

Firth View

A STUNNING COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

**Homes designed for
a modern lifestyle**



Welcome to **Firth View**

Get ready to embrace life at Firth View, Blindwells — one of East Lothian's newest towns close to the magnificent East Lothian coastline.

Choose from an impressive range of two, three and four-bedroom apartments and houses, thoughtfully designed to provide contemporary layouts and generous living space that adapt perfectly to entertaining, working, family time or simply kicking back in comfort — however you wish to live your life.

Each stylish home has been built to a high specification, from the sleek, modern kitchens with integrated appliances to the modern Roca Bathrooms, cloakrooms and en-suites.

Thanks to abundant storage, allocated parking and EV charging along with energy-saving technology, you can be confident your new home offers every comfort and convenience while costing less to run.

Firth View benefits from an idyllic location with easy access to Edinburgh City Centre. Plus, with new education, health and retail amenities planned for this up-and-coming Community, where better to put down roots?

A NEW COMMUNITY AND WAY OF LIFE



A great place to live

Overlooking the majestic Firth of Forth, this blossoming neighbourhood benefits from a growing number of handy amenities and easy access to nearby Edinburgh.

Firth View belongs to the growing new town of Blindwells, located at the heart of East Lothian. The masterplan is to establish a thriving Community of 1,600 new homes complete with green spaces, education facilities, a healthcare hub, local retail outlets and many other services to support a healthy, fulfilling lifestyle.

Here you will be able to enjoy all the conveniences of modern living within an attractive landscaped setting. A local supermarket and wellbeing facility are planned, with space for additional businesses paving the way for a bustling town centre on the doorstep. Enhancing this sustainable lifestyle will be a new network of footpaths and cycleways — perfect for taking in East Lothian's breathtaking surroundings. And should the brighter lights beckon, Edinburgh's cultural attractions are only a 15-minute train ride away.

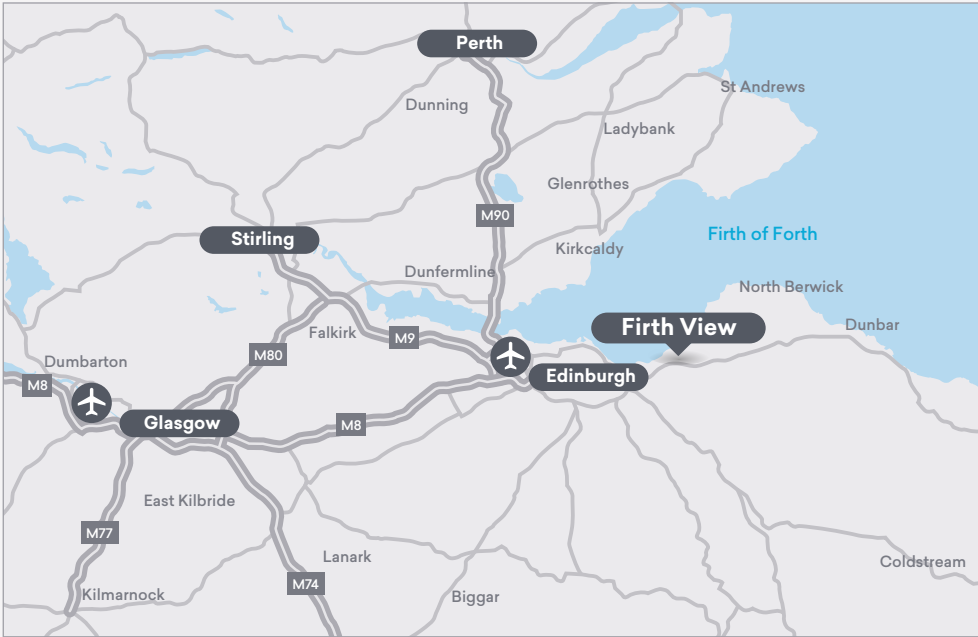
Families will be pleased to learn that the masterplan features the creation of a brand-new primary school along with a nursery, parks and play areas suitable for children of all ages. There are also Ofsted 'Good' rated primary and secondary schools located within a 1.5 mile radius of the development.

Blindwells' proximity to forty miles of picturesque coastline makes Firth View ideal for enjoying outdoor living. When you're not exploring the region's myriad castles and beaches, you might want to treat yourself to fine dining at nearby Gullane, try your luck at Musselburgh Race Course or meander round the wealth of shops in the popular market town of Haddington. East Lothian is also home to some of Scotland's best golf courses.



A place to call home

Firth View’s stunning location and excellent transport links make it a highly desirable place to live. Direct trains from nearby Prestonpans to Edinburgh take just 15 minutes while Edinburgh Airport is only 20 minutes away via the A1.



Travel times by car
(Estimate only)
Edinburgh – 30 mins
Glasgow – 1hr 5 mins
Stirling – 1hr
North Berwick – 25 mins

Airport	Supermarket
School/College	Medical
Restaurant	



Energy-efficient homes.



A thriving new Community.



New town centre to be built by Places for People.



Fifteen minutes by train to Edinburgh.



Close to seaside town North Berwick and market town Haddington.



Great schools and nurseries in the area.



Green spaces with cycle routes and coastal walks.



Nearby attractions include seasonal fixtures at Musselburgh Race Course, fine dining in Gullane, glorious gardens at Dirleton Castle and no less than 21 golf courses.

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/firthview



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting on average just 1.22 tonnes of carbon a year, compared to the 3.51 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes pay on average 50% less a year for their heating, hot water and lighting costs

compared to owners of older properties, saving them a total of £780. Buyers of new-build houses save even more at around £979 annually.

When you buy your new home at Firth View, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Jan 2025.





Computer Generated Image — Firth View

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

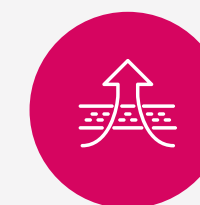
Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Firth View is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



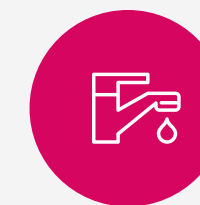
EV car chargers
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

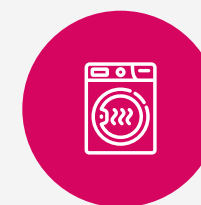
At Firth View, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



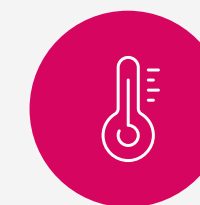
Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



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tsi
APPROVED CODE
TRADINGSTANDARDS.UK

Tornagrain by Places for People

When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





steps to secure your dream home

Here's what your home buying
journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



placesforpeople.co.uk/firthview

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placesforpeople.co.uk/firthview

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