.

HOW DO I RESERVE A HOME?

Before you can reserve a Robertson home, make an appointment with our sales team to go over any important information and confirm you're in a position to conclude missives within 42 days from the day you make a reservation (this includes a 14-day cooling off period). With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

Our dedicated sales team can guide you through the reservation paperwork and process fee. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

CAN I RESERVE A HOME BEFORE LAUNCH?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot, with a potential opt-in to secure an Early Bird reservation (please see heading Early Birds). If you register your interest online and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered. You can also confirm your interest with our Sales Executive.

CAN YOU HELP ME SELL MY CURRENT HOME?

Please speak to your sales team and they will happily discuss any potential assisted move schemes that may be available. Please note these would be plot and development specific.

WHAT IS AN EARLY BIRD RESERVATION?

An Early Bird Reservation allows you to pre-reserve your home before the price and date of entry have been released. It's only available on specific plots and developments, so your Sales Executive can advise you if your chosen plot or development qualifies.

If you qualify and meet our criteria, we'll ask you to pay a £150 deposit to secure your preferred home and have first option to buy when it's released for sale. This deposit is fully refundable should you decide not to proceed to full reservation once the property is released for sale.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press April 2025.



ROBERTSON HOMES

SHAWFAIR

COCKLEROW GARDENS, DALKEITH EH22 1RY

CALL 0333 321 4892 SALES.SHAWFAIR@ROBERTSON.CO.UK ROBERTSONHOMES.CO.UK/SHAWFAIR

HEAD OFFICE: ROBERTSON HOMES, BREMNER HOUSE, CASTLE BUSINESS PARK STIRLING FK9 4TZ