



Persimmon

Together, we make your home



Arniston Grange

Gorebridge • Midlothian



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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"

HBF Home
Builders
Federation



Customer Satisfaction 2025

5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Arniston Grange

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

Persimmon plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

10,664

homes
delivered in
2024

200+

locations
across
the UK

4,731

direct employees
make it all
happen

484

acres of
public space
created

£2.2bn

invested in
local communities
over the last
5 years



"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.

Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

10-year warranty

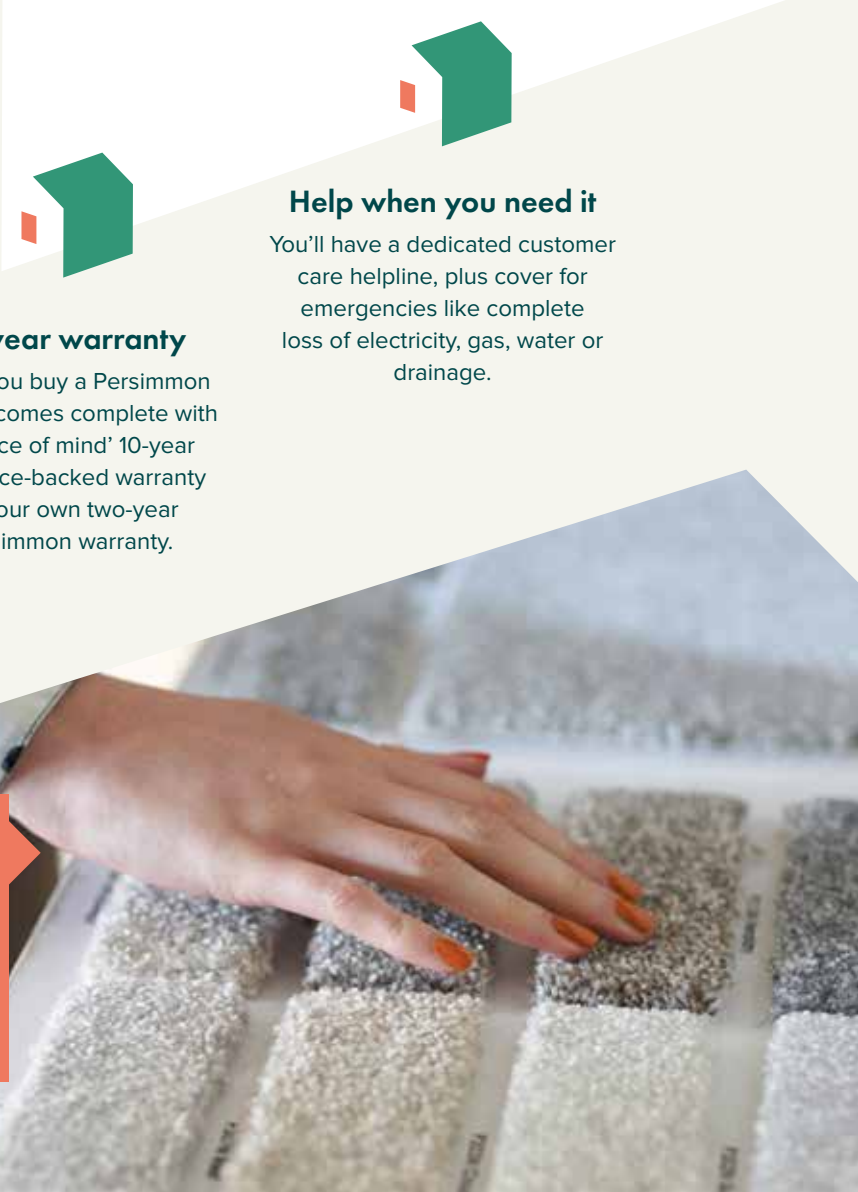
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 28**





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.➔ 2.➔ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.➔ 5.➔ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.➔ 8.➔ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

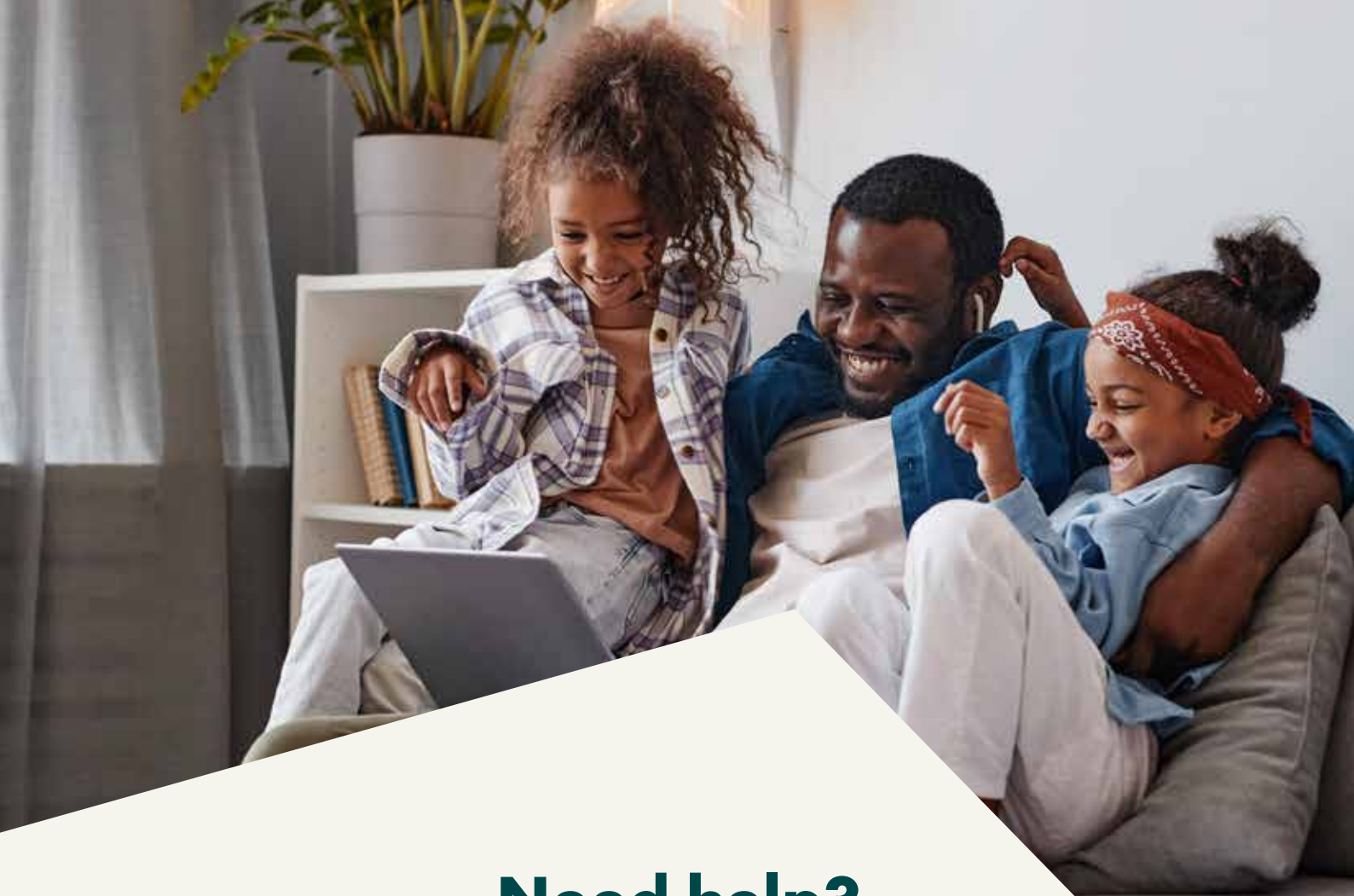
Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**

Early Bird



**Armed Forces/Key
Workers Discount**

- 
- Choice of 2, 3, 4 and 5-bedroom homes
 - Surrounded by countryside and green spaces
 - Good local schools within walking distance
 - Great transport links to Edinburgh



Scan me!

For availability and pricing on our beautiful new homes at Arniston Grange.



Gorebridge • Midlothian

Arniston Grange

Surrounded by stunning countryside and just over half an hour's drive from Edinburgh city centre – discover modern new homes in Gorebridge, Midlothian.

Whether you're buying your first home, making space for a growing family or looking to downsize, Gorebridge gives you the best of both. Set on the outskirts of the popular town of Gorebridge, Arniston Grange offers a choice of energy-efficient two, three, four and five-bedroom homes.

Close to nature

Perfect for peaceful strolls, dog walks or days out with the kids, this is a place where you can slow down and enjoy your surroundings. Set against the backdrop of the Midlothian countryside, Gorebridge offers scenic walking trails and green open spaces on your doorstep – including Gore Glen Park and Woodland Park and Vogrie Country Park, where you can play nine holes of golf.

School days

With friendly local communities and a focus on quality education, a new home in Gorebridge is a great place to start your family's next chapter. Families will find a great choice of primary schools close to Arniston Grange, including Gorebridge Primary, Stobhill Primary, St Andrews Primary and Gore Glen Primary.

All you need

Gorebridge has everything you need, including a Morrisons and Co-op, cafés, a leisure centre, library and a range of local businesses such as hairdressers and a vet. High-street brands are also available at Straiton Retail Park, which is only 20 minutes away by car. In the nearby towns of Newbattle, Bonnyrigg, Dalkeith and Lasswade, you can enjoy several golf courses.

EXPLORE

Start exploring...

Gore Glen Park
0.7 mile

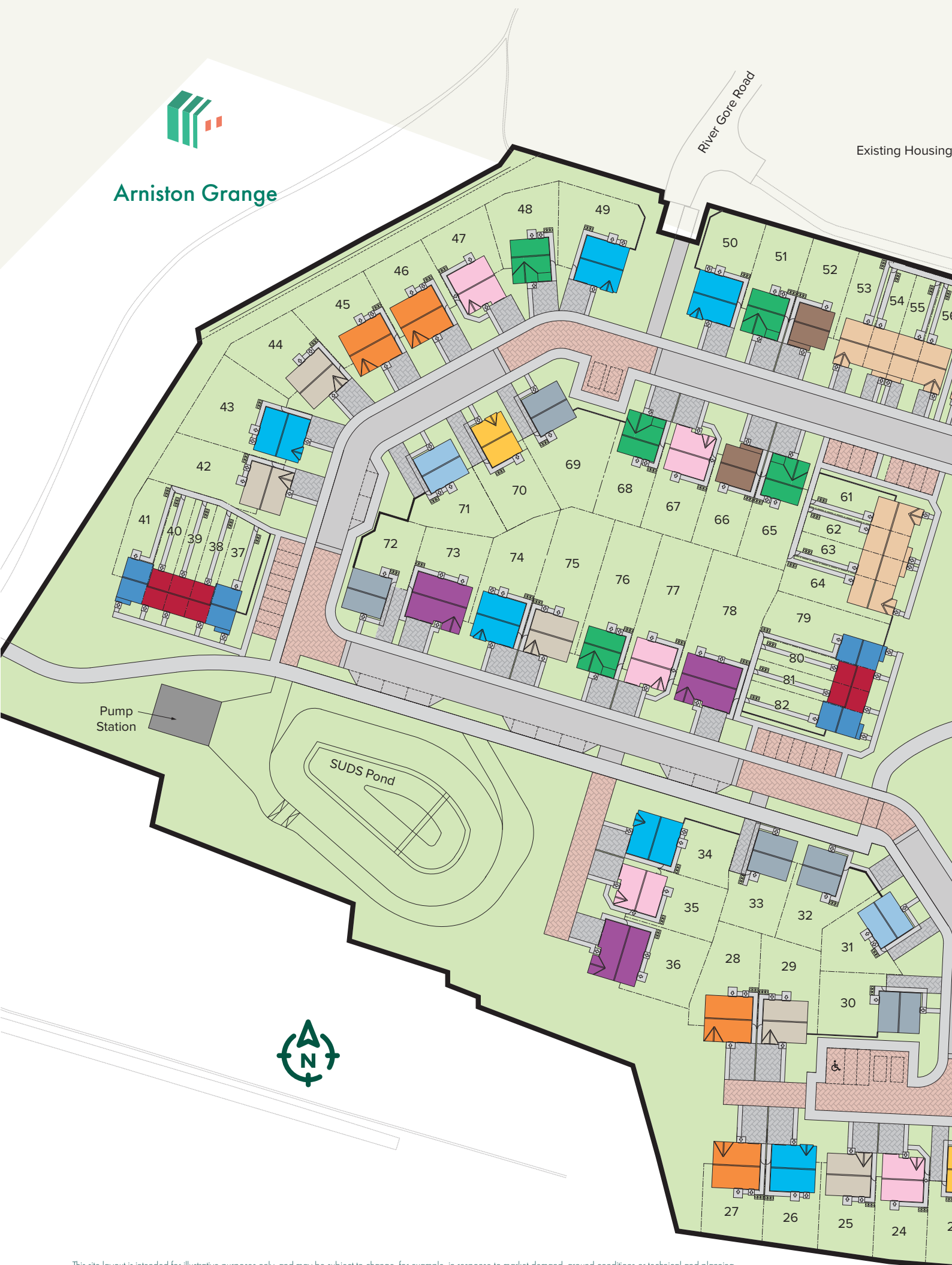
Straiton Retail Park
7.7 miles

Edinburgh
10.5 miles

Edinburgh Airport
17.5 miles



Arniston Grange



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



Our homes

2 bedroom

 **The Portsoy**

3 bedroom

 **The Newmore**

 **The Kearn**

4 bedroom

 **The Leith**

 **The Crammond**

 **The Ettrick**

 **The Balerno**

 **The Thurso**

 **The Thornton**

 **The Whithorn**

5 bedroom

 **The Warriston**

 **The Stockbridge**

 **Affordable Housing**

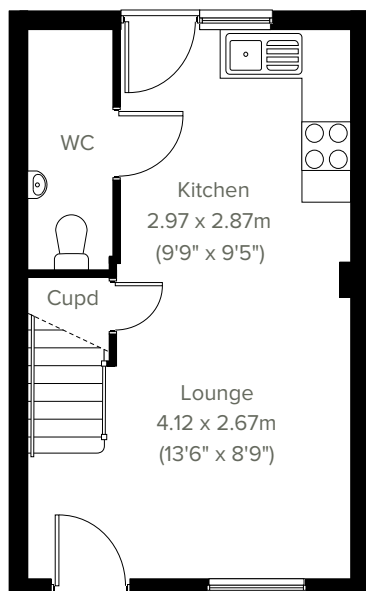


2 bedroom home

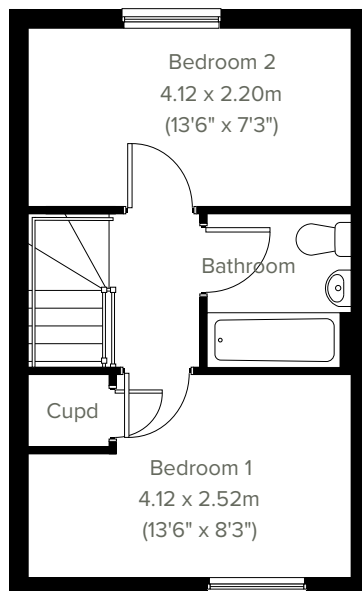
The Portsoy



The Portsoy is a stylish and practical two-bedroom home, designed with modern living in mind. The ground floor features a well-proportioned open plan lounge and kitchen, perfect for relaxing or entertaining. A convenient WC and under-stairs storage cupboard adds to the thoughtful layout. Upstairs, two bedrooms, a contemporary bathroom and another cupboard complete the home. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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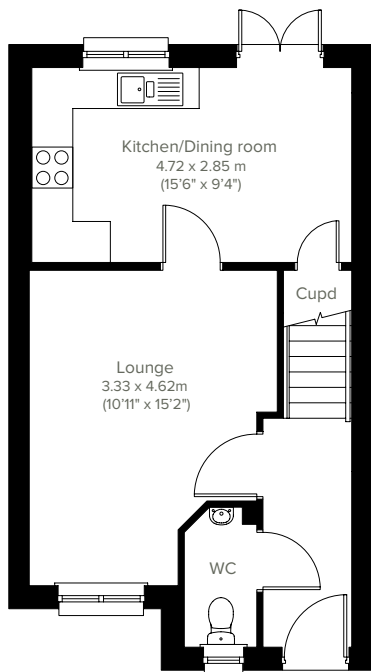


The Newmore

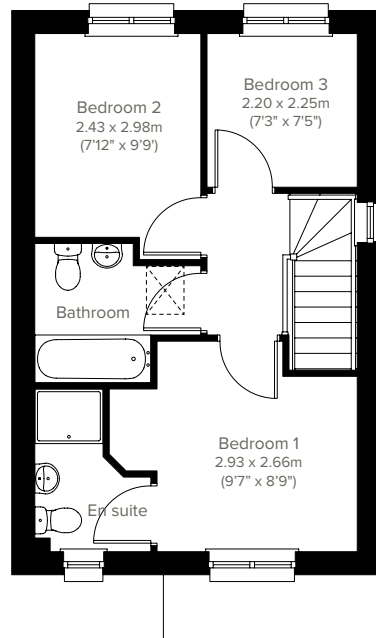
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish kitchen/dining room with French doors leading into the garden, a spacious lounge and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite - and a family bathroom.



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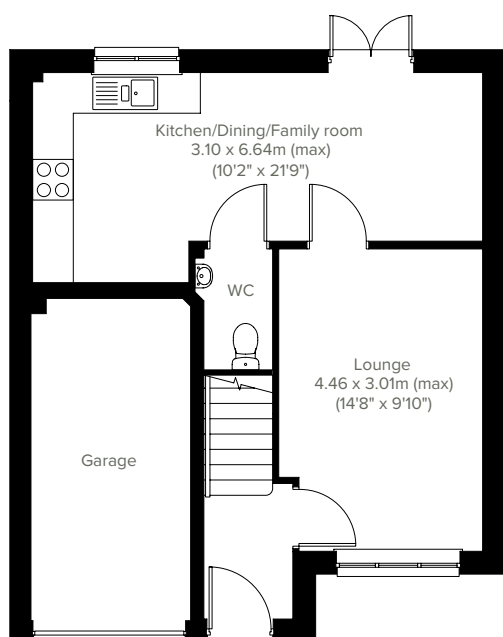


3 bedroom home

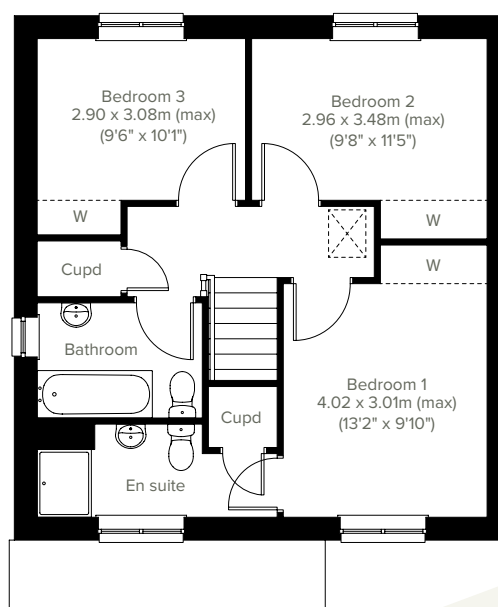
The Kearn



An attractive three-bedroom detached family home with integral garage, the Kearn is ideal for modern living. It features a front-aspect living room and a bright open plan kitchen/dining/family room with French doors leading to the garden. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - the family bathroom and storage cupboards.



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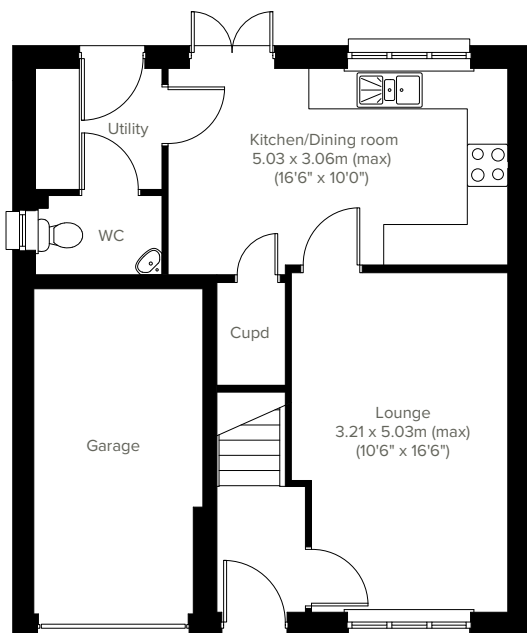


The Leith

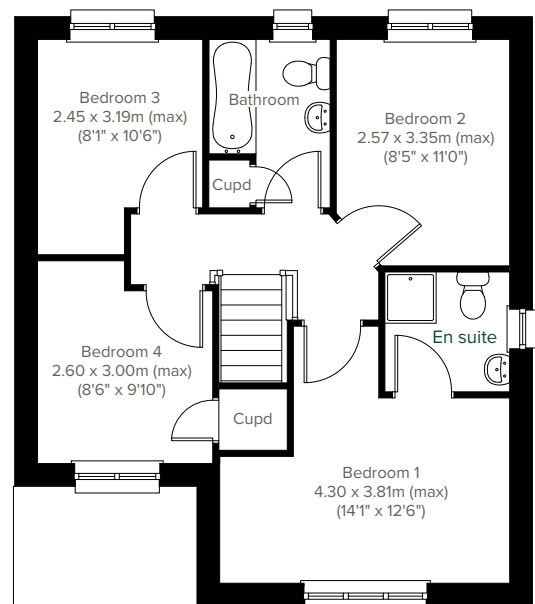
4 bedroom home



Designed with families in mind, the Leith is a fantastic four-bedroom home, boasting a bright and modern open plan kitchen/dining room with French doors leading into the garden. The integral garage, utility, downstairs WC, three handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family living.



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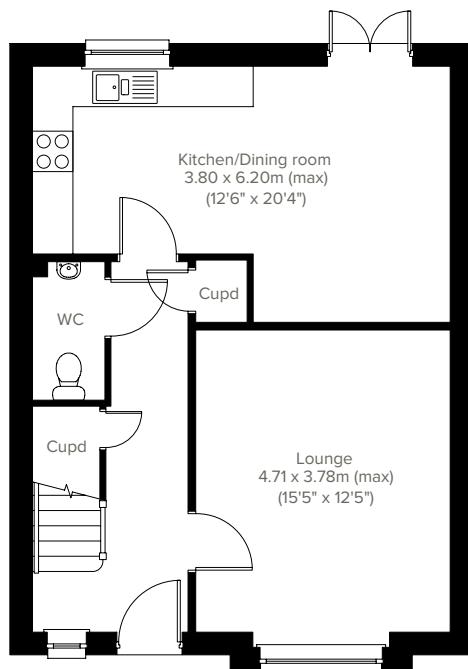


4 bedroom home

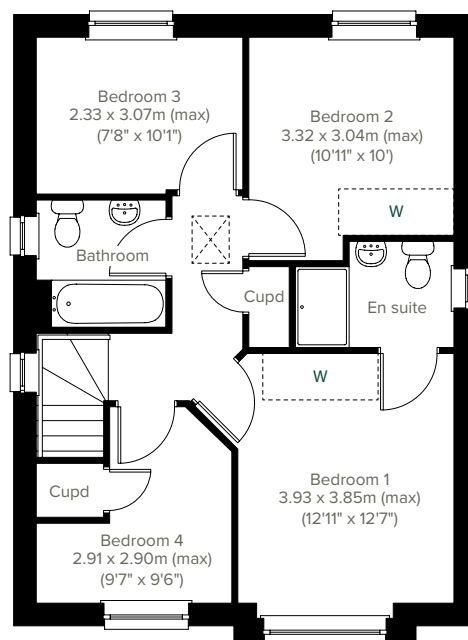
The Crammond



This four-bedroom detached family home is designed to provide spacious and flexible living. The Crammond features a lounge to the front with a bright triple window, an open plan kitchen/dining room with direct access to the rear garden and a downstairs WC. The windows in the hall and at the top of the stairs provide additional light, bedroom one has an en suite and there is a family bathroom.



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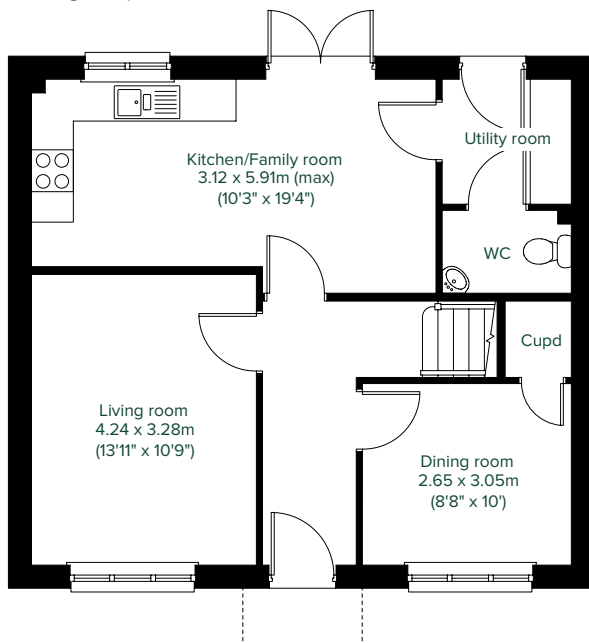


The Ettrick

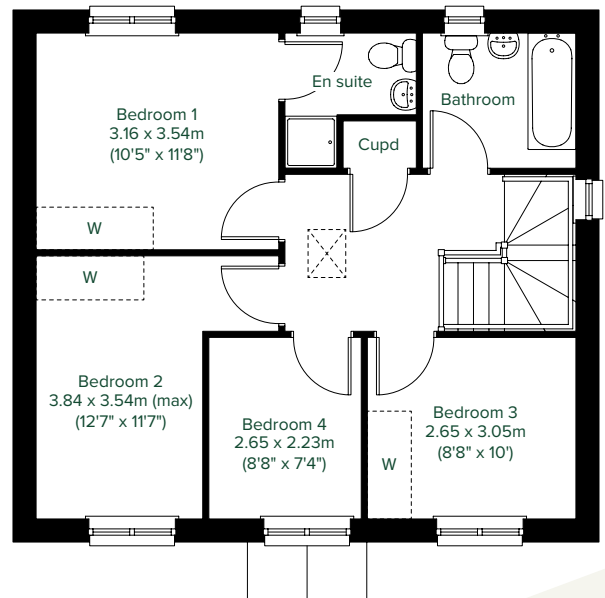
4 bedroom home



A popular family home, the Ettrick ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time together and entertaining. There's also a well-proportioned living room, separate dining room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs a large landing leads to four bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



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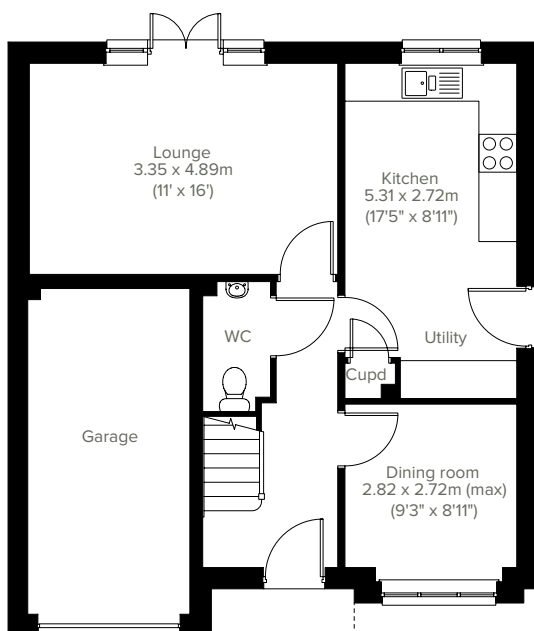


4 bedroom home

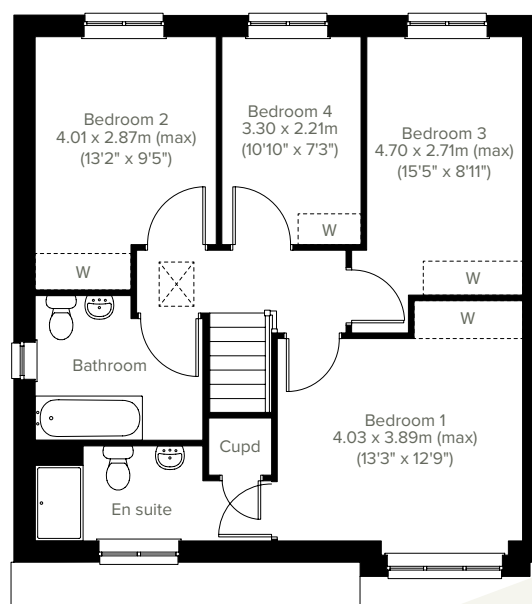
The Balerno



The four-bedroom Balerno is perfectly designed for modern family living. This stunning detached home benefits from a bright and modern lounge with French doors leading into the garden. It also features a kitchen with outside access, front-aspect dining room and internal garage. The downstairs WC, handy storage cupboards and en suite to bedroom one mean it's ideal for practical family-living.



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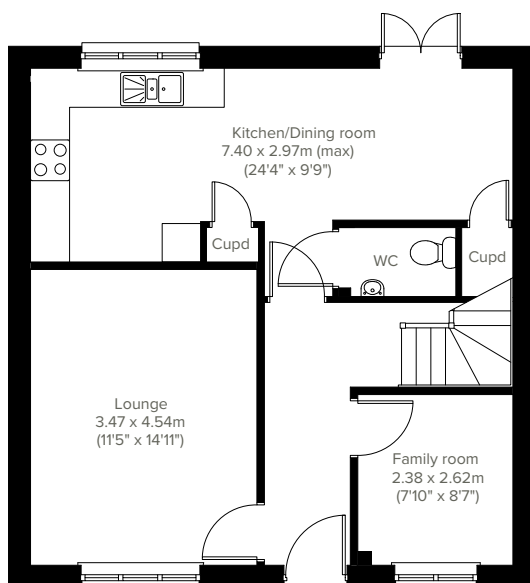


The Thurso

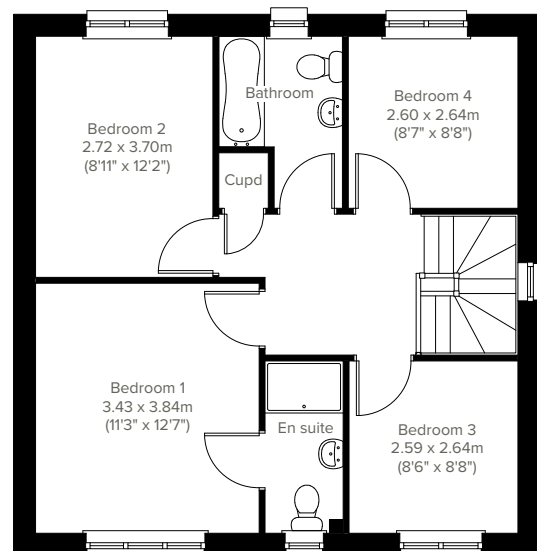
4 bedroom home



An impressive family home, the Thurso is a fantastic four-bedroom house with a bright and modern kitchen/dining room with French doors leading into the garden, plus a front-aspect family room and lounge. The downstairs WC, handy storage cupboards and en suite to bedroom one means it's thoughtfully designed for everyday living.



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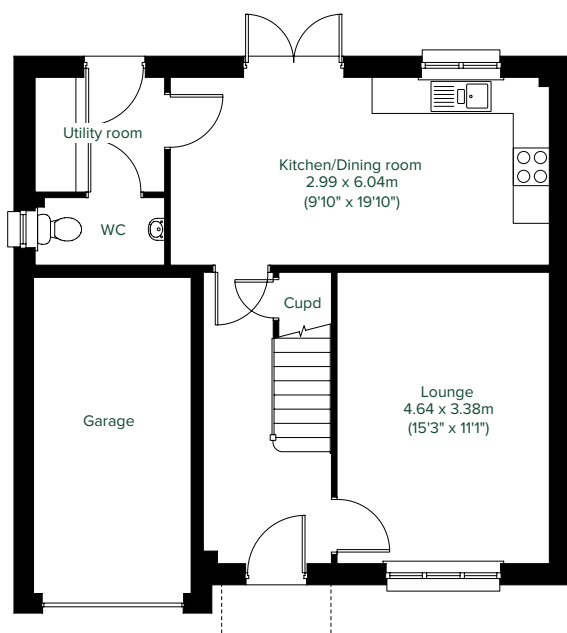


4 bedroom home

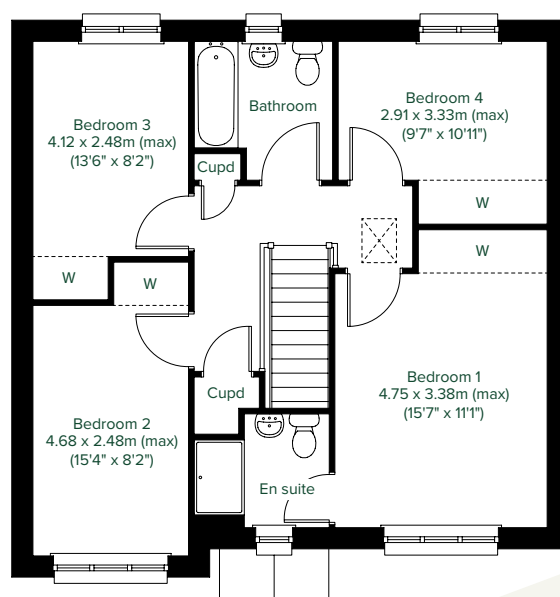
The Thornton



The Thornton is a four-bedroom detached family home with an integral garage. The ground floor layout includes a lounge, kitchen/dining room which leads to a utility room with outside access and a downstairs WC. Both the kitchen and the utility room have direct access to the garden. Upstairs there are four good-sized bedrooms. Bedroom one has its own en suite and the other bedrooms share the family bathroom. Built-in storage on both floors is another feature of this home.



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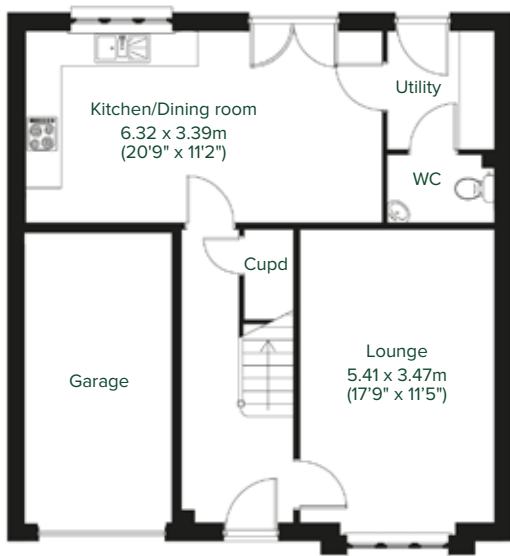


The Whitthorn

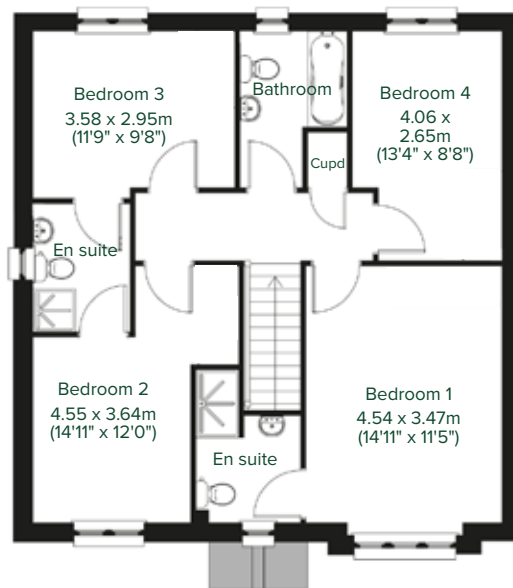
4 bedroom home



The Whitthorn is a fantastic four-bedroom home, perfectly designed for family living. The detached home offers an impressive and bright kitchen/dining room with French doors leading into the garden. Its other features include a front-aspect lounge, an integral garage, a downstairs WC, utility with outside access and handy storage cupboard. Upstairs boasts a modern family bathroom, an en suite to bedroom one, bedrooms two and three have a Jack and Jill en suite and there's further storage.



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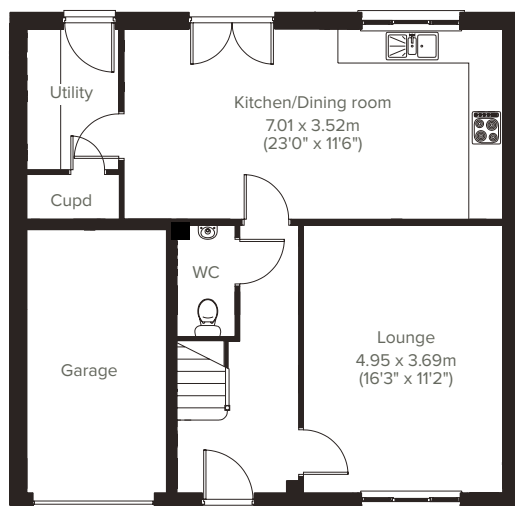


5 bedroom home

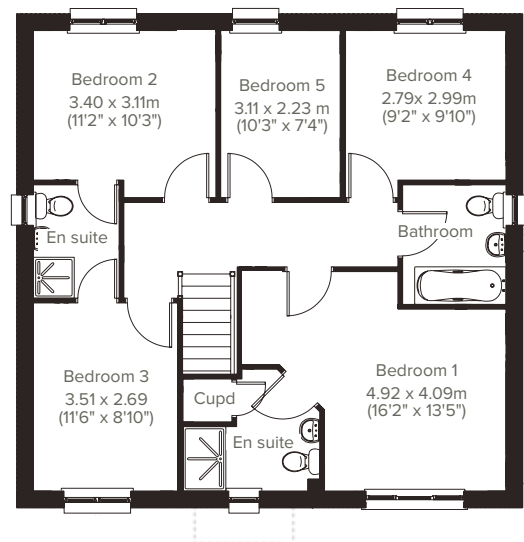
The Warriston



An impressive family home, the Warriston is a five-bedroom detached property perfect for modern living. The stylish open-plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned lounge, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - and a Jack and Jill en suite to bedrooms two and three.



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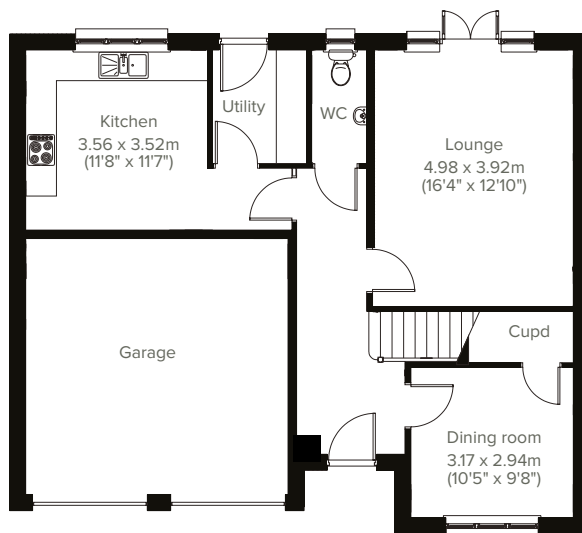


The Stockbridge

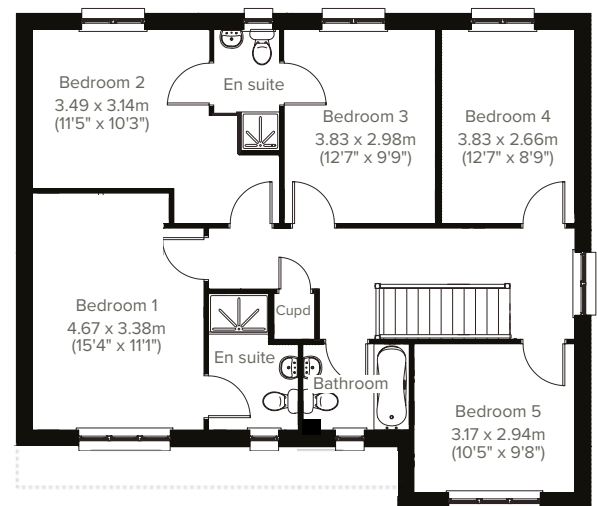
5 bedroom home



The Stockbridge is a five-bedroom home with a spacious front-aspect dining room, a spacious lounge with French doors leading to the garden and a handy utility. There is practical storage throughout and bedroom one benefits from an en suite, with bedrooms two and three sharing a Jack and Jill en suite. A double integral garage sits at the front of the home.



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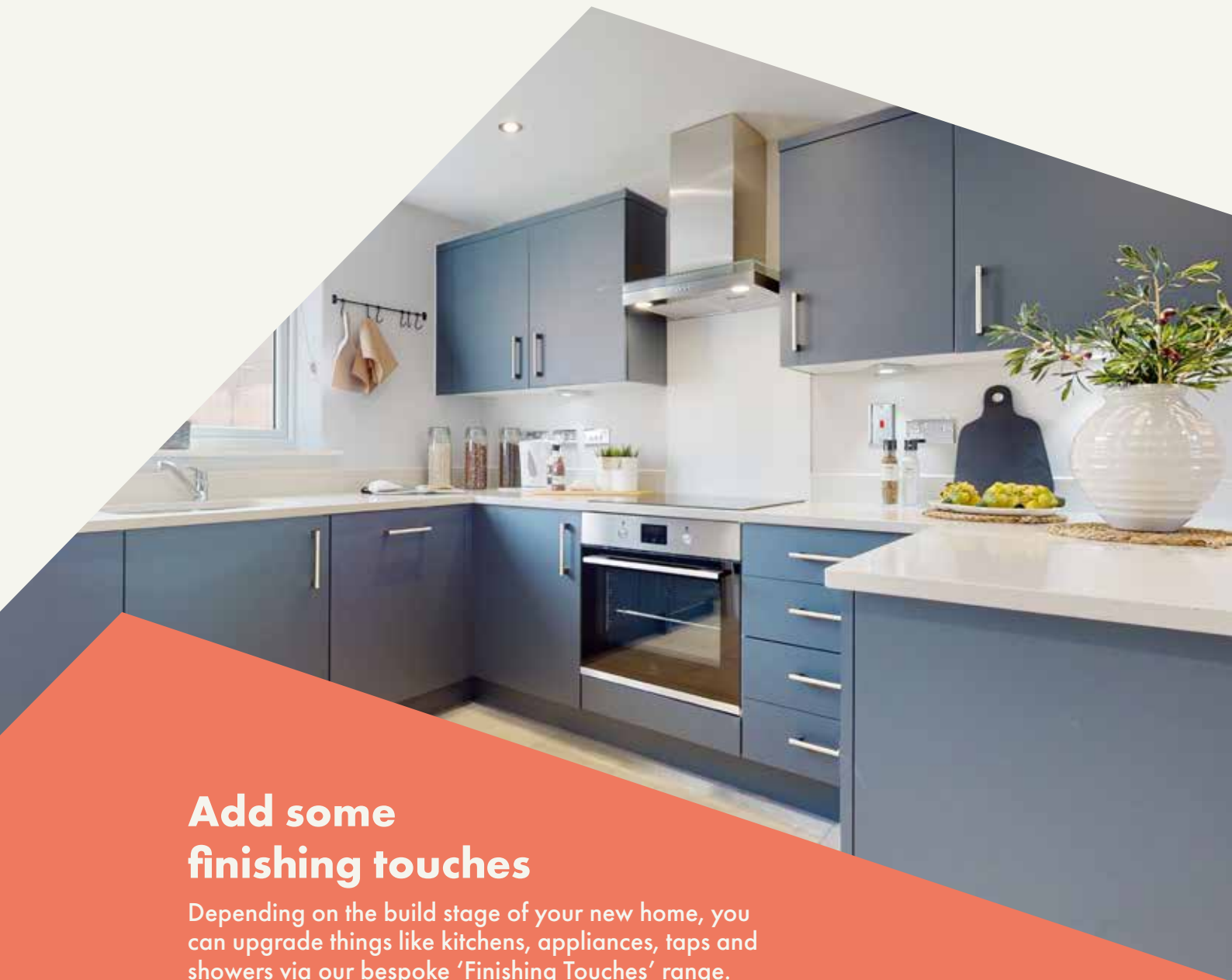
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Arniston Grange

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).



Internal

Ceilings

Painted in white emulsion.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted in white emulsion.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven and gas hob in stainless steel with integrated stainless steel cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



Your home, better connected
for a brighter future

Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing
packages to suit everyone's needs. From surfing the net on the sofa to binge-
watching the latest box set, streaming music with friends to ruling the galaxy in
the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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