

NEWTON MANOR

Unmistakably Robertson



ROBERTSON  
HOMES



NEWTON MANOR

# Joyness

[Joi-nis ] That deliciously warm feeling you get when you come home to a Robertson

Whether you've been away on holiday, you're coming home from work or you're stepping into the warm on a crisp, cold day, there's no better welcome home than the one you get from a Robertson home. Each one is unmistakable, with generously sized, light-filled rooms, quiet places where you can curl up with a book, or cosy corners that are perfect for snuggling together.

Best of all, however you live in yours, we've made sure every bit of your home from its fixtures and special features, to the careful finish will provide the perfect backdrop.







# Massificent

[ Mas-iff-ee-sent ] Larger than expected living spaces

There's something rather special about the rooms in a Robertson home. They're large, beautifully proportioned and the ceilings are higher than you'd expect. You'll be pleasantly surprised by the quality of the design and the exquisiteness of the expert finish.

There's space to relax, a place to enjoy 'me-time'; enough room to get together and hear about each other's day and areas that you can transform and adapt to be whatever you want them to be. You can have an office area that can be shut-off from the rest of the home allowing you to get on with the 9 to 5 in peace and quiet; you can have a playroom for the kids, a hobby room for your talents or a cosy extra space for your overnight guests.

Kitchens are big, bright and open plan, with a breakfast bar, room for sofas and an elegant dining area giving your family options as well as plenty of space to relax, socialise or create exciting new dishes.

Most of our bedrooms are double sized with ample built-in storage or room for freestanding furniture. Many have en-suites or Jack and Jill bathrooms with separate showers.







# Lumnificent

[ Lum-niff-ee-sent ] Windows thoughtfully designed to make the most of every drop of daylight



## FLOODED WITH NATURAL LIGHT

Even on the dullest days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the Garden Room. Each one has a statement Cathedral-style window – one of Robertson's signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight not only makes your home look even more spacious but it can help support feelings of well-being all year round.





# Outcredible

[ Owt-kred-ee-bul ] Your very own great outdoors

## DUNBAR, ENJOY THE BEST OF EVERYTHING

If you love coast and country and don't want to compromise on either, Dunbar offers the best of both worlds. Located on a scenic stretch of the East Lothian coastline, yet within easy reach of the majestic Lammermuir Hills and the haunting beauty of the Scottish Borders, Dunbar ticks lots of boxes; so much so that The Guardian has named it one of the Top 10 Places to Live in The UK.

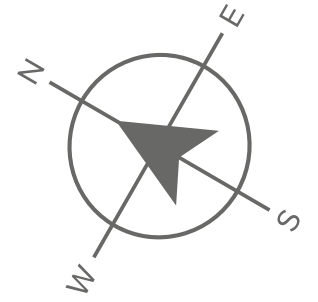
Dunbar itself is a historic harbour town, parts of which date back to the 16th century. Its charming centre is full of independent boutiques, welcoming bars, quaint cafes, tempting restaurants and, of course, the harbour with its bobbing fishing boats and pleasure craft is the perfect place to while away a lazy weekend.






















The town is a haven for families all year round with its wealth of amenities, entertainment, leisure pursuits and natural attractions. Golf is a popular pursuit in this corner of the world and Dunbar Golf Club is famed for having hosted the first PGA Championship on the European Tour in 1968. Meanwhile, Winterfield Golf Club has stunning views of the Firth of Forth, the Bass Rock and the Isle of May.

Close by are three excellent schools: Dunbar Primary, Dunbar Grammar and Belhaven Hill School, a private boarding and day prep school for 7 to 13-year olds. As a commuter town, Dunbar couldn't be better placed for those who need easy access to Edinburgh. The Scottish capital is only 20 minutes away by train, or 40 minutes by car making it the perfect escape, without retreating too far from the bright lights.



# NEWTON MANOR DEVELOPMENT PLAN



- |   |                     |   |                        |
|---|---------------------|---|------------------------|
|  | BEHRENS             |  | LAWRIE                 |
|  | CORNELL             |  | JACOBSON GARDEN ROOM   |
|  | CLEMENTE            |  | HUTTON GARDEN ROOM     |
|  | CORTONA             |  | LAWRIE GARDEN ROOM     |
|  | CORTONA GARDEN ROOM |  | LEONARDO GARDEN ROOM   |
|  | ELLINGTON           |  | MACKINTOSH GARDEN ROOM |
|  | ELLIOT GARDEN ROOM  |  | EVERETT GRAND          |
|  | JACOBSON            |  | MITCHELL GARDEN ROOM   |
|  | GUIMARD             |  | LAWRIE GRAND           |
|  | EVERETT GARDEN ROOM |  | LEONARDO GRAND         |
|   |                     |  | AFFORDABLE HOUSING     |

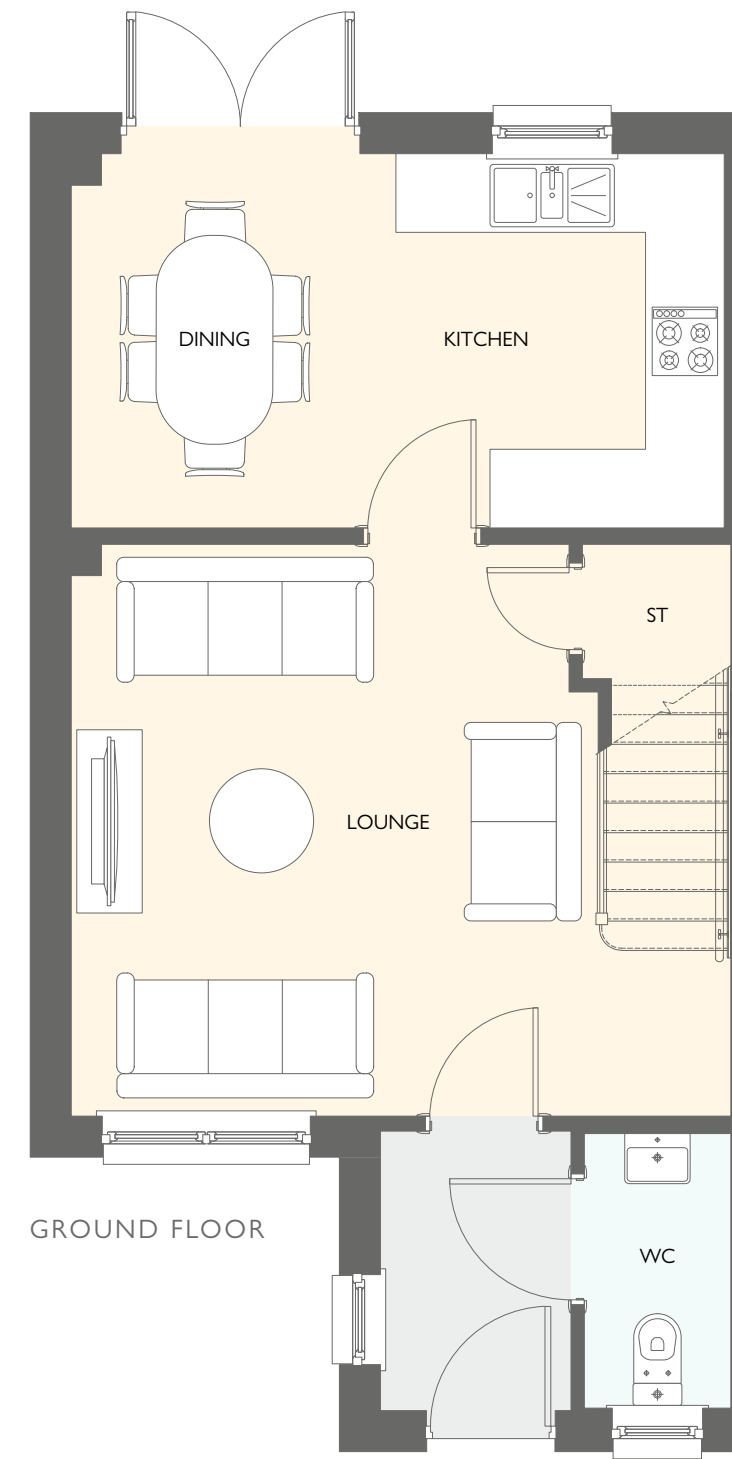




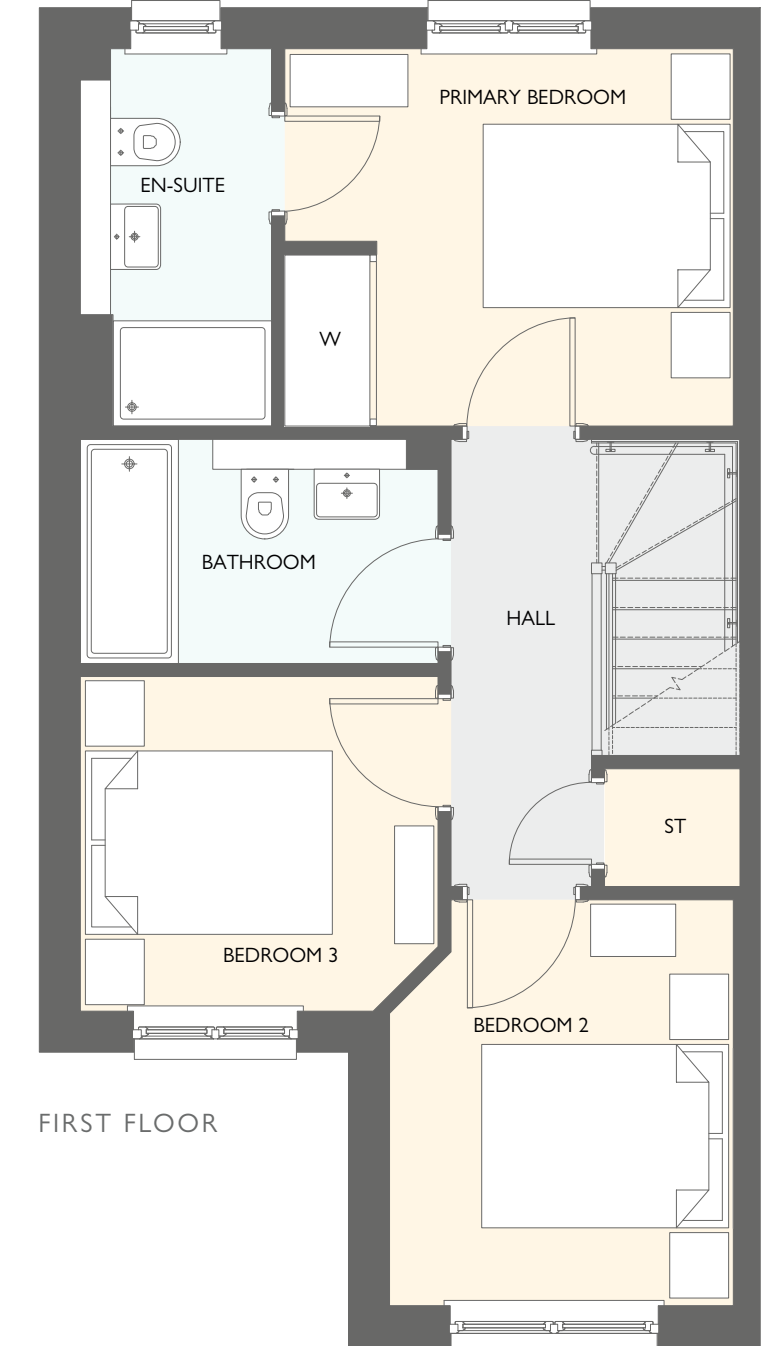
Driveways, as depicted in this CGI relevant to 13, 14, 76 and 77

## BEHRENS THREE BEDROOM SEMI-DETACHED HOME

- 922 square feet of living space
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Generous living room with feature windows
- Primary bedroom with en-suite and fitted wardrobes



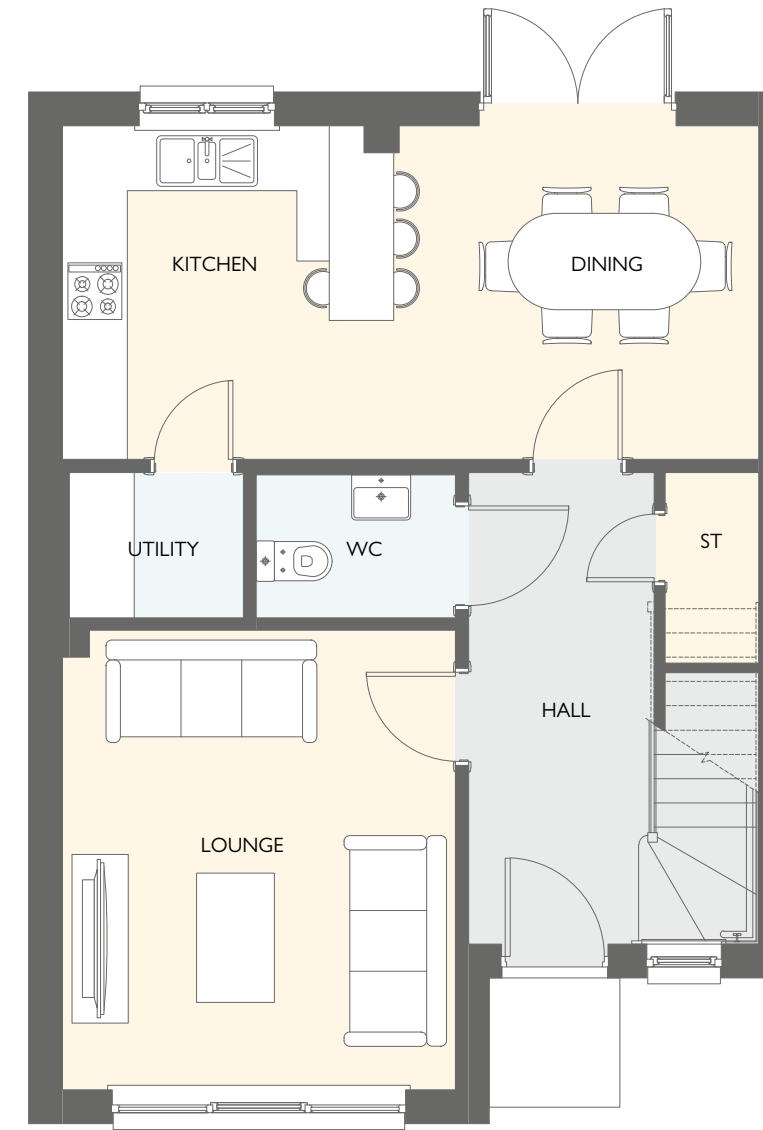
GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4368 x 4026	14' 4" x 13' 2"
KITCHEN	2859 x 2508	9' 5" x 8' 3"
DINING	2859 x 2480	9' 5" x 8' 2"
WC	2099 x 1120	6' 11" x 3' 8"



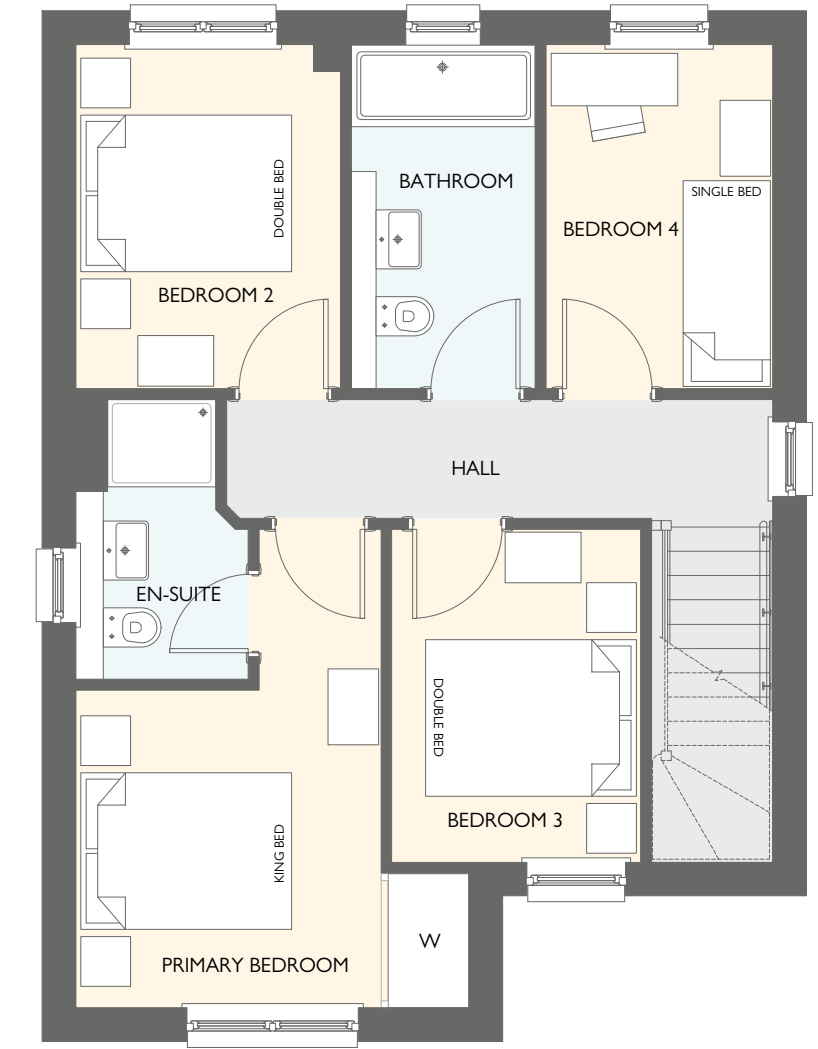
FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3425 x 2882	11' 3" x 9' 5"
EN-SUITE	2882 x 1460	9' 5" x 4' 9"
BEDROOM 2	3100 x 2625	10' 2" x 8' 7"
BEDROOM 3	2732 x 2555	9' 0" x 8' 5"
BATHROOM	2732 x 1712	9' 0" x 5' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





GROUND FLOOR



FIRST FLOOR

**CORNELL**  
FOUR BEDROOM SEMI-DETACHED HOME

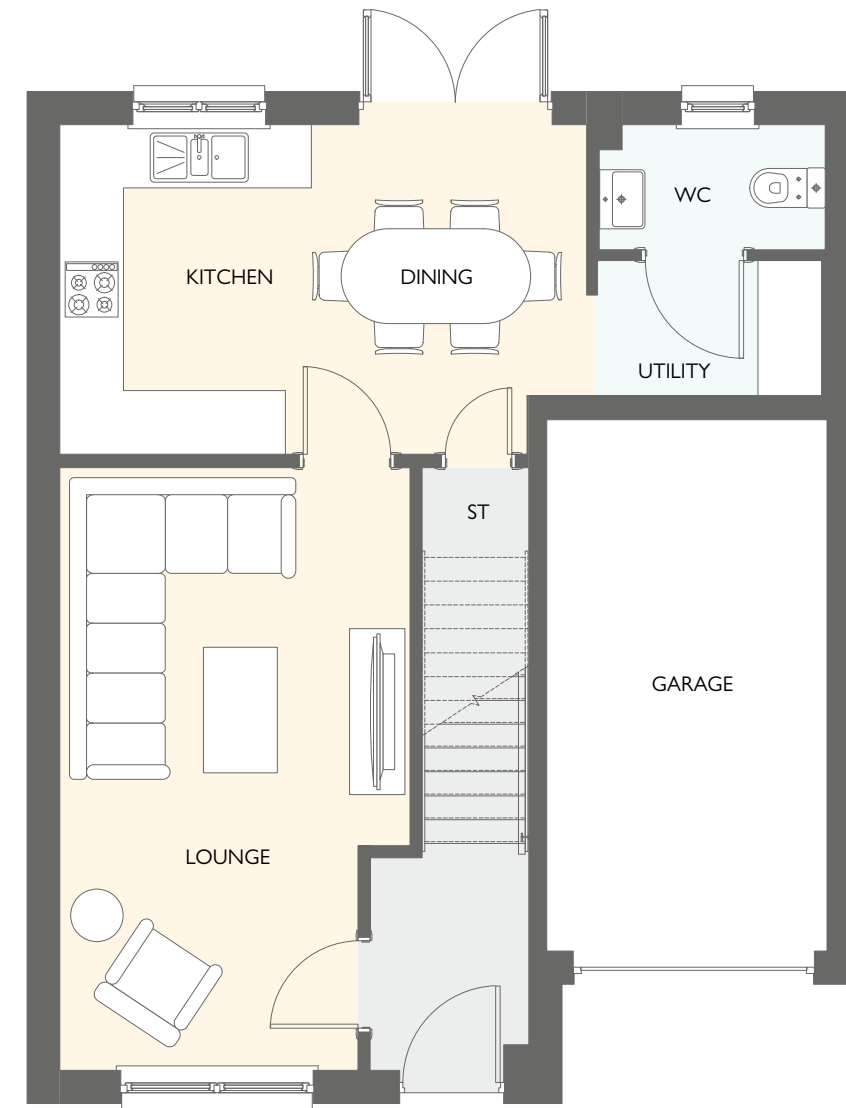
- 1158 square feet of living space
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Primary bedroom with en-suite and fitted wardrobes

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4256 x 3639	14' 0" x 11' 11"
KITCHEN	3088 x 3070	10' 2" x 10' 2"
DINING	3382 x 3088	11' 1" x 10' 2"
WC	1844 x 1325	6' 1" x 4' 4"
UTILITY	1613 x 1343	5' 3" x 4' 5"

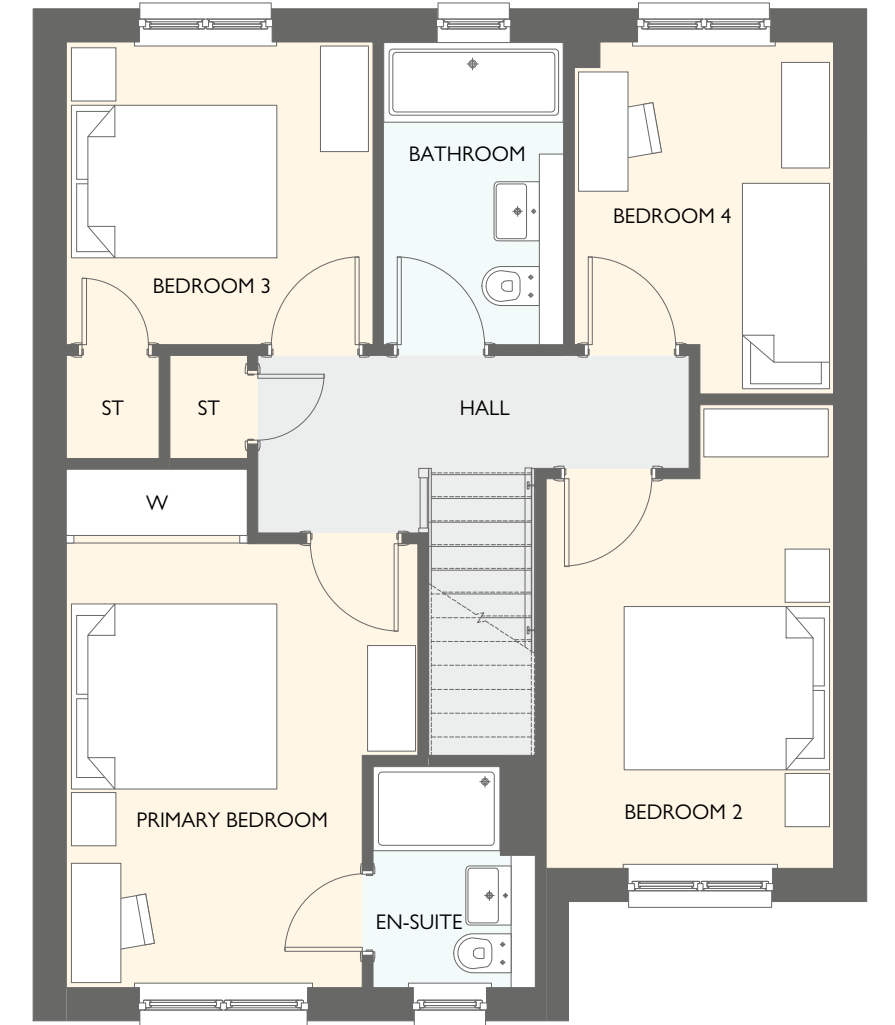
FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	4434 x 3639	14' 7" x 11' 11"
EN-SUITE	2592 x 1594	8' 6" x 5' 3"
BEDROOM 2	3188 x 2448	10' 6" x 8' 0"
BEDROOM 3	3084 x 2306	10' 1" x 7' 7"
BEDROOM 4	3188 x 2100	10' 6" x 6' 11"
BATHROOM	3188 x 1701	10' 6" x 5' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





GROUND FLOOR



FIRST FLOOR

## CLEMENTE

### FOUR BEDROOM SEMI-DETACHED HOME WITH INTEGRAL GARAGE

- 1159 square feet of living space
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Primary bedroom with en-suite and fitted wardrobes

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5687 x 3302	18' 8" x 10' 10"
KITCHEN	3113 x 2370	10' 3" x 7' 9"
DINING	3113 x 2600	10' 3" x 8' 6"
WC	2132 x 1187	7' 0" x 3' 10"
UTILITY	2117 x 1278	6' 11" x 4' 2"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	4891 x 3316	16' 1" x 10' 11"
EN-SUITE	2084 x 1533	6' 10" x 5' 0"
BEDROOM 2	4377 x 2712	14' 4" x 8' 11"
BEDROOM 3	2892 x 2859	9' 6" x 9' 5"
BEDROOM 4	3324 x 2445	10' 11" x 8' 0"
BATHROOM	2858 x 1700	9' 5" x 5' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

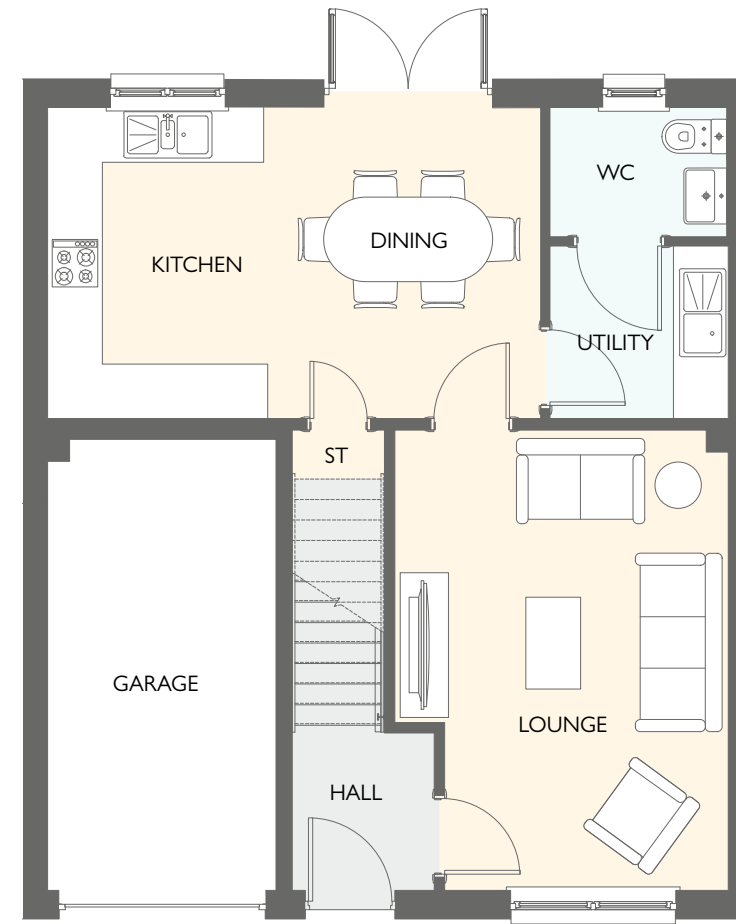




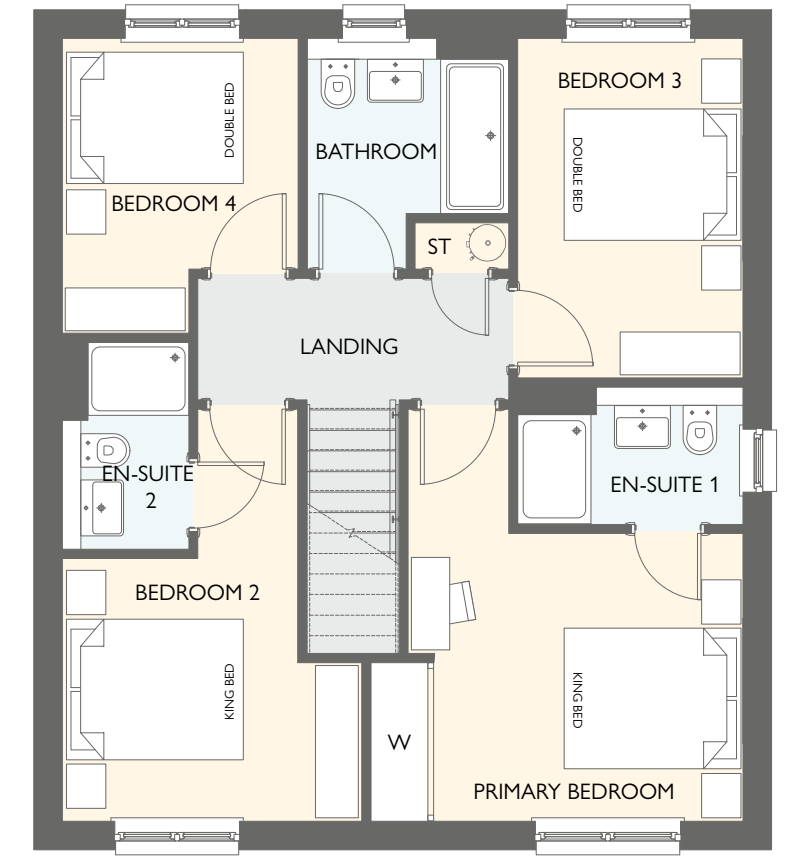
## CORTONA

FOUR BEDROOM SEMI-DETACHED HOME WITH INTEGRAL GARAGE

- 1230 square feet of living space
- 4 double bedrooms
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Primary bedroom with en-suite and fitted wardrobes



GROUND FLOOR



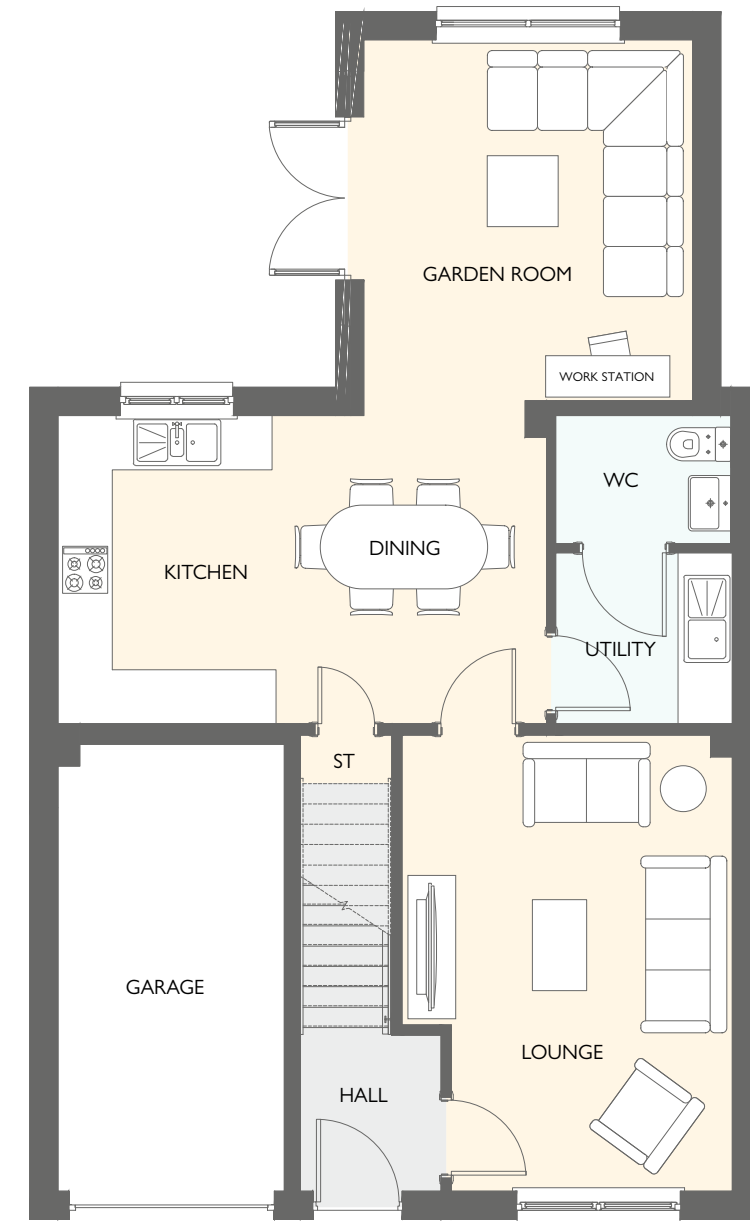
FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5051 x 3658	16' 7" x 12' 0"
KITCHEN/DINING	5409 x 3413	17' 9" x 11' 2"
WC	1936 x 1419	6' 5" x 6' 3"
UTILITY	1954 x 1893	6' 4" x 4' 8"

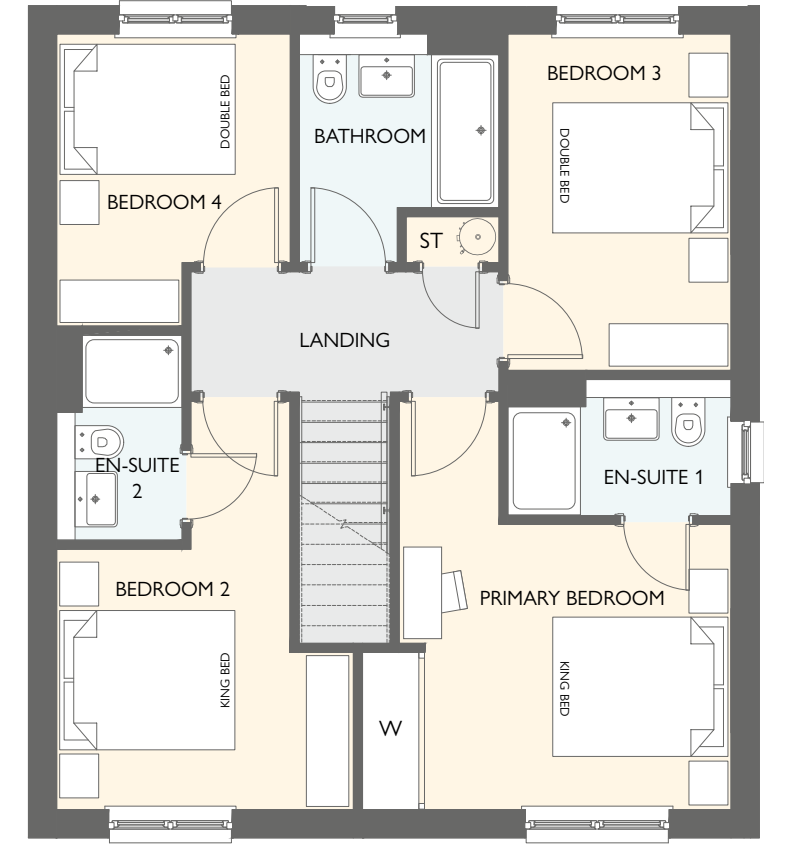
FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3672 x 3157	12' 1" x 10' 4"
EN-SUITE 1	2470 x 1508	8' 1" x 4' 11"
BEDROOM 2	2885 x 2580	9' 6" x 8' 6"
EN-SUITE 2	2270 x 1385	7' 5" x 4' 7"
BEDROOM 3	3725 x 2470	12' 3" x 8' 1"
BEDROOM 4	3232 x 2585	10' 7" x 8' 6"
BATHROOM	2532 x 2207	8' 4" x 7' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





GROUND FLOOR



FIRST FLOOR

## CORTONA GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

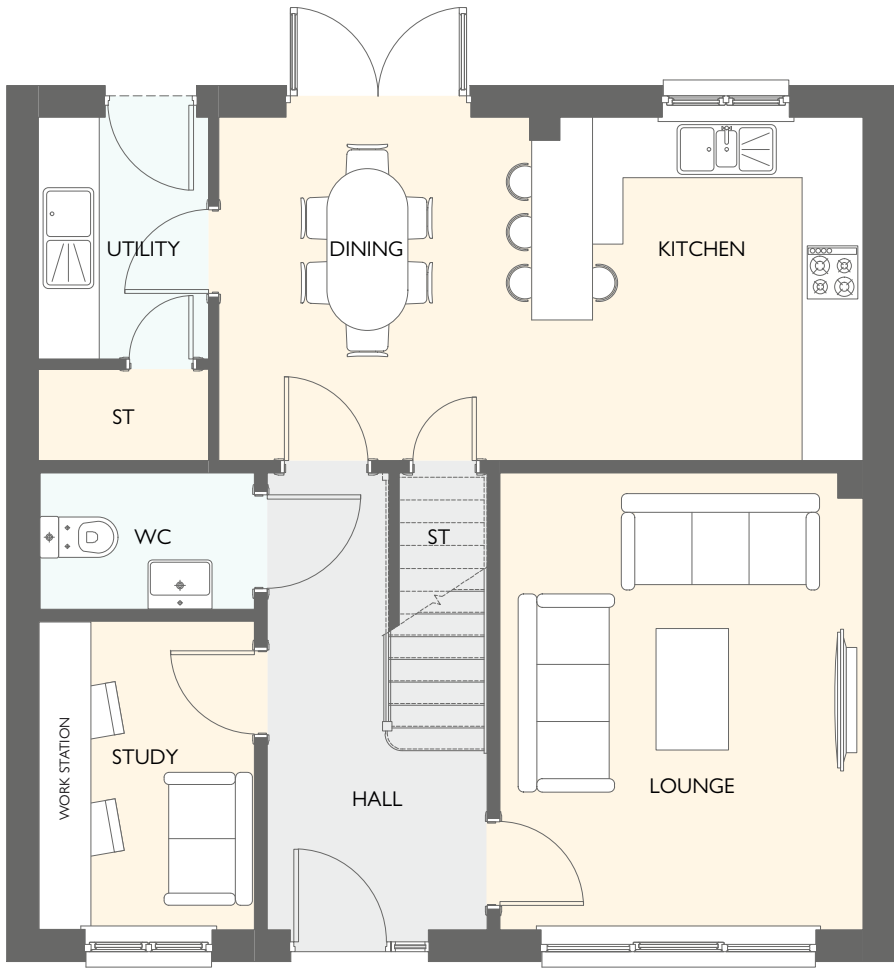
- 1393 square feet of living space
- 4 double bedrooms
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Primary bedroom with en-suite and fitted wardrobes

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5051 x 3658	16' 7" x 12' 0"
KITCHEN/DINING	5409 x 3413	17' 9" x 11' 2"
WC	1936 x 1419	6' 4" x 4' 8"
UTILITY	1954 x 1893	6' 5" x 6' 3"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

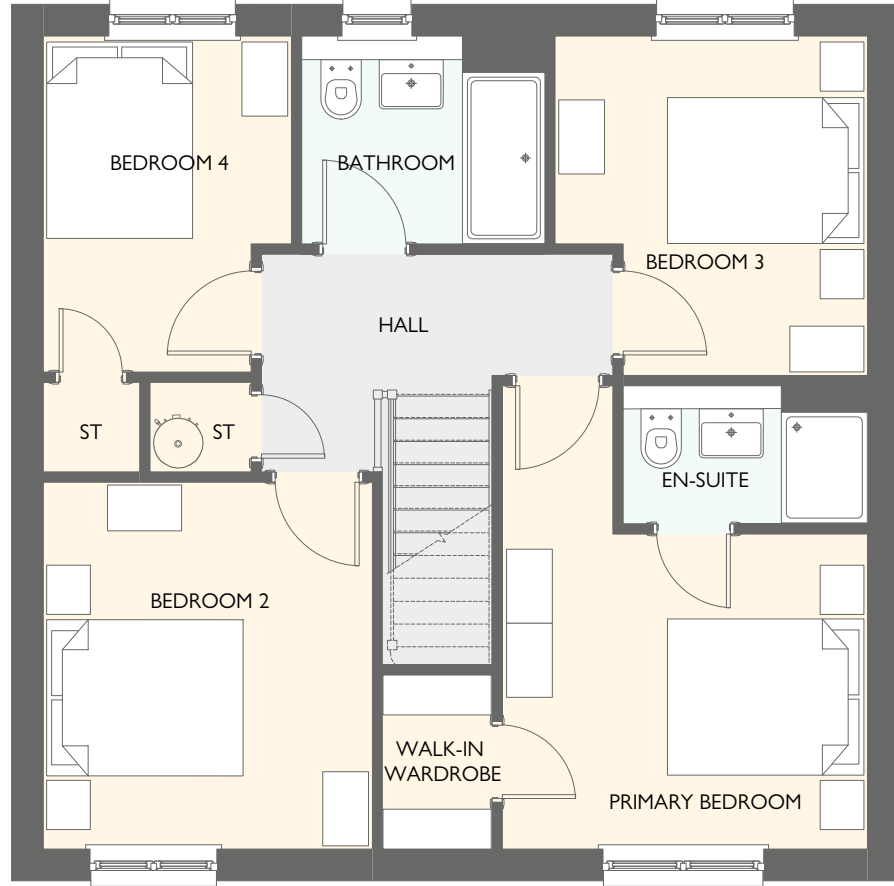
FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3672 x 3157	12' 1" x 10' 4"
EN-SUITE 1	2470 x 1508	8' 1" x 4' 11"
BEDROOM 2	2885 x 2580	9' 6" x 8' 6"
EN-SUITE 2	2270 x 1385	7' 5" x 4' 7"
BEDROOM 3	3725 x 2470	12' 3" x 8' 1"
BEDROOM 4	3232 x 2585	10' 7" x 8' 6"
BATHROOM	2532 x 2207	8' 4" x 7' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





GROUND FLOOR



FIRST FLOOR

**ELLINGTON**  
FOUR BEDROOM DETACHED HOME  
WITH DETACHED SINGLE GARAGE

- 1406 square feet of living space
- 4 double bedrooms
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Study
- Generous living room with feature windows
- Primary bedroom with en-suite and walk-in-wardrobe

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4513 x 3584	14' 10" x 11' 9"
KITCHEN	3389 x 3270	11' 1" x 10' 9"
DINING	3389 x 3088	11' 1" x 10' 2"
STUDY	3049 x 2133	10' 0" x 7' 0"
WC	2133 x 1345	7' 0" x 4' 5"
UTILITY	2388 x 1680	7' 10" x 5' 6"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	4574 x 3608	15' 0" x 11' 10"
EN-SUITE 1	2413 x 1364	7' 11" x 4' 6"
WALK-IN WARDROBE	1719 x 1081	5' 8" x 3' 7"
BEDROOM 2	3623 x 3248	11' 11" x 10' 8"
BEDROOM 3	3351 x 3087	11' 0" x 10' 2"
BEDROOM 4	3316 x 2450	10' 11" x 8' 0"
BATHROOM	2400 x 2051	7' 10" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

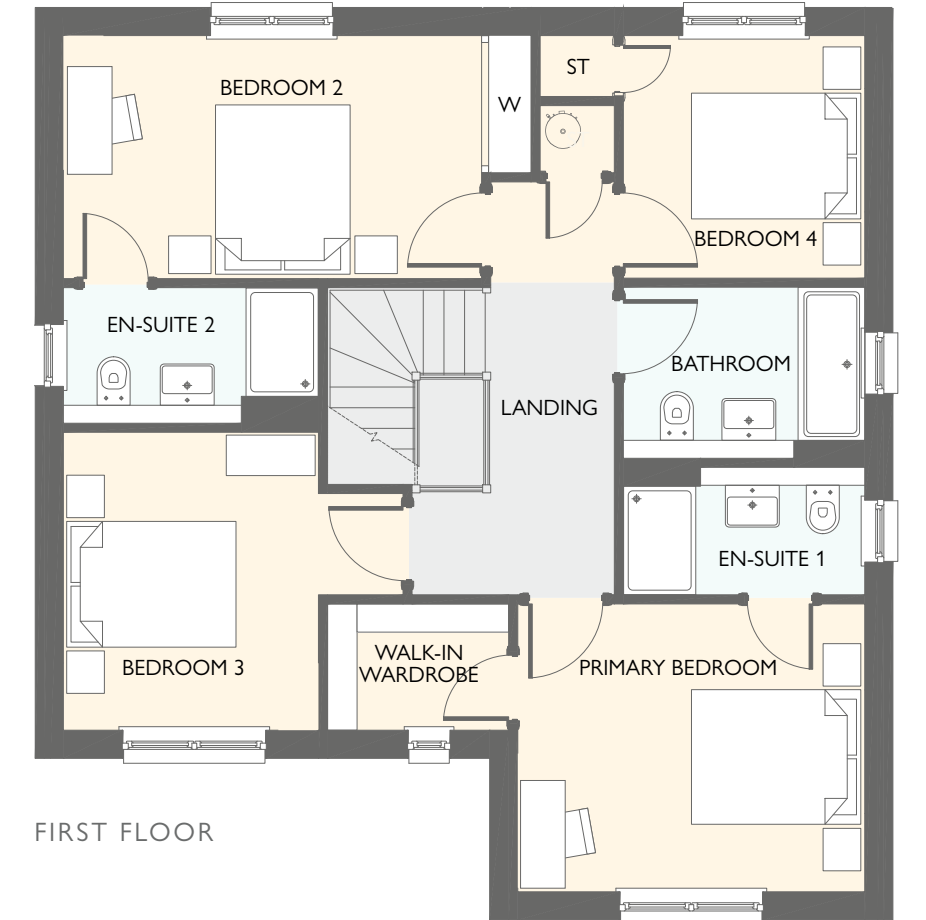
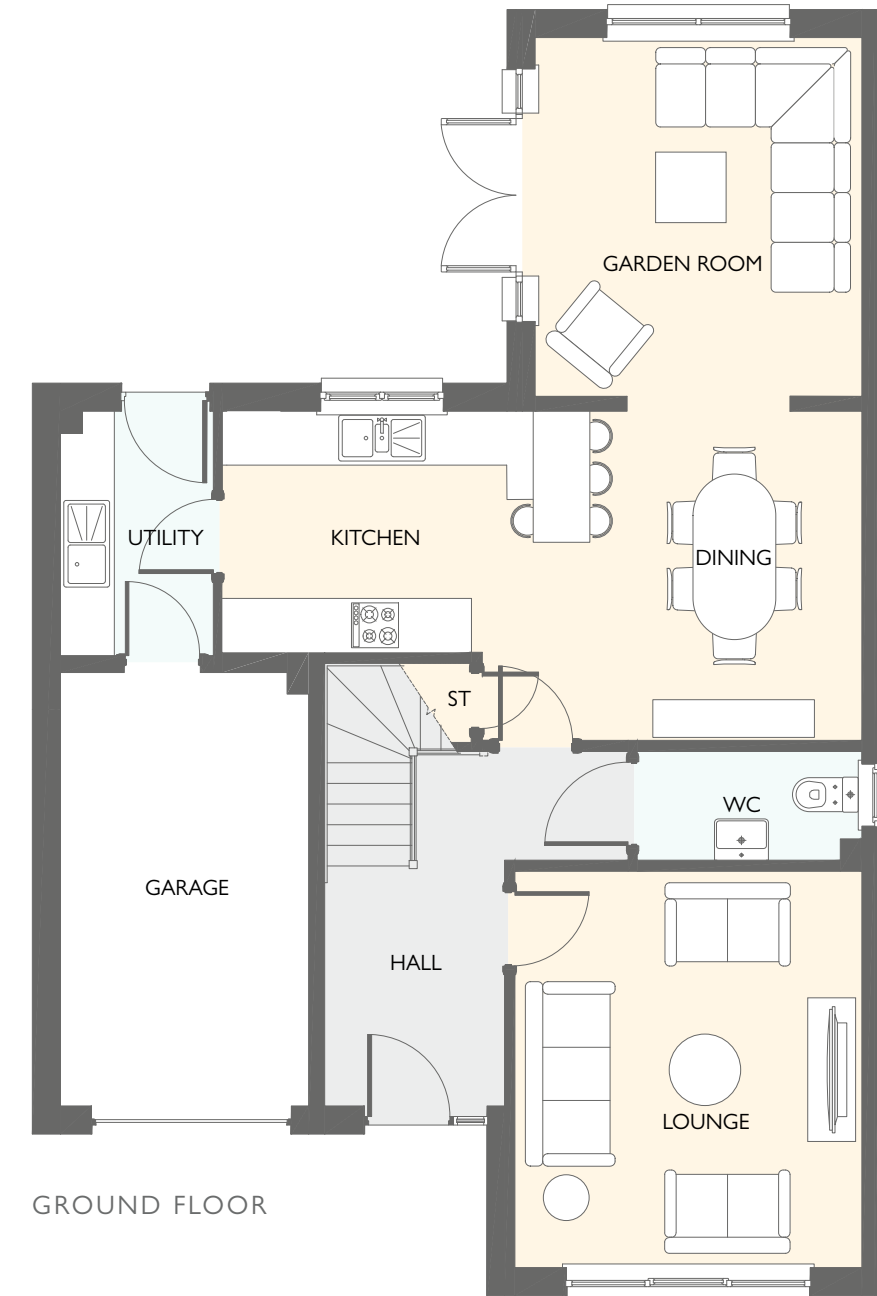




## ELLIOT GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL SINGLE GARAGE

- 1640 square feet of living space
- 4 double bedrooms
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Two en-suites



GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4389 x 3865	14' 5" x 12' 8"
KITCHEN	4008 x 2685	13' 2" x 8' 10"
DINING	3666 x 3116	12' 0" x 10' 3"
WC	2503 x 1217	8' 3" x 4' 0"
UTILITY	2723 x 1702	8' 11" x 5' 7"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3865 x 3207	12' 8" x 10' 6"
EN-SUITE 1	2689 x 1420	8' 10" x 4' 8"
WALK-IN WARDROBE	2017 x 1407	6' 7" x 4' 7"
BEDROOM 2	5209 x 2707	17' 1" x 8' 11"
EN-SUITE 2	2842 x 1510	9' 4" x 4' 11"
BEDROOM 3	3783 x 3319	12' 5" x 10' 11"
BEDROOM 4	2702 x 2689	8' 10" x 8' 10"
BATHROOM	2689 x 1906	8' 10" x 6' 3"

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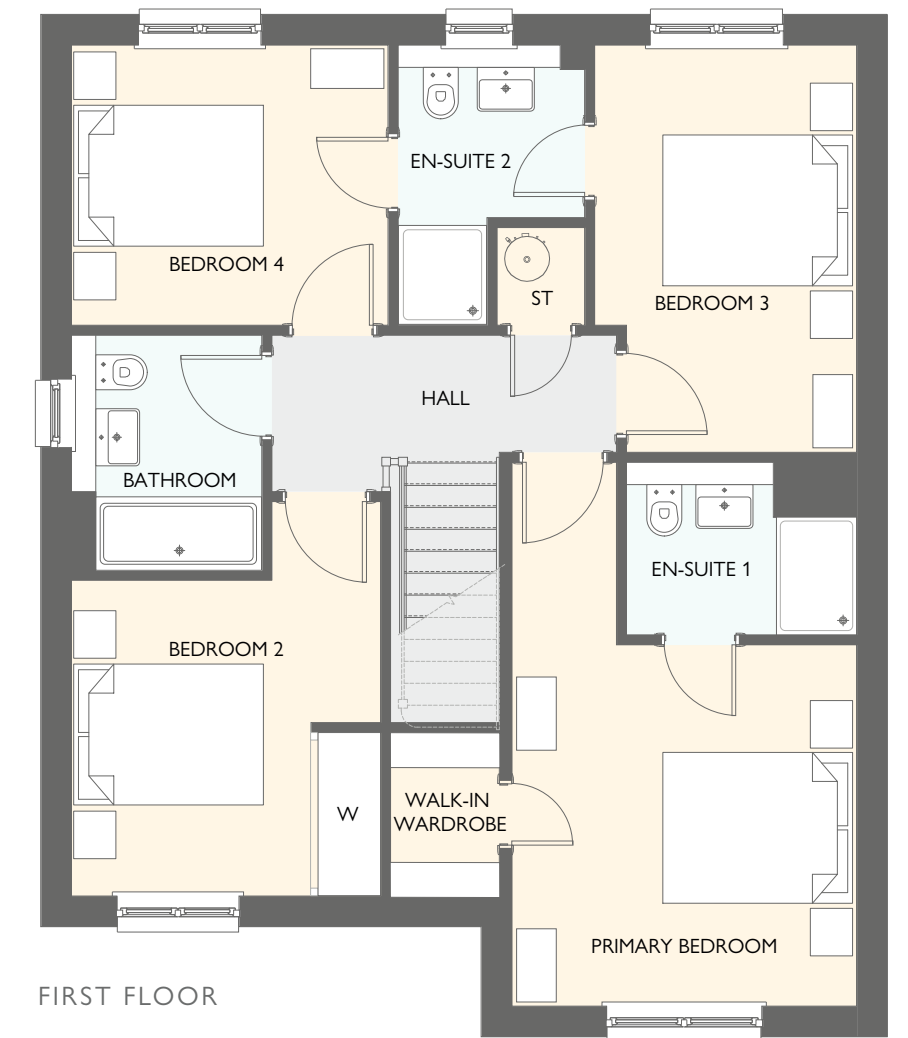
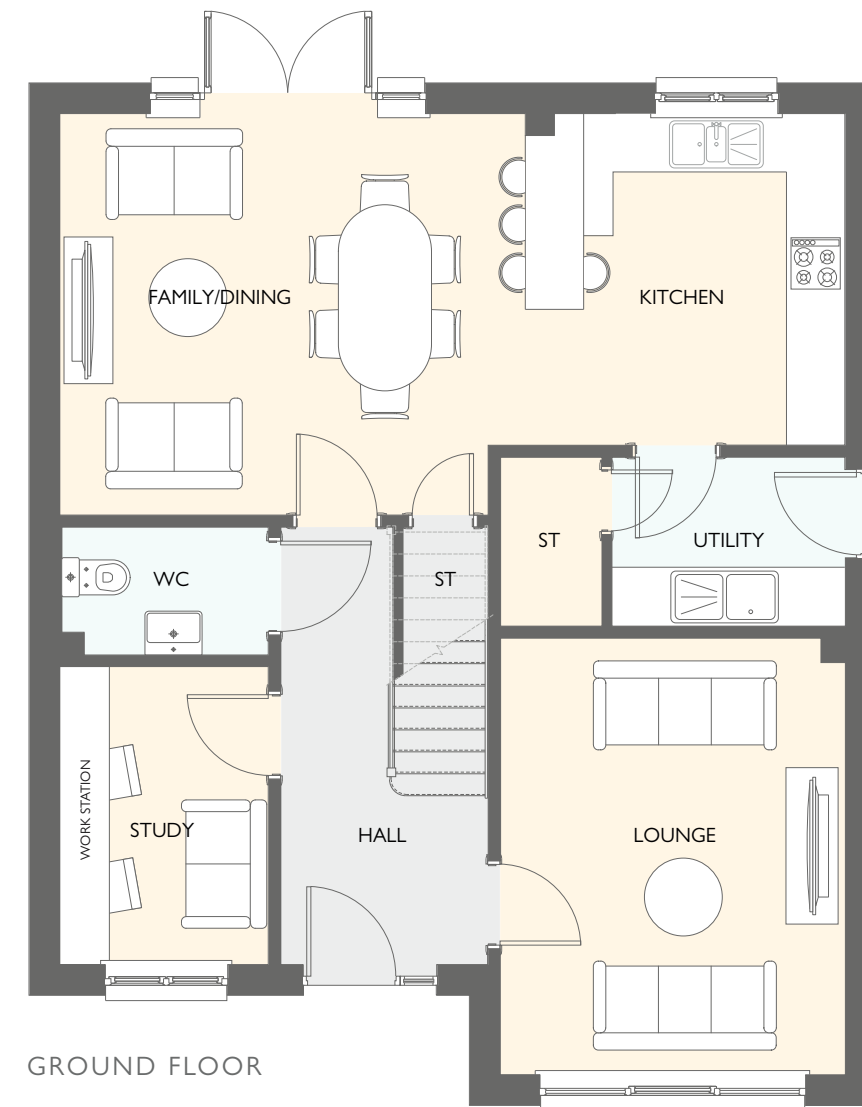




## JACOBSON

### FOUR BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE

- 1588 square feet of living space
- 4 double bedrooms
- Study
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Primary bedroom with walk-in wardrobe
- Two en-suites



GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4464 x 3526	14' 8" x 11' 7"
KITCHEN	3389 x 3270	11' 1" x 10' 9"
FAMILY/DINING	4757 x 4104	15' 7" x 13' 6"
STUDY	3047 x 2133	10' 0" x 7' 0"
WC	2133 x 1307	7' 0" x 4' 3"
UTILITY	2388 x 1725	7' 10" x 5' 8"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5560 x 3526	18' 3" x 11' 7"
EN-SUITE 1	2353 x 1764	7' 9" x 5' 9"
WALK-IN WARDROBE	1672 x 1113	5' 6" x 3' 8"
BEDROOM 2	4035 x 3161	13' 3" x 10' 4"
EN-SUITE 2	2865 x 1911	9' 5" x 6' 3"
BEDROOM 3	4166 x 2678	13' 8" x 8' 9"
BEDROOM 4	3235 x 2865	10' 7" x 9' 5"
BATHROOM	2406 x 1946	7' 11" x 6' 9"

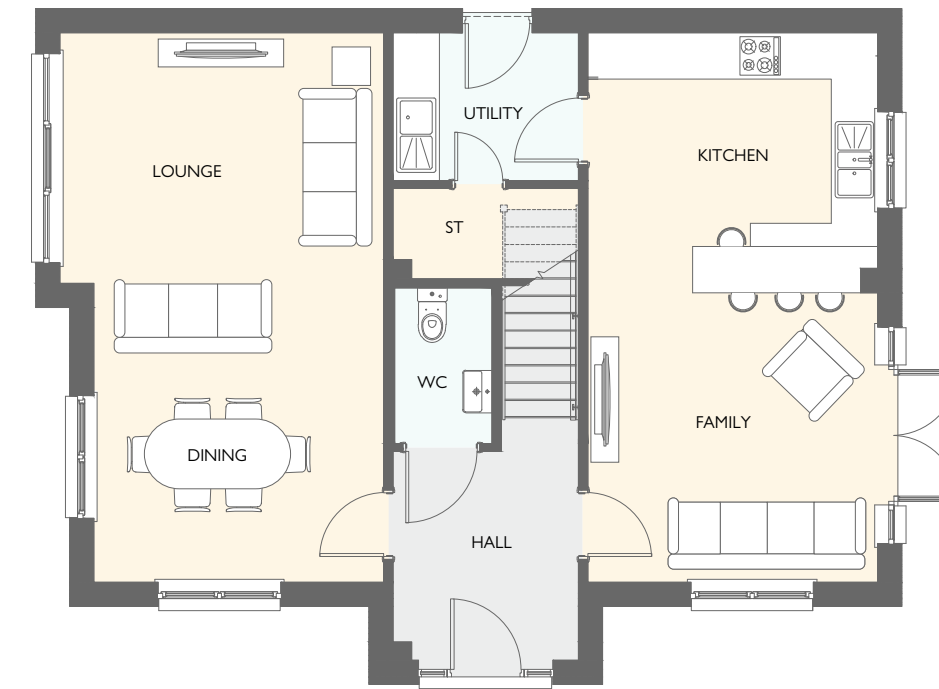
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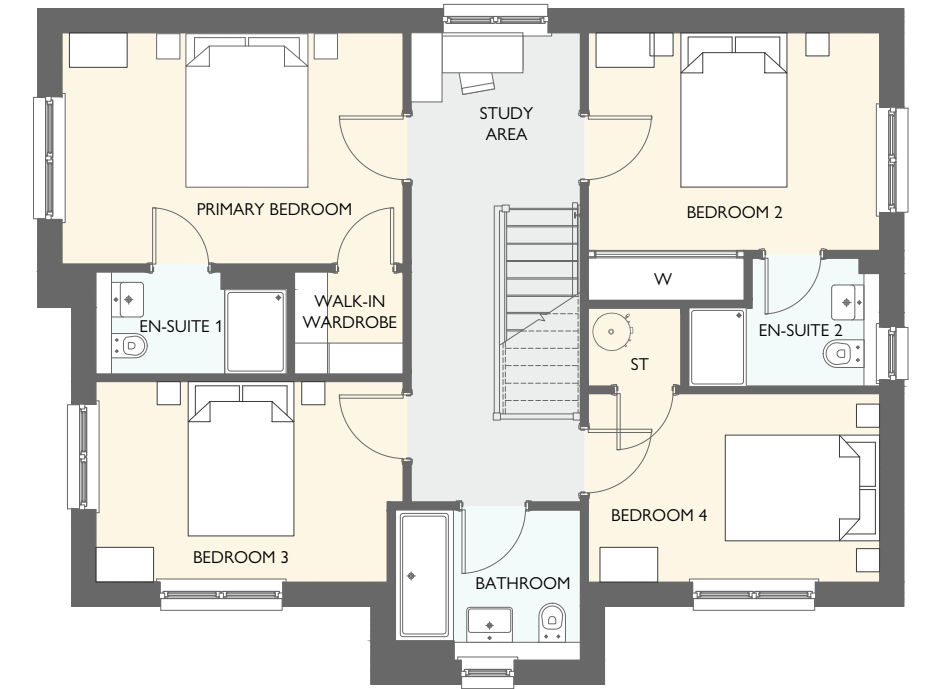


**GUIMARD**  
FOUR BEDROOM DETACHED HOME  
WITH DETACHED GARAGE

- 1641 square feet of living space
- Four double bedrooms
- Spacious designer kitchen and family room with integrated appliances
- French doors into the garden
- Generous living room with triple aspect windows
- Separate utility room with large storage/pantry cupboard
- Impressive primary bedroom with en-suite and walk-in wardrobe
- Second bedroom with en-suite and fitted wardrobe



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4196 x 4119	13' 9" x 13' 6"
DINING	3756 x 3008	12' 4" x 9' 10"
KITCHEN	3756 x 3370	12' 4" x 11' 1"
FAMILY	3756 x 3756	12' 4" x 12' 4"
UTILITY	2401 x 1915	7' 11" x 6' 3"
WC	2019 x 1265	6' 7" x 4' 2"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	4427 x 3001	14' 6" x 9' 10"
EN-SUITE 1	2474 x 1324	8' 1" x 4' 4"
WARDROBE	1412 x 1324	4' 8" x 4' 4"
BEDROOM 2	3780 x 2822	12' 5" x 9' 3"
EN-SUITE 2	2474 x 1660	8' 1" x 5' 5"
BEDROOM 3	3987 x 2725	13' 1" x 8' 11"
BEDROOM 4	3780 x 2443	12' 5" x 8' 0"
BATHROOM	2401 x 1952	7' 11" x 6' 5"

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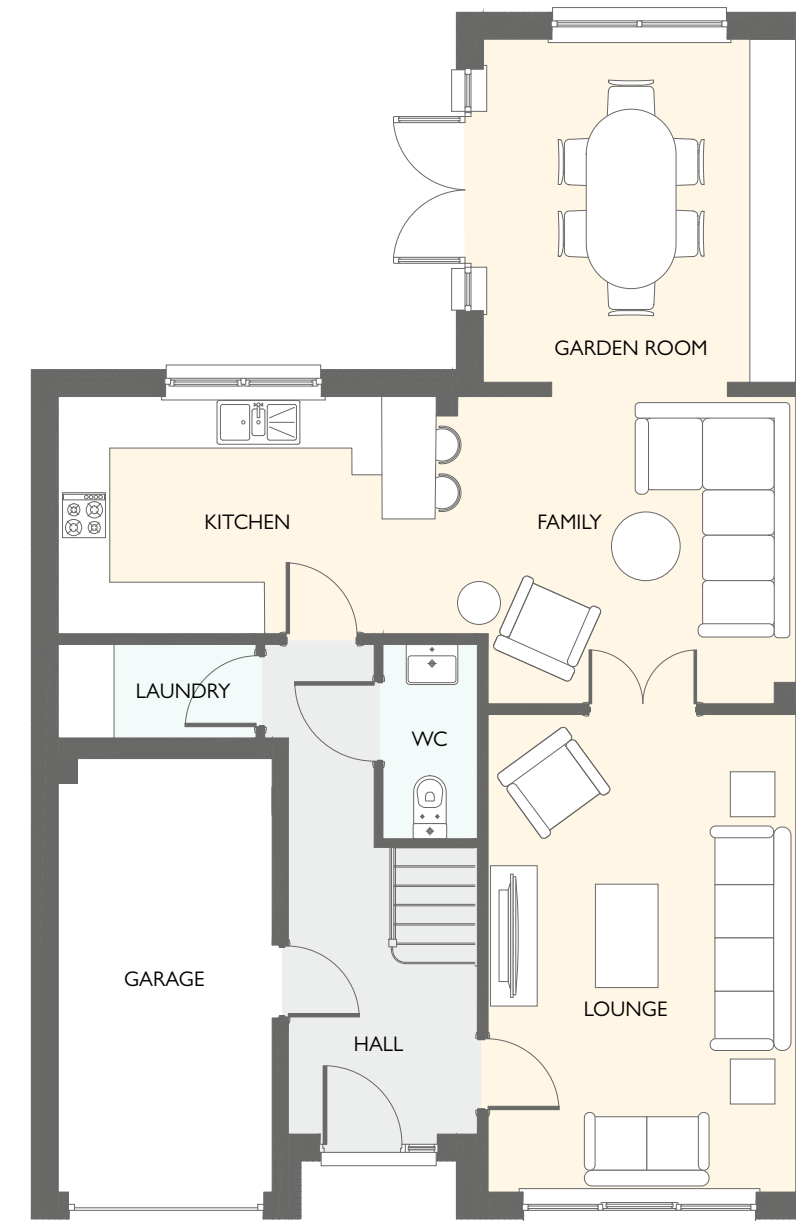




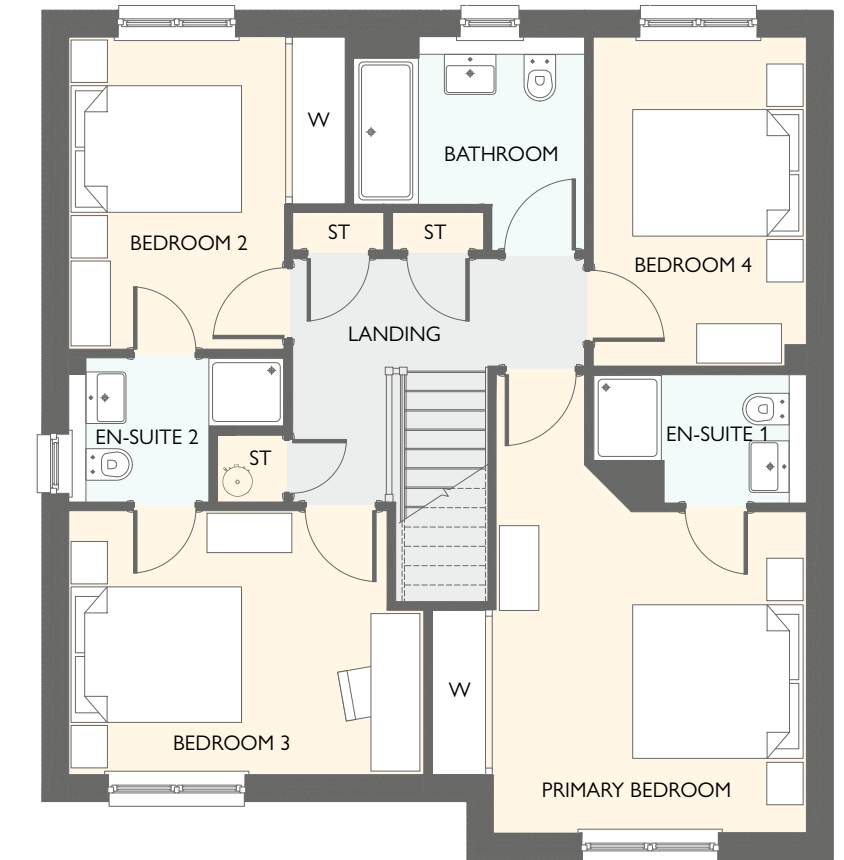
## EVERETT GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL SINGLE GARAGE

- 1671 square feet of living space
- 4 double bedrooms
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Separate utility room
- Generous living room with feature windows and part glazed doors to dining room
- Primary bedroom and bedroom 2 both have en-suites & fitted wardrobes
- Upper landing with storage cupboards



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5561 x 3583	18' 3" x 11' 9"
KITCHEN	4270 x 2762	14' 0" x 9' 1"
FAMILY	4319 x 3578	14' 2" x 11' 9"
WC	2244 x 1100	7' 4" x 3' 7"
UTILITY	2304 x 1089	7' 7" x 3' 7"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5332 x 4354	17' 6" x 14' 3"
EN-SUITE 1	2482 x 1494	8' 2" x 4' 11"
BEDROOM 2	3634 x 3219	11' 11" x 10' 7"
EN-SUITE 2	2506 x 1679	8' 3" x 5' 6"
BEDROOM 3	4134 x 3074	13' 7" x 10' 1"
BEDROOM 4	3831 x 2482	12' 7" x 8' 2"
BATHROOM	2686 x 2479	8' 10" x 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

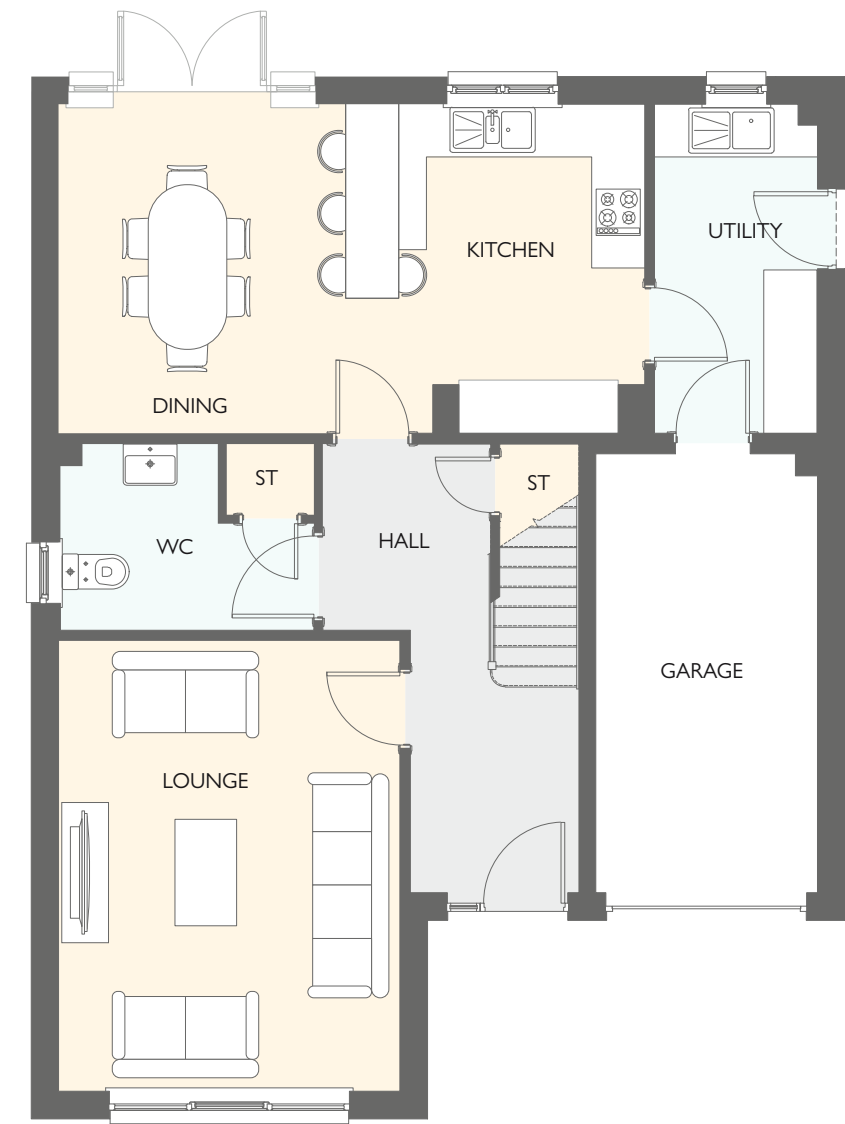




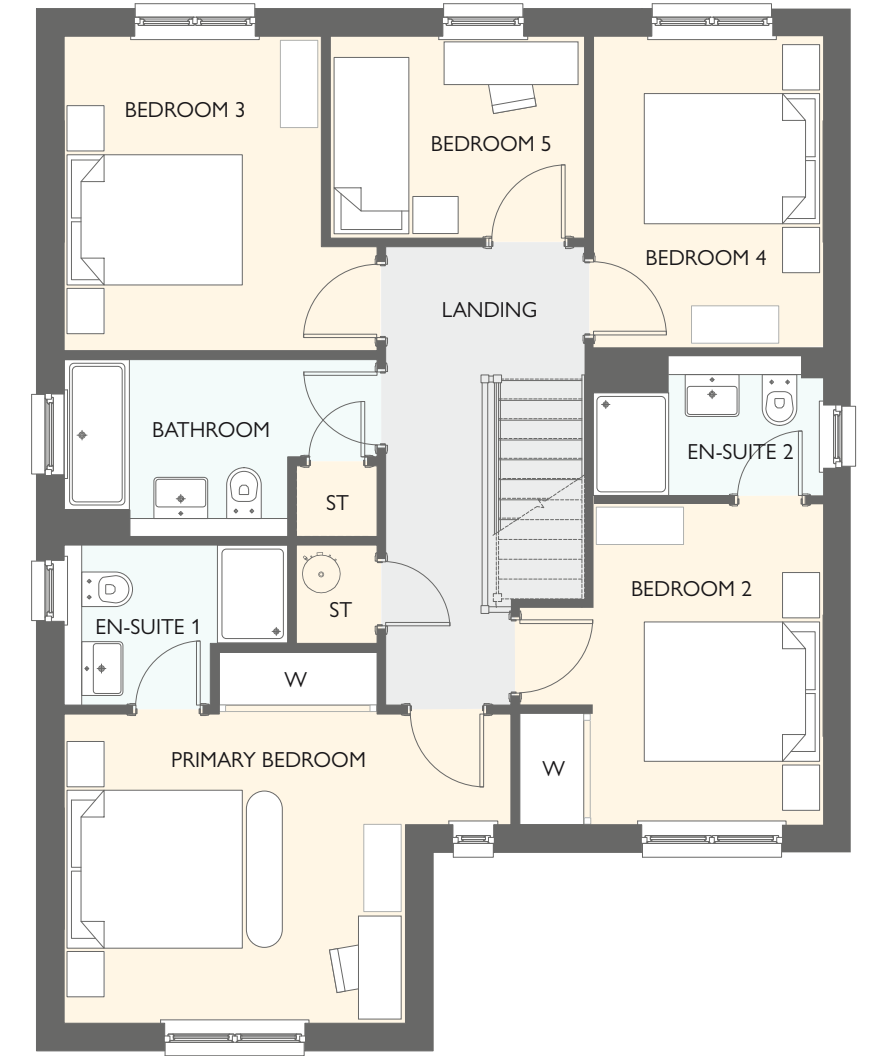
## LAWRIE

### FIVE BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

- 1687 square feet of living space
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- French doors into the garden
- Separate utility room
- Generous living room with feature windows
- Primary bedroom and bedroom 2 have an en-suite & fitted wardrobes



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5107 x 3864	16' 9" x 12' 8"
KITCHEN	3725 x 3370	12' 3" x 11' 1"
DINING	3725 x 3263	12' 3" x 10' 8"
WC	2872 x 2087	9' 5" x 6' 10"
UTILITY	3725 x 1845	12' 3" x 6' 1"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3864 x 3501	12' 8" x 11' 6"
EN-SUITE 1	2530 x 1811	8' 4" x 5' 11"
BEDROOM 2	3624 x 3432	11' 11" x 11' 3"
EN-SUITE 2	2597 x 1579	8' 6" x 5' 2"
BEDROOM 3	3561 x 3541	11' 8" x 11' 7"
BEDROOM 4	3521 x 2596	11' 7" x 8' 6"
BEDROOM 5	2878 x 2286	9' 5" x 7' 6"
BATHROOM	3541 x 2001	11' 7" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

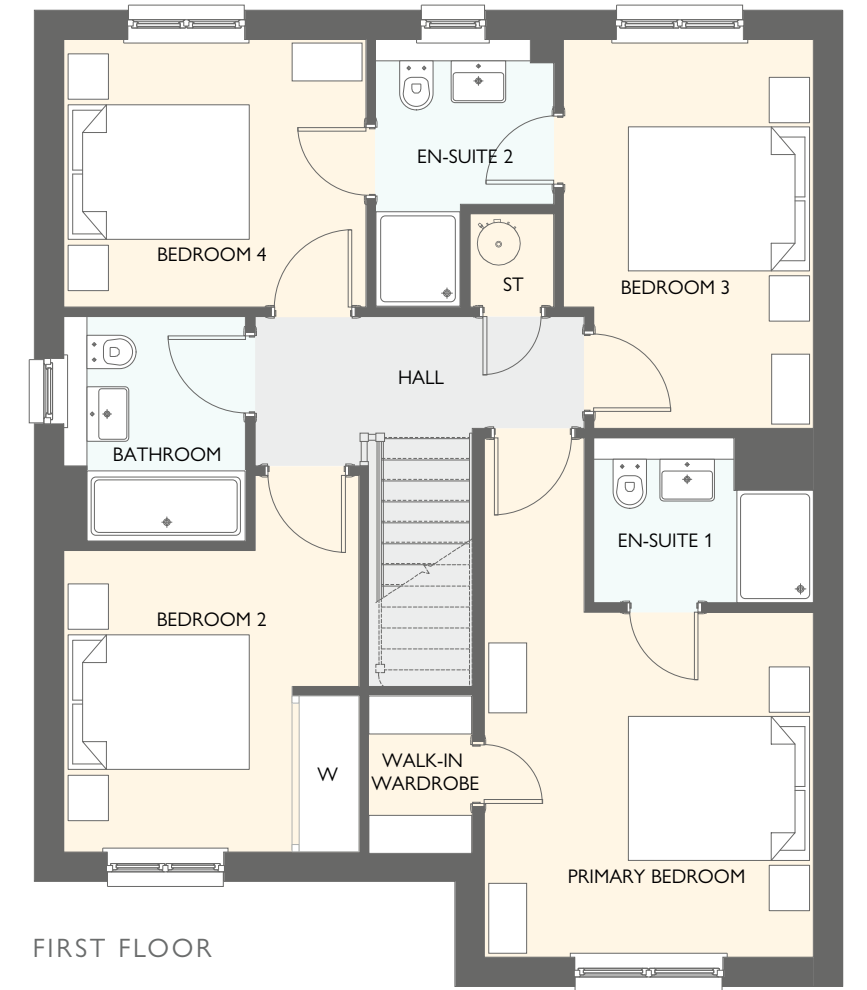
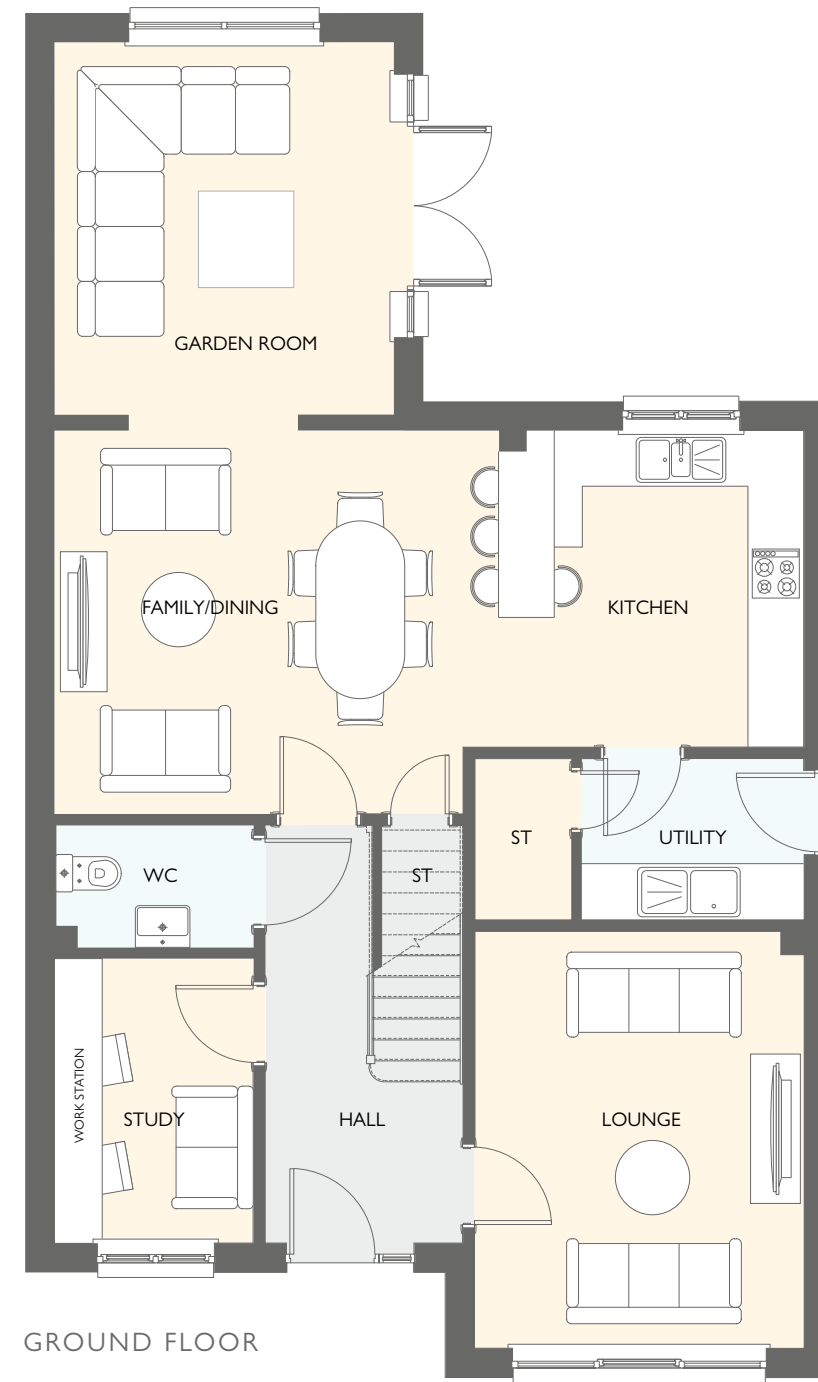




## JACOBSON GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH DETACHED SINGLE GARAGE

- 1751 square feet of living space
- 4 double bedrooms
- Study
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Primary bedroom with walk-in wardrobe
- Two en-suites



GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4464 x 3526	14' 8" x 11' 7"
KITCHEN	3389 x 3270	11' 1" x 10' 9"
FAMILY/DINING	4757 x 4104	15' 7" x 13' 6"
STUDY	3047 x 2133	10' 0" x 7' 0"
WC	2133 x 1307	7' 0" x 4' 3"
UTILITY	2388 x 1725	7' 10" x 5' 8"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5560 x 3526	18' 3" x 11' 7"
EN-SUITE 1	2353 x 1764	7' 9" x 5' 9"
WALK-IN WARDROBE	1672 x 1113	5' 6" x 3' 8"
BEDROOM 2	4035 x 3161	13' 3" x 10' 4"
EN-SUITE 2	2865 x 1911	9' 5" x 6' 3"
BEDROOM 3	4166 x 2678	13' 8" x 8' 9"
BEDROOM 4	3235 x 2865	10' 7" x 9' 5"
BATHROOM	2406 x 1946	7' 11" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

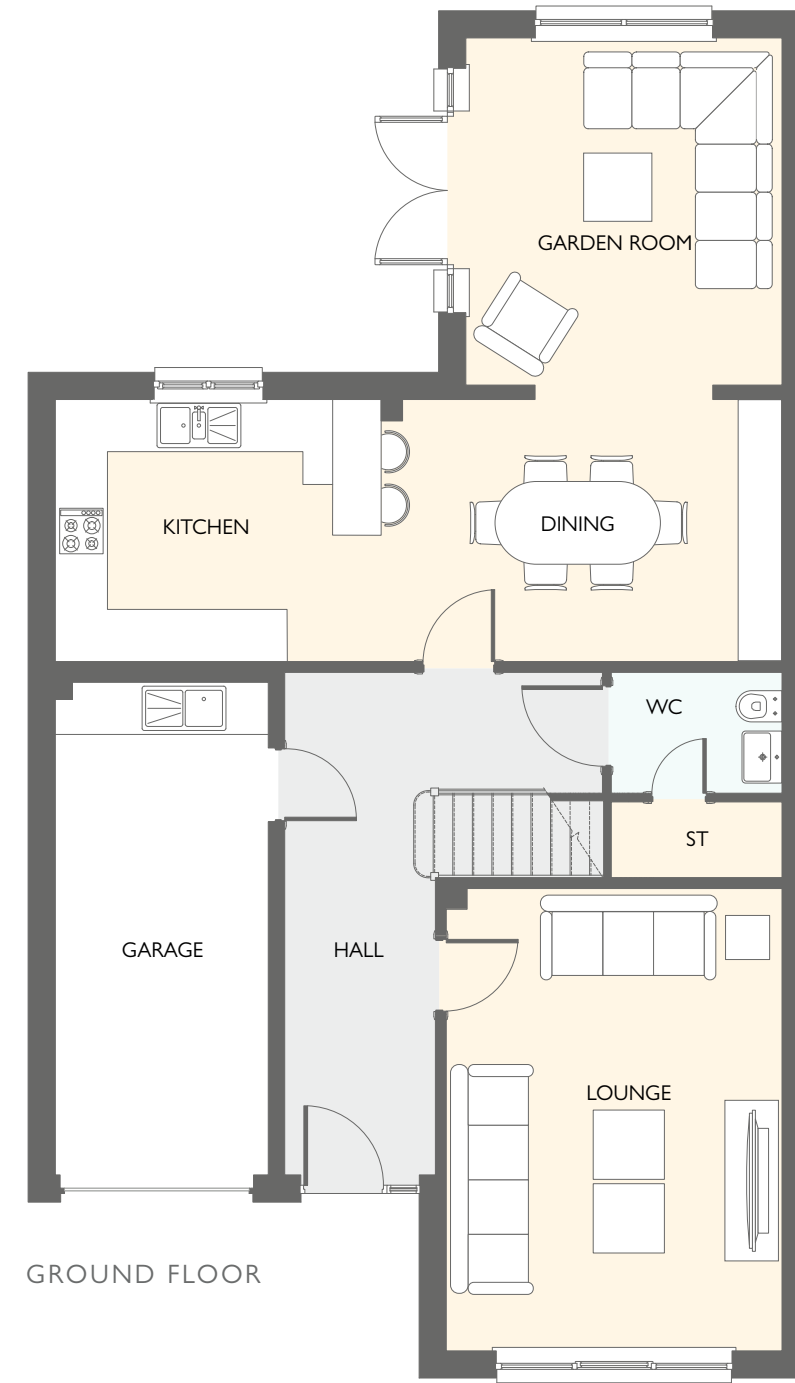




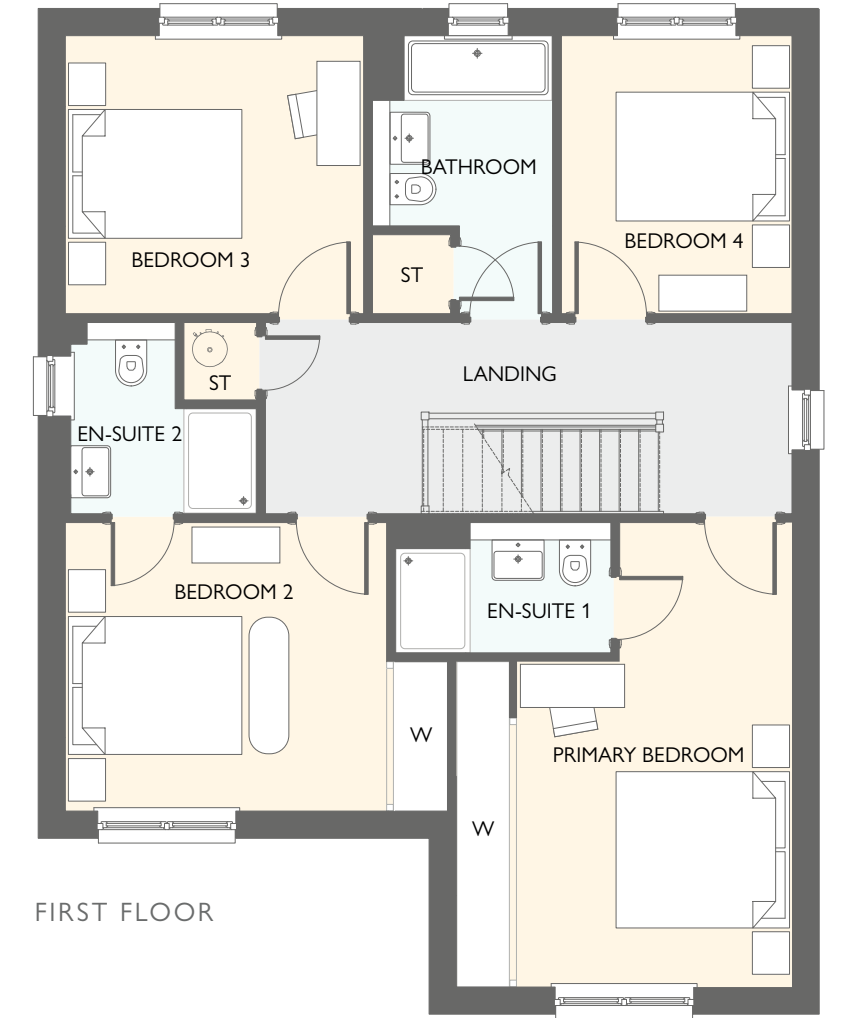
## HUTTON GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

- 1771 square feet of living space
- 4 double bedrooms
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Primary bedroom and bedroom 2 both have en-suites & fitted wardrobes
- Integrated garage with utility space
- Grand open entrance hallway



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5322 x 3864	17' 6" x 12' 8"
KITCHEN	3570 x 3016	11' 9" x 9' 11"
DINING	4794 x 3016	15' 9" x 9' 11"
WC	1947 x 1391	6' 5" x 4' 7"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5346 x 3864	17' 6" x 12' 8"
EN-SUITE 1	2480 x 1500	8' 2" x 4' 11"
BEDROOM 2	4399 x 3321	14' 5" x 10' 11"
EN-SUITE 2	2202 x 2139	7' 3" x 7' 0"
BEDROOM 3	3434 x 3201	11' 3" x 10' 6"
BEDROOM 4	3201 x 2654	10' 6" x 8' 8"
BATHROOM	3201 x 2074	10' 6" x 6' 10"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

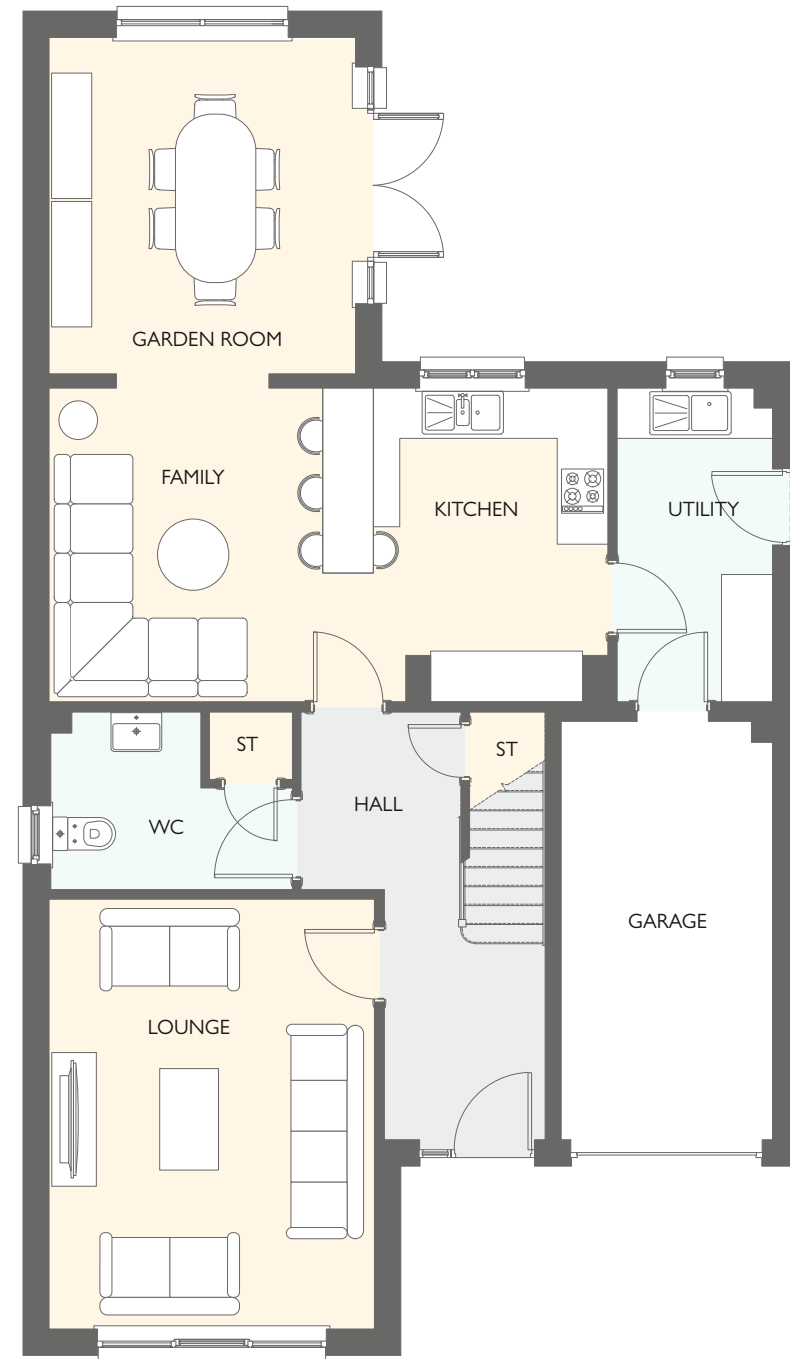




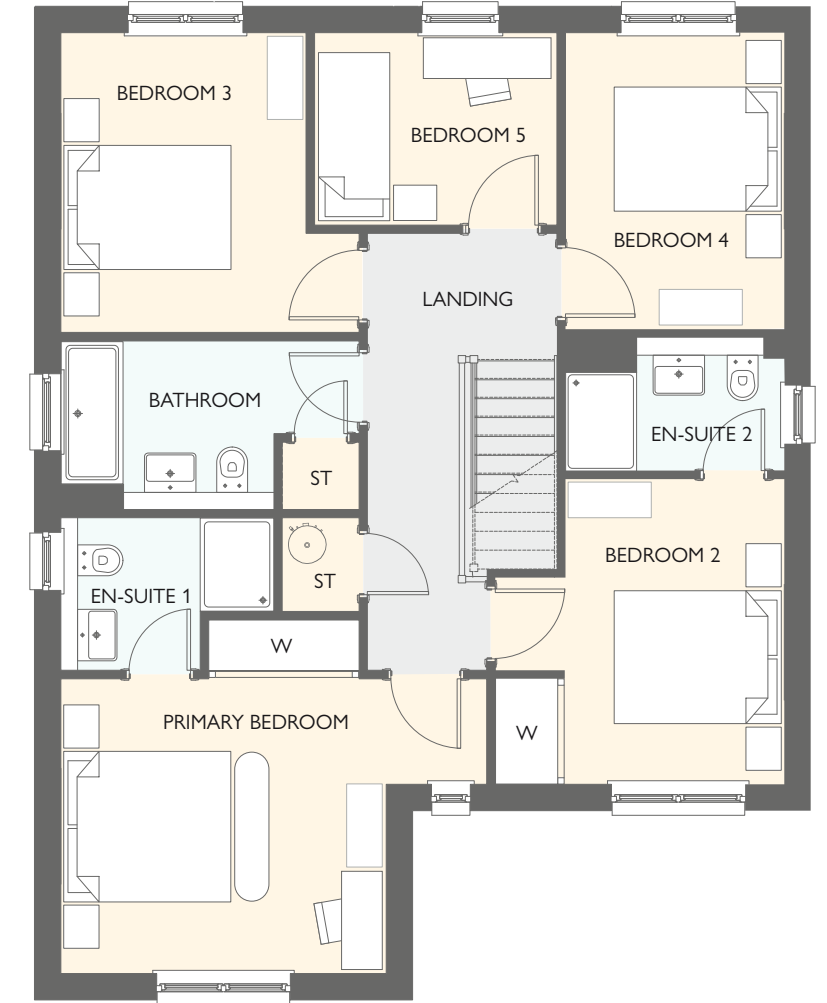
## LAWRIE GARDEN ROOM

FIVE BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

- 1850 square feet of living space
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Separate utility room
- Primary bedroom and bedroom 2 both have en-suites & fitted wardrobes



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5107 x 3864	16' 9" x 12' 8"
KITCHEN	3725 x 3370	12' 3" x 11' 1"
FAMILY	3725 x 3263	12' 3" x 10' 8"
WC	2872 x 2087	9' 5" x 6' 10"
UTILITY	3725 x 1845	12' 3" x 6' 1"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	3864 x 3501	12' 8" x 11' 6"
EN-SUITE 1	2530 x 1811	8' 4" x 5' 11"
BEDROOM 2	3624 x 3432	11' 11" x 11' 3"
EN-SUITE 2	2597 x 1579	8' 6" x 5' 2"
BEDROOM 3	3561 x 3541	11' 8" x 11' 7"
BEDROOM 4	3521 x 2596	11' 7" x 8' 6"
BEDROOM 5	2878 x 2286	9' 5" x 7' 6"
BATHROOM	3541 x 2001	11' 7" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

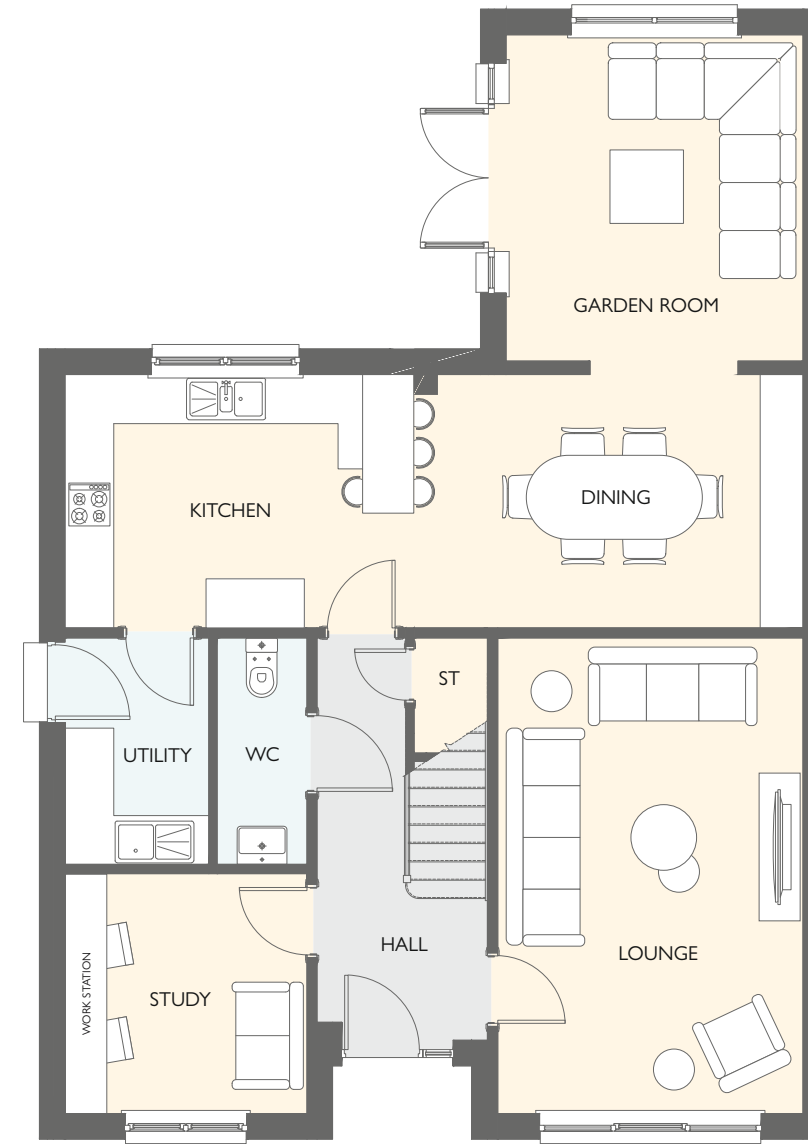




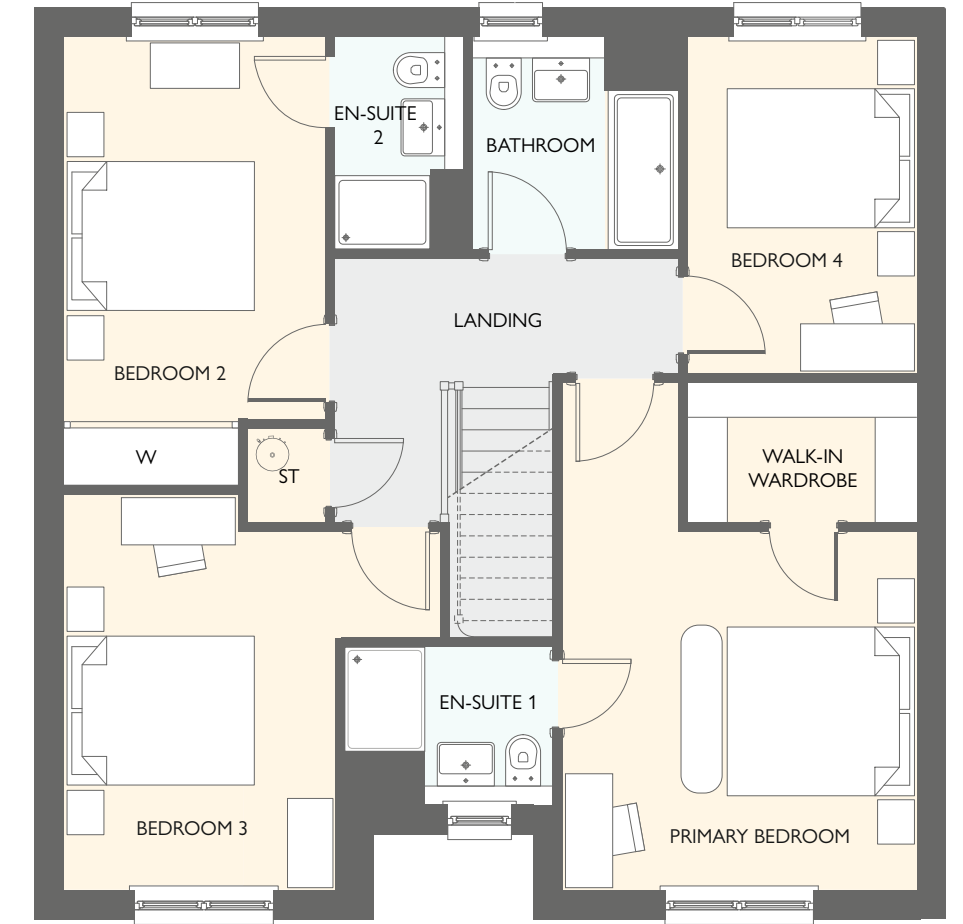
## LEONARDO GARDEN ROOM

FOUR BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE

- 1878 square feet of living space
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Study to ground floor
- Separate utility room
- Primary bedroom with walk-in wardrobe
- Two en-suites



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5824 x 3739	19' 1" x 12' 3"
KITCHEN	4080 x 3100	13' 5" x 10' 2"
DINING	4959 x 3100	16' 3" x 10' 2"
STUDY	2964 x 2940	9' 9" x 9' 8"
WC	2775 x 1100	9' 1" x 3' 7"
UTILITY	2773 x 1763	9' 1" x 5' 9"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5374 x 3749	17' 8" x 12' 4"
EN-SUITE 1	2198 x 1674	7' 3" x 5' 6"
WALK-IN WARDROBE	2424 x 1474	7' 11" x 4' 10"
BEDROOM 2	4752 x 2774	15' 7" x 9' 1"
EN-SUITE 2	2255 x 1364	7' 5" x 4' 6"
BEDROOM 3	4197 x 2876	13' 9" x 9' 5"
BEDROOM 4	3574 x 2424	11' 9" x 7' 11"
BATHROOM	2255 x 2174	7' 5" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

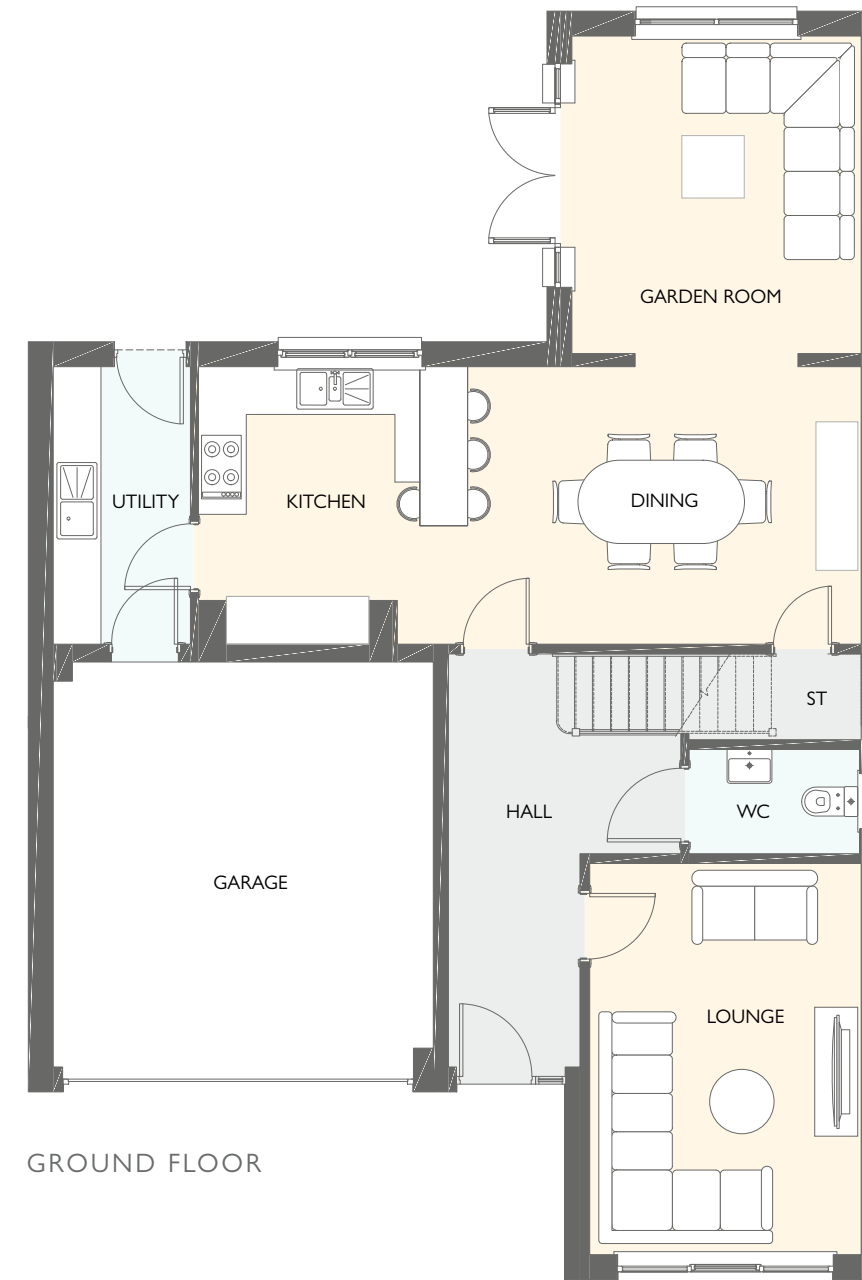




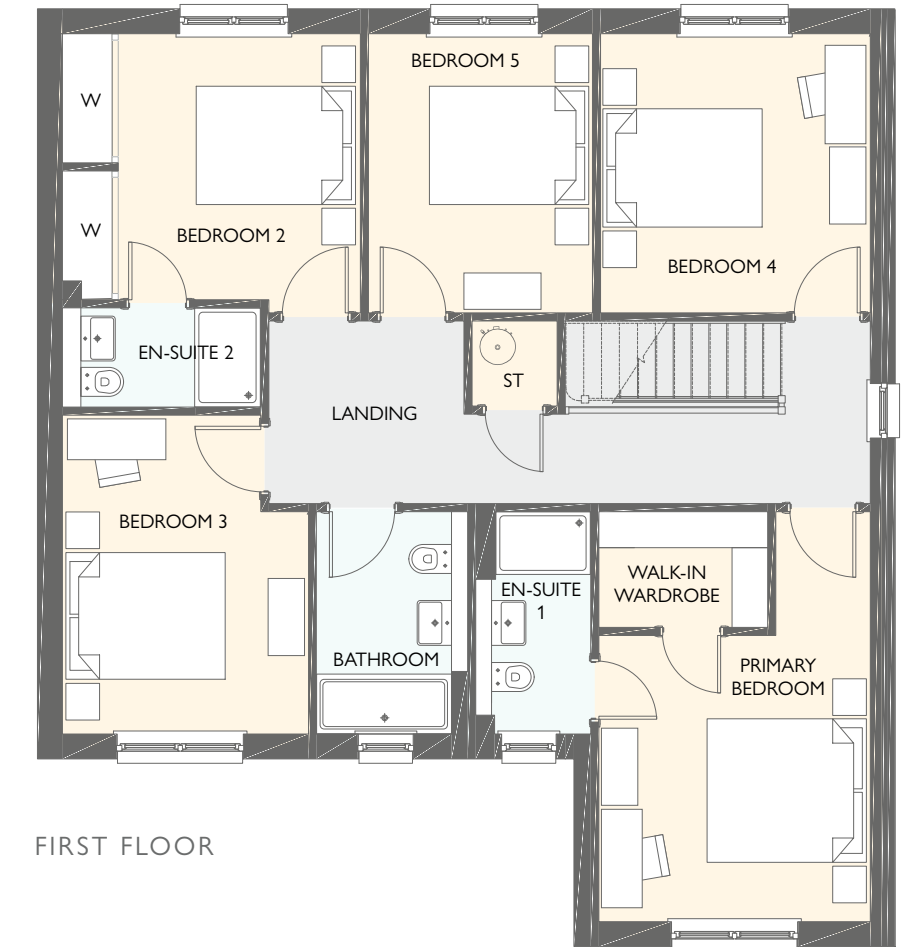
## MACKINTOSH GARDEN ROOM

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE

- 1980 square feet of living space
- Designer kitchen/dining room with integrated appliances and large storage cupboard
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Separate utility room
- Primary bedroom with walk-in wardrobe
- Upper landing with storage cupboard
- Two en-suites



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	4924 x 3414	16' 2" x 11' 2"
KITCHEN	3490 x 3385	11' 5" x 11' 1"
DINING	4951 x 3490	16' 3" x 11' 5"
WC	2147 x 1313	7' 1" x 4' 4"
UTILITY	3490 x 1727	11' 5" x 5' 8"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5161 x 3414	16' 11" x 11' 2"
EN-SUITE 1	2798 x 1450	9' 2" x 4' 9"
WALK-IN WARDROBE	2125 x 1455	7' 0" x 4' 9"
BEDROOM 2	3748 x 3349	12' 4" x 11' 0"
EN-SUITE 2	2495 x 1250	8' 2" x 4' 1"
BEDROOM 3	4013 x 3095	13' 2" x 10' 2"
BEDROOM 4	3514 x 3393	11' 6" x 11' 2"
BEDROOM 5	3514 x 2821	11' 6" x 9' 3"
BATHROOM	2798 x 1902	9' 2" x 6' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

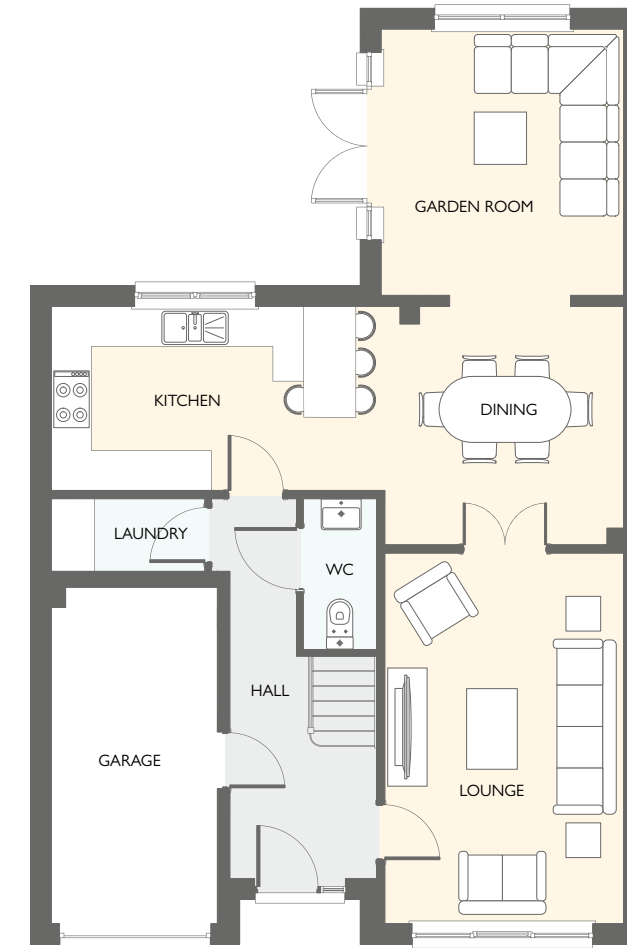




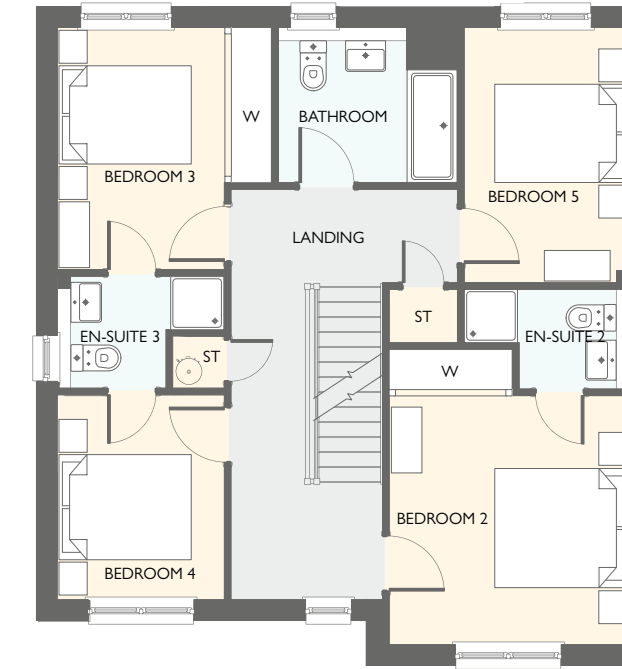
## EVERETT GRAND

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL SINGLE GARAGE

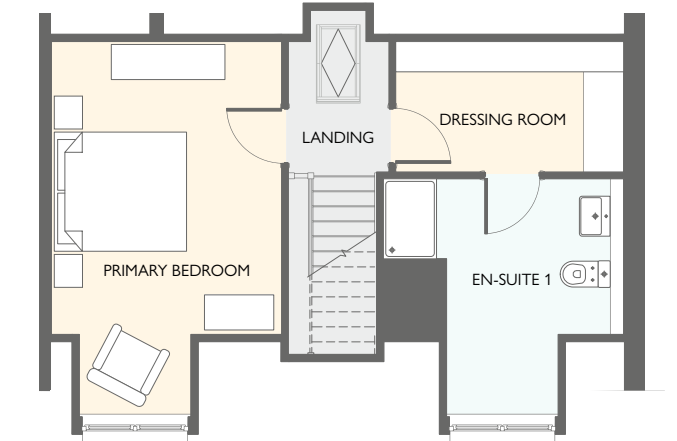
- 2118 square feet of living space over 3 storeys
- 5 double bedrooms
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows and doors to dining room
- Separate utility room
- Primary suite with dressing room and en suite
- Three en-suites



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5561 x 3583	18' 3" x 11' 9"
KITCHEN	4270 x 2762	14' 0" x 9' 1"
DINING	4319 x 3578	14' 2" x 11' 9"
WC	2244 x 1100	7' 4" x 3' 7"
UTILITY	2304 x 1089	7' 7" x 3' 7"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
BEDROOM 2	4431 x 3607	14' 6" x 11' 10"
EN-SUITE 2	2482 x 1494	8' 2" x 4' 11"
BEDROOM 3	3634 x 3219	11' 11" x 10' 7"
EN-SUITE 3	2506 x 1679	8' 3" x 5' 6"
BEDROOM 4	3304 x 2506	9' 11" x 8' 3"
BEDROOM 5	3831 x 2482	12' 7" x 8' 2"
BATHROOM	2686 x 2329	8' 10" x 7' 8"

SECOND FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5632 x 3456	18' 6" x 11' 4"
DRESSING ROOM	3420 x 1959	11' 3" x 6' 5"
EN-SUITE 1	3607 x 3572	11' 10" x 11' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





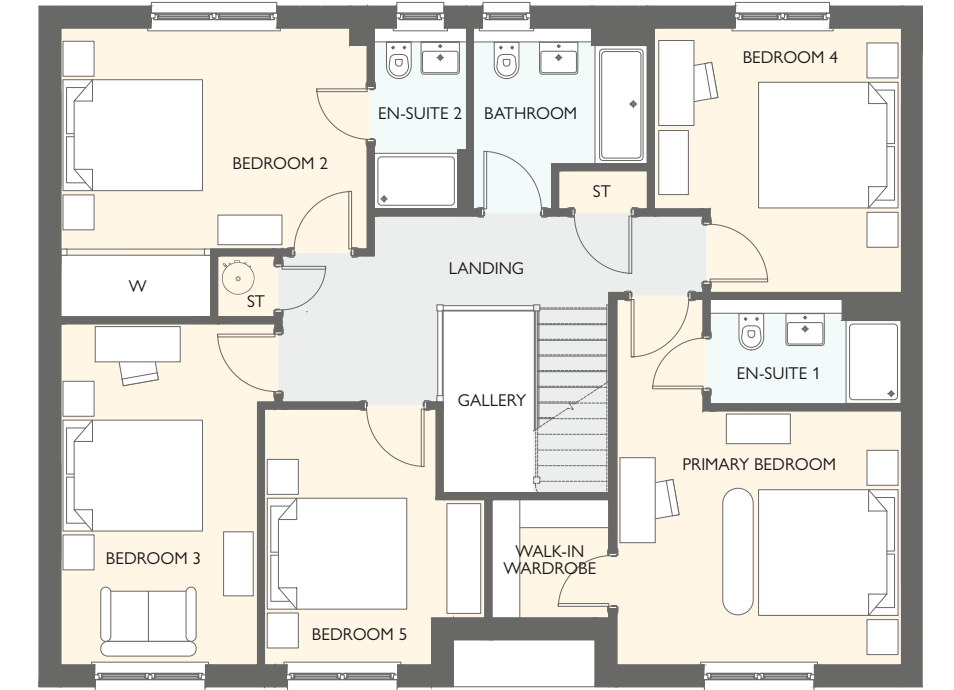
## MITCHELL GARDEN ROOM

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE

- 2193 square feet of living space
- 5 double bedrooms
- Double storey, galleried entrance hallway
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Primary bedroom with walk-in-wardrobe
- Two en-suite bathrooms



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5152 x 4079	16' 11" x 13' 5"
KITCHEN	3875 x 3663	12' 9" x 12' 0"
FAMILY/DINING	6389 x 3875	21' 0" x 12' 9"
WC	1906 x 1525	6' 3" x 5' 0"
UTILITY	2300 x 1924	7' 7" x 6' 4"
GARDEN ROOM	3997 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5252 x 4089	17' 3" x 13' 5"
EN-SUITE 1	2749 x 1499	9' 0" x 4' 11"
WALK-IN WARDROBE	1699 x 1680	5' 7" x 5' 6"
BEDROOM 2	4401 x 4149	14' 5" x 13' 7"
EN-SUITE 2	2599 x 1324	8' 6" x 4' 4"
BEDROOM 3	4902 x 3077	16' 1" x 10' 1"
BEDROOM 4	3799 x 3549	12' 6" x 11' 8"
BEDROOM 5	3677 x 3167	12' 1" x 10' 5"
BATHROOM	2599 x 2499	8' 6" x 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

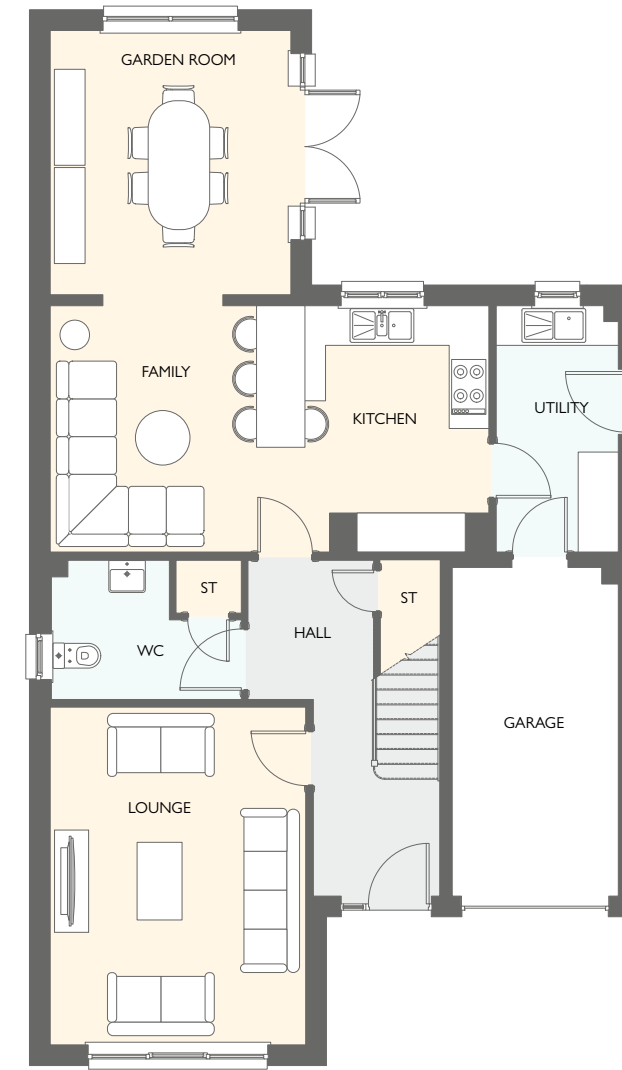




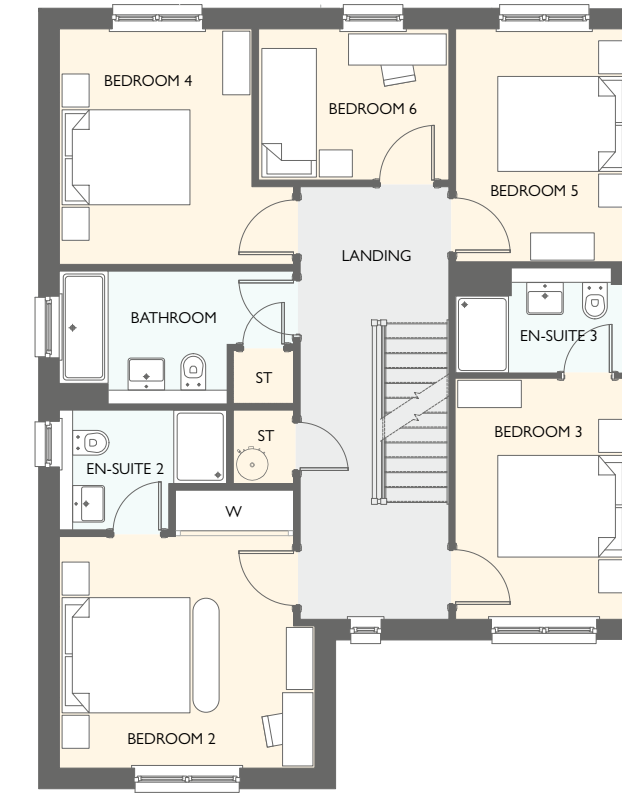
## LAWRIE GRAND

SIX BEDROOM DETACHED HOME  
WITH INTEGRAL SINGLE GARAGE

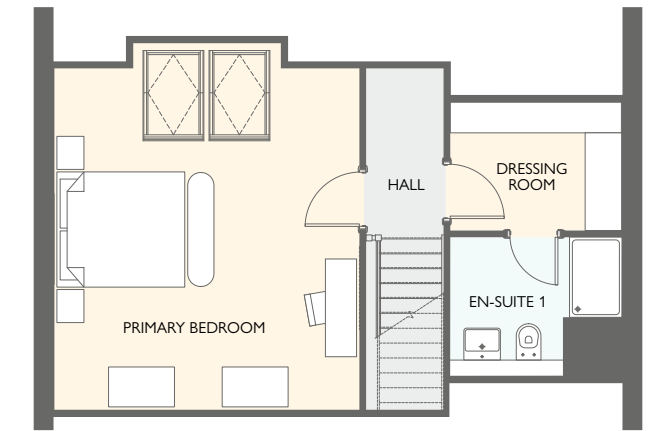
- 2282 square feet of living space over 3 storeys
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Separate utility room
- Primary suite to 2nd floor with walk-in wardrobe
- Three en-suites
- Bedroom 6 is a perfect study room



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5107 x 3864	16' 9" x 12' 8"
KITCHEN	3725 x 3380	12' 3" x 11' 1"
FAMILY	3725 x 3263	12' 3" x 10' 8"
WC	2872 x 2087	9' 5" x 6' 10"
UTILITY	3725 x 1845	12' 3" x 6' 1"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
BEDROOM 2	4202 x 3864	13' 9" x 12' 8"
EN-SUITE 2	2530 x 1811	8' 4" x 5' 11"
BEDROOM 3	3624 x 2597	11' 11" x 8' 6"
EN-SUITE 3	2597 x 1579	8' 6" x 5' 2"
BEDROOM 4	3561 x 3541	11' 8" x 11' 7"
BEDROOM 5	3521 x 2596	11' 7" x 8' 6"
BEDROOM 6	2878 x 2286	9' 5" x 7' 6"
BATHROOM	3541 x 2001	11' 7" x 6' 7"

SECOND FLOOR	METRIC SIZES	IMPERIAL SIZES
PRIMARY BEDROOM	5550 x 4619	18' 3" x 15' 2"
DRESSING ROOM	2597 x 1942	8' 6" x 6' 4"
EN-SUITE 1	2597 x 2099	8' 6" x 6' 11"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





## LEONARDO GRAND

FIVE BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE

- 2372 square feet of living space over 3 storeys
- 5 double bedrooms
- Carefully designed to maximise space and light
- Designer kitchen/dining room with integrated appliances
- Garden room with cathedral windows, vaulted ceiling & French doors into the garden
- Generous living room with feature windows
- Study on the ground floor
- Primary bedroom to 2nd floor with en-suite and dressing area



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES	FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES	SECOND FLOOR	METRIC SIZES	IMPERIAL SIZES
LOUNGE	5824 x 3739	19' 1" x 12' 3"	BEDROOM 2	5272 x 3995	17' 4" x 13' 1"	PRIMARY BEDROOM	4599 x 3990	5' 1" x 13' 1"
KITCHEN	4080 x 3100	13' 5" x 10' 2"	EN-SUITE 2	3012 x 1674	9' 11" x 5' 6"	EN-SUITE 1	2592 x 2560	8' 6" x 8' 5"
DINING	4959 x 3100	16' 3" x 10' 2"	BEDROOM 3	4717 x 2949	15' 6" x 9' 8"	STORE	3397 x 1972	13' 1" x 6' 6"
STUDY	2964 x 2940	9' 9" x 9' 8"	BEDROOM 4	4231 x 2592	13' 11" x 8' 6"			
WC	2775 x 1100	9' 1" x 3' 7"	BEDROOM 5	3677 x 2774	12' 1" x 9' 1"			
UTILITY	2773 x 1763	9' 1" x 5' 9"	BATHROOM	3471 x 2405	11' 5" x 7' 11"			
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"						

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).







# Qualicious

[ Kwoll-ai-sh-uss ] Full of the things that help make you look good in the kitchen



Quality is evident in every delicious detail of our kitchens. This extends behind the finish and can be demonstrated in millimetre-perfect fitting and the choice of modern appliances.

At the heart of every Robertson home is a beautifully designed and equipped kitchen available in a selection of colours and styles. There is a range of contemporary worktops and upstands and, if you're looking for something even more special, you have the option of a luxury upgrade in both the kitchen and utility room.

All of our crafted units have soft-close doors and drawers and appliances such as ovens, microwaves, 4 or 5 zone induction hobs by AEG and integrated fridge-freezers and dishwashers from Zanussi are included as standard. Each kitchen is equipped with a 1½ bowl stainless steel sink with drainer and chrome mixer tap.

The whole beautiful ensemble is softly lit by slim-line LED lighting and downlighters, controlled from satin chrome switch plates. To enhance the effect, the modern central heating boiler and programmer are tucked away in the garage or utility room, depending on the house type.







Whether you're enjoying some well-deserved pampering or just getting the family ready for bed, you'll be doing it in sumptuous style.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling\* from the Porcelanosa range, with half-height tiling to three walls in the family bathroom, plus full-height tiling around showers.

En-suites have thermostatic showers, with low-profile trays and quality glass and chrome doors, cabinets and fittings. Family bathrooms and primary en-suites have heated towel rails, and modern downlighters.

#### PLUMBING AND HEATING

The gas-fired heating system is powered by a high-efficiency boiler and features Myson radiators with smart end panels and grills. Radiators have thermostatic control valves (except in rooms with thermostats). The two zone system features modern, easy-to-use, programmable controls that will ensure a comfortable temperature in your home at all times.

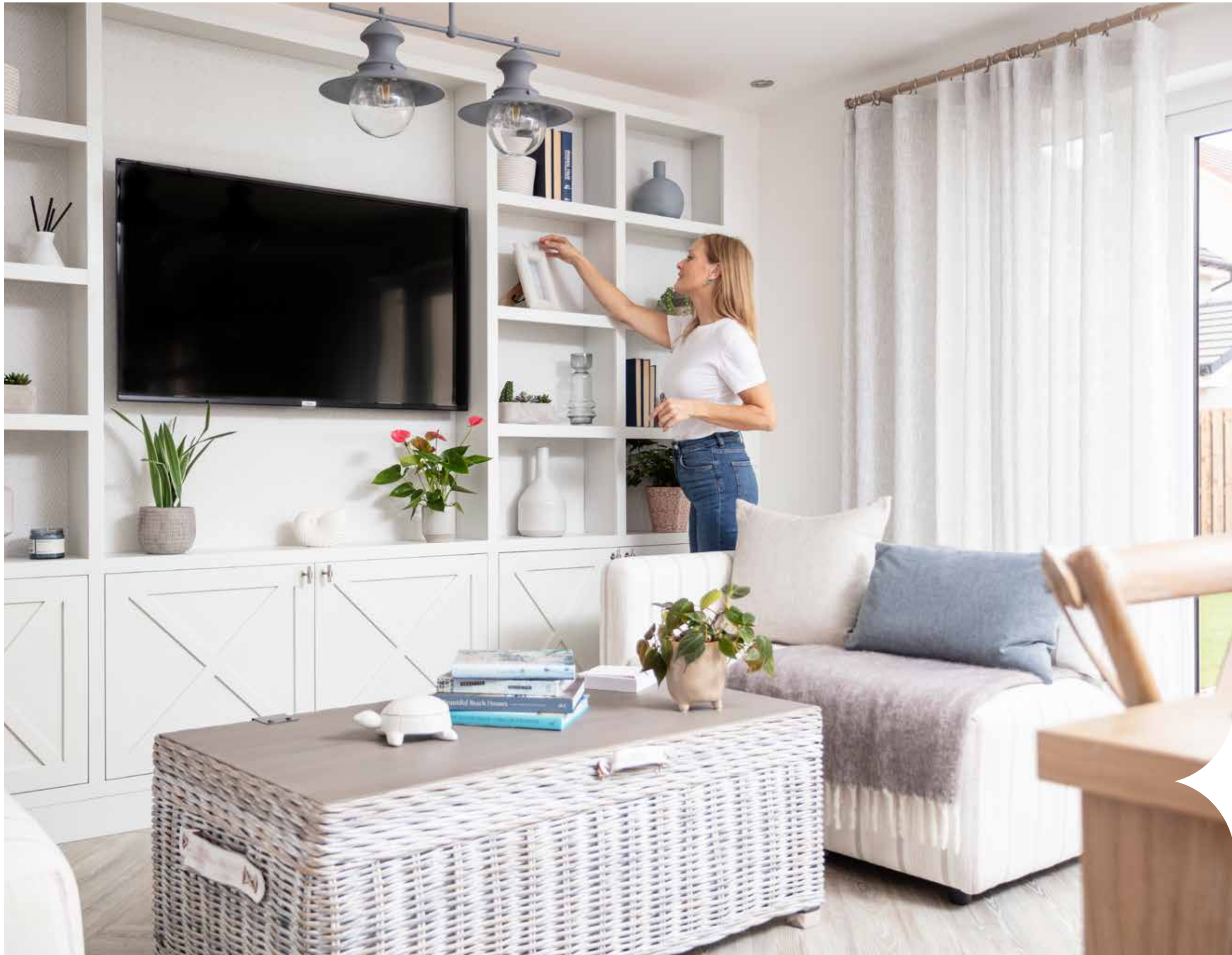


# Spa-ah

"We have a wide range of upgraded tiling for walls and floors that you can select for your bathroom, en-suite or WC. Just speak to our team to find out how you can add a touch of personal luxury to your bathroom."

Ryan Thomson, Finishing Touches Manager





## THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

### 1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

### 2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

### 3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

### 4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

### 5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

### 6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

### 7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

### 9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

### 10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.

As part of our customer journey, we'll provide you with full terms and conditions of the New Homes Quality Code. If you have access to the homeowner's hub, they will also be stored here.





# Quoioice

[ kw-oi-ss ] So much good stuff to choose from





## COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

### HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit:  
[robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](https://www.consumercode.co.uk)

## WHAT TO DO NEXT

### HERE TO HELP

We can advise on any aspect of your move, from choosing a solicitor to getting a great mortgage. We even have a range of packages to help you find a buyer for your old home. Just ask for details.

### THE PERSONAL TOUCH

Once you've reserved your home we'll help you choose the finishing touches\* that will reflect your personal taste and make your home unique.

### WITH YOU ALL THE WAY

Our team will welcome you when you move in, and they'll keep in touch over the following weeks. We have a comprehensive customer service team to look after you.

### PEACE OF MIND

Your new Robertson Home will be built and finished to the highest standard and it's covered by the NHBC's 10 Year Buildmark warranty. Kitchen appliances are all covered by their own manufacturers' guarantees. Our customer journey is designed to keep you informed and supported through every stage of your moving process.

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press February 2024.

\*Subject to construction stage



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