

Barnton Park Wood

Edinburgh



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Computer generated image of The Willow, plot 7



Japanese Gardens at Laurieston Castle

Mactaggart & Mickel Homes is a family business with a tradition of excellence stretching back over ninety years

Perfectly situated in one of Edinburgh's most affluent and desirable suburbs, **Barnton Park Wood** is private, exclusive and offers a superb standard of living.

The city of Edinburgh has many beautiful areas, and Barnton Park Wood is perfectly positioned in one of the city's finest locations.

Barnton Park Wood Edinburgh



Set within an existing wooded area, and comprising of just eight properties, Barnton Park Wood offers a choice of three, four and five bedroom detached family homes.

New house designs have been created especially for this development.

The Elm is one of a kind. This unique and spacious 3 bedroom detached villa, is set over two storeys, and has a great open plan kitchen dining room with double doors to the outside space.

The Rowan – a stunning 4 bedroom detached villa – is set over three storeys, and has a fantastic gallery on the middle floor.

The Elm and The Rowan both have integrated single garages.

The Willow has 5 bedrooms, with a generous and well planned layout, making this a fabulous family home. This villa also includes an integrated double garage.

The modern and contemporary exteriors complement the flexible living spaces within – with features such as open plan room and some with galleries – while skylights and dormer windows ensure maximum use of light and space.





Exceptional amenities
and quality of life!



Barnton Park Wood is close to the woodlands of Laurieston Castle and Davidson's Mains park with an abundance of birds and wildlife. Located just four miles from Edinburgh city centre, and offering quick and easy access to the City bypass and Edinburgh airport. Or why not take in the breezes from the Firth of Forth at nearby Cramond with its harbour, traditional streets and beach. You can even walk out to Cramond Island when the tide is out!

Leisure and recreational opportunities are plentiful, and within the vicinity you will find clubs and associations for almost every conceivable interest.

Outdoor enthusiasts are particularly well served with walking, cycling and sports opportunities and too many golf courses to mention.

Of course, Edinburgh has a great reputation for its schools. The surrounding area has a fine choice of independent and state schools.

Then there is shopping! What could be better? With an excellent choice of local shops in Davidson's Mains – perfect for everyday requirements, and a coffee and chat with friends – as well as the chance for some serious retail therapy in the city centre at Harvey Nicks to name but one!



An ideal location



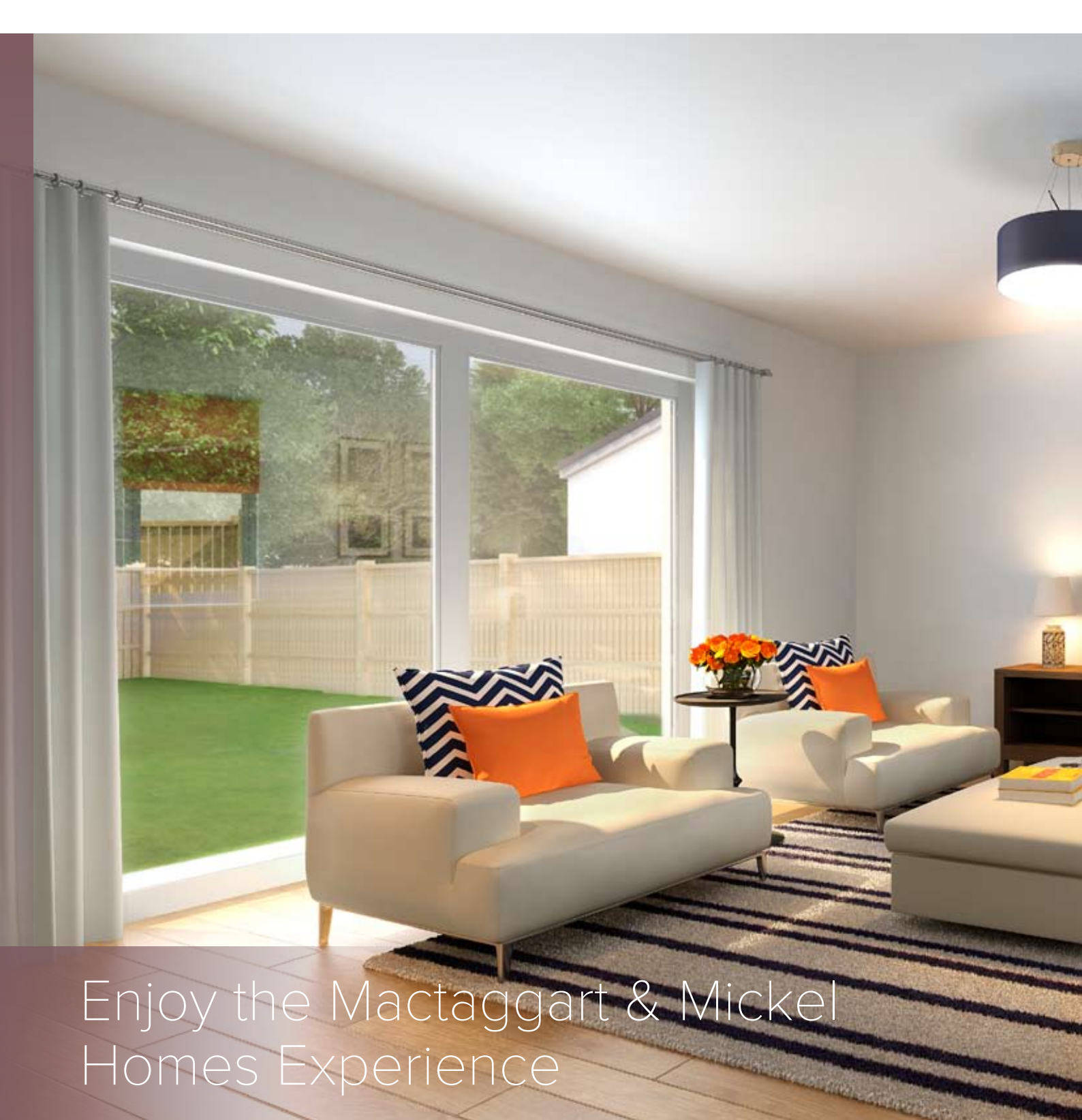
Nearby Edinburgh Zoo



- private and secluded yet only 4 miles from the city centre
- nestling between all the shops and facilities in Davidson's Mains, and the traditional harbour charm of Cramond Village
- excellent choice of independent and state schools
- fine leisure facilities including golf courses in the surrounding area
- easy access to the shopping and cultural highlights of the city centre.



Stroll along the beach or walk over the causeway to Cramond Island



Enjoy the Mactaggart & Mickel Homes Experience

Buying a new home is one of the most important decisions you will ever make – we'd like to tell you what makes **Mactaggart & Mickel Homes** stand out from the crowd. **LOCATION** We build new communities and homes in premier locations across Edinburgh, Midlothian, Glasgow, Ayrshire and the Clyde coast. **FAMILY** We are a family business with over 90 years of experience, with family values at our core. **AWARDS** Our company, our practices, our homes and our employees have won countless awards over the years for service, quality, Health & Safety, design and



Computer generated image of The Willow living room

sustainability. **REPUTATION** We have many customers who go on to buy their second and even third Mactaggart & Mickel home and often several generations of a family have bought from us. **CONTACT** Your dedicated Sales Consultant will be your One Point of Contact throughout your home buying process from pre-reservation up to two years after you move in. **GUARANTEED** We strive to offer our purchasers guaranteed entry dates so that your move-in day will go as smoothly as possible.





Computer generated image of The Rowan Kitchen / dining

Barnton Park Wood

Development Plan



A select choice of just eight homes,
offering 3, 4 and 5 bedrooms, in three new styles.

Development Plan shows indicative plot layouts only. Clients should refer to their Title Plan for individual plots (your solicitor will advise).



The Elm

3 bedroom detached villa
over 2 storeys with integrated
single garage



The Rowan

4 bedroom detached villa
over 3 storeys with integrated
single garage



The Willow

5 bedroom detached villa
over 2 storeys with integrated
double garage



Please see **The Elm living room** on page 6

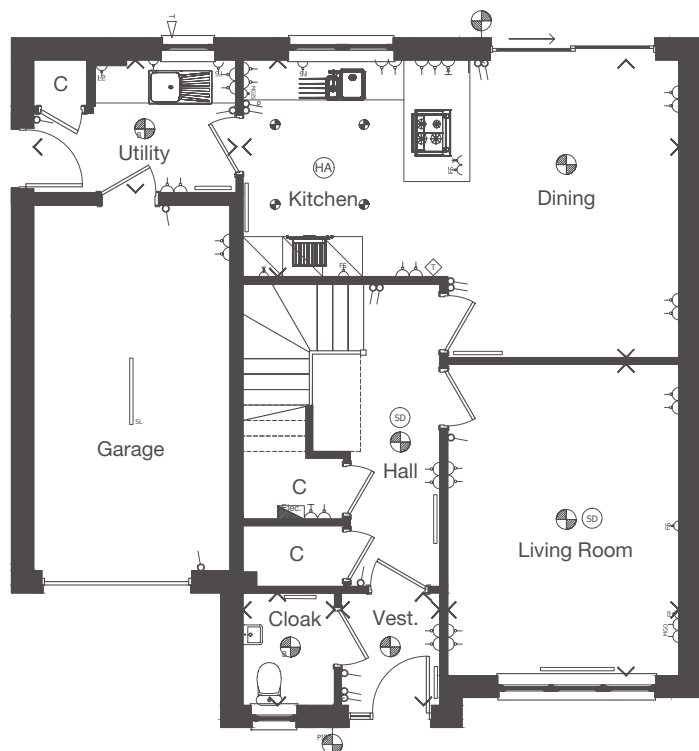


The external and internal computer generated images above are representations of this specific house type at Barnton Park Wood. Some internal images contain upgrades to fixtures, fittings and appliances and these may not be included in the sale price. Please ask your Sales Consultant for the full details of the specification and pricing.

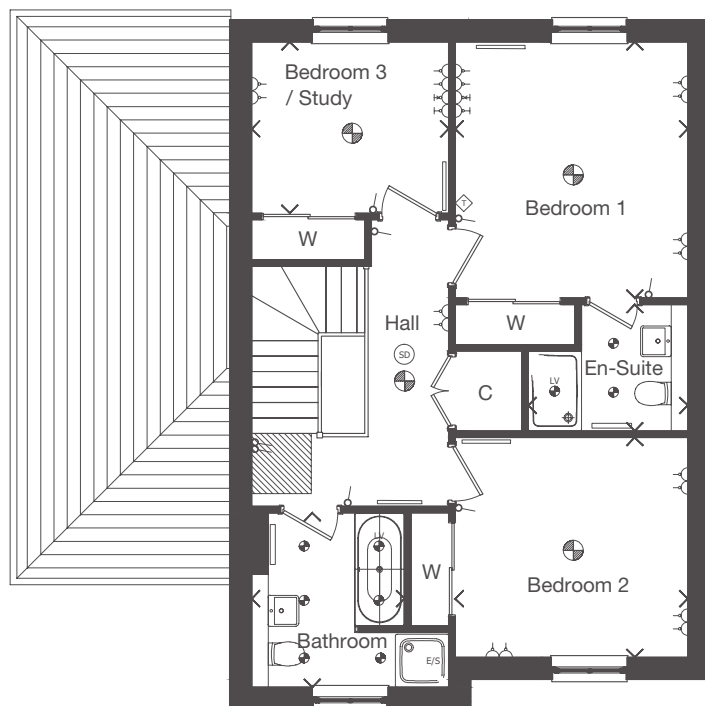
THE ELM 3 bedroom detached villa over 2 storeys with integrated single garage

Plot 8

Dimensions taken at the position of the arrows.



GROUND FLOOR	mm	feet, inches
Living Room	3481 x 4686	11'5" x 15'4"
Kitchen/Dining	6565 x 4479	21'6" x 14'8"
Utility	3050 x 1996	10'0" x 6'7"
Cloak	1380 x 1692	4'6" x 5'7"
Vestibule	1485 x 1692	4'10" x 5'7"



FIRST FLOOR	mm	feet, inches
Bedroom 1	3500 x 3855	11'6" x 12'8"
En-Suite	2400 x 1900	7'10" x 6'3"
Bedroom 2	3500 x 3310	11'6" x 10'10"
Bedroom 3	2965 x 2577	9'9" x 8'5"
Bathroom	2300 x 2625	7'7" x 8'7"

- | | | | | | |
|-------------------------------|---|--------------------|---------------------|------------------|------------------|
| ● Doorbell | ⊙ Light | ⚡ Light switch | ⬛ Consumer board | ⬡ Thermostat | ⊙ Smoke detector |
| ⚡ Double 13 amp socket outlet | ⚡ Telephone socket | ⚡ TV aerial socket | ⚡ Boiler | LV Light Vent | — Radiator |
| ⚡ Single 13 amp socket outlet | ⚡ Fused spur 13amp appliance connection | ⚡ External tap | ⚡ Multi Gang Outlet | ⊙ External light | |



Please see **The Rowan kitchen** on page 10, **en-suite** on page 22, and **living room** on page 23



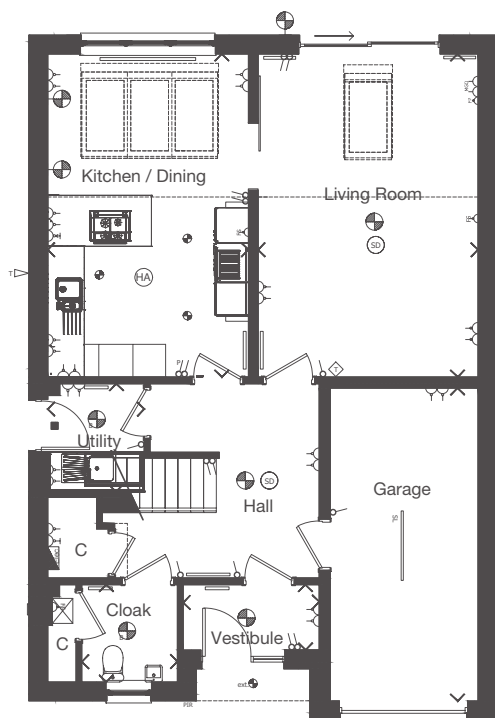
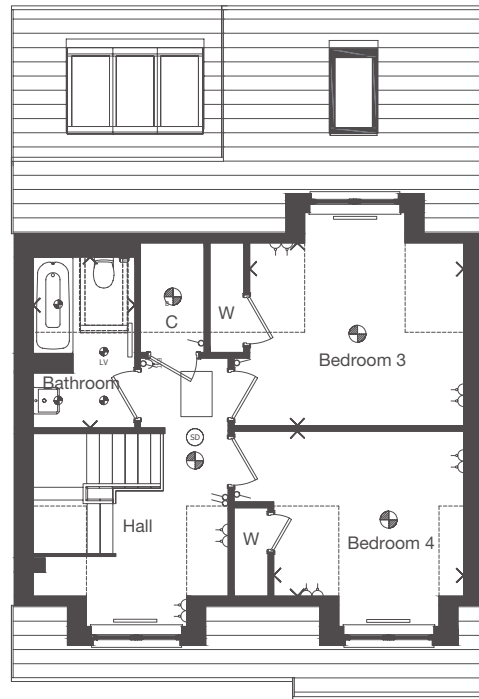
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THE ROWAN 4 bedroom detached villa over 3 storeys with integrated single garage

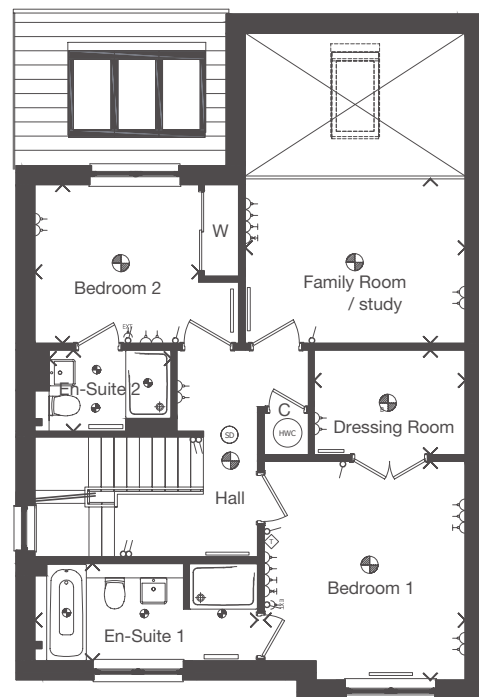
Plots 1, 2, 4, 5 and 6

Refer to page 15 for key to floor plan symbols. Dimensions taken at the position of the arrows.

SECOND FLOOR	mm	feet, inches
Bedroom 3	3776 x 3218	12'5" x 10'7"
Bedroom 4	3341 x 2906	11'0" x 9'6"
Bathroom	1792 x 3010	5'11" x 9'11"



GROUND FLOOR	mm	feet, inches
Living Room	3873 x 5690	12'8" x 18'8"
Kitchen / Dining	3535 x 5690	11'7" x 18'8"
Utility	1700 x 1900	5'7" x 6'3"
Cloak	1685 x 1714	5'6" x 5'7"
Vestibule	2398 x 1151	7'10" x 3'9"



FIRST FLOOR	mm	feet, inches
Bedroom 1	3540 x 3851	11'7" x 12'8"
En-Suite 1	3919 x 1713	12'10" x 5'7"
Dressing Room	2661 x 1842	8'9" x 6'1"
Bedroom 2	2885 x 2793	9'6" x 9'2"
En-Suite 2	2400 x 1430	7'10" x 4'8"
Family Room/Study	3873 x 2895	12'8" x 9'6"



Please see **The Willow living room** on pages 8 and 9

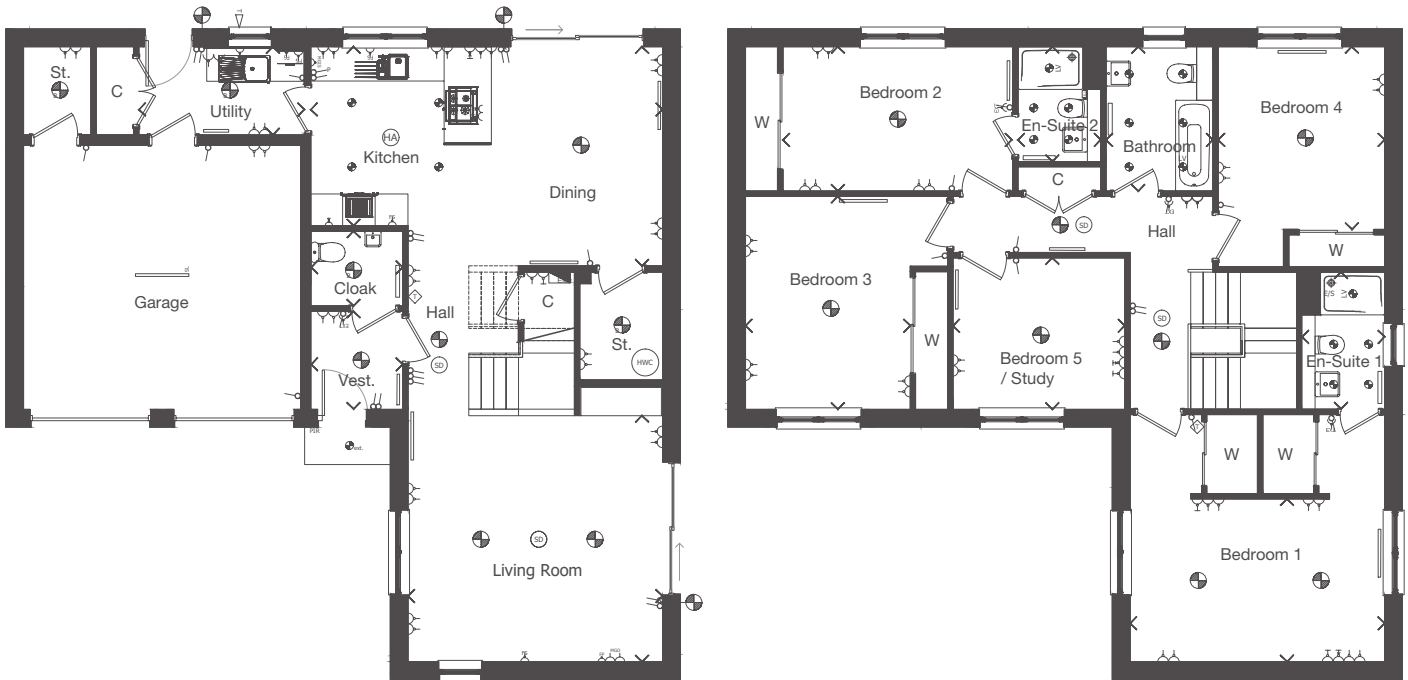


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THE WILLOW 5 bedroom detached villa over 2 storeys with integrated double garage

Plots 3 and 7

Refer to page 15 for key to floor plan symbols. Dimensions taken at the position of the arrows.



GROUND FLOOR	mm	feet, inches
Living Room	4765 x 4609	15'8" x 15'1"
Kitchen/Dining	6585 x 4103	21'7" x 13'6"
Utility	3099 x 1650	10'2" x 5'5"
Cloak	1720 x 1400	5'8" x 4'7"
Vestibule	1720 x 1838	5'8" x 6'0"

FIRST FLOOR	mm	feet, inches
Bedroom 1	4765 x 3047	15'8" x 10'0"
En-Suite 1	1550 x 2425	5'1" x 7'11"
Bedroom 2	4300 x 2704	14'1" x 8'10"
En-Suite 2	1550 x 2150	5'1" x 7'1"
Bedroom 3	3084 x 3986	10'1" x 13'1"
Bedroom 4	3115 x 3423	10'3" x 11'3"
Bedroom 5 / Study	3216 x 2836	10'7" x 9'4"
Bathroom	2000 x 2704	6'7" x 8'10"

Specification

Mactaggart & Mickel Homes has maintained a commitment to quality in design, construction and ‘crafting’ homes for over 90 years. Where some may cut corners, we overlook nothing and attend to every detail because, as an award-winning family business, we take pride in the homes we build.



The Elm

3 bedroom detached villa
over 2 storeys with integrated
single garage



The Rowan

4 bedroom detached villa
over 3 storeys with integrated
single garage



The Willow

5 bedroom detached villa
over 2 storeys with integrated
double garage

While we strive to deliver the specification listed above there may be occasions when change is necessary. You have our assurance that we will only use specification of an equivalent standard in appearance and value.

GENERAL

White double electrical sockets and light switches throughout as per house layouts	•	•	•
Light points to ceilings and downlights in kitchen, bathroom and en-suites as per house layouts. Low energy light bulbs to all lighting points	•	•	•
White radiators in rooms as per house type layouts and white heated towel rails in bathrooms and en-suites	•	•	•
White emulsion to flat ceilings and walls and white gloss paint to all woodwork	•	•	•
Vicaima Dekordor oak finish foil wrapped flush finish and glazed internal doors; your sales consultant can advise which rooms have glazed doors	•	•	•
Oak veneer flush finish internal sliding door between lounge and dining kitchen	•	•	•
Grey exterior and white interior PVCu tilt & turn windows, all with restrictors, locking handles to ground floor and non-locking handles (push button) to 1st floor	•	•	•
Low level LED stair lighting to illuminate treads	•	•	•
Stair - parana pine stringers, treads and risers, southern yellow pine, square ballusters, square newels with flat caps.	•	•	•
Hard-wired security alarm system with keypad at front door and four remote fobs. Dual Tec sensor in garage included	•	•	•

VESTIBULE

Front door - grey external and white internal, glazed door with chrome handles, letter plate and security chain	•	•	•
Door bell push, transformer and chimes	•	•	•
Smoke detector to ceiling (mains with battery back-up)	•	•	•

CUPBOARD(S)

Consumer unit	•	•	•
Bt Point (Master)	•	•	•

CLOAKROOM

Laufen free-standing sanitaryware in white- close-coupled WC suite, wall mounted basin with chrome Hansgrohe mixer tap	•	•	•
Chrome toilet roll holder	•	•	•
Mirror above wash hand basin	•	•	•
Porcelanosa tiled splashback above basin	•	•	•
Ceiling extract fan	•	•	•
Batten holder light fitting	•	•	•
Wall mounted gas fired condensing boiler	•	•	•
Carbon Monoxide Detector	•	•	•

LOUNGE

Multi gang outlet plate with two double sockets, BT, TV and unwired SKY outlet	•	•	•
Fireplace isolator and fused spur	•	•	•
Smoke detector to ceiling (mains with battery back-up).	•	•	•
Batten holder light fitting	•	•	•

KITCHEN/KITCHEN & BREAKFAST

High quality units and Silestone worktops, with upstands to worktops in accordance with kitchen layout drawings	•	•	•
Soft closers to applicable kitchen units	•	•	•
Under unit LED mood lighting	•	•	•
Under-counter mounted stainless steel 1 1/2 bowl single drainer with mixer tap	•	•	•
Siemens 5-zone induction hob	•	•	•
Siemens ceiling-mounted extract hood above hob	•	•	•
Seimens integrated electric single oven and combi microwave in tall unit	•	•	•
Siemens integrated fridge freezer	•	•	•
Siemens integrated dishwasher	•	•	•
Wall lights	•	•	•
Carbon Monoxide detector	•	•	•
TV Point.	•	•	•
Multigang switch plate.	•	•	•

UTILITY ROOM

Laminate worktops, with upstands to worktops in accordance with kitchen layout drawings.	•	•	•
Soft Closers to applicable units	•	•	•
Batten holder light fitting.	•	•	•
Stainless steel single bowl & drainer sink with mixer tap	•	•	•
Extract fan	•	•	•
Wall mounted gas fired condensing combination boiler	•	•	•
Wall mounted gas fired condensing boiler	•	•	•
Carbon Monoxide detector	•	•	•

CUPBOARD(S)

Consumer unit	•	•	•
Bt Point (Master)	•	•	•

STORE

Indirect unvented cylinder	•	•	•
Lighting	•	•	•
Softwood slatted shelf	•	•	•

Hand-crafted homes for generations



LANDING

Smoke detector to ceiling (mains with battery back-up)	•	•	•
Loft access hatch	•	•	•

MASTER BEDROOM

Sliding wardrobe doors with coloured glass panel, white shelf and chrome rail	•	•	•
Dressing room with white shelf, chrome rail and extractor fan	•	•	•
White single TV socket, BT point and room thermostat	•	•	•

BEDROOMS 2-4/STUDY

Sliding wardrobe doors with coloured glass panel, white shelf and chrome rail, in some bedrooms, see house type layouts	•	•	•
White single TV socket and BT point in some bedrooms, see house type layouts	•	•	•

FAMILY ROOM/STUDY

White single TV socket and BT point	•	•	•
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CUPBOARD

Softwood slatted shelf	•	•	•
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BATHROOM

Laufen wall-hung pan and basin with chrome Hansgrohe mixer tap	•	•	•
Bath with Hansgrohe thermostatic bath-shower mixer and round slimline handset	•	•	•
Double ended bath with Hansgrohe thermostatic bath-shower mixer and round slimline handset	•	•	•
Thermostatic shower	•	•	•
Porcelanosa ceramic wall tiles in accordance with standard drawings	•	•	•
Extractor fan with integral downlight	•	•	•
Chrome toilet roll holder	•	•	•
Mirror above wash hand basin	•	•	•

EN-SUITE 1 (MASTER)

Laufen wall-hung pan and basin with chrome Hansgrohe mixer tap	•	•	•
Vanity unit below basin	•	•	•
Double ended bath with Hansgrohe thermostatic bath-shower mixer and slimline handset	•	•	•
Thermostatic shower	•	•	•
Heated towel warmer in white	•	•	•
Chrome toilet roll holder	•	•	•
Porcelanosa wall tiles in accordance with standard drawings	•	•	•
Extractor fan with integral downlight	•	•	•
Mirror with glass shelf above wash hand basin	•	•	•

EN-SUITE 2 (GUEST)

Laufen wall-hung pan with soft close seat/cover and basin with chrome Hansgrohe mixer tap	•	•	•
Thermostatic shower	•	•	•
Chrome toilet roll holder	•	•	•
Porcelanosa wall tiles in accordance with standard drawings	•	•	•
Extractor fan with integral downlight	•	•	•
Mirror above wash hand basin	•	•	•

ATTIC/LOFT

Aerial	•	•	•
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INTEGRAL GARAGE

Retractable grey door	•	•	•
Access fire door as internal doors	•	•	•
Double electrical socket	•	•	•
Light fitting and switch	•	•	•

EXTERNALS

For details on the external envelope of the building, please refer the site layout and house type elevations.	•	•	•
External light fitting to front door and rear elevation	•	•	•
External light to side elevation	•	•	•
Water tap	•	•	•
Black PVCu gutters and downpipes	•	•	•
White PVCu barge, fascia and soffit board for reduced maintenance	•	•	•
Front garden is turfed. Rear garden rotated and seeded with a patio	•	•	•



A few home truths about **Mactaggart & Mickel Homes**
We've been building superior homes since 1925



Computer generated image of The Rowan en-suite



Computer generated image of The Elm kitchen dining

We employ architects who combine vision with practicality. **We only build quality homes – it's a matter of pride.** We employ a dedicated, knowledgeable and courteous sales force. **We extend our after sales customer care for up to two years.** We're proud that we have many 2nd and 3rd generation purchasers. **We strive to offer guaranteed entry dates so that your move-in day will go as smoothly as possible.** We win awards for our people, our homes, our developments and our practices.



Commitment to Customer Service - every member of our sales team have earned this accreditation.



Computer generated image of The Rowan living room. Some elements of the specification of the gallery baluster will vary to what is shown in this image.

Over 90 years of housebuilding success

From 1925 to 2015 Mactaggart & Mickel have been building their reputation of expertise and craftsmanship – and handcrafting homes ever since.

90
YEARS OF
HOMEBUILDING
1925 – 2015

1925

John Logie Baird makes the first television transmission. Mactaggart & Mickel is incorporated on 28th February and starts work on new homes in Kings Park, Glasgow.

1930s

The helicopter is invented. VW Beetle first produced. Monopoly launched and Amelia Earhart becomes the first woman to fly solo across the Atlantic. Mactaggart & Mickel grow, quickly launching sites across Central Scotland, and creating a stir by building a house in 10 days and a show home in Glasgow Central Station,

1950s

DNA is discovered, the EEC is established. Lego launches and after the lull through the War years, Mactaggart & Mickel re-emerge with sites from Largs to Dollar, Helensburgh to Edinburgh.

1960s

The Beatles, The Stones, the first Bond movie and Muhammed Ali. Neil Armstrong becomes the first man on the moon – and Derek Mickel joins the company. Mactaggart & Mickel continue developing a range of prestigious developments in Ayrshire and across the Central Belt.

1970s

A Motorola executive makes the first mobile phone call, Microsoft founded and Sony introduce the Walkman. Bruce Mickel joins Mactaggart & Mickel and building continues at Hillpark in Edinburgh.

The Broom Estate, 1936.



Kings Park, Glasgow 1925.



The 'Kh' house type, Hillpark 1955.



Fleet of vehicles in 1968.



The Mickel family potrait 1917.



The Mickel family during the Second World War.

1980s

First PC is introduced by IBM, Berlin Wall comes down - and first British mobile phone call is made by Ernie Wise. Mactaggart & Mickel continue to thrive with a range of new sites and take part in the Glasgow Garden Festival, building the 'Broom' Milk Bar, and Ed Monaghan, current CEO, joins the company as an apprentice.

1990s

Launch of the world wide web. Channel Tunnel opens, eBay is founded, the Euro launched. Mactaggart & Mickel continues to be part of Glasgow's development with a key role in Homes for the Future at Glasgow Green.

2000s

YouTube is founded on Valentine's Day, first Harry Potter movie is released in cinemas, Facebook is launched, Twitter, and iPhone too. Barack Obama becomes President of USA. Mactaggart & Mickel diversify with Group at the head, Andrew Mickel joins and Mactaggart & Mickel are part of the City Legacy consortium appointed to build and jointly sell the 2014 Commonwealth Games Athletes' Village.

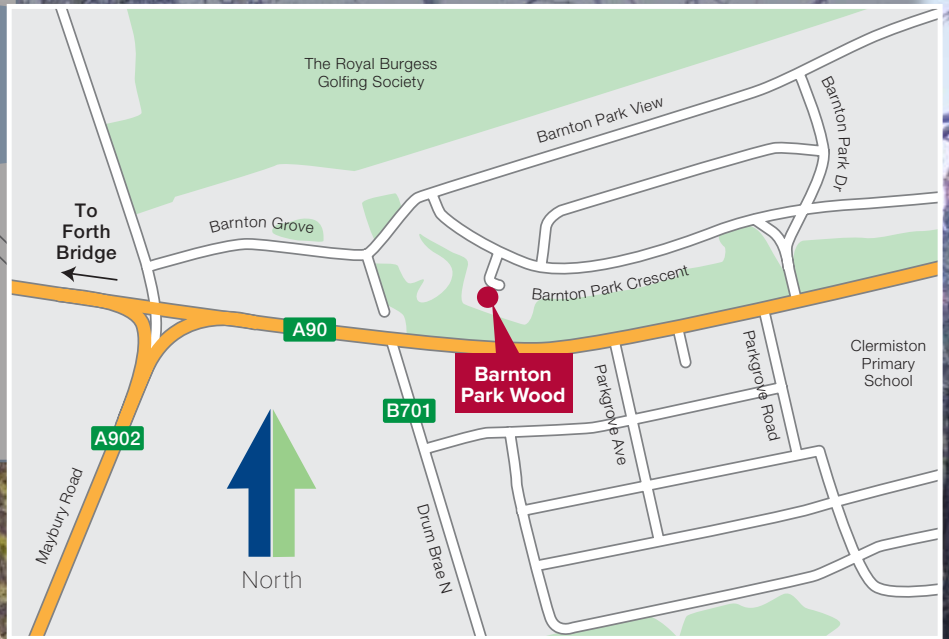
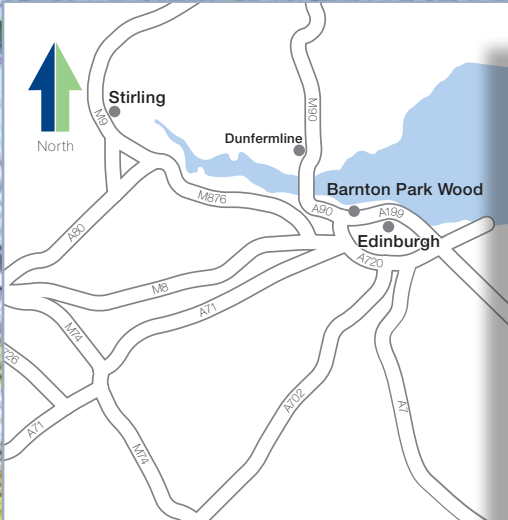
2010s

London hosts the Olympic Games, Spain win the World Cup, Hunger Games movie is released, Gangnam style becomes a global phenomenon and the Commonwealth Games comes to Glasgow. Mactaggart & Mickel achieve 5 star customer rating – City Legacy Homes is a great success with Timber Systems building the framework and Contracts delivering the homes at The Village.



Glasgow 2014 Commonwealth Games Athletes' Village development

Sat Nav: EH4 6EW



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Edinburgh

If you are travelling from afar, why not give us a call before you set off so that we can set aside time for you to avoid a wasted journey.

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www.macmic.co.uk

Hand-crafted homes for generations

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The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. All dimensions taken from widest point. Mactaggart & Mickel Homes reserve the right to alter prices, specifications and equipment as necessary

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