



Shawfair

Edinburgh

3, 4 and 5
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind – modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Edinburgh?

Here's why...

Shawfair is a growing community in Edinburgh, which offers access to local schooling, restaurants, cafés, health clubs and shops. This stunning development boasts easy access to beaches, woodland walks and cycle paths - so you can enjoy all of these outdoor pursuits right on your doorstep - plus a train station on the Borders line which runs a regular service to Edinburgh city centre. There are fantastic bus links as well as easy access to the A1 and Edinburgh city bypass.

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

Here's why...

Shawfair is an attractive selection of new energy efficient homes, all designed with modern family living in mind, made up of three bedroom terraced and semi-detached homes and four and five bedroom detached homes offering an exceptional blend of modern living and convenient amenities.

Why Shawfair?



Your Development...

Explore our Shawfair development and check out what we have to offer.

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3, 4 and 5 bedroom homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

Shawfair
St Modwen Homes



The Wintley

942 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached/
End Terrace

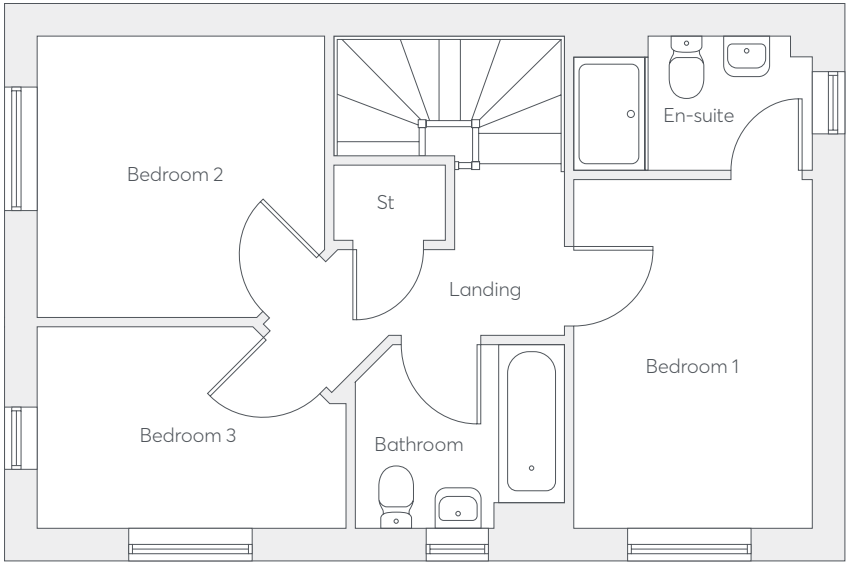
Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Laundry cupboard
- Downstairs WC
- Main bedroom with en-suite
- Dual aspect third bedroom
- District heating
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

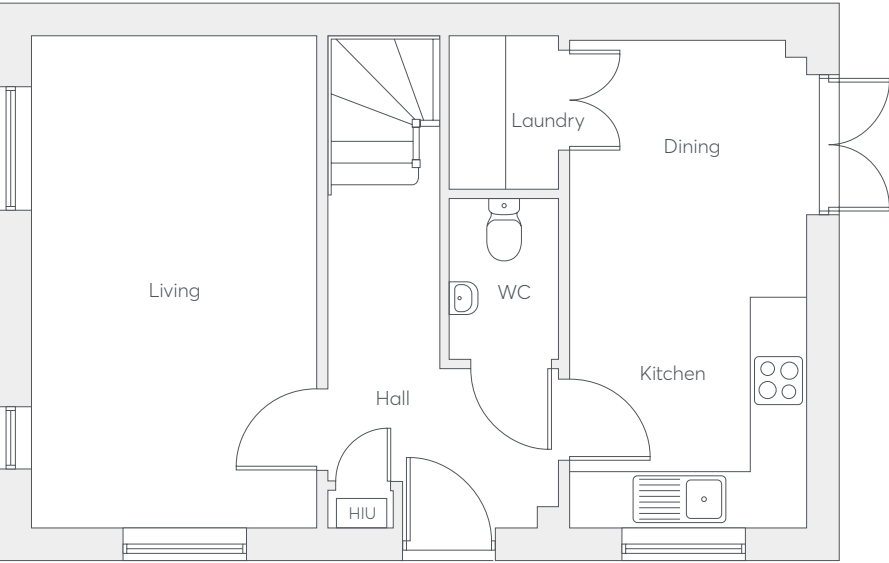
First Floor

- Bedroom 1**
 2.55m x 3.73m
 8'5" x 12'3"
- En-Suite**
 2.55m x 1.43m
 8'5" x 4'9"
- Bedroom 2**
 3.07m x 2.97m
 10'1" x 9'9"
- Bedroom 3**
 3.30m x 2.15m
 10'10" x 7'1"
- Bathroom**
 2.24m x 1.96m
 7'4" x 6'5"



Ground Floor

- Living**
 3.05m x 5.27m
 10'1" x 17'3"
- Kitchen/Dining**
 2.53m x 5.23m
 8'4" x 17'2"
- Laundry**
 1.17m x 1.63m
 3'10" x 5'4"
- WC**
 1.17m x 1.72m
 3'10" x 5'8"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



The Embley

1043 sq. ft.
3 Bedrooms
2 Bathrooms
Detached

Shawfiar
St Modwen Homes

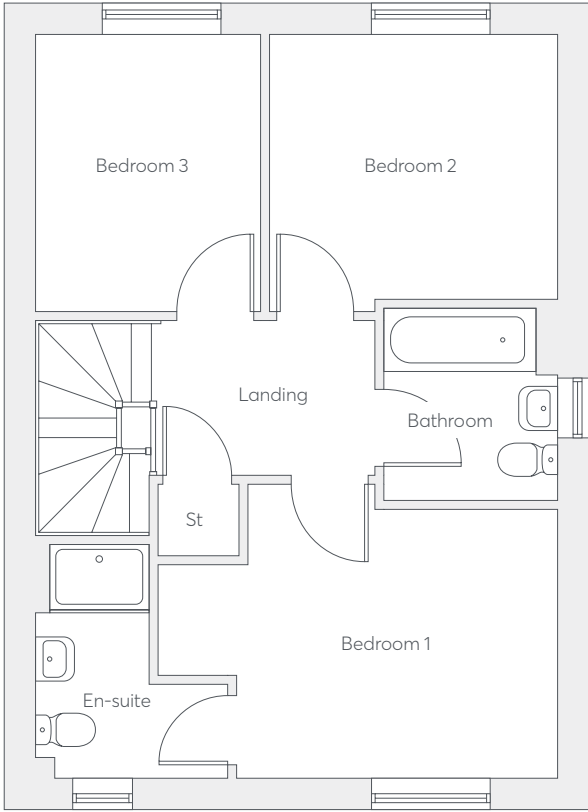
Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Fully fitted family bathroom
- District heating

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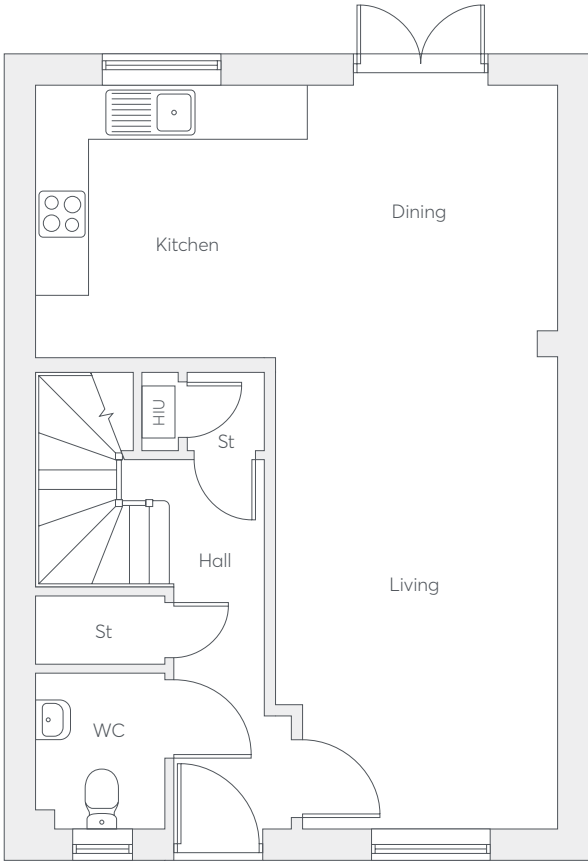
First Floor

- Bedroom 1**
3.54m x 2.99m
11'8" x 9'10"
- En-Suite**
2.15m x 2.61m
7'1" x 8'7"
- Bedroom 2**
3.17m x 2.95m
10'5" x 9'8"
- Bedroom 3**
2.51m x 3.10m
8'3" x 10'2"
- Bathroom**
1.93m x 2.15m
6'4" x 7'1"



Ground Floor

- Living**
2.80m x 5.28m
9'2" x 17'4"
- Kitchen**
2.69m x 3.02m
8'10" x 9'11"
- Dining**
2.69m x 3.10m
8'10" x 10'2"
- WC**
1.45m x 1.74m
4'9" x 5'9"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



The Hillgate

1154 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors
- Separate laundry
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom with separate shower
- Built-in cupboards to landing, kitchen and second bedroom
- District heating

First Floor

Bedroom 1
2.28m x 4.37m
7'6" x 14'4"

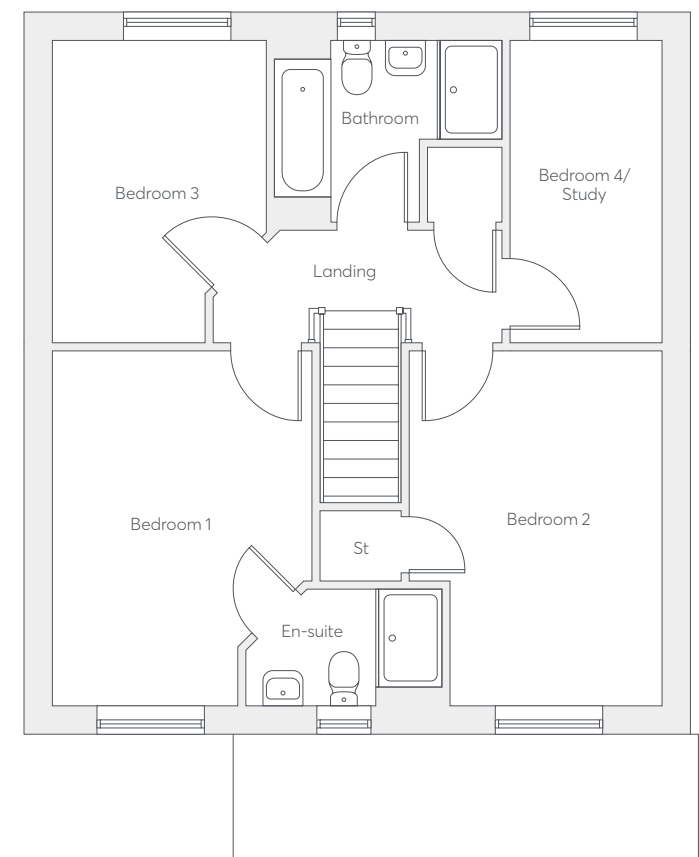
En-Suite
2.41m x 1.43m
7'11" x 4'8"

Bedroom 2
2.62m x 4.37m
8'7" x 14'4"

Bedroom 3
2.62m x 3.72m
8'8" x 12'3"

Bedroom 4/Study
1.88m x 3.72m
6'2" x 12'3"

Bathroom
2.80m x 2.23m
9'3" x 7'4"



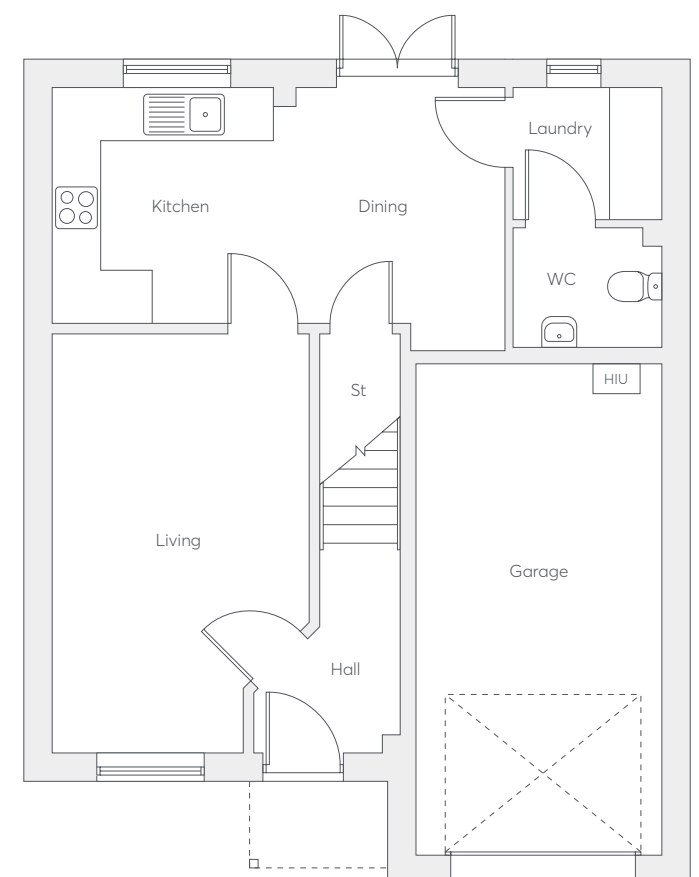
Ground Floor

Living
3.16m x 5.16m
10'5" x 16'11"

Kitchen/Dining
5.58m x 2.89m
18'4" x 9'6"

Laundry
1.83m x 1.62m
6'0" x 5'4"

WC
1.83m x 1.47m
6'0" x 4'10"





The Crossgate

1215 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan family kitchen/dining room with french doors to garden
- Downstairs WC
- Separate study
- Family bathroom with separate shower cubicle
- Main bedroom with en-suite
- Built-in cupboards in two bedrooms
- District heating

First Floor

Bedroom 1
3.70m x 3.75m
12'2" x 12'4"

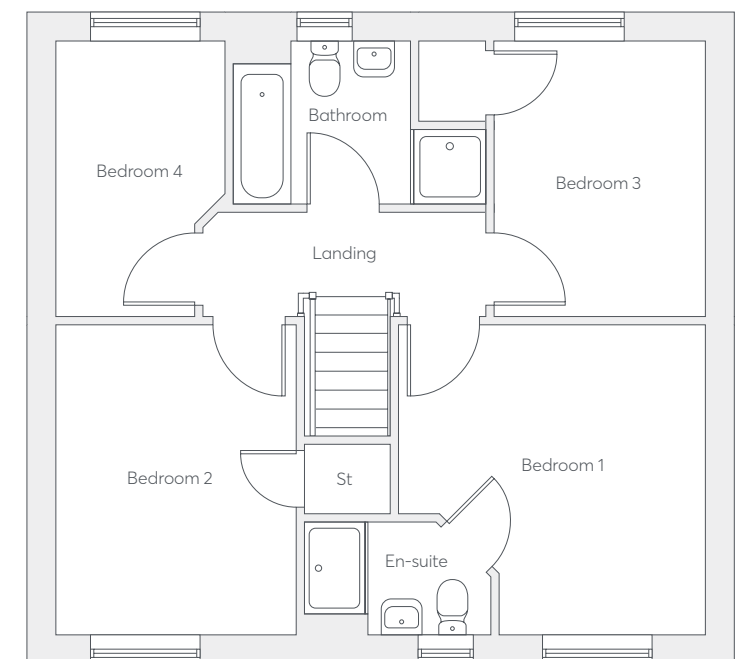
En-Suite
2.25m x 1.37m
7'5" x 4'6"

Bedroom 2
2.91m x 3.75m
9'7" x 12'4"

Bedroom 3
3.46m x 3.32m
11'4" x 10'11"

Bedroom 4
2.05m x 3.32m
6'9" x 10'11"

Bathroom
2.14m x 1.97m
7'1" x 6'6"



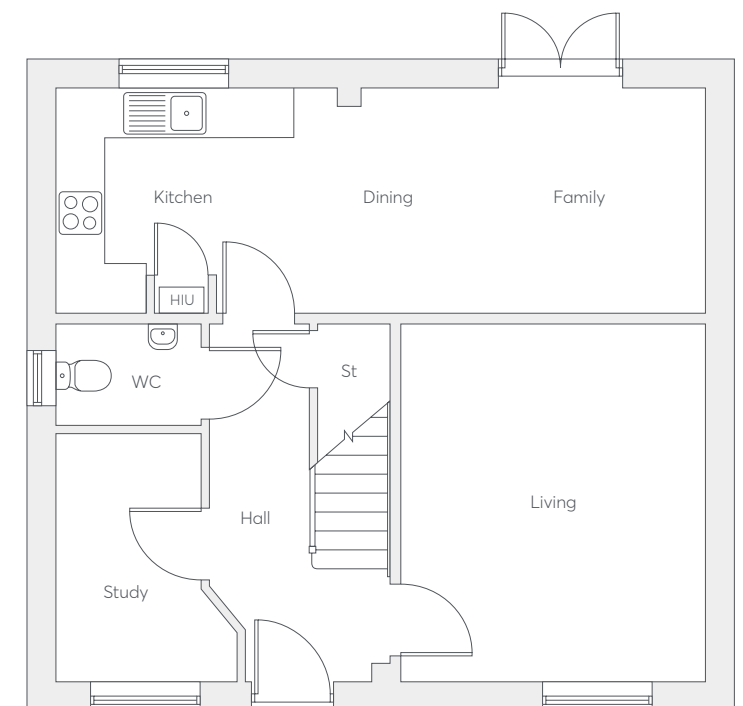
Ground Floor

Living
3.68m x 4.32m
12'1" x 14'2"

Kitchen/Dining/Family
7.85m x 2.72m
25'9" x 8'11"

Study
2.20m x 3.00m
7'3" x 9'10"

WC
1.76m x 1.22m
5'9" x 4'0"





The Cangate

1376 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Detached

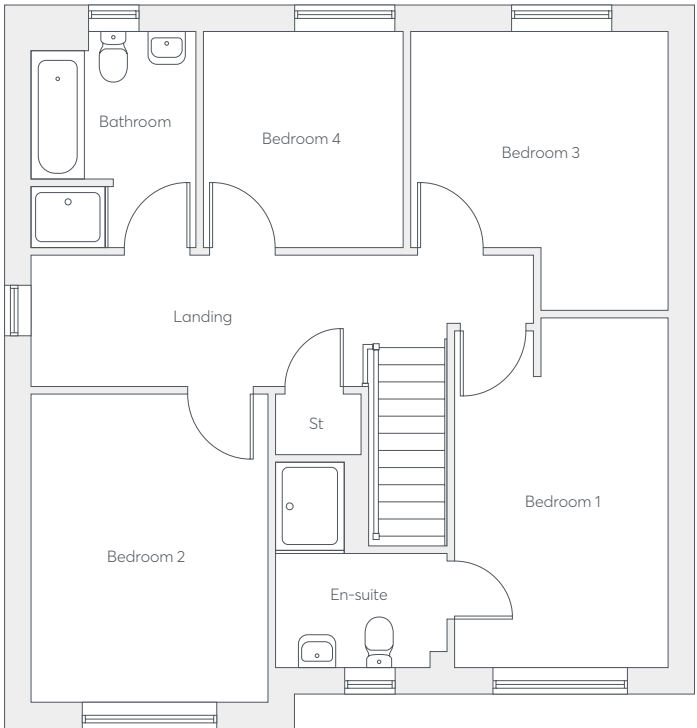
Shawfiar
 St Modwen Homes

- Key Features**
- Open plan kitchen/dining room with french doors to garden
 - Laundry room
 - Downstairs WC
 - Family bathroom with separate shower
 - Main bedroom with en-suite
 - Integral garage
 - Double glazing and high-performance insulation throughout

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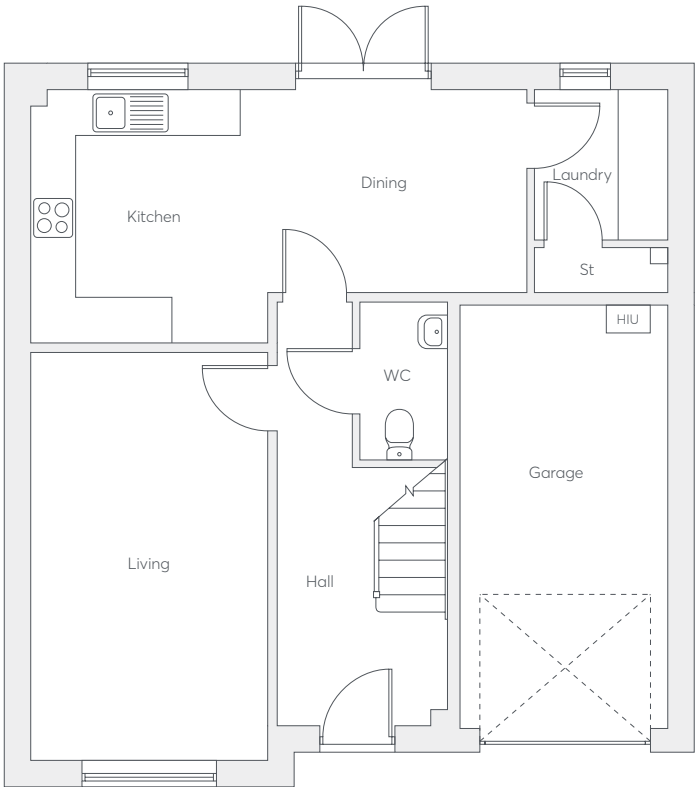
First Floor

- Bedroom 1**
2.81m x 4.63m
9'3" x 15'2"
- En-Suite**
2.27m x 1.51m
7'5" x 4'11"
- Bedroom 2**
3.13m x 2.72m
10'3" x 8'11"
- Bedroom 3**
3.39m x 3.68m
11'2" x 12'1"
- Bedroom 4**
2.63m x 2.86m
8'8" x 9'5"
- Bathroom**
2.18m x 2.86m
7'2" x 9'5"



Ground Floor

- Living**
3.13m x 5.39m
10'3" x 17'8"
- Kitchen/Dining**
6.56m x 3.34m
21'6" x 11'0"
- Laundry**
1.75m x 2.67m
5'9" x 8'9"
- WC**
1.11m x 2.08m
3'8" x 6'10"



Find this home on the siteplan



The Bramsgate

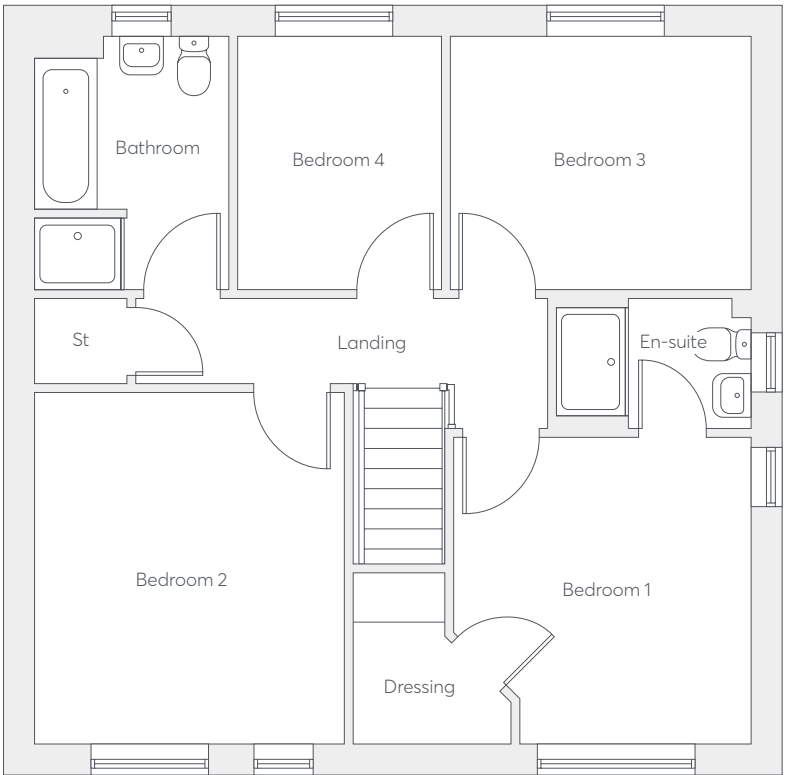
1387 sq. ft.
4 Bedrooms
2 Bathrooms
Detached

- Key Features

 - Open plan dual aspect living space with french doors
 - Downstairs WC
 - Laundry room
 - Private study
 - En-suite bedroom with dressing room
 - Family bathroom with separate shower
 - District heating
 - Double glazing and high-performance insulation throughout

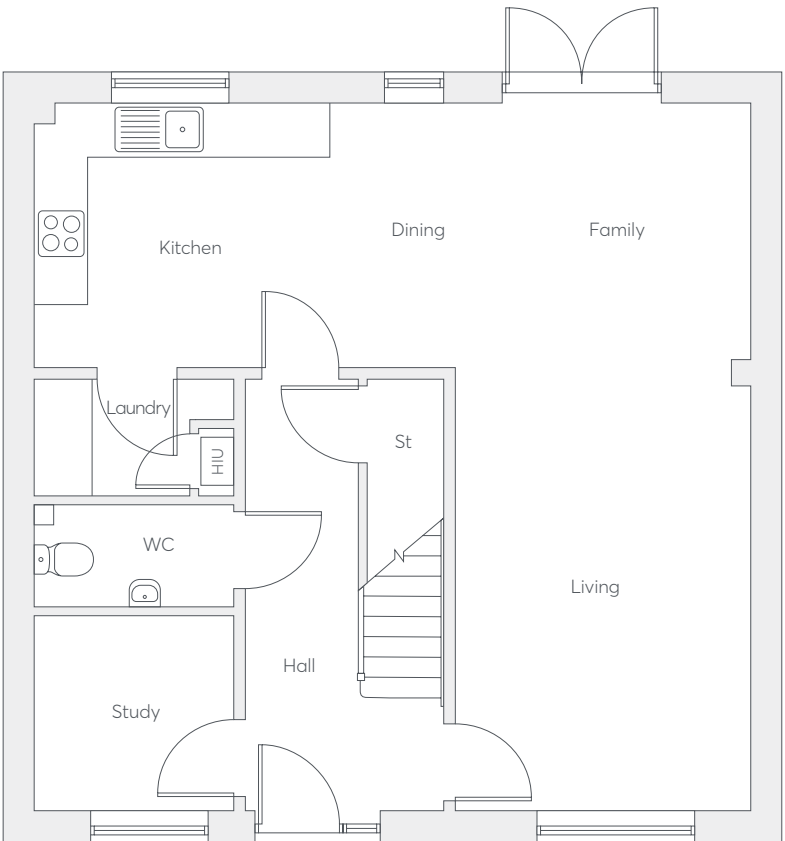
First Floor

- Bedroom 1**
 2.60m x 3.46m
 8'7" x 11'4"
- En-Suite**
 2.19m x 1.45m
 7'3" x 4'9"
- Bedroom 2**
 3.49m x 3.95m
 11'5" x 13'0"
- Bedroom 3**
 3.40m x 2.85m
 11'2" x 9'4"
- Bedroom 4**
 2.29m x 2.85m
 7'6" x 9'4"
- Bathroom**
 2.18m x 2.85m
 7'2" x 9'4"



Ground Floor

- Living**
 3.33m x 4.99m
 10'11" x 16'5"
- Kitchen/Dining/Family**
 8.08m x 2.97m
 26'6" x 9'9"
- Study**
 2.25m x 2.20m
 7'5" x 7'3"
- Laundry**
 1.77m x 1.31m
 5'10" x 4'4"
- WC**
 2.25m x 1.14m
 7'5" x 3'9"





The Strathgate

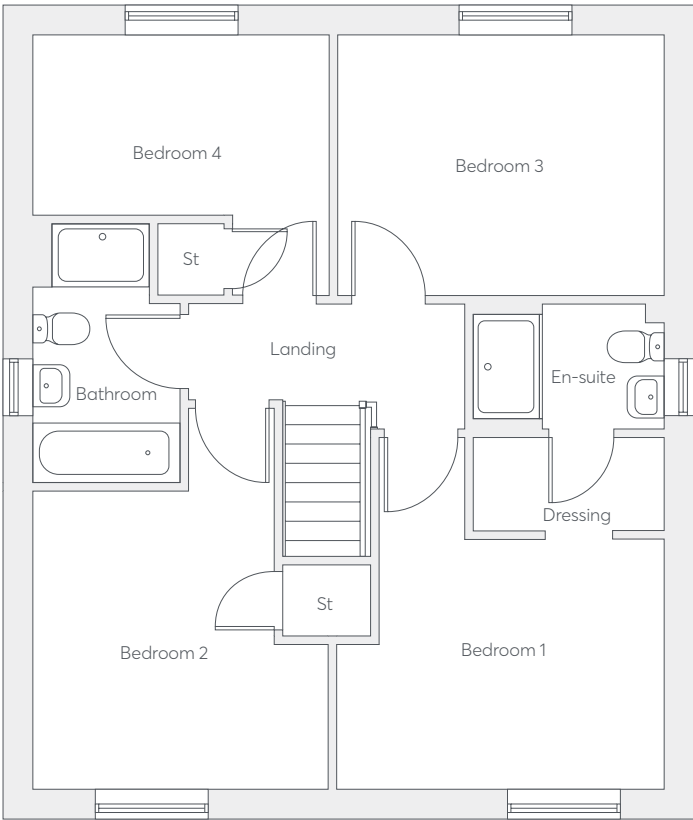
1414 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

- Key Features**
 - Open plan L-shaped family dining kitchen and living room
 - Dual french doors to garden
 - Separate laundry
 - Downstairs WC
 - Private study
 - Main bedroom with en-suite and dressing area
 - Bathroom with separate shower cubicle

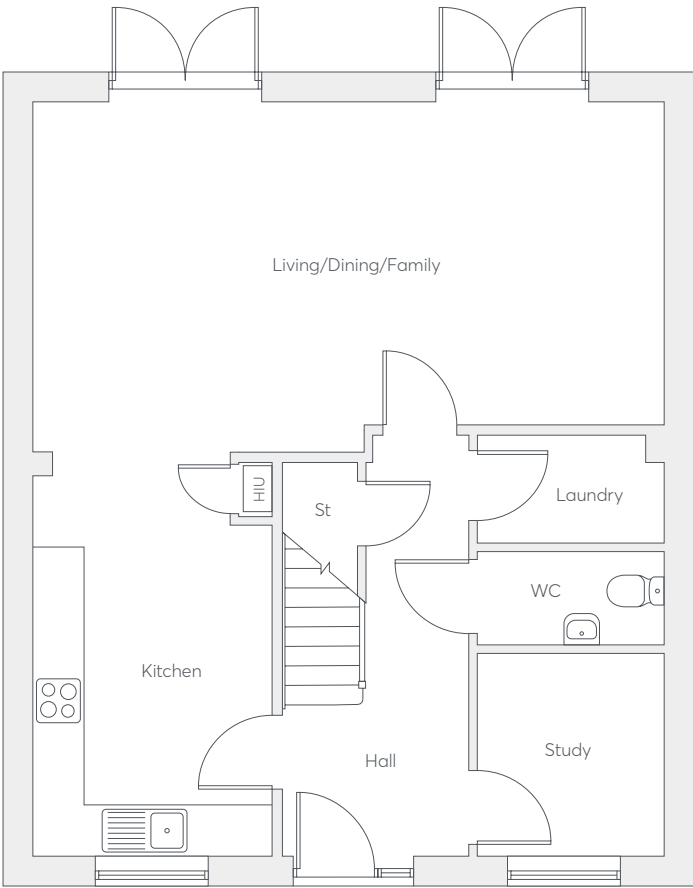
First Floor

- Bedroom 1**
3.78m x 2.93m
12'5" x 9'8"
- Dressing**
2.24m x 1.20m
7'4" x 4'10"
- En-Suite**
2.24m x 1.47m
7'4" x 4'10"
- Bedroom 2**
3.52m x 3.31m
11'7" x 10'10"
- Bedroom 3**
3.83m x 3.06m
12'7" x 10'1"
- Bedroom 4**
3.47m x 2.12m
11'5" x 7'0"
- Bathroom**
1.70m x 3.23m
5'7" x 10'7"



Ground Floor

- Living/Dining/Family**
7.41m x 3.79m
24'4" x 12'5"
- Kitchen**
2.79m x 4.75m
9'2" x 15'7"
- Study**
2.20m x 2.40m
7'3" x 7'11"
- Laundry**
2.20m x 1.37m
7'3" x 4'6"
- WC**
2.20m x 1.07m
7'3" x 3'6"





The Cedargate

1560 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

Open plan kitchen/dining and family room with french doors to garden

Laundry room

Downstairs WC

Dual aspect living room

En-suite bedroom with dressing area

Second en-suite bedroom

District heating

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
7.37m x 3.73m
24'2" x 12'3"

En-Suite 1
1.50m x 2.41m
4'11" x 7'11"

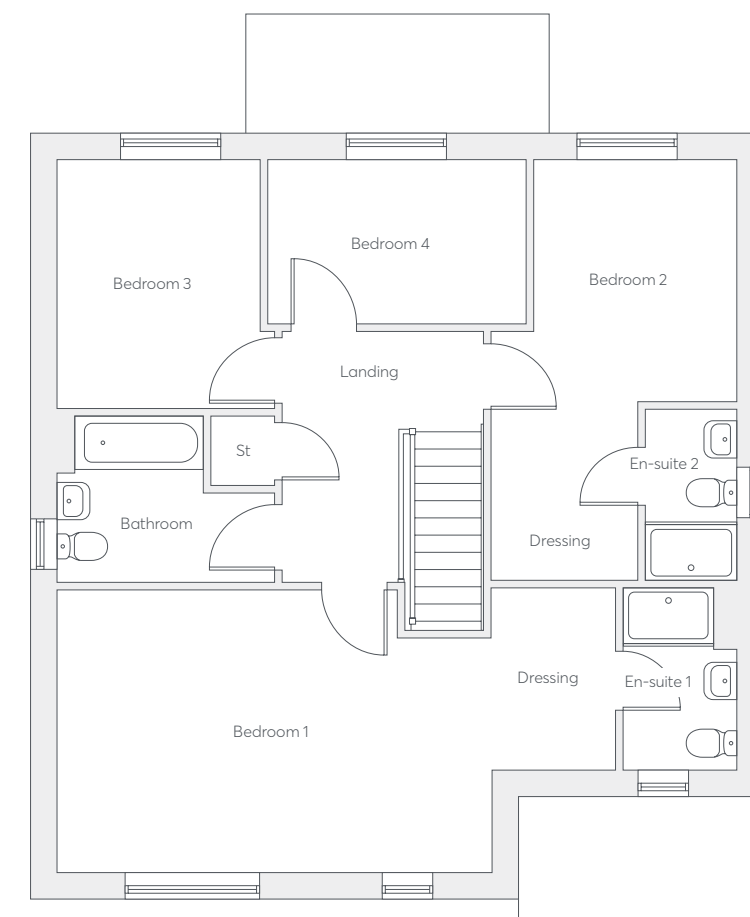
Bedroom 2
2.68m x 3.21m
8'10" x 10'6"

En-Suite 2
1.21m x 2.25m
4'0" x 7'5"

Bedroom 3
2.67m x 3.30m
8'9" x 10'10"

Bedroom 4
3.42m x 2.18m
11'3" x 7'2"

Bathroom
2.86m x 2.19m
9'5" x 7'2"



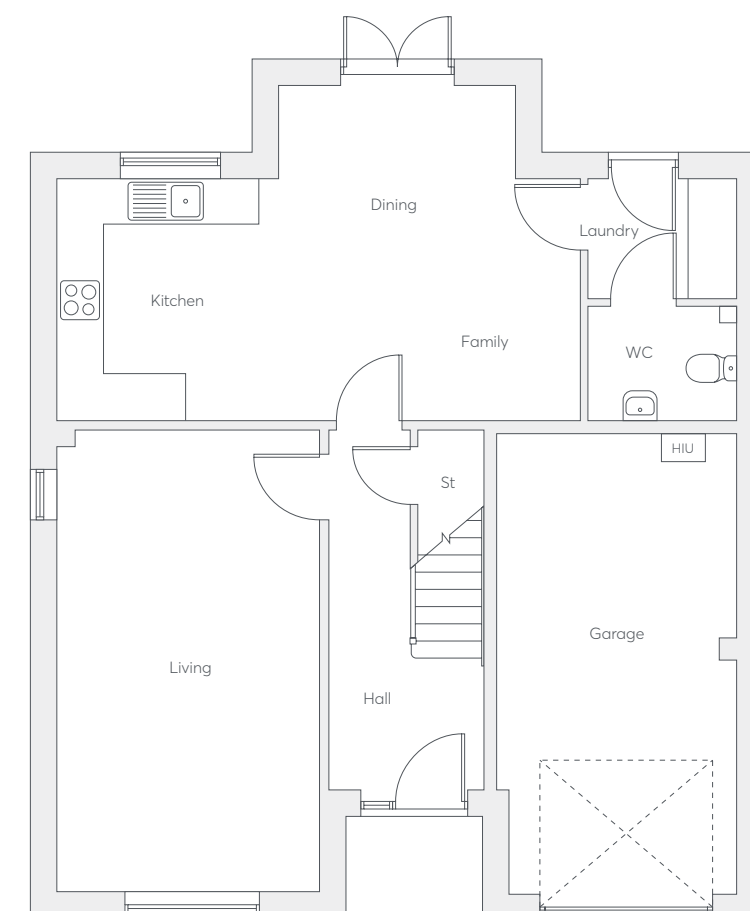
Ground Floor

Living
3.47m x 6.11m
11'5" x 20'1"

Kitchen/Dining/Family
6.91m x 4.43m
22'8" x 14'6"

Laundry
1.97m x 1.58m
6'6" x 5'2"

WC
1.97m x 1.47m
6'6" x 4'10"





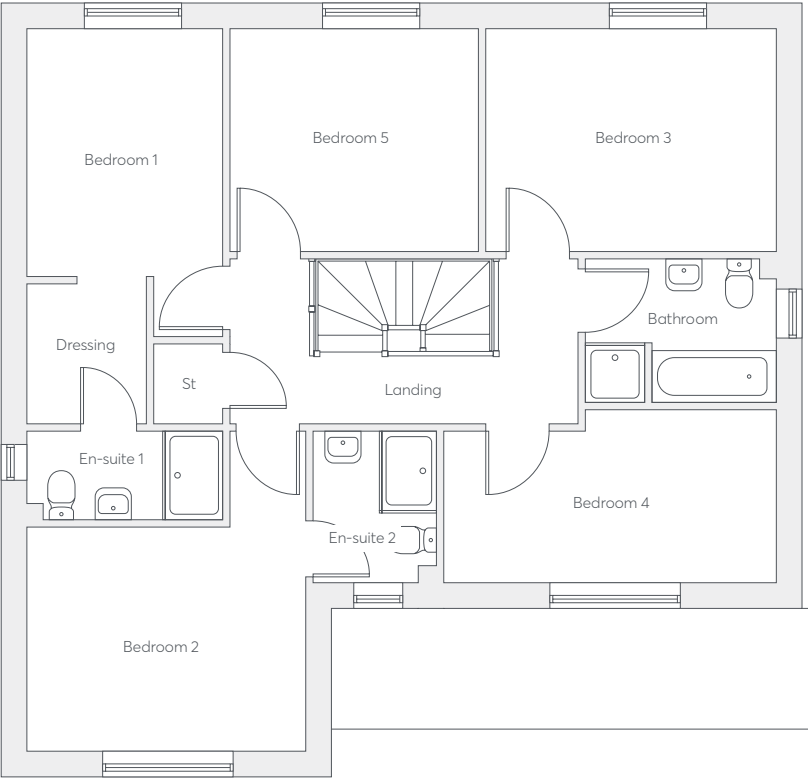
The Bayness

1645 sq. ft.
5 Bedrooms
3 Bathrooms
Detached

- Key Features**
 - L-shaped family kitchen/dining room with french doors to garden
 - Laundry room
 - Downstairs WC
 - Feature staircase with gallery landing
 - Two en-suite bedrooms, one with dressing area
 - Family bathroom with separate shower
 - Integral garage
 - District heating

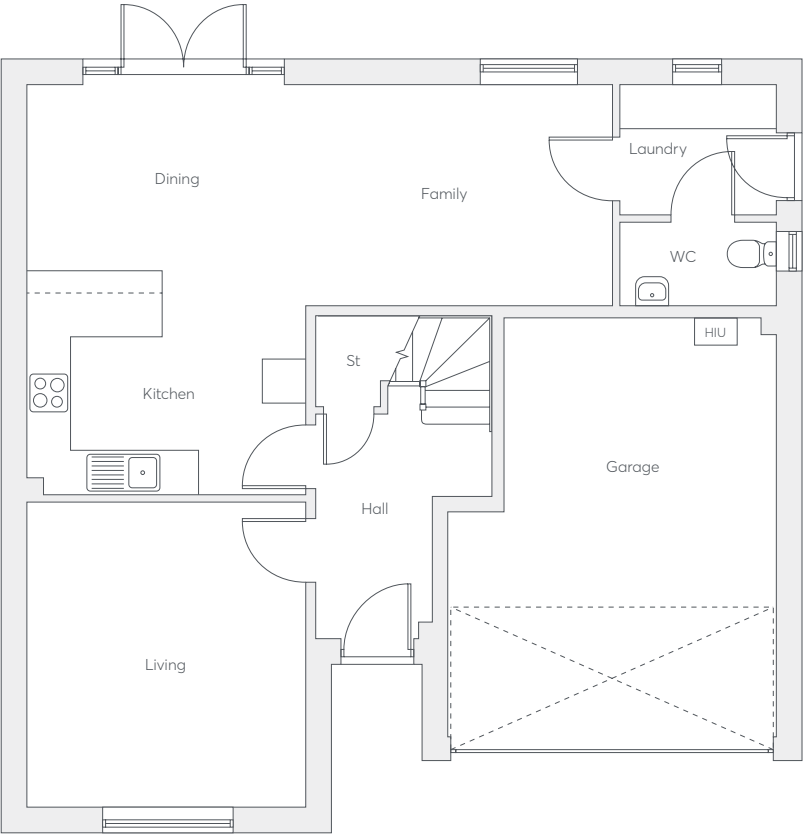
First Floor

- Bedroom 1**
2.66m x 3.37m
8'9" x 11'1"
- En-Suite 1**
2.66m x 1.21m
8'9" x 4'0"
- Dressing**
1.62m x 1.91m
5'4" x 6'3"
- Bedroom 2**
3.80m x 3.05m
12'6" x 10'0"
- En-Suite 2**
1.67m x 2.06m
5'6" x 6'9"
- Bedroom 3**
3.97m x 3.03m
13'0" x 10'0"
- Bedroom 4**
4.54m x 2.35m
14'11" x 7'9"
- Bedroom 5**
3.38m x 3.03m
11'1" x 10'0"
- Bathroom**
2.61m x 1.95m
8'7" x 6'5"



Ground Floor

- Living**
3.80m x 4.15m
12'6" x 13'8"
- Kitchen/Dining/Family**
7.99m x 5.58m
26'2" x 18'4"
- Laundry**
2.13m x 1.77m
7'0" x 5'10"
- WC**
2.13m x 1.10m
7'0" x 3'7"





The Mayness

1781 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

- Key Features**
 - Family kitchen/dining room with french doors to garden
 - Separate Laundry
 - Downstairs WC
 - Fifth bedroom or Study
 - Jack and Jill en-suite 2
 - Family bathroom with separate shower
 - District heating

First Floor

Bedroom 1
3.52m x 3.71m
11'7" x 12'2"

En-Suite 1
2.61m x 1.47m
8'7" x 4'10"

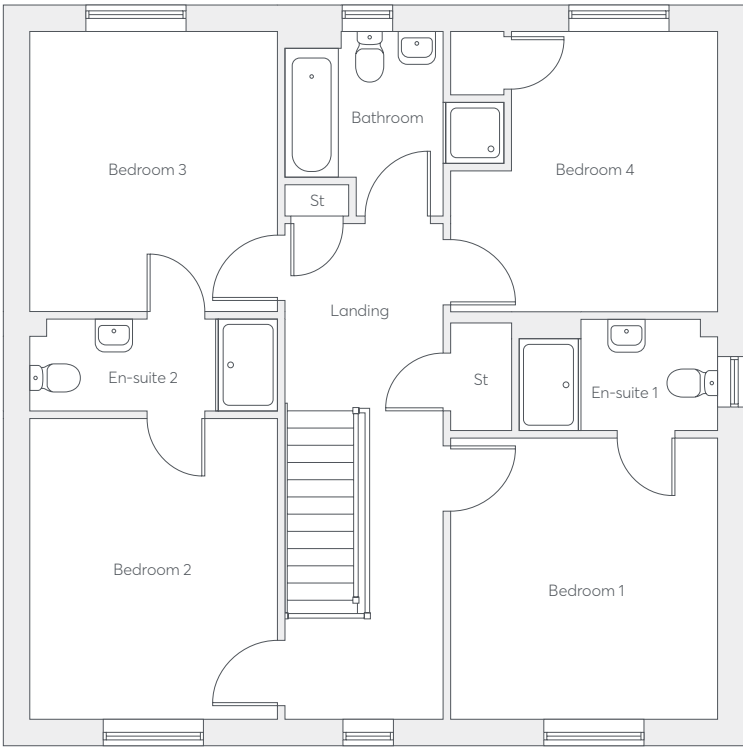
Bedroom 2
3.28m x 3.97m
10'9" x 13'1"

En-Suite 2
3.28m x 1.21m
10'9" x 4'0"

Bedroom 3
3.28m x 3.70m
10'9" x 12'2"

Bedroom 4
2.71m x 3.70m
8'11" x 12'2"

Bathroom
2.08m x 2.44m
6'10" x 8'0"



Ground Floor

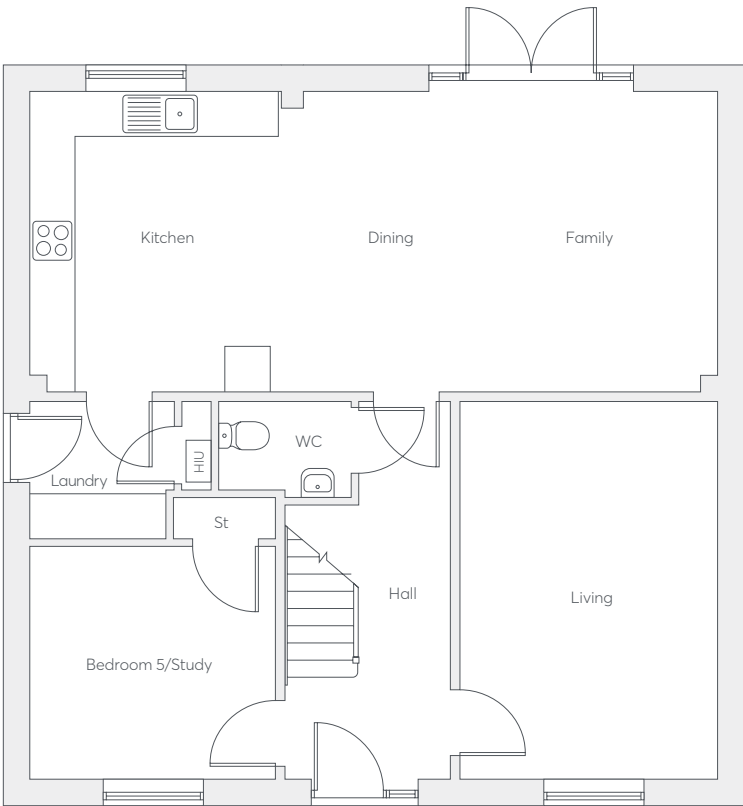
Living
3.40m x 4.99m
11'2" x 16'4"

Kitchen/Dining/Family
9.10m x 3.88m
29'10" x 13'1"

Laundry
1.92m x 1.81m
6'4" x 6'0"

Bedroom 5/Study
3.25m x 3.07m
10'8" x 10'1"

WC
1.75m x 1.26m
5'9" x 4'2"



Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Integrated cooker hood and stainless steel splashback to hob
4-Zone Induction Hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge
Telephone socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light (please see drawings)
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Carbon dioxide monitor (CO2) fitted to bedroom 1
Mains wired (with battery back-up) smoke detectors
EV Chargers installed as standard

Heating

Central heating system throughout, heat supplied via district heat network
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior
Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative

Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin handles
Smooth finish ceilings, painted in white matt
Walls painted in white satin finish
Woodwork painted in white satin finish

Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



Open daily
Thursday to
Monday

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