



ESKBANK GARDENS

MIDLOTHIAN

 dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO
**ESKBANK
GARDENS**

With our exclusive Island Range of brand new homes designed specifically for Scotland. Featuring open-plan spaces for relaxing, entertaining and home-working, designed to deliver the style, comfort and quality you deserve.



THE PERFECT COMBINATION

Just minutes from the centre of historic Dalkeith and a host of local amenities, Eskbank Gardens combines country living with all the benefits and convenience of the town, making it the ideal location for first time homeowners, families and those seeking a more energy-efficient, low-maintenance home.

Dalkeith high street with its many historic buildings and independent local retailers has a unique charm, with local primary and secondary schools, leisure and sports facilities, health centre, and supermarkets all within easy reach.

And with several golf courses, woodland and riverside walks to enjoy, the 1,000 acre Dalkeith Country Park, plus road and rail links to Edinburgh city centre just minutes from your new home, everything you need is right on your doorstep.



This Computer Generated Image of Eskbank Gardens is indicative only





MAKE CONNECTIONS

Ideally placed for living, learning and working, Eskbank Gardens is within easy reach of a wide range of amenities including primary and secondary schools, healthcare services and an array of retail and leisure facilities in the town and immediate local area.

The City of Edinburgh is just over eight miles to the north and with excellent road and rail connections, you'll find that your new home is perfectly positioned close to everything you need.

EDUCATION

Pinocchio's Nursery	0.9 miles
King's Park Primary School.....	0.9 miles
St David's Primary School.....	2.0 miles
Dalkeith High School.....	2.8 miles

LOCAL AMENITIES

Tesco	0.9 miles
Newbattle Golf Club.....	0.9 miles
Butterfly World	1.0 miles
Dalkeith Country Park.....	1.4 miles
Dalkeith Medical Practice	1.4 miles
Bonnyrigg Health Centre.....	1.6 miles
Newbattle Leisure Centre.....	3.1 miles
Edinburgh Royal Infirmary.....	3.5 miles
Straiton Retail Park	3.9 miles
Asda	4.4 miles
Roslin Glen Country Park	5.2 miles
Midlothian Snowsports Centre.....	6.2 miles
Pentland Hills Regional Park.....	7.3 miles
Princes Street, Edinburgh	8.4 miles

TRAVEL

Eskbank Train Station	0.8 miles
Edinburgh City Bypass.....	0.5 miles
Sheriffhall Park and Ride.....	1.8 miles
Edinburgh Airport	13.8 miles





WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party



WE INCLUDE THE EXTRAS AS STANDARD

All Dandara homes come complete with quality fitted kitchens with brand new appliances and stylish contemporary bathrooms



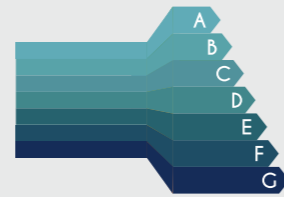
THEY CAN HELP YOU SAVE MONEY

New-build homes are up to 57% CHEAPER to run than a Victorian property - which means you and your family could save up to £1,400 year on your energy bills¹



THEY CAN HELP THE ENVIRONMENT

84% of new build homes are rated A-B for energy efficiency² and they use up to 30% LESS WATER than older properties³



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



ASSISTED MOVE

Want to buy a new Dandara home but need to sell your current home first? Don't worry! With Assisted Move, we can help arrange to sell your existing home so that you can get moving sooner.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*

1. According to new analysis by NHBC and Zero Carbon Hub on projected energy emissions published in September 2017 by the Department of Energy and Climate Change (DECC).
2. According to Energy Performance Certificate (EPC) data for the second quarter of 2017. 3. Figure taken www.new-homes.co.uk/new-is-greener-and-cheaper.

*Terms and Conditions apply, please ask for details

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Care Teams will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'Eskbank Gardens' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Eskbank Gardens' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Limited or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Limited or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. Please ask a sales consultant for specific plot details.

V2 Oct2021



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SPECIFICATION

KITCHEN

Choice* of fully fitted contemporary kitchen with quality laminate worktops and appliances.** Stainless steel 1 ½ bowl sink with chrome mixer tap.

BATHROOMS

Quality white porcelain suite featuring wall mounted basins, concealed cistern WC and bath with thermostatically controlled shower.** Choice of quality wall tiles from a pre-selected range.*

ENSUITES

Quality white porcelain sanitaryware throughout, featuring wall mounted sink and WC. Thermostatically controlled shower unit and polished chrome taps. Choice of quality wall tiles from a pre-selected range.*

WC

Quality white porcelain sanitaryware throughout and polished chrome taps with a choice of splashback tiling.*

WINDOWS AND DOORS

Pre-finished front door set complete with chrome/steel door furniture, dead-lock and lever latch. Thermally and acoustically efficient, pre-finished, double-glazed uPVC casement windows.

INTERNAL DOORS

High quality, white painted internal doors fitted with attractive contemporary chrome door handles.

HEATING & HOT WATER

Central heating and hot water is provided by an energy-efficient boiler system.**

ELECTRICAL

White sockets and switches throughout. Telephone socket in lounge. Sky master point to lounge with Sky Multi-room to bedroom one.

ENERGY EFFICIENCY

Photovoltaic panels are fitted to your new home, providing supplementary low-carbon-generated electricity, which can help reduce your energy bills.

LIGHTING

Recessed down lighting to bathrooms and all ensuites. Pendant fittings to hall, lounge, dining room, bedrooms, study and family rooms (where applicable).

INTERNAL FINISH AND DECORATION

Walls and ceilings painted with emulsion. All woodwork is finished in white gloss.

EXTERNAL SPECIFICATION

Pre-finished garage door. Block pavior to driveway, paved slabs to paths. Fencing to rear gardens.** Front gardens laid to lawn with landscaping, rear garden top soiled and raked.

*Subject to build stage. **Subject to house type; please ask your sales consultant for full details.

The Harris
TWO BEDROOM HOME

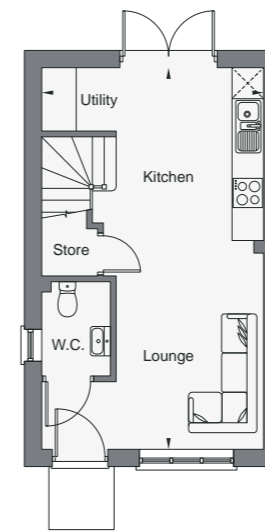


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This contemporary two bedroom home is ideal for first time homebuyers, or those looking to make the move to a more energy-efficient, low-maintenance home. It features an open-plan living area with French doors to access the rear garden. There is also a utility area, downstairs WC and understairs store.

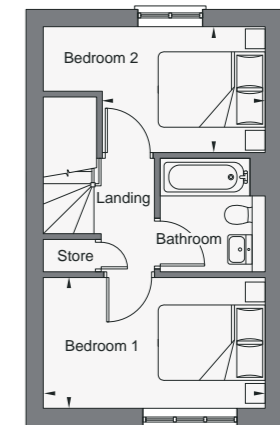
Upstairs there are two double bedrooms and a stylish family bathroom. There is also additional storage on the landing.

The Harris
TWO BEDROOM HOME



GROUND FLOOR

Kitchen / Lounge 4.21m x 7.24m 13'8" x 23'8"



FIRST FLOOR

Bedroom 1 4.27m x 2.43m 14'0" x 8'0"

Bedroom 2 3.12m x 2.41m 10'2" x 7'9"

The Jura

THREE BEDROOM HOME



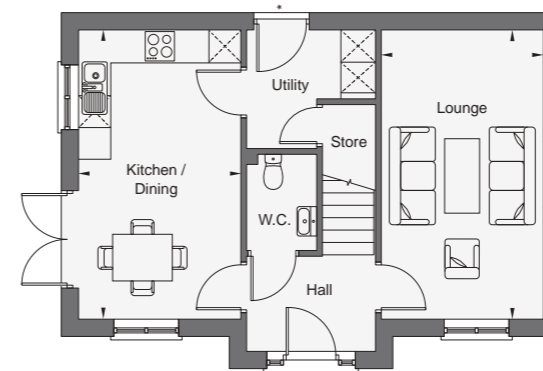
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The Jura is a double-fronted end of terrace three bedroom home, which features a dual aspect lounge and a spacious kitchen-dining room with French doors to the garden. There's also a separate utility room with a store cupboard and a downstairs WC.

Upstairs, bedroom one benefits from its own ensuite shower room. There's a further double bedroom, a single bedroom and a contemporary family bathroom.

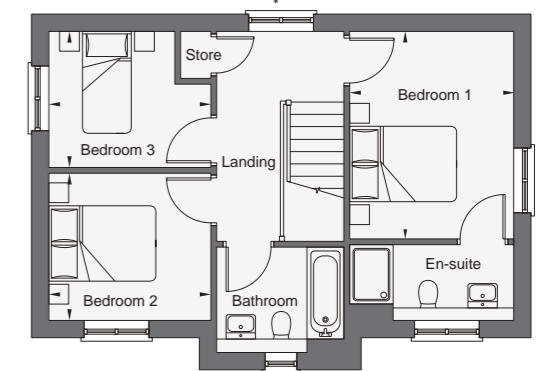
The Jura

THREE BEDROOM HOME



GROUND FLOOR

Kitchen / Dining	3.03m x 5.44m	9'9" x 17'8"
Lounge	3.03m x 5.44m	9'9" x 17'8"



FIRST FLOOR

Bedroom 1	3.05m x 3.94m	10'0" x 12'9"
Bedroom 2	3.05m x 2.77m	10'0" x 9'1"
Bedroom 3	3.05m x 2.57m	10'0" x 8'4"

The Skye
THREE BEDROOM HOME

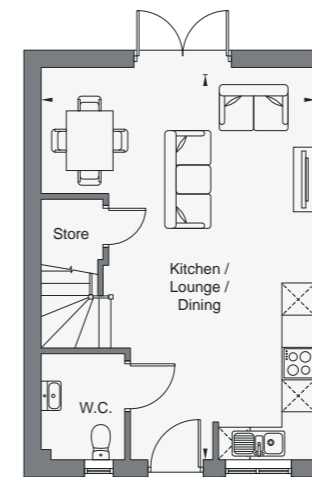


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This three bedroom home features an open-plan living area, with the lounge positioned at the rear of the property with French doors to access the garden. There is also an understairs storage cupboard and a downstairs WC.

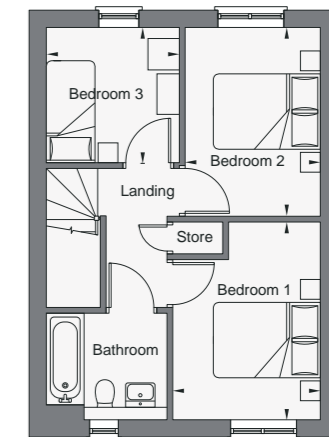
Upstairs, there are two double bedrooms, a single bedroom which could also be used as a home office, a contemporary family bathroom and an additional store cupboard on the landing.

The Skye
THREE BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Lounge	5.08m x 7.24m	16'7" x 23'8"
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FIRST FLOOR

Bedroom 1	2.75m x 3.70m	9'0" x 12'1"
Bedroom 2	2.46m x 3.44m	8'1" x 11'3"
Bedroom 3	2.57m x 2.35m	8'4" x 7'7"

The Arran

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



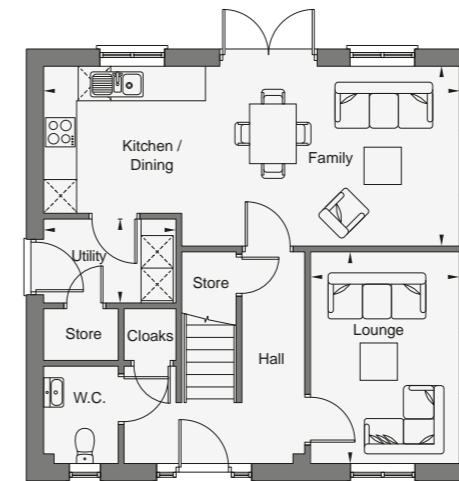
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The Arran is a spacious four bedroom detached home with a detached garage. The ground floor features a large kitchen-dining-family room and a separate lounge. French doors from the dining area provides access to the garden. There is also a utility room, WC and plenty of practical storage space.

Upstairs, there are three double bedrooms, a single bedroom and a stylish family bathroom. Bedroom one benefits from its own ensuite shower room. There's also additional storage on the landing.

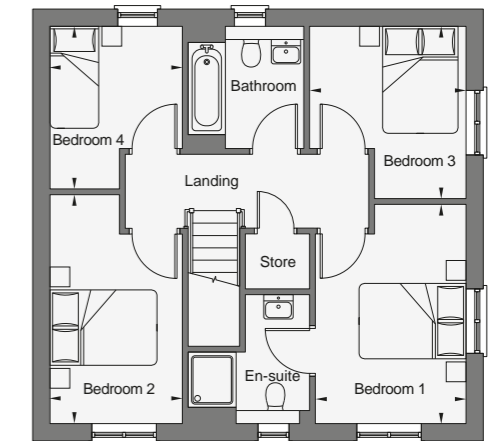
The Arran

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 3.32m	25'6" x 10'9"
Lounge	2.77m x 4.02m	9'1" x 13'2"
Utility	2.48m x 1.56m	8'1" x 5'1"



FIRST FLOOR

Bedroom 1	2.83m x 4.21m	9'3" x 13'10"
Bedroom 2	2.49m x 4.37m	8'2" x 14'4"
Bedroom 3	2.93m x 3.15m	9'7" x 10'4"
Bedroom 4	2.49m x 2.98m	8'2" x 9'9"

The Iona

FOUR BEDROOM DETACHED HOME WITH GARAGE



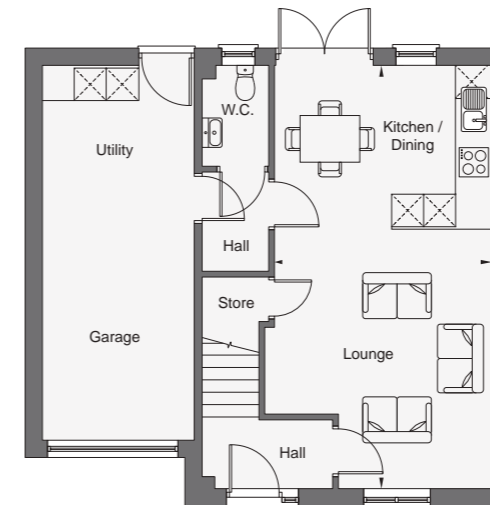
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This four bedroom detached home includes an integral garage and offers a contemporary open-plan living space, with French doors off the dining area providing access tot the garden. There is also a utility area, downstairs WC and handy storage cupboard.

Upstairs, there are four double bedrooms, a stylish family bathroom and additional storage space on the landing. Bedroom one benefits from its own ensuite.

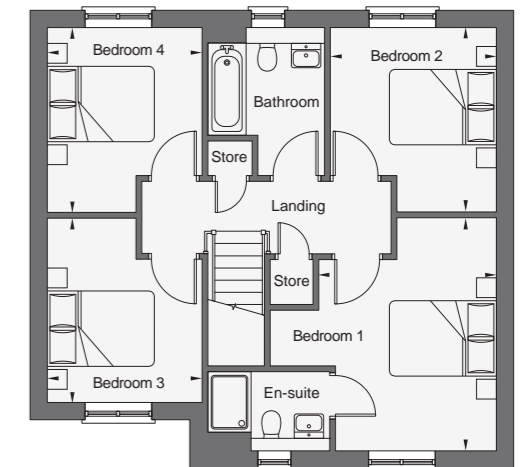
The Iona

FOUR BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen / Dining / Lounge	3.98m x 7.91m	13'1" x 26'0"
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FIRST FLOOR

Bedroom 1	3.25m x 4.33m	10'7" x 14'2"
Bedroom 2	3.12m x 3.47m	10'2" x 11'5"
Bedroom 3	2.93m x 3.43m	9'6" x 11'3"
Bedroom 4	2.90m x 3.47m	9'5" x 11'4"

The Islay
FOUR BEDROOM HOME

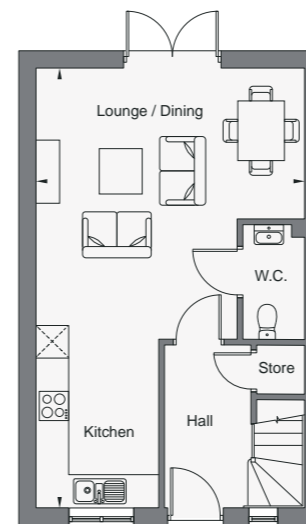


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The Islay is four bedroom home, with living accommodation spread over three storeys. The ground floor features an open-plan lounge-kitchen-dining area, understairs storage and a WC. French doors from the lounge-dining area provides access to the rear garden.

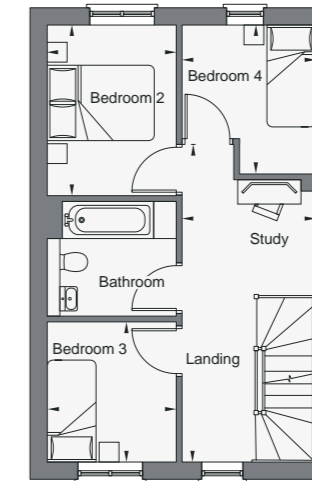
On the first floor, there is a double bedroom, two single bedrooms, a stylish family bathroom and dedicated study area. Bedroom one is ensuite and occupies the second floor, with an additional store cupboard on the landing.

The Islay
FOUR BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Lounge
4.96m x 8.22m 16'3" x 27'0"



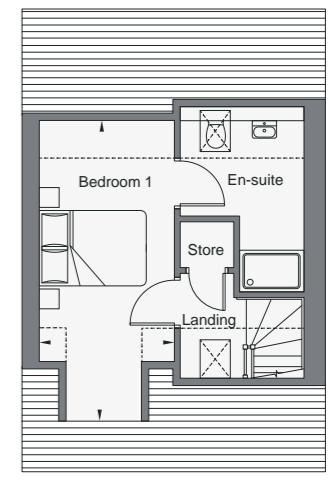
FIRST FLOOR

Bedroom 2
2.43m x 3.23m 8'0" x 10'6"

Bedroom 3
2.43m x 2.64m 8'0" x 8'7"

Bedroom 4
2.47m x 2.76m 8'1" x 9'0"

Study
1.13m x 2.17m 3'7" x 7'1"



SECOND FLOOR

Bedroom 1
2.55m x 5.55m 8'4" x 18'2"

The Orkney
FOUR BEDROOM HOME

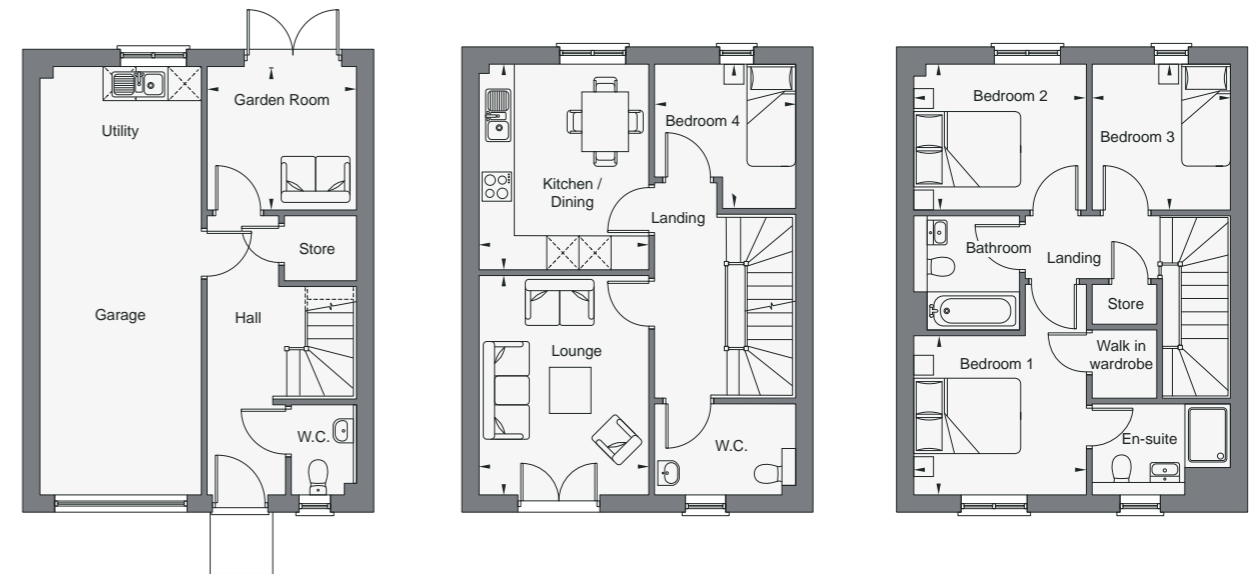


A modern four bedroom home arranged over three storeys. The integral garage with utility area occupies the ground floor. There is also a garden room, understairs store and a WC.

The first floor features a separate lounge with a Juliet balcony, a kitchen-dining room, single bedroom and a WC.

Bedroom one is on the second floor and features a walk-in-wardrobe and ensuite shower room. There is a further double bedroom, a single bedroom, a stylish family bathroom and an additional store cupboard on the landing.

The Orkney
FOUR BEDROOM HOME



GROUND FLOOR

Garden Room
2.79m x 2.72m 9'1" x 8'9"

FIRST FLOOR

Kitchen / Dining
3.20m x 3.94m 10'5" x 12'9"

Lounge
3.20m x 4.05m 10'5" x 13'3"

Bedroom 4
2.61m x 2.69m 8'6" x 8'8"

SECOND FLOOR

Bedroom 1
3.24m x 2.99m 10'6" x 9'8"

Bedroom 2
3.24m x 2.71m 10'6" x 8'9"

Bedroom 3
2.53m x 2.71m 8'3" x 8'9"

The Rum

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



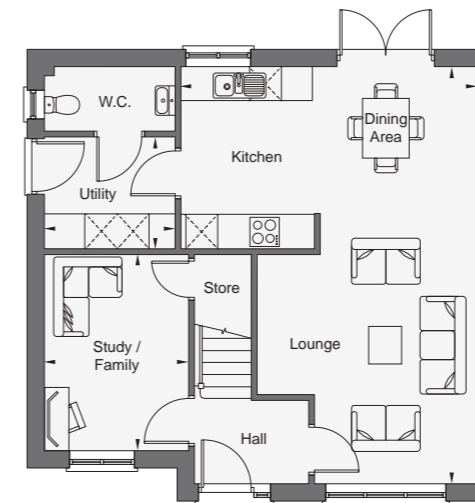
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This fabulous four bedroom detached home with a detached garage, features a spacious open-plan lounge-kitchen-dining area with French doors to access the garden. There is also a study/family room, utility room and a downstairs WC.

Upstairs, there are three double bedrooms, a single bedroom, a stylish family bathroom and a store cupboard on the landing. Bedroom one benefits from its own ensuite and walk-in-wardrobe.

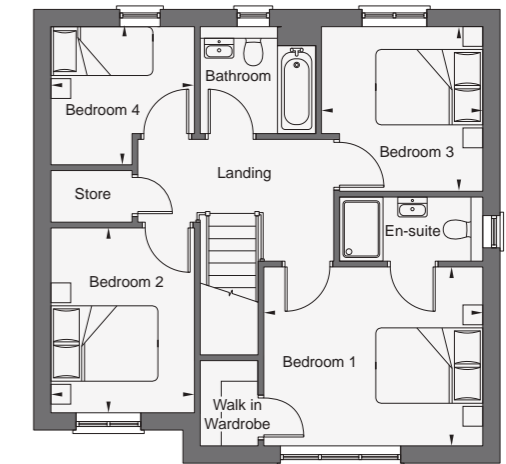
The Rum

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



GROUND FLOOR

Kitchen / Dining / Lounge	5.57m x 7.91m	18'3" x 26'0"
Study / Family	2.74m x 3.68m	9'0" x 12'1"
Utility	2.47m x 2.12m	8'1" x 7'0"



FIRST FLOOR

Bedroom 1	4.13m x 3.41m	13'5" x 11'1"
Bedroom 2	2.71m x 3.46m	8'9" x 11'4"
Bedroom 3	3.05m x 3.10m	10'0" x 10'2"
Bedroom 4	2.73m x 2.60m	9'0" x 8'5"

The Canna

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE



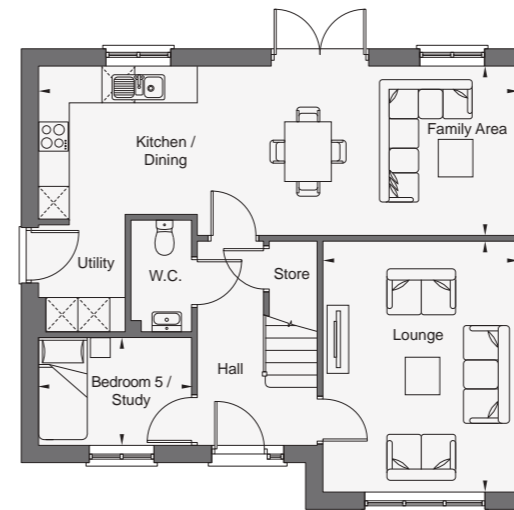
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The Canna is a spacious five bedroom detached home with a detached garage. The ground floor features a large open-plan kitchen-dining-family room, a separate lounge, a study/bedroom, understairs store and WC.

Upstairs there are four double bedrooms, a stylish family bathroom and an additional store cupboard on the landing. Bedroom one benefits from its own ensuite and has a walk-in-wardrobe. Bedrooms two and three share a Jack & Jill style ensuite.

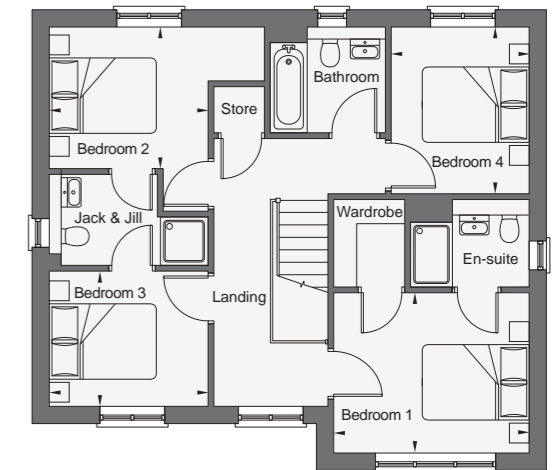
The Canna

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE



GROUND FLOOR

Kitchen / Dining / Family	9.04m x 3.12m	29'7" x 10'2"
Lounge	3.64m x 4.79m	11'9" x 15'7"
Bedroom 5 / Study	2.94m x 2.08m	9'6" x 6'8"



FIRST FLOOR

Bedroom 1	3.64m x 3.07m	11'9" x 10'0"
Bedroom 2	3.02m x 2.62m	9'9" x 8'6"
Bedroom 3	3.02m x 2.57m	9'9" x 8'4"
Bedroom 4	2.63m x 3.32m	8'6" x 10'9"

The Tiree

FIVE BEDROOM DETACHED HOME WITH GARAGE



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This spacious five bedroom detached home includes an integral double garage and utility area.

The ground floor features an open-plan kitchen-dining-family room, with French doors to access the garden. The separate lounge also has French doors to the garden and there is a generous amount of storage provision and a downstairs WC.

Upstairs, bedroom one includes a walk-in-wardrobe and ensuite shower room. There are three further double bedrooms, a single bedroom, a stylish family bathroom and a home office space on the landing.

The Tiree

FIVE BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen / Dining / Family	4.99m x 5.38m	16'4" x 17'7"
Lounge	4.99m x 3.27m	16'4" x 10'7"

FIRST FLOOR

Bedroom 1	4.99m x 3.29m	16'4" x 10'8"
Bedroom 2	3.90m x 2.70m	12'8" x 8'9"
Bedroom 3	3.57m x 3.17m	11'7" x 10'4"
Bedroom 4	3.57m x 2.73m	11'7" x 9'0"
Bedroom 5	2.41m x 2.73m	7'9" x 9'0"

The Shetland

FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



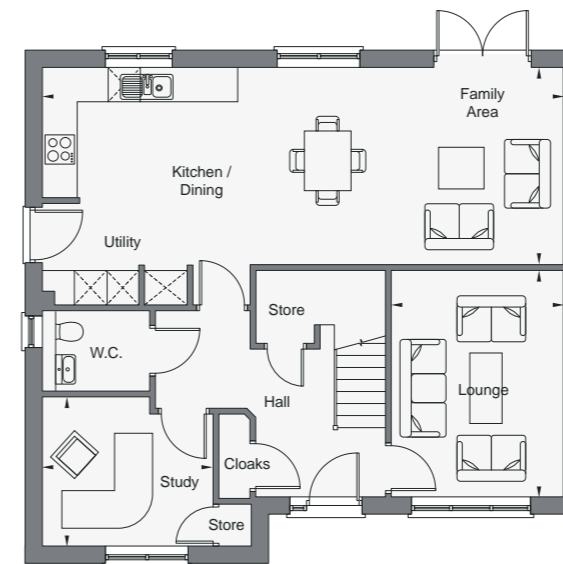
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The Shetland is a five bedroom detached home with a detached double garage. It features a large open-plan kitchen-dining-family room with French doors to access the garden. Off the hall is a separate lounge, study, downstairs WC and plenty of storage space.

Upstairs there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two benefit from their own ensuite.

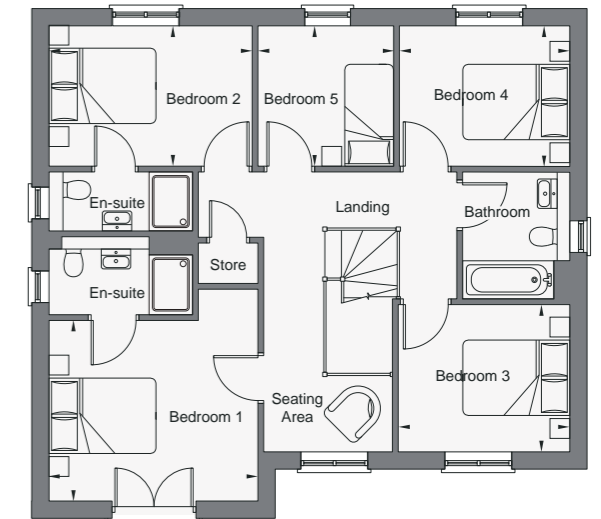
The Shetland

FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Kitchen / Dining / Family	9.71m x 3.70m	31'9" x 12'1"
Lounge	3.17m x 4.21m	10'4" x 13'8"
Study	3.16m x 2.77m	10'4" x 9'0"



FIRST FLOOR

Bedroom 1	3.86m x 3.40m	12'7" x 11'2"
Bedroom 2	3.77m x 2.65m	12'4" x 8'7"
Bedroom 3	3.17m x 2.83m	10'4" x 9'3"
Bedroom 4	3.21m x 2.65m	10'5" x 8'7"
Bedroom 5	2.53m x 2.65m	8'3" x 8'7"