



Foxhall Gait

KIRKLISTON

 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

Foxhall Gait

Surrounded by trees on the eastern edge of the popular town of Kirkliston, Foxhall Gait is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve - now and in the future.



Kirkliston

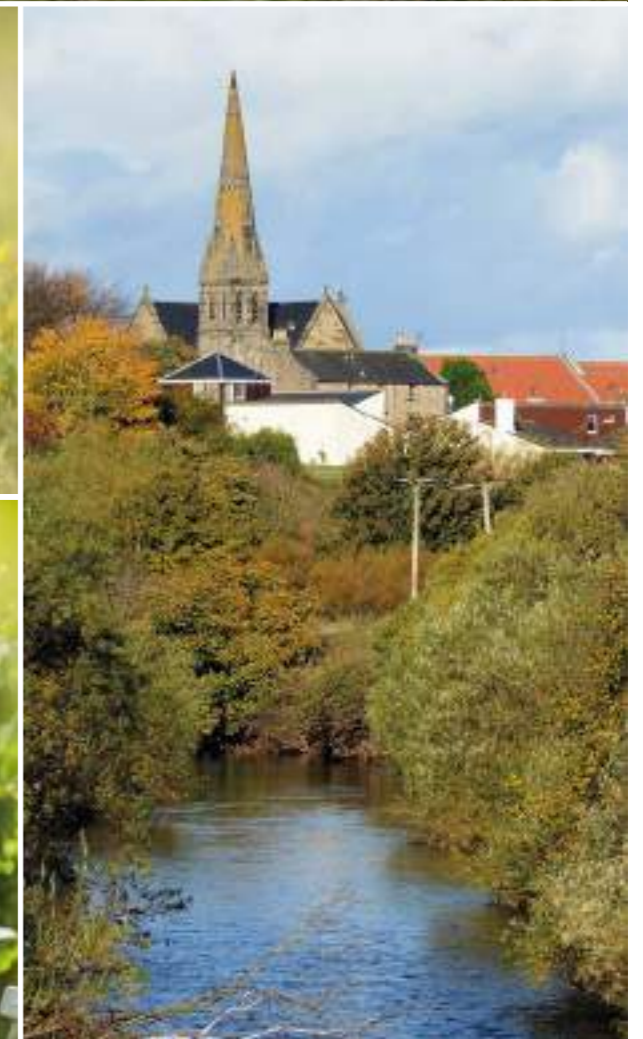
EDINBURGH

Named for its 13th century Parish Kirk, the historic town of Kirkliston lies around eight miles to the west of Edinburgh.

Standing above the north bank of the River Almond, the town grew up around what was once the main route from Edinburgh to Linlithgow, Falkirk and Stirling, and was once home to linen mills and a whisky distillery.

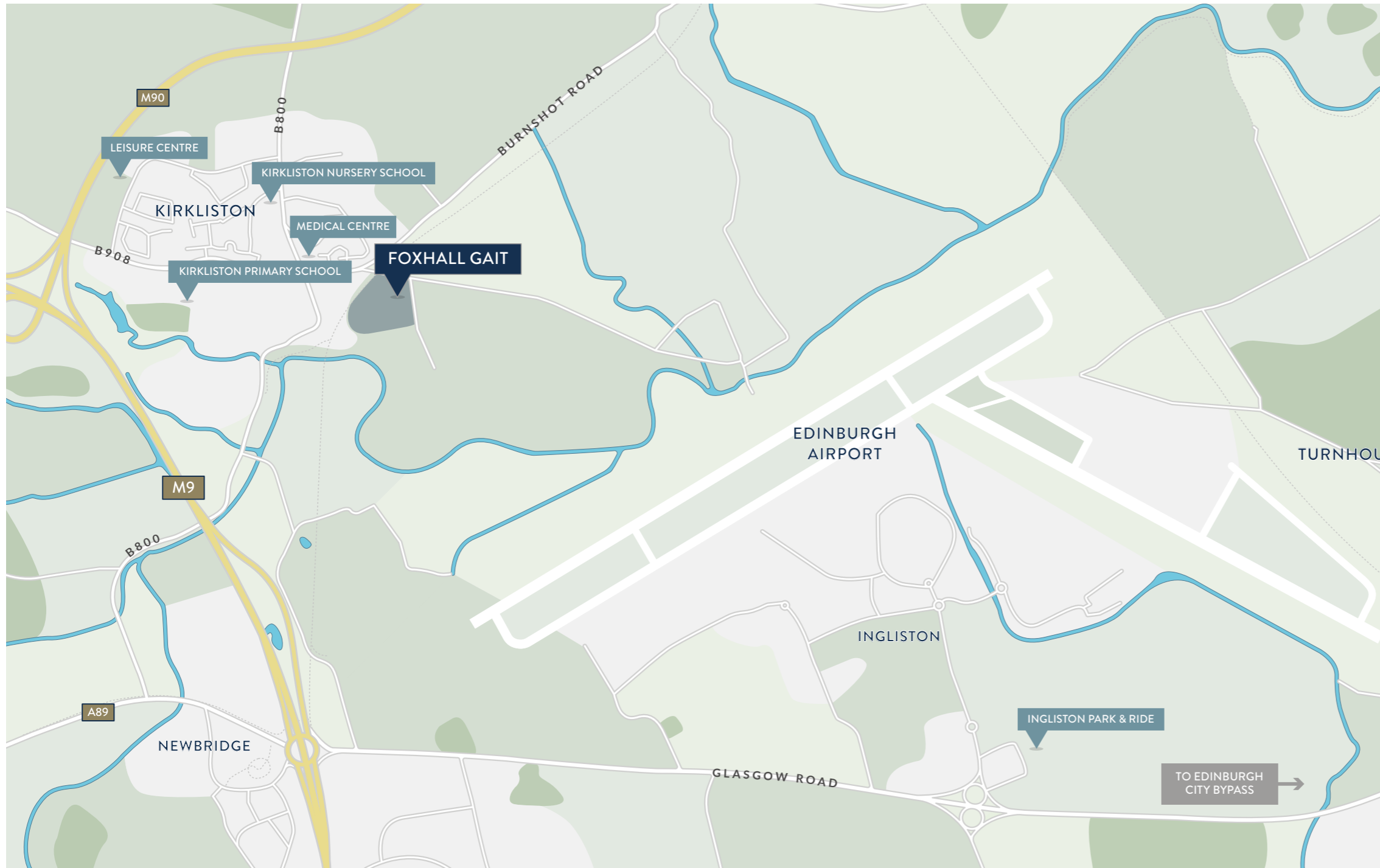
Perfectly positioned for living, learning and working, Kirkliston benefits from a wide range of local amenities including a GP's surgery, library, leisure centre, supermarkets, local shopping centres and schools, which are all within easy reach.

Offering all the lifestyle benefits of a countryside setting, with the convenience of easy commuting links to Edinburgh via road and rail, Kirkliston is the ideal place to call home.





This Computer Generated Image of Foxhall Gait is indicative only.



THE PERFECT Location

Less than a mile from the nearest train station and convenient links to major road networks, Kirkliston provides the ideal combination of a rural lifestyle within easy reach of all local amenities and commuting links.

EDUCATION

Kirkliston Nursery School.....	0.6 miles
Kirkliston Primary School.....	1 mile
Queensferry High School.....	3.5 miles

LOCAL AMENITIES

Co-op supermarket.....	0.5 miles
Almond Group Medical Practice.....	0.6 miles
Kirkliston Leisure Centre.....	1.0 miles
Allison Park.....	1.0 miles
Tesco.....	2.7 miles
St John's Hospital A&E.....	6.5 miles
Western General Hospital (minor injuries unit).....	6.5 miles
Gyle Shopping Centre.....	5.5 miles
Hermiston Gait Retail Park.....	6.5 miles
Princes Street, Edinburgh.....	9.0 miles

TRAVEL

Dalmeny Train Station.....	0.8 miles
Ingliston Park & Ride.....	3.5 miles
M8 motorway (to Glasgow).....	3.5 miles
Edinburgh Airport.....	3.9 miles
Edinburgh City Bypass.....	8.0 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

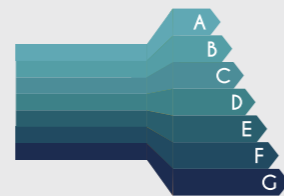
THEY CAN HELP YOU SAVE MONEY

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 energy¹ bills



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 and beyond. So when we say we're here to help, we really do mean it.



ASSISTED MOVE

Found your perfect new Dandara home, but need to sell your current home first? That's where Assisted Move is for you. We'll help arrange to sell your existing home so 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 Service team 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 'Foxhall Gait' 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 'Foxhall Gait' 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. V1 JAN2022



Foxhall Gait


KIRKLISTON




 The Lewis
2 Bed

 The Mull
3 Bed

 The Jura
3 Bed

 The Islay
4 Bed

 The Iona
4 Bed

 The Orkney
4 Bed

 The Rum
4 Bed

 The Arran
4 Bed

 The Canna
5 Bed

 The Shetland
5 Bed

 The Lewis (Golden Share)
2 Bed

 The Mull (Golden Share)
3 Bed

Foxhall Gait

KIRKLISTON

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.

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KIRKLISTON

The Lewis

TWO BEDROOM HOME



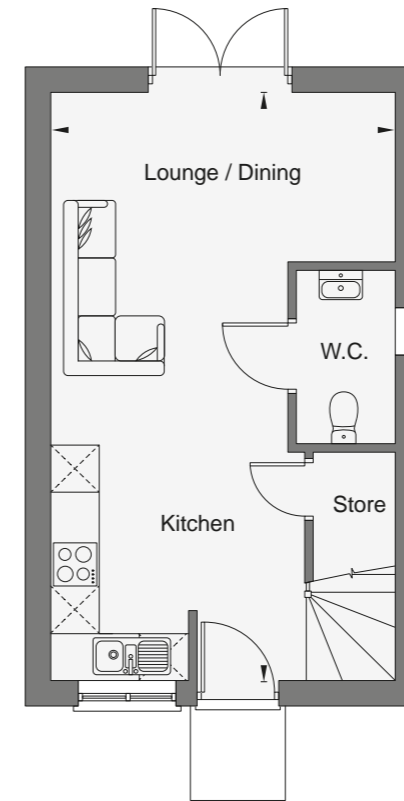
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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. The ground floor is open-plan with French doors off the lounge area to access the rear garden. There is also a downstairs WC and understairs store.

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

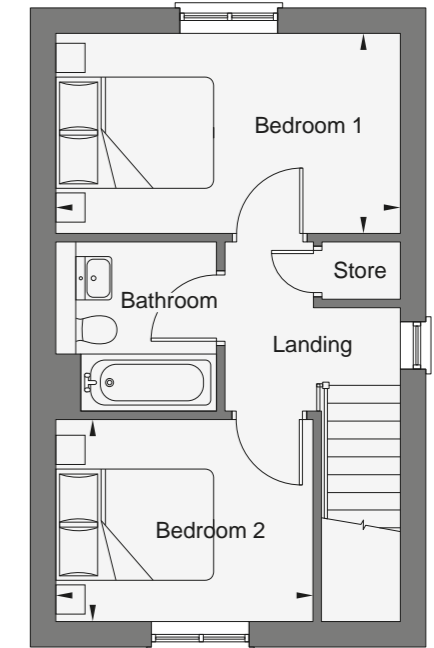
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KIRKLISTON



GROUND FLOOR

Kitchen / Dining / Lounge	4.42m x 7.46m	14'5" x 24'5"
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FIRST FLOOR

Bedroom 1	4.49m x 2.56m	14'7" x 8'4"
Bedroom 2	3.27m x 2.57m	10'7" x 8'4"

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KIRKLISTON

The Lewis

TWO BEDROOM HOME



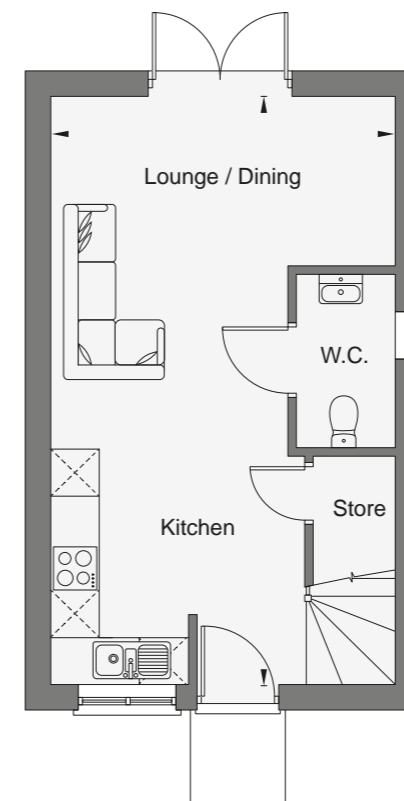
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Upstairs there are two double bedrooms and a stylish family bathroom. There is also additional storage on the landing.

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KIRKLISTON



GROUND FLOOR

Kitchen / Dining / Lounge	4.42m x 7.46m	14'5" x 24'5"
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FIRST FLOOR

Bedroom 1	4.49m x 2.56m	14'7" x 8'4"
Bedroom 2	3.27m x 2.57m	10'7" x 8'4"

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KIRKLISTON

The Mull

THREE BEDROOM HOME



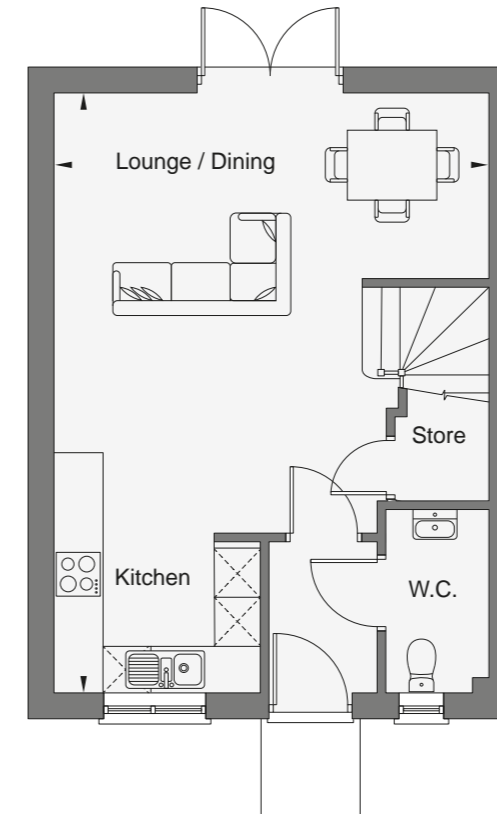
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This three bedroom home features an open-plan living area, with the lounge positioned at the rear of the property with French doors to access the garden. There is also an understairs storage cupboard and a downstairs WC.

Upstairs, there are two double bedrooms, a single bedroom which could also be used as a home office and a stylish family bathroom.

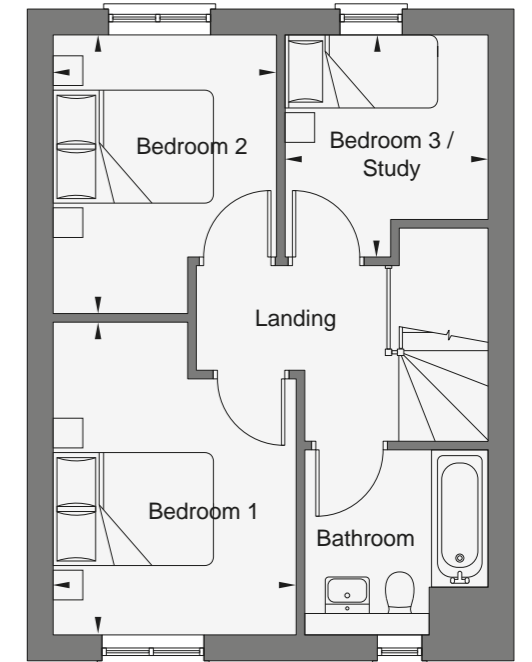
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GROUND FLOOR

Kitchen / Dining / Lounge	5.41m x 7.46m	17'7" x 24'5"
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FIRST FLOOR

Bedroom 1	3.09m x 3.87m	10'1" x 12'7"
Bedroom 2	2.84m x 3.19m	9'3" x 11'5"
Bedroom 3	2.50m x 2.79m	8'2" x 9'2"

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The Mull

THREE BEDROOM HOME



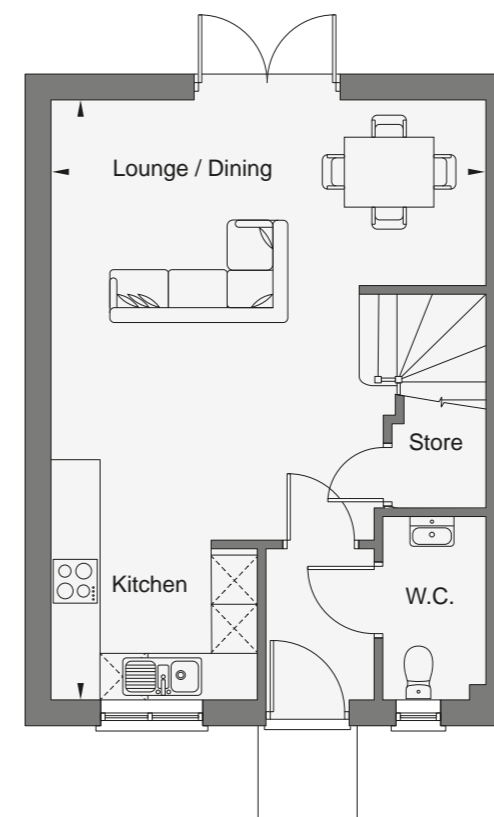
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This three bedroom home features an open-plan living area, with the lounge positioned at the rear of the property with French doors to access the garden. There is also an understairs storage cupboard and a downstairs WC.

Upstairs, there are two double bedrooms, a single bedroom which could also be used as a home office and a stylish family bathroom.

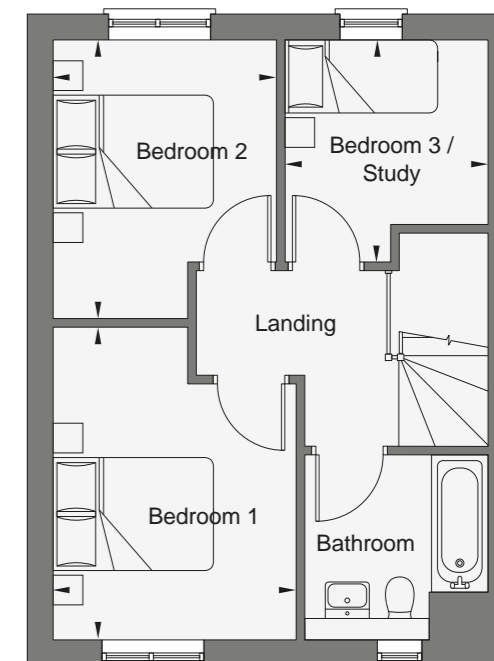
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KIRKLISTON



GROUND FLOOR

Kitchen / Dining / Lounge	5.41m x 7.46m	17'7" x 24'5"
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FIRST FLOOR

Bedroom 1	3.09m x 3.87m	10'1" x 12'7"
Bedroom 2	2.84m x 3.19m	9'3" x 11'5"
Bedroom 3	2.50m x 2.79m	8'2" x 9'2"

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The Jura

THREE BEDROOM HOME



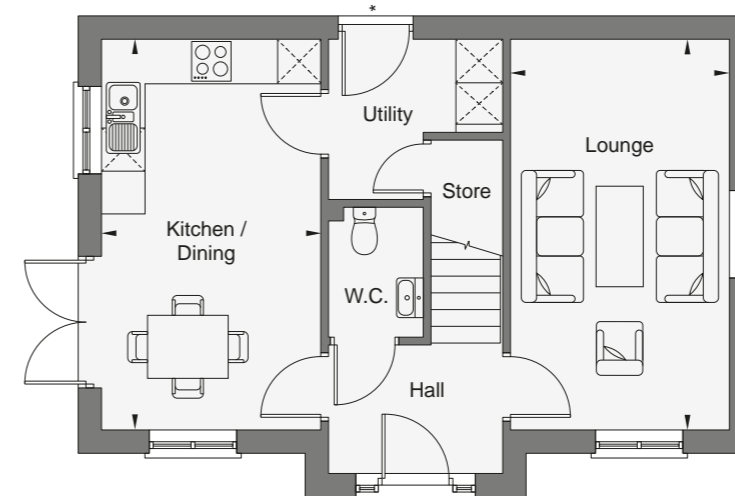
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The Jura is a double-fronted end of terrace three bedroom home, which features a dual aspect lounge and a spacious kitchen-dining room with French doors to the garden. There's also a separate utility room with a store cupboard and a downstairs WC.

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

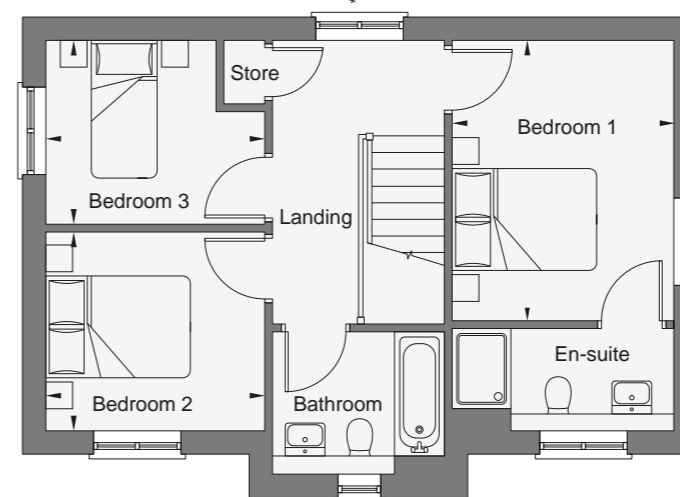
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GROUND FLOOR

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"

Plots 17, 25, 33, 54, 100 & 105

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The Jura

THREE BEDROOM HOME



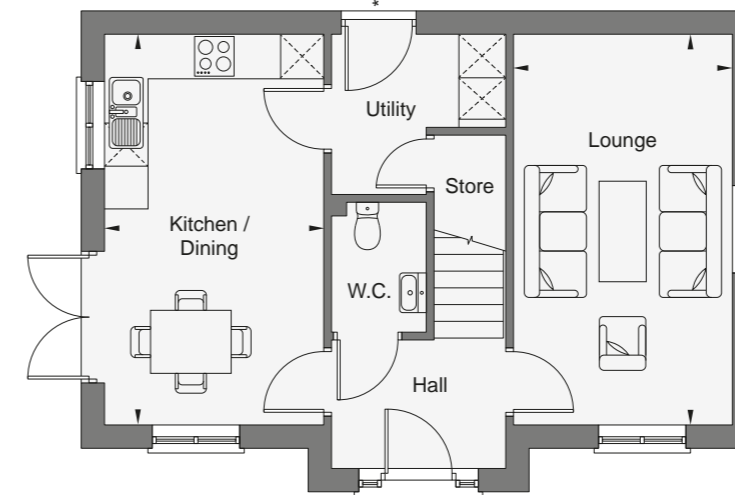
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The Jura is a double-fronted end of terrace three bedroom home, which features a dual aspect lounge and a spacious kitchen-dining room with French doors to the garden. There's also a separate utility room with a store cupboard and a downstairs WC.

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

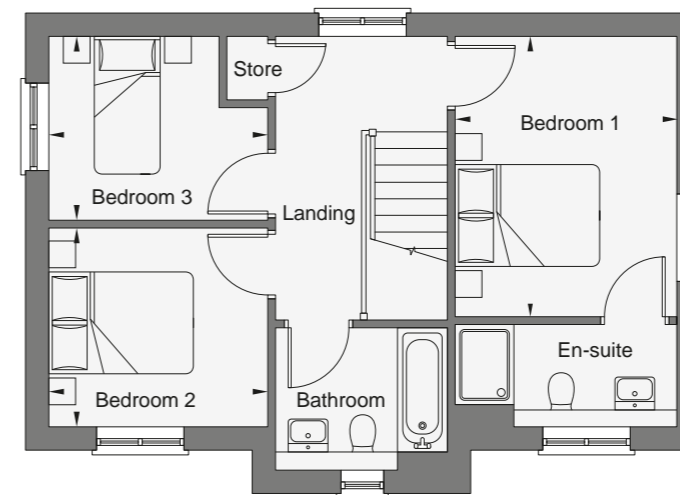
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KIRKLISTON



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"

Plot 92

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KIRKLISTON

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.

Foxhall Gait

KIRKLISTON



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"

Plots 29 & 30

Foxhall Gait

KIRKLISTON

The Islay

FOUR BEDROOM HOME



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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.

Foxhall Gait

KIRKLISTON



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"

Plots 67, 68, 69, 70, 71, 72, 73, 74 & 75

Foxhall Gait

KIRKLISTON

The Iona

FOUR BEDROOM DETACHED HOME WITH GARAGE



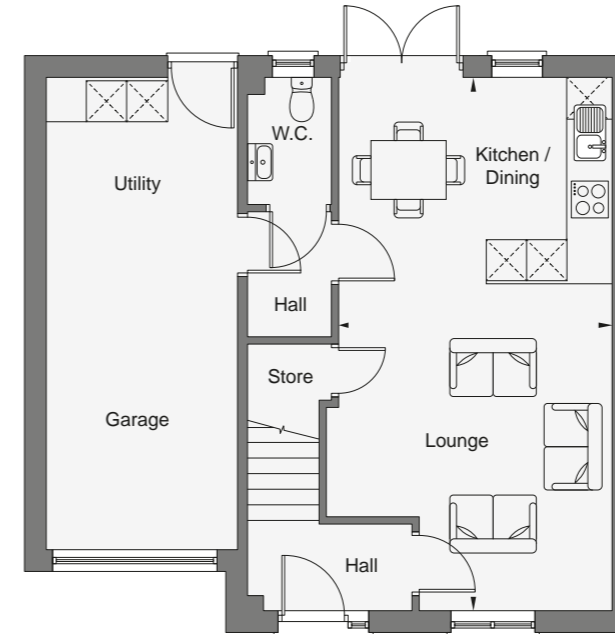
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This four bedroom detached home includes an integral garage and offers a contemporary open-plan living space, with French doors off the dining area providing access to the garden. There is also a utility area, downstairs WC and handy storage cupboard.

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

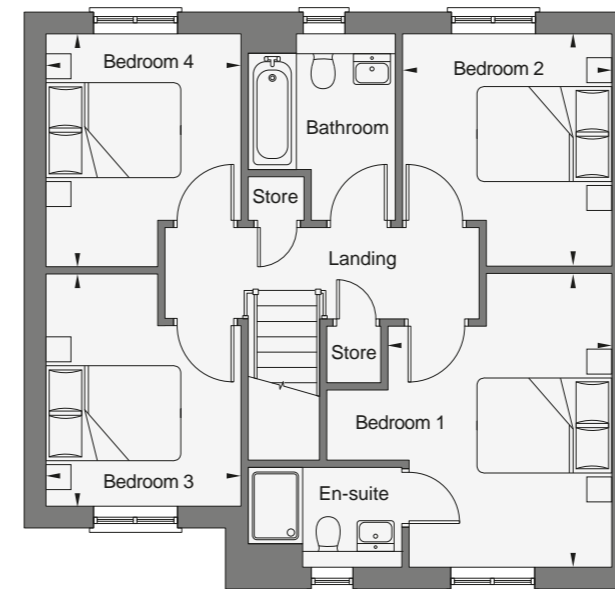
Foxhall Gait

KIRKLISTON



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"

Plots 3, 14, 15, 34, 65, 66, 107 & 108

Foxhall Gait

KIRKLISTON

The Iona

FOUR BEDROOM DETACHED HOME WITH GARAGE

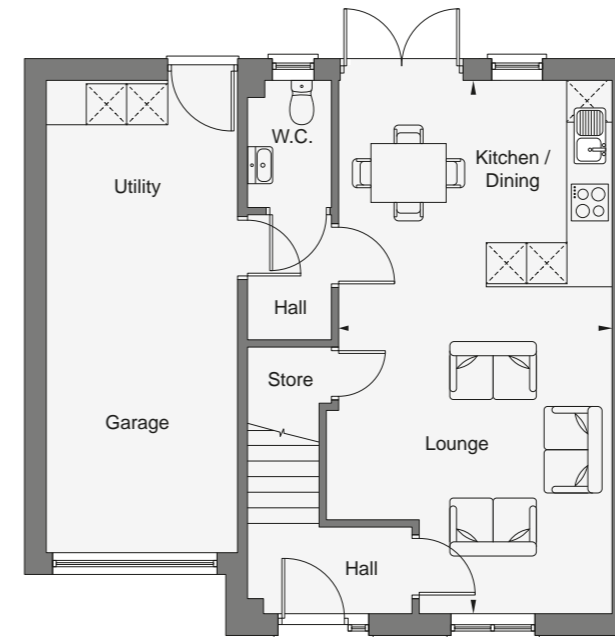


This four bedroom detached home includes an integral garage and offers a contemporary open-plan living space, with French doors off the dining area providing access to the garden. There is also a utility area, downstairs WC and handy storage cupboard.

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

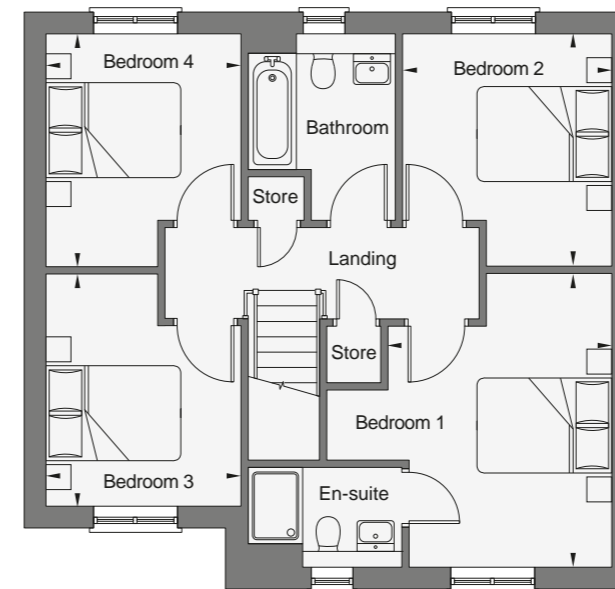
Foxhall Gait

KIRKLISTON



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"

Plots 78, 85 & 86

Foxhall Gait

KIRKLISTON

The Orkney

FOUR BEDROOM HOME



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

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.

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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"

Foxhall Gait

KIRKLISTON

The Arran

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



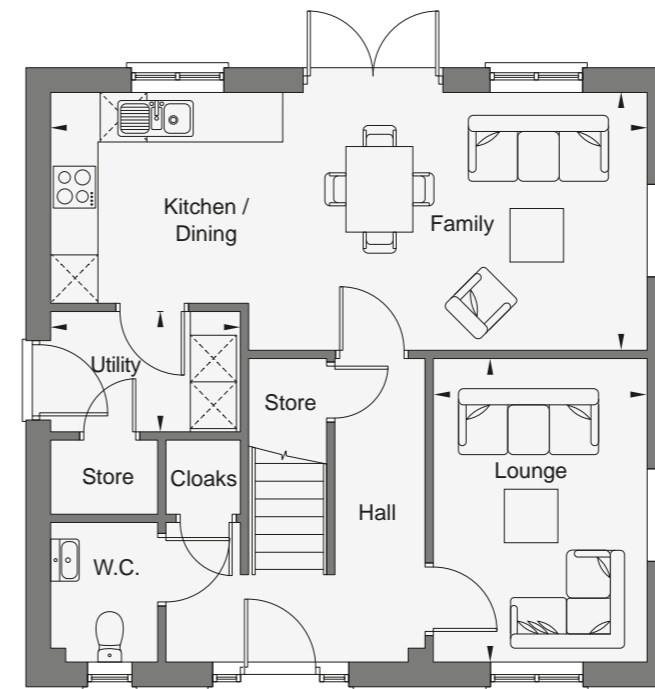
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The Arran is a spacious four bedroom detached home with a detached garage. The ground floor features a large kitchen-dining-family room and a separate lounge. French doors from the dining area provides access to the garden. There is also a utility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

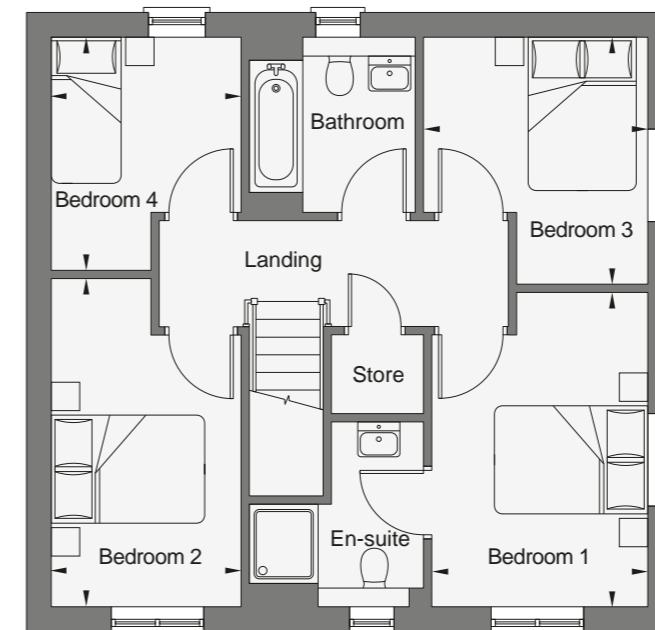
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KIRKLISTON



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"

Plots 24 & 36

Foxhall Gait

KIRKLISTON

The Arran

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



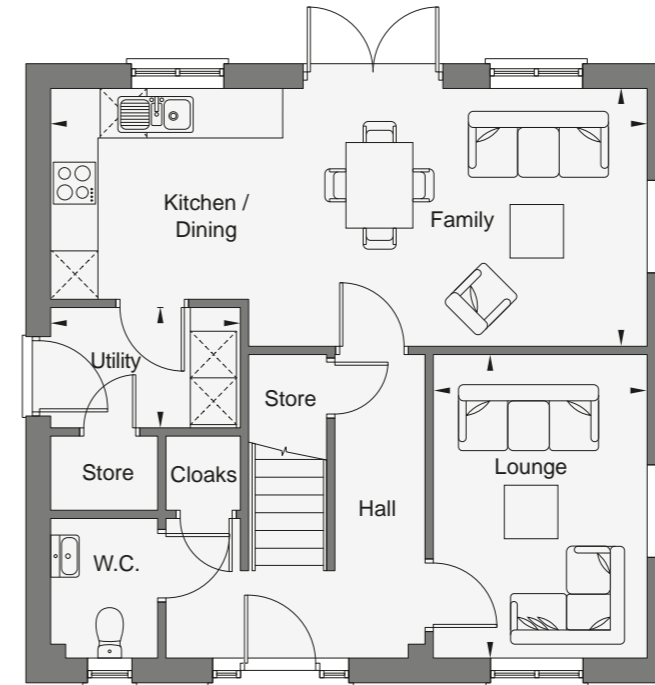
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The Arran is a spacious four bedroom detached home with a detached garage. The ground floor features a large kitchen-dining-family room and a separate lounge. French doors from the dining area provides access to the garden. There is also a utility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

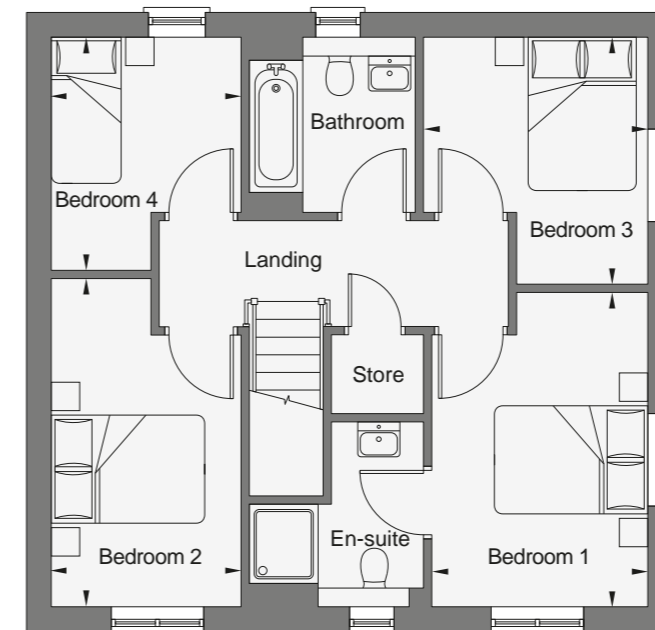
Foxhall Gait

KIRKLISTON



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"

Plots 84, 93 & 95

Foxhall Gait

KIRKLISTON

The Canna

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE



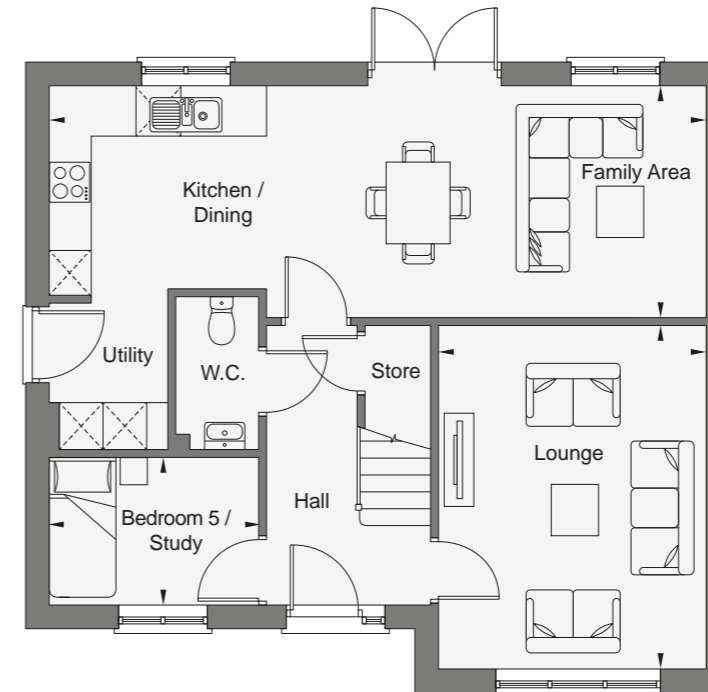
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

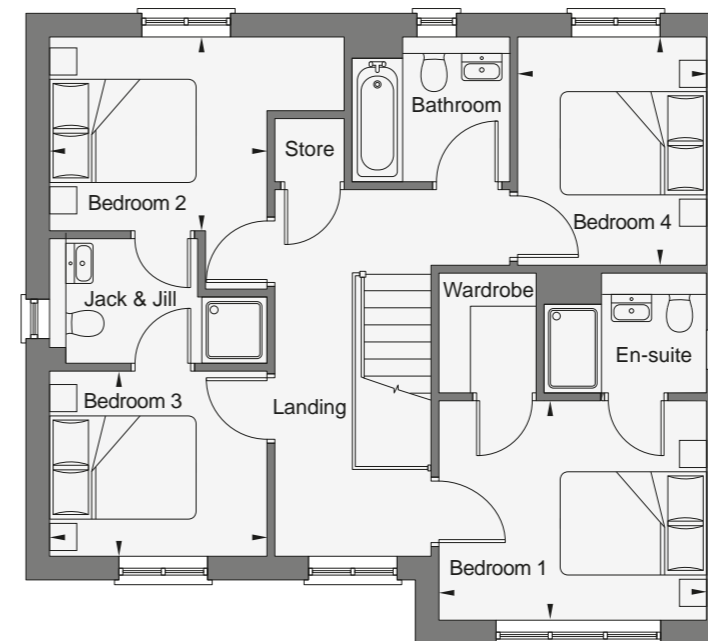
Foxhall Gait

KIRKLISTON



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"

Plots 1, 5, 7, 11, 13, 23, 110 & 114

Foxhall Gait

KIRKLISTON

The Canna

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE



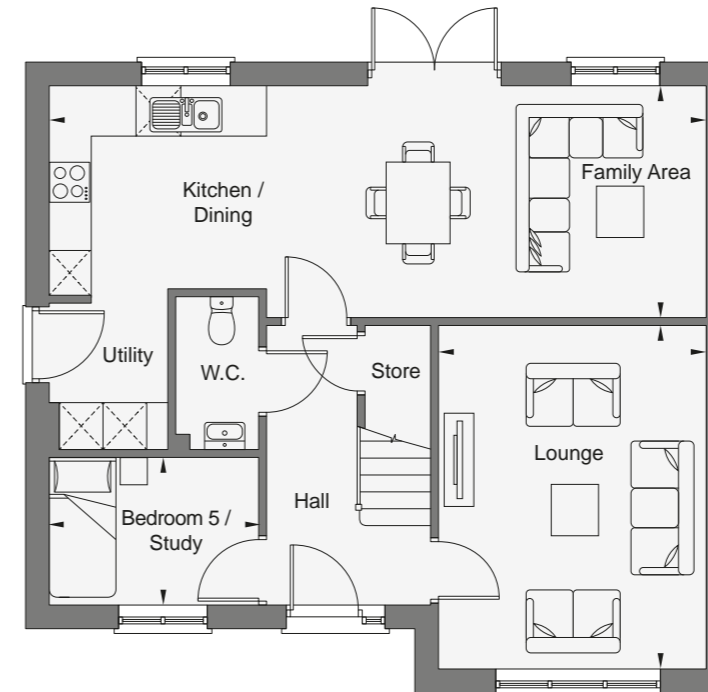
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

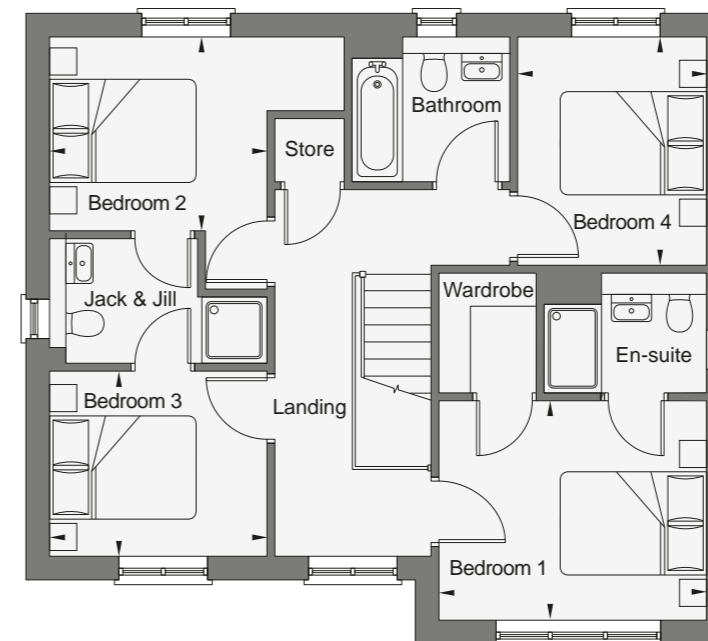
Foxhall Gait

KIRKLISTON



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"

Plots 83, 88 & 94

Foxhall Gait

KIRKLISTON

The Rum

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



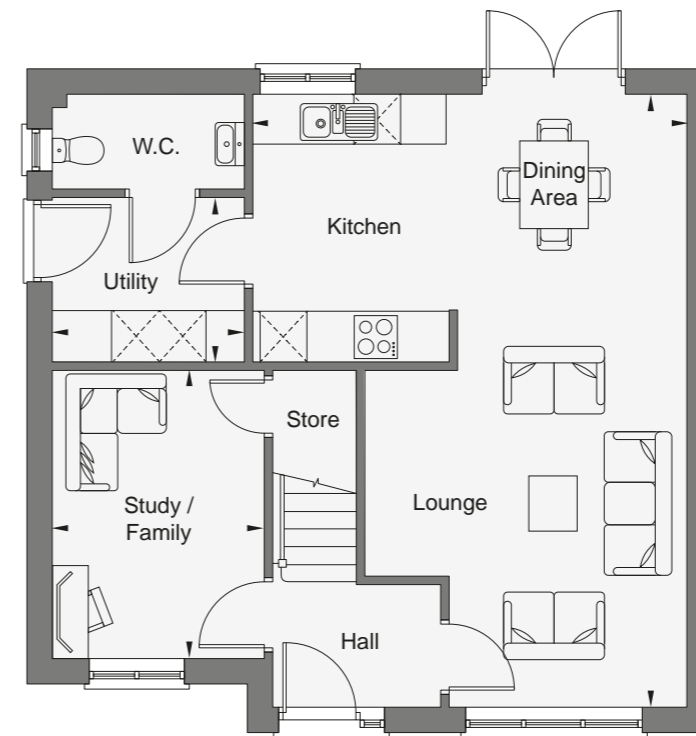
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

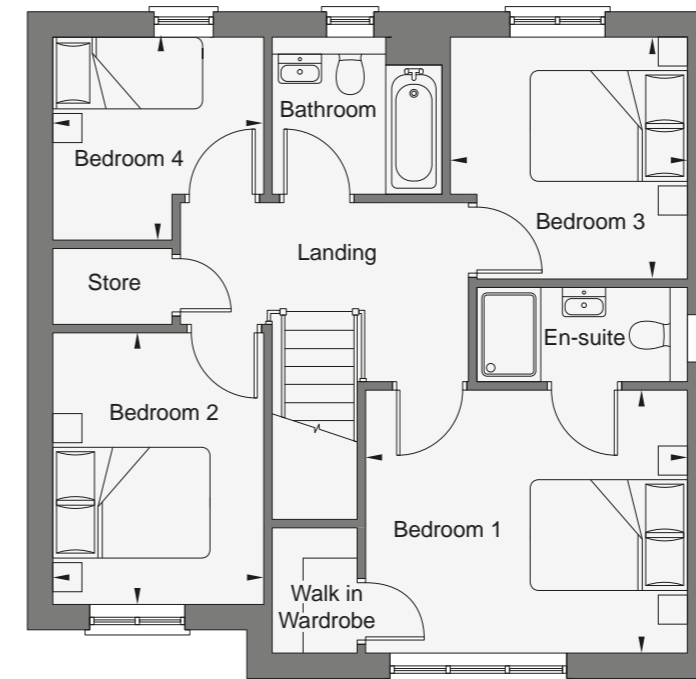
Foxhall Gait

KIRKLISTON



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"

Plots 2, 6, 10, 12, 35 & 109

Foxhall Gait

KIRKLISTON

The Rum

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



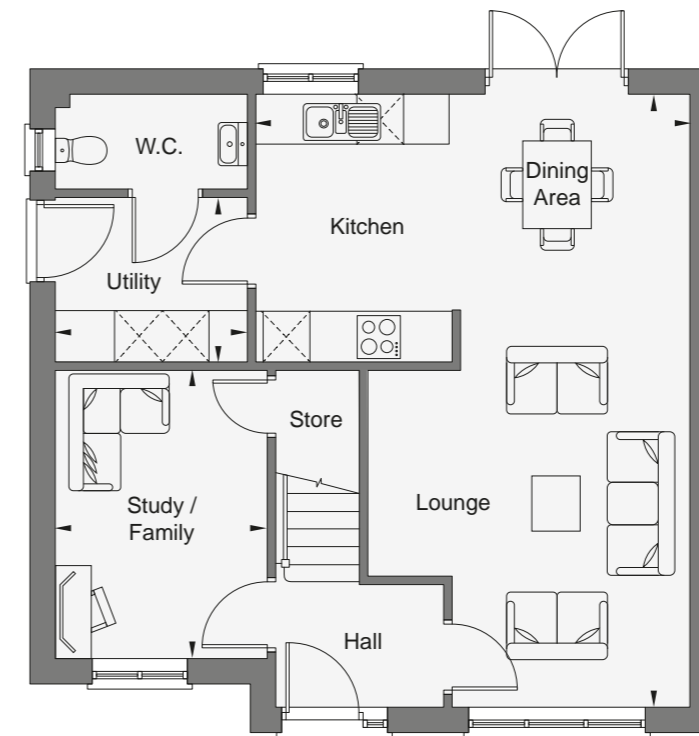
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

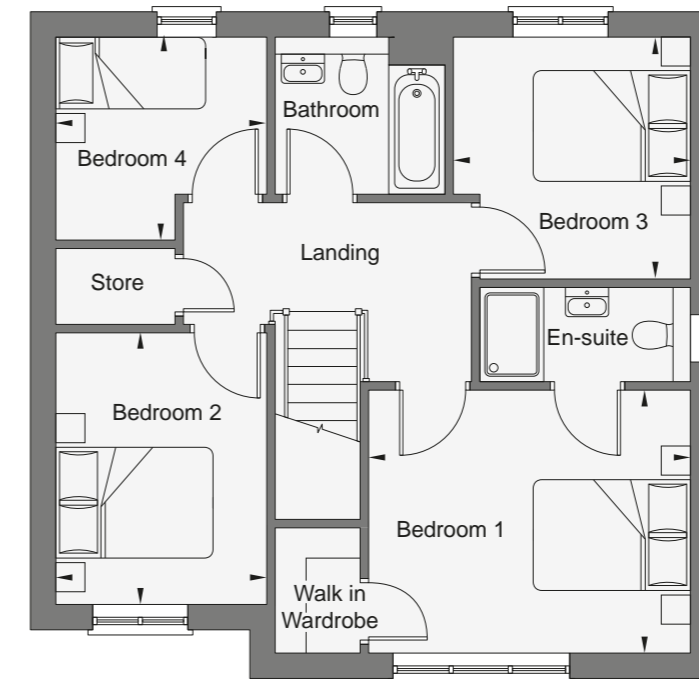
Foxhall Gait

KIRKLISTON



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"

Plots 87 & 96

Foxhall Gait

KIRKLISTON

The Shetland

FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



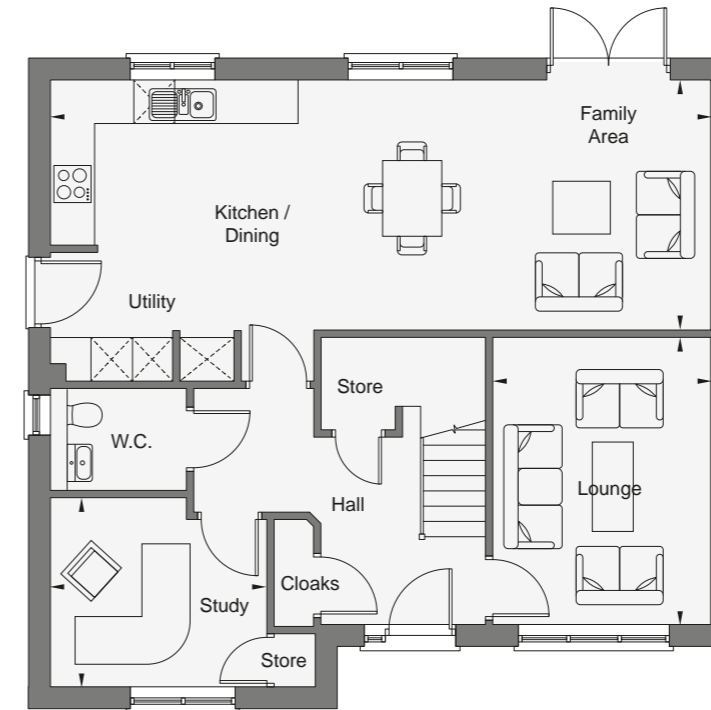
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

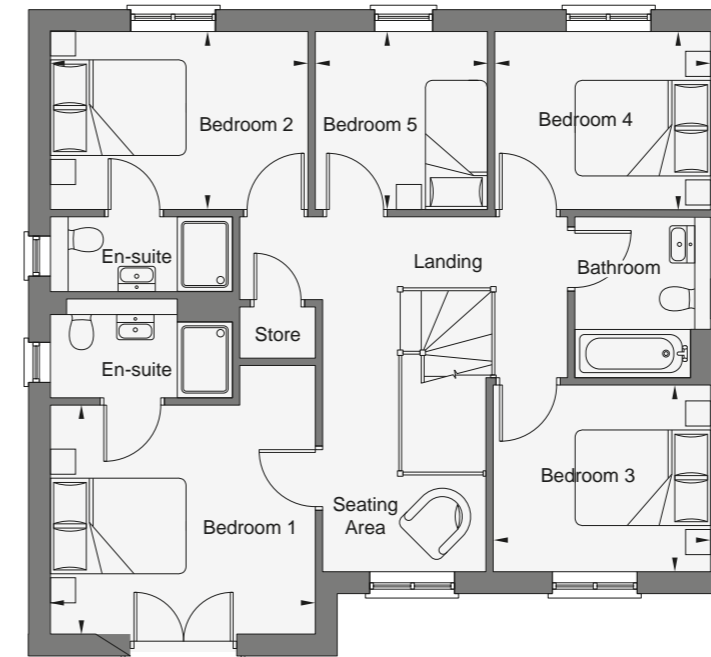
Foxhall Gait

KIRKLISTON



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"