

Bowbank Eddleston.

A PREMIUM SMALL SCALE HOUSING
DEVELOPMENT OF 8 DETACHED PROPERTIES.

Image Credit: Pete Birrell

**Eddleston
Development** Ltd

by NOMAD-IK Development Limited



Bowbank, Eddleston
presents a rare opportunity to acquire a
unique and contemporary detached
home in a picturesque rural setting.

The placing of the homes on the site has
been sensitively considered, retaining a
characterful cluster of properties with
contemporary living at its core.

The homes lie on the edge of the town,
offering a peaceful setting with a
connection to nature.





Location.

Surrounded by scenic landscape, Eddleston is a conservation village with a thriving local community. The nearby villages of Peebles and Penicuik collectively offer a range of shops & services.

For families, the wider areas of the Scottish Borders and Edinburgh provide a good choice of primary and secondary school education. The site is located within the catchment area of Eddleston Primary School.

Edinburgh's city centre is approximately 45 minutes away.
The city bypass and Edinburgh Airport are also easily accessible by car.

Mileage.

(all distances approximate)

Edinburgh City Centre	19 miles
Penicuik	8.8 miles
Peebles	5 miles
Galashiels	23 miles
Glasgow	55 miles



Image Credit: Pete Birrell

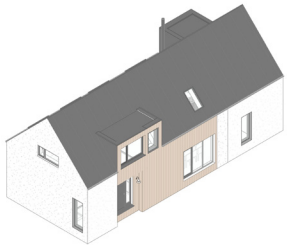
Site Overview.



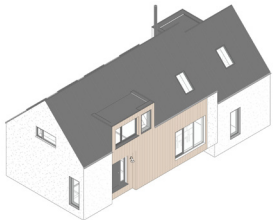
2
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3
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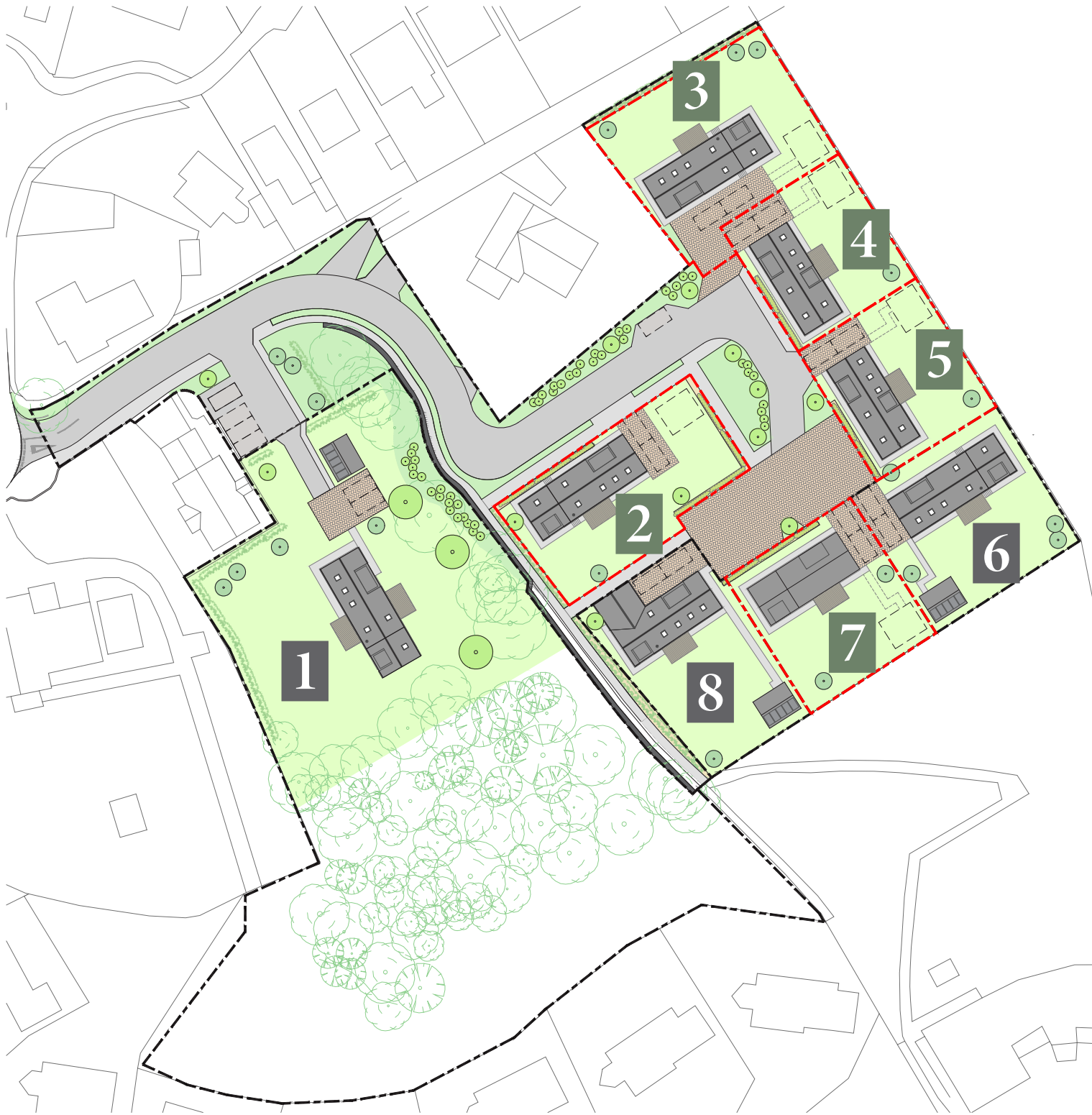
4&5
Pages 9 - 10

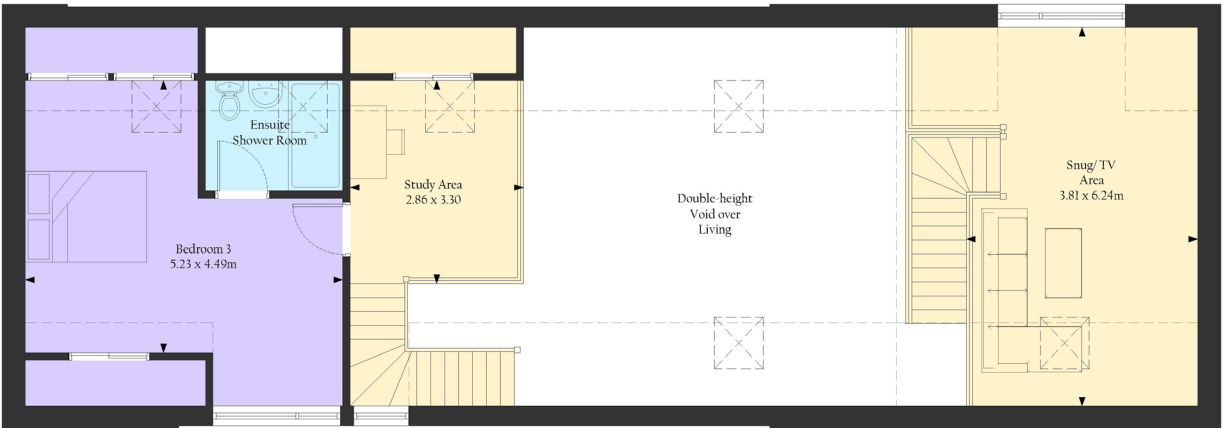
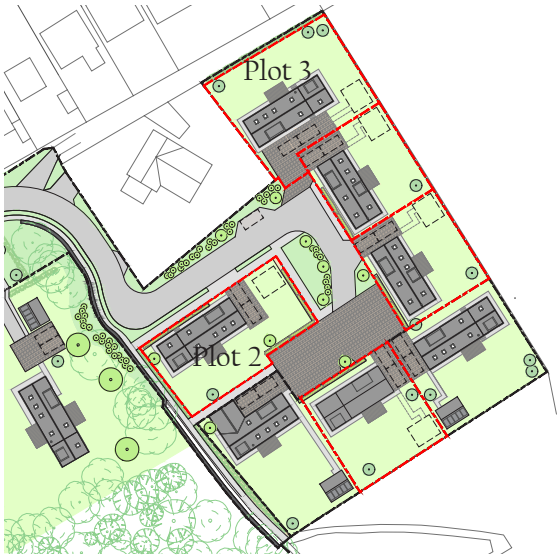


7&8
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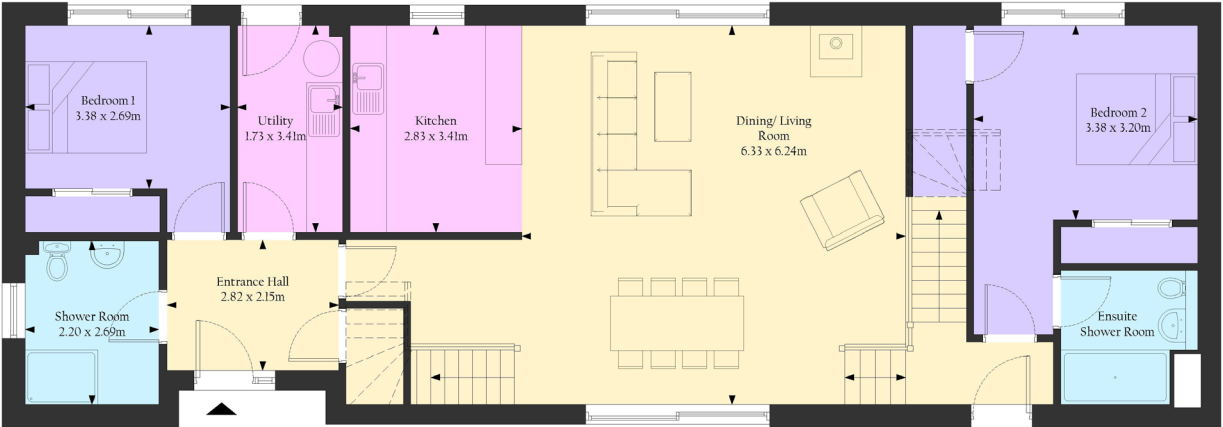


**Garage/
Garden Room**
Pages 13 - 14





First Floor



Ground Floor

Bedroom 1	3.38 x 2.69m 11'1" x 8'9"
Shower Room	2.20 x 2.69m 7'2" x 8'9"
Utility	1.73 x 3.41m 5'8" x 11' 2"
Kitchen	2.83 x 3.41m 9'3" x 11'2"
Dining/ Living	6.33m x 6.24m 20'9" x 20'5"
Entrance Hall	2.82 x 2.15m 9'3" x 7'0"
Bedroom 2	3.38 x 3.20m 11'1" x 10'5"
Ensuite (Bed 2)	2.26 x 2.20m 7'4" x 7'2"
Bedroom 3	5.23 x 4.49m 17'1" x 14'8"
Ensuite (Bed 3)	2.26 x 1.82m 7'4" x 5'11"
Study Area	2.86 x 3.30m 9'4" x 10'9"
Snug/ TV Area	3.81 x 6.24m 12'6" x 20'5"

Home 2&3

Approx. Gross Internal Area: 190 sqm / 2045 sqft

Accommodation

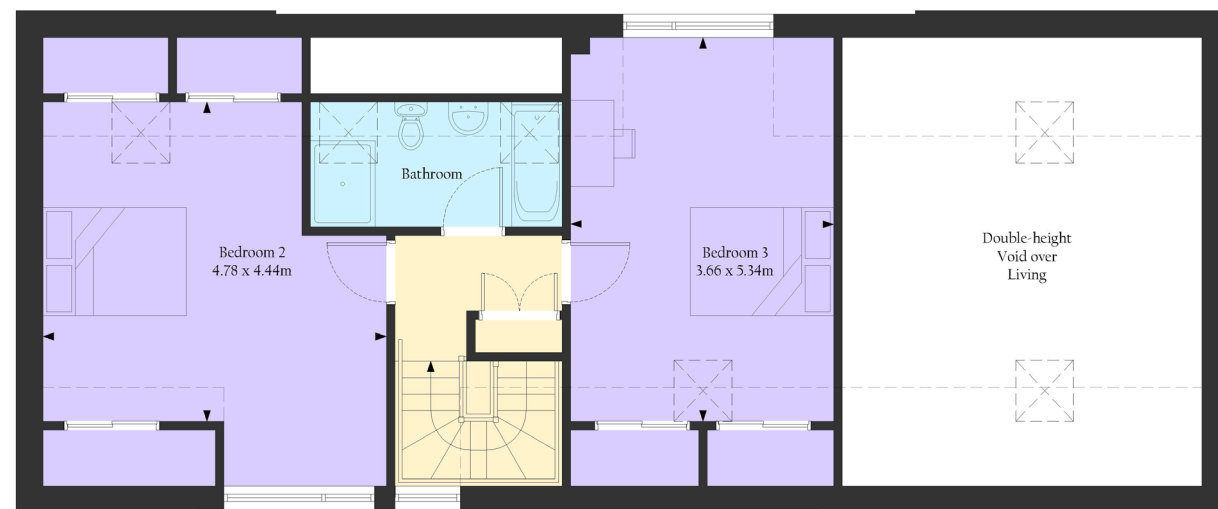
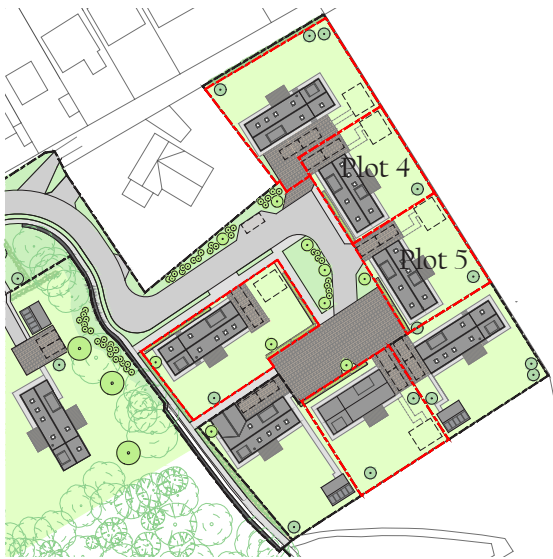


Amenity

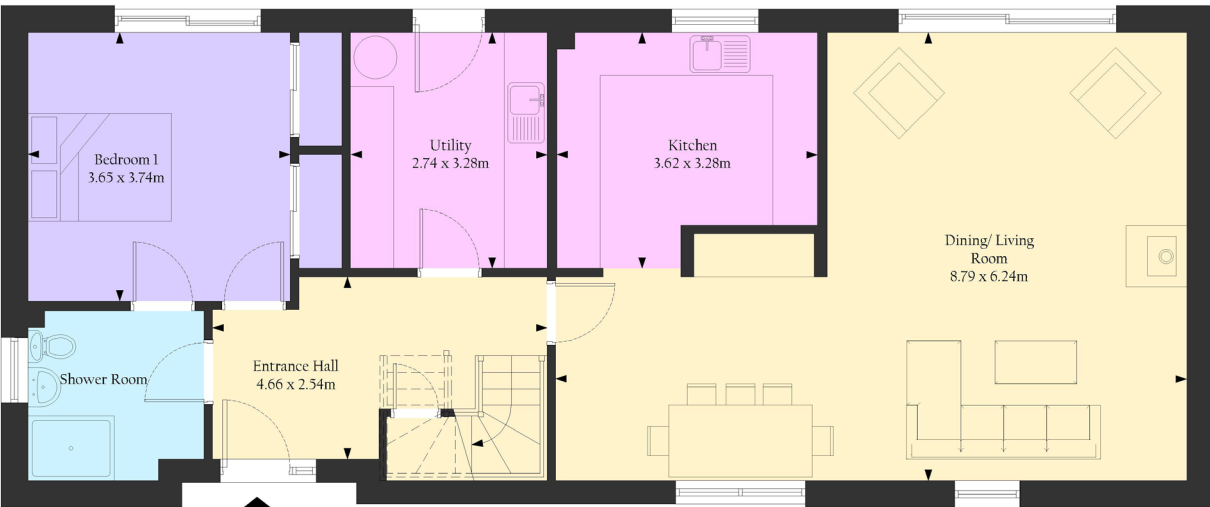
Private garden and driveway, with 2 parking spaces

Optional Addition

Garage or Garden Room (Detached)
Gross Internal Area: 24 sqm / 258 sqft



First Floor



Ground Floor



Home 4&5

Approx. Gross Internal Area: 165sqm / 1776 sqft

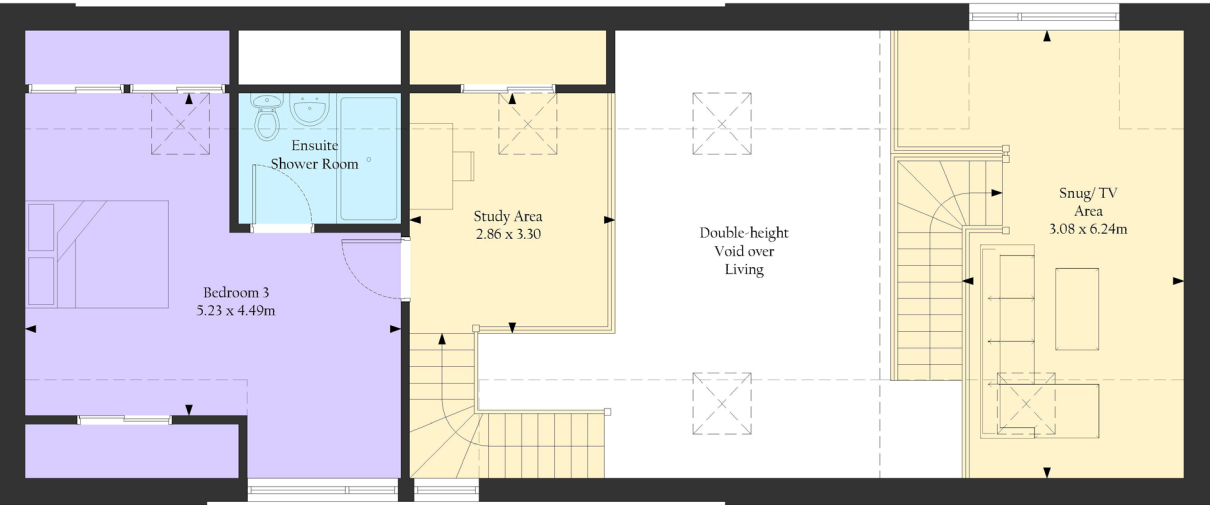
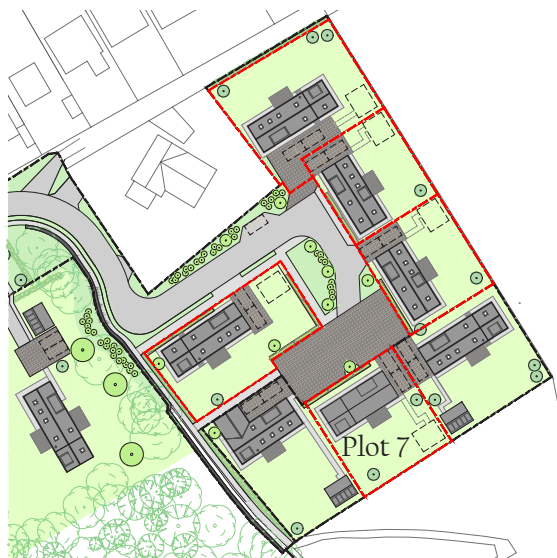
Bedroom 1	3.65 x 3.74m 11'11" x 12'3"
Shower Room	2.45 x 2.36m 8'0" x 7'8"
Utility	2.74 x 3.28m 8'11" x 10'9"
Kitchen	3.62 x 3.28m 11'10" x 10'9"
Dining/ Living	8.79 x 6.24m 28'10" x 20'5"
Entrance Hall	4.66 x 2.54m 15'3" x 8'4"
Bedroom 2	4.87 x 4.44m 15'11" x 14'6"
Bathroom	3.50 x 1.74m 11'5" x 5'8"
Bedroom 3	3.66 x 5.34m 12'0" x 17'6"

Accommodation



Amenity
Private garden and driveway,
with 2 parking spaces

Optional Addition
Garage or Garden Room (Detached)
Gross Internal Area: 24 sqm / 258 sqft



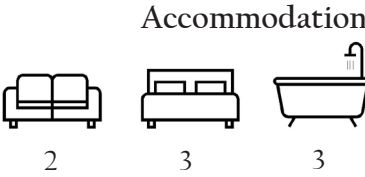
First Floor



Ground Floor

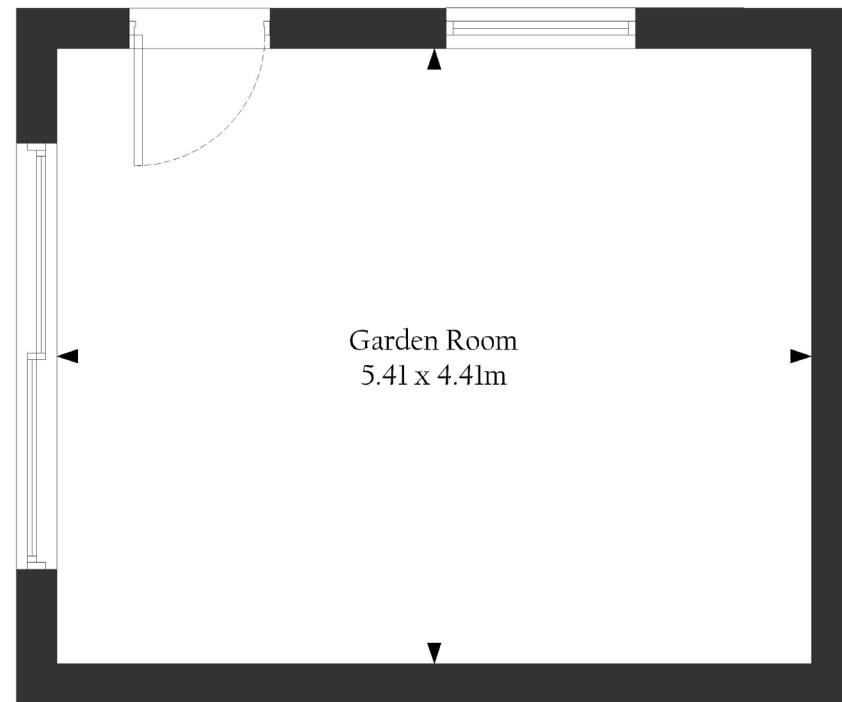
Bedroom 1	3.38 x 2.69m 11'1" x 8'9"
Shower Room	2.20 x 2.69m 7'2" x 8'9"
Utility	1.73 x 3.41m 5'8" x 11' 2"
Kitchen	2.83 x 3.41m 9'3" x 11'2"
Dining/ Living	3.86m x 6.24m 12'7" x 20' 5"
Entrance Hall	2.82 x 2.15m 9'3" x 7'0"
Bedroom 2	2.96 x 3.20m 9'8" x 10'5"
Ensuite (Bed 2)	1.80 x 2.20m 5'10" x 7'2"
Bedroom 3	5.23 x 4.49m 17'1" x 14'8"
Ensuite (Bed 3)	2.26 x 1.82m 7'4" x 5'11"

Approx. Gross Internal Area: 170 sqm / 1829 sqft

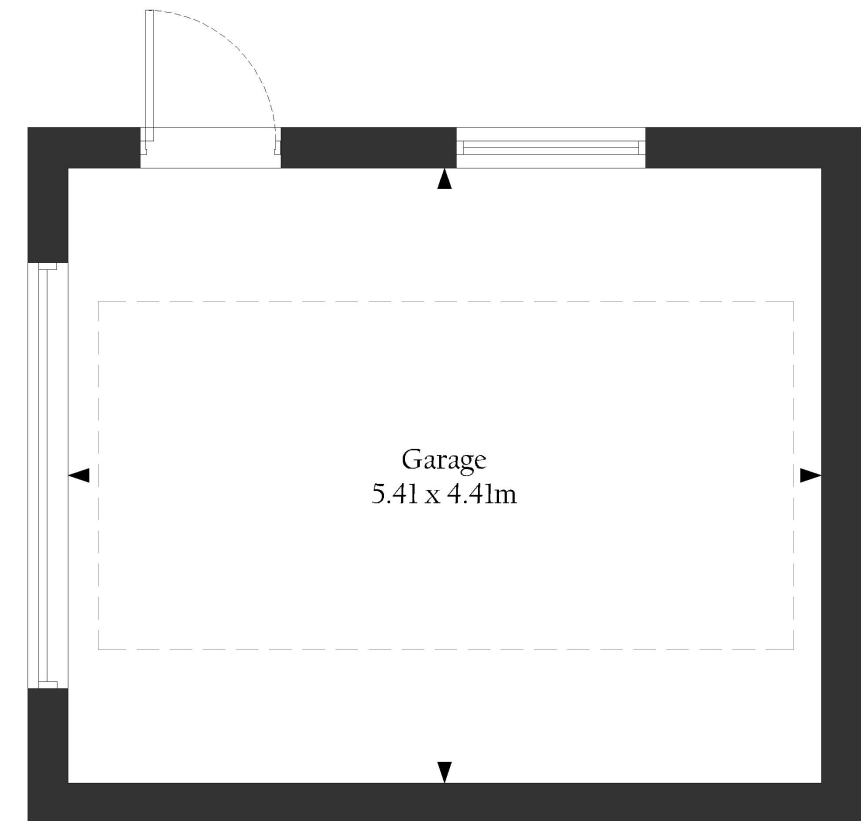


Amenity
Private garden and driveway,
with 2 parking spaces

Optional Addition
Garage or Garden Room (Detached)
Gross Internal Area: 24 sqm / 258 sqft



Standard Floor Plan



Standard Floor Plan

Garage or Garden Room

Optional Addition to Plot

Standard Option

Approx. Gross Internal Area: 24 sqm / 258 sqft

Building Height: 4.25m

Changes can be made subject to negotiations.
Changes may be subject to Statutory Approval.



Standard Option



Homes Specification

KITCHEN & UTILITY

- High quality kitchen and worktops
- High specification integrated appliances and white goods
- Separate utility room with sink, cabinets and plumbed for washer / drier

BATHROOMS & ENSUITE

- Quality sanitaryware, taps, showers and fittings
- Heated towel radiators
- Underfloor heating on GF only
- Feature tiling to shower area and floors

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- Timber or white finish doors
- Fitted carpets in upper bedrooms
- Polished concrete or micro-cement flooring to living, dining, and kitchen and ground level bedrooms

STORAGE

- Wardrobe package available separately on request

PLUMBING & HEATING

- Air Source Heat Pump
- Underfloor heating on ground floor
- Radiators to upper floors

DATA & MULTIMEDIA

- Optical Fibre for fast broadband and streaming

ELECTRICAL

- Low energy lighting fitted throughout
- Spotlights generally
- Feature wall lighting (available on request)
- Entry light
- Electrically operated roof lights, with rain sensors

SECURITY & SAFETY

- Alarm system (available upon request)
- Interlinked heat and smoke detectors

PARKING

- Provision for future car charging point
- Optional extra Garage (Plot dependent)

EXTERNALS

- Aluminium Clad timber doubled glazed windows.
- High performance timber entrance door fitted with three-point locking system.
- Sliding glass door to external (bi-fold sliding on request)
- Timber deck (available on request)
- 1.5m slatted screen fence between units
- Monobloc driveway and entrance pathway
- Outside cold-water tap
- Seeded lawns to rear garden area

CONSTRUCTION

- High quality timber frame materials
- Slate roof with skylights – some homes have metal roof sections
- PVC rainwater goods
- Utility, drainage and water connections

SUSTAINABILITY FEATURES

- Air Source Heat Pump is a low-carbon heating source that works by absorbing heat from the environment. It transfers heat from the outside air to water, which can then be used to heat rooms in your home via underfloor heating. Air source heat pumps are a renewable way of heating your home effectively and efficiently
- The houses have a predicted EPC rating of B+
- Very low cost of heating due to high levels of insulation and B+ rating for EPC
- Provision to allow cabling for car charging points to be fitted by owners

NEW BUILD HOMES WARRANTY

- Warranty by BuildZone

Specifications, layouts, and finishes are subject to change. Images and floor plans are for illustrative purposes only and may not reflect the final property.





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