



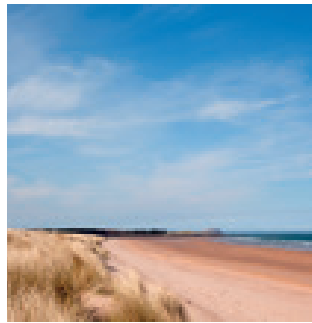
**GRANGE
ESTATES**

part of the
Walker Group

A HAPPY HOME FOR YOU

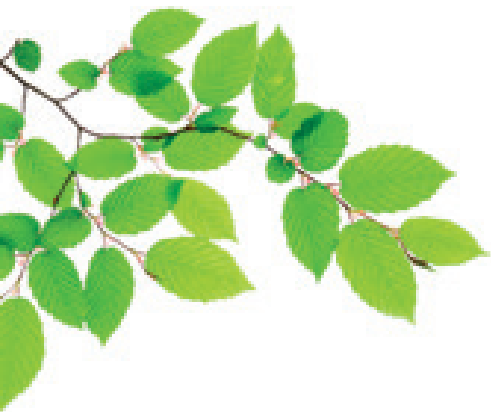
**Hopefield Green
Bonnyrigg**





'We were very impressed with Walker Group's reputation for quality and we really liked the location.'

Kevin Murray,
Hazelbrooke in Kirkliston



FINDING THE PERFECT LOCATION...

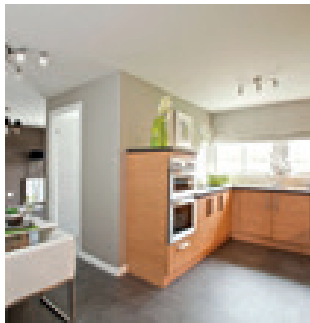
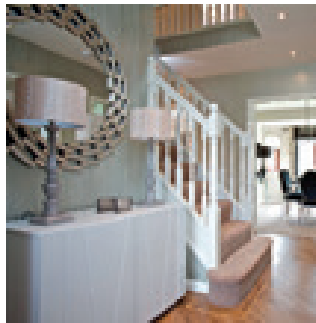
It's great when the space outside your home is as exciting as the space inside. At Grange Estates new development, Hopefield Green in Bonnyrigg, you can have the best of both worlds - fantastic surroundings, plus everything you could want in a home.

If you're looking for that perfect balance of unspoilt countryside and the convenience of a 20 minute commute into Edinburgh, you'll find it here. Plus, there's a wide choice of local stores and supermarkets, a leisure centre and a good primary school.

Having it all needn't cost a fortune. The stylish properties at Hopefield Green offer outstanding value for money. And, as they're among our greenest ever homes, we can help you save in other ways, too - with high performance insulation, double-glazing and energy-efficient heating systems. So why not take a closer look, and find out why Hopefield Green could be the ideal place to call home.



...FOR YOUR FAVOURITE CHAIR



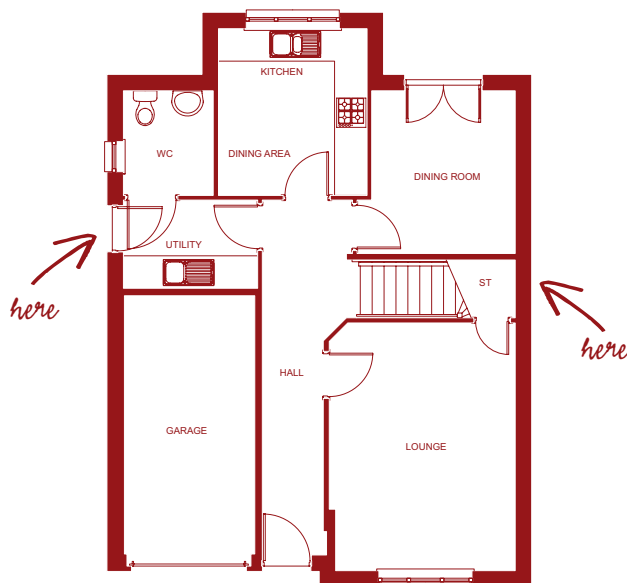
'The rooms are an amazing size and the space downstairs is just so light and spacious.'

Caroline MacDonald,
Oakhurst in Tranent

LOTS OF ROOM TO GROW...

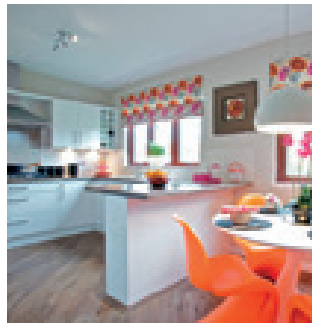
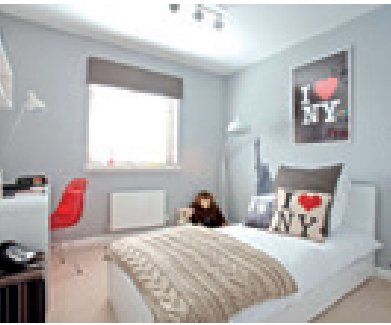
With a choice of two to five bedroom homes at Hopefield Green, there's sure to be a house style that suits your lifestyle, and your budget. And no matter which one you choose, they all come with two important things - space and storage.

Whether you're a growing family or looking to downsize, every home has flexible layouts and plenty of room to spread out and relax. You'll have more than one WC and most of the houses have a handy utility room for your laundry. And if you're looking for places to hide - or places to hide things away - there's also stacks of cupboard space too.



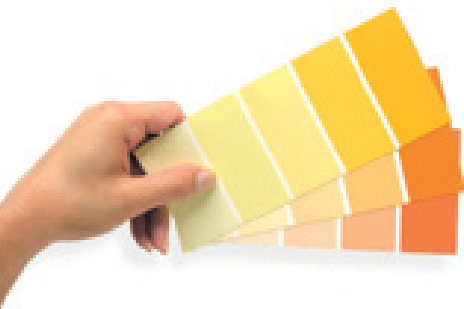


...AND PLACES TO HIDE



'The way it's designed and planned suits us so much better.'

Elaine Murray,
Hazelbrooke in Kirkliston



PLENTY OF DIFFERENT WAYS TO DECORATE...

We pay close attention to every design detail and feature, so you can be sure of the quality of your new home. But we also understand how important it is to add your signature to things.

Everyone is different. So as well as the chance to pick the house style that suits you perfectly, you'll have lots of options to personalise your home and make it your own whilst it's being built. You'll have a choice of worktops and cabinets for your kitchen, and you can even choose the colour scheme for your bathroom too. It's those little touches that will help you feel at home, from the minute you move in.

...AND SOME OF THEM LOOK
GOOD ENOUGH TO EAT





‘We have been really impressed with the quality of home we got for our money.’

Nicola Gordon,
The Elms in Tranent



STACKS OF SPECIAL FEATURES AS STANDARD...

We don't believe that you should pay any extra for all those little extras. So we include them as standard.

All our homes come with higher specifications than our competitors and luxurious features, including fitted wardrobes, fridge-freezers and excellent storage. It's our way of giving you exceptional value for money. We also include lots of little special fittings that make all the difference - some you might not even notice at first, such as door handles that feel just right, and superior skirting boards that finish a room nicely.

Our homes are built to last. We're proud of our craftsmanship and attention to detail - so that you can be just as proud of your new home.



...SO YOU DON'T HAVE
TO SPLASH OUT ON
EXPENSIVE EXTRAS



THE FENTON

2 Bedroom

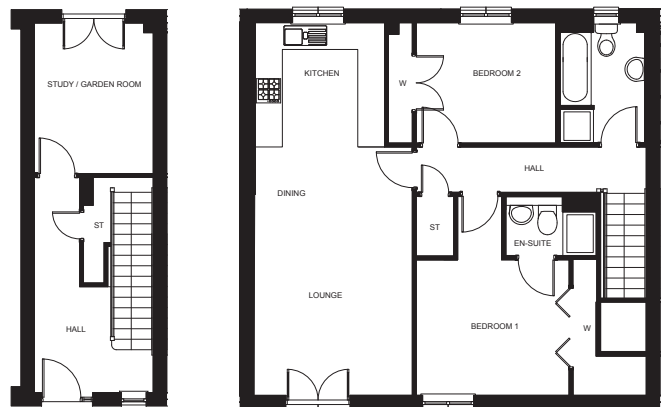
The lounge and kitchen areas are all upstairs, so you'll enjoy an open aspect at The Fenton.

Study/Garden Room	2.75m x 3.51m
Lounge/Dining Area	3.65m x 5.74m
Kitchen	2.90m x 2.87m
Bedroom 1	3.52m x 3.13m
Bedroom 2	3.21m x 2.78m

Ground Floor



First Floor



Fabulous views



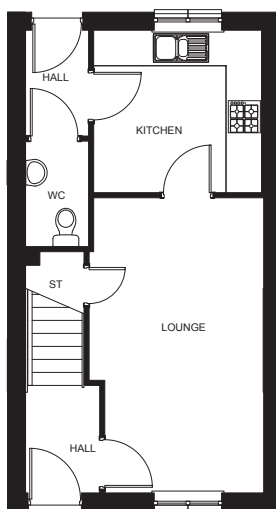
THE HYWOOD

2 Bedroom

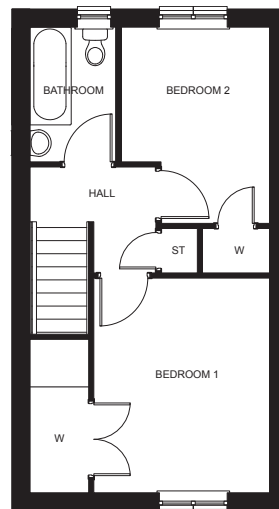
A generous sized lounge with tall windows, The Hywood offers plenty of bright space.

Lounge	3.02m x 5.15m
Kitchen	2.91m x 2.83m
Bedroom 1	3.02m x 3.72m
Bedroom 2	2.54m x 3.40m

Ground Floor



First Floor



Lots of wardrobe space ↗

The Albury - 4 block



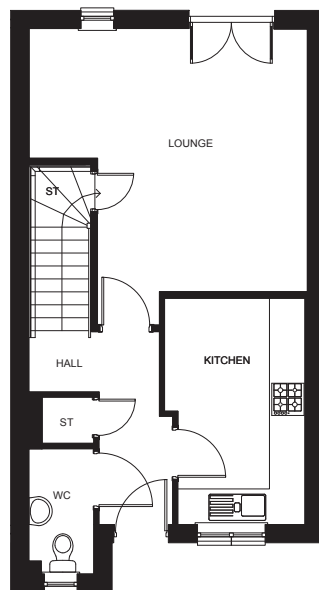
THE ALBURY

3 Bedroom

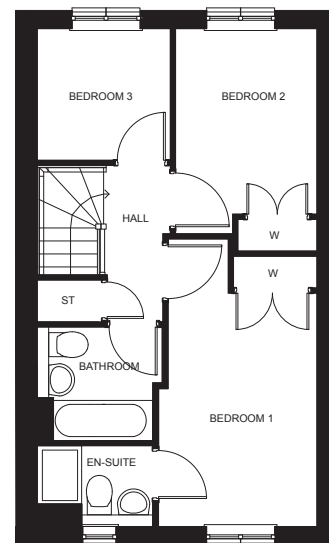
The Albury comes in a choice of styles and layouts, so you can pick the house that suits you best.

Lounge	4.85m x 4.57m
Kitchen	2.21m x 3.93m
Bedroom 1	2.73m x 4.04m
Bedroom 2	2.44m x 3.21m
Bedroom 3	2.32m x 2.28m

Ground Floor



First Floor



Please note that the room sizes shown are maximum. Every care has been taken to ensure the accuracy of all dimensions, this does not form part of any contract.

Handy en-suite off master bedroom

The Albury - semi-detached



The Albury - 5 block





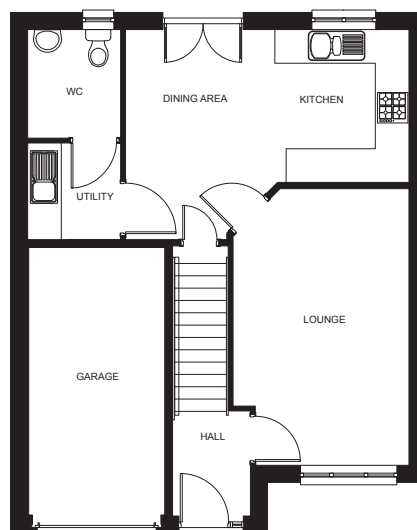
THE BELMONT

3 Bedroom

This three bedroom detached house is the only one to include a garage as standard - very handy.

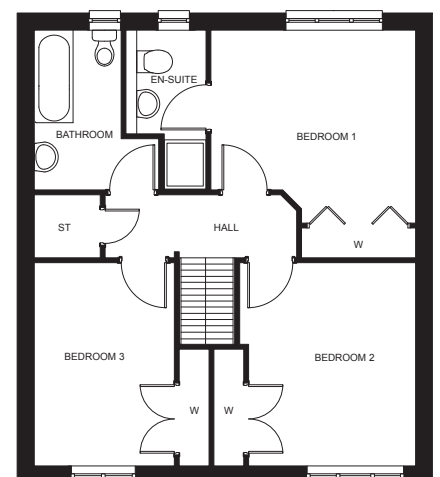
Lounge	3.24m x 5.09m
Kitchen	2.47m x 2.81m
Dining Area	2.75m x 2.81m
Bedroom 1	3.77m x 3.55m
Bedroom 2	3.07m x 3.74m
Bedroom 3	2.58m x 3.74m

Ground Floor



Faces the back garden

First Floor



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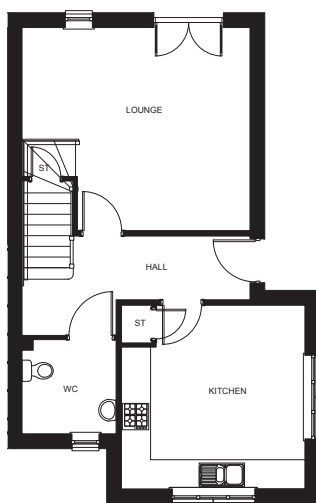
THE DENHOLM

3 Bedroom

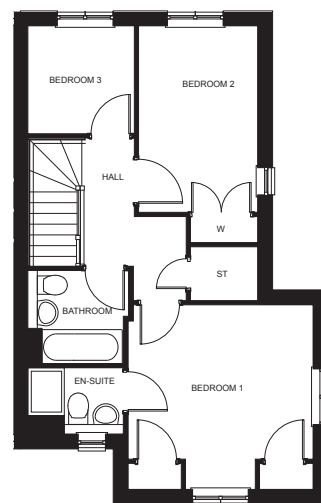
The only house at Hopefield Green with two sets of windows in both the kitchen and master bedroom.

Lounge	4.85m x 4.31m
Kitchen	3.90m x 3.90m
Bedroom 1	3.90m x 3.90m
Bedroom 2	2.46m x 3.94m
Bedroom 3	2.25m x 2.28m

Ground Floor



First Floor



↖
*Stunning
turret design*



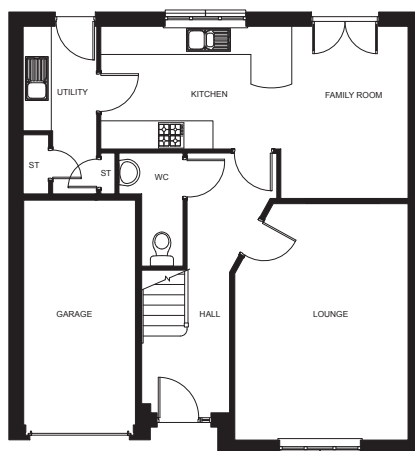
THE CANTERBURY

4 Bedroom

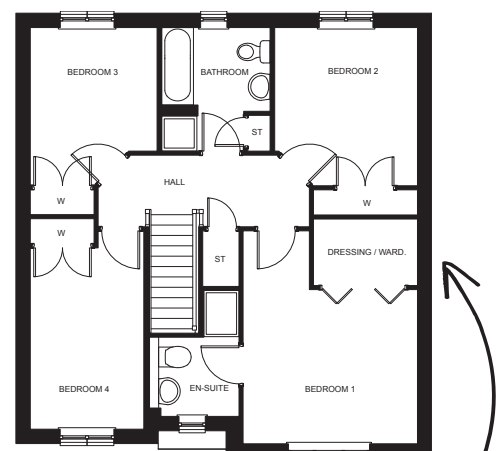
This house is just perfect for a spot of entertaining, with an open plan kitchen and family room.

Lounge	3.81m x 5.18m
Kitchen	3.96m x 2.70m
Family Room	2.80m x 3.81m
Bedroom 1	3.81m x 3.37m
Bedroom 2	3.12m x 3.46m
Bedroom 3	2.77m x 2.70m
Bedroom 4	2.48m x 3.97m

Ground Floor



First Floor



Separate dressing area



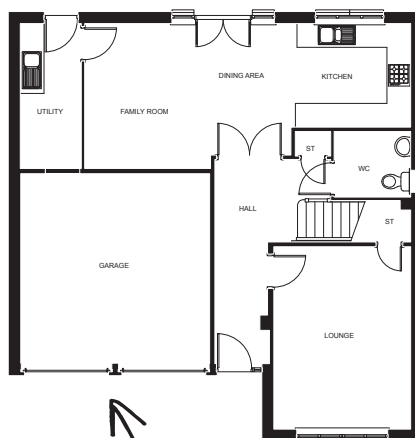
THE GLADSTONE

4 Bedroom

With four well-proportioned bedrooms and bags of storage space, The Gladstone is a real winner.

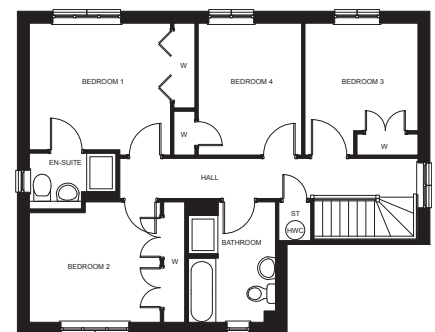
Lounge	3.57m x 4.76m
Kitchen/Dining Area	5.23m x 2.70m
Family Room	3.28m x 3.78m
Bedroom 1	3.70m x 3.32m
Bedroom 2	3.43m x 2.87m
Bedroom 3	2.96m x 2.82m
Bedroom 4	2.71m x 3.45m

Ground Floor



Double garage

First Floor



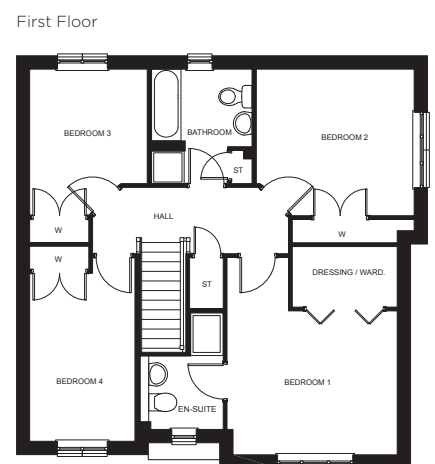
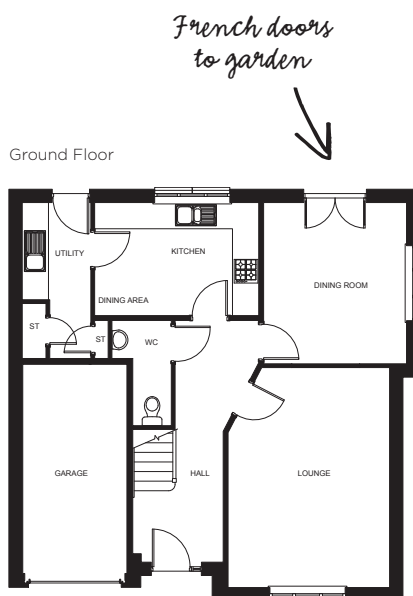


THE GLANFORD CORNER

4 Bedroom

For those who like a bit more privacy, the four bedroom Glanford Corner sits quietly on the end of a row.

Lounge	3.81m x 5.18m
Kitchen/Dining Area	3.87m x 2.67m
Dining Room	3.37m x 3.81m
Bedroom 1	4.02m x 3.40m
Bedroom 2	3.72m x 3.46m
Bedroom 3	2.77m x 2.70m
Bedroom 4	2.48m x 3.96m



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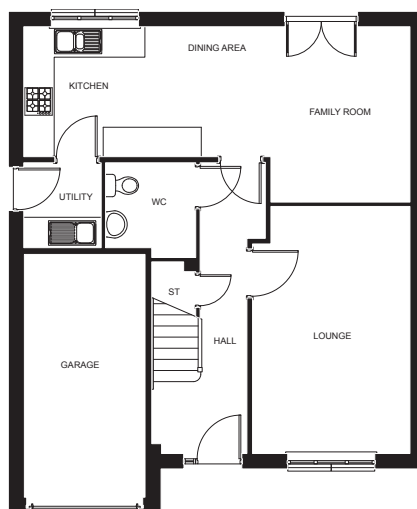
THE LANDBOROUGH

4 Bedroom

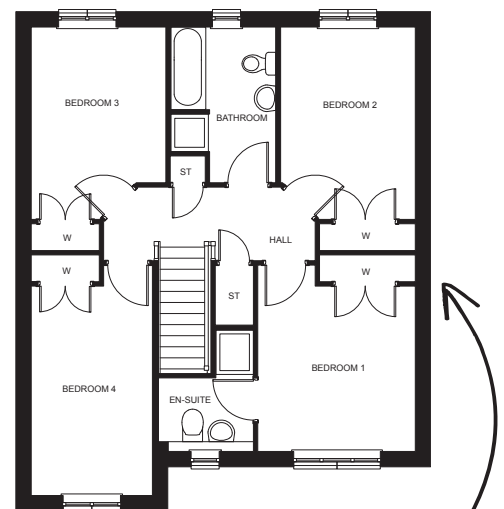
The Landsborough's downstairs space is fantastically flexible – just right for having fun or relaxing.

Lounge	3.21m x 5.03m
Kitchen/Dining Area	5.04m x 2.64m
Family Room	2.83m x 3.57m
Bedroom 1	3.23m x 3.39m
Bedroom 2	2.76m x 3.94m
Bedroom 3	2.76m x 3.19m
Bedroom 4	2.48m x 4.29m

Ground Floor



First Floor



Lots of storage space



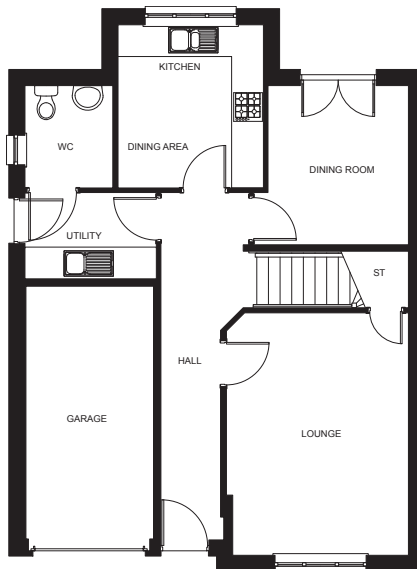
THE SWANSTON

4 Bedroom

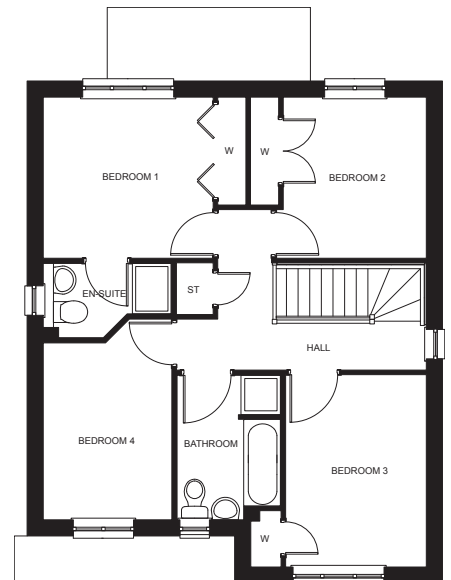
Room sizes are generous at The Swanston, even the downstairs WC and utility room are spacious.

Lounge	3.42m x 4.73m
Kitchen/Dining Area	2.83m x 3.18m
Dining Room	2.73m x 3.11m
Bedroom 1	3.31m x 3.14m
Bedroom 2	2.79m x 3.14m
Bedroom 3	2.74m x 3.75m
Bedroom 4	2.51m x 3.92m

Ground Floor



First Floor



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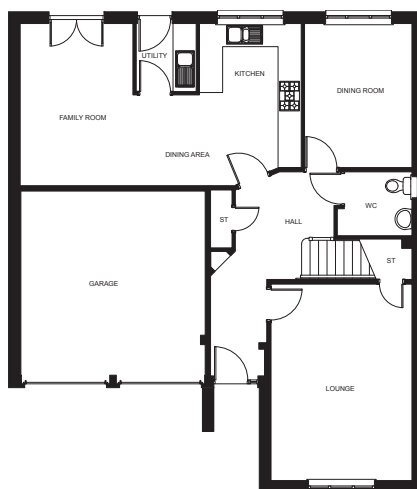
THE LITCHFIELD

5 Bedroom

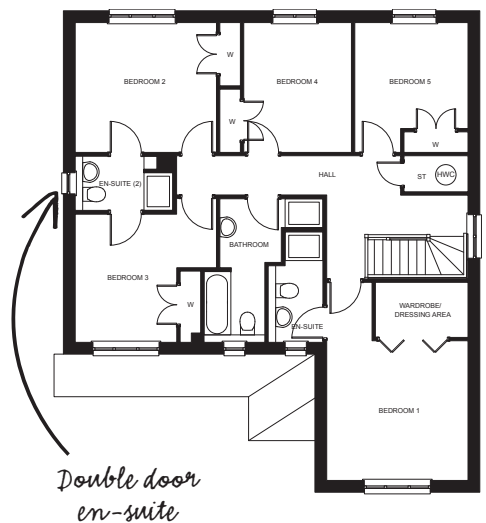
The Litchfield is a showstopper, with a huge hall, separate dressing room and two en-suites upstairs.

Lounge	3.77m x 5.26m
Kitchen	2.72m x 3.86m
Dining Area	2.72m x 2.43m
Family Room	3.02m x 4.34m
Dining Room	2.87m x 3.86m
Bedroom 1	3.77m x 3.73m
Bedroom 2	3.77m x 3.47m
Bedroom 3	2.71m x 3.43m
Bedroom 4	2.87m x 3.47m
Bedroom 5	3.02m x 2.83m

Ground Floor



First Floor



Double door en-suite



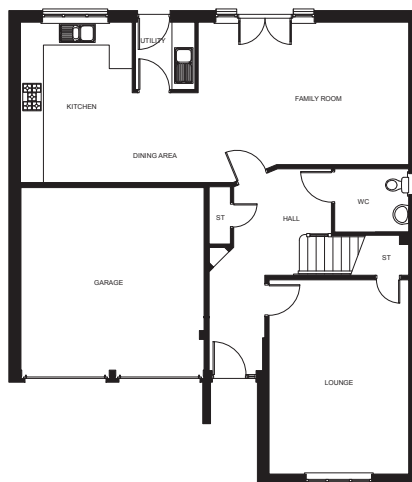
THE OAKLEIGH

5 Bedroom

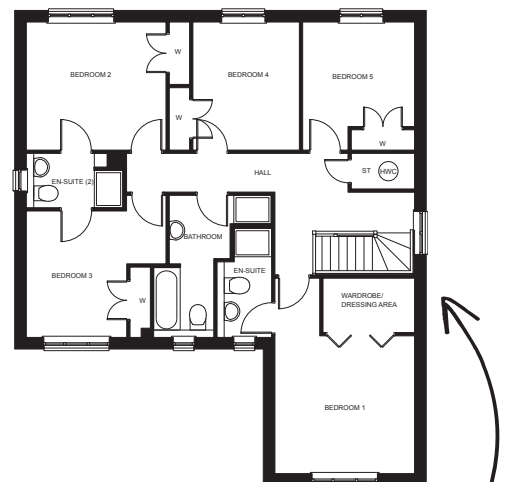
Similar in style to The Litchfield, the downstairs space of The Oakleigh is light, airy and open plan.

Lounge	3.77m x 5.26m
Kitchen/Dining Area	4.80m x 4.34m
Family Room	5.69m x 3.86m
Bedroom 1	3.77m x 3.73m
Bedroom 2	3.77m x 3.47m
Bedroom 3	2.71m x 3.43m
Bedroom 4	2.87m x 3.47m
Bedroom 5	3.02m x 2.83m

Ground Floor



First Floor



Dressing room area

Please note that the room sizes shown are maximum. Every care has been taken to ensure the accuracy of all dimensions, this does not form part of any contract.



FENTON
2 Bedroom



HYWOOD
2 Bedroom



ALBURY
3 Bedroom



BELMONT
3 Bedroom

A NICE DECISION TO MAKE



DENHOLM
3 Bedroom



CANTERBURY
4 Bedroom



GLADSTONE
4 Bedroom



GLANFORD CORNER
4 Bedroom



LANDSBOROUGH
4 Bedroom



SWANSTON
4 Bedroom

We take pride in building homes that people love to live in. 98% of our customers say they'd recommend us to a friend.

Grange Estates have been building homes since 1983. A joint venture between Lothian Estates and Walker Group Scotland Ltd, we've built our strong reputation on the quality of our homes and excellent service we give to all our customers. That's why most people who buy a Walker Group home would recommend us to their family and friends. Why not come along to Hopefield Green and see our homes for yourself? We'd love to meet you.



LITCHFIELD
5 Bedroom



OAKLEIGH
5 Bedroom

HOPEFIELD GREEN SITE OVERVIEW



**GRANGE
ESTATES**

part of the
Walker Group



2 BEDROOM HOMES

- Fenton
- Hywood

3 BEDROOM HOMES

- Albury
- Belmont
- Denholm

4 BEDROOM HOMES

- Canterbury
- Gladstone
- Glanford Corner
- Landsborough
- Swanston

5 BEDROOM HOMES

- Litchfield
- Oakleigh

SPECIFICATIONS

All our homes are beautifully finished, with a high standard of specifications. Check to see which features each house type offers.

	Fenton	Hlywood	Albury	Belmont	Denholm	Canterbury	Gladstone	Glanford Corner	Landsborough	Swanston	Litchfield	Oakleigh
Gas Condensing Boiler with thermostatic radiator valves to most radiators	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Pressurised hot water cylinder	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Gas Combi Condensing Boiler with thermostatic radiator valves to most radiators	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
High performance Timber front door	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Timber fascia and soffits	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Timber French doors to rear garden	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Timber Patio doors to rear garden	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Multi point locking to external doors	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Downlighter to front door with PIR and rectangular light to back door	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Double glazed uPVC windows with child restrictors (where applicable)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Choice of kitchen and bathroom colour schemes (subject to build stage)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Energy efficient lighting to be used	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Chrome 'Delta' worktop lighting to kitchen	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Plumbing and electrics for washing machine	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
4 Burner Hob (choice of Gas or Electric)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
5 Burner Hob (Gas)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Single Oven	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Double Oven	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Dishwasher (integrated)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Fridge Freezer (integrated)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Stainless Steel Fridge Freezer (free standing)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Stainless appliances	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Stainless steel chimney hood and back panel	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	900mm	900mm
Extra wide pan drawers	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Allocation for future shower in ground floor cloakroom	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Thermostatically controlled chrome bar mixer shower over bath with shower curtain	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Thermostatically controlled chrome bar mixer shower to bathroom (shower enclosure)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Thermostatically controlled chrome bar mixer shower to ensuite 1 (shower enclosure)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Thermostatically controlled Triton electric shower to ensuite 1 (shower enclosure)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Thermostatically controlled chrome bar mixer shower to ensuite 2 (shower enclosure)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Vanity units to bathroom	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Vanity units to ensuite 1	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Vanity units to ensuite 2	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Upper mirror vanity unit to ensuite 1	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Shaver socket to bathroom or ensuite where applicable	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Decorative ceiling light fittings to bathroom and ensuite	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Bi fold wardrobes to bedroom 1	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Cornice to lounge	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
TV and BT points to lounge, bedroom 1	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
TV points to family room	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Panelled white internal doors, glazed to lounge (min standard)	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Chrome effect ironmongery throughout	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Smooth ceilings throughout	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Mains operated smoke alarms	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Mains operated door bell	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Underfloor, wall and roof space insulation	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Electric strip light and power to the garage	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Turfed front garden	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
Pavior driveways	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺

**GUARANTEED TO
MAKE YOU SMILE**

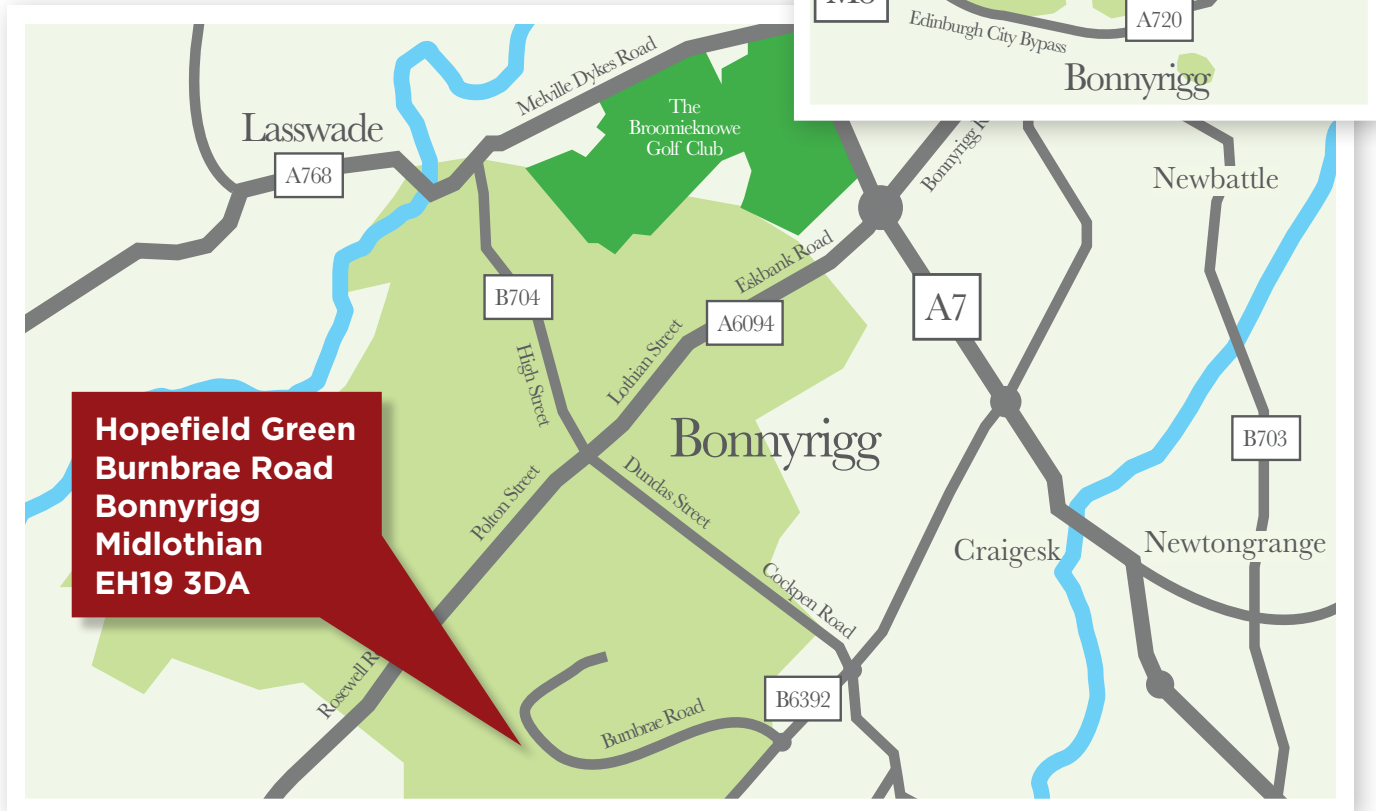


For added peace of mind, all Walker Group homes are covered by NHBC's 10-year Buildmark warranty and insurance cover. This offers you the highest level of protection by covering you for certain damage or defects within the first 10 years of the house being built.

The images in this brochure are stock photographs, whilst others were taken in the showhomes of various Walker Group homes. They do not specifically represent the fittings and finishes of the homes at Hopefield Green but we hope that they give you a good idea of the quality that Grange Estates offer and the care and attention that goes into creating a Grange Estates home. Our Sales Advisors will be happy to take you through the exact details and specifications of the homes at Hopefield Green.

HOW TO FIND US

Hopefield Green is just 8 miles from Edinburgh with good transport links and easy access to all main routes. Why not come along for a visit? Our sales staff would love to show you around and answer any questions.



FROM EDINBURGH

Leave Edinburgh on the A7. At Sheriffhall roundabout take the 4th exit onto the A7. At Gilmerton Road roundabout take the 2nd exit onto the A7. At Melville Dykes Road roundabout take the 2nd exit onto the A7. At Eskbank Road roundabout take the 3rd exit onto the A7. At Hardengreen roundabout take the 3rd exit onto the B6392. At Cockpen Road roundabout take the 2nd exit onto the B6392. At the next roundabout take the 2nd exit onto Burnbrae Road.

FROM GLASGOW

Leave Glasgow on the M8 east. Leave the M8 at Junction 1 (Hermiston Junction) and join the A720 (Edinburgh City Bypass). Continue on the A720. At Sheriffhall roundabout take the 5th exit onto the A7. At Gilmerton Road roundabout take the 2nd exit onto the A7. At Melville Dykes Road roundabout take the 2nd exit onto the A7. At Eskbank Road roundabout take the 3rd exit onto the A7. At Hardengreen roundabout take the 3rd exit onto the B6392. At Cockpen Road roundabout take the 2nd exit onto the B6392. At the next roundabout take the 2nd exit onto Burnbrae Road.

CONTACT DETAILS

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The Hopefield Green showhome is open Thursday to Monday, 1-5pm.

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