

An aerial architectural rendering of a residential development. The complex features several two-story houses with grey roofs and white walls, arranged around a central paved area and green spaces. There are multiple playgrounds with colorful equipment, a large circular paved area, and a road on the left side. The entire development is enclosed by a low wall. The background shows a large green field and some trees.

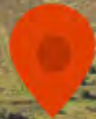
NEWHAILES COURT GARDENS

NEWCRAIGHALL ROAD | NEWCRAIGHALL | EH21 8QU

PANACEA homes



NEWHAILES COURT GARDENS



WELCOME TO NEWCRAIGHALL

Situated in the South East of Edinburgh, Newcraighall is a popular suburb nestled between Musselburgh and the city centre.

This area is conveniently located with a nearby train station offering efficient rail travel to Edinburgh Waverley station in under 10 minutes and further afield to the Scottish borders and beyond.

The impressive Fort Kinnaird retail park is a short 5 minute drive away and features many high street brands, an Odeon cinema and a variety of restaurants.

There are supermarkets nearby including an Asda Superstore, a Tesco Extra in Musselburgh, and the local and independent shops, cafes, bars and restaurants in Portobello.

The picturesque Portobello promenade is within easy walking distance and the wonderful beaches and golf courses of East Lothian are an effortless drive away.

The local area features many choices of health clubs, including Bannatyne fitness club and spa, Pure Gym at Fort Kinnaird and The Edinburgh College at the Milton Road campus which offers a modern gym and tennis courts.

Newhailes Estate, a National Trust for Scotland 17th century villa, is also nearby to soak up 300 years of history, enjoy the woodland walks and the kids playground.

There are a number of schools in the area, both public and private from nursery to senior level, including Newcraighall Primary School, Castelbrae High, Holy Rood RC High as well as Loretto School which caters for age groups from 3 - 18 years.



Newhailes Estate





PANACEA homes

NEWHAILES COURT GARDENS

LUXURY COURTYARD HOMES

AWARD WINNING PANACEA HOMES PRESENT NEWHAILES COURT GARDENS IN NEWCRAIGHALL; AN EXCLUSIVE, BESPOKE COURTYARD DEVELOPMENT OF JUST THIRTEEN DETACHED, LUXURY FAMILY HOMES WITH VAST GARDENS SELDOM SEEN IN CONTEMPORARY DEVELOPMENTS.

THE TWO COURTYARDS PROVIDE A MINI COMMUNITY ASPECT WITH A NO THROUGH ROAD ENVIRONMENT, PERFECT FOR FAMILY LIVING.



THE DEVELOPMENT

THE DEVELOPMENT COMPRISES OF JUST 13 BEAUTIFUL, BESPOKE 4 BEDROOM FAMILY HOMES SPLIT BETWEEN TWO PRIVATE COURTYARDS, FINISHED TO THE HIGHEST STANDARD. NEWHAILES COURT GARDENS OFFERS STYLE, SPACE AND LUXURIOUS COMFORT.

THE 4 DIFFERENT HOUSE TYPES OFFER A VARIETY OF LIVING ARRANGEMENTS WHICH ARE FURTHER ENHANCED WITH MODERN SPECIFICATIONS THROUGHOUT FOR 21ST CENTURY LIVING.

Newhailes Court Gardens offers luxurious versatile homes of a contemporary design, allowing for a flowing family life.

Each dwelling benefits from an open plan kitchen & dining area creating an informal space for families to connect, whether at the breakfast bar, dining table or in the relaxed living space. A separate lounge is provided which is either accessed from the living area or via the hallway (plot dependant).

The bespoke kitchens are as functional and as robust as they are beautiful and sleek in their design. Equipped with BOSCH integrated appliances, a state of the art venting induction hob by ELICA and finished with SILESTONE countertops, the kitchens create the “wow factor” as well as a practical, user friendly space.

Properties will also have supplementary features such as integral garages which are accessed via a well spaced utility room leading to rear gardens, master bedrooms with a designer en suite by PORCELANOSA, all bedrooms benefit from stylish fitted wardrobes.

The iconic PORCELANOSA brand provides Newhailes Court Gardens with luxurious tiling, sanitaryware and brassware to all bathrooms, en suites and WC’s.

All vestibules are provided with functional coir matting. Properties also benefit from luxurious AMTICO flooring and deluxe carpets as standard.

Architraves, fascia and doors will be finished in white satin. Walls and ceilings will be presented in white emulsion.

Quality timber doors throughout Newhailes Court Gardens will be fitted with modern handles and hinges in chrome.

Designer sockets in living room, hall & kitchens. USB sockets supplied in the kitchen & bedrooms. White sockets & switches fitted elsewhere.

Warmth is provided by gas - fired central heating. All properties will also benefit from high efficiency double glazing.

Homes will be conveniently cabled for high speed broadband.

Ample privately allocated and visitor parking provided throughout the development.

New build homes are fitted with solar panels, adding to their energy efficiency.





PANACEA homes

SITE LAYOUT

NEWHAILES COURT GARDENS



Build Warranty

Premier Guarantee work with a panel of leading insurers to bring you the most comprehensive Structural Warranty cover in the market. With over 20 years' experience they are trusted and approved by all major mortgage lenders, making them one of the largest warranty providers in the UK market.

A Structural Warranty, otherwise known as latent defects insurance, provides cover in the event of a structural defect occurring during the first 10 or 12 years after the development has been completed.

Brochure Disclaimer

The images contained within this brochure are of actual previous PANACEA developments or CGI images indicative of the finish. Images are purely indicative of style and specification therefore do not form any part of any contract. Similarly, while every care has been taken in producing this brochure, descriptions, floor plans and sizes/dimensions are approximate and do not form any part of any contract.



HOUSE TYPE A: PLOT 1



HOUSE TYPE D

PLOT 1

TYPE A - 4 BEDROOM
TWO FLOORS | 158M² | 1699FT²

KEY FEATURES

- Sizeable south facing garden of 191m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.23m x 3.52m	10'7" x 11'7"
Dining Kitchen	8.43m x 3.97m	27'8" x 13'
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.31m x 5.27m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	3.68m x 3.99m	12'1" x 13'1"
Bedroom 3	2.79m x 3.99m	9'2" x 13'1"
Bedroom 4	2.45m x 3.52m	8'1" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.19m x 5.77m	10'5" x 18'11"

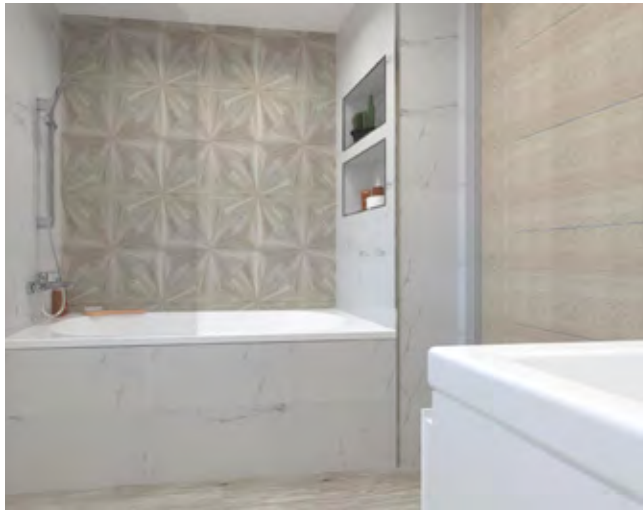
Bathrooms feature sanitaryware & tiling from
PORCELANOSA

PLOT 2

TYPE A - 4 BEDROOM
TWO FLOORS | 158M² | 1699FT²

KEY FEATURES

- Large south - westerly facing garden of 269m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



*Previous PANACEA development



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.23m x 3.52m	10'7" x 11'7"
Dining Kitchen	8.43m x 3.97m	27'8" x 13'
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.31m x 5.27m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	3.68m x 3.99m	12'1" x 13'1"
Bedroom 3	2.79m x 3.99m	9'2" x 13'1"
Bedroom 4	2.45m x 3.52m	8'1" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.19m x 5.77m	10'5" x 18'11"

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

NEWHAILES COURT GARDENS

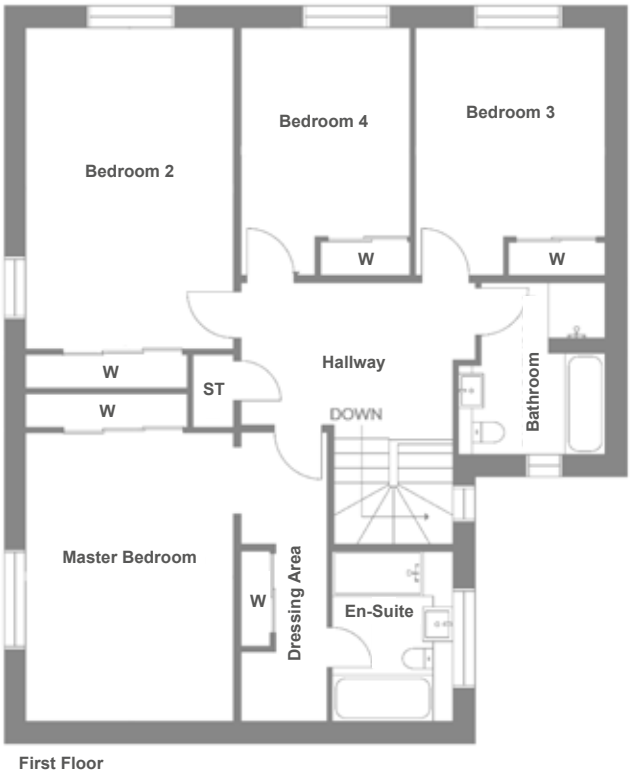
PLOT 3

TYPE D - 4 BEDROOM

TWO FLOORS | 209M² | 2248FT²

KEY FEATURES

- Largest garden in the development of 644m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



DIMENSIONS

Space	Metres	Feet
Lounge	6.42m x 4.39m	21'1" x 14'5"
Dining Kitchen	9.1m x 3.72m	29'10" x 12'3"
WC	2.45m x 1.51m	8' x 5'
Master Bedroom	3.68m x 5.11m	12'1" x 16'9"
En-Suite	2.14m x 3.01m	7' x 9'10"
Bedroom 2	3.68m x 5.69m	12'1" x 18'8"
Bedroom 3	3.36m x 4.38m	11' x 14'4"
Bedroom 4	2.99m x 4.38m	9'10" x 14'4"
Bathroom	2.61m x 2.95m	8'7" x 9'8"
Garage	5.60m x 3.02m	18'4" x 9'11"

PLOT 4

THE FARMHOUSE - 4 BEDROOM

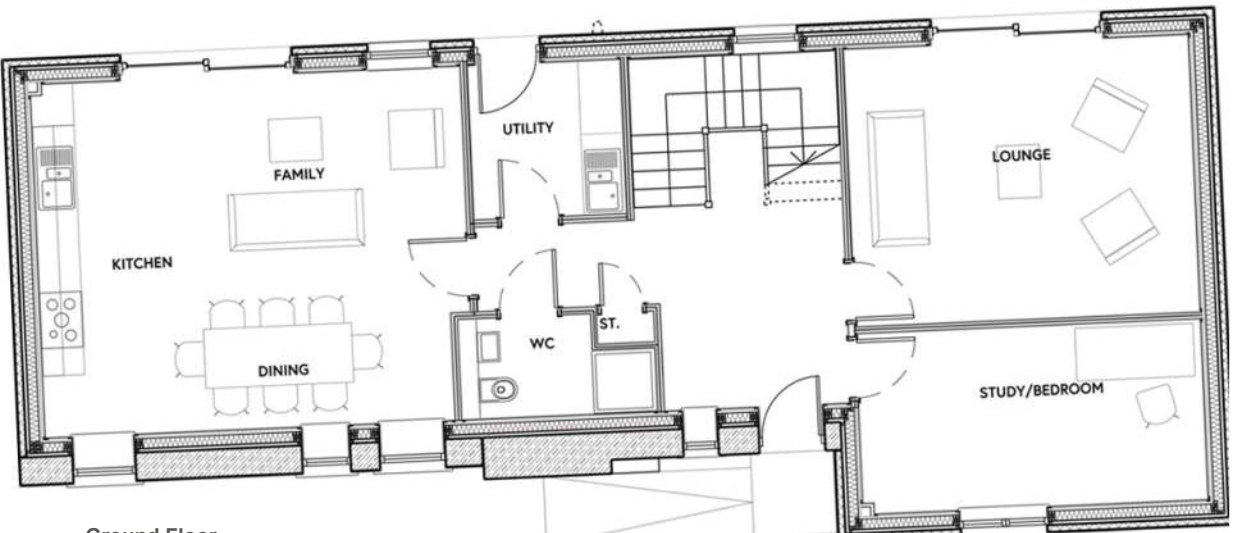
TWO FLOORS | 179M² | 1926FT²

KEY FEATURES

- Based on the original farmhouse, built for Lord Broughton in the 18th Century. Projecting plenty of character and rural charm in homage to days gone by, with all the modern benefits of today's new build construction and thermal efficiencies.
- Fantastic large garden of a vast 371m²
- Private driveway with external garage of near 20m²
- 4 generous bedrooms. 4th could be used as ground floor office.
- Fabulous large open plan kitchen & family room perfect for relaxed dining
- Large separate lounge overlooking the private garden
- Designer German kitchen equipped with state of the art BOSCH integrated appliances offering style and function
- Bespoke kitchen design featuring peninsula island with modern self venting induction hob by ELICA
- Direct access to private garden by patio doors from living area
- PORCELANOSA have exclusively created luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- Master bedroom benefits from designer en suite by the iconic PORCELANOSA
- Luxurious AMTICO flooring & deluxe carpets throughout
- Heating provided by high efficiency gas fired combi boiler and programmable thermostat
- Chrome sockets to kitchens, lounge & hallway
- USB sockets to kitchens & bedrooms
- Parking for 3 cars



First Floor



Ground Floor



THE FARMHOUSE

4 BEDROOM HOUSE | 179 M2 | 1926 FT2

DIMENSIONS

Space	Metres	Feet
Lounge	4.97 x 3.98	16'3" x 13'1"
Dining Kitchen	6.19 x 5.08	20'3" x 16'8"
Utility Room	2.40 x 2.18	7'10" x 7'1"
WC	2.81 x 1.43	9'2" x 4'8"
Master Bedroom	4.98 x 4.22	16'4" x 13'10"
Dressing Area	2.16 x 2.35	7'1" x 7'8"
En-Suite	2.71 x 2.35	8'10" x 7'8"
Bedroom 2	2.95 x 5.08	9'8" x 16'8"
Bedroom 3	3.11 x 2.97	10'2" x 9'8"
Bedroom 4 / Study	4.97 x 2.59	16'3" x 8'5"

NOTE:
Images are purely indicative of style and specification. Similarly descriptions, floor plans, kitchen layouts and sizes/dimensions are approximate and do not form any part of any contract.



THE FARMHOUSE: TYPE D

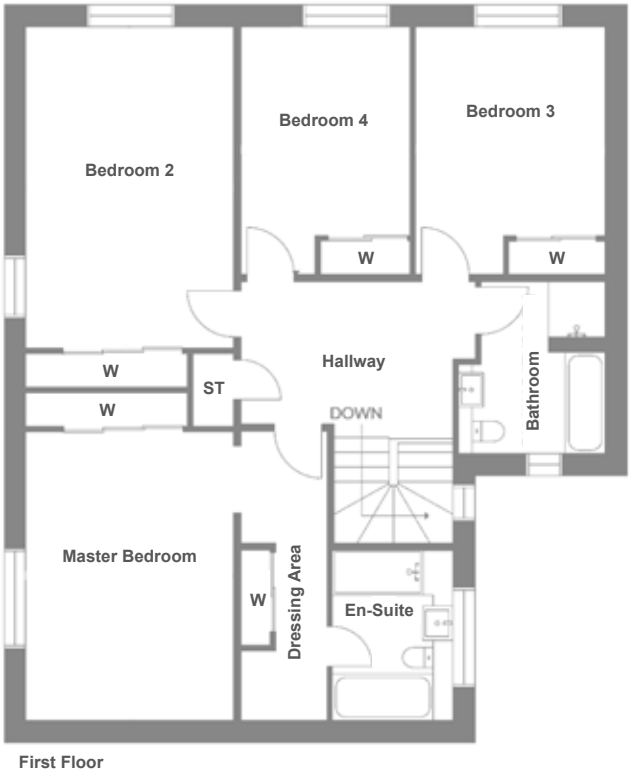
PLOT 5

TYPE D - 4 BEDROOM

TWO FLOORS | 209M² | 2248FT²

KEY FEATURES

- Expansive west facing garden of 451m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



DIMENSIONS

Space	Metres	Feet
Lounge	6.42m x 4.39m	21'1" x 14'5"
Dining Kitchen	9.1m x 3.72m	29'10" x 12'3"
WC	2.45m x 1.51m	8' x 5'
Master Bedroom	3.68m x 5.11m	12'1" x 16'9"
En-Suite	2.14m x 3.01m	7' x 9'10"
Bedroom 2	3.68m x 5.69m	12'1" x 18'8"
Bedroom 3	3.36m x 4.38m	11' x 14'4"
Bedroom 4	2.99m x 4.38m	9'10" x 14'4"
Bathroom	2.61m x 2.95m	8'7" x 9'8"
Garage	5.60m x 3.02m	18'4" x 9'11"

Bathrooms feature sanitaryware & tiling from
PORCELANOSA

NEWHAILES COURT GARDENS

PLOT 6

TYPE B - 4 BEDROOM
TWO FLOORS | 168M² | 1808FT²

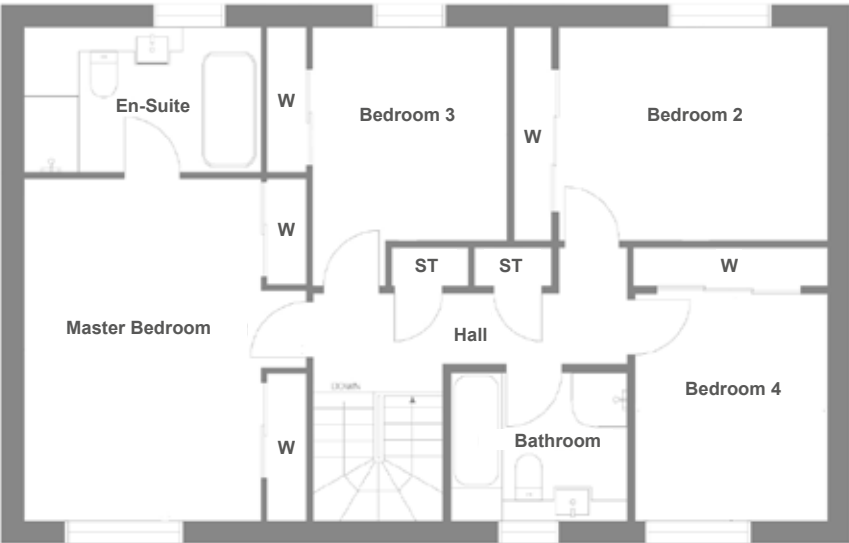
KEY FEATURES

- Spacious garden of 151m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



PANACEA homes

NEWHAILES COURT GARDENS | NEWCRAIGHALL



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.91m x 3.50m	12'10" x 11'6"
Dining Kitchen	9.11m x 3.98m	29'11" x 13'1"
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.33m x 5.26m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	4.12m x 3.29m	13'6" x 10'9"
Bedroom 3	2.99m x 3.29m	9'10" x 10'9"
Bedroom 4	2.96m x 3.49m	9'8" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.07m x 5.61m	10'1" x 18'5"

Bathrooms feature sanitaryware & tiling from
PORCELANOSA



HOUSE TYPE D

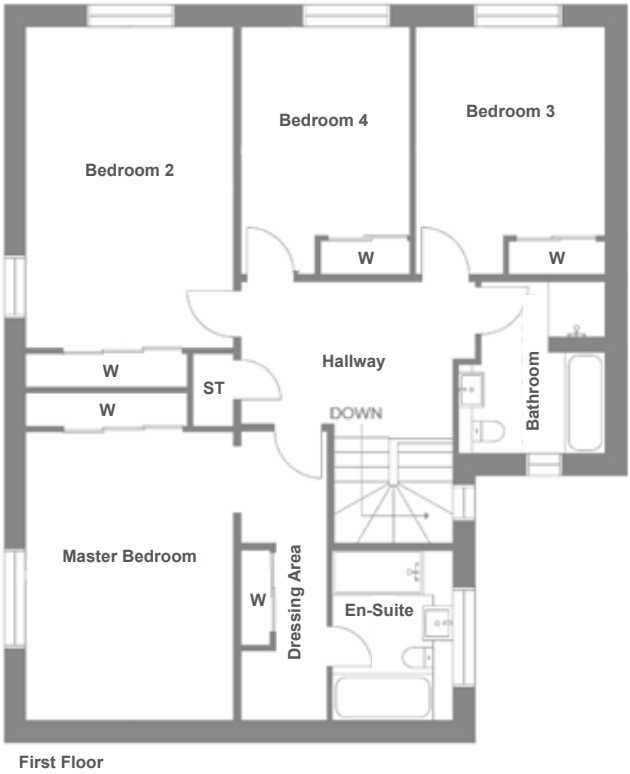
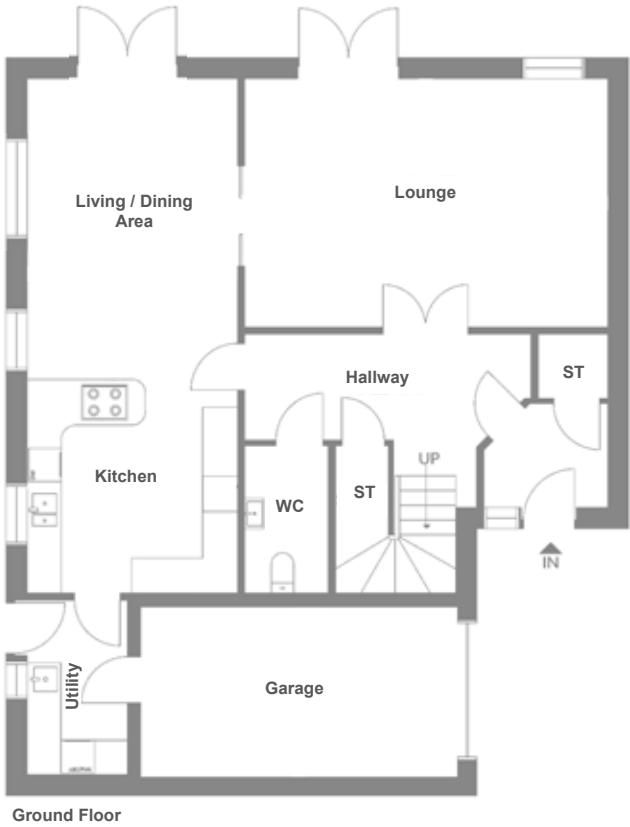
PLOT 7

TYPE D - 4 BEDROOM

TWO FLOORS | 209M² | 2248FT²

KEY FEATURES

- Substantial westerly facing garden size of 418m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room.
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with spacious dressing area & designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



DIMENSIONS

Space	Metres	Feet
Lounge	6.42m x 4.39m	21'1" x 14'5"
Dining Kitchen	9.1m x 3.72m	29'10" x 12'3"
WC	2.45m x 1.51m	8' x 5'
Master Bedroom	3.68m x 5.11m	12'1" x 16'9"
En-Suite	2.14m x 3.01m	7' x 9'10"
Bedroom 2	3.68m x 5.69m	12'1" x 18'8"
Bedroom 3	3.36m x 4.38m	11' x 14'4"
Bedroom 4	2.99m x 4.38m	9'10" x 14'4"
Bathroom	2.61m x 2.95m	8'7" x 9'8"
Garage	5.60m x 3.02m	18'4" x 9'11"

Bathrooms feature sanitaryware & tiling from
PORCELANOSA

PLOT 8

TYPE A - 4 BEDROOM

TWO FLOORS | 158M² | 1699FT²

KEY FEATURES

- Well proportioned westerly facing garden of 303m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



*Previous PANACEA development



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.23m x 3.52m	10'7" x 11'7"
Dining Kitchen	8.43m x 3.97m	27'8" x 13'
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.31m x 5.27m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	3.68m x 3.99m	12'1" x 13'1"
Bedroom 3	2.79m x 3.99m	9'2" x 13'1"
Bedroom 4	2.45m x 3.52m	8'1" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.19m x 5.77m	10'5" x 18'11"

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

PLOT 9

TYPE A - 4 BEDROOM

TWO FLOORS | 158M² | 1699FT²

KEY FEATURES

- Large westerly facing garden of 254m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



*Previous PANACEA development



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.23m x 3.52m	10'7" x 11'7"
Dining Kitchen	8.43m x 3.97m	27'8" x 13'
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.31m x 5.27m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	3.68m x 3.99m	12'1" x 13'1"
Bedroom 3	2.79m x 3.99m	9'2" x 13'1"
Bedroom 4	2.45m x 3.52m	8'1" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.19m x 5.77m	10'5" x 18'11"

Bathrooms feature sanitaryware & tiling from
PORCELANOSA

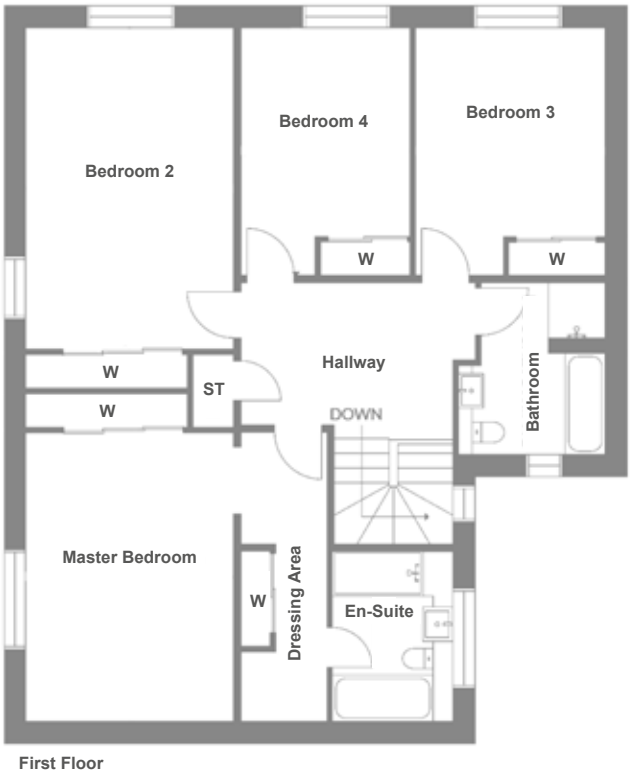
PLOT 10

TYPE D - 4 BEDROOM

TWO FLOORS | 209M² | 2248FT²

KEY FEATURES

- Large corner plot with garden size 345m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



DIMENSIONS

Space	Metres	Feet
Lounge	6.42m x 4.39m	21'1" x 14'5"
Dining Kitchen	9.1m x 3.72m	29'10" x 12'3"
WC	2.45m x 1.51m	8' x 5'
Master Bedroom	3.68m x 5.11m	12'1" x 16'9"
En-Suite	2.14m x 3.01m	7' x 9'10"
Bedroom 2	3.68m x 5.69m	12'1" x 18'8"
Bedroom 3	3.36m x 4.38m	11' x 14'4"
Bedroom 4	2.99m x 4.38m	9'10" x 14'4"
Bathroom	2.61m x 2.95m	8'7" x 9'8"
Garage	5.60m x 3.02m	18'4" x 9'11"

Bathrooms feature sanitaryware & tiling from
PORCELANOSA

PLOT 11

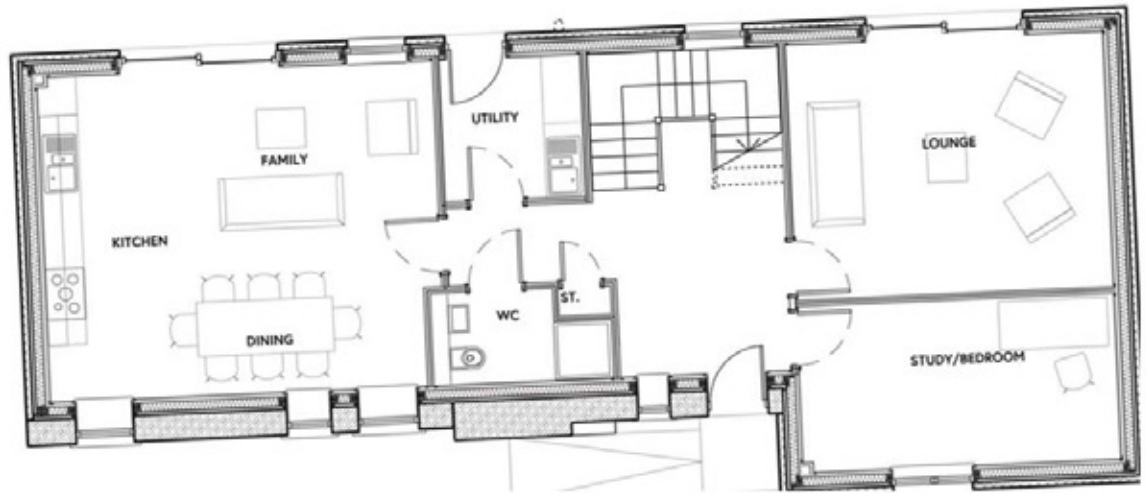
TYPE B - 4 BEDROOM
TWO FLOORS | 168M² | 1808FT²

KEY FEATURES

- Garden size of 184m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



*Previous PANACEA development



THE FARMHOUSE
4 BEDROOM HOUSE | 179 M2 | 1926 FT2

DIMENSIONS

Space	Metres	Feet
Lounge	4.97 x 3.98	16'3" x 13'1"
Dining Kitchen	6.19 x 5.08	20'3" x 16'8"
Utility Room	2.40 x 2.18	7'10" x 7'1"
WC	2.81 x 1.43	9'2" x 4'8"
Master Bedroom	4.98 x 4.22	16'4" x 13'10"
Dressing Area	2.16 x 2.35	7'1" x 7'8"
En-Suite	2.71 x 2.35	8'10" x 7'8"
Bedroom 2	2.95 x 5.08	9'8" x 16'8"
Bedroom 3	3.11 x 2.97	10'2" x 9'8"
Bedroom 4 / Study	4.97 x 2.59	16'3" x 8'5"

NOTE:
Images are purely indicative of style and specification. Similarly descriptions, floor plans, kitchen layouts and sizes/dimensions are approximate and do not form any part of any contract.

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

NEWHAILES COURT GARDENS

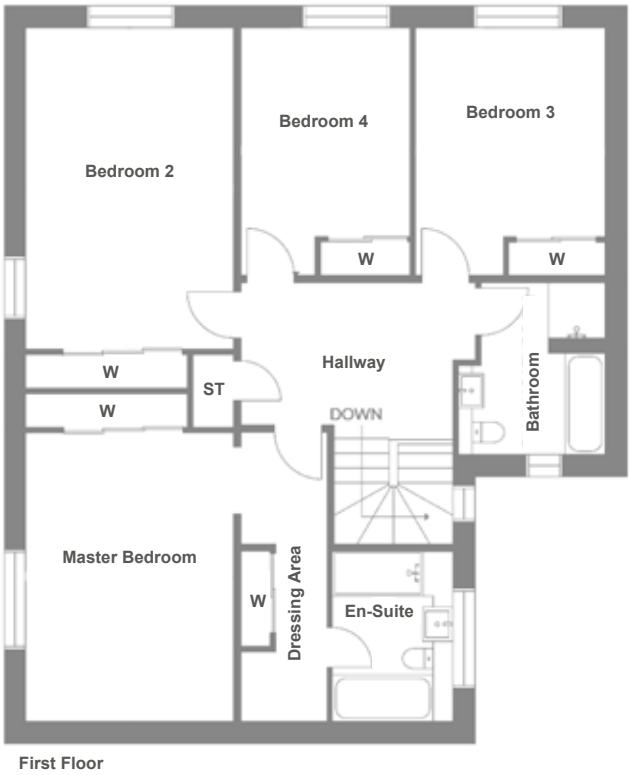
PLOT 12

TYPE D - 4 BEDROOM

TWO FLOORS | 209M² | 2248FT²

KEY FEATURES

- Garden size 482m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with spacious dressing area & designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



DIMENSIONS

Space	Metres	Feet
Lounge	6.42m x 4.39m	21'1" x 14'5"
Dining Kitchen	9.1m x 3.72m	29'10" x 12'3"
WC	2.45m x 1.51m	8' x 5'
Master Bedroom	3.68m x 5.11m	12'1" x 16'9"
En-Suite	2.14m x 3.01m	7' x 9'10"
Bedroom 2	3.68m x 5.69m	12'1" x 18'8"
Bedroom 3	3.36m x 4.38m	11' x 14'4"
Bedroom 4	2.99m x 4.38m	9'10" x 14'4"
Bathroom	2.61m x 2.95m	8'7" x 9'8"
Garage	5.60m x 3.02m	18'4" x 9'11"

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

PLOT 13

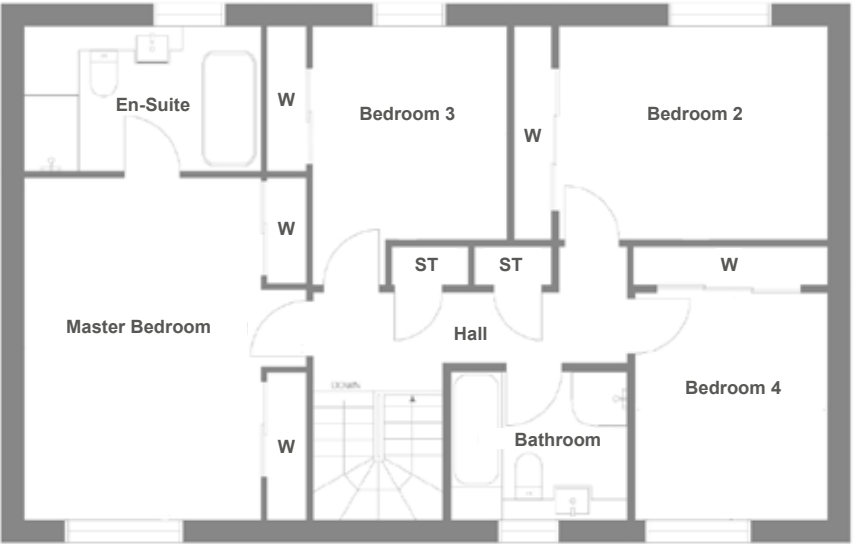
TYPE B - 4 BEDROOM
TWO FLOORS | 168M² | 1808FT²

KEY FEATURES

- South east facing garden of 235m²
- Entrance vestibule with inset coir matting
- Bespoke designer kitchen with utility room
- Luxury cabinetry in a multitude of choices
- SILESTONE countertops, breakfast bar & complimentary upstand
- BOSCH integrated appliances
- Modern induction hob with inbuilt extraction by ELICA
- Separate lounge accessed both via dining area & entrance hall
- Direct access from living area to garden via French doors
- PORCELANOSA have exclusively curated luxury tiling designs for the main shower room, en suite & WC from their award winning tile range
- HOTELS basin mixer, PORCELANOSA branded mirror, SMART bath, HOTELS bath / shower mixer & low profile shower tray
- Gas - fired combi boiler with hot water cylinder
- Stylish fitted wardrobes with pre finished doors, shelf & hanging rail to each bedroom
- Integral garage with access to utility room
- Master bedroom with designer en suite by PORCELANOSA
- WC & ample storage to lower floor
- Luxury AMTICO flooring to downstairs hallway, kitchen, dining & living area, with carpets deluxe to lounge, upper hallway & bedrooms



*Previous PANACEA development



First Floor



Ground Floor



DIMENSIONS

Space	Metres	Feet
Lounge	3.91m x 3.50m	12'10" x 11'6"
Dining Kitchen	9.11m x 3.98m	29'11" x 13'1"
WC	2.53m x 1.1m	8'4" x 3'7"
Master Bedroom	4.33m x 5.26m	14'2" x 17'3"
En-Suite	2.14m x 3.1m	11'10" x 7'5"
Bedroom 2	4.12m x 3.29m	13'6" x 10'9"
Bedroom 3	2.99m x 3.29m	9'10" x 10'9"
Bedroom 4	2.96m x 3.49m	9'8" x 11'6"
Bathroom	2.58m x 2.23m	8'6" x 7'4"
Garage	3.07m x 5.61m	10'1" x 18'5"

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

KITCHENS & BATHROOMS

ALL HOMES INCLUDE BEAUTIFUL BESPOKE FITTED INTEGRATED KITCHENS WITH LUXURIOUS CABINETRY IN A RANGE OF FINISHES. DESIGNED WITH BOTH STYLE & FUNCTIONALITY IN MIND.

APPLIANCES BY BOSCH AND OTHER HIGH QUALITY BRANDS.
BATHROOMS AND EN-SUITES BOAST DESIGNER SANITARYWARE.
CERAMIC/PORCELAIN TILING PROVIDES A STRIKING, CONTEMPORARY FINISH.

KITCHENS

We fully understand that the kitchen is the heartbeat of every home, and we encourage each client to tailor their kitchen to their individual needs and requirements.

Each and every kitchen in Newhailes Court Gardens is bespoke, carefully crafted and may be further tailored to individual needs (depending on build program). Chrome sockets with USB ports, combined with LED downlights complete the most modern of kitchens.

All homes include beautifully fully integrated kitchens with cabinetry in a wide range of finishes. Appliances include a washer/dryer, dishwasher, oven, fridge freezer and induction hob.

Prospective purchasers are encouraged to reserve early to take advantage of the “Bespoke” option and truly tailor their new home.

The sleek contemporary kitchens include countertops with complementary splashbacks.

Once reserved, clients will be invited to meet their own specific customer liaison and begin their personal selections.

The luxurious cabinetry is finished with soft close doors and handleless wall units. Cutlery inserts & under cabinet LED lights complete the designer feel.

Please contact the estate agent for a full technical pack specific to each house which includes floor, kitchen, bathroom and tiling plans.



BATHROOMS

The sumptuous bathrooms and en suites will feature luxury ceramic or porcelain wall & floor tiling paired with beautiful sanitaryware from PORCELANOSA.

Within the bathrooms basins will be wall hung with chrome bottle traps. Separate glazed showering areas utilise low profile shower trays and sliding screens with stylish CITY exposed thermostatic valves. SMART baths will include mixer showers. Chrome NOKEN brassware paired with polished tile trim and chrome towel warmers create contemporary rooms to unwind and relax in.

The wet areas of each bathroom will have full height tiling, with the areas behind sanitaryware tiled to half height. In addition, bath panels will also be fully tiled.

PORCELANOSA have an extensive range of luxury ceramic and porcelain tiles to choose from.

We encourage purchasers to reserve early to enjoy the PORCELANOSA showroom experience and review all available options and upgrades in order to finish their home to their own, unique specifications.

Please check individual plot listings at the rear of the brochure.

BESPOKE SERVICE

PANACEA HOMES RECOGNISES THE IMPORTANCE OF HAVING YOUR HOME EXACTLY HOW YOU WANT IT – THE DAY YOU MOVE IN.

From upgrading kitchen cabinetry to fitted hardwood flooring and solid surface worktops, early reservees have a multitude of exciting choices. Bathrooms can also be enhanced with upgraded tiles and vanity furniture.

We are happy to work with clients to ensure their home is absolutely ready for them on the day they move in and can facilitate the fitting of blinds, curtains, carpets, TV & sound system etc. through our recognised installers. Our aim is to create homes that truly fulfil our customer's desires.

Further options are presented later in this brochure.

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

DESIGNER GERMAN KITCHENS | APPLIANCES BY BOSCH & ELICA.



- SILESTONE solid surface worktop
- Complimentary SILESTONE upstand
- Peninsula with breakfast bar
- Cabinet furniture in a range of choices
- Handled cabinetry
- Handless cabinetry
- Upgraded cabinetry
- BOSCH integrated appliances
- BOSCH integrated microwave with grill
- Modern induction hob with inbuilt extraction by ELICA
- SIEMENS upgraded single oven & microwave/oven
- Utility room featuring BOSCH washing machine
- Cutlery insert, soft close cabinetry & under cabinet LED lights
- Handle lights

Full height tiling at bath & shower

Full height feature wall tiling in main bathroom

Half height tiling on all walls to WC

Fully tiled floors to bathrooms, WC & en suite

PORCELANOSA vanity unit to master en suite

PORCELANOSA vanity unit to main bathroom

Tiled bath panel

PORCELANOSA large format tiling

PORCELANOSA tiling (25 x 44.3 cm)

NOKEN by PORCELANOSA wall mounted bath shower mixer

WORK by PORCELANOSA low profile shower tray with sliding screen

Heated towel rail (excluding WC)

PORCELANOSA branded mirror to main bathroom & WC

Stylish fitted wardrobes with pre-finished doors to all bedrooms
Dressing area
USB sockets

LED spotlights within kitchens & bathrooms
Pendants to other rooms

A 10x10 grid of dots. The 5th row from the top and the 6th column from the left are highlighted in green. All other dots are black. This represents the number 55 in a base-10 positional system, where the row index represents the tens place and the column index represents the ones place.

Modern sleek white doors with contemporary dual chrome handles
Contemporary moulded skirting, fascia & architraves
Period style oak effect doors with traditional curved chrome handles
Chrome switches & sockets in kitchen, lounge & hall. White elsewhere
Chrome switches & sockets throughout
USB sockets in kitchen and bedrooms
Architraves, fascia, woodwork, walls & ceilings finished in white
AMTICO flooring to lower hallway, kitchen, utility room & dining areas
Luxury carpets and underlay to living room, upper hallway and bedrooms
Deluxe upgraded wool carpets
Entrance vestibules with coir matting

Gas fired combi boiler with programmable thermostat
Insulated loft with hatch access
Hatch with ladder

Fibre cabled for high speed broadband internet

- French doors to spacious gardens
- Patio doors to spacious gardens
- Double glazed UPVC windows, white internally, grey externally
- Traditional timber windows, painted grey
- 1.2m high treated timber fencing
- Lighting to front & rear entrances
- Doorbell
- Video doorbell
- Monoblocked allocated parking for 2 cars
- Private driveway & external garage

● ● ● ● ● ● ● ● ● ● ● ● ●

A 10x10 grid of dots. The 8th row from the top is highlighted in green, representing the number 8. All other dots are black.

● Yes ● No ● Option



ABOUT THE DEVELOPER

PANACEA HOMES - PASSIONATE ABOUT PROPERTY.
PASSIONATE ABOUT YOU.

Creators of award winning unique luxury
homes throughout Scotland.

Experience creates knowledge, knowledge creates confidence, confidence
creates success...

The past three years has seen PANACEA reach the finalist's shortlist in The
Herald Property Awards for Scotland, as well as being awarded with a special
commendation for best renovation/modernisation of Cameron North Lodge,
sitting proudly on the shores of Loch Lomond.

Creating beautiful homes is our passion. Working with clients to make homes
as bespoke as possible is our aim. We believe that detail is everything. The
highest customer service is our promise.

All our homes can be tailored to fulfill our client's dreams and aspirations.

Every new development provides a unique opportunity for our customers
to express themselves and to create something truly special.

PANACEA homes

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customercare@panaceahomes.co.uk
panaceahomes.co.uk



Brochure Disclaimer

The images contained within this brochure are of actual previous PANACEA developments or CGI images indicative of the finish.
Images are purely indicative of style and specification therefore do not form any part of any contract. Similarly, while every care has been
taken in producing this brochure, descriptions, floor plans and sizes/dimensions are approximate and do not form any part of any contract.



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