



# Welcome to Carnethy Heights

**AVANT**  
homes

# Contents

- Introducing Carnethy Heights
- Our promise to you
- About Avant Homes
- The buying process
- Why buy new
- Living in Penicuik
- Development plan
- House type floor plans
- Our specification
- Mortgage advisor panel
- Solicitor panel







# Make your next step a reality

Looking for an amazing new home in Midlothian? Then look no further than Carnethy Heights.

Carnethy Heights offers a range of 3, 4 and 5 bedroom homes in Penicuik all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Carnethy Heights is situated in a highly sought-after location which lies just 10 miles to the south of Edinburgh. With plenty of amenities on the doorstep, there are local restaurants, shops, and cafés, as well as a supermarket, within a 20-minute walk of the development.



# Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



# Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.







With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

**So, if you're looking for your dream home, look no further.**

# Your buying journey

Here's a step by step guide through the exciting buying process.

## Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

## Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



## Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.



## Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



## Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

## Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





## Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



## Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



## Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.





# Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

## Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200\* a year on their energy bills.

## No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

## Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

## A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate unlived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.







## Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

## Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

## No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

## Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%\* of new homes have an EPC rating of A-B, while only 4%\* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%\*.

\*HBF Watt a Save Report, February 2023.

\*\* Dependant on build stage, please ask your Sales Advisor for more details.

\*\*\*Terms and conditions apply.

# Living in Penicuik

Penicuik boasts a unique location, between the cosmopolitan city of Edinburgh with all its attractions and the tranquil settings of the Pentland Hills. With the beautiful countryside on your doorstep and excellent transport links, reaching Edinburgh is easy by car, taking just 30 minutes, and by bus, which takes just under 50 minutes. Residents of Carnethy Heights also have the benefit of living near Straiton Park and Ride, which is served by three bus services with routes around Edinburgh.

Edinburgh Waverley train station, the largest station in Scotland is half an hour away, providing trains to Glasgow, Aberdeen, London, Manchester, Newcastle, Leeds, Bristol, and many more major cities and towns. Plus, for international travel, Edinburgh airport is just 20 minutes away.





Penicuik is home to an array of amenities that cater for your daily needs including a Tesco superstore, a variety of restaurants, atmospheric pubs, and Penicuik Centre which has a library, gym, pool, and various exercise classes running for all abilities.

For those who love to shop, Straiton Retail Park is only 10 minutes from Carnethy Heights and boasts over 20 stores including B&M, Boots, Lidl, Next, M&S, Matalan, and Nike. Also within easy reach is the Midlothian Snowsports Centre, home to Britain's biggest artificial ski slope at 400 metres.

For your dose of fresh air, explore the Pentland Hills, a stunning area of countryside with 100km of paths. For a leisurely dog walk, Carnethy Heights is near Angle Park, Valleyfield Pond, Vogrie Country Park, and Montgomery Park. Also close to the development is Rosslyn Castle, with its beautiful fifteenth-century architecture and grounds.

The ideal location for families' Carnethy Heights is located near several excellent schools, including Mauricewood Primary School, Glencourse Primary School, and Penicuik High School.



# Development plan







**CUSTOMER APPOINTMENT CENTRE**

**SHOWHOME**

- THE HAMILTON**  
3 bedroom home
- THE NEWTON**  
3 bedroom home
- THE ASHBURY**  
4 bedroom home
- THE LENZIE**  
4 bedroom home
- THE ORKNEY**  
4 bedroom home
- THE OVERBURY**  
4 bedroom home
- THE ROSEBURY**  
4 bedroom home
- THE WESTBURY**  
4 bedroom home
- THE DURHAM**  
5 bedroom home

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- THE NAIRN**  
5 bedroom home
- THE PITLOCHRY**  
5 bedroom home
- THE ROTHESAY**  
5 bedroom home
- THE STIRLING**  
5 bedroom home
- THE THURSO**  
5 bedroom home

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Garage Access  
 Bin Storage Area  
 Plan not to scale.  
 For plot & public open space planting see detailed landscaping plan.

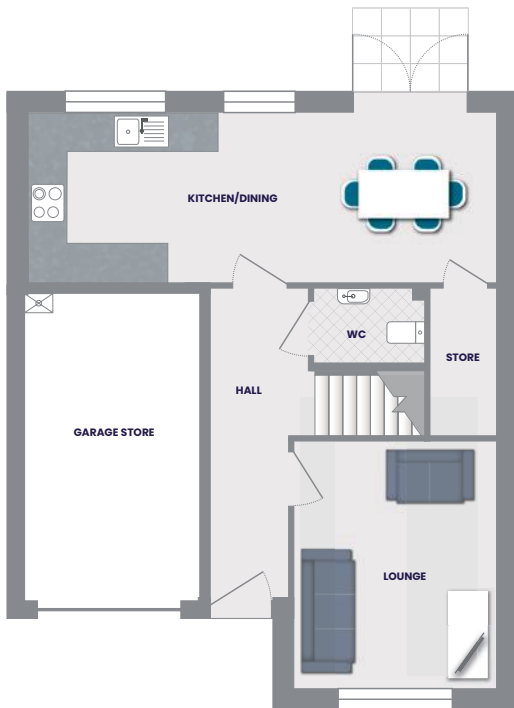
# The Lenzie A



4 Bedroom

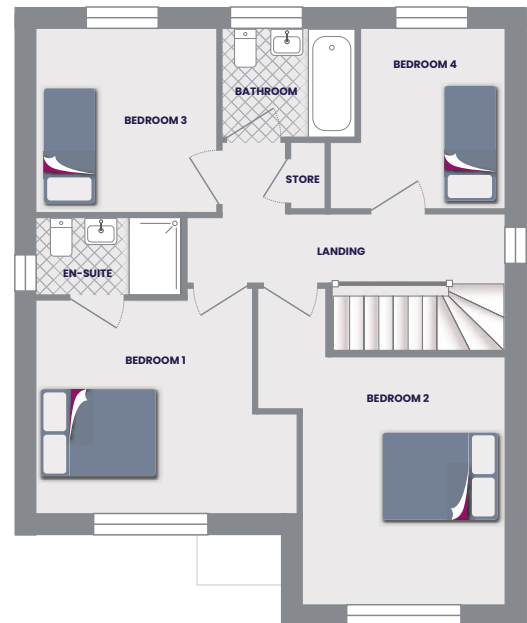


2 Bathroom



## Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"
Garage Store	2.71m x 4.78m	8' 10" x 15' 8"



## First Floor

Bedroom 1	3.37m** x 3.31m*	11' 0"*** x 10' 10"*
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.87m	10' 4"*** x 12' 8"
Bedroom 3	2.82m x 2.88m	9' 3" x 9' 5"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"*
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"



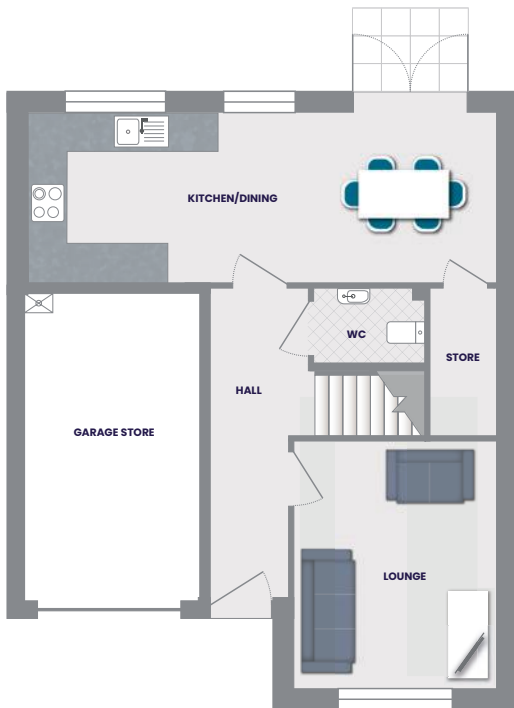
# The Lenzie B



4 Bedroom

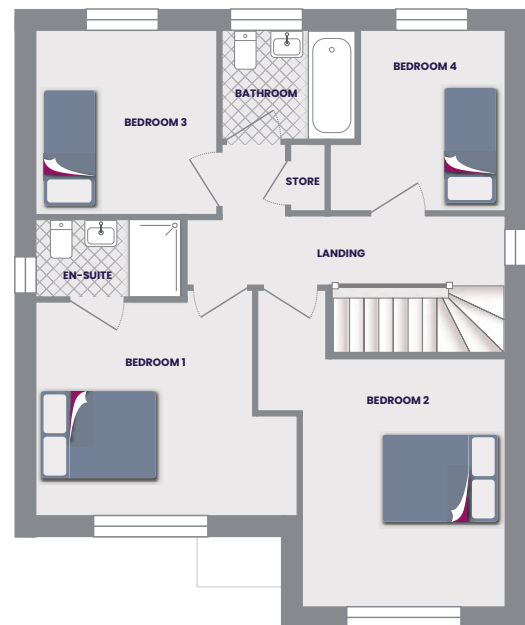


2 Bathroom



## Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"
Garage Store	2.71m x 4.78m	8' 10" x 15' 8"



## First Floor

Bedroom 1	3.37m** x 3.31m*	11' 0"*** x 10' 10"*
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.87m	10' 4"*** x 12' 8"
Bedroom 3	2.82m x 2.88m	9' 3" x 9' 5"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"*
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"

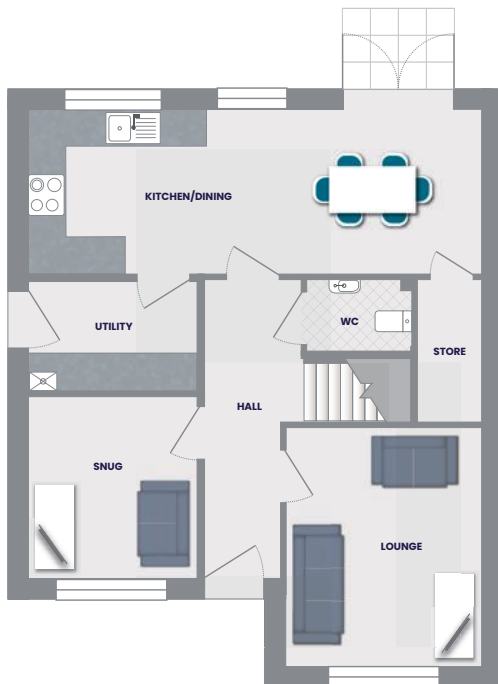
# The Orkney A



4 Bedroom

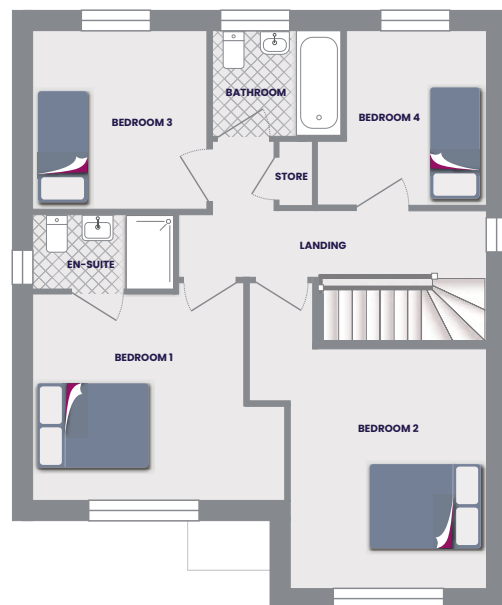


2 Bathroom



## Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Utility	2.71m x 1.76m	8' 10" x 5' 9"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Snug	2.71m x 2.94m	8' 10" x 9' 7"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"



## First Floor

Bedroom 1	3.37m** x 3.31m*	11' 0"*** x 10' 10"*
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.87m	10' 4"*** x 12' 8"
Bedroom 3	2.82m x 2.88m	9' 3" x 9' 5"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"*
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"



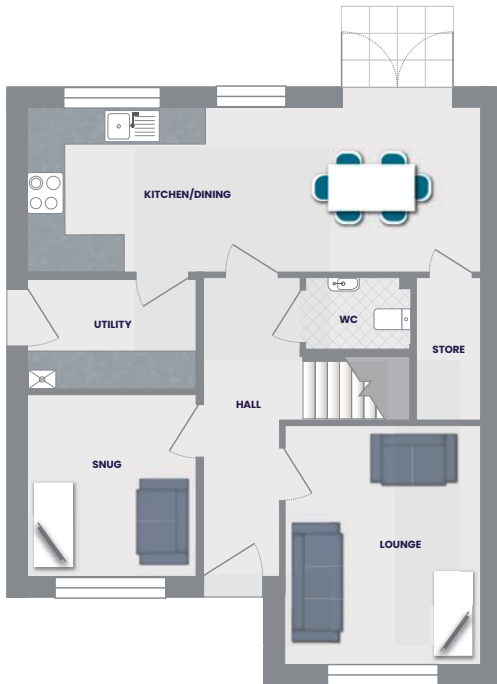
# The Orkney B



4 Bedroom

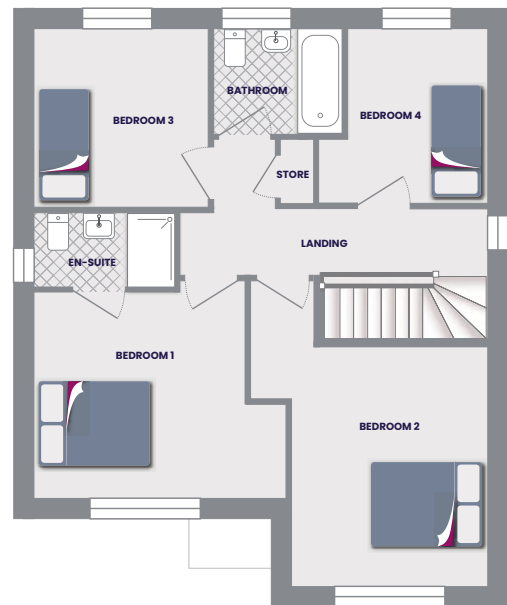


2 Bathroom



## Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Utility	2.71m x 1.76m	8' 10" x 5' 9"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Snug	2.71m x 2.94m	8' 10" x 9' 7"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"



## First Floor

Bedroom 1	3.37m** x 3.31m*	11' 0"*** x 10' 10"***
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.87m	10' 4"*** x 12' 8"
Bedroom 3	2.82m x 2.88m	9' 3" x 9' 5"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"***
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"

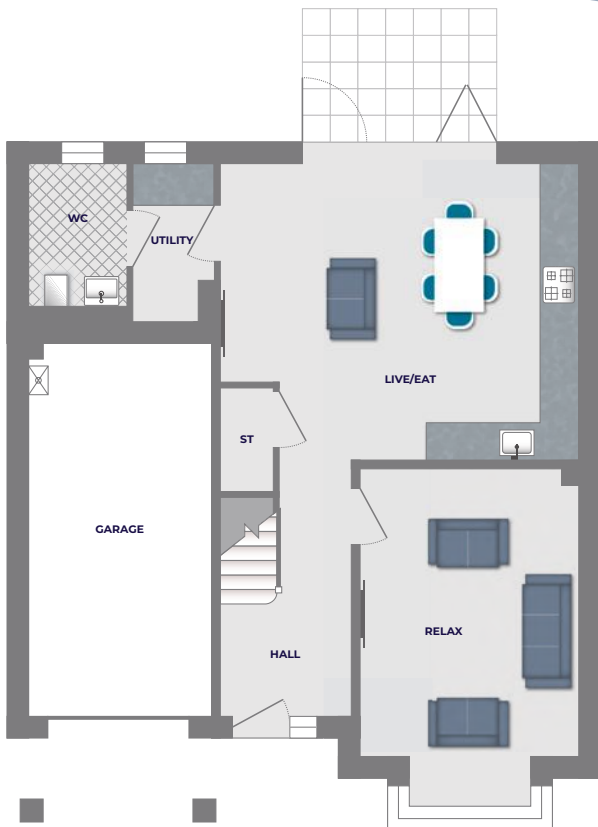
# The Overbury



4 Bedroom

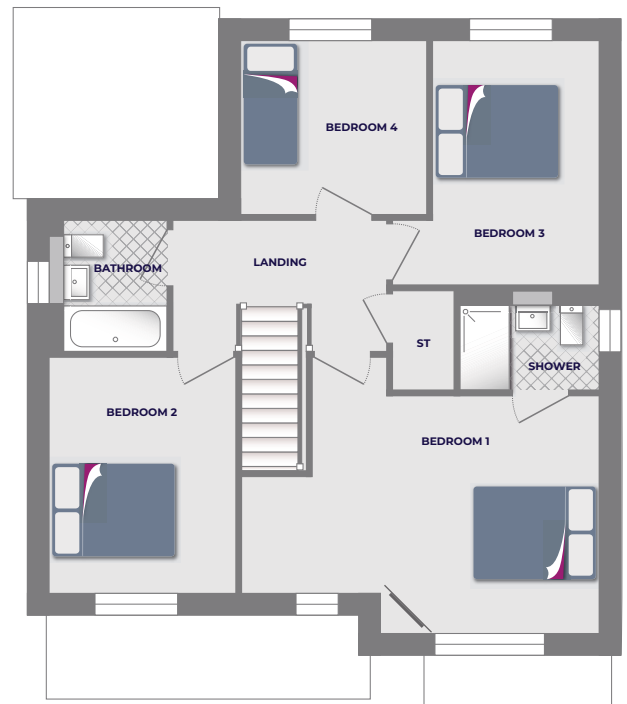


2 Bathroom



## Ground Floor

Live/Eat	5.81m* x 4.82m*	19'1"* x 15'10"*
Relax	3.56m x 5.44m†	11'8" x 17'10" †
Utility	1.36m x 2.55m	4'6" x 8'4"
WC	1.59m x 2.32m	5'3" x 7'7"



## First Floor

Bedroom 1	5.81m* x 3.87m*	19'1"* x 12'8"*
Shower	2.26m x 1.39m	7'5" x 4'7"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m** x 3.92m	8'11"** x 12'10"
Bedroom 4	3.00m x 2.79m	9'10" x 9'2"
Bathroom	1.69m x 2.11m	5'7" x 6'11"

\* Maximum dimension  
\*\* Minimum dimension



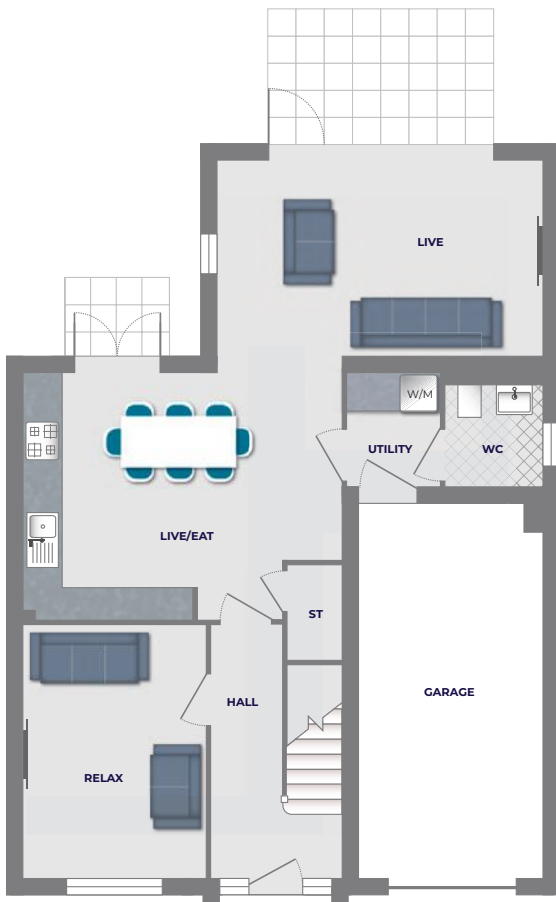
# The Rosebury



4 Bedroom

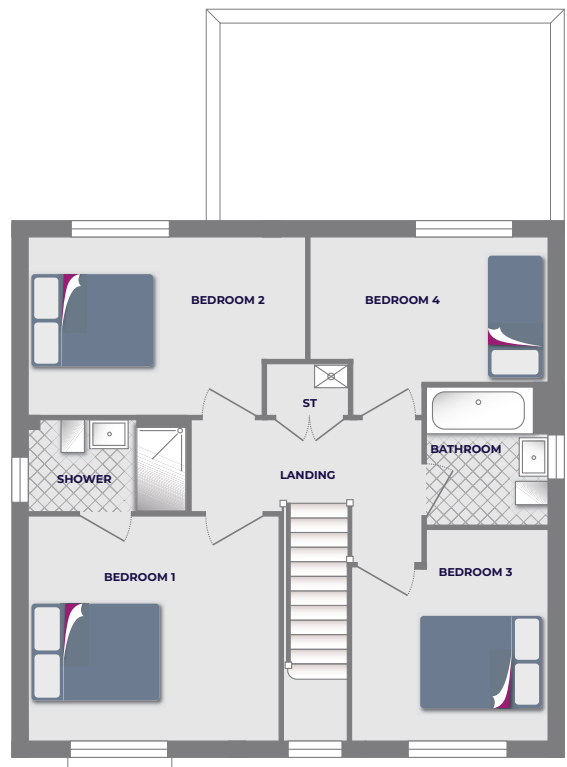


2 Bathroom



## Ground Floor

Live	5.20m	3.07m	171"	x	10'1"
Live - Eat	5.12m*	3.98m*	16'10"*	x	13'1"*
Relax	3.00m	4.03m	9'10"	x	13'3"
WC	1.57m	1.68m	5'2"	x	5'6"
Utility	1.48m	1.89m	4'10"	x	6'2"
Garage	3.04m	6.05m	10'0"	x	19'10"



## First Floor

Bedroom 1	3.36m††	x	3.64m	11'0"††	x	11'11"
Shower	2.50m†	x	1.41m	8'2"†	x	4'8"
Bedroom 2	4.42m*	x	2.78m*	14'6"*	x	9'1"*
Bedroom 3	3.14m*	x	3.45m*	10'4"*	x	11'4"*
Bedroom 4	3.83m*	x	2.27m**	12'7"*	x	7'5"***
Bathroom	1.70m	x	2.20m	5'7"	x	7'3"

# The Westbury



4 Bedroom

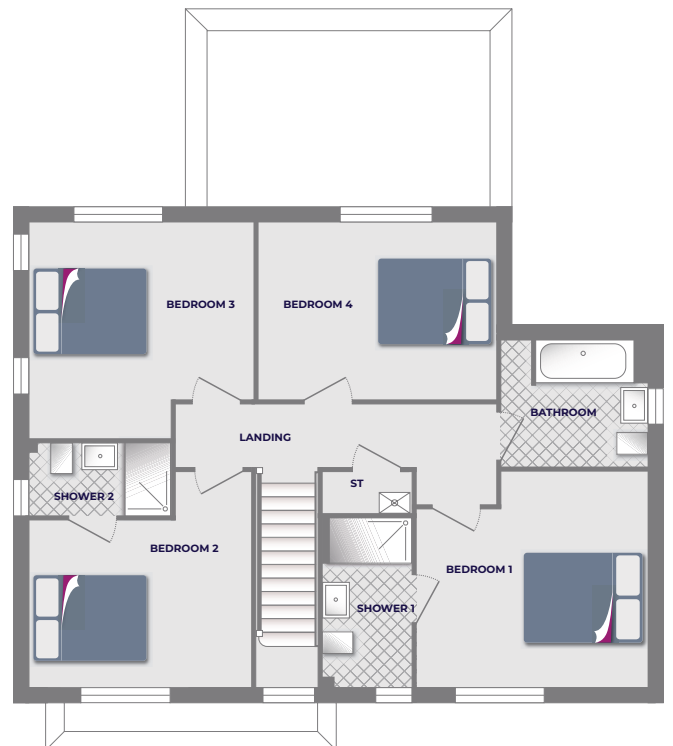


2 Bathroom



## Ground Floor

Live	5.15m x 3.24m	16'11" x 10'8"
Live/Eat	4.41m x 3.40m	14'6" x 11'2"
Relax	3.73m x 4.76m	12'3" x 15'7"
Utility	1.36m x 1.79m	4'5" x 5'10"
WC	1.71m x 1.61m	5'7" x 5'3"



## First Floor

Bedroom 1	4.04m x 3.75m	13'3" x 12'4"
Shower 1	1.39m x 2.93m	4'7" x 9'7"
Bedroom 2	3.91m x 2.90m	12'10" x 9'6"
Shower 2	2.49m x 1.19m	8'2" x 3'11"
Bedroom 3	3.94m x 3.71m	12'11" x 12'2"
Bedroom 4	4.30m x 3.09m	14'1" x 10'2"
Bathroom	2.14m x 2.15m	7'0" x 7'1"



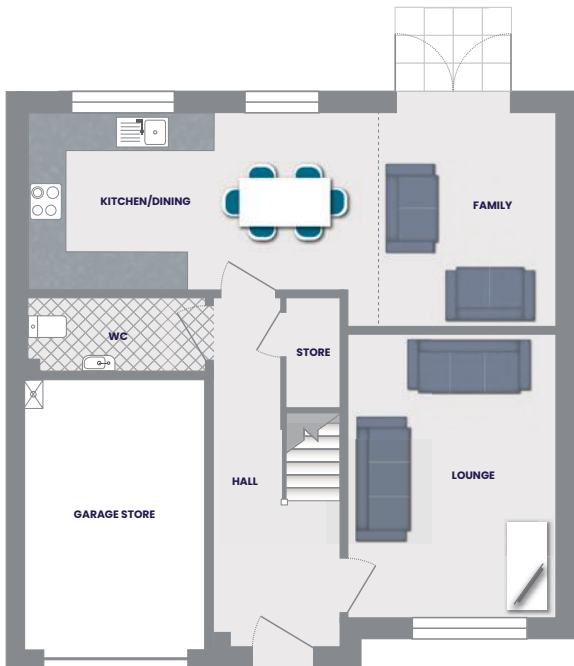
# The Nairn



5 Bedroom

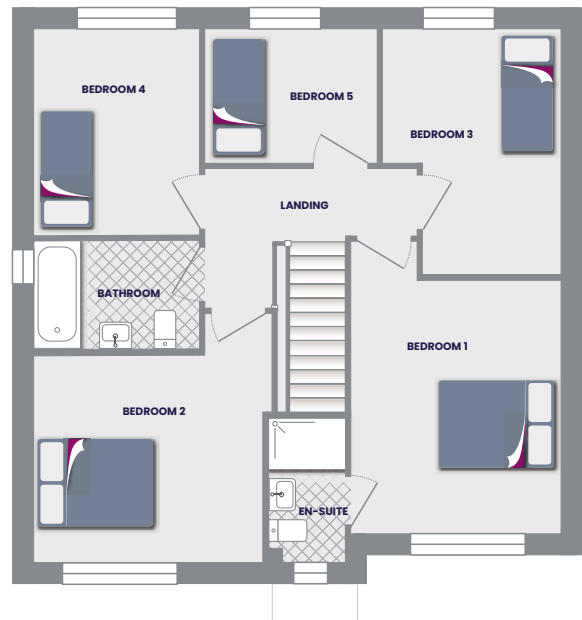


2 Bathroom



## Ground Floor

Kitchen/Dining	8.22m x 3.33m*	26' 11" x 10' 11"*
Lounge	3.23m x 4.41m	10' 7" x 14' 5"
Hall	1.93m x 5.43m*	6' 3" x 17' 9"*
WC	2.80m x 1.14m	9' 2" x 3' 8"
Garage Store	2.79m x 4.19m	9' 1" x 13' 8"
Store	0.84m x 1.71m	2' 9" x 5' 7"



## First Floor

Bedroom 1	3.27m* x 3.95m**	10' 8" x 12' 11"***
En-Suite 1	1.20m x 2.26m	3' 11" x 7' 4"
Bedroom 2	3.57m* x 3.23m**	11' 8" x 10' 7"***
Bedroom 3	2.78m* x 3.83m*	9' 1" x 12' 6"***
Bedroom 4	2.59m x 3.21m	8' 5" x 10' 6"
Bedroom 5	2.68m x 2.09m	8' 9" x 6' 10"
Bathroom	2.58m x 1.70m	8' 5" x 5' 6"

\* Maximum dimension  
\*\* Minimum dimension

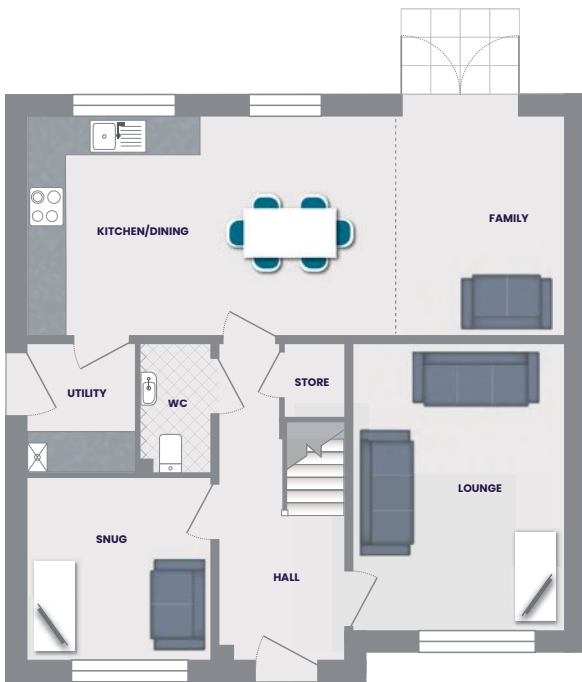
# The Pitlochry A



5 Bedroom

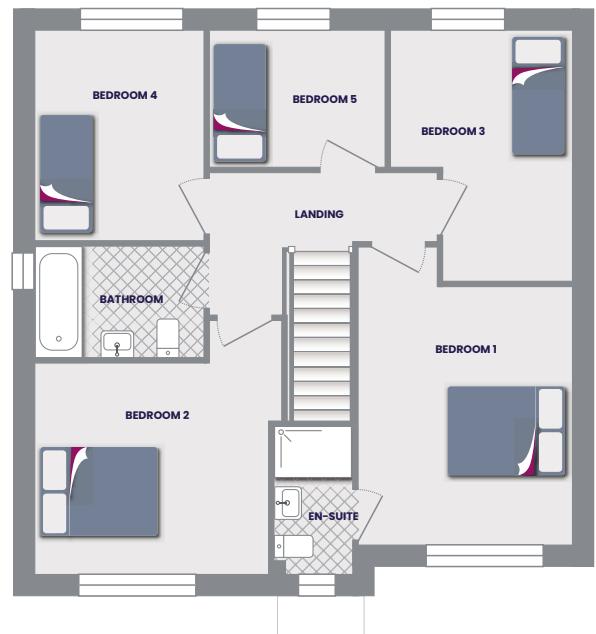


2 Bathroom



## Ground Floor

Kitchen/Dining / Family	8.22m x 3.36m	26' 11" x 11' 0"
Utility	1.66m x 1.96m	5' 5" x 6' 5"
Lounge	3.06m x 4.39m	10' 0" x 14' 4"
Snug	2.83m x 2.79m	9' 3" x 9' 1"
Hall	2.10m* x 4.84m*	6' 10"* x 15' 10"*
WC	1.07m x 1.95m	3' 6" x 6' 4"
Store	0.91m x 1.12m	2' 11" x 3' 8"



## First Floor

Bedroom 1	3.10m** x 3.95m	10' 2"*** x 12' 11"
En-Suite 1	1.19m* x 2.26m	3' 10"* x 7' 4"
Bedroom 2	3.95m* x 3.23m**	12' 11"* x 10' 7"***
Bedroom 3	2.78m* x 3.83m*	9' 1"* x 12' 6"*
Bedroom 4	2.59m x 3.21m	8' 5" x 10' 6"
Bedroom 5	2.68m x 2.09m	8' 9" x 6' 10"
Bathroom	2.58m x 1.70m	8' 5" x 5' 6"



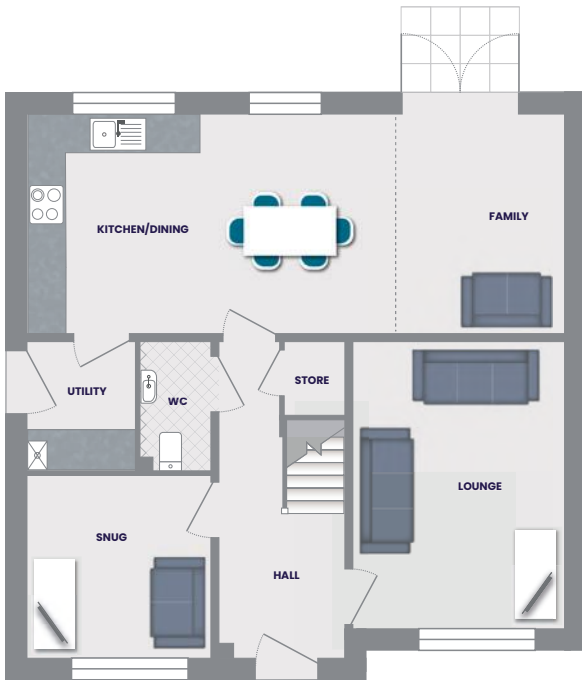
# The Pitlochry B



5 Bedroom

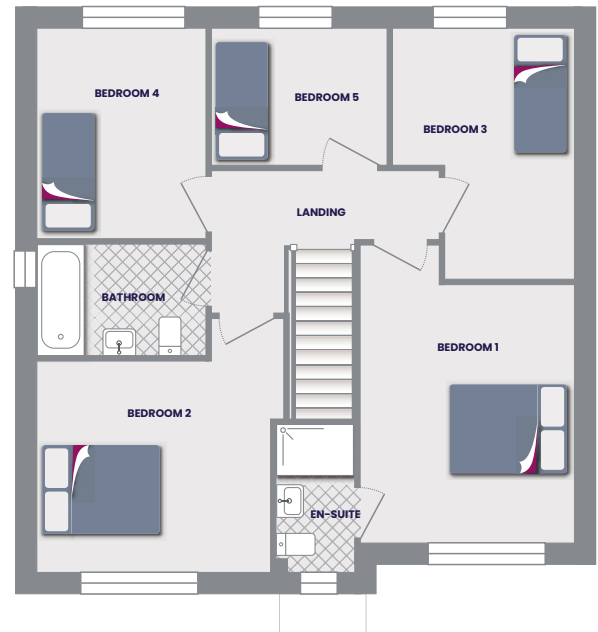


2 Bathroom



## Ground Floor

Kitchen/Dining / Family	8.22m x 3.36m	26' 11" x 11' 0"
Utility	1.66m x 1.96m	5' 5" x 6' 5"
Lounge	3.06m x 4.39m	10' 0" x 14' 4"
Snug	2.83m x 2.79m	9' 3" x 9' 1"
Hall	2.10m* x 4.84m*	6' 10"* x 15' 10"*
WC	1.07m x 1.95m	3' 6" x 6' 4"
Store	0.91m x 1.12m	2' 11" x 3' 8"



## First Floor

Bedroom 1	3.10m** x 3.95m	10' 2"*** x 12' 11"
En-Suite 1	1.19m* x 2.26m	3' 10"* x 7' 4"
Bedroom 2	3.95m* x 3.23m**	12' 11"* x 10' 7"***
Bedroom 3	2.78m* x 3.83m*	9' 1"* x 12' 6"*
Bedroom 4	2.59m x 3.21m	8' 5" x 10' 6"
Bedroom 5	2.68m x 2.09m	8' 9" x 6' 10"
Bathroom	2.58m x 1.70m	8' 5" x 5' 6"

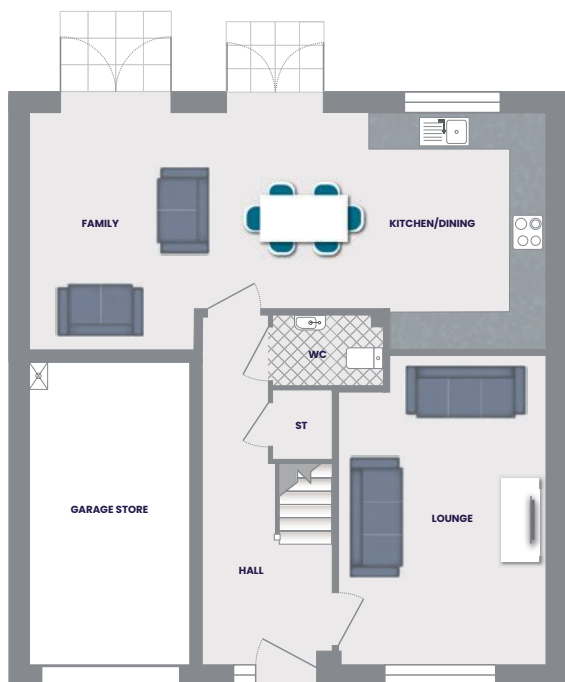
# The Rothesay A



5 Bedroom

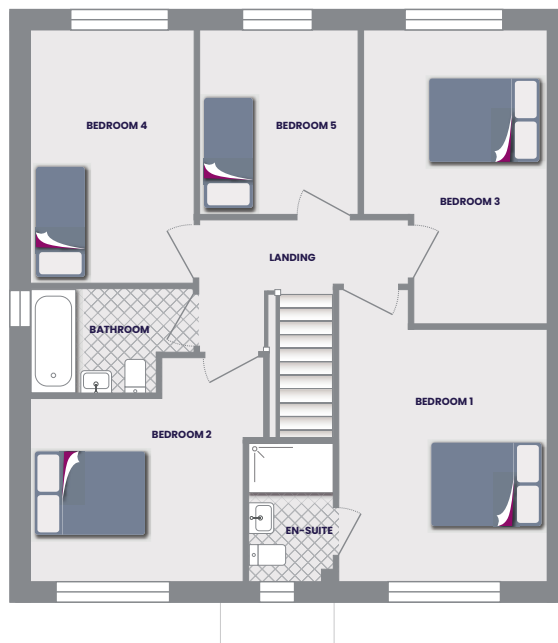


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.45m x 3.86m*	27' 8" x 12' 7"*
Lounge	3.35m* x 5.04m*	10' 11" x 16' 6"*
Hall	2.13m* x 5.68m*	6' 11" x 18' 7"*
WC	1.82m x 1.13m	5' 11" x 3' 8"
Store	0.99m x 1.10m	3' 2" x 3' 7"
Garage/Store	2.70m x 5.06m	8' 10" x 16' 7"



## First Floor

Bedroom 1	3.39m* x 4.13m**	11' 1" x 13' 6"***
En-Suite 1	1.40m x 2.27m	4' 7" x 7' 5"
Bedroom 2	3.49m** x 3.01m**	11' 5" x 9' 10"***
Bedroom 3	3.00m* x 4.80m*	9' 10" x 15' 8"***
Bedroom 4	2.69m x 4.13m	8' 9" x 13' 6"
Bedroom 5	2.58m x 3.01m	8' 5" x 9' 10"
Bathroom	2.08m** x 1.70m*	6' 9" x 5' 6"*

\* Maximum dimension

\*\* Minimum dimension



# The Rothesay B



5 Bedroom

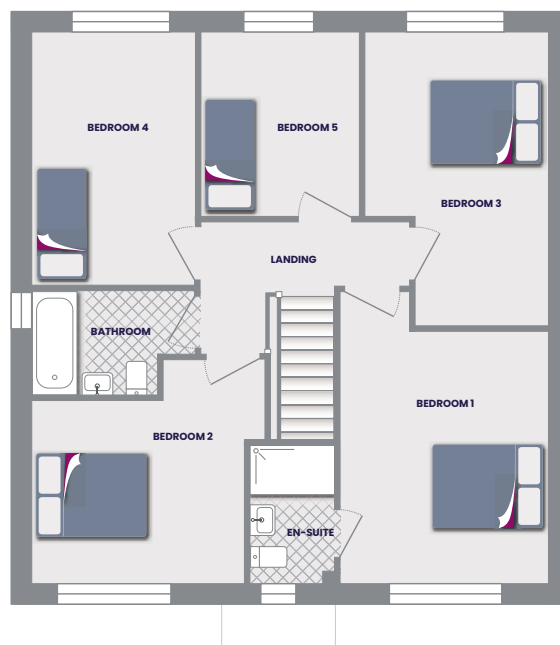


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.45m x 3.86m*	27' 8" x 12' 7"*
Lounge	3.35m* x 5.04m*	10' 11" x 16' 6"*
Hall	2.13m* x 5.68m*	6' 11" x 18' 7"*
WC	1.82m x 1.13m	5' 11" x 3' 8"
Store	0.99m x 1.10m	3' 2" x 3' 7"
Garage/Store	2.70m x 5.06m	8' 10" x 16' 7"



## First Floor

Bedroom 1	3.39m* x 4.13m**	11' 1" x 13' 6"***
En-Suite 1	1.40m x 2.27m	4' 7" x 7' 5"
Bedroom 2	3.49m** x 3.01m**	11' 5" x 9' 10"***
Bedroom 3	3.00m* x 4.80m*	9' 10" x 15' 8"*
Bedroom 4	2.69m x 4.13m	8' 9" x 13' 6"
Bedroom 5	2.58m x 3.01m	8' 5" x 9' 10"
Bathroom	2.08m** x 1.70m*	6' 9" x 5' 6"*

\* Maximum dimension

\*\* Minimum dimension

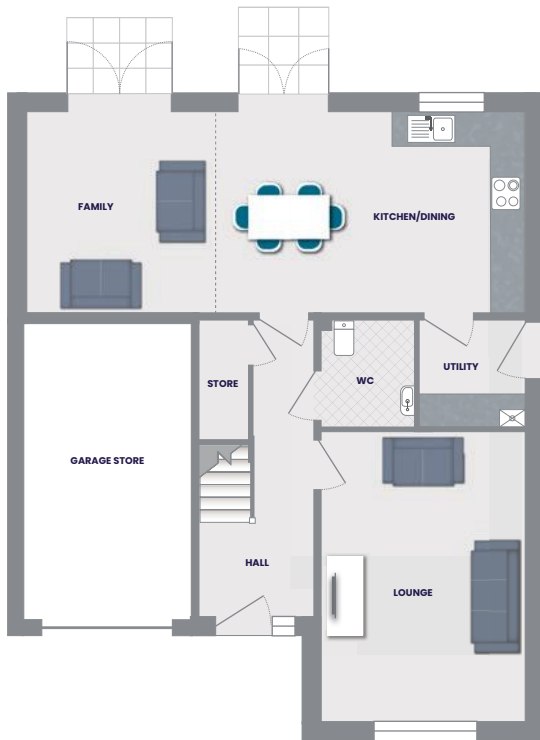
# The Stirling A



5 Bedroom

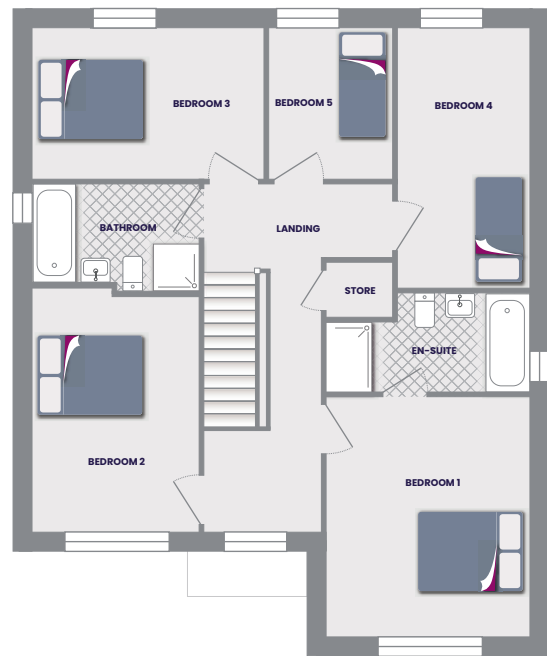


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.56m x 3.45m	28' 1" x 11' 3"
Utility	1.81m x 1.84m	5' 11" x 6' 0"
Lounge	3.50m x 4.95m	11' 5" x 16' 2"
Hall	1.97m* x 5.09m*	6' 5" x 16' 8"*
WC	1.60m x 1.83m	5' 2" x 6' 0"
Garage Store	2.86m x 5.09m	9' 4" x 16' 8"
Store	0.85m x 2.05m	2' 9" x 6' 8"



## First Floor

Bedroom 1	3.50m x 4.13m	11' 5" x 13' 6"
En-Suite 1	3.50m x 1.70m*	11' 5" x 5' 6"*
Bedroom 2	2.87m x 4.20m*	9' 4" x 13' 9"*
Bedroom 3	3.98m x 2.59m	13' 0" x 8' 5"
Bedroom 4	2.27m x 4.47m	7' 5" x 14' 7"
Bedroom 5	2.13m x 2.60m	6' 11" x 8' 6"
Bathroom	2.87m x 1.84m*	9' 4" x 6' 0"*
Store	1.13m x 0.94m	3' 8" x 3' 1"



# The Stirling B



5 Bedroom

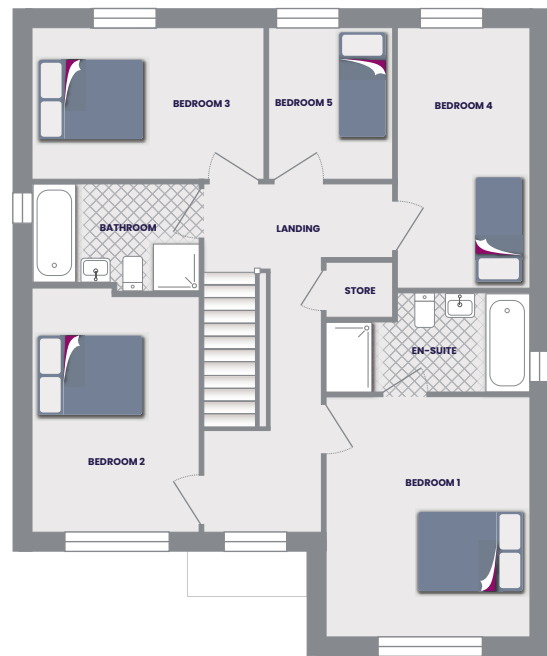


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.56m x 3.45m	28' 1" x 11' 3"
Utility	1.81m x 1.84m	5' 11" x 6' 0"
Lounge	3.50m x 4.95m	11' 5" x 16' 2"
Hall	1.97m* x 5.09m*	6' 5" x 16' 8"*
WC	1.60m x 1.83m	5' 2" x 6' 0"
Garage Store	2.86m x 5.09m	9' 4" x 16' 8"
Store	0.85m x 2.05m	2' 9" x 6' 8"



## First Floor

Bedroom 1	3.50m x 4.13m	11' 5" x 13' 6"
En-Suite 1	3.50m x 1.70m*	11' 5" x 5' 6"*
Bedroom 2	2.87m x 4.20m*	9' 4" x 13' 9"*
Bedroom 3	3.98m x 2.59m	13' 0" x 8' 5"
Bedroom 4	2.27m x 4.47m	7' 5" x 14' 7"
Bedroom 5	2.13m x 2.60m	6' 11" x 8' 6"
Bathroom	2.87m x 1.84m*	9' 4" x 6' 0"*
Store	1.13m x 0.94m	3' 8" x 3' 1"

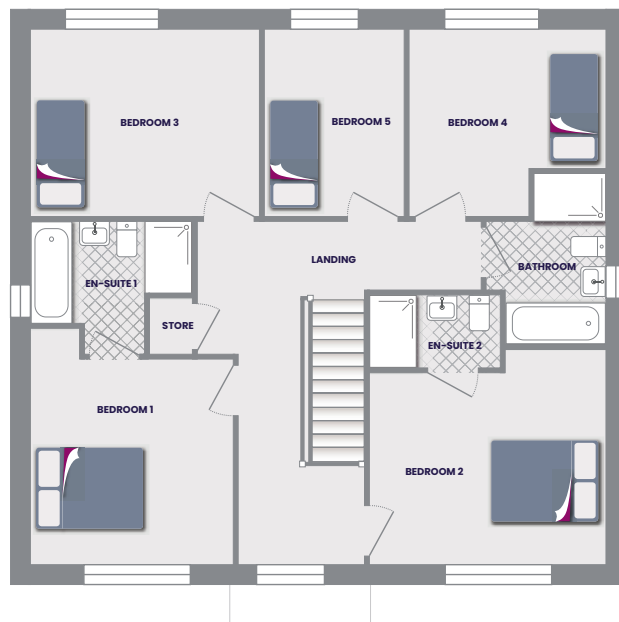
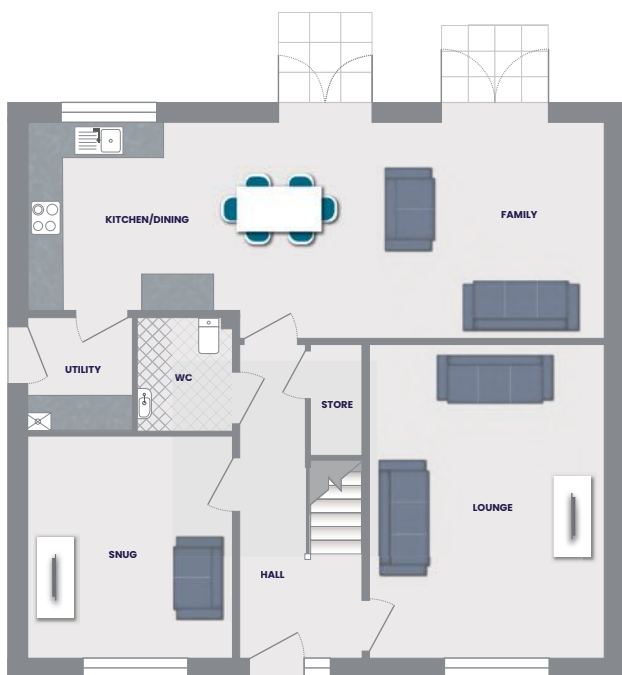
# The Thurso



5 Bedroom



3 Bathroom



## Ground Floor

Kitchen/Dining/Family	9.68m* x 3.62m*	31' 9"m* x 11' 10"m*
Snug	3.43m x 3.73m	11' 3"m x 12' 2"m
Lounge	3.94m x 5.26m	12' 11"m x 17' 3"m
Utility	1.75m x 1.90m	5' 8"m x 6' 2"m
WC	1.59m x 1.90m	5' 2"m x 6' 2"m
Store	0.87m x 1.85m	2' 10"m x 6' 0"m
Hall	2.04m* x 6.58m*	6' 8"m* x 21' 7"m*

## First Floor

Bedroom 1	3.41m* x 3.45m*	11' 2"* x 11' 3"*
En-Suite 1	2.72m* x 1.70m**	8' 11"* x 5' 6"*
Bedroom 2	3.98m* x 3.22m**	13' 0"* x 10' 6"*
En-Suite 2	2.19m x 1.22m	7' 2" x 4' 0"
Bedroom 3	3.85m x 3.15m	12' 7" x 10' 4"
Bedroom 4	3.31m* x 3.15m*	10' 10"* x 10' 4"*
Bedroom 5	2.35m x 3.15m	7' 8" x 10' 4"
Bathroom	2.00m* x 2.87m*	6' 6"* x 9' 4"*
Store	0.72m x 0.94m	2' 4" x 3' 1"

\* Maximum dimension

\*\* Minimum dimension





# Specification

## Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## External features

- UPVC french door to access rear garden
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight\* and multi-point locking system
- Driveway\*
- Garage\* including power and lights
- Allocated parking\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

## Main bedroom features

- Ensuite shower room<sup>^</sup>

\*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.  
<sup>^</sup> Dependent on housetype





## Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox<sup>^</sup>
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops





# Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2
Thurso	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4
Balforn	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Jedburgh	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Rothesay	2	4	10 + 5 appliances	n/a	-	n/a	6	4
Nairn	2	6	10 + 5 appliances	n/a	-	n/a	6	4
Uphall	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6	
Stirling	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4
Aberdour	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Canmore	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Douglas	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Orkney	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4
Gullane	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4
Forres	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Melrose	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Harris	-	6	8 + 5 appliances	n/a	-	n/a	6	4
Elmwood	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Kelso	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Pitlochry	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4
Lenzie	2	6	8 + 5 appliances	n/a	-	n/a	6	4

- no electrical sockets in this room  
n/a this room is not part of this housetype  
wc Downstairs Toilet  
FF First Floor  
SF Second Floor

Bedroom 3	Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Garage
4	4	4	-	-	-	2	n/a	n/a
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	4	4	-	-	n/a	2	n/a	2
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4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	-	2	2	n/a
4	4	4	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	n/a	2	n/a	2



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Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

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Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)



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Website: [www.gilsongray.co.uk](http://www.gilsongray.co.uk)

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Version 1.0.1

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