

Gospatrick Grange, Dunbar



A selection of two, three and four bedroom family homes in the coastal town of Dunbar in East Lothian.

Gospatrick Grange, Dunbar

Conveniently situated at the north-western edge of Dunbar, Taylor Wimpey's Gospatrick Grange development features an impressive choice of two and three bedroom terrace and semi detached homes, as well as three and four bedroom detached family homes.

Dunbar itself benefits from a good transport infrastructure with the A1 offering a convenient main route both north to Edinburgh and south to Berwick-upon-Tweed. The town also boasts a station on the main Aberdeen to London East Coast rail route which ensures a fast and easy commute to Edinburgh, as well as superb service to towns and cities in the south, including Newcastle, York and of course London. A good bus network offers a great way to get round the local area.

Dunbar is a well-established and desirable coastal town in East Lothian with plenty to keep you busy. Dunbar High Street offers a good selection of local shops and amenities, and a good mix of primary and secondary education makes this a popular location for families.

For the outdoor enthusiast John Muir Country Park is just a short distance away and is home to a diverse collection of plant and animal life, as well as impressive walks and spectacular views of the Isle of May and the Bass Rock. Dunbar's two pretty harbours are home to pleasure craft and small fishing boats, whilst the local sandy beaches are unspoilt and tranquil.

It's a great place to call home.



The Adam
2 bedroom homes
Plots: 11, 12, 13,
14, 15, 16 & 17

The Craig
3 bedroom homes
Plots: 4, 10, 18, 19, 87 & 95

The Grahame
4 bedroom homes
Plots: 1, 81, 88, 90 & 92

The Andrew
2 bedroom homes
Plots: 20, 21, 26, 31, 35, 36, 37,
98, 99, 100, 101 & 102

The Hume
4 bedroom homes
Plots: 85

The MacIntosh
4 bedroom homes
Plots: 7 & 83

The Balfour
3 bedroom homes
Plots: 22, 23, 24, 25, 27, 32,
33, 34, 38, 39, 40, 97 & 103

The Doyle
4 bedroom homes
Plots: 2, 6, 8, 28, 93 & 96

The Monro
4 bedroom homes
Plots: 30, 84 & 104

The Fleming
4 bedroom homes
Plots: 3, 5, 9, 29, 82, 86,
89, 91 & 94

The Adam



Key features

- French doors from lounge/dining room leading to rear garden
- Storage area off kitchen
- Family bathroom
- Guest cloakroom with WC

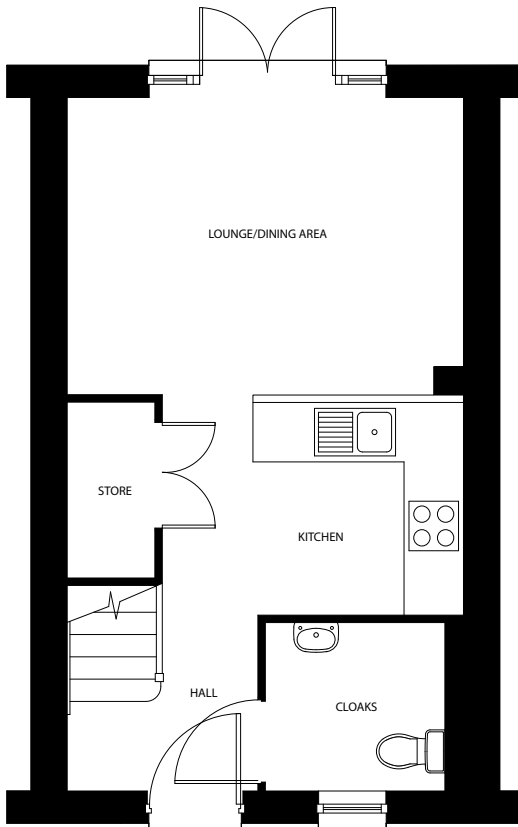
2 bedroom home

The image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The image shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

The Adam

Ground Floor

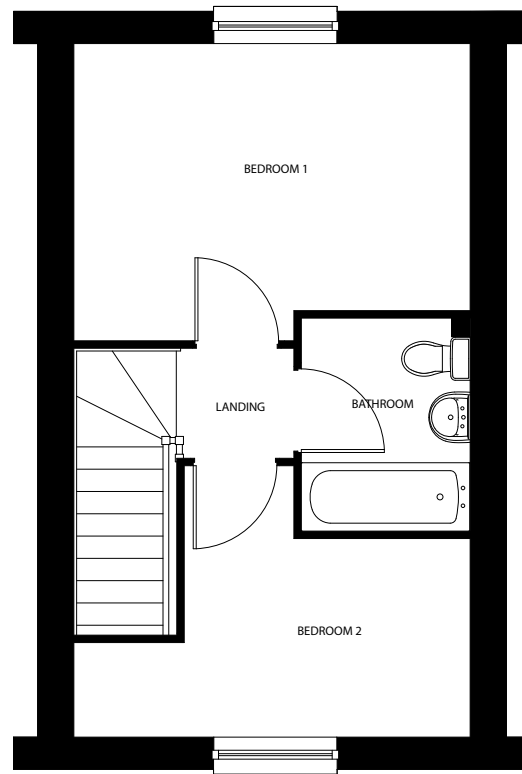
Kitchen	2.13m x 2.23m (7'0" x 7'4")
Lounge/Dining Room	4.00m x 3.00m (13'1" x 9'10")
Cloaks	1.81m x 1.70m (5'11" x 5'7")



Ground Floor

First Floor

Bedroom 1 (max.)	4.00m x 3.00m (13'1" x 9'10")
Bedroom 2 (max.)	4.00m x 2.04m (13'1" x 6'7")
Bathroom (over bath)	1.70m x 2.15m (5'7" x 7'1")



First Floor

The Andrew



Key features

- French doors from lounge/dining room leading to rear garden
- Storage area off kitchen and lounge/dining room
- Family bathroom
- Guest cloakroom with WC

2 bedroom home

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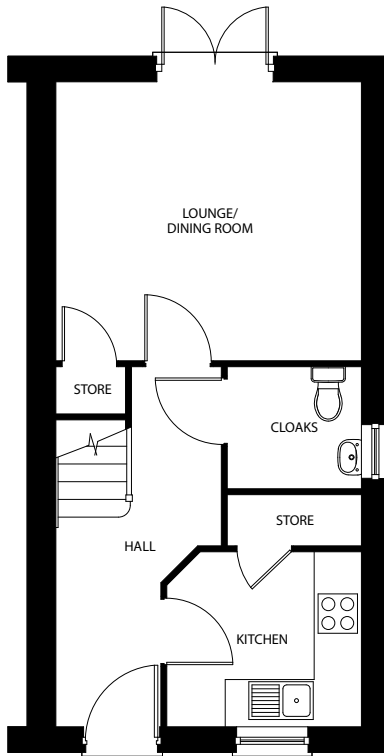
The Andrew

Ground Floor

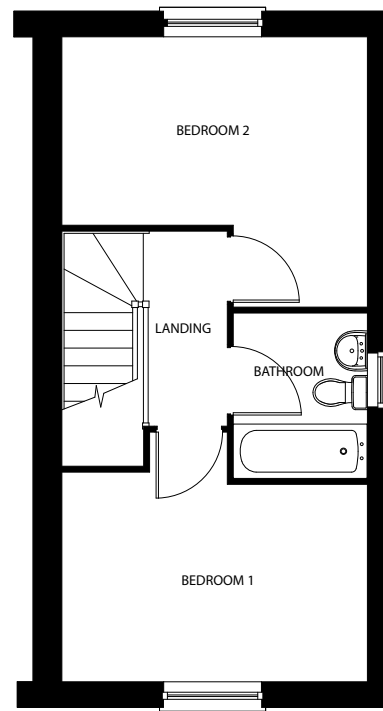
Kitchen	2.47m x 2.21 (8'1" x 7'3")
Lounge/Dining Room	3.88m x 3.54m (12'9" x 11'7")
Cloaks	1.70m x 1.55m (5'7" x 5'1")

First Floor

Bedroom 1	3.88m x 2.51m (12'9" x 8'3")
Bedroom 2 (max.)	3.88m x 3.43m (12'9" x 11'3")
Bathroom (over bath)	1.70m x 2.10m (5'7" x 6'11")



Ground Floor



First Floor

The Balfour



Key features

- French doors from lounge/dining room leading to rear garden
- Storage area off entrance hallway and lounge/dining room
- Family bathroom
- Guest cloakroom with WC

3 bedroom home

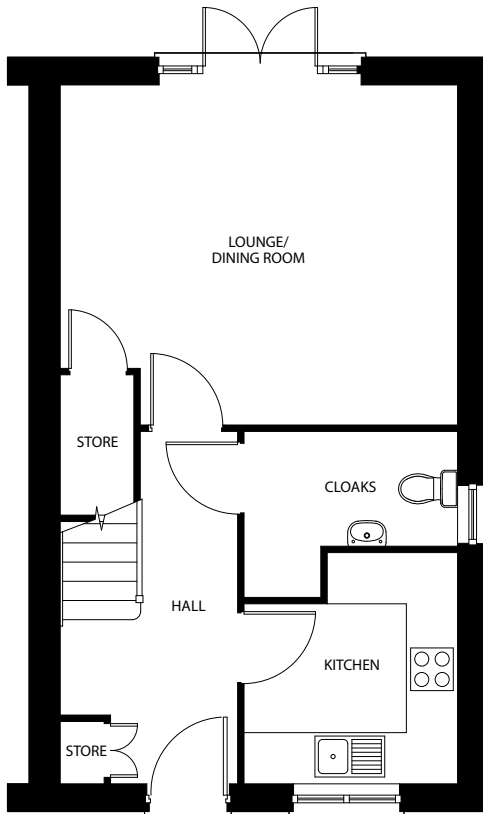
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The Balfour

Ground Floor

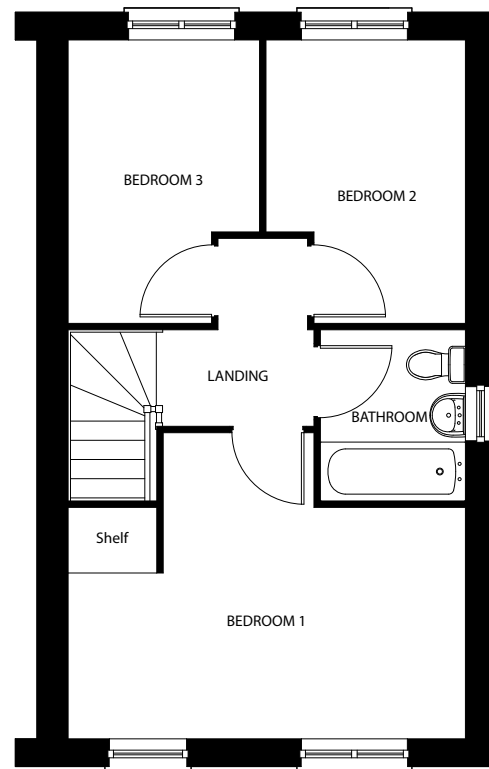
Kitchen (max.)	2.50m x 2.71m (8'3" x 8'11")
Lounge/Dining Room	4.66m x 3.99m (15'3" x 13'1")
Cloaks (max.)	2.50m x 1.95m (8'3" x 6'6")



Ground Floor

First Floor

Bedroom 1 (max.)	4.66m x 3.59m (15'3" x 11'9")
Bedroom 2	2.34m x 3.32m (7'8" x 10'11")
Bedroom 3	2.24m x 3.32m (7'4" x 10'11")
Bathroom (over bath)	1.70m x 2.01m (5'7" x 6'7")



First Floor

The Craig



Key features

- Detached garage
- French doors from lounge leading to rear garden
- Master bedroom with ensuite
- Storage area off entrance hallway
- Family bathroom
- Guest cloakroom with WC

3 bedroom home

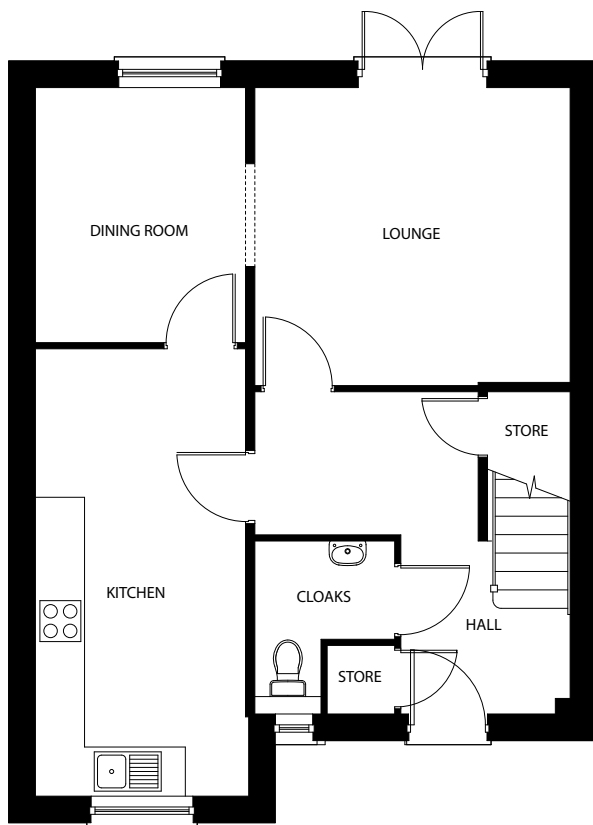
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The Craig

Ground Floor

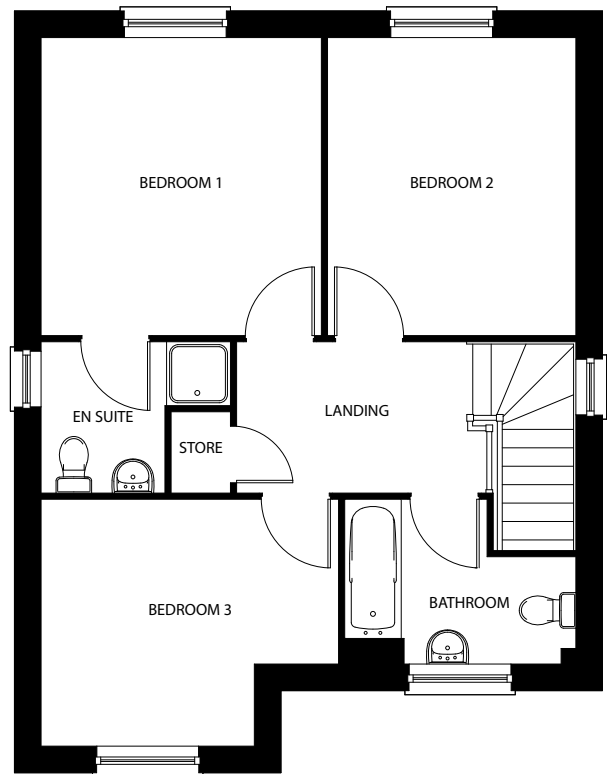
Kitchen	2.57m x 5.46m (8'5" x 17'11")
Lounge	3.85m x 3.60m (12'8" x 11'9")
Dining Room	2.57m x 3.11m (8'5" x 10'3")
Cloaks (max.)	1.70m x 2.11m (5'7" x 6'11")



Ground Floor

First Floor

Bedroom 1	3.42m x 3.64m (11'3" x 11'11")
Bedroom 2	3.03m x 3.64m (9'11" x 11'11")
Bedroom 3 (max.)	3.63m x 3.02m (11'11" x 9'11")
Bathroom (over bath)	2.82m x 2.01m (9'3" x 6'7")
Ensuite (over shower)	2.31m x 1.85m (7'7" x 6'1")



First Floor

The Doyle



Key features

- Detached garage
- Separate lounge and dining room
- French doors from lounge leading to rear garden
- Master bedroom with ensuite
- Family bathroom
- Separate study
- Guest cloakroom with WC

4 bedroom home

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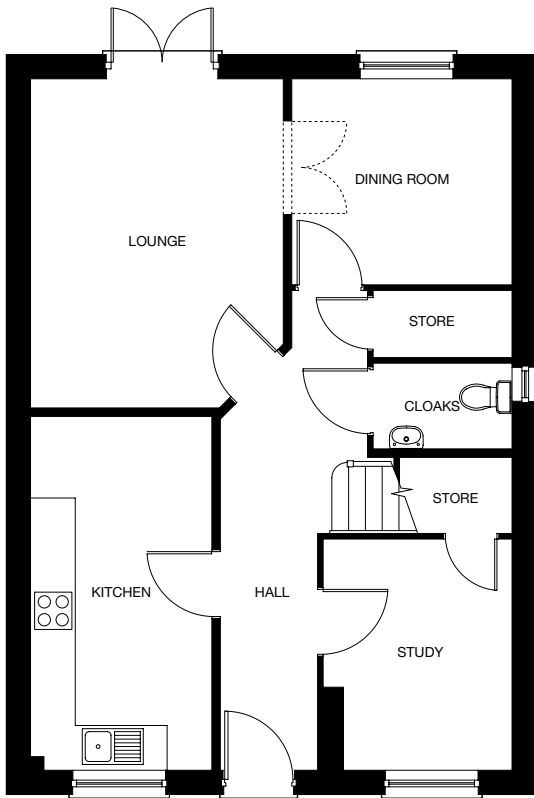
The Doyle

Ground Floor

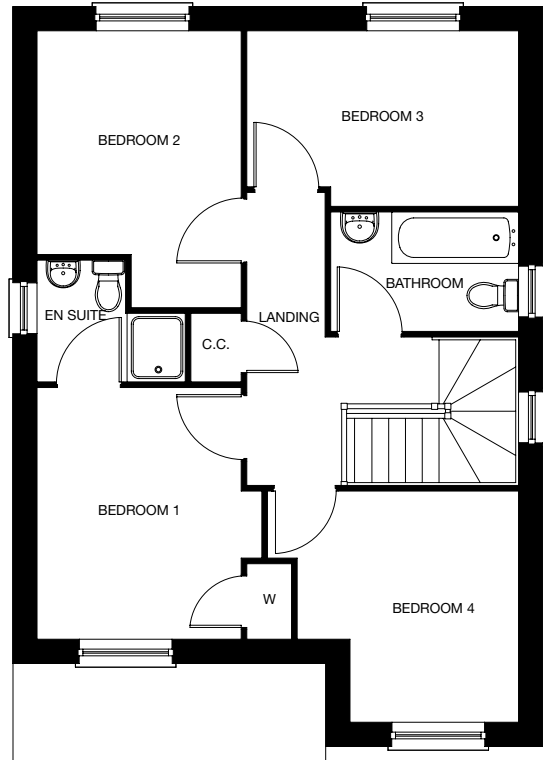
Kitchen	2.43m x 4.74m (8'0" x 15'6")
Lounge	3.39m x 4.41m (11'1" x 14'6")
Dining Room	2.95m x 2.76m (9'8" x 9'1")
Cloaks	1.86m x 1.15m (6'1" x 3'9")
Study	2.53m x 3.10m (8'4" x 10'2")

First Floor

Bedroom 1 (max.)	2.74m x 3.39m (9'0" x 11'2")
Bedroom 2 (max.)	2.74m x 3.71m (9'0" x 12'2")
Bedroom 3	3.64m x 2.35m (11'11" x 7'9")
Bedroom 4 (max.)	2.97m x 3.10m (9'9" x 10'2")
Bathroom	2.52m x 1.60m (8'3" x 5'3")
Ensuite (over shower)	1.99m x 1.63m (6'6" x 5'4")



Ground Floor



First Floor



Key features

- Detached garage
- Separate lounge and dining room
- French doors leading from lounge to rear garden
- Breakfasting kitchen
- Master bedroom with ensuite
- Entrance hall with cloakroom
- Family bathroom
- Study/family room

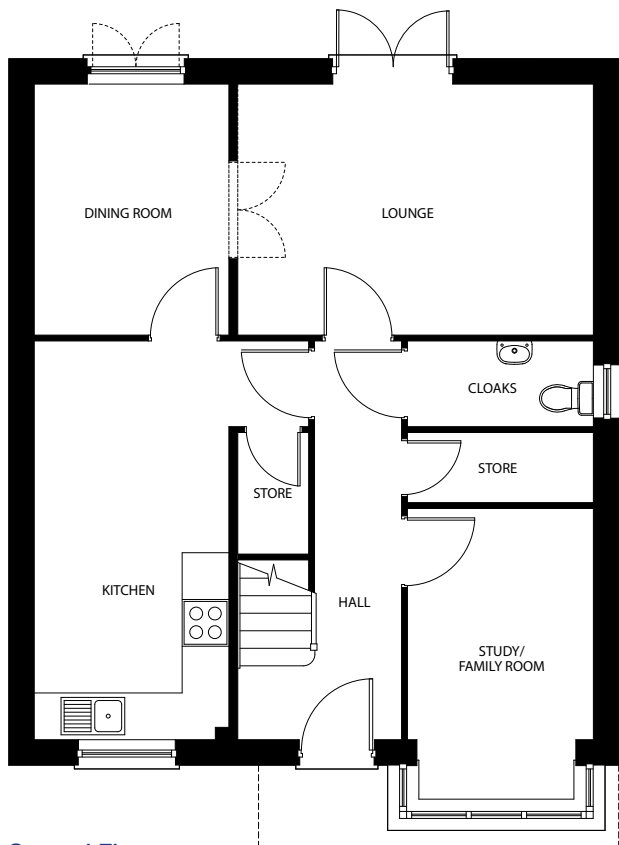
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4 bedroom home

The Fleming

Ground Floor

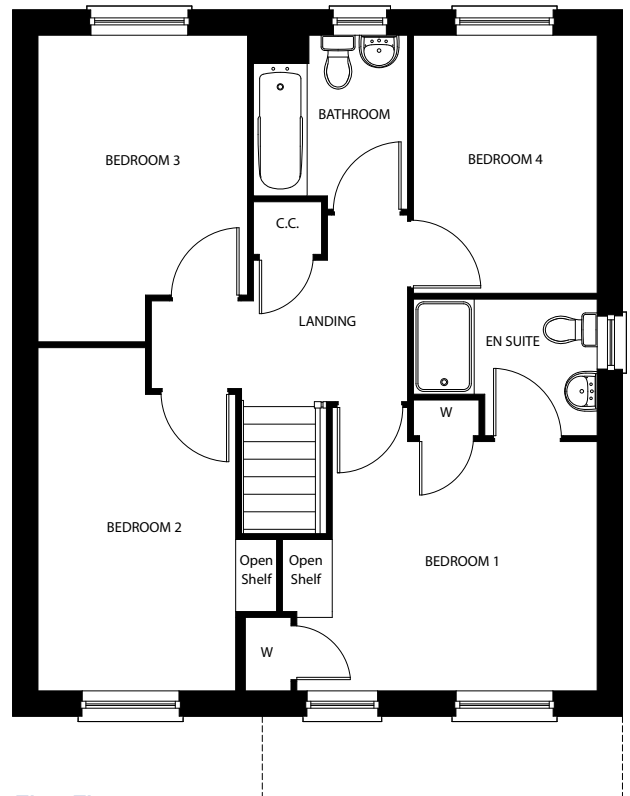
Kitchen	2.50m x 5.12m (8'2" x 16'9")
Lounge	4.57m x 3.22m (15'0" x 10'6")
Dining Room	2.50m x 3.22m (8'2" x 10'7")
Study/Family Room (inc. bay)	2.39m x 3.73m (7'10" x 12'3")
Cloaks	2.39m x 1.10m (7'10" x 3'7")



Ground Floor

First Floor

Bedroom 1	3.40m x 3.00m (11'2" x 10'6")
Bedroom 2 (max.)	2.54m x 4.41m (8'4" x 14'5")
Bedroom 3 (max.)	2.69m x 3.94m (8'10" x 12'11")
Bedroom 4	2.36m x 3.31m (7'9" x 10'10")
Bathroom (over bath)	1.98m x 2.06m (6'6" x 6'9")
Ensuite (over shower)	2.36m x 1.75m (7'9" x 5'9")



First Floor



Key features

- Detached garage
- Separate lounge and dining room
- French doors from breakfast/family area leading to rear garden
- Breakfasting kitchen
- Master bedroom with ensuite
- Jack and Jill ensuite to bedrooms 2 and 3
- Separate study
- Separate utility room
- Entrance hall with cloakroom
- Family bathroom

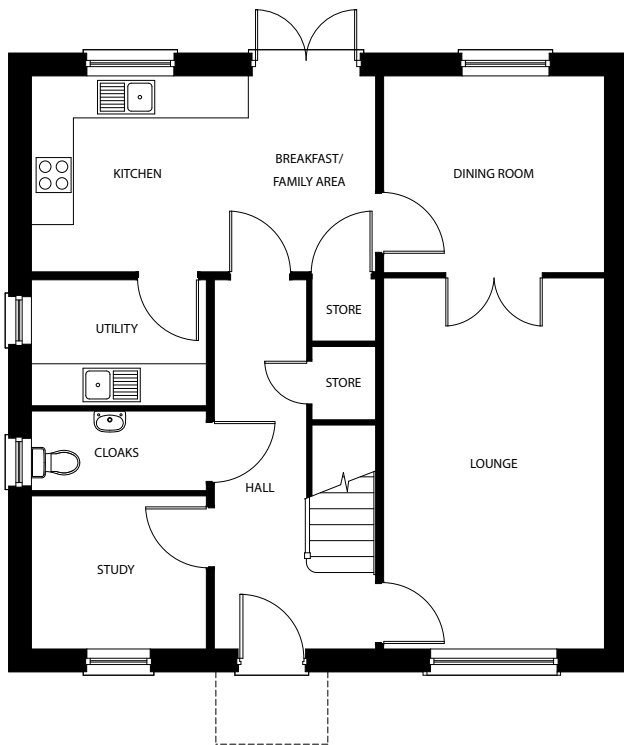
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4 bedroom home

The Grahame

Ground Floor

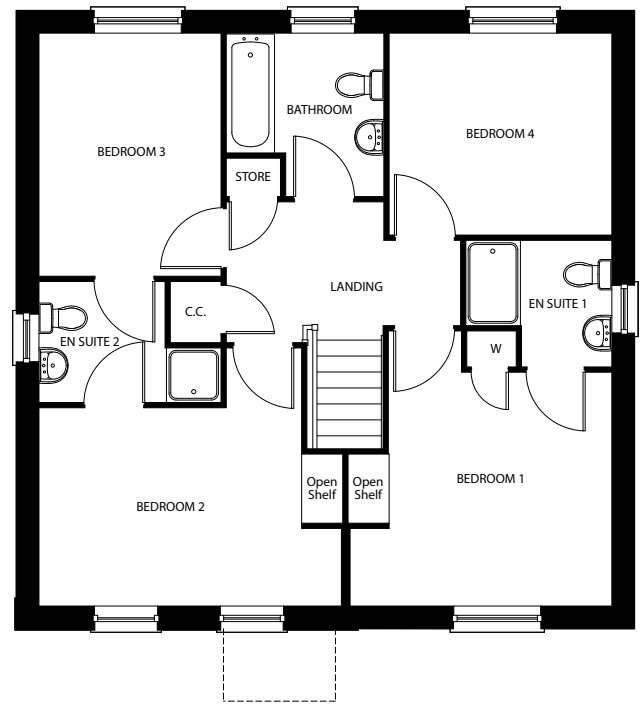
Kitchen	3.11m x 2.80m (10'3" x 9'2")
Beakfast/Family Area	1.80m x 2.80m (5'11" x 9'2")
Lounge	3.16m x 5.30m (10'4" x 17'5")
Dining Room	3.16m x 2.81m (10'4" x 9'3")
Cloaks	2.50m x 1.14m (8'2" x 3'9")
Utility	2.50m x 1.80m (8'2" x 5'11")
Study	2.50m x 2.19m (8'2" x 7'2")



Ground Floor

First Floor

Bedroom 1 (max.)	3.74m x 3.34m (12'3" x 11'0")
Bedroom 2 (max.)	4.32m x 2.84m (14'2" x 9'4")
Bedroom 3	2.60m x 3.48m (8'6" x 11'5")
Bedroom 4	3.18m x 2.89m (10'5" x 9'6")
Bathroom (over bath)	2.25m x 2.34m (7'5" x 7'8")
Ensuite 1 (over shower)	2.09m x 1.81m (6'8" x 5'11")
Ensuite 2 (over shower)	2.60m x 1.73m (8'6" x 5'8")



First Floor



Key features

- Detached garage
- Separate lounge and dining room
- French doors from kitchen leading to rear garden
- Master bedroom with ensuite
- Jack and Jill ensuite to bedrooms 2 and 3
- Study with storage room
- Family bathroom
- Entrance hall with cloakroom

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4 bedroom home

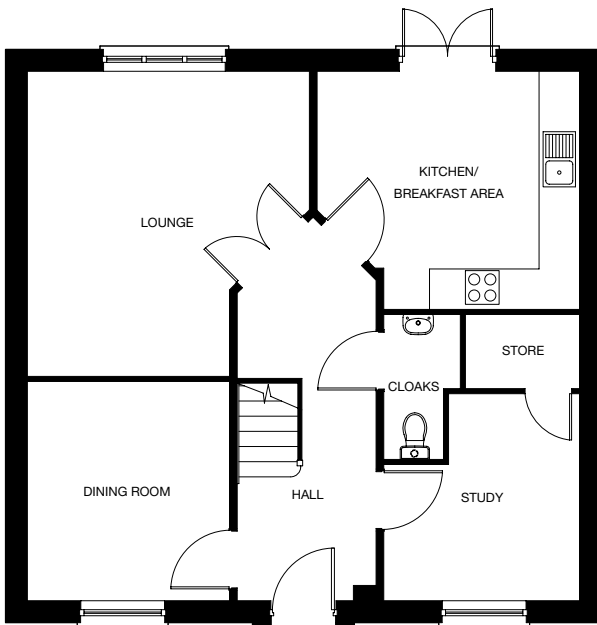
The Hume

Ground Floor

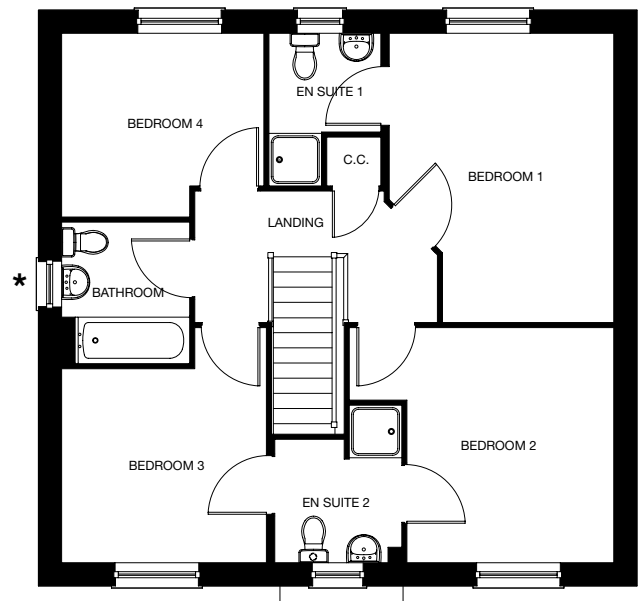
Kitchen/Breakfast Area	3.89m x 3.53m (12'9" x 11'7")
Lounge (max.)	4.18m x 4.53m (13'9" x 14'10")
Dining Room	3.00m x 3.25m (9'10" x 10'8")
Study (max.)	2.90m x 3.07m (9'6" x 10'1")
Cloaks (max.)	1.14m x 2.15m (3'9" x 7'1")

First Floor

Bedroom 1 (max.)	3.33m x 4.29m (10'11" x 14'1")
Bedroom 2 (max.)	3.92m x 3.49m (12'10" x 11'5")
Bedroom 3	3.04m x 2.88m (10'0" x 9'5")
Bedroom 4	3.00m x 2.73m (9'10" x 8'11")
Bathroom (over bath)	1.90m x 2.10m (6'3" x 6'11")
Ensuite 1 (over shower)	1.66m x 2.27m (5'5" x 7'5")
Ensuite 2 (over shower)	1.88m x 2.34m (6'2" x 7'8")



Ground Floor



First Floor

Please note: Some plots may or may not have windows where marked (*). Please liaise with your Sales Executive for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. RB5650/SEPTEMBER 2010

The MacIntosh



Key features

- Detached garage
- Separate lounge and kitchen
- Separate dining room
- French doors from family room leading to rear garden
- Separate utility area with dual access to family room and rear garden
- Master bedroom with ensuite
- Family bathroom
- Entrance hall with cloakroom

4 bedroom home

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The MacIntosh

Ground Floor

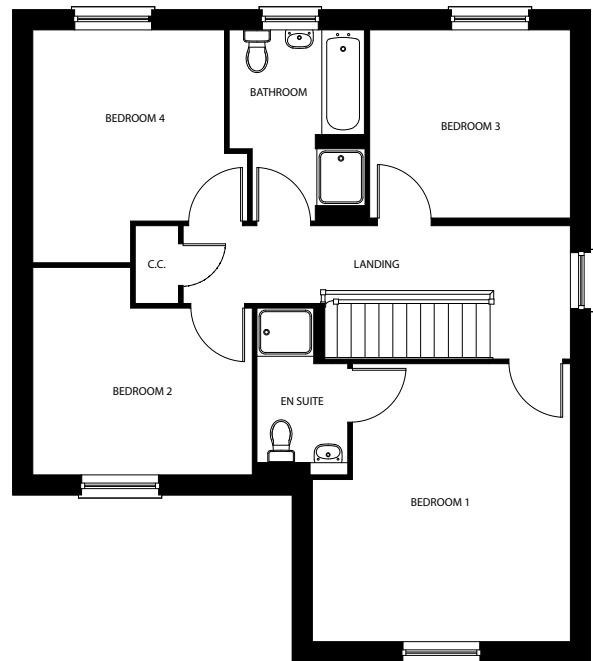
Kitchen	3.20m x 3.05m (10'6" x 10'0")
Lounge	4.18m x 4.50m (13'8" x 14'9")
Dining Room	2.74m x 4.03m (9'0" x 13'3")
Family Room	3.52m x 3.06m (11'6" x 10'0")
Utility	1.80m x 1.90m (5'10" x 6'3")
Cloaks	1.81m x 1.20m (5'11" x 3'11")



Ground Floor

First Floor

Bedroom 1	4.18m x 4.50m (13'8" x 14'9")
Bedroom 2 (max.)	3.55m x 3.37m (11'8" x 11'1")
Bedroom 3	3.25m x 3.05m (10'8" x 10'0")
Bedroom 4	3.10m x 3.76m (10'2" x 12'4")
Bathroom (max.)	2.20m x 3.10m (7'3" x 10'2")
Ensuite (inc. shower)	1.47m x 2.70m (4'10" x 8'10")



First Floor



Key features

- Detached garage
- Separate lounge and dining room
- French doors from kitchen/breakfast area leading to rear garden
- Breakfasting kitchen
- Separate utility area with dual access to kitchen and garden
- Master bedroom and bedroom 2 with ensuite
- Family bathroom
- Entrance hall with cloakroom

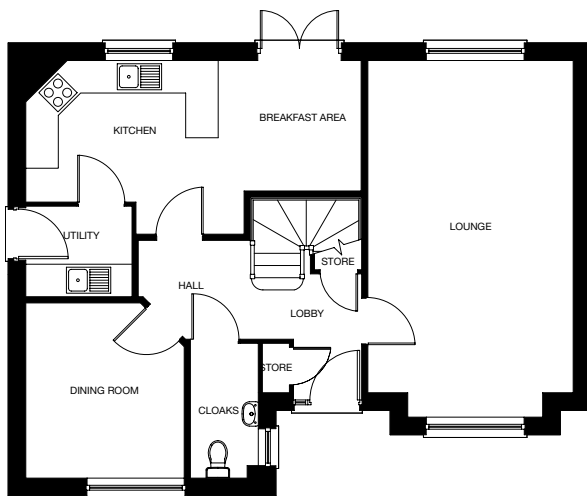
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4 bedroom home

The Monro

Ground Floor

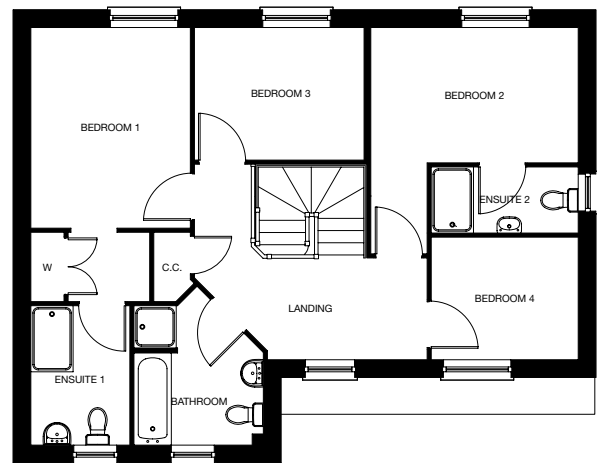
Kitchen/Breakfast Area (max.)	6.19m x 2.61m (20'4" x 8'7")
Lounge (inc. bay)	3.79m x 6.13m (12'5" x 20'1")
Dining Room	2.92m x 3.23m (9'7" x 10'7")
Utility	1.96m x 1.67m (6'5" x 5'6")
Cloaks	1.25m x 2.49m (4'1" x 8'2")



Ground Floor

First Floor

Bedroom 1	2.94m x 3.70m (9'8" x 12'2")
Bedroom 2	3.83m x 2.50m (12'7" x 8'2")
Bedroom 3	3.13m x 2.45m (10'3" x 8'0")
Bedroom 4	2.71m x 2.26m (8'11" x 7'5")
Bathroom (max.)	2.39m x 2.93m (7'10" x 9'7")
Ensuite 1	1.83m x 2.57m (6'0" x 8'5")
Ensuite 2	2.71m x 1.22m (8'11" x 4'0")



First Floor

How to find us:

From the North

- Travelling on the A1 turn off at Spott Roundabout
- Take the 1st exit
- Take first left
- Follow the road and Gospatrick Grange is on the right

From the South

- Travelling on the A1 turn off at Spott Roundabout
- Take the 3rd exit
- Take first left
- Follow the road and Gospatrick Grange is on the right



Gospatrick Grange,
Off Brodie Road, Dunbar EH42
Sales hotline: 0845 026 5470

Sales information centre open
10am – 5.30pm Thursday - Monday

Taylor Wimpey East Scotland
1 Masterton Park, Carnegie Campus,
Dunfermline, Fife KY11 8PL

Regional Office: 01383 845 700

taylorwimpey.co.uk

Please note:

Information correct at time of going to print in September 2010. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.

Maps not to scale.