



ST. MARGARETS

ST. MARGARETS VILLAGE, ROSSLYNLEE, MIDLOTHIAN, EH25 9QF



ROBERTSON HOMES



ST. MARGARETS
HOME TO MORE

There's something rather special about a Robertson home. Each one is unmistakable. With more of the things that matter, like space, light, clever layouts and thoughtful features you won't believe we've even thought of. Create lively family places, spaces for catching up and quiet hideaways made for working from home. However you live in yours, it's home to more.



SPACE YOU CAN LOSE YOURSELF IN

Welcome to rooms that are large and beautifully proportioned, with ceilings that are higher than you'd expect. It's not just a feeling of space, it is space. From cinema rooms to garden rooms, from utility rooms to dressing rooms, there's a place for everything here.

Kitchens are big, bright and open plan with breakfast bars, and extra room for sofas to relax and socialise. Most of our bedrooms are double sized with plenty of storage, many with en-suites or Jack and Jill bathrooms. Whichever space you're in, you'll find the same quality of design and finish right down to the smallest details.



THERE'S LIGHT. THEN THERE'S MAKING THE MOST OF EVERY RAY

Even on the dullest days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the Garden Room. Each one has a statement Cathedral-style window – one of Robertson Homes' signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight, not only makes your home look even more spacious but it can help support feelings of well-being all year round.





QUALITY IN EVERY DELICIOUS DETAIL

You can see the quality in our kitchens on every surface and around every corner. Not just the finish, but the millimetre-perfect fitting and the choice of modern appliances. Beautifully designed and equipped, you can choose from a selection of colours and styles. And if you're looking for something even more special, there's a luxury upgrade option in both the kitchen and utility room.

Crafted units have soft-close doors and drawers with the option to add an integrated wine cooler. Appliances such as ovens, microwaves, 4 or 5 zone induction hobs by AEG and integrated dishwashers and fridge-freezers from Zanussi are included as standard. As is a 1.5 bowl stainless steel sink with drainer and chrome mixer tap.

Everything is stylishly and softly lit by slimline LED lighting and downlighters, controlled from satin chrome switch plates.





STYLE THAT'S MADE WITH SUBSTANCE

From pampering nights to getting the family ready for bed, it's all done in sumptuous style here. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling* from the Porcelanosa range, with half-height tiling around the bath, plus full-height tiling around showers.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. En-suites have thermostatic showers, with low-profile trays, quality glass and chrome doors, cabinets and fittings. Family bathrooms and primary en-suites have heated towel rails and modern downlighters.

*Subject to construction stage





EVERYTHING YOU WOULDN'T EXPECT

There's no such thing as everyday here. Instead get more from living every day in rooms designed with real purpose, function and joy. Cinema rooms turn film nights into family adventures, utility rooms take the drama out of dirty boots and mucky paws, and studies can transform your workspace into a virtual sanctuary. From dressing rooms to garden rooms, from wine coolers to warming drawers, whatever you enjoy doing, you'll find your perfect space here.





THERE'S LOCATION. THEN THERE'S BEING IN JUST THE RIGHT PLACE

If you're searching for an idyllic countryside lifestyle that's also close to the city, look no further. Set within picturesque parkland, with scenic woodland walks on your doorstep and a new playpark within walking distance, St. Margarets is a new village that's centred around the stunning conversion of the historic Grade C hospital designed by Scottish Architect, William Lambie Moffatt.

Locations like this really are very special indeed. Time to enjoy breathtaking views, with easy access to the rich array of activities the area has to offer. Marvel at the world famous Rosslyn Chapel and its ornate carvings, explore William Wallace's hideout at Wallace's Cave and lose track of time as you amble through Roslin Glen Country Park.

Roslin village is close by and home to everyday essentials like convenience stores, eateries, a post office and medical centre. You'll find an even bigger

range of shops and restaurants at nearby Straiton and Penicuik, including Next and M&S Food.

You're also within easy reach of schools and further education options including two local primary and two secondary schools, the University of Edinburgh, Heriot-Watt University, Edinburgh Napier University, Queen Margaret University, Edinburgh College and the independent art college, Leith School of Art.

St. Margarets is just seven miles south of Edinburgh so you're perfectly placed to commute to the city. Travel by village bus, via Eskbank railway station or go by car. The City of Edinburgh Bypass takes you to Edinburgh Airport, and the M8 and M9 motorways link you to Central Scotland.



A HOME THAT KEEPS ON GIVING

Every Robertson home comes with superior specification included as standard, but because we understand that you may want to make your home unique to you, we've developed a wide range of finishing touches for you to choose from including upgraded appliances like a larger hob, warming drawer or wine cooler, luxury work surfaces, tiling and door choices.

- ✓ INCLUDED
- NOT APPLICABLE
- ◆ OPTIONAL EXTRA*
- CUSTOMER CHOICE*

	ELLIOT GARDEN ROOM	GUIMARD	EVERETT GARDEN ROOM	JACOBSON GARDEN ROOM	LAWRIE GARDEN ROOM	LEONARDO GARDEN ROOM	MACKINTOSH GARDEN ROOM	EVERETT GRAND	MITCHELL GARDEN ROOM	LAWRIE GRAND	LEONARDO GRAND	MURRAY GARDEN ROOM	NASYTH GARDEN ROOM	NEWMAN GARDEN ROOM	STEWART GARDEN ROOM
Kitchen	Stainless Steel 1.5 bowl sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single oven by AEG and stainless steel Microwave in tall unit by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Fridge/Freezer by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 4 Zone by AEG with extractor by Electrolux	✓	✓	✓	✓	✓	–	–	–	–	–	–	–	–	–
	Induction hob – 5 Zone by AEG with stainless steel extractor by Electrolux	◆	◆	◆	◆	◆	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 800mm wide 4 zone venting hob by Miro	–	–	–	–	–	–	–	–	–	–	–	✓	–	–
	Fully integrated Dishwasher by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	All switchplates and sockets to kitchens to be satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Choice of worktops from a selection of Composites and upstand to match*	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom & en-suites	Stainless Steel single bowl sink with drainer and chrome mixer tap in utility	✓	✓	–	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
	Downlighters ¹	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN VAL slimline basin with HANSGROHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN under-basin vanity unit to Primary bedroom en-suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	LAUFEN PRO back to wall pan with slimline soft close seat and dual flush reef plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer HANSGROHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic shower HANSGROHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	PORCELANOSA Half-height tiling to 3 walls around bath and tiled bulkhead with chrome tile edging, full height tiling to shower	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Waterproof downlighters in main bathroom and en-suite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wardrobes	Wardrobe to Primary Bedroom to be solid or glazed doors and to include internal pack*	–	–	■	–	■	–	–	–	–	–	■	–	–
Walk-in-wardrobe		✓	✓	–	✓	–	✓	–	✓	✓	–	–	✓	✓	✓
Wardrobe to bedroom 2 to be solid or glazed doors and to include internal pack		■	■	■	■	■	■	■	■	■	■	■	■	■	■
Security & external	High performance entrance door and security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	External tap	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

*Subject to construction stage

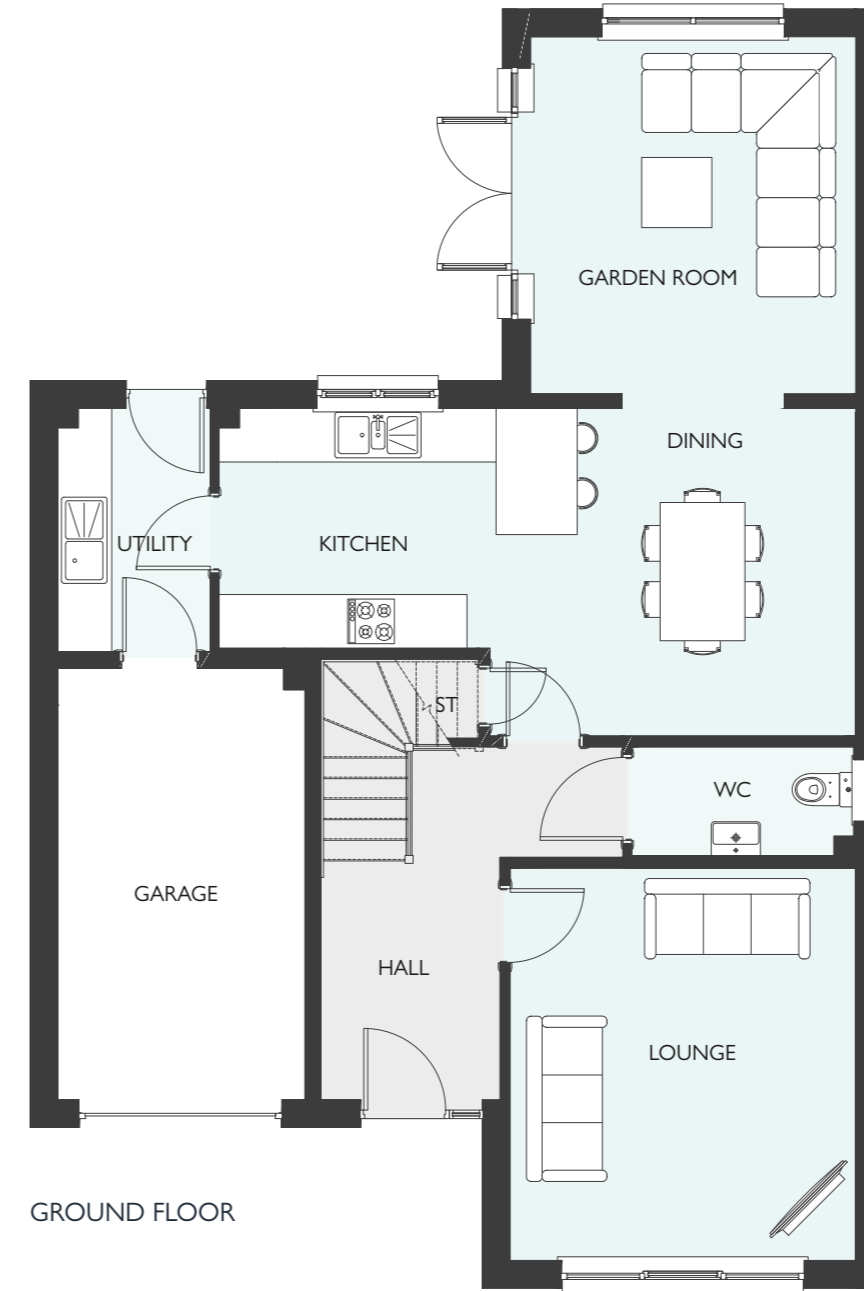
¹Downlighters not to utility

ELLIOT GARDEN ROOM

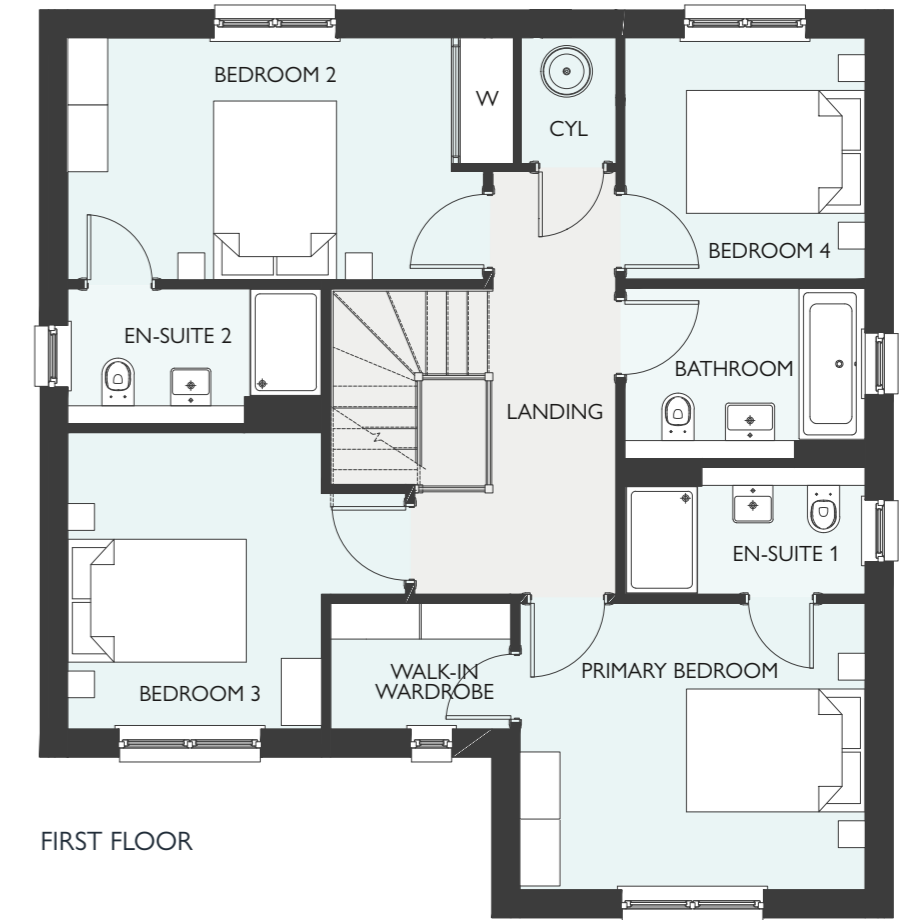


GROUND FLOOR	METRIC	IMPERIAL
Lounge	4389 x 3865	14' 5" x 12' 8"
Kitchen	4158 x 2685	13' 8" x 8' 10"
Dining	3666 x 2966	12' 0" x 9' 9"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2723 x 1702	8' 11" x 5' 7"
WC	2485 x 1217	8' 2" x 4' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3865 x 3207	12' 8" x 10' 6"
En-Suite 1	2689 x 1420	8' 10" x 4' 8"
Walk-in Wardrobe	2017 x 1407	6' 7" x 4' 7"
Bedroom 2	4988 x 2707	16' 4" x 8' 11"
En-Suite 2	2842 x 1510	9' 4" x 4' 11"
Bedroom 3	3783 x 3319	12' 5" x 10' 11"
Bedroom 4	2702 x 2689	8' 10" x 8' 10"
Bathroom	2689 x 1906	8' 10" x 6' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



FOUR BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
1640 SQUARE FEET



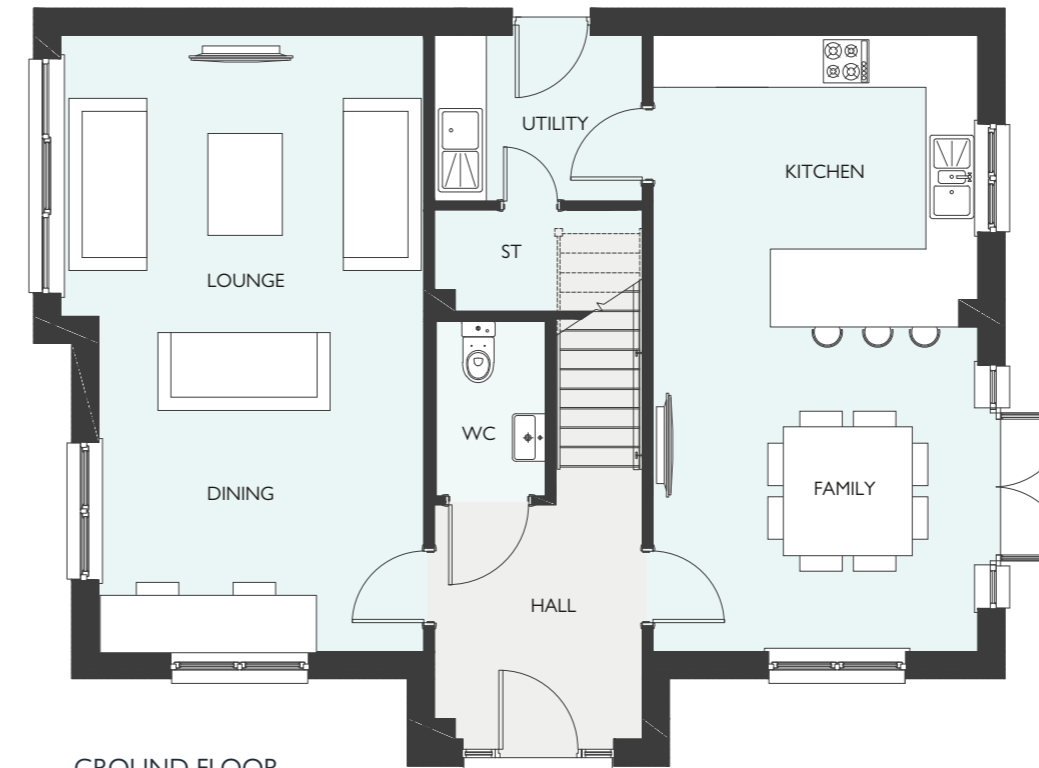
GUIMARD



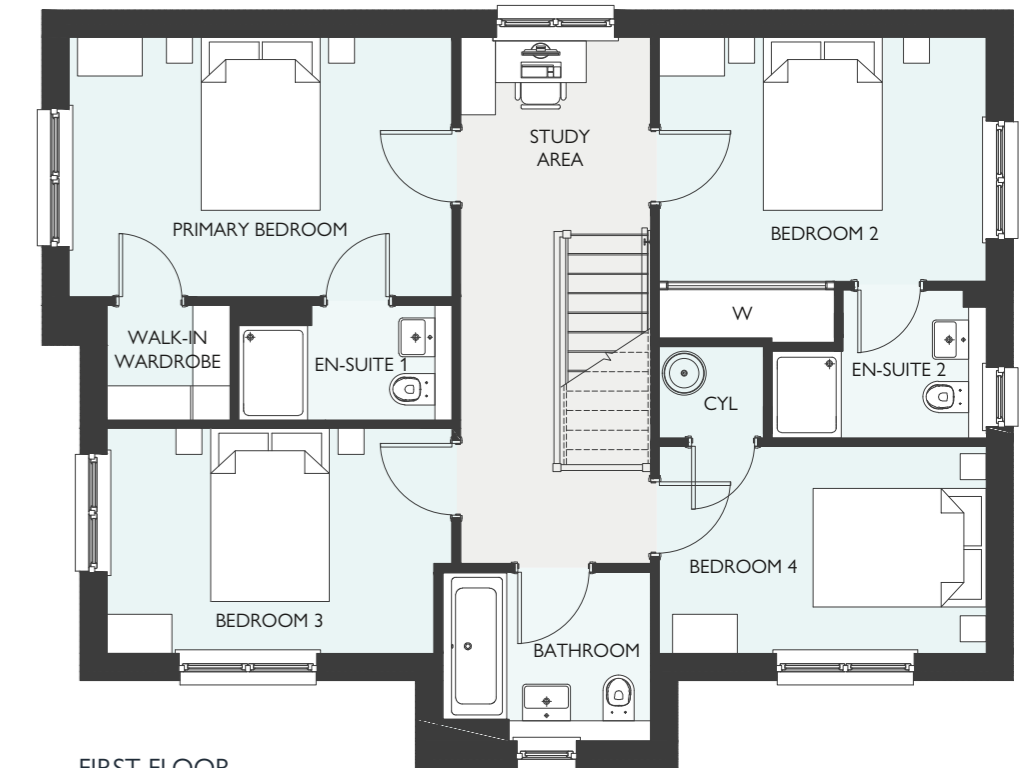
FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE
1641 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4196 x 4119	13' 9" x 13' 6"
Dining	3756 x 3008	12' 4" x 9' 10"
Kitchen	3756 x 3370	12' 4" x 11' 1"
Family	3756 x 3756	12' 4" x 12' 4"
Utility	2401 x 1915	7' 11" x 6' 3"
WC	2019 x 1245	6' 7" x 4' 2"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4427 x 3001	14' 6" x 9' 10"
En-Suite 1	2474 x 1324	8' 1" x 4' 4"
Walk-in Wardrobe	1412 x 1324	4' 8" x 4' 4"
Bedroom 2	3770 x 2822	12' 4" x 9' 3"
En-Suite 2	2474 x 1711	8' 1" x 5' 7"
Bedroom 3	3987 x 2725	13' 1" x 8' 11"
Bedroom 4	3770 x 2443	12' 4" x 8' 0"
Bathroom	2401 x 1952	7' 11" x 6' 5"

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GROUND FLOOR



FIRST FLOOR

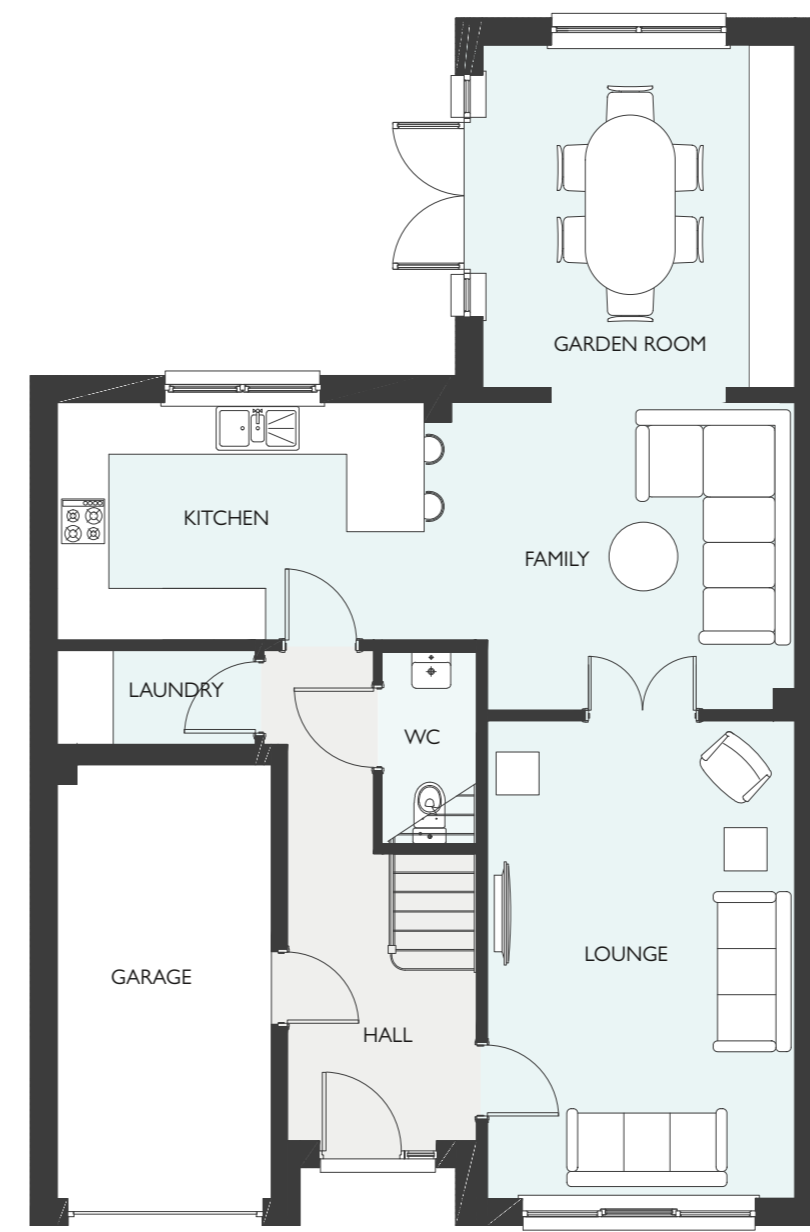
EVERETT GARDEN ROOM



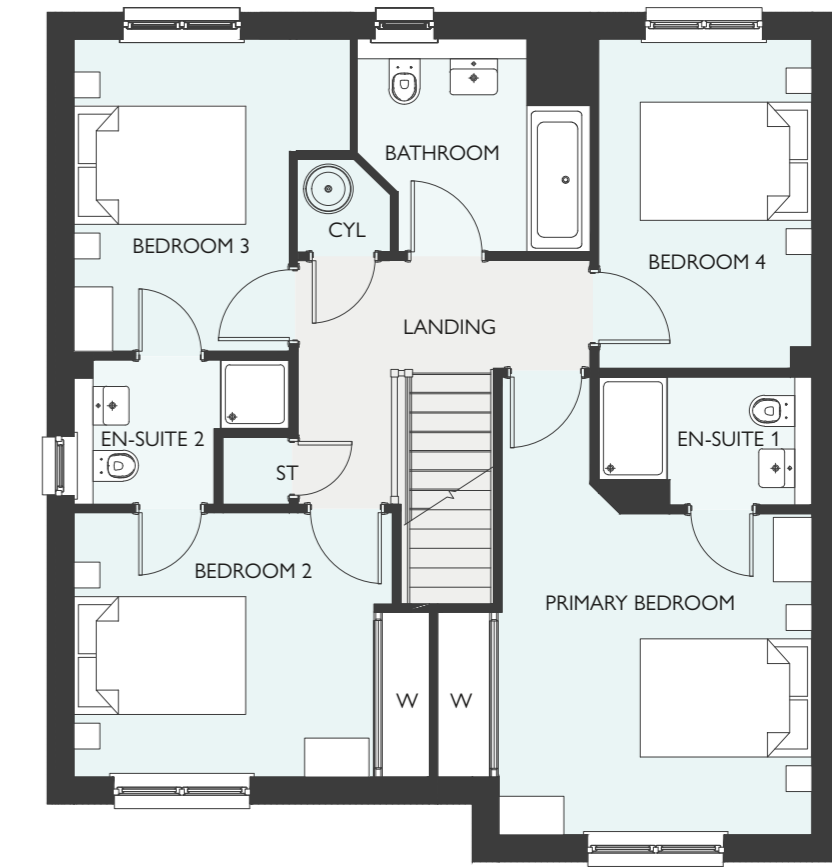
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 x 3583	18' 3" x 11' 9"
Kitchen	4270 x 2762	14' 0" x 9' 1"
Family	4319 x 3568	14' 2" x 11' 8"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Laundry	2304 x 1069	7' 7" x 3' 6"
WC	2244 x 1100	7' 4" x 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5332 x 4354	17' 6" x 14' 3"
En-Suite 1	2482 x 1494	8' 2" x 4' 11"
Bedroom 2	4134 x 3074	13' 7" x 10' 1"
En-Suite 2	2506 x 1679	8' 3" x 5' 6"
Bedroom 3	3634 x 3202	11' 11" x 10' 6"
Bedroom 4	3831 x 2482	12' 7" x 8' 2"
Bathroom	2703 x 2479	8' 10" x 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

FOUR BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
1671 SQUARE FEET



GROUND FLOOR



FIRST FLOOR

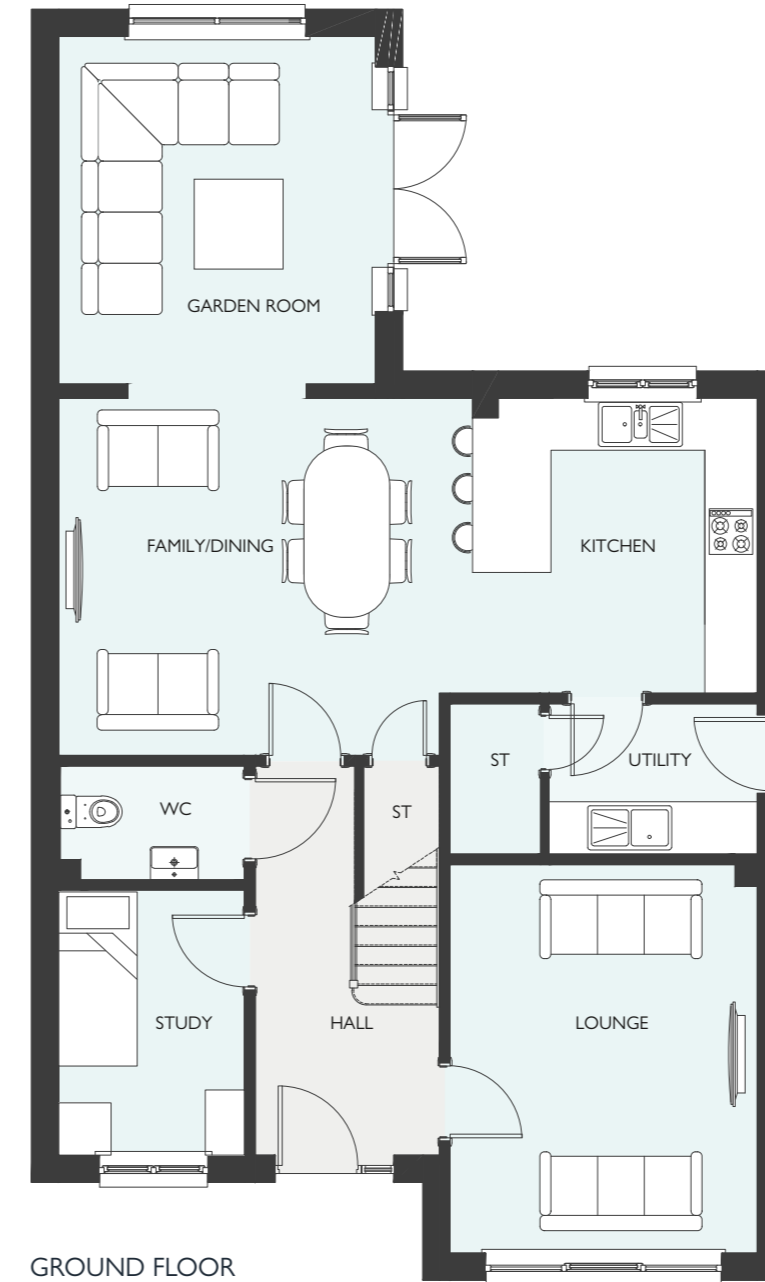
JACOBSON GARDEN ROOM



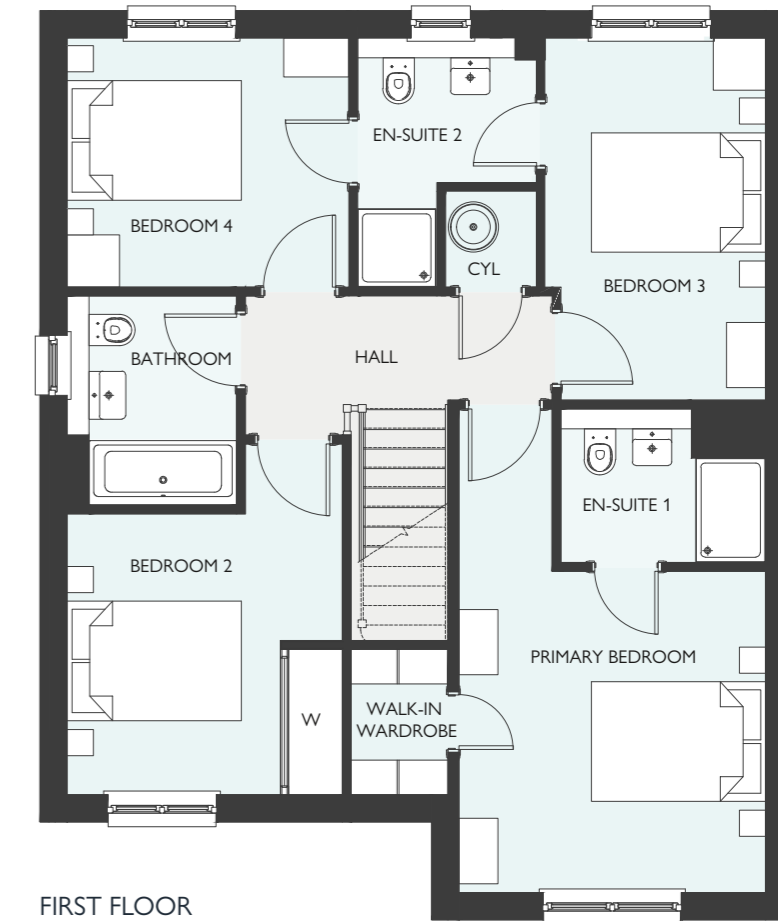
FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE
1751 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4464 x 3526	14' 8" x 11' 7"
Kitchen	3389 x 3270	11' 1" x 10' 9"
Family/Dining	4757 x 4104	15' 7" x 13' 6"
Study	3037 x 2133	10' 0" x 7' 0"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2388 x 1725	7' 10" x 5' 8"
WC	2133 x 1307	7' 0" x 4' 3"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5560 x 3526	18' 3" x 11' 7"
En-Suite 1	2353 x 1764	7' 9" x 5' 9"
Walk-in Wardrobe	1672 x 1113	5' 6" x 3' 8"
Bedroom 2	4035 x 3161	13' 3" x 10' 4"
En-Suite 2	2865 x 2060	9' 5" x 6' 9"
Bedroom 3	4156 x 2530	13' 8" x 8' 4"
Bedroom 4	3235 x 2865	10' 7" x 9' 5"
Bathroom	2406 x 1946	7' 11" x 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

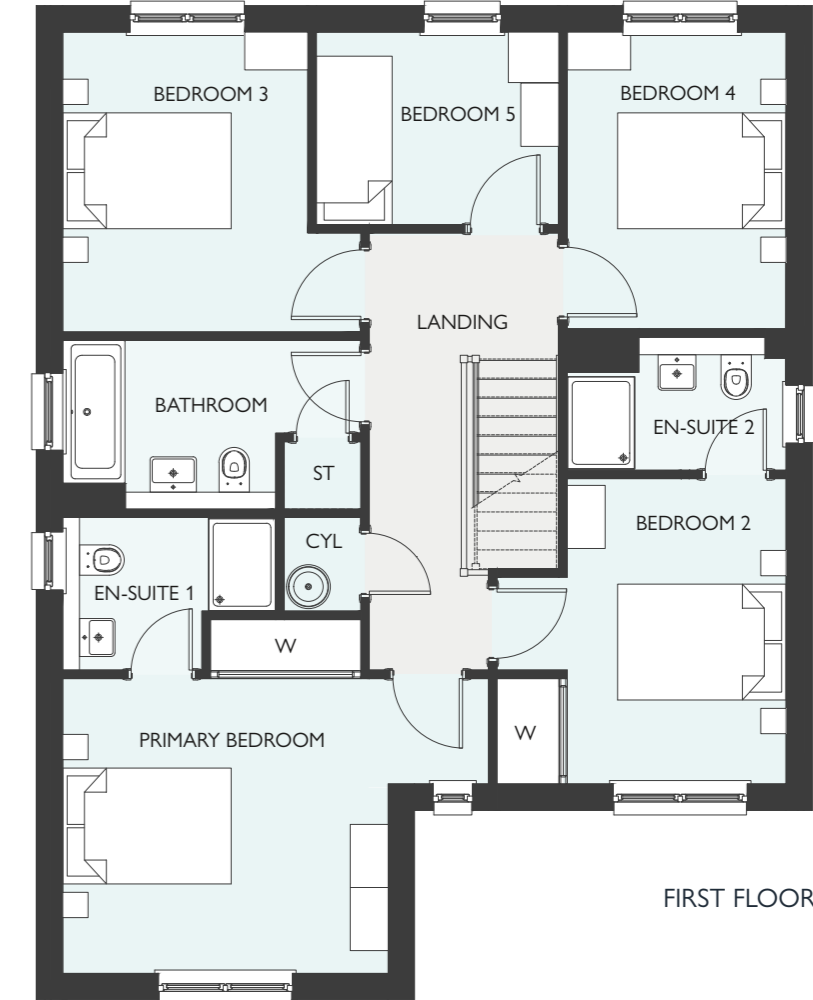
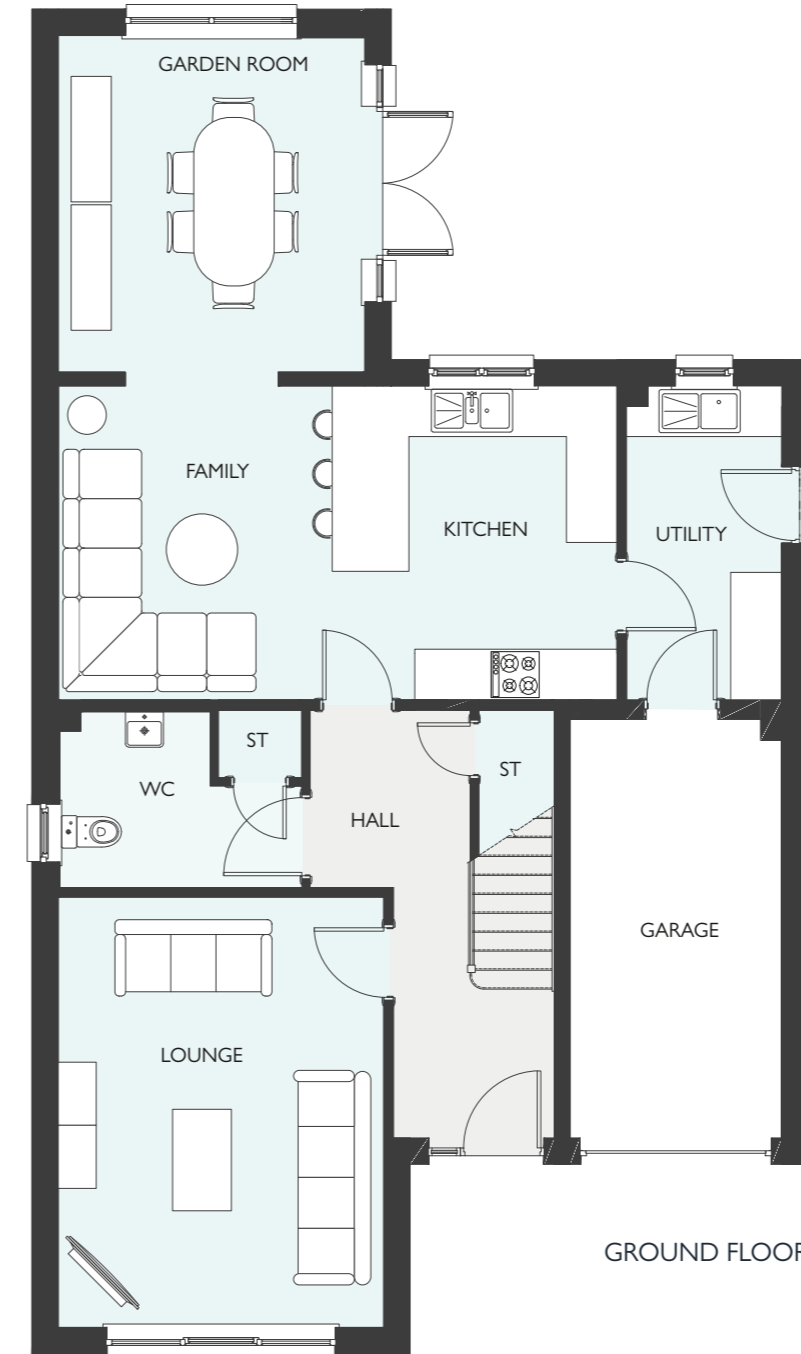
LAWRIE GARDEN ROOM



FIVE BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
1850 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5087 x 3864	16' 8" x 12' 8"
Kitchen	3715 x 3285	12' 2" x 10' 9"
Family	3715 x 3348	12' 2" x 11' 0"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3715 x 1845	12' 2" x 6' 1"
WC	2843 x 2077	9' 4" x 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3864 x 3501	12' 8" x 11' 6"
En-Suite 1	2530 x 1811	8' 4" x 5' 11"
Bedroom 2	3624 x 3432	11' 11" x 11' 3"
En-Suite 2	2597 x 1579	8' 6" x 5' 2"
Bedroom 3	3631 x 3561	11' 11" x 11' 8"
Bedroom 4	3521 x 2596	11' 7" x 8' 6"
Bedroom 5	2878 x 2286	9' 5" x 7' 6"
Bathroom	3631 x 2001	11' 11" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

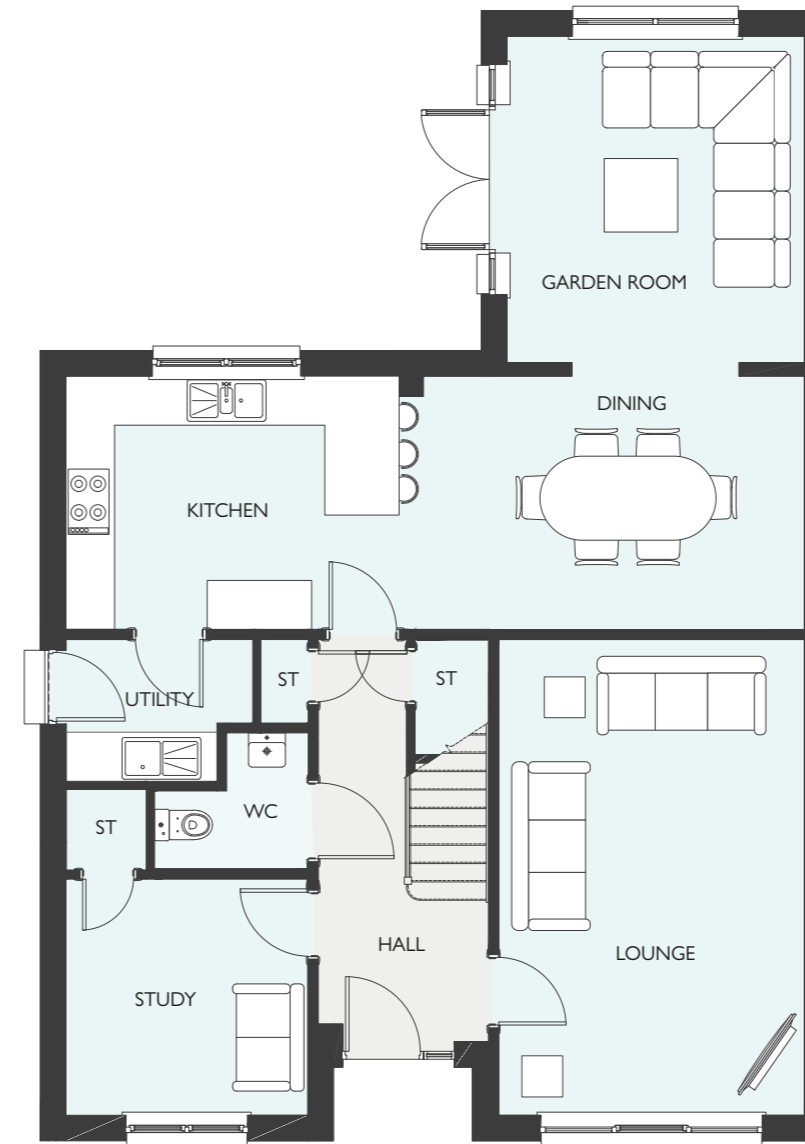


LEONARDO GARDEN ROOM

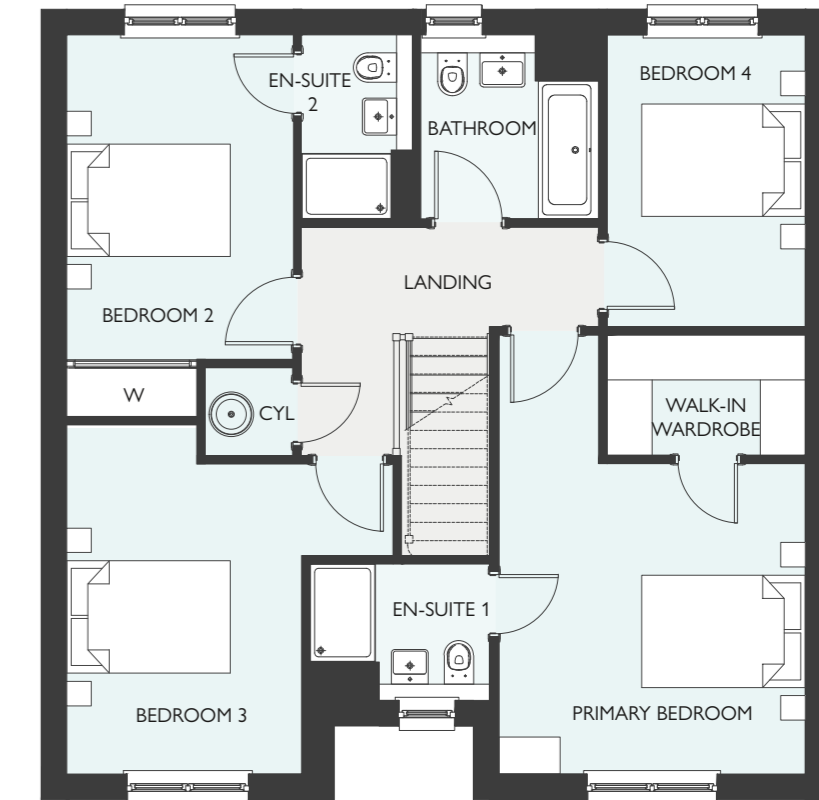


GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 x 3739	19' 1" x 12' 3"
Kitchen	4080 x 3100	13' 5" x 10' 2"
Dining	4959 x 3100	16' 3" x 10' 2"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Study	2964 x 2890	9' 9" x 9' 6"
Utility	2283 x 1736	7' 6" x 5' 8"
WC	1883 x 1662	6' 2" x 5' 5"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5374 x 3749	17' 8" x 12' 4"
En-Suite 1	2198 x 1674	7' 3" x 5' 6"
Walk-in Wardrobe	2424 x 1474	7' 11" x 4' 10"
Bedroom 2	4676 x 2794	15' 4" x 9' 1"
En-Suite 2	2255 x 1364	7' 5" x 4' 6"
Bedroom 3	4273 x 2876	14' 0" x 9' 5"
Bedroom 4	3574 x 2424	11' 9" x 7' 11"
Bathroom	2255 x 2174	7' 5" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
1878 SQUARE FEET

MACKINTOSH GARDEN ROOM

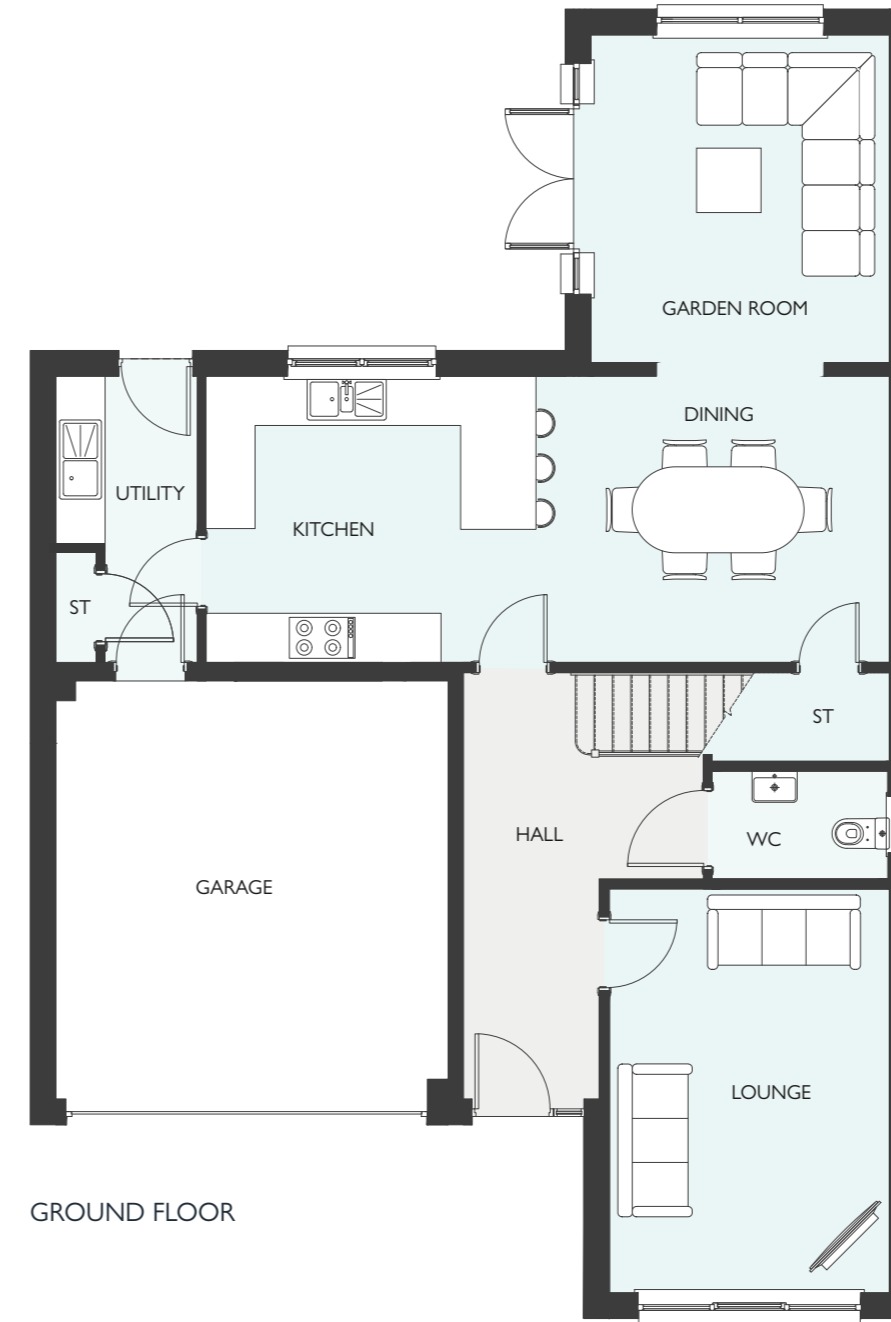


GROUND FLOOR	METRIC	IMPERIAL
Lounge	4914 x 3414	16' 1" x 11' 2"
Kitchen	3480 x 3385	11' 5" x 11' 1"
Dining	4951 x 3480	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3480 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5161 x 3414*	16' 11" x 11' 2"
En-Suite 1	2798 x 2146	9' 2" x 7' 0"
Bedroom 2	3748 x 3349	12' 4" x 11' 0"
En-Suite 2	2495 x 1250	8' 2" x 4' 1"
Bedroom 3	4013 x 3095	13' 2" x 10' 2"
Bedroom 4	3514 x 3393	11' 6" x 11' 2"
Bedroom 5	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798 x 1902	9' 2" x 6' 3"

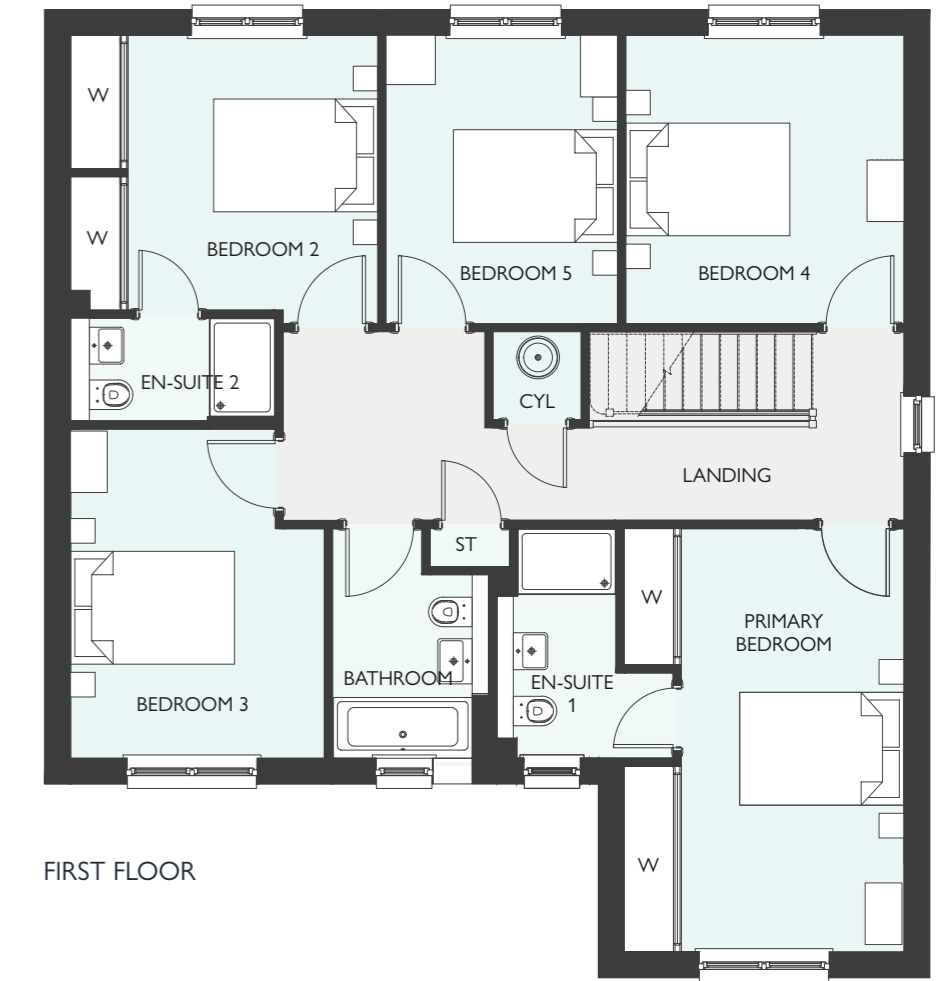
*Max

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

FIVE BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
1980 SQUARE FEET



GROUND FLOOR



FIRST FLOOR

EVERETT GRAND



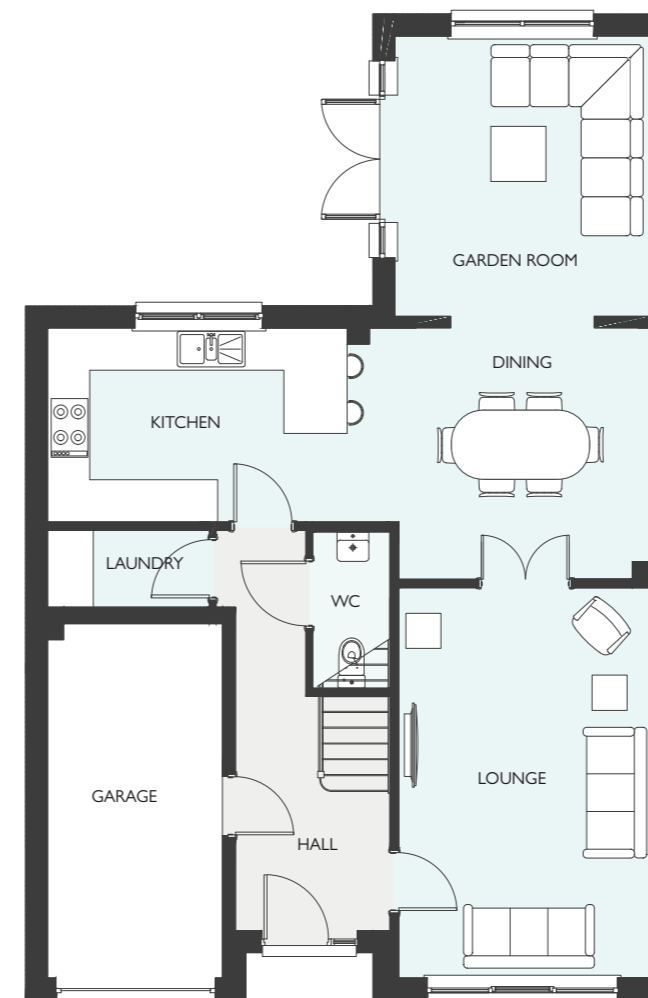
FIVE BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
2118 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 × 3593	18' 3" × 11' 9"
Kitchen	4270 × 2762	14' 0" × 9' 1"
Dining	4319 × 3568	14' 2" × 11' 8"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Laundry	2304 × 1069	7' 7" × 3' 6"
WC	2252 × 1100	7' 5" × 3' 7"

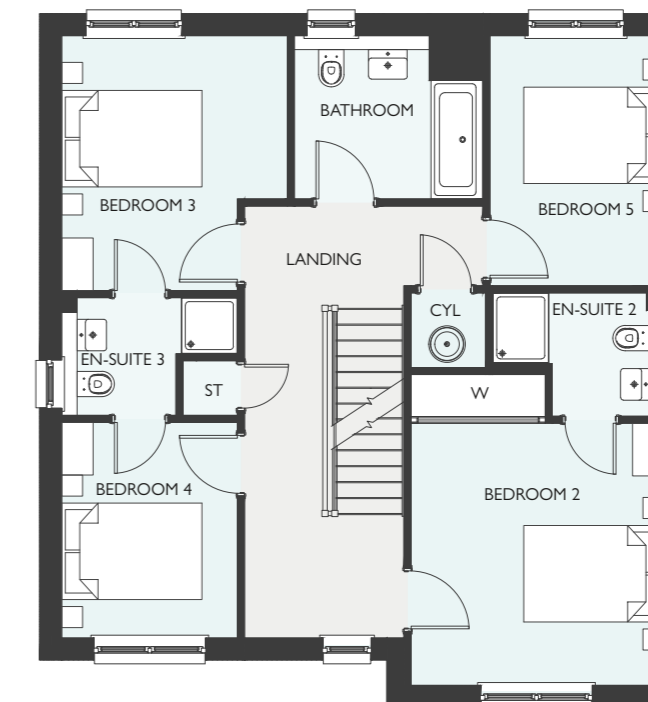
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4431 × 3607	14' 6" × 11' 10"
En-Suite 2	2443 × 1759	8' 0" × 5' 9"
Bedroom 3	3634 × 3219	11' 11" × 10' 7"
En-Suite 3	2506 × 1679	8' 3" × 5' 6"
Bedroom 4	3304 × 2506	9' 11" × 8' 3"
Bedroom 5	3566 × 2482	11' 8" × 8' 2"
Bathroom	2686 × 2329	8' 10" × 7' 8"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5632 × 3456	18' 6" × 11' 4"
En-Suite 1	3607 × 3572	11' 10" × 11' 9"
Dressing Room	3420 × 1959	11' 3" × 6' 5"

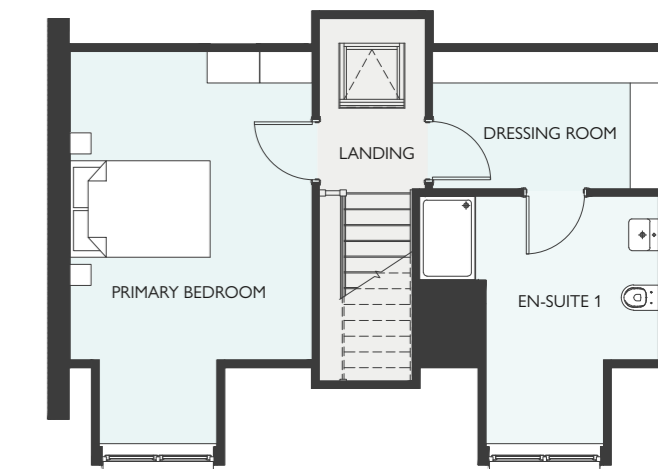
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GROUND FLOOR



FIRST FLOOR



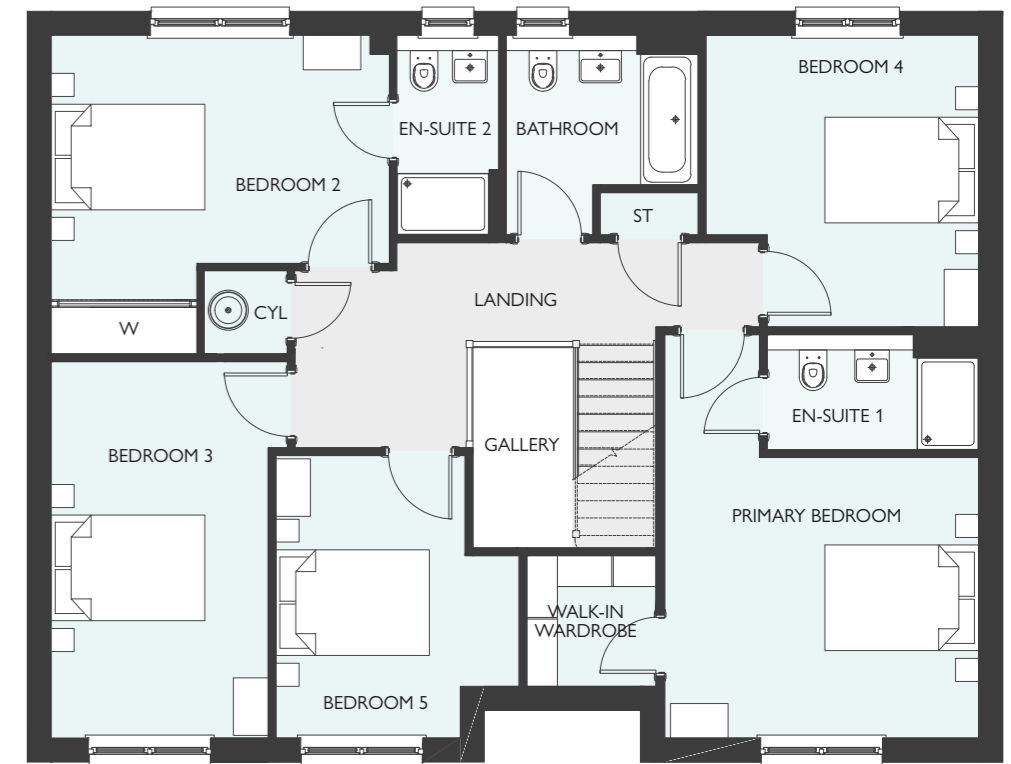
SECOND FLOOR

MITCHELL GARDEN ROOM



FIVE BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
2193 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Family/Dining	6389 x 3875	21' 0" x 12' 9"
Garden Room	3997 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5252 x 4089	17' 3" x 13' 5"
En-Suite 1	2749 x 1499	9' 0" x 4' 11"
Walk-in Wardrobe	1699 x 1680	5' 7" x 5' 6"
Bedroom 2	4401 x 4149	14' 5" x 13' 7"
En-Suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	4902 x 3077	16' 1" x 10' 1"
Bedroom 4	3799 x 3549	12' 6" x 11' 8"
Bedroom 5	3677 x 3167	12' 1" x 10' 5"
Bathroom	2599 x 2499	8' 6" x 8' 2"



GROUND FLOOR

FIRST FLOOR

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LAWRIE GRAND



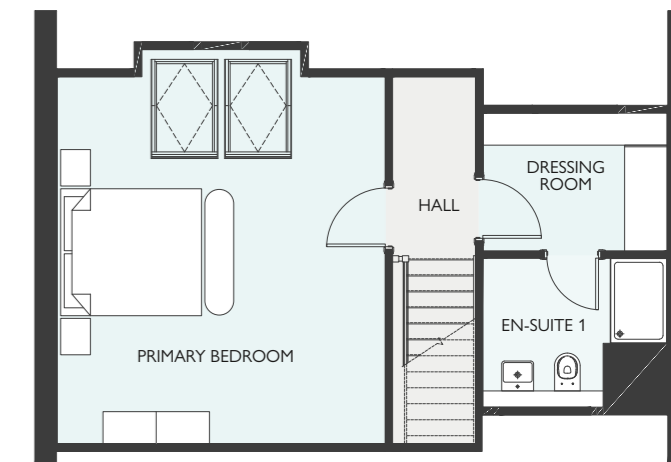
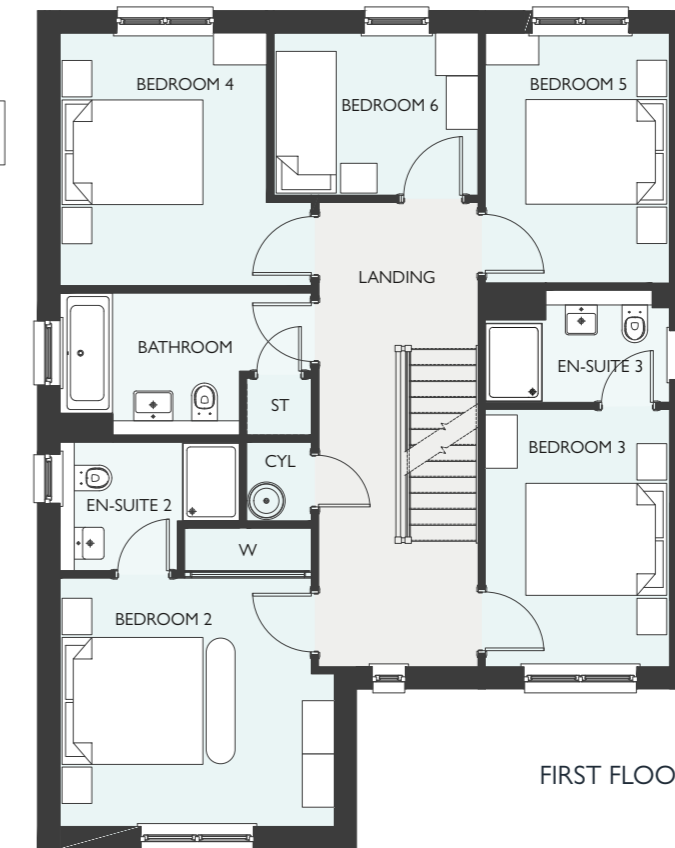
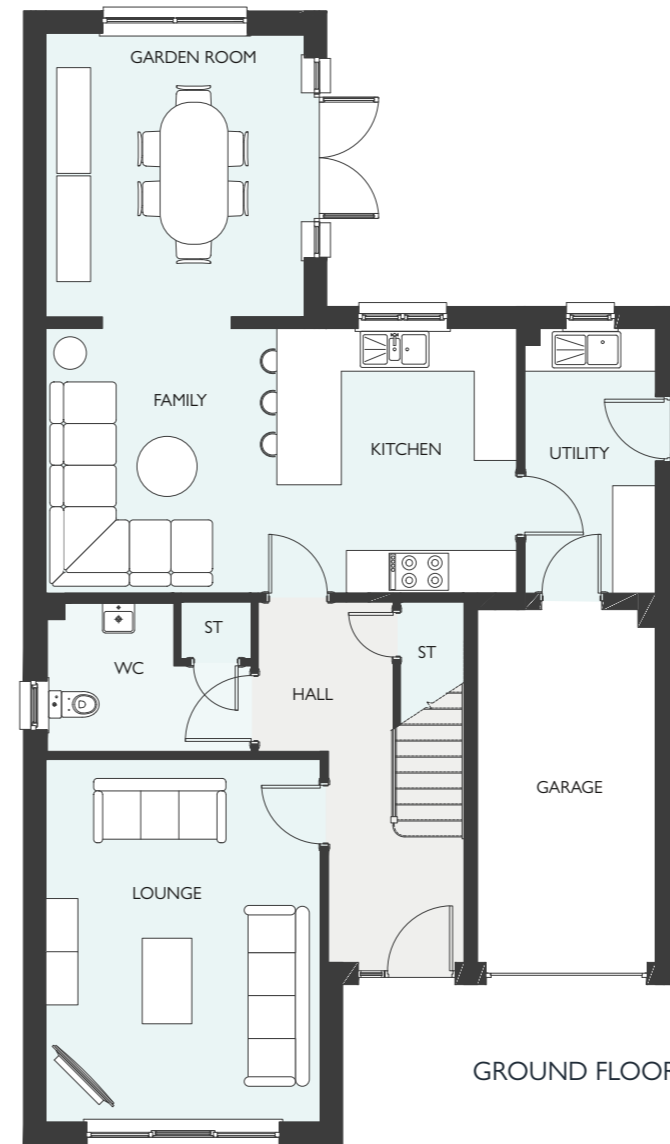
SIX BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE
2282 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5087 x 3864	16' 9" x 12' 8"
Kitchen	3725 x 3285	12' 3" x 10' 9"
Family	3725 x 3348	12' 3" x 11' 0"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3715 x 1855	12' 2" x 6' 1"
WC	2872 x 2087	9' 5" x 6' 10"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4202 x 3864	13' 9" x 12' 8"
En-Suite 2	2469 x 1811	8' 1" x 5' 11"
Bedroom 3	3624 x 2597	11' 11" x 8' 6"
En-Suite 3	2597 x 1579	8' 6" x 5' 2"
Bedroom 4	3631 x 3561	11' 11" x 11' 8"
Bedroom 5	3521 x 2596	11' 7" x 8' 6"
Bedroom 6	2878 x 2286	9' 5" x 7' 6"
Bathroom	3631 x 1991	11' 11" x 6' 6"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5550 x 4619	18' 3" x 15' 2"
En-Suite 1	2597 x 2099	8' 6" x 6' 11"
Dressing Room	2597 x 1942	8' 6" x 6' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



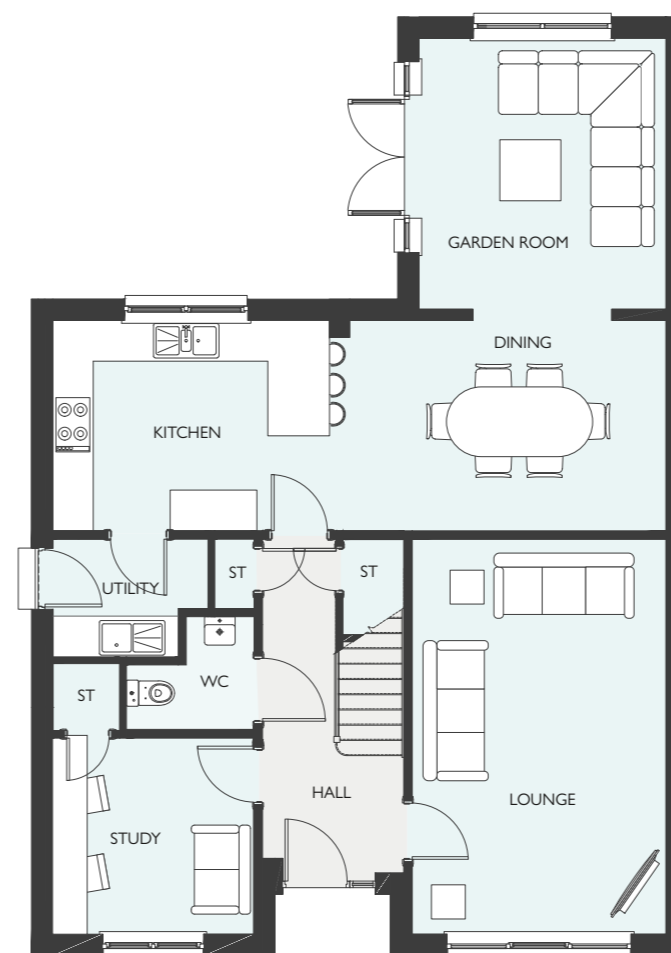
LEONARDO GRAND



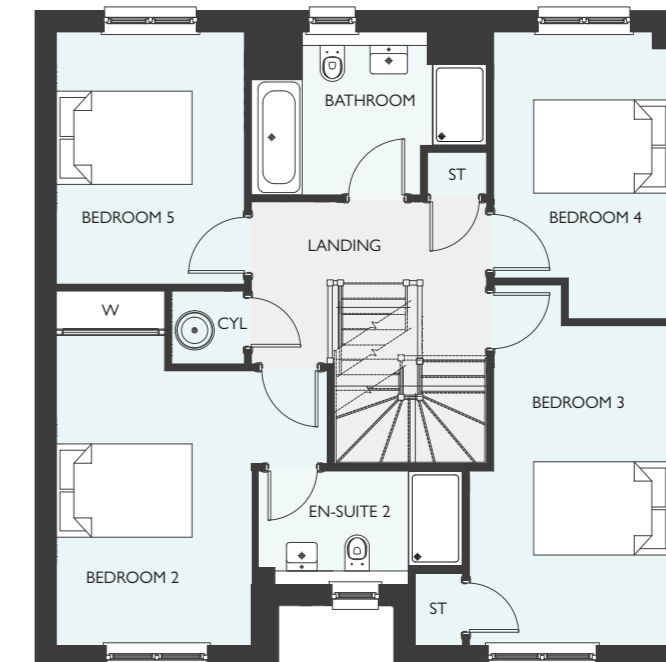
FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
2372 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 × 3739	19' 1" × 12' 3"
Kitchen	4080 × 3100	13' 5" × 10' 2"
Dining	4959 × 3100	16' 3" × 10' 2"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Study	2964 × 2890	9' 9" × 9' 6"
Utility	2283 × 1736	7' 6" × 5' 8"
WC	1883 × 1662	6' 2" × 5' 5"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	5227 × 3995	17' 2" × 13' 1"
En-Suite 2	3012 × 1674	9' 11" × 5' 6"
Bedroom 3	4717 × 2949	15' 6" × 9' 8"
Bedroom 4	4231 × 2592	13' 11" × 8' 6"
Bedroom 5	3721 × 2774	12' 2" × 9' 1"
Bathroom	3471 × 2405	11' 5" × 7' 11"
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	4599 × 3990	15' 1" × 13' 1"
En-Suite 1	2592 × 2560	8' 6" × 8' 5"
Store	3977 × 1972	13' 1" × 6' 6"

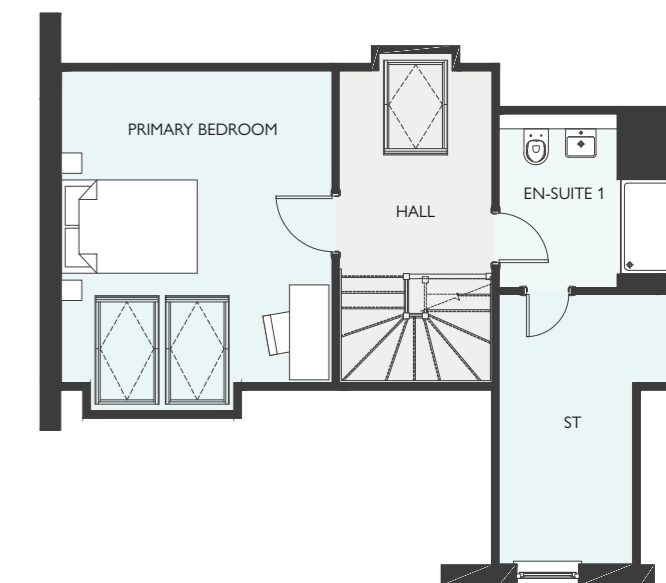
All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

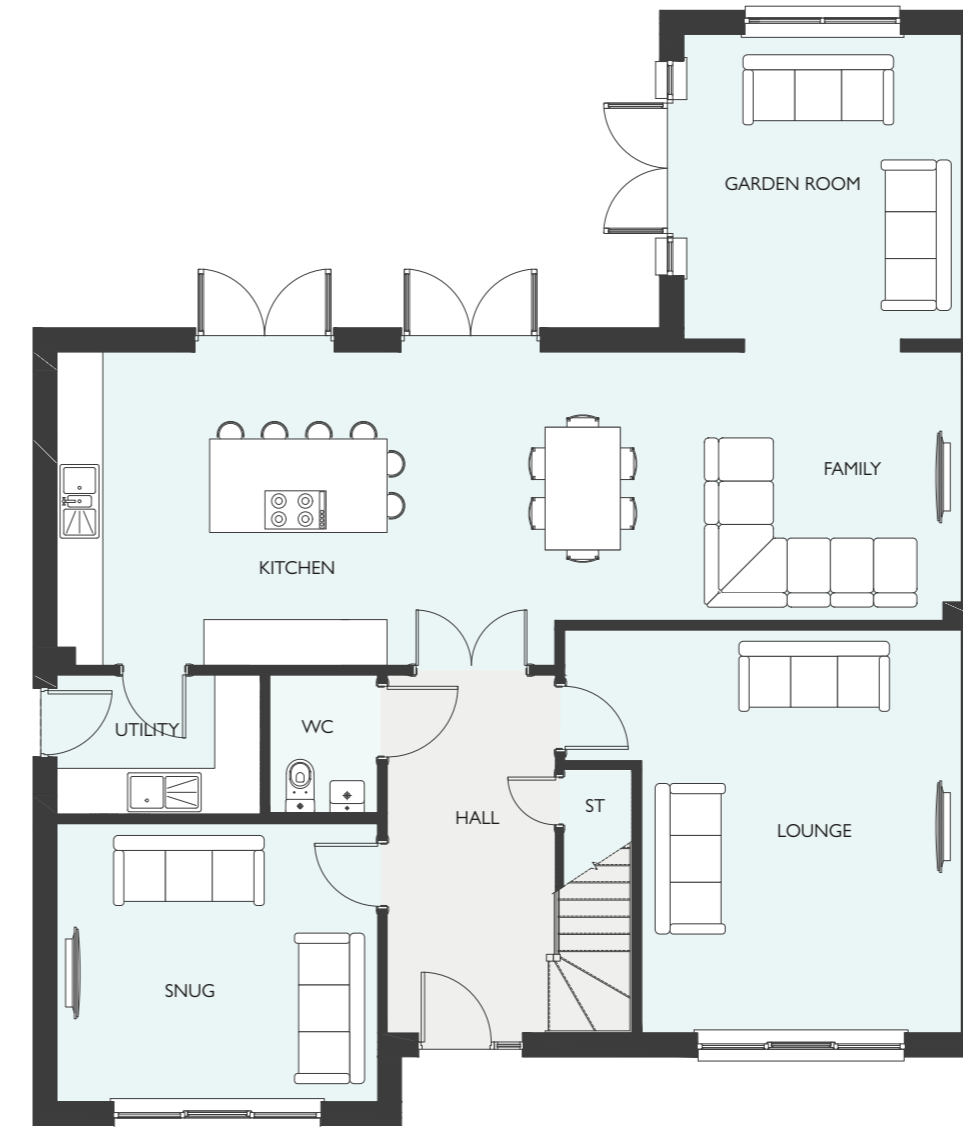
MURRAY GARDEN ROOM



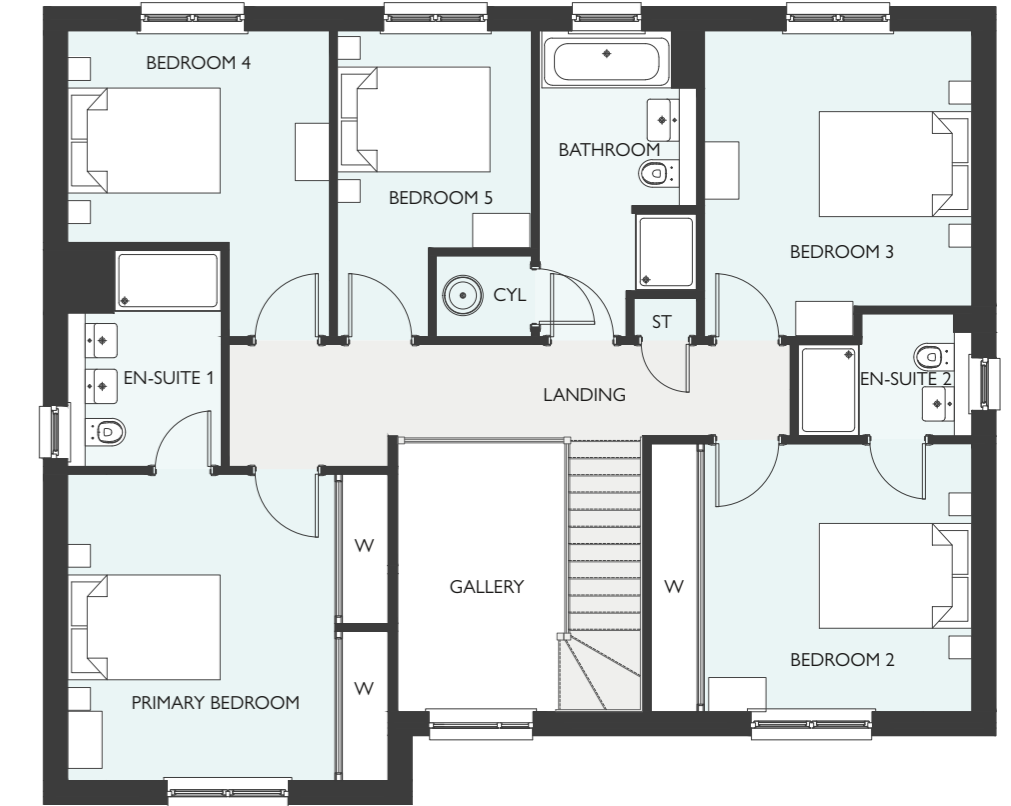
FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
2437 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5282 x 5192	17' 4" x 17' 0"
Snug	4202 x 3644	13' 9" x 11' 11"
Kitchen	4625 x 4109	15' 2" x 13' 6"
Family	7227 x 3519	23' 9" x 11' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2667 x 1824	8' 9" x 6' 0"
WC	1806 x 1416	5' 11" x 4' 8"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4202 x 4014	13' 9" x 13' 2"
En-Suite 1	2836 x 2015	9' 4" x 6' 7"
Bedroom 2	4202 x 3514	13' 9" x 11' 6"
En-Suite 2	2278 x 1600	7' 6" x 5' 3"
Bedroom 3	4011 x 3504	13' 2" x 11' 6"
Bedroom 4	4011 x 3435	13' 2" x 11' 3"
Bedroom 5	4011 x 2545	13' 2" x 8' 4"
Bathroom	4011 x 2064	13' 2" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

NASMYTH GARDEN ROOM



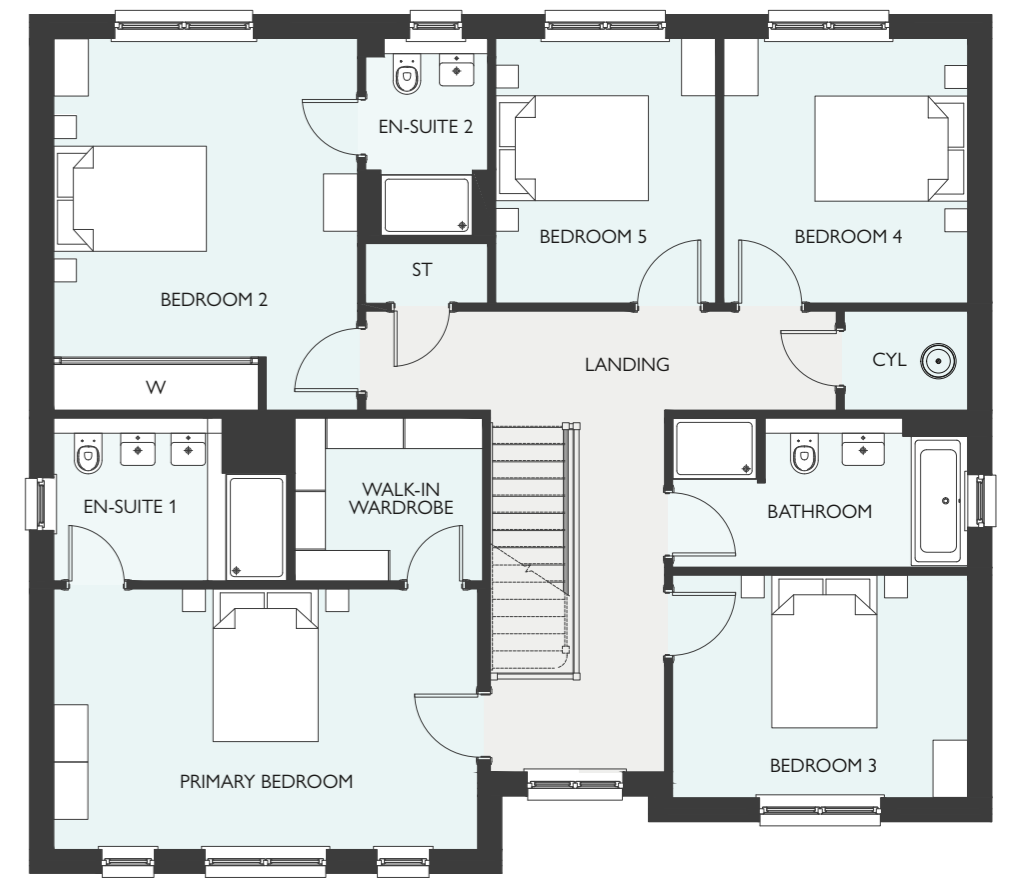
FIVE BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
2458 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	6327 x 3864	20' 9" x 12' 8"
Kitchen	4183 x 3487	13' 9" x 11' 5"
Family/Dining	7781 x 3487	25' 6" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3614 x 1654	11' 10" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5551 x 3411	18' 3" x 11' 2"
En-Suite 1	3057 x 2134	10' 0" x 7' 0"
Walk-in Wardrobe	2459 x 2134	8' 1" x 7' 0"
Bedroom 2	4857 x 3982	15' 11" x 13' 1"
En-Suite 2	2583 x 1600	8' 6" x 5' 3"
Bedroom 3	3864 x 2917	12' 8" x 9' 7"
Bedroom 4	3466 x 3195	11' 4" x 10' 6"
Bedroom 5	3466 x 2884	11' 4" x 9' 6"
Bathroom	3864 x 1954	12' 8" x 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

NEWMAN GARDEN ROOM



GROUND FLOOR	METRIC	IMPERIAL
Lounge	5190 x 4800	17' 0" x 15' 9"
Kitchen	4800 x 3140	15' 9" x 10' 4"
Family/Dining	4800 x 4184	15' 9" x 13' 9"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Study	2764 x 2701	9' 11" x 8' 10"
Utility	2553 x 2314	8' 5" x 7' 7"
WC	2314 x 1882	7' 7" x 6' 2"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5187 x 3901	17' 0" x 12' 10"
En-Suite 1	3186 x 2000	10' 5" x 6' 7"
Walk-in Wardrobe	2760 x 2000	9' 1" x 6' 7"
Bedroom 2	5090 x 4779	16' 8" x 15' 8"
En-Suite 2	2591 x 1650	8' 6" x 5' 5"
Bedroom 3	4779 x 4206	15' 8" x 13' 10"
Bedroom 4	4779 x 3141	15' 8" x 10' 4"
Bedroom 5	4539 x 2809	14' 11" x 9' 3"
Bathroom	2924 x 2911	9' 7" x 9' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FIVE BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
2518 SQUARE FEET

STEWART GARDEN ROOM



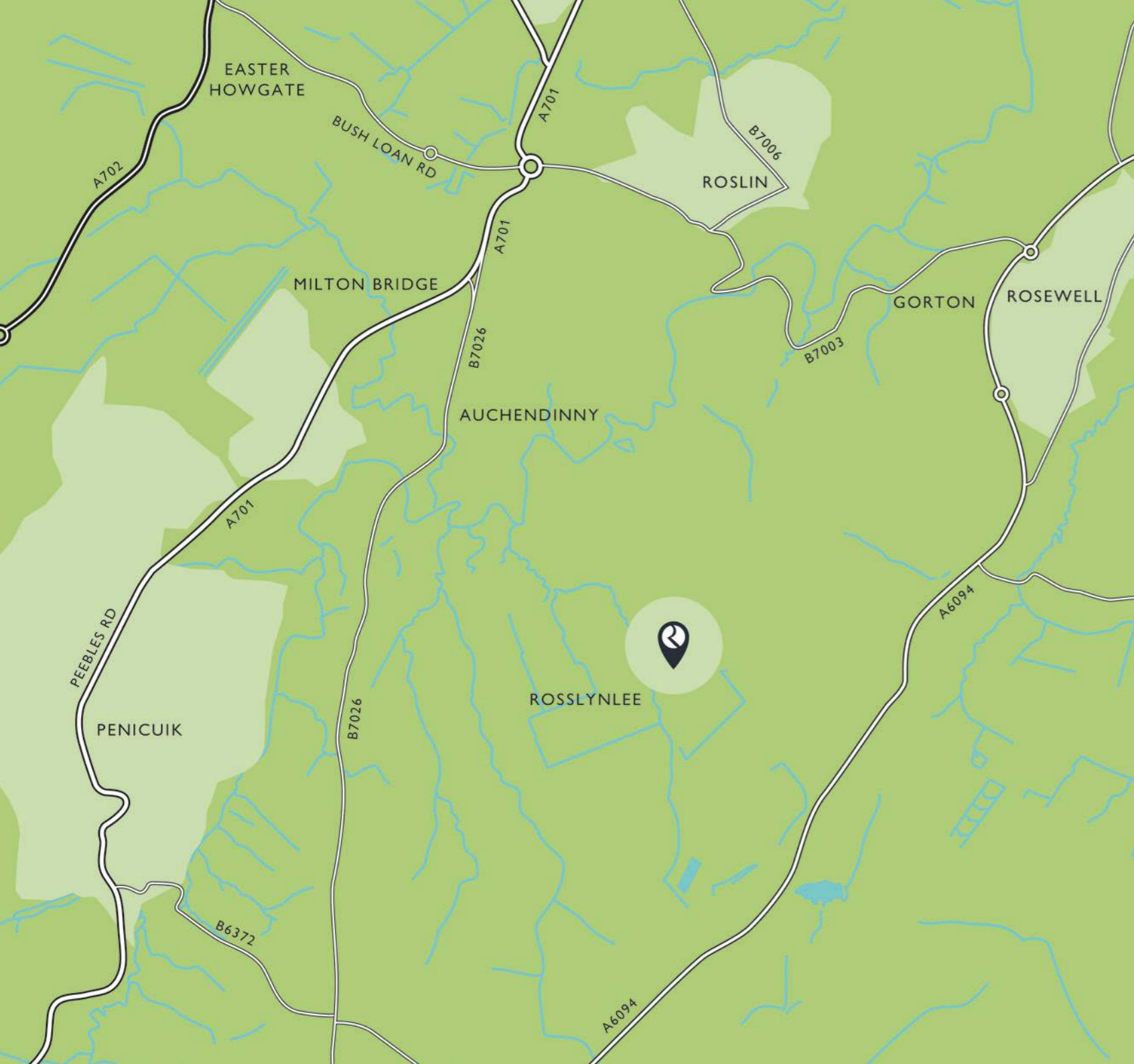
SIX BEDROOM DETACHED HOME
WITH INTEGRATED DOUBLE GARAGE
2933 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5593 x 4191	18' 4" x 13' 9"
Kitchen	4822 x 4109	15' 10" x 13' 6"
Dining	7029 x 4109	23' 1" x 13' 6"
Garden Room	3996 x 3639	13' 11" x 11' 11"
Snug	4202 x 3654	13' 9" x 12' 0"
Utility	2667 x 1824	8' 9" x 6' 0"
WC	1806 x 1416	5' 11" x 4' 8"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5715 x 4202	18' 9" x 13' 9"
En-Suite 1	3778 x 2020	12' 5" x 6' 8"
Dressing Room	3778 x 1890	12' 5" x 6' 2"
Bedroom 2	4202 x 2663	13' 9" x 8' 9"
En-Suite 2	2550 x 1650	8' 4" x 5' 5"
Bedroom 3	4258 x 2814	14' 0" x 9' 3"
Walk-in Wardrobe	1775 x 1600	5' 10" x 5' 3"
En-Suite 3	2712 x 1775	8' 11" x 5' 10"
Bedroom 4	4258 x 3198	14' 0" x 10' 6"
Walk-in Wardrobe	1775 x 1600	5' 10" x 5' 3"
Bedroom 5	4011 x 2787	13' 2" x 9' 2"
Bedroom 6	4011 x 2788	13' 2" x 9' 2"
Bathroom	4011 x 2195	13' 2" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





DIRECTIONS

From the City of Edinburgh Bypass at the Lothianburn Junction take the A702 exit towards City Centre/Carlisle, at the roundabout follow signs for Penicuik/Biggar/Carlisle. After 0.5 miles take a slight left onto the A703. Continue for almost 2 miles then turn right onto the A701. At the next roundabout take the 1st exit onto Penicuik Road/B7003. After 0.7 miles turn right onto the B7003. Turn right again after another 0.7 miles. Continue along this road until you reach the T-junction, turn right, then sharp left and continue along this road until you reach St. Margarets.



THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE



We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.



COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit: robertsonhomes.co.uk/complaints-procedure/

Using the Robertson Homes complaints procedure does not affect your statutory rights.



WHAT HAPPENS NEXT?

We're more than happy to help at every stage of your home buying journey. From making a reservation to personalising your home, here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please just ask.

HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

We'll release all new plots to the website on a first come, first served basis, and will follow up with an email to everyone who's registered their interest.

HOW DO I RESERVE A HOME?

Before you can reserve a Robertson home, make an appointment with our sales team to go over any important information and confirm you're in a position to conclude missives within 42 days from the day you make a reservation (this includes a 14-day cooling off period). With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

Our dedicated sales team can guide you through the reservation paperwork and process fee. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

CAN I RESERVE A HOME BEFORE LAUNCH?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot, with a potential opt-in to secure an Early Bird reservation (please see heading Early Birds). If you register your interest online and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered. You can also confirm your interest with our Sales Executive.

CAN YOU HELP ME SELL MY CURRENT HOME?

Please speak to your sales team and they will happily discuss any potential assisted move schemes that may be available. Please note these would be plot and development specific.

WHAT IS AN EARLY BIRD RESERVATION?

An Early Bird Reservation allows you to pre-reserve your home before the price and date of entry have been released. It's only available on specific plots and developments, so your Sales Executive can advise you if your chosen plot or development qualifies.

If you qualify and meet our criteria, we'll ask you to pay a £150 deposit to secure your preferred home and have first option to buy when it's released for sale. This deposit is fully refundable should you decide not to proceed to full reservation once the property is released for sale.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press February 2025.



ROBERTSON HOMES

ST. MARGARETS

ST. MARGARETS VILLAGE, ROSSLYNLEE, MIDLOTHIAN, EH25 9QF

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