



CASTLE GATE

ROBERTSON HOMES



CASTLE GATE

HOMES THAT ELEVATE
THE EVERYDAY

There's an immediate sense of space and comfort in every Robertson home. Light moves easily through each room, layouts feel intuitive and thoughtful details add a quiet layer of quality.

At Castle Gate, that approach shapes a collection of homes created for modern living, open, flexible and designed to work beautifully day to day. Whether it's a kitchen made for busy mornings, a garden room filled with natural light or a peaceful place to unwind, each space supports the rhythm of real life.

Enjoy a home thoughtfully designed and confident in every detail.



QUALITY YOU CAN FEEL

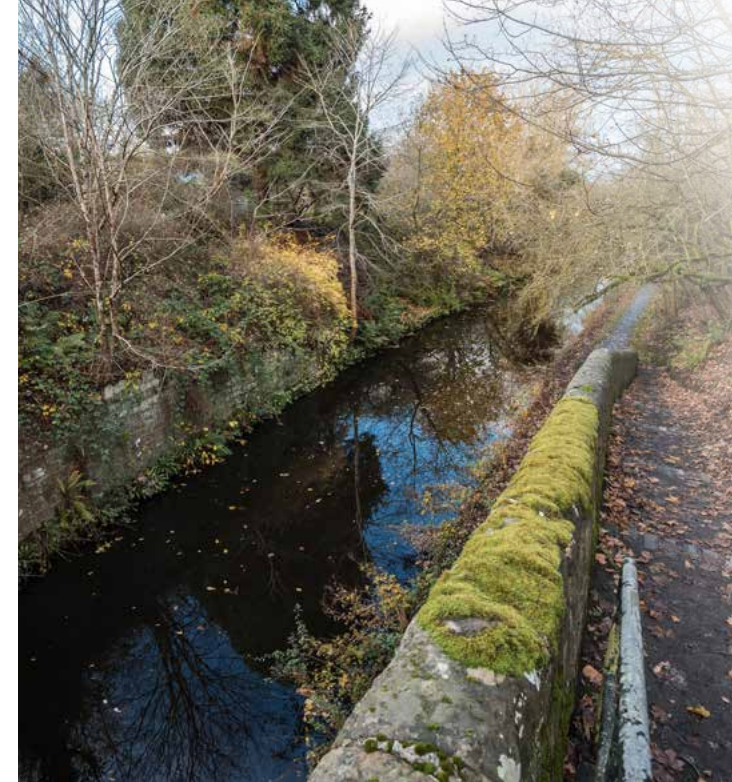
At Castle Gate, quality is woven into every part of the home. Kitchens feel considered and contemporary, with sleek finishes, integrated appliances and layouts designed to make busy days run smoothly. Materials are chosen for their durability as well as their style, creating spaces that feel reassuringly solid and beautifully refined. Bathrooms and en-suites follow the same approach, combining modern fittings, clean lines and carefully placed lighting to create rooms that feel calm, comfortable and effortlessly functional.





LIGHT THAT SHAPES EVERY SPACE

Light plays a defining role at Castle Gate. Thoughtfully proportioned rooms and generous ceiling heights create an immediate feeling of openness, while large windows invite natural light to move easily through the home. In many properties, garden rooms enhance this sense of brightness even further, with glazing that creates uplifting spaces to gather or unwind. It's a design approach that brings clarity, calm and space into everyday living.



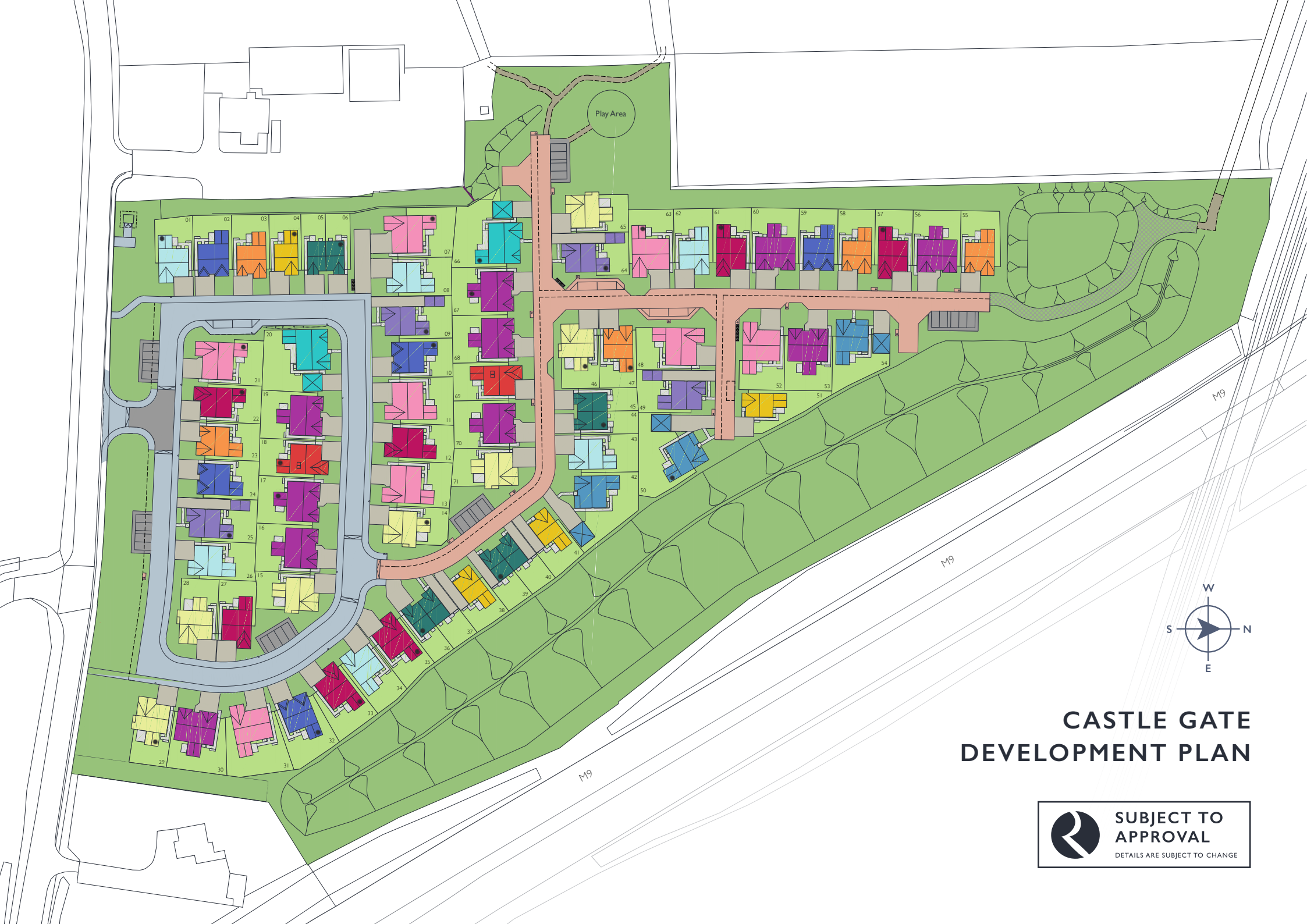
WINCHBURGH: RIGHT WHERE YOU WANT TO BE

Winchburgh is a place where everyday living feels that bit easier. The village is surrounded by open green space, from the newly created Auldcathie District Park to the peaceful paths along the Union Canal, perfect for morning runs, weekend cycles or relaxed evening strolls. The growing town centre provides convenient essentials, including a Sainsbury's Local, cafés and small independent businesses, while the wider village adds even more, with local shops, pubs, restaurants and a GP surgery all within walking distance.

Families benefit from exceptional education options. Winchburgh is home to three state-of-the-art new schools as part of West Lothian's biggest-ever investment in education: Winchburgh Academy and the newly completed Sinclair Academy and Holy Family Primary, all located at the impressive new schools campus beside Auldcathie Park. The village is also within easy reach of the highly regarded Linlithgow Academy just six miles away, with several university and college campuses nearby and a good choice of independent nurseries.

Leisure time comes naturally too, with Niddry Castle Golf Club, the Dundas Estate and the waterfront charm of South Queensferry just a short journey away, alongside the historic high street and lochside walks of Linlithgow. For bigger days out, Edinburgh is only 12 miles from the village, while nearby Livingston offers major retail centres, leisure facilities, restaurants and a large cinema complex.

Despite its community charm, Winchburgh is exceptionally well connected. The new M9 junction provides fast access to Edinburgh, West Lothian, the Queensferry Crossing and Fife, with the M8 less than ten minutes away. Regular bus services make it easy to reach Stirling, Falkirk, South Queensferry and Edinburgh, and for longer journeys, Edinburgh Airport is just six miles away. Dalmeny and Linlithgow stations also offer quick, direct rail links to both Edinburgh and Glasgow.

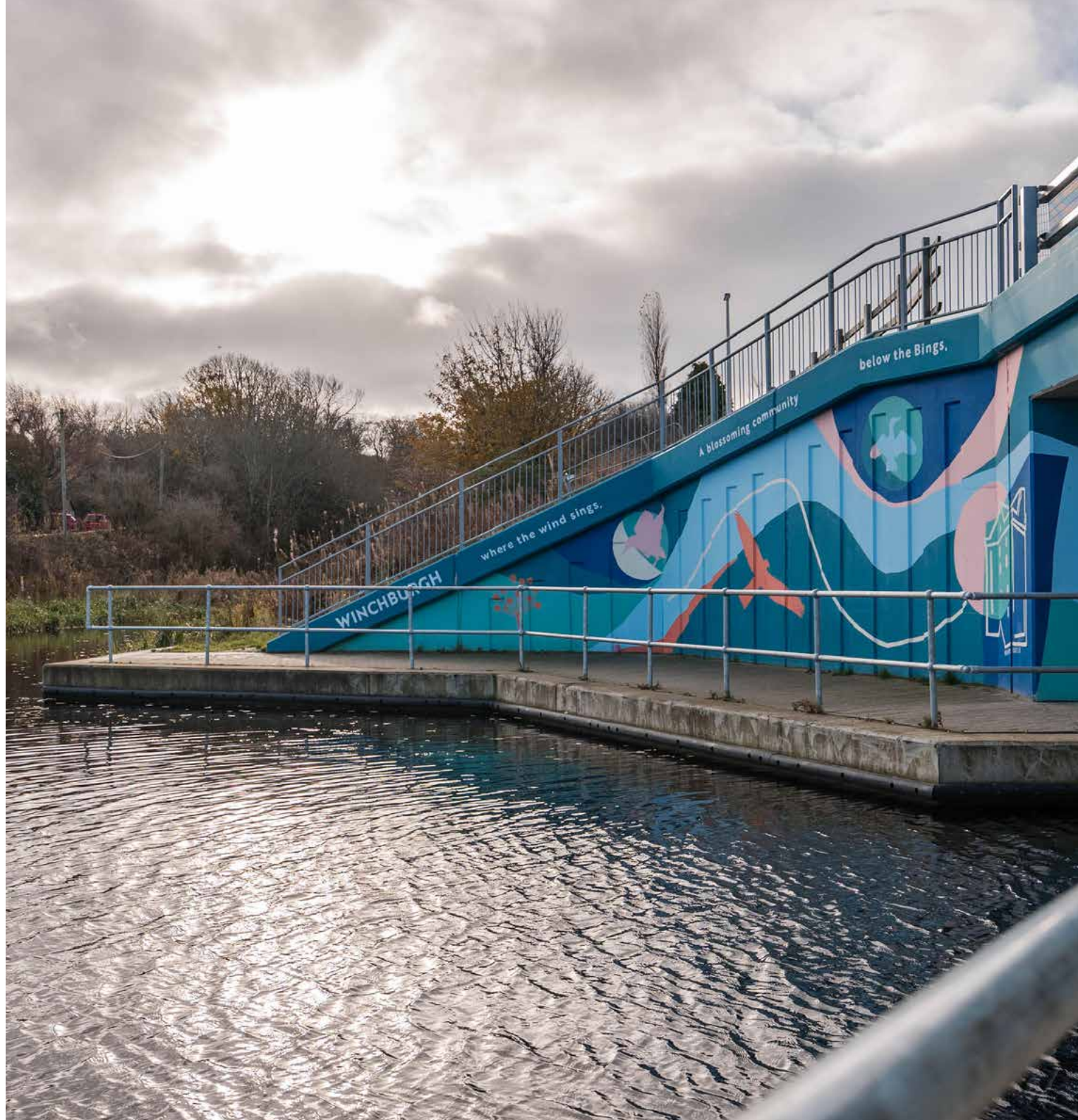


**CASTLE GATE
DEVELOPMENT PLAN**

 **SUBJECT TO
APPROVAL**
DETAILS ARE SUBJECT TO CHANGE

-  BAXTER SEMI
-  CARVER GARDEN ROOM
-  COOPER GARDEN ROOM
-  CUTLER GARDEN ROOM
-  DRAPER GARDEN ROOM
-  GARDENER GARDEN ROOM
-  GLOVER GARDEN ROOM
-  GLOVER GRAND
-  GOLDSMITH GARDEN ROOM
-  JEWELLER GARDEN ROOM
-  MILLER GARDEN ROOM
-  POTTER GARDEN ROOM
-  SILVERSMITH GARDEN ROOM

● DENOTES OPPOSITE HANDING



BAXTER

A thoughtfully designed three-bedroom home offering light-filled living and an effortless flow throughout. The Baxter features a generous lounge with statement windows and an open-plan kitchen and dining space with French doors opening onto the garden. Upstairs, three bright bedrooms include a main bedroom with en-suite and fitted wardrobe, alongside a stylish family bathroom.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.21 x 3.91	17' 1" x 12' 10"
Kitchen	3.11 x 2.47	10' 2" x 8' 1"
Family/Dining	3.11 x 2.57	10' 2" x 8' 5"
WC	2.19 x 1.19	7' 2" x 3' 11"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	3.49 x 2.67	11' 6" x 8' 9"
Ensuite 1	2.26 x 1.69	7' 5" x 5' 6"
Bedroom 2	3.33 x 2.61	10' 11" x 8' 7"
Bedroom 3	3.07 x 2.33	10' 1" x 7' 8"
Bathroom	2.27 x 1.98	7' 5" x 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

THREE BEDROOM
SEMI-DETACHED HOME
978 SQUARE FEET

CARVER GARDEN ROOM

A beautifully balanced four-bedroom home centred around sociable, light-filled living. The open-plan kitchen, dining area and signature garden room create an inviting heart to the home, enhanced by cathedral-style windows and French doors to the garden. Upstairs offers flexible family accommodation, with a main bedroom featuring en-suite and fitted wardrobe.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.26 x 3.97	14' 0" x 13' 0"
Kitchen	3.07 x 2.47	10' 1" x 8' 1"
Family/Dining	4.08 x 3.07	13' 5" x 10' 1"
WC	1.86 x 1.32	6' 1" x 4' 4"
Garden Room	3.93 x 3.51	12' 11" x 11' 6"
Utility	1.98 x 1.34	6' 6" x 4' 5"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.58 x 2.76	15' 0" x 9' 1"
Ensuite 1	2.59 x 1.53	8' 6" x 5' 0"
Bedroom 2	3.12 x 2.51	10' 3" x 8' 3"
Bedroom 3	3.35 x 2.47	11' 0" x 8' 1"
Bedroom 4	3.12 x 2.13	10' 3" x 7' 0"
Bathroom	3.12 x 1.70	10' 3" x 5' 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

FOUR BEDROOM DETACHED HOME 1,332 SQUARE FEET



FIRST FLOOR

COOPER GARDEN ROOM

Designed for generous family living, the Cooper Garden Room combines space, light and refined detailing. A large open-plan kitchen, dining area and signature garden room form an impressive social hub, complemented by a separate lounge with feature windows. Two bedrooms benefit from en-suites, while practical storage and an integral garage complete this elegant home.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.28 x 3.28	14' 0" x 10' 9"
Kitchen	3.45 x 3.39	11' 4" x 11' 1"
Family/Dining	3.45 x 3.09	11' 4" x 10' 2"
Utility	2.40 x 1.65	7' 11" x 5' 5"
WC	2.37 x 1.37	7' 9" x 4' 6"
Garden Room	3.92 x 3.51	12' 10" x 11' 6"
Garage	4.97 x 2.51	16' 4" x 8' 3"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.23 x 3.28	13' 11" x 10' 9"
Ensuite 1	2.21 x 1.61	7' 3" x 5' 3"
Bedroom 2	3.74 x 3.53	12' 3" x 11' 7"
Ensuite 2	2.44 x 1.40	8' 0" x 4' 7"
Bedroom 3	3.75 x 2.54	12' 4" x 8' 4"
Bedroom 4	2.57 x 2.54	8' 5" x 8' 4"
Bathroom	2.54 x 1.93	8' 4" 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).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE
1,557 SQUARE FEET

CUTLER GARDEN ROOM

A spacious and versatile family home with a strong emphasis on light and flow. The Cutler Garden Room features a generous kitchen and dining space with breakfast bar, leading through to a bright garden room with cathedral-style glazing. Upstairs, four double bedrooms include two en-suites, with a luxurious walk-in wardrobe to the main bedroom.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.41 × 3.73	14' 6" × 12' 3"
Kitchen	3.51 × 2.79	11' 6" × 9' 2"
Family/Dining	3.78 × 3.09	12' 5" × 10' 2"
Utility	2.84 × 1.76	9' 4" × 5' 9"
WC	2.27 × 1.34	7' 5" × 4' 5"
Garden Room	3.93 × 3.51	12' 10" × 11' 6"
Garage	5.03 × 2.52	16' 6" × 8' 3"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	3.73 × 3.3	12' 3" × 10' 10"
Ensuite 1	2.57 × 1.45	8' 5" × 4' 9"
Walk in Warbrobe 1	1.97 × 1.50	6' 6" × 4' 11"
Bedroom 2	4.37 × 2.82	14' 4" × 9' 3"
Ensuite 2	2.55 × 1.52	8' 4" × 5' 0"
Bedroom 3	3.47 × 2.55	11' 5" × 8' 5"
Bedroom 4	2.82 × 2.57	9' 3" × 8' 5"
Bathroom	2.57 × 1.94	8' 5" × 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).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE
1,612 SQUARE FEET

DRAPER GARDEN ROOM

Designed to maximise natural light, the Draper Garden Room offers a seamless blend of open-plan living and private retreat spaces. The kitchen and dining area flow effortlessly into the signature garden room, while a separate lounge provides a quieter setting. Upstairs, four double bedrooms include a main en-suite and a Jack-and-Jill en-suite shared between bedrooms two and three.



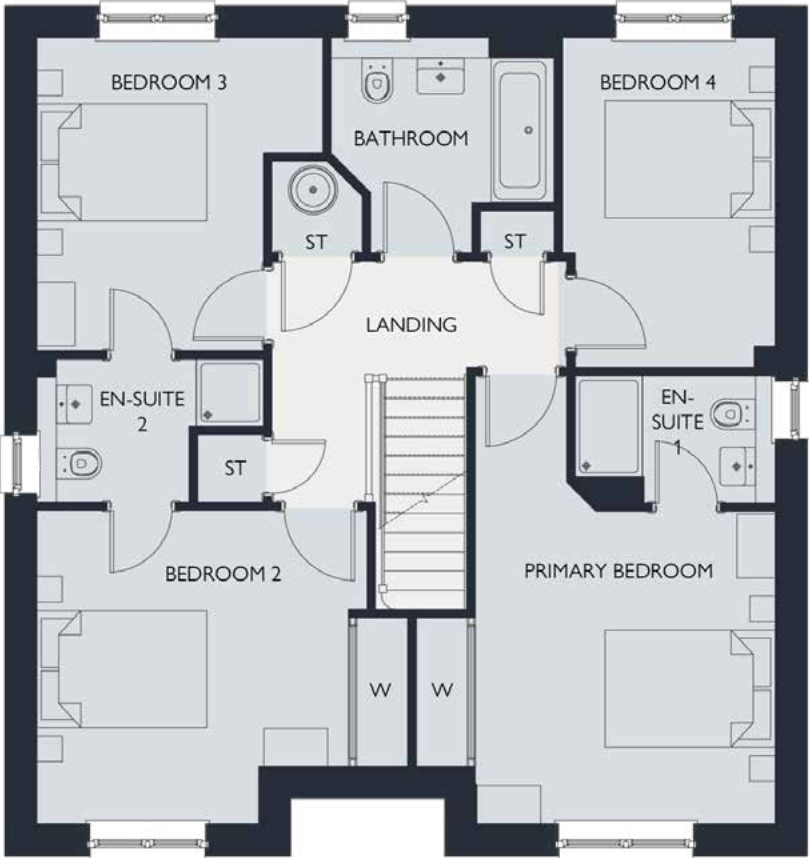
GROUND FLOOR	METRES	FT/INCHES
Lounge	5.42 × 3.51	17' 9" × 11' 6"
Kitchen	3.70 × 3.28	12' 2" × 10' 9"
Family/Dining	4.00 × 3.44	13' 1" × 11' 4"
Utility	2.77 × 1.86	9' 1" × 6' 1"
WC	2.28 × 1.13	7' 6" × 3' 8"
Garden Room	3.93 × 3.51	12' 11" × 11' 6"
Garage	5.11 × 2.69	16' 9" × 8' 10"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	5.27 × 3.53	17' 3" × 11' 7"
Ensuite 1	2.35 × 1.49	7' 9" × 4' 11"
Bedroom 2	3.88 × 3.68	12' 9" × 12' 1"
Ensuite 2	2.67 × 1.68	8' 9" × 5' 6"
Bedroom 3	3.68 × 3.36	12' 1" × 11' 0"
Bedroom 4	3.88 × 2.50	12' 9" × 8' 2"
Bathroom	2.62 × 2.53	8' 7" × 8' 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).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE
1,688 SQUARE FEET

GARDENER GARDEN ROOM

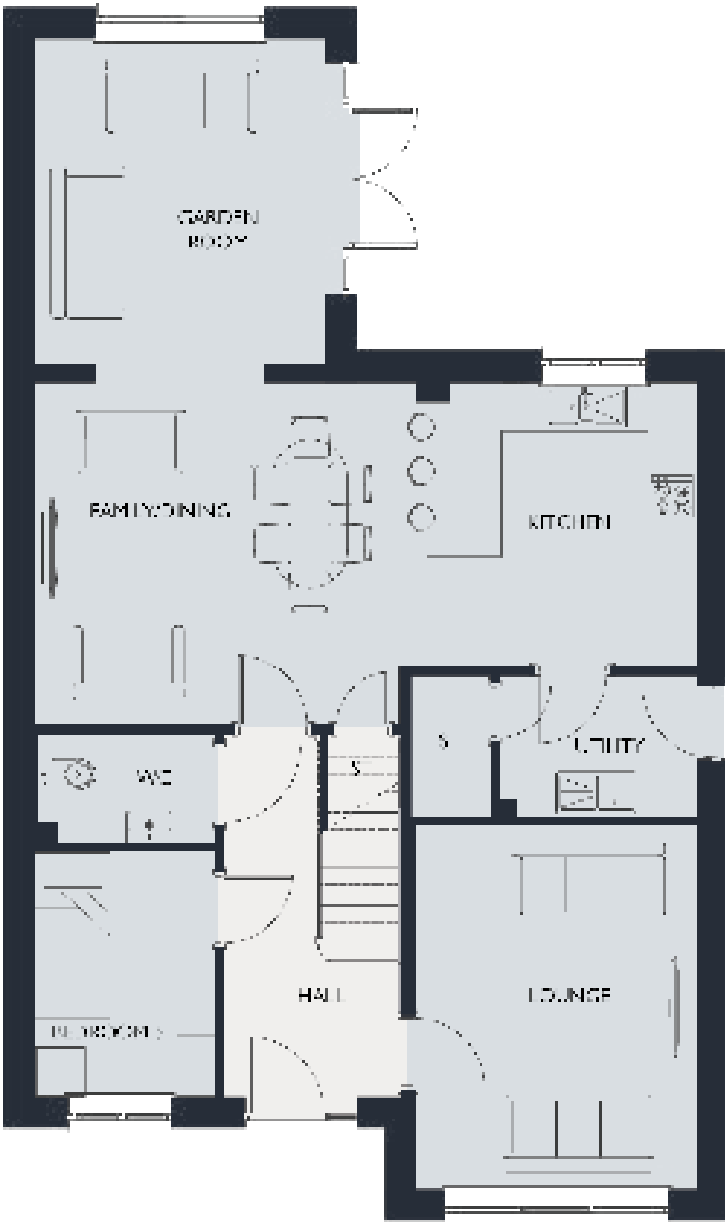
A flexible five-bedroom home designed around the way modern families live. The expansive kitchen, dining and family area opens into a light-filled garden room, creating a welcoming space for everyday living and entertaining. A ground-floor bedroom offers the option of a home office, while upstairs bedrooms include two en-suites and a walk-in wardrobe to the main bedroom.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.42 x 3.40	14' 6" x 11' 2"
Kitchen	3.43 x 3.27	11' 3" x 10' 9"
Family/Dining	4.74 x 4.15	15' 7" x 13' 7"
Utility	2.40 x 1.72	7' 10" x 5' 8"
WC	2.16 x 1.31	7' 1" x 4' 3"
Bedroom 5	2.98 x 2.17	9' 9" x 7' 2"
Garden Room	3.92 x 3.51	12' 10" x 11' 6"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	5.50 x 3.49	18' 0" x 11' 5"
Ensuite 1	2.29 x 1.76	7' 6" x 5' 9"
Walk in Warbrobe 1	1.61 x 1.11	5' 3" x 3' 8"
Bedroom 2	3.13 x 3.01	10' 3" x 9' 11"
Ensuite 2	2.22 x 1.81	7' 3" x 5' 11"
Bedroom 3	4.20 x 2.46	13' 9" x 8' 1"
Bedroom 4	3.21 x 2.46	10' 6" x 8' 1"
Bathroom	2.31 x 1.71	7' 7" x 5' 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 DETACHED GARAGE
1,737 SQUARE FEET

GLOVER GARDEN ROOM

A refined four-bedroom home offering generous proportions and carefully considered spaces. The open-plan kitchen and dining area flows into the signature garden room, while a separate lounge adds flexibility for family life. Upstairs, all bedrooms are doubles, with en-suites and walk-in wardrobe features adding a sense of quiet luxury.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.19 x 3.51	17' 0" x 11' 6"
Kitchen	3.75 x 3.24	12' 3" x 10' 8"
Family/Dining	3.75 x 3.24	12' 3" x 10' 8"
Utility	3.75 x 1.76	12' 3" x 5' 9"
WC	2.78 x 1.95	9' 1" x 6' 5"
Garden Room	3.92 x 3.51	12' 10" x 11' 6"
Garage	4.97 x 2.55	16' 4" x 8' 5"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.75 x 4.00	15' 7" x 13' 1"
Ensuite 1	3.13 x 1.71	10' 3" x 5' 7"
Walk in Warbrobe 1	1.91 x 1.52	6' 3" x 5' 0"
Bedroom 2	3.49 x 3.41	11' 5" x 11' 2"
Ensuite 2	2.58 x 1.58	8' 6" x 5' 2"
Bedroom 3	3.83 x 3.33	12' 7" x 10' 11"
Bedroom 4	3.72 x 2.58	12' 2" x 8' 6"
Bathroom	2.71 x 2.48	8' 11" 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).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE
1,772 SQUARE FEET

GLOVER GRAND

A striking three-storey home offering exceptional flexibility and space. The ground floor is centred around a light-filled kitchen, dining area and signature garden room, while upper floors provide five generous bedrooms. The top floor offers a highly versatile space - ideal as a principal suite, home office or leisure room - tailored to suit your lifestyle.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.19 × 3.51	17' 0" × 11' 6"
Kitchen	3.75 × 3.22	12' 3" × 10' 7"
Family/Dining	3.75 × 3.26	12' 3" × 10' 9"
Utility	3.75 × 1.76	12' 3" × 5' 9"
WC	2.78 × 1.95	9' 1" × 6' 5"
Garden Room	3.92 × 3.51	12' 10" × 11' 6"
Garage	4.97 × 2.55	16' 4" × 8' 5"

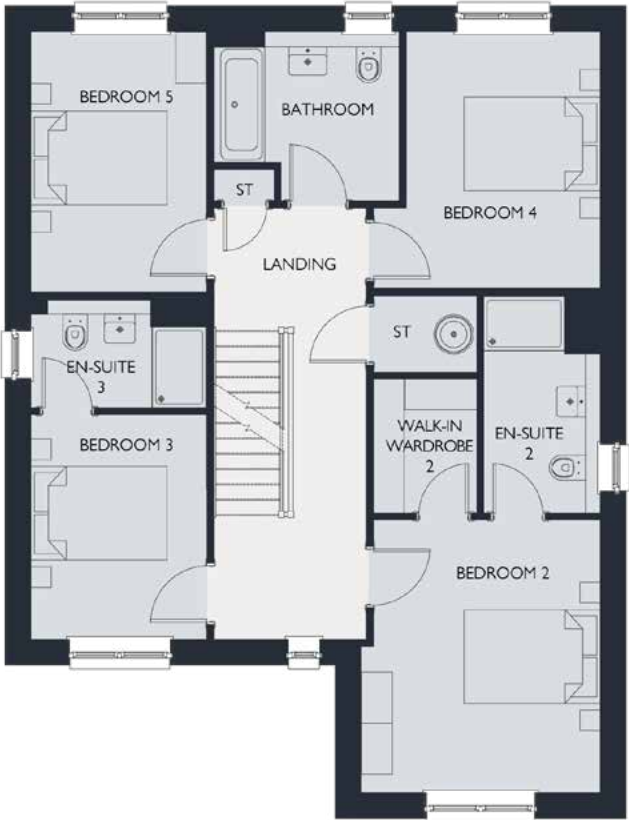
FIRST FLOOR	METRES	FT/INCHES
Bedroom 2	4.00 × 3.51	13' 11" × 11' 6"
Ensuite 2	3.17 × 1.71	10' 5" × 5' 7"
Walk in Wardrobe 2	1.96 × 1.52	6' 5" × 4' 12"
Bedroom 3	3.3 × 2.58	10' 10" × 8' 6"
Ensuite 3	2.57 × 1.58	8' 5" × 5' 2"
Bedroom 4	3.77 × 3.33	12' 5" × 10' 11"
Bedroom 5	3.83 × 2.58	12' 7" × 8' 6"
Bathroom	2.71 × 2.48	8' 11" × 8' 2"

SECOND FLOOR	METRES	FT/INCHES
Primary Bedroom	5.56 × 4.39	18' 3" × 14' 5"
Ensuite 1	2.57 × 2.06	8' 5" × 6' 9"
Walk in Wardrobe 1	2.58 × 1.99	8' 6" × 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

FIVE BEDROOM DETACHED HOME
OVER THREE STOREYS
2,215 SQUARE FEET

GOLDSMITH GARDEN ROOM

A sociable and elegant home with a grand sense of arrival. The open hallway leads into a spacious kitchen and dining area, complemented by a central island and a signature garden room with dual French doors to the garden. Upstairs, four double bedrooms include two en-suites, creating comfort and privacy for the whole family.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.86 x 3.52	15' 11" x 11' 6"
Kitchen	3.79 x 3.51	12' 5" x 11' 6"
Family/Dining	4.39 x 3.51	14' 5" x 11' 6"
Utility	2.83 x 1.98	9' 3" x 6' 6"
WC	2.29 x 1.30	7' 6" x 4' 3"
Garden Room	3.92 x 3.51	12' 11" x 11' 6"
Garage	5.05 x 2.52	16' 7" x 8' 3"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.21 x 3.53	13' 10" x 11' 7"
Ensuite 1	2.34 x 2.08	7' 8" x 6' 10"
Bedroom 2	4.25 x 3.61	13' 11" x 11' 10"
Ensuite 2	2.87 x 1.58	9' 5" x 5' 2"
Bedroom 3	3.58 x 2.87	11' 9" x 9' 5"
Bedroom 4	3.09 x 2.86	10' 2" x 9' 5"
Bathroom	3.61 x 2.02	11' 10" x 6' 7"

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GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE
1,855 SQUARE FEET

JEWELLER GARDEN ROOM

A home that effortlessly balances work, relaxation and family life. The expansive kitchen, dining and family space flows into the signature garden room, while a separate lounge and dedicated study provide quieter retreats. Upstairs, four double bedrooms include en-suite facilities and generous storage, making this a highly adaptable home.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.76 × 3.62	18' 11" × 11' 11"
Kitchen	4.08 × 3.15	13' 5" × 10' 4"
Family/Dining	5.05 × 3.15	16' 7" × 10' 4"
Utility	2.34 × 1.73	7' 8" × 5' 8"
WC	1.88 × 1.71	6' 2" × 5' 7"
Garden Room	3.93 × 3.51	12' 11" × 11' 6"
Study/Snug	3.06 × 2.79	10' 0" × 9' 2"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.21 × 3.64	13' 10" × 11' 11"
Ensuite 1	2.22 × 1.61	7' 4" × 5' 3"
Walk in Warbrobe 1	1.81 × 1.60	5' 11" × 5' 3"
Bedroom 2	4.55 × 2.88	14' 11" × 9' 6"
Ensuite 2	2.40 × 1.41	7' 11" × 4' 8"
Bedroom 3	4.38 × 3.06	14' 4" × 10' 0"
Bedroom 4	3.67 × 2.54	12' 1" × 8' 4"
Bathroom	2.40 × 1.99	7' 11" × 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

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
1,886 SQUARE FEET

MILLER GARDEN ROOM

A spacious and beautifully flowing five-bedroom home designed for modern living. The open-plan kitchen and dining area leads through to a light-filled garden room, creating an ideal setting for family life and entertaining. Upstairs, five double bedrooms include two en-suites, with flexible options for home working or guest accommodation.



GROUND FLOOR	METRES	FT/INCHES
Lounge	4.85 x 3.73	15' 11" x 12' 3"
Kitchen	3.99 x 3.52	13' 1" x 11' 7"
Family/Dining	4.90 x 3.52	16' 1" x 11' 7"
Utility	3.57 x 1.73	11' 9" x 5' 8"
WC	2.44 x 1.32	8' 0" x 4' 4"
Garden Room	3.93 x 3.51	12' 11" x 11' 6"
Garage	5.07 x 4.76	16' 8" x 15' 8"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	5.10 x 3.73	16' 9" x 12' 3"
Ensuite 1	2.73 x 2.41	9' 0" x 7' 11"
Bedroom 2	3.68 x 3.55	12' 1" x 11' 8"
Ensuite 2	2.48 x 1.45	8' 2" x 4' 9"
Bedroom 3	3.95 x 3.03	12' 11" x 9' 11"
Bedroom 4	3.70 x 3.55	12' 2" x 11' 8"
Bedroom 5	3.55 x 3.13	11' 8" x 10' 3"
Bathroom	2.73 x 1.93	9' 0" x 6' 4"

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GROUND FLOOR



FIRST FLOOR

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE
2,098 SQUARE FEET

POTTER GARDEN ROOM

An impressive family home defined by its double-height galleried entrance and generous living spaces. The open-plan kitchen, dining and family area flows into the signature garden room, while a separate lounge offers a more intimate setting. Upstairs, five double bedrooms include two en-suites and flexible options for a home office.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.09 × 3.96	16' 8" × 13' 0"
Kitchen	4.14 × 3.65	13' 7" × 12' 0"
Family/Dining	5.82 × 4.14	19' 1" × 13' 7"
Utility	2.46 × 1.92	8' 1" × 6' 4"
WC	1.89 × 1.62	6' 2" × 5' 4"
Garden Room	3.93 × 3.51	12' 11" × 11' 6"
Garage	5.09 × 5.02	16' 8" × 16' 6"

FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	5.19 × 3.76	17' 0" × 12' 4"
Ensuite 1	2.46 × 1.63	8' 1" × 5' 4"
Walk in Warbrobe 1	1.73 × 1.53	5' 8" × 5' 0"
Bedroom 2	4.36 × 4.01	14' 4" × 13' 2"
Ensuite 2	2.86 × 1.45	9' 5" × 4' 9"
Bedroom 3	4.89 × 2.79	16' 0" × 9' 2"
Bedroom 4	4.06 × 3.26	13' 4" × 10' 8"
Bedroom 5	3.61 × 3.17	11' 10" × 10' 5"
Bathroom	2.86 × 2.47	9' 5" × 8' 1"

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 INTEGRAL DOUBLE GARAGE
2,140 SQUARE FEET

SILVERSMITH GARDEN ROOM

A statement home offering exceptional space and architectural presence. The double-height entrance hall leads into an expansive kitchen, dining and family space, flowing seamlessly into the signature garden room with three sets of French doors to the garden. With multiple living areas, five generous bedrooms and luxury en-suite finishes, the Silversmith is designed for elevated family living.



GROUND FLOOR	METRES	FT/INCHES
Lounge	5.44 x 5.13	17' 10" x 16' 10"
Kitchen	4.26 x 4.04	14' 0" x 13' 3"
Family/Dining	7.46 x 3.45	24' 6" x 11' 4"
Utility	2.57 x 1.93	8' 5" x 6' 4"
WC	1.92 x 1.45	6' 3" x 4' 9"
Garden Room	3.93 x 3.51	12' 11" x 11' 6"
Study/Snug	4.07 x 3.58	13' 4" x 11' 9"

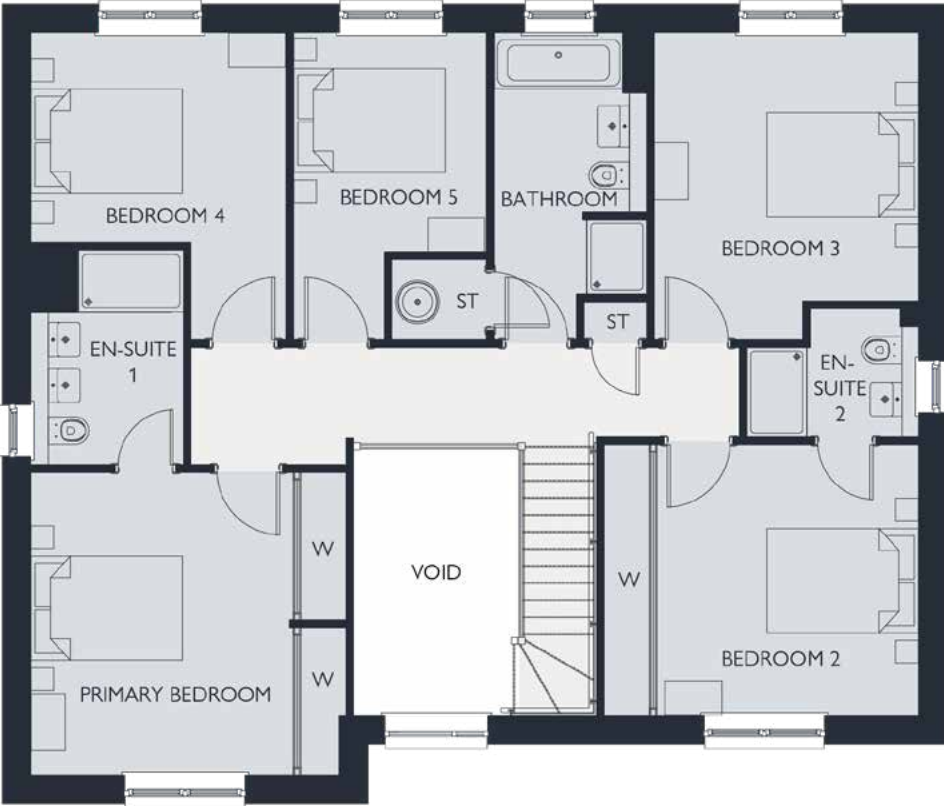
FIRST FLOOR	METRES	FT/INCHES
Primary Bedroom	4.16 x 4.00	13' 8" x 13' 1"
Ensuite 1	2.84 x 2.01	9' 4" x 6' 7"
Bedroom 2	4.15 x 3.58	13' 7" x 11' 9"
Ensuite 2	2.26 x 1.70	7' 5" x 5' 7"
Bedroom 3	4.06 x 3.49	13' 4" x 11' 5"
Bedroom 4	4.06 x 3.37	13' 4" x 11' 1"
Bedroom 5	4.06 x 2.55	13' 4" x 8' 4"
Bathroom	4.06 x 2.01	13' 4" 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).



GROUND FLOOR

FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
2,419 SQUARE FEET



FIRST FLOOR



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.

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.



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