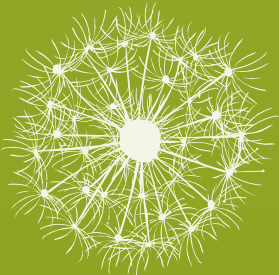
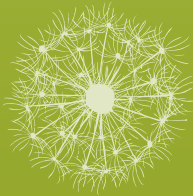


oakhurst
tranent



WALKER
GROUP

welcome

Everyone knows the value of a warm welcome, and that's just what Walker Group provides. You can rest assured that our commitment to quality, value and customer service will really make you feel at home.

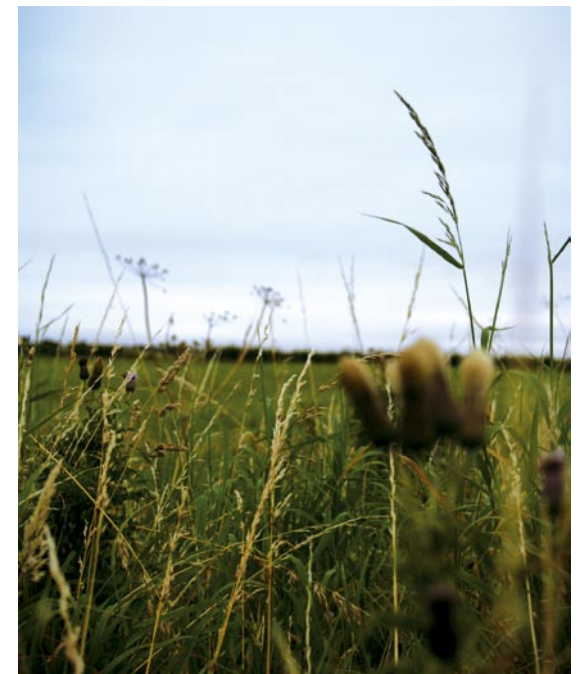
The Walker Group is a trusted family firm that builds on over 35 years of experience and success. We create welcoming communities across the central belt of Scotland. Our many thousands of satisfied customers show that we build houses that people really love.

Welcome to Oakhurst, Tranent, the latest member of the Walker Group family. This is an exceptional new development set on the edge of one of East Lothian's most popular commuter towns. Perfectly placed for access to Edinburgh, and its surrounding countryside and coastline, Oakhurst is near open farmland in a part of Scotland renowned for its high quality of life and stunning scenery.



Mike Walker
Chairman, Walker Group

community



Drive into Oakhurst and you'll realize that Walker Group doesn't just build great houses, we build communities that people are proud to call home. Stroll down the curving streets and cul-de-sacs that make up the development and we think you'll be really impressed by the imaginative layout and the thoughtful landscaping.

Oakhurst is an impressive development consisting of 3, 4 and 5 bedroom new homes. All are built in an appealing, traditional style, and incorporate characterful features such as stone facings and elegant windows and doors. Each home is set back from the road and has its own gardens to the front and rear, together with off-street parking.

Everything has been done to make this an appealing place to live, with the homes carefully arranged to provide spaces for people to stop and pass the time of day and for kids to get together, ride their bikes and play. Because there will be lots of families making their homes here, safety is also a primary concern, so each part of the neighbourhood is traffic calmed in order to keep vehicle speed low.

home

East Lothian is widely regarded as being one of the best places to live in Scotland. If you want high quality of life, then this is the area in which to make your home.

Tranent is perfectly placed for the best that East Lothian has to offer and it also has all the schools, shops and other amenities that you will need for everyday living. There are also a number of other market towns nearby, such as Haddington, if you want a bit of variety. Perhaps most importantly, Tranent is also perfectly located for commuters, being less than ten miles from Edinburgh City Centre.

This means that all of the capital's shopping, nightlife and culture is easy to get to. In particular, Tranent is just minutes away from the Fort Kinard retail centre, which boasts shops such as Borders and Marks & Spencer, a range of restaurants and a fantastic cinema and leisure complex. If you want to get further a field, Tranent is also close to the A1 and the Edinburgh City bypass, which means that Edinburgh Airport, Glasgow and the whole of the central belt are also within easy reach.

Of course East Lothian has much more to offer than just shopping. The county's picturesque rolling countryside is full of beautiful villages, historic market towns and fascinating historic castles and monuments to visit. The nearby coastline boasts a string of beautiful beaches and seaside resorts, such as North Berwick, while the region's golf courses, such as those at Gullane, are among the best in the country.



design

Each of the homes at Oakhurst has been thoughtfully designed to provide the space and flexibility that modern family life demands. With eight styles of home to choose from, we are certain that you will find at least one that will be perfect for you.

The homes range from five bedroom villas with double garages and three public rooms, to easy-to-manage three bedroom executive homes. Inside all these new homes you'll find spacious, stylish public rooms, well-designed bathrooms and luxury kitchens fitted with the latest appliances. Walk through the door of any of the homes in Oakhurst and you'll be bowled over by the high quality and exciting features on offer.

All homes have a wide range of luxury specifications, such as en-suite master bedrooms and fitted wardrobes. They also provide important practical features lacking in many new homes, such as utility rooms and integral single or double garages. Of course, you can also customize your home to meet your specific needs by selecting from our extensive options list.

These houses work effortlessly and efficiently thanks to their easy-to-use heating systems, insulation and 'low energy' glazing. Our attention to detail means that they are all finished to the highest standards. Your peace of mind is guaranteed by our ten-year NHBC Buildmark warranty – a reassurance designed to truly welcome you home.





site overview

3 Bedroom Homes

- the blenheim [23, 27, 31, 53]
- the calder II [20, 21, 28, 29]

4 Bedroom Homes

- the bruce [9, 12, 24, 26, 52]
- the wallace [5, 11, 13, 19, 22, 38, 39, 48, 49]
- the windsor [7, 8, 10, 15, 30, 33, 35, 37]
- the fitzroy [6, 14, 25, 36, 40, 47, 50, 51]
- the stuart [2, 4, 17, 43, 45]

5 Bedroom Homes

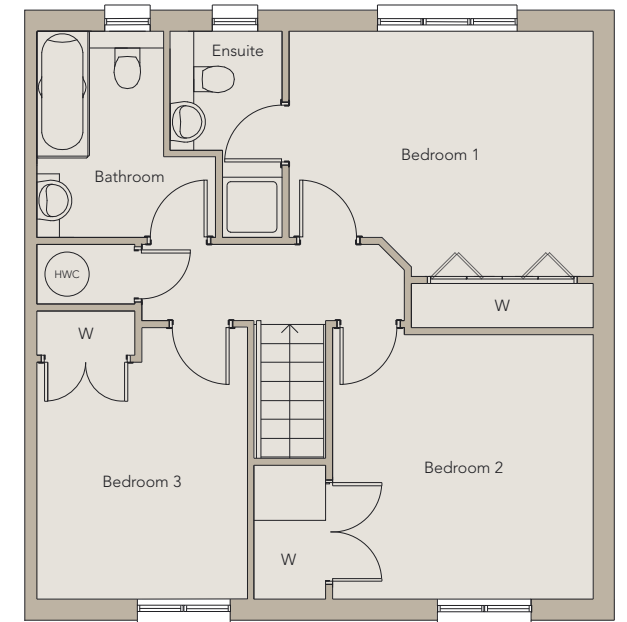
- the carlton [1, 3, 16, 18, 32, 34, 41, 42, 44, 46]



the calder II: A spacious and well-appointed 3 bedroom semi-detached home that has the luxury of a separate dining area and boasts a large kitchen with adjoining utility room and wc. On the ground floor there is also a single garage to keep the car safe and allow additional storage. Upstairs all the bedrooms are of a particularly good size and have ample built-in storage. Mum and dad will enjoy the en-suite facilities of the master bedroom.



first

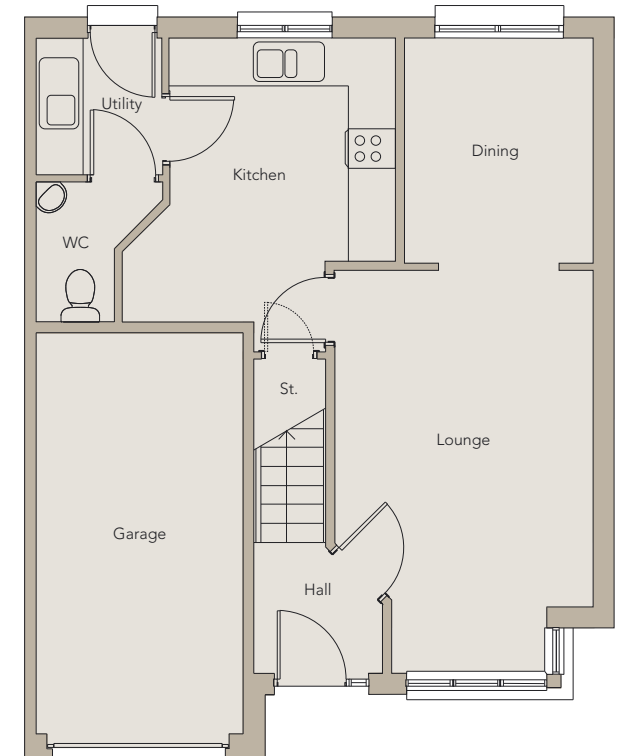


first

Bedroom 1	3.85 x 3.11	12'8" x 10'2"
Bedroom 2	3.27 x 3.35	10'8" x 10'11"
Bedroom 3	2.66 x 3.00	8'9" x 9'10"



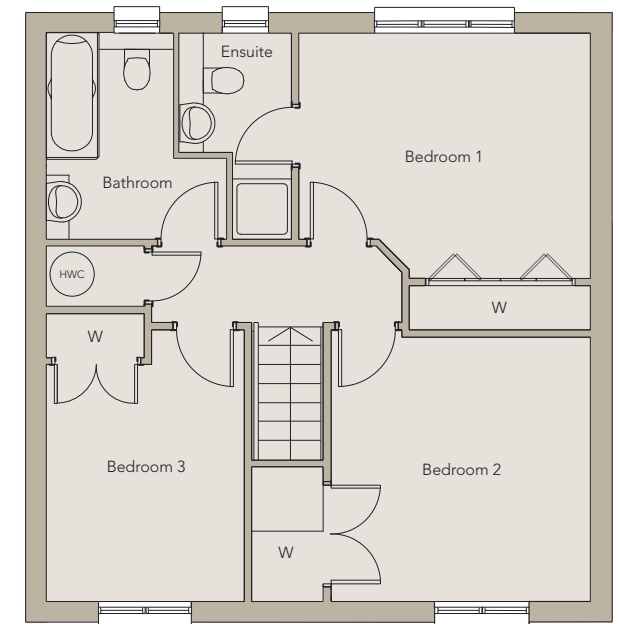
ground



ground

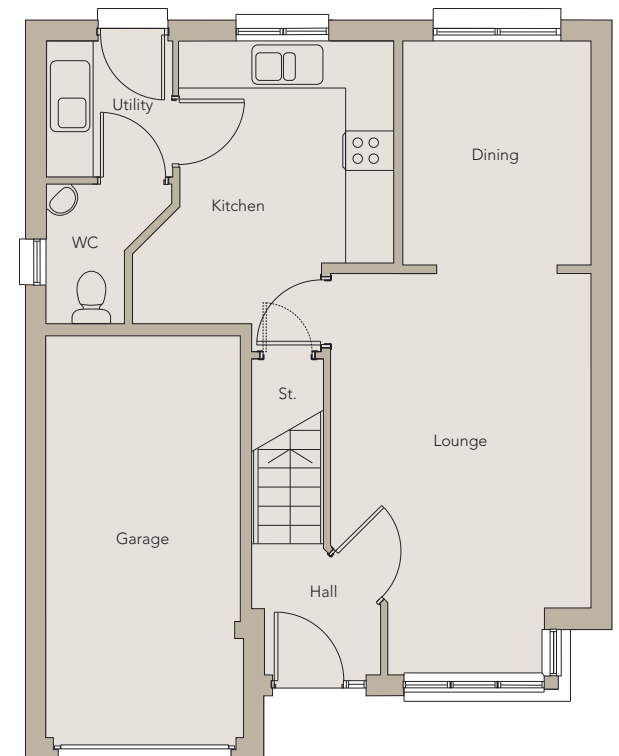
Kitchen	2.86 x 3.59	9'5" x 11'9"
Lounge	3.26 x 5.10	10'8" x 16'8"
Dining	2.37 x 2.85	7'9" x 9'4"
Utility	1.60 x 1.72	5'3" x 5'8"
Garage	2.44 x 5.10	8'0" x 16'9"

the blenheim: This much sought after 3 bedroom detached villa has everything a growing family needs. An open plan lounge and dining room provides plenty of space with a generously proportioned kitchen and utility room. Upstairs has 3 bedrooms with a stylish ensuite to the master. The property also has an integral single garage.



first

Bedroom 1	3.11 x 3.70	10'2" x 12'1"
Bedroom 2	3.35 x 3.29	10'11" x 10'9"
Bedroom 3	3.00 x 2.51	9'10" x 8'2"



ground

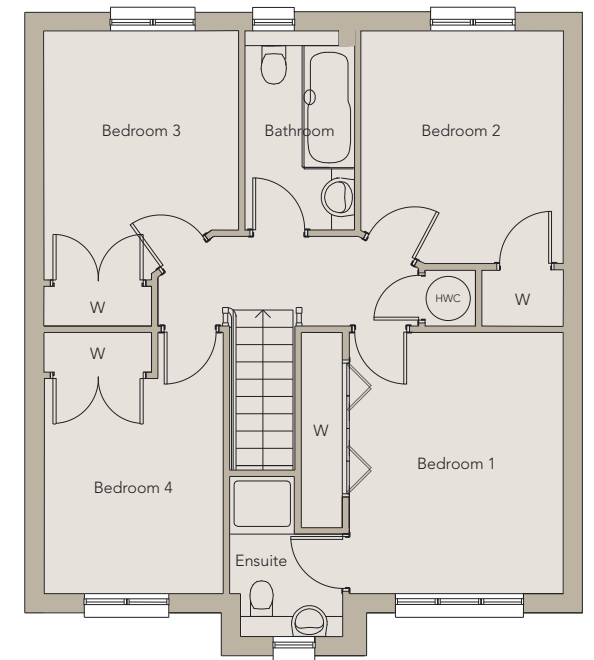
Kitchen	2.81 x 2.71	9'2" x 8'10"
Dining	2.84 x 2.38	9'3" x 7'9"
Lounge	5.09 x 3.30	16'8" x 10'9"
Utility	1.72 x 1.60	5'7" x 5'3"
Garage	5.10 x 2.44	16'9" x 8'0"

the bruce: An easy to manage 4 bedroom family home featuring a generous open plan lounge and dining room. The kitchen is a good size with access to the utility room and downstairs cloak room. Upstairs the bedrooms are well proportioned and all come with plenty storage space. The master bedroom has an ensuite and the property is completed with an integral single garage.



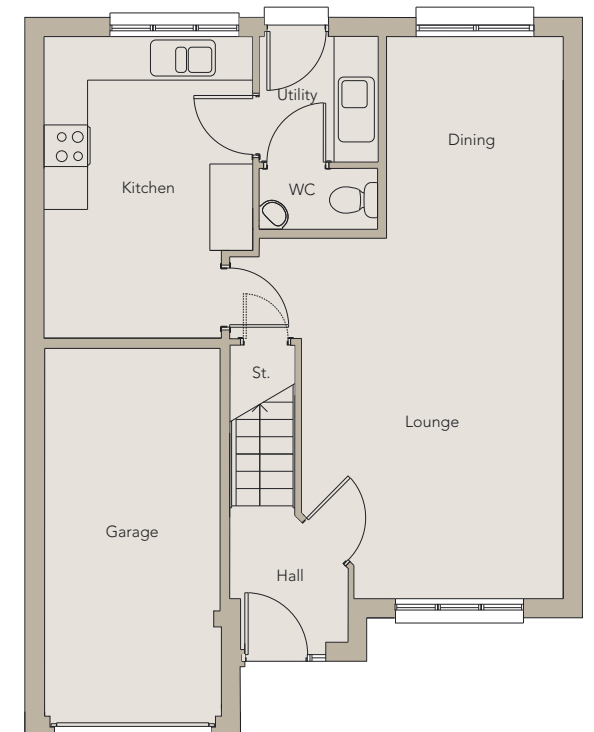
first

Bedroom 1	3.62 x 2.97	11'10" x 9'8"
Bedroom 2	3.22 x 2.81	10'7" x 9'3"
Bedroom 3	3.45 x 2.69	11'4" x 8'10"
Bedroom 4	2.98 x 2.48	9'9" x 8'1"

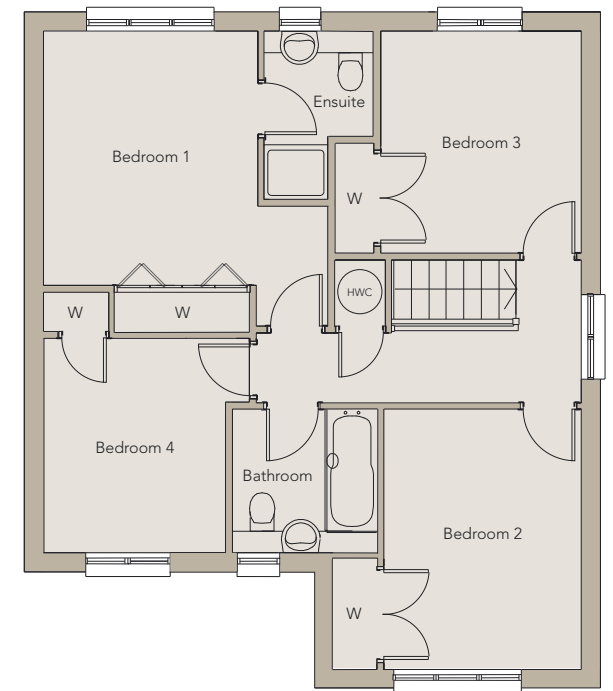


ground

Kitchen	4.18 x 2.89	13'9" x 9'6"
Dining	2.79 x 2.45	9'2" x 8'0"
Lounge	5.01 x 3.63	16'5" x 11'11"
Utility	1.74 x 1.65	5'8" x 5'5"
Garage	5.08 x 2.41	16'8" x 7'11"

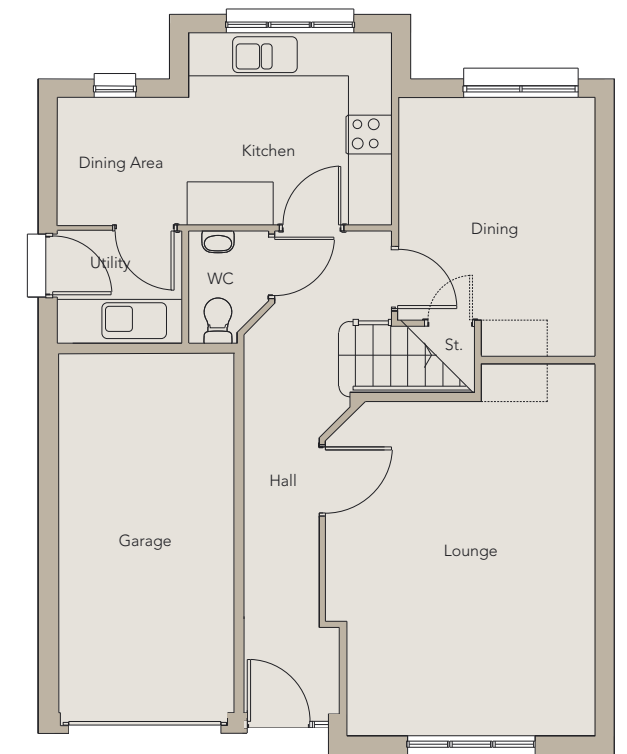


the wallace: This is a great 4 bedroom spacious home with 2 public rooms, an open plan kitchen and informal dining area, a utility room and downstairs cloak room. All bedrooms are of a good size and the master bedroom comes with an ensuite. The property also has an integral garage.



first

Bedroom 1	3.00 x 3.55	9'10" x 11'7"
Bedroom 2	2.76 x 3.63	9'0" x 11'11"
Bedroom 3	2.80 x 3.10	9'2" x 10'2"
Bedroom 4	2.54 x 3.00	8'4" x 9'10"

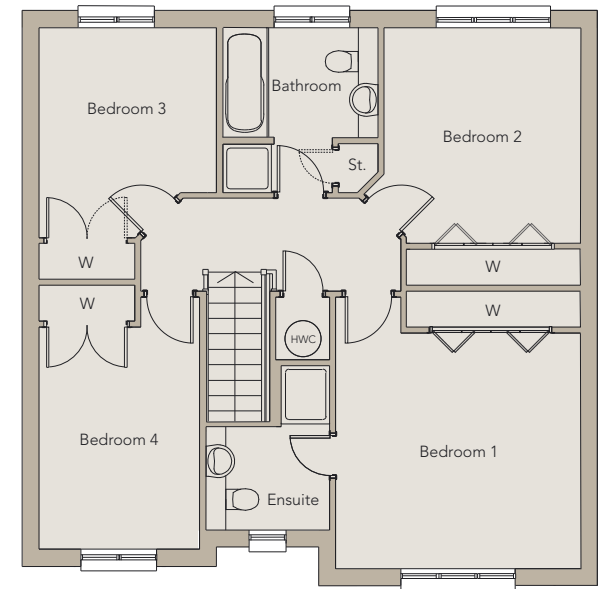


ground*

Kitchen	2.83 x 2.67	9'3" x 8'9"
Lounge	3.76 x 5.19	12'4" x 17'1"
Dining	2.75 x 3.63	9'0" x 11'10"
Dining Area	1.83 x 1.77	6'0" x 5'10"
Utility	1.74 x 1.56	5'9" x 5'2"
Garage	2.44 x 5.00	8'0" x 16'8"

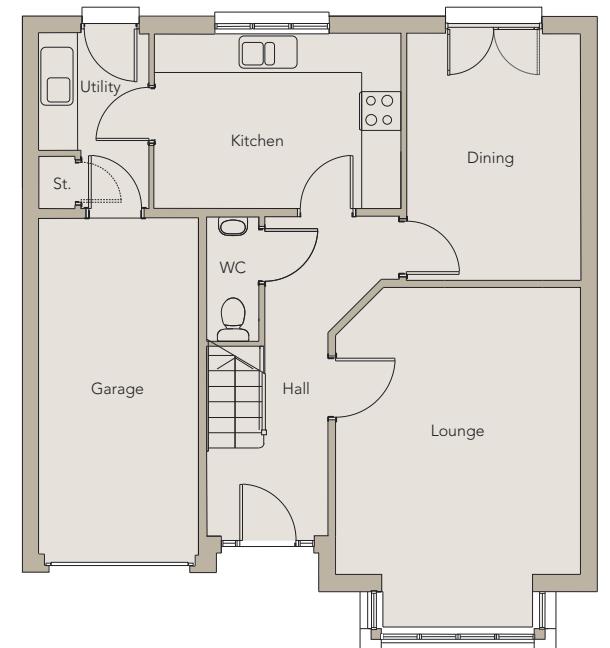
*Ground Floor Layout may be subject to change. Please ask a site sales representative for current layout.

the windsor: This elegant 4 bedroom family home offers a good sized lounge with a feature bay window and a separate dining room. The generous kitchen has access to the single integral garage through the utility room. All bedrooms have built in storage and are generous in size. The main family bathroom has a separate shower enclosure and the master bedroom has its own ensuite.



first

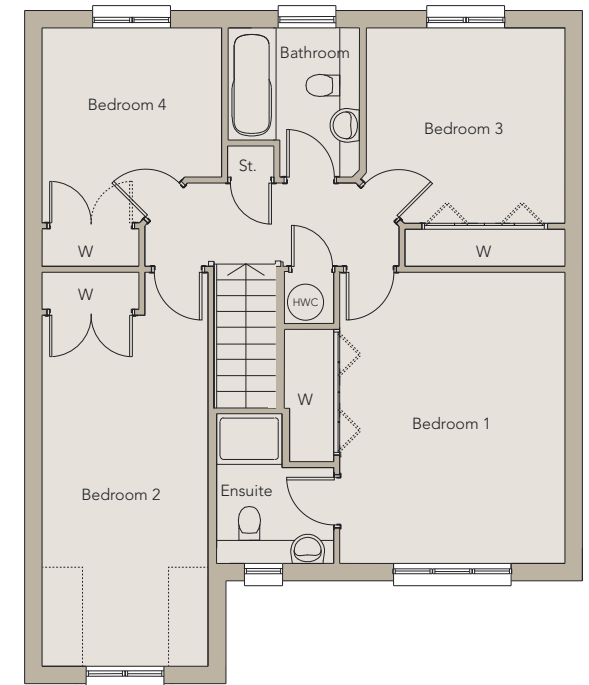
Bedroom 1	3.80 x 3.66	12'6" x 12'0"
Bedroom 2	3.05 x 3.40	10'0" x 11'0"
Bedroom 3	2.75 x 3.26	9'0" x 10'8"
Bedroom 4	2.47 x 3.45	8'2" x 11'4"



ground

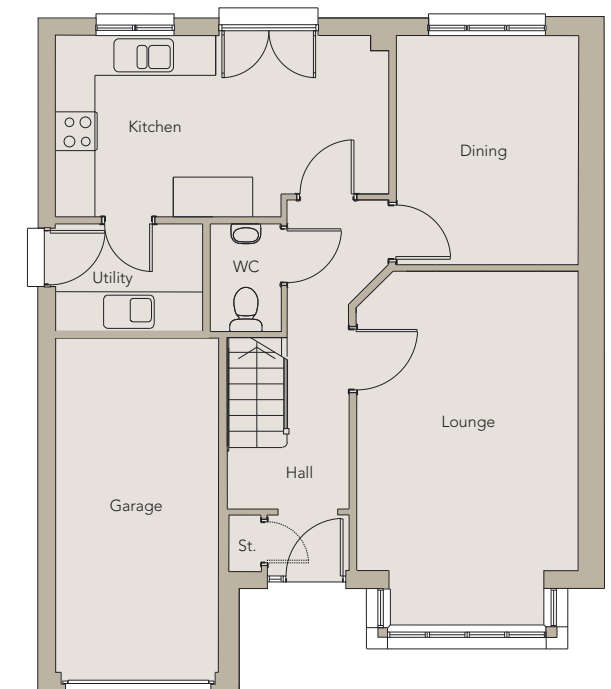
Kitchen	3.82 x 2.72	12'6" x 8'11"
Lounge	3.80 x 5.15	12'5" x 16'10"
Dining	2.70 x 3.82	8'10" x 12'6"
Utility	1.70 x 1.81	5'7" x 5'11"
Garage	2.44 x 5.21	8'0" x 17'1"

the fitzroy: A popular 4 bedroom home that offers a spacious lounge with feature bay window and separate dining room. Budding chefs will love the large kitchen which can accommodate informal dining and has french doors opening to the garden. Upstairs all bedrooms have built in storage and the master bedroom has an ensuite for mum and dad. Bedroom 2 boasts a large feature window for a great outlook. The property is completed with an integral single garage.



first

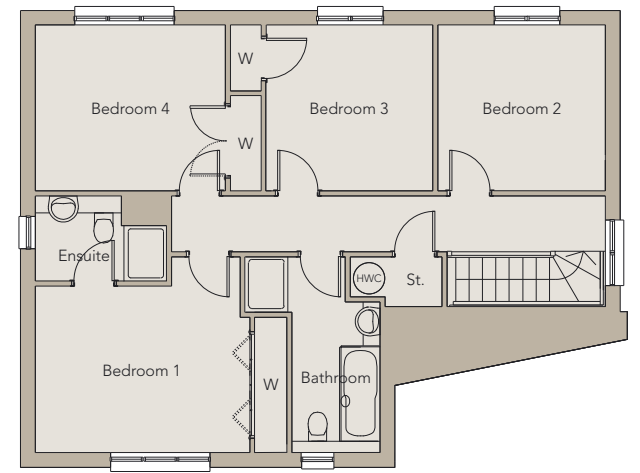
Bedroom 1	3.40 x 4.40	11'2" x 14'5"
Bedroom 2	2.51 x 5.30	8'2" x 17'4"
Bedroom 3	3.00 x 2.96	9'10" x 9'8"
Bedroom 4	2.71 x 2.95	8'10" x 9'8"



ground

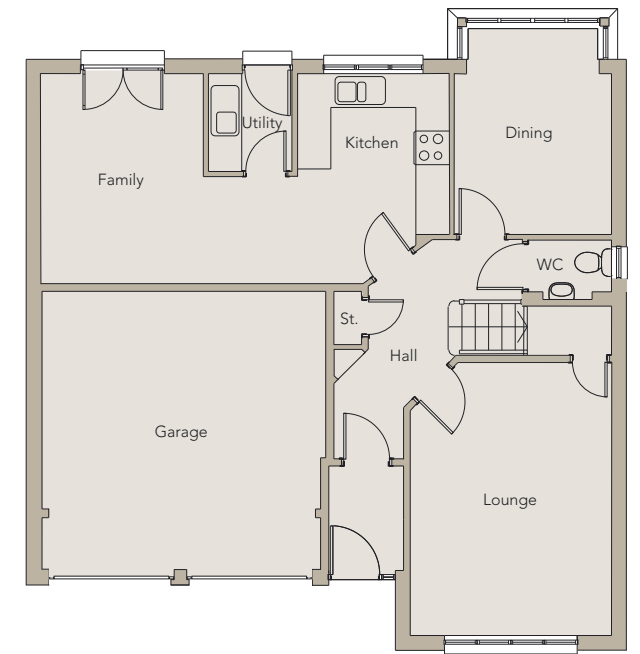
Kitchen	5.03 x 2.74	16'6" x 9'0"
Lounge	3.35 x 5.39	11'0" x 17'8"
Dining	2.76 x 3.46	9'0" x 11'4"
Utility	2.23 x 1.62	7'4" x 5'4"
Garage	2.45 x 5.01	8'0" x 16'5"

the stuart: This hugely popular 4 bedroom property features an elegant entrance, a spacious lounge and separate dining room with feature bay window. The kitchen and family room are open plan giving a great feeling of space with french doors opening to the garden. The bedrooms are generously proportioned and the master has an ensuite. A double garage completes the property.



first

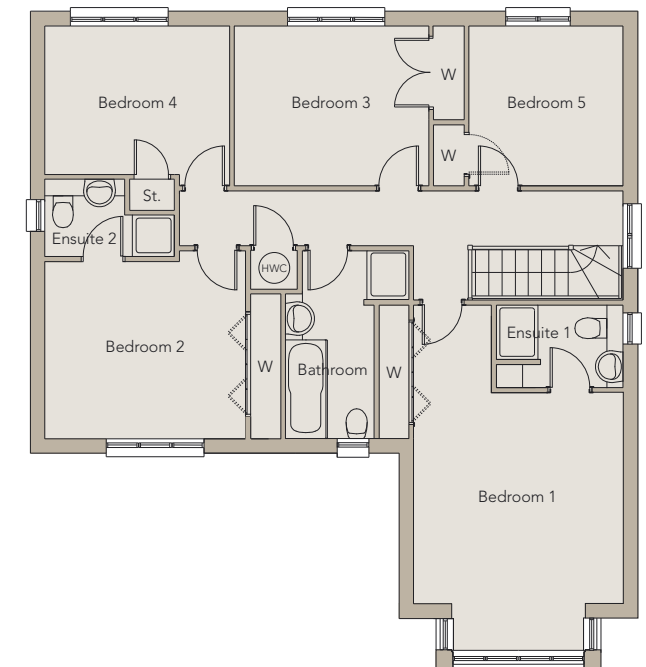
Bedroom 1	2.98 x 3.84	9'9" x 12'7"
Bedroom 2	2.96 x 3.40	9'8" x 11'2"
Bedroom 3	2.96 x 2.99	9'8" x 9'10"
Bedroom 4	2.96 x 2.99	9'8" x 9'10"



ground

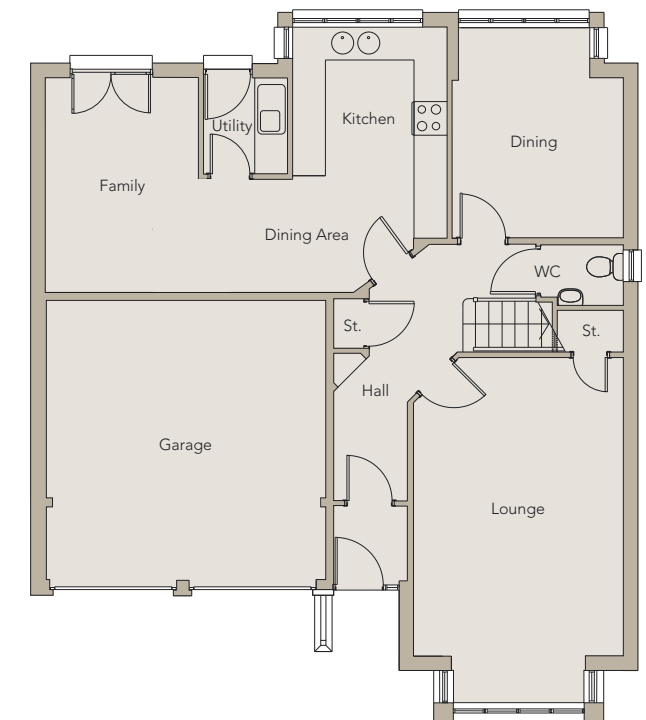
Kitchen	2.88 x 2.72	9'5" x 8'11"
Dining	3.71 x 2.81	12'2" x 9'2"
Lounge	4.89 x 3.60	16'0" x 11'10"
Family	3.75 x 2.90	12'3" x 9'6"
Utility	1.74 x 1.50	5'8" x 4'11"
Garage	4.97 x 5.07	16'3" x 16'7"

the carlton: This is an impressive 5 bedroom home with a fabulous entrance that gives a great feeling of space. The family room is open plan with the kitchen which has space for an informal dining area. There is a separate dining room as you would expect, which features a bay window. The large lounge also has a bay window. Upstairs is spacious and well laid out with 5 bedrooms, 2 of which have ensuites. The property also has a large double garage.



first

Bedroom 1	3.80 x 3.83	12'5" x 12'6"
Bedroom 2	3.64 x 3.22	11'11" x 10'6"
Bedroom 3	2.91 x 3.53	9'6" x 11'7"
Bedroom 4	2.70 x 3.35	8'10" x 10'11"
Bedroom 5	2.91 x 2.80	9'6" x 9'2"



ground

Kitchen	2.81 x 3.88	9'2" x 12'6"
Family	2.80 x 3.90	9'2" x 12'9"
Dining Area	2.72 x 2.06	8'11" x 6'9"
Lounge	6.27 x 3.80	20'6" x 12'5"
Dining	3.10 x 3.82	10'2" x 12'6"
Utility	1.53 x 1.75	5'0" x 5'9"
Garage	5.07 x 5.07	16'7" x 16'7"

specifications

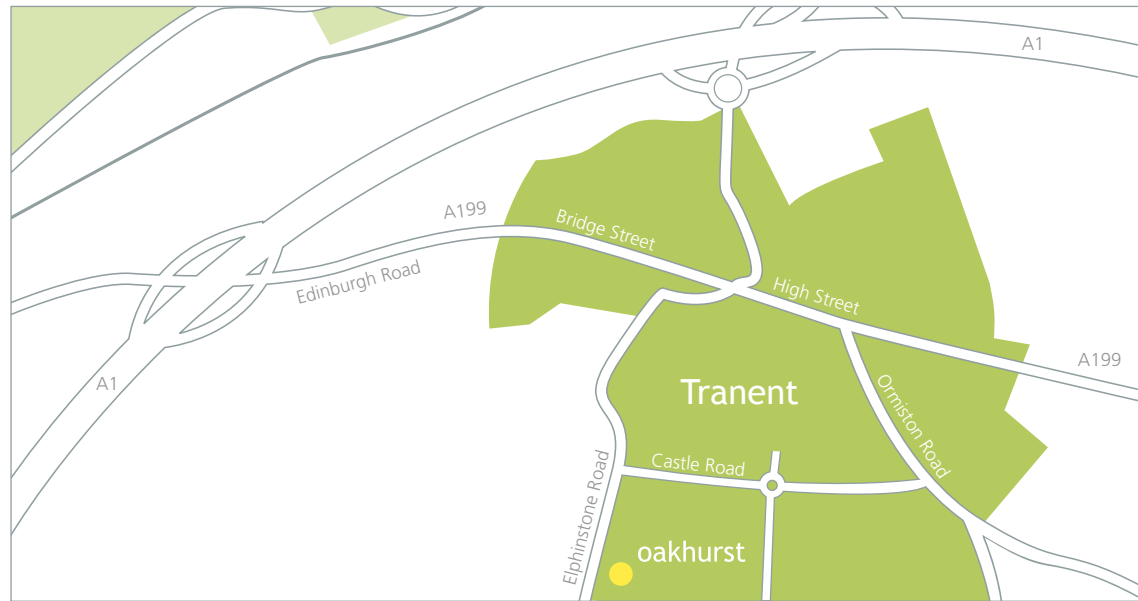
	the blenheim	the calder II	the bruce	the wallace	the windsor	the fitzroy	the stuart	the carlton
> Gas Central heating with Thermostatic radiator valves to most radiators	•	•	•	•	•	•	•	•
> High performance front doors	•	•	•	•	•	•	•	•
> French doors to rear garden	•	•	•	•	•	•	•	•
> Patio doors to rear garden	•	•	•	•	•	•	•	•
> Multi point locking to external doors	•	•	•	•	•	•	•	•
> Downlighter to front door and rectangular light to back door	•	•	•	•	•	•	•	•
> Double glazed windows with child restrictors (where applicable)	•	•	•	•	•	•	•	•
> Super low energy glazing used on windows	•	•	•	•	•	•	•	•
> Choice of Kitchen and Bathroom colour schemes (subject to build stage)	•	•	•	•	•	•	•	•
> Chrome worktop lighting to kitchen	•	•	•	•	•	•	•	•
> Plumbing and electrics for washing machine	•	•	•	•	•	•	•	•
> Siemens Single Oven	•	•	•	•	•	•	•	•
> Siemens Double Oven	•	•	•	•	•	•	•	•
> Siemens Dishwasher	•	•	•	•	•	•	•	•
> Stainless appliances	•	•	•	•	•	•	•	•
> Stainless steel chimney hood and back panel	•	•	•	•	•	•	•	•
> Round Sinks	•	•	•	•	•	•	•	•
> 1000mm extra wide pan drawers	•	•	•	•	•	•	•	•
> Bi fold wardrobes to Bed 1	•	•	•	•	•	•	•	•
> Bi fold wardrobes to Bed 2	•	•	•	•	•	•	•	•
> Bi fold wardrobes to Bed 3	•	•	•	•	•	•	•	•
> Vanity units to most Bathrooms and Ensuites (where applicable)	•	•	•	•	•	•	•	•
> Shaver socket to bathroom or ensuite (where applicable)	•	•	•	•	•	•	•	•
> Thermostatically controlled chrome shower to bathroom and/or ensuite 1 (where applicable)	•	•	•	•	•	•	•	•
> Thermostatically controlled electric shower to ensuite 2	•	•	•	•	•	•	•	•
> Cornice to lounge, dining room upper / lower hall and family room (depending on house type)	•	•	•	•	•	•	•	•
> TV and BT points to Lounge, Bedroom 1	•	•	•	•	•	•	•	•
> TV and BT points to Family room	•	•	•	•	•	•	•	•
> Panelled white Internal doors, half glazed to lounge (min standard)	•	•	•	•	•	•	•	•
> Smooth ceilings throughout	•	•	•	•	•	•	•	•
> Mains operated smoke alarms	•	•	•	•	•	•	•	•
> Mains operated Door Bell	•	•	•	•	•	•	•	•
> Chrome effect ironmongery through	•	•	•	•	•	•	•	•
> Underfloor wall and roof space insulation	•	•	•	•	•	•	•	•
> Electric strip light and power to the garage	•	•	•	•	•	•	•	•
> Turfed front garden	•	•	•	•	•	•	•	•
> Pavior driveways as standard	•	•	•	•	•	•	•	•
> 10 Year NHBC warranty	•	•	•	•	•	•	•	•



Above: Pictures are for illustrative purposes only. Please speak to a site sales representative for details.



details



Directions

Leave Edinburgh via the A1 (signposted Berwick upon Tweed). Branch left and leave the A1 (signposted Tranent), then turn right onto the A199 and cross the road bridge. Continue forward onto Edinburgh Road (A199), entering Tranent. Turn right onto Elphinstone Road (B6414). Turn left onto Castle Road.



Contact

Westerwood House, Royston Road, Deans Industrial Estate, Livingston, West Lothian EH54 8AH
ph: 01506 413 101 fax: 01506 414 843 e: walkergroup@walkergroup.co.uk www.walkergroup.co.uk



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