



Welcome to **Thistle Meadows**

AVANT
homes

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Make your next step a reality

Looking for an amazing new home in East Lothian? Then look no further. Thistle Meadows offers a range of 2, 3, 4 and 5 bedroom homes in Tranent – all designed with style, comfort, and practicality in mind.

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

In an ideal location just 30 minutes from Edinburgh, Thistle Meadows provides easy access to Scotland's capital and is also a stone's throw away from some of East Lothian's more rural country parks and villages.

Our promise to you

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

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



Who we are.

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

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





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

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

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

Your buying journey

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

Taking the first steps

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

Check your budget

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

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



Reservation time!

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

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

Making your home yours

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

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



Exchanging contracts

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

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



Final checks

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

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





Moving day

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

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

Aftercare

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

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



Time to enjoy your new home

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





Why buy new?

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

Highly energy efficient

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

No renovation costs

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

Peace of mind as standard with a 10 year warranty

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

A beautiful blank canvas

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





Perfectly personalisable

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

Buying schemes to help you move

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

No upward chain

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

Protecting the planet

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

*HBF Watt a Save Report, February 2023.

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

***Terms and conditions apply.

Living in Tranent

Thistle Meadows has great transport links connecting Tranent to Edinburgh by public transport and by car. The nearest railway station is Prestonpans, located just a seven-minute drive from the development. From Prestonpans, commuters can catch several train services to Edinburgh and Glasgow, and most other popular East Lothian destinations. Edinburgh Waverley station, the largest railway station in Scotland, is only 30 minutes from the development. Here you will find trains to most major cities in the UK.

Tranent is located just off the A1, the main trunk road running from Edinburgh to London. The City of Edinburgh Bypass is also accessible within a few minutes drive, connecting the town to Edinburgh Airport, Edinburgh City Centre, M8 motorway to Glasgow, M9 motorway to Stirling and the north of Scotland. Close to the beautiful East Lothian coast, Tranent provides a laid-back respite from a commuter's 9-5 job, with nearby woodland areas such as Ormiston Park featuring winding paths, panoramic countryside views, and play areas suitable for all ages. The park also boasts a 7-a-side football pitch, skate ramps and free parking.



East Lothian boasts 22 golf courses along the stunning coastline, including the largest concentration of Championship links golf courses anywhere in the world. From one of the oldest golf courses in the world to some of its most revered and true hidden gems, Scotland's Golf Coast has an unparalleled selection of courses to suit golfers of all ages and abilities.

In Tranent, you will find great amenities on your doorstep with a choice of supermarkets. The local high street boasts a restaurant, cafes, takeaways, hairdressers, a pharmacy and the local Medical Practice, and many independent shops. You will also find the Loch Centre, a dedicated sports and community centre with a swimming pool, gym, steam room and sauna.

Windygoul Primary School is only five minutes' walk from the development, with the town's other primary schools – Sandersons Wynd Primary School and St Martins Primary School – being a 6 minute and 11 minute drive respectively. The town's secondary school – Ross High School – is around 10 minutes' walk from Thistle Meadows.



Development plan

THE ELMWOOD

3 bedroom home



THE FORRES

3 bedroom home



THE GULLANE

3 bedroom home



THE LENZIE

4 bedroom home



THE ORKNEY

4 bedroom home



THE PITLOCHRY

5 bedroom home



THE ROTHESAY

5 bedroom home



THE STIRLING

5 bedroom home

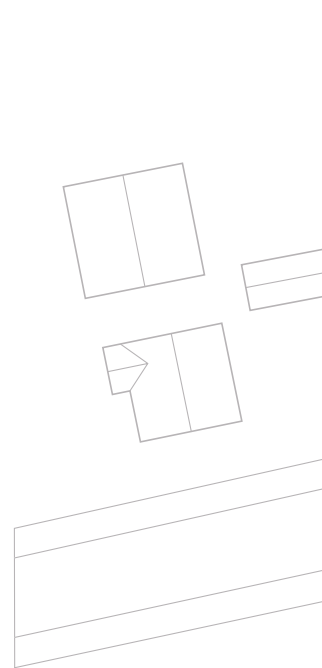


► Garage Access

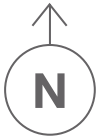
■ Bin Storage Area

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



Avant Future Development



Avant Future Development

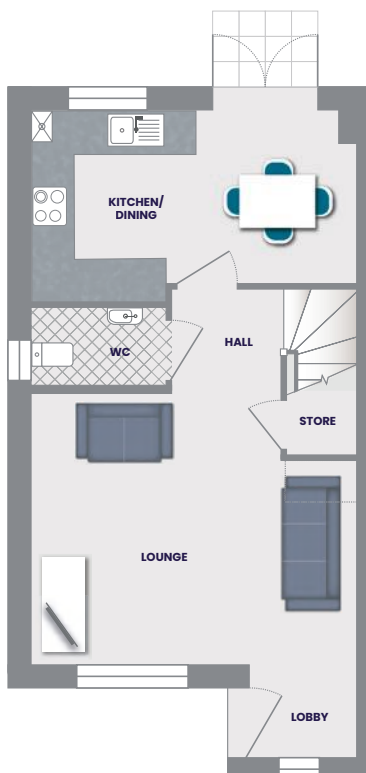
The Elmwood



3 Bedroom



2 Bathroom



Ground Floor

Lobby	1.50m x 1.35m	4' 11" x 4' 5"
Kitchen/Dining	4.67m* x 2.76m*	15' 3"* x 9' 0"*
Lounge	4.67m* x 3.90m*	15' 3"* x 12' 9"*
Hall	1.62m x 1.39m	5' 3" x 4' 6"
WC	2.00m x 1.14m	6' 5" x 3' 8"
Store	1.03m x 0.88m	3' 4" x 2' 10"



First Floor

Bedroom 1	3.41m* x 2.41m**	11' 18"* x 7' 10"*
En-Suite 1	1.13m* x 2.51m	3' 7"* x 8' 2"
Bedroom 2	2.26m x 3.33m	7' 4" x 10' 11"
Bedroom 3	2.27m x 2.29m	7' 4" x 7' 5"
Bathroom	1.71m x 2.10m	5' 7" x 6' 10"

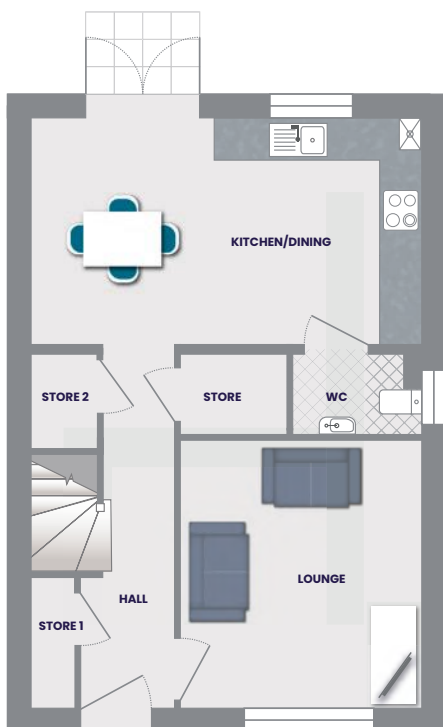
The Forres



3 Bedroom

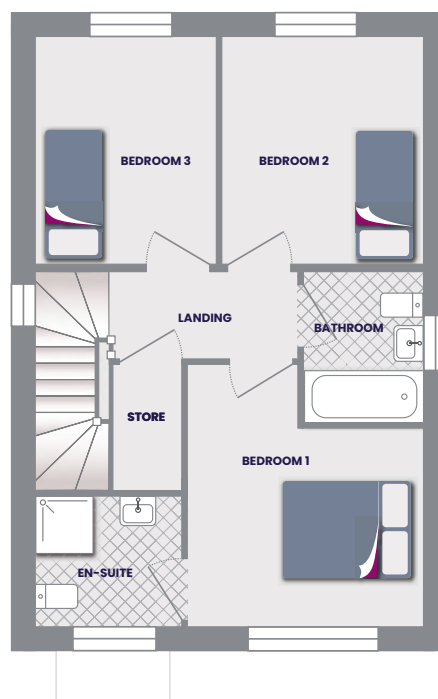


2 Bathroom



Ground Floor

Kitchen/Dining	5.46m x 3.18m	17' 10" x 10' 5"
Lounge	3.37m x 3.77m	11' 0" x 12' 4"
Hall	1.31m** x 4.99m	4' 3" x 16' 4"
WC	1.79m x 1.13m	5' 10" x 3' 8"
Store 1	0.60m x 1.85m	1' 11" x 6' 0"
Store 2	0.86m x 1.40m	2' 8" x 4' 6"



First Floor

Bedroom 1	3.33m* x 3.70m*	10' 11" x 12' 1"
En-Suite	1.99 x 1.85m	6' 5" x 6' 0"
Bedroom 2	2.85m x 3.22m	9' 4" x 10' 56"
Bedroom 3	2.53m x 3.23m	8' 3" x 10' 59"
Bathroom	1.70m x 2.11m	5' 6" x 6' 9"

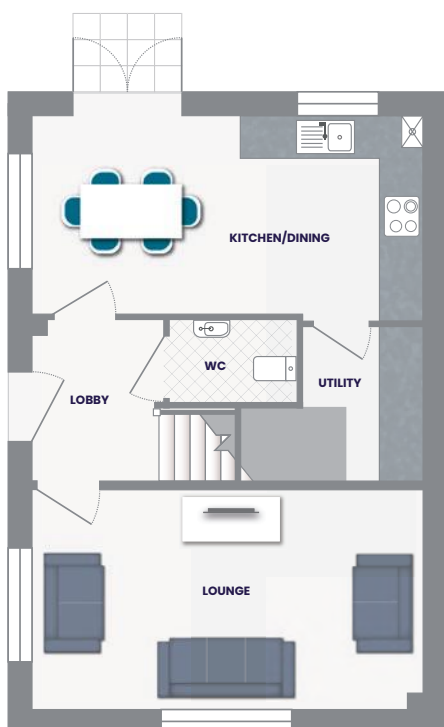
The Gullane



3 Bedroom

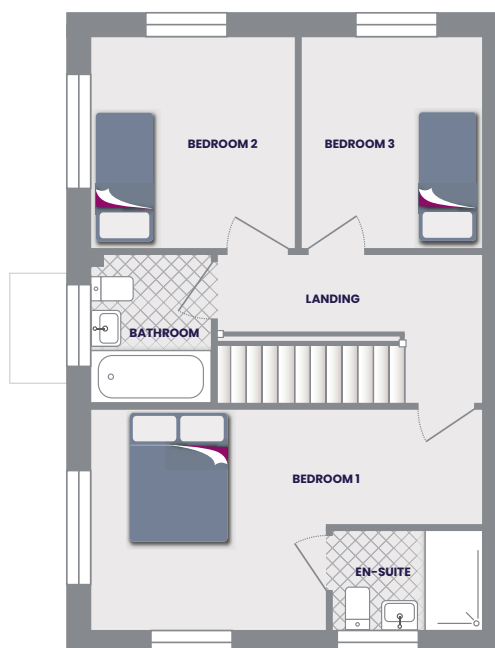


2 Bathroom



Ground Floor

Kitchen/Dining	5.46m x 2.77m	17' 10" x 9' 1"
Utility	1.73m** x 2.16m	5' 8"*** x 7' 1"
Lounge	5.48m x 3.06m	17' 9" x 10' 0"
Lobby	1.82m x 2.26m	5' 11" x 7' 4"
WC	1.74m x 1.16m	5' 8" x 3' 9"



First Floor

Bedroom 1	5.46m* x 3.28m*	17' 10"* x 10' 7"*
En-Suite	2.09m x 1.40m	6' 10" x 4' 6"
Bedroom 2	2.84m x 2.92m	9' 3" x 9' 6"
Bedroom 3	2.54m x 2.92m	8' 4" x 9' 6"
Bathroom	1.70m x 2.10m	5' 6" x 6' 10"

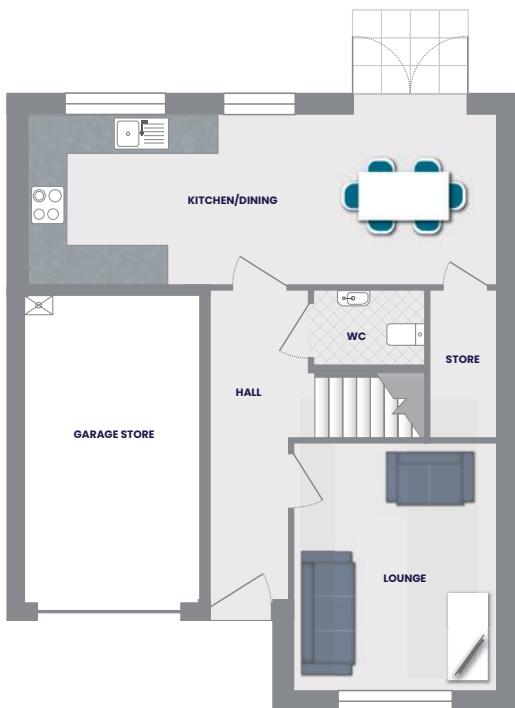
The Lenzie



4 Bedroom

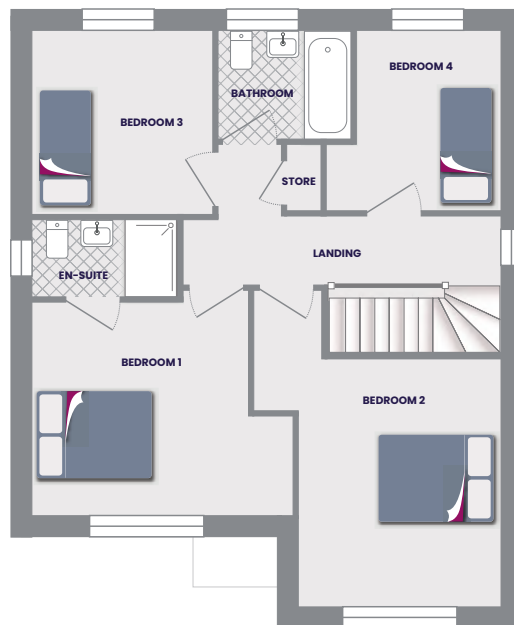


2 Bathroom



Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.71m x 1.16m	5' 6" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"
Garage Store	2.65m x 4.75m	8' 7" x 15' 6"



First Floor

Bedroom 1	4.09** x 3.31m*	13' 4"*** x 10' 10"*
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.86m	10' 4"*** x 12' 7"
Bedroom 3	2.88m x 2.82m	9' 4" x 9' 3"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"*
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"

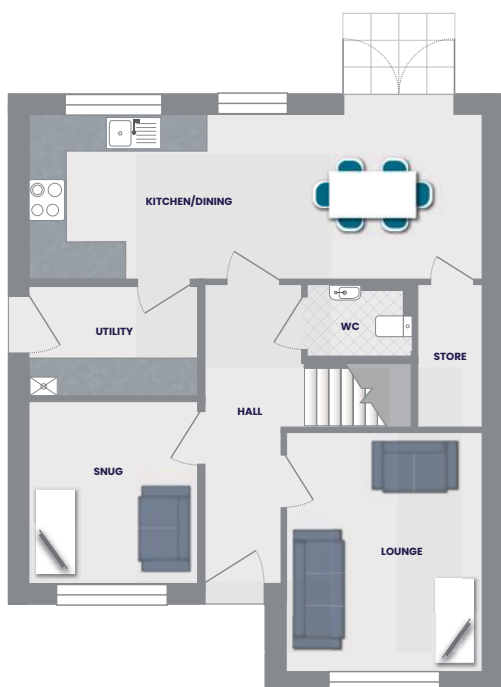
The Orkney



4 Bedroom

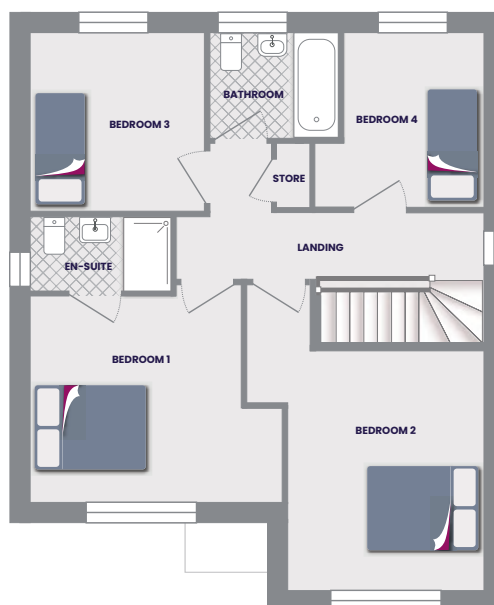


2 Bathroom



Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Utility	2.71m x 1.76m	8' 10" x 5' 9"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Snug	2.70m x 2.99m	8' 8 1/2" x 9' 8"
Hall	1.22m** x 4.83m	4' 0" x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"



First Floor

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

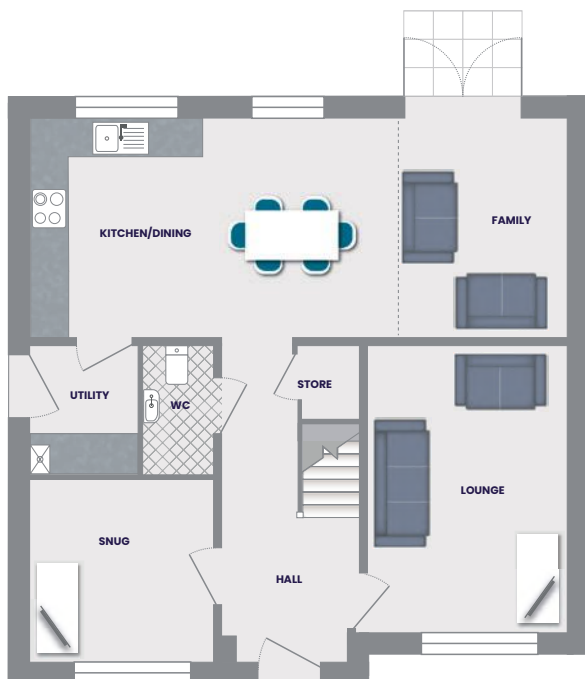
The Pitlochry



5 Bedroom

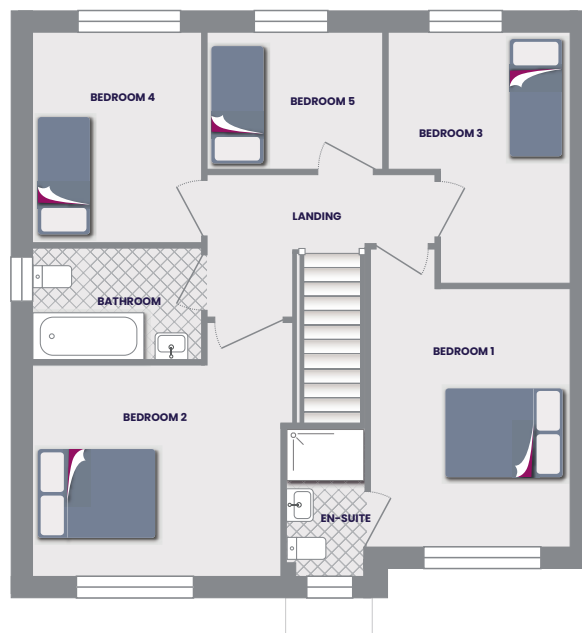


2 Bathroom



Ground Floor

Kitchen/Dining / Family	8.22m x 3.35m	26' 11" x 10' 9"
Utility	1.66m x 1.96m	5' 5" x 6' 5"
Lounge	3.06m x 4.39m	10' 0" x 14' 4"
Snug	2.80m x 2.79m	9' 2" x 9' 1"
Hall	2.10m* x 4.84m*	6' 10"* x 15' 10"*
WC	1.07m x 1.95m	3' 6" x 6' 4"
Store	0.91m x 1.12m	2' 11" x 3' 8"



First Floor

Bedroom 1	3.10m** x 3.95m	10' 2"* x 12' 11"
En-Suite 1	1.2m* x 2.27m	3' 9" x 7' 4"
Bedroom 2	3.75m* x 3.23m**	12' 3" x 10' 7"*
Bedroom 3	2.78m* x 3.83m*	9' 1" x 12' 6"*
Bedroom 4	2.59m x 3.21m	8' 5" x 10' 6"
Bedroom 5	2.68m x 2.09m	8' 9" x 6' 10"
Bathroom	2.58m x 1.70m	8' 5" x 5' 6"

The Rothesay



5 Bedroom

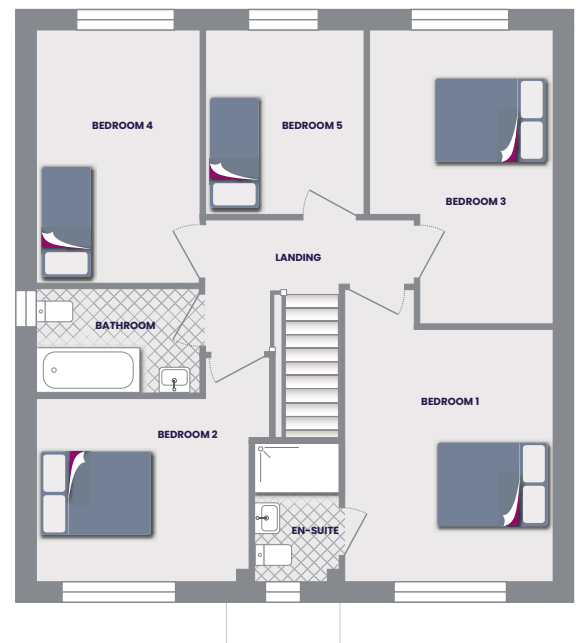


2 Bathroom



Ground Floor

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



First Floor

Bedroom 1	3.4m* x 4.13m**	11' 1" x 13' 6"*
En-Suite 1	1.40m x 2.27m	4' 7" x 7' 5"
Bedroom 2	3.5m** x 3.01m**	11' 5" x 9' 10"*
Bedroom 3	3.00m* x 4.80m*	9' 10" x 15' 8"
Bedroom 4	2.60m x 4.13m	8' 5" x 13' 6"
Bedroom 5	2.6m x 3.02m	8' 5" x 9' 9"
Bathroom	2.06m** x 1.70m*	6' 7" x 5' 6"

The Stirling



5 Bedroom

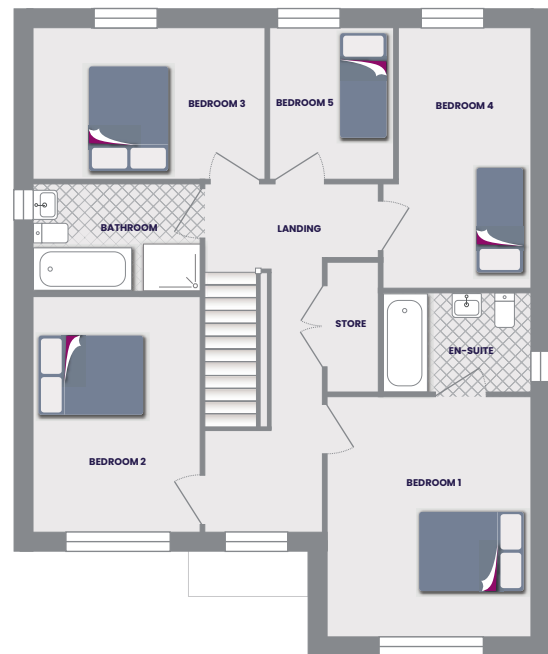


2 Bathroom



Ground Floor

Kitchen/Dining/Family	8.56m x 3.45m	28' 1" x 11' 3"
Utility	1.81m x 1.84m	5' 11" x 6' 0"
Lounge	3.50m x 4.95m	11' 5" x 16' 2"
Hall	1.97m* x 5.09m*	6' 5" x 16' 8"
WC	1.60m x 1.83m	5' 2" x 6' 0"
Garage Store	3.50m x 5.06m	11' 5" x 16' 6"
Store	0.85m x 2.05m	2' 9" x 6' 8"



First Floor

Bedroom 1	3.50m x 4.13m	11' 5" x 13' 6"
En-Suite 1	3.50m x 1.70m*	11' 5" x 5' 6"
Bedroom 2	2.87m x 3.94m*	9' 4" x 12' 9"
Bedroom 3	3.98m x 2.59m	13' 0" x 8' 5"
Bedroom 4	2.27m x 4.47m	7' 5" x 14' 7"
Bedroom 5	2.13m x 2.60m	6' 11" x 8' 6"
Bathroom	2.87m x 1.84m*	9' 4" x 6' 0"
Store	1.13m x 0.94m	3' 8" x 3' 1"

Specification

Internal features

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

External features

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

Main bedroom features

- Ensuite shower room^

*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.

^ Dependent on housetype



Bathroom features

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

Shower room features

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

WC features

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

Kitchen features

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



Electrical provisions

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

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

Speak to your Sales Advisor for more details.

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

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

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



Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

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

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

GILSON GRAY

Phone: 0141 530 2026 | Email: tmcalpine@gilsongray.co.uk
Website: www.gilsongray.co.uk

WARNERS LLP

Phone: 0131 668 0422 | Email: jmaclachlan@warnersllp.com
Website: www.warnersllp.com

MOV8

Phone: 0345 646 0208 | Email: grant.gordon@mov8realestate.com
Website: www.mov8realestate.com



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.



Quality homes, for **everyone**.

Thistle Meadows

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