

LOVELL
HOMES

PRESENTS



OAKWOOD
EDGE

MAYFIELD



WELCOME TO



OAKWOOD EDGE

MAYFIELD

Set in the beautiful landscape of Midlothian with spectacular views across to Arthur's Seat in Edinburgh, and beyond to the Firth of Forth, Oakwood Edge in Mayfield has been carefully designed with you in mind, regardless of your stage in life. Only ten miles from Edinburgh and with excellent transport connections throughout the region, you'll find a mix of homes at Oakwood Edge in a lively community with good local amenities and leisure facilities.



PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



All interior images from The Crossings Show Homes



In Oakwood Edge you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from a selection of two, three and four bedroom homes, all of which are designed and built to the highest standards. Each home has been thoughtfully created with modern lifestyles in mind such as open-plan kitchen/dining with French doors to the rear garden. Of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations* range, we are able to offer a wide variety of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve, the more choice you'll have.

Ask our Sales Executives for more details on our Inspirations range.



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* Subject to build stage from our selected range



SQV
STYLE
QUALITY
VALUE

IT'S WHAT MAKES
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.



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ACTIVITIES FOR EVERYONE

Less than half an hour away by train, Edinburgh with its beautiful architecture, iconic monuments and numerous cultural attractions is the jewel in the crown of the Lothians. Given its proximity, it is easy to take full advantage of everything that lovely city has to offer. But Edinburgh is by no means the only local draw: closer to Mayfield lies the old market town of Dalkeith with its historic centre dominated by what was once Scotland's largest corn exchange. Here, you can find Dalkeith Country Park, one of the most popular visitor attractions in the area. Home to Fort Douglas, an exciting children's adventure playground, and Restoration Yard, a place to shop, eat and relax, there are 1,000 acres of park to explore via a network of trails. And only a short hop away, Fort Kinnaird, an impressive out of town shopping centre boasts a great selection of shops, restaurants, cinema screens and a gym.



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Edinburgh skyline



Dalkeith Country Park



Fort Kinnaird

BEAUTIFUL MIDLOTHIAN



Crichton Castle



Dalkeith Lawn Tennis Club



Newbattle Golf Club

There is so much to do and see in Midlothian that you are always spoilt for choice. To the south east of Mayfield lies Vogrie Country Park, with children's activities organised throughout the year, a miniature railway and miles of paths. Some of the latter lead south to Crichton Castle, once home of the Earl of Bothwell, husband of Mary, Queen of Scots. The rolling hills and valleys of the area make it perfect for a whole range of outdoor pursuits to suit all levels of fitness and interests. Local walking routes take in sites of historic interest such as the Paper and Gunpowder walk near the Pentland Hills, cycling for both road and off-road enthusiasts and, for the really energetic, you can ski and snowboard all year round at the Midlothian Snowsports Centre.

HMS Britannia, moored at Leith on the Firth of Forth, is well worth a visit, as is Prestonpans the site of Bonnie Prince Charlie's victory over the forces of King George II. If you fancy a day out at the races, Musselburgh Racecourse is only six miles away. The National Mining Museum commemorates the long heritage of mining in the region; and you can also ponder the mystery of Gilmerton Cove with its subterranean network of passages, carved out of the sandstone by unknown hands. Rosslyn Chapel, to the west, is famous for its extraordinary stonework and beautiful stained glass windows – as well as being featured in Dan Brown's Da Vinci Code.



King's Park Dalkeith



Musselburgh Racecourse



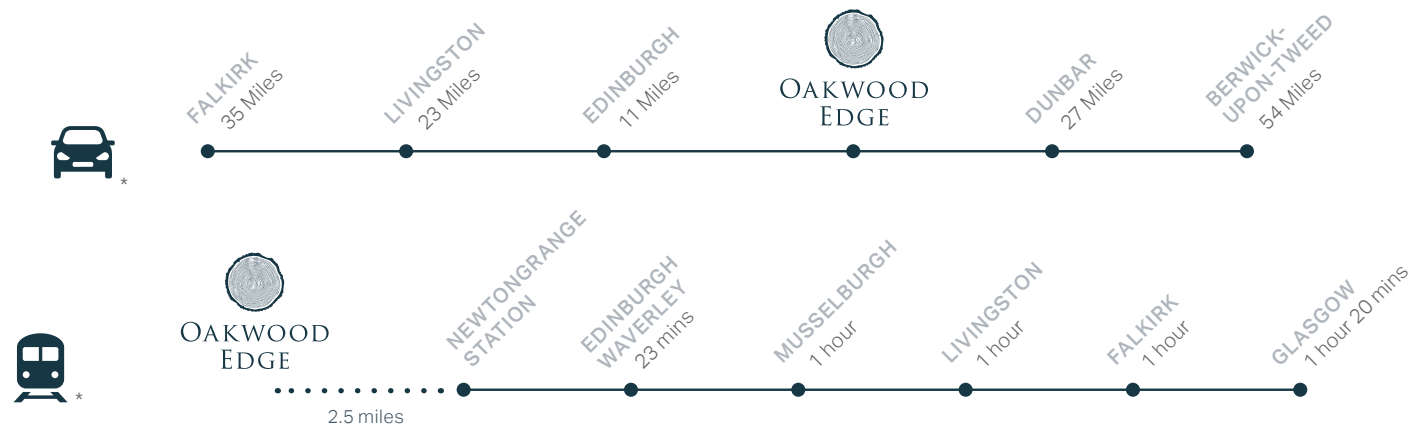
St David's Church, Dalkeith



OAKWOOD
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MAYFIELD

IDEALLY LOCATED

Oakwood Edge is ideally placed for transport...



and attractions...

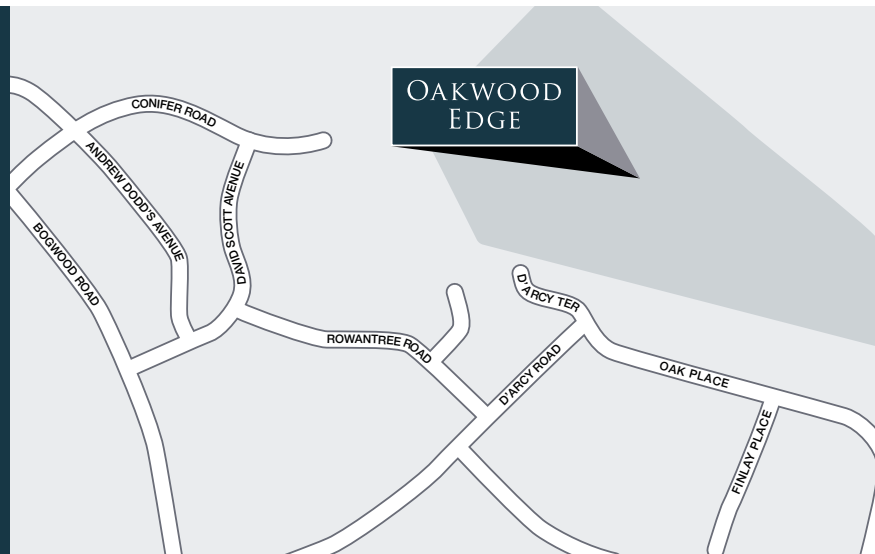


* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

FROM THE SOUTH

Follow the A702 (from M74, Junction 13) north towards Edinburgh. On reaching the A720 Edinburgh Bypass, travel east towards Dalkeith and Musselburgh. Exit the A720 onto the A6106 onto the Old Dalkeith Road.

Cross the River Esk onto the Edinburgh Road. Turn right onto the High Street (A6094) and then left onto Newmills Road (A6106). Cross the river onto Lauder Road. After less than a mile, turn right into Easthouses Road, continue and turn left into Bogwood Road. At the island turn left into D'Arcy Road and follow the road right into Oak Place. Oakwood Edge entrance is on your left.



FROM THE NORTH

Follow the M90 south to Dunfermline and Edinburgh. After crossing the Firth of Forth, head east on the M90 on the Queensferry road towards Edinburgh. Turn right onto the A902, Maybury Road. At Gogar, take the A720 Edinburgh Bypass, travelling east towards Dalkeith and Musselburgh. Exit the A720 onto the A6106 onto the Old Dalkeith Road. Cross the River Esk onto the Edinburgh Road. Turn right onto the High Street (A6094) and then left onto Newmills Road (A6106). Cross the river onto Lauder Road. After less than a mile, turn right into Easthouses Road, continue and turn left into Bogwood Road. At the island turn left into D'Arcy Road and follow the road right into Oak Place. Oakwood Edge entrance is on your left.



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Oakwood Edge is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

THE
DEVELOPMENT



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PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

THE DEVELOPMENT

- | | |
|---|--|
|  ABERDOUR
2 bedroom home |  DUNDONALD
3 bedroom home |
|  BOTHWELL
3 bedroom home |  ELMWOOD
4 bedroom home |
|  CARNOUSTIE
3 bedroom home |  GULLANE
4 bedroom home |
|  CRAIL
3 bedroom home |  INVERURIE
4 bedroom home |
| |  AFFORDABLE
HOUSING |



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Dec 23.

THE SPECIFICATION



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	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELMWOOD	GULLANE	INVERURIE
10 Year NHBC Warranty	•	•	•	•	•	•	•	•
Kitchen								
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•
Electrolux Stainless Steel Single Electric Oven	•	•	•	•	•			
Electrolux Stainless Steel Double Electric Oven						•	•	•
Electrolux Brushed Steel 4 Ring Electric Hob	•	•	•	•	•	•	•	•
Stainless Steel Splashback to Hob	•	•	•	•	•	•	•	•
Electrolux Stainless Steel Chimney Hood**	•	•	•	•	•	•	•	•
Under Unit Lighting	•	•	•	•	•	•	•	•
Electrolux Integrated Fridge Freezer	•	•	•	•	•	•	•	•
Bathroom								
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•
Electric Shower over Bath / Screen	•							
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
Connect 2 Doors / Simplicity Tray						•	•	•
Myson Select Radiator	•	•	•	•	•			
Heated Towel Rail						•	•	•
Cloakroom								
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiled Splashback*	•	•	•	•	•	•	•	•
Myson Select Radiator	•	•	•	•	•	•	•	•
En suite								
Ideal Standard Sanitaryware		•	•	•	•	•	•	•
Connect 2 Doors, Simplicity Trays		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
Myson Select Radiator		•	•	•	•			
Heated Towel Rail						•	•	•

	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELIMWOOD	GULLANE	INVERURIE
Electrics								
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•
BT Point to Downstairs Store	•	•	•	•	•	•	•	•
Media Plate to Lounge	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•
Ceiling Mounted Pendant Lights to Kitchen	•	•	•	•	•			
Ceiling Mounted Pendant Lights to Bathroom	•	•	•	•	•			
Ceiling Mounted Pendant Lights to En suite		•	•	•	•			
Downlights to Kitchen, Bathroom and En suite						•	•	•
Outside Light to Rear						•	•	•
Internal and Decoration								
Combination Boiler	•	•	•	•	•			
Cylinder and Boiler						•	•	•
Myson Select Radiators	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•
Feature Internal Doors in White Finish	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•
External								
UPVC Windows***	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•
External Tap						•	•	•

If a named product is unavailable an alternative product to the same standard will be used.

*Subject to build stage and house type. **Refer to drawings for sizing. ***For colour refer to Sales Executive. Ref: Sep 24.



ABERDOUR

2 bedroom home



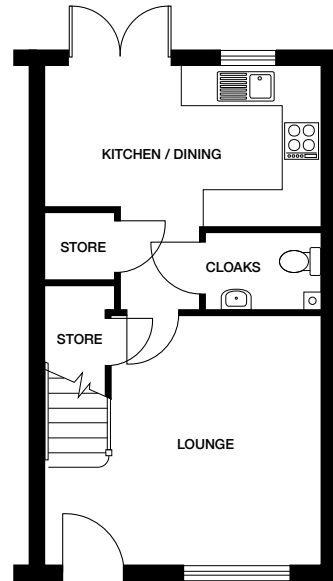
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PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

ABERDOUR

2 bedroom home

Plots 7, 8, 18, 19, 25, 58, 59, 66, 67

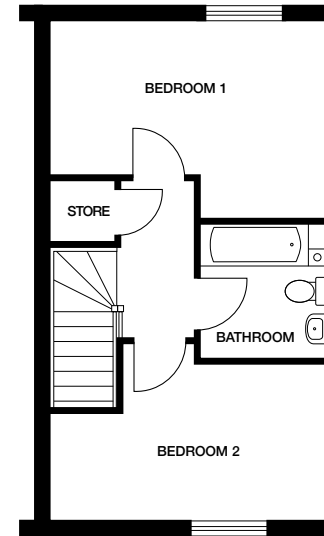


Ground floor

Kitchen / Dining 4360mm x 2600mm 15' 2" x 8' 6"

Lounge 4070mm x 3435mm 13' 4" x 11' 3"

Cloaks 1810mm x 1190mm 5' 11" x 3' 10"



First floor

Bedroom 1 4410mm x 3185mm 14' 5" x 10' 5"

Bedroom 2 4410mm x 2530mm 14' 5" x 8' 3"

Bathroom 2200mm x 2035mm 7' 2" x 6' 8"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.



BOTHWELL
3 bedroom home



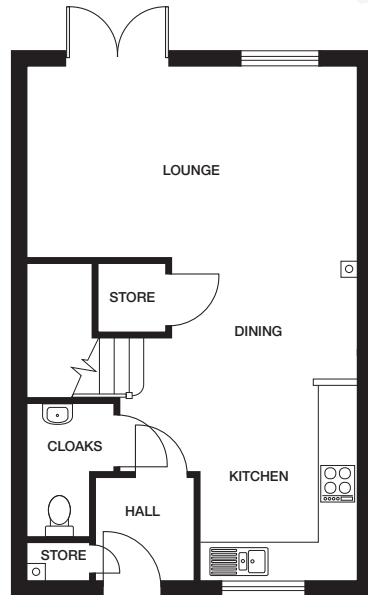
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BOTHWELL

3 bedroom home

Plots 4, 5, 6, 9, 17, 20, 24, 26, 57, 60, 65, 68,
88, 91, 92, 95, 99, 102, 110, 113

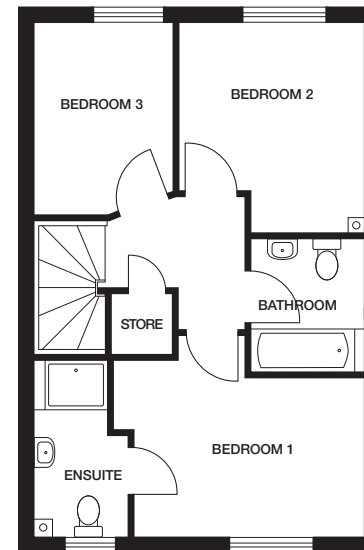


Ground floor

Kitchen / Dining 5240mm x 2990mm 17' 2" x 9' 9"

Lounge 5315mm x 3095mm 17' 5" x 10' 1"

Cloaks 2120mm x 920mm 6' 11" x 3'



First floor

Bedroom 1 3710mm x 2570mm 12' 2" x 8' 5"

En suite 2840mm x 1500mm 9' 3" x 4' 11"

Bedroom 2 3395mm x 2970mm 11' 1" x 9' 8"

Bedroom 3 3095mm x 2240mm 10' 1" x 7' 4"

Bathroom 2180mm x 1780mm 7' 1" x 5' 10"

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CARNOUSTIE

3 bedroom home



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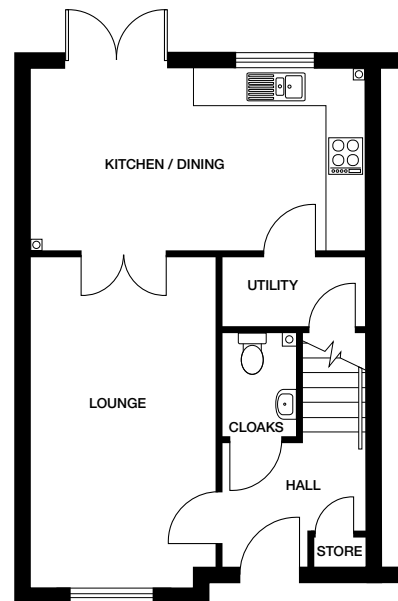
MAYFIELD

PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

CARNOUSTIE

3 bedroom home

Plots 2, 3, 11, 12, 27, 28, 34, 35, 43, 44, 47, 48, 61, 62, 63,
64, 77, 78, 83, 84, 103, 104, 105, 106, 114, 115



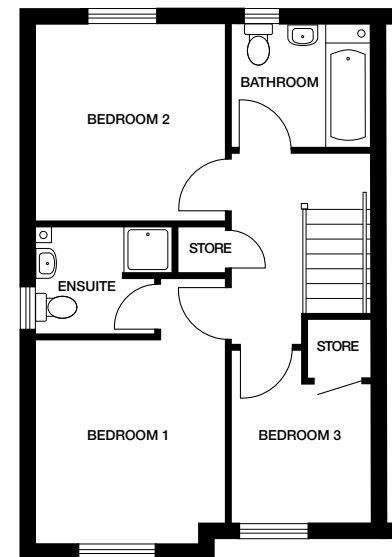
Ground floor

Kitchen / Dining 5380mm x 2940mm 17' 7" x 9' 7"

Lounge 5375mm x 2985mm 17' 7" x 9' 1"

Cloaks 1740mm x 1180mm 5' 8" x 3' 10"

Utility 2265mm x 1110mm 7' 5" x 3' 7"



First floor

Bedroom 1 3305mm x 3070mm 10' 10" x 10'

En suite 1905mm x 1790mm 6' 3" x 5' 10"

Bedroom 2 3155mm x 3070mm 10' 4" x 10'

Bedroom 3 2800mm x 2255mm 9' 2" x 7' 4"

Bathroom 2255mm x 1970mm 7' 4" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.

CRAIL

3 bedroom home



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MAYFIELD

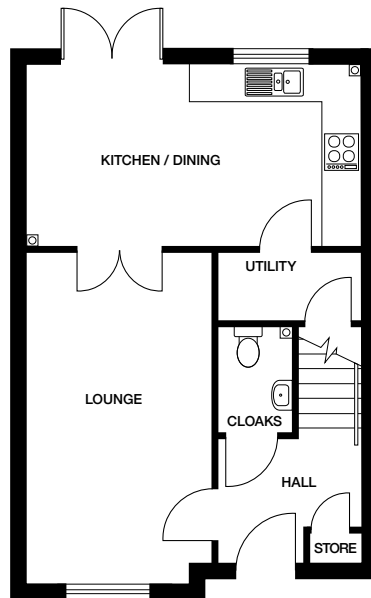


PLEASE NOTE: CGI's are indicative, external finishes and features may vary.

CRAIL

3 bedroom home

Plots 10, 13, 16, 23, 29, 31, 33, 36, 39,
50, 54, 56, 69, 80, 81, 85, 87



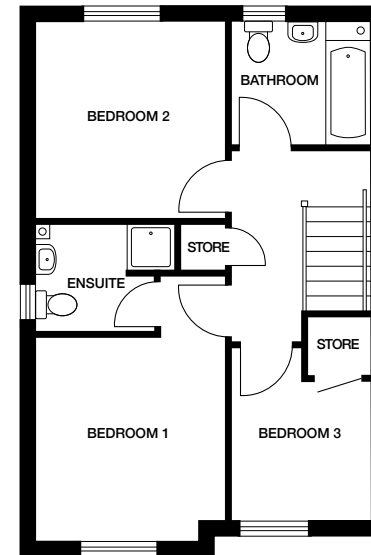
Ground floor

Kitchen / Dining 5430mm x 2960mm 17' 9" x 9' 8"

Lounge 5385mm x 2995mm 17' 8" x 9' 9"

Cloaks 1740mm x 1180mm 5' 8" x 3' 10"

Utility 2315mm x 1115mm 7' 7" x 3' 7"



First floor

Bedroom 1 3305mm x 3070mm 10' 10" x 10'

En suite 1905mm x 1790mm 6' 3" x 5' 10"

Bedroom 2 3155mm x 3070mm 10' 4" x 10'

Bedroom 3 2800mm x 2255mm 9' 2" x 7' 5"

Bathroom 2255mm x 1970mm 7' 4" x 6' 5"

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DUNDONALD

3 bedroom home



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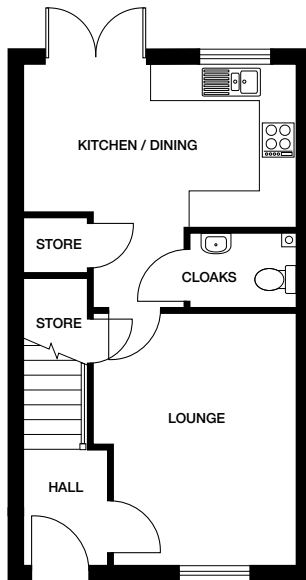
PLEASE NOTE: CGI's are indicative, external finishes and features may vary.



DUNDONALD

3 bedroom home

Plots 89, 90, 93, 94, 100, 101, 111, 112

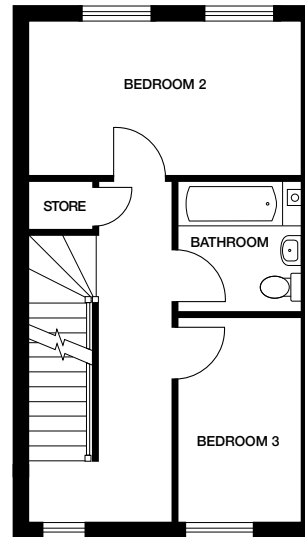


Ground floor

Kitchen / Dining 4465mm x 2600mm 14' 7" x 8' 6"

Lounge 4070mm x 3315mm 13' 4" x 10' 10"

Cloaks 1790mm x 1190mm 5' 10" x 3' 10"

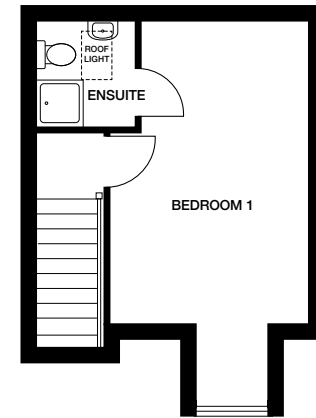


First floor

Bedroom 2 4515mm x 2485mm 14' 9" x 8' 1"

Bedroom 3 3290mm x 2055mm 10' 9" x 6' 8"

Bathroom 2140mm x 2055mm 7' x 6' 8"



Second floor

Bedroom 1 5070mm x 3315mm 16' 7" x 10' 10"

En suite 1765mm x 1605mm 5' 9" x 5' 3"

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ELMWOOD
4 bedroom home



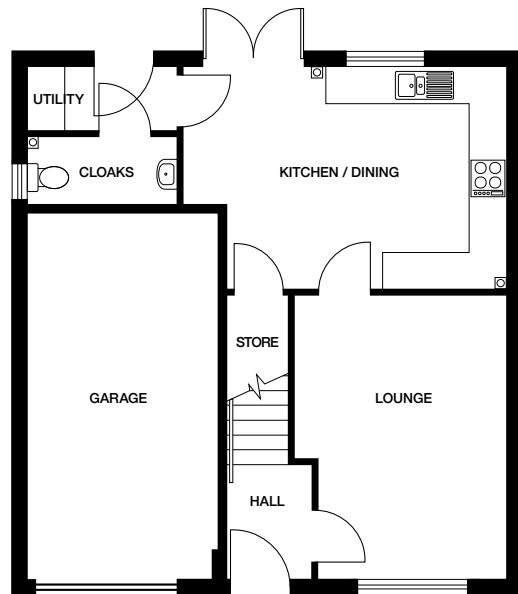
OAKWOOD
EDGE
MAYFIELD

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ELMWOOD

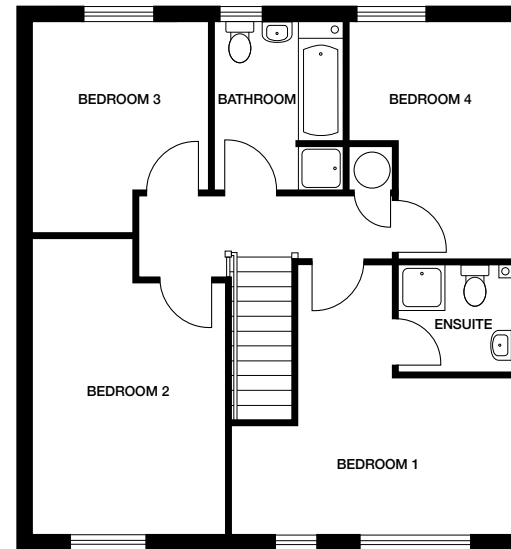
4 bedroom home

Plots 15, 22, 32, 40, 42, 45, 51, 52,
70, 73, 76, 79, 82, 109, 116



Ground floor

Kitchen / Dining 5260mm x 3605mm 17' 3" x 11' 10"
Lounge 4620mm x 3440mm 15' 1" x 11' 3"
Cloaks 2390mm x 1065mm 7' 10" x 3' 5"
Utility 2425mm x 995mm 7' 11" x 3' 3"



First floor

Bedroom 1 4400mm x 3460mm 14' 5" x 11' 4"
En suite 1800mm x 1765mm 5' 10" x 5' 9"
Bedroom 2 4090mm x 3125mm 13' 5" x 10' 3"
Bedroom 3 3455mm x 2760mm 11' 4" x 9'
Bedroom 4 3850mm x 2605mm 12' 7" x 8' 6"
Bathroom 2755mm x 2130mm 9' x 6' 11"

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GULLANE
4 bedroom home



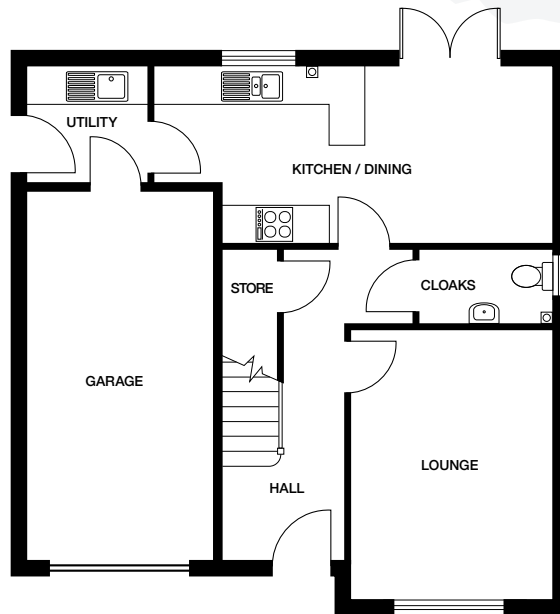
OAKWOOD
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GULLANE

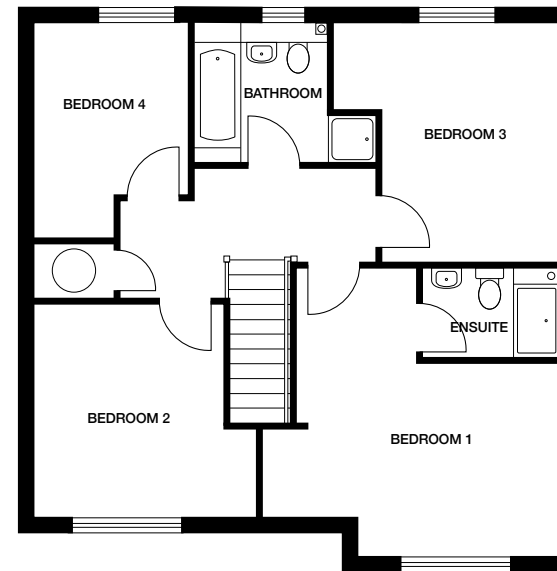
4 bedroom home

Plots 14, 21, 30, 38, 41, 49, 53,
55, 71, 74, 75, 86, 97, 117



Ground floor

Kitchen / Dining 6545mm x 2825mm 21' 5" x 9' 3"
Lounge 4390mm x 3290mm 14' 4" x 10' 9"
Utility 1930mm x 1800mm 6' 4" x 5' 10"
Cloaks 2150mm x 1180mm 7' x 3' 10"



First floor

Bedroom 1 4715mm x 4300mm 15' 5" x 14' 1"
En suite 2215mm x 1475mm 7' 3" x 4' 10"
Bedroom 2 3440mm x 3075mm 11' 3" x 10' 1"
Bedroom 3 3870mm x 2865mm 12' 8" x 9' 4"
Bedroom 4 2770mm x 2480mm 9' 1" x 8' 1"
Bathroom 2230mm x 2200mm 7' 3" x 7' 2"

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INVERURIE

4 bedroom home



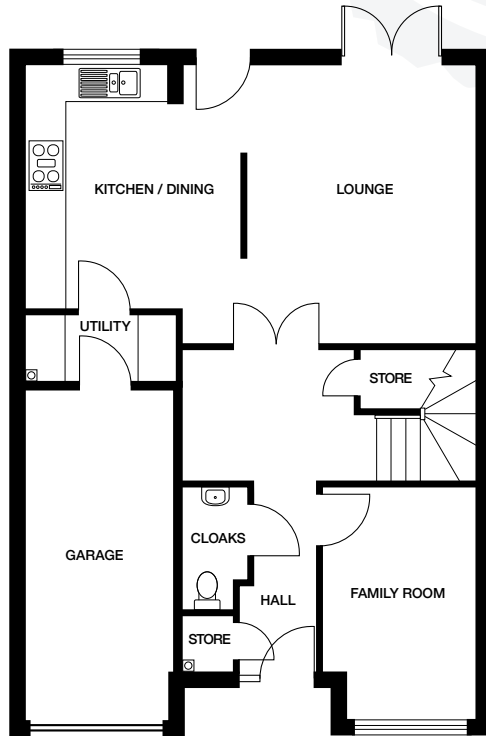
OAKWOOD
EDGE
MAYFIELD

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INVERURIE

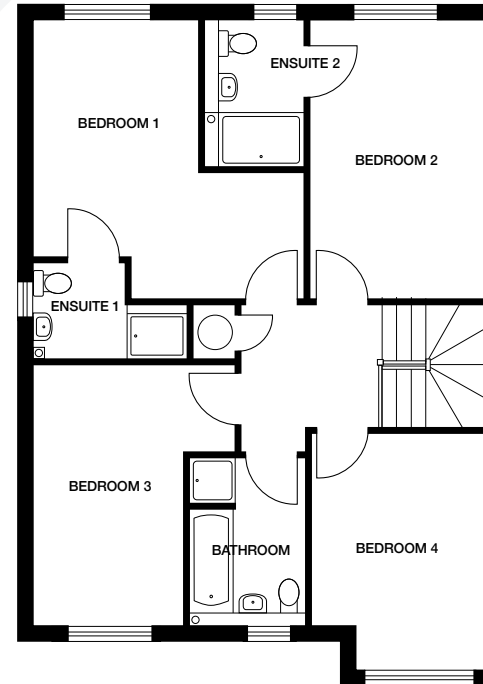
4 bedroom home

Plots 37, 46, 72, 96, 98, 107, 108



Ground floor

Kitchen / Dining	3980mm x 3520mm	13' x 11' 6"
Lounge	4535mm x 3715mm	14' 10" x 12' 2"
Family Room	3905mm x 2480mm	12' 9" x 8' 1"
Cloaks	2065mm x 1070mm	6' 9" x 3' 6"
Utility	2410mm x 1100mm	7' 10" x 3' 7"



First floor

Bedroom 1	3870mm x 2685mm	12' 8" x 8' 9"
En suite 1	1570mm x 2490mm	5' 1" x 8' 2"
Bedroom 2	4560mm x 2800mm	14' 11" x 9' 2"
En suite 2	2375mm x 1645mm	7' 9" x 5' 4"
Bedroom 3	4275mm x 2430mm	14' x 7' 11"
Bedroom 4	3925mm x 2780mm	12' 10" x 9' 1"
Bathroom	2740mm x 1920mm	8' 11" x 6' 3"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.

INVERURIE

4 bedroom home



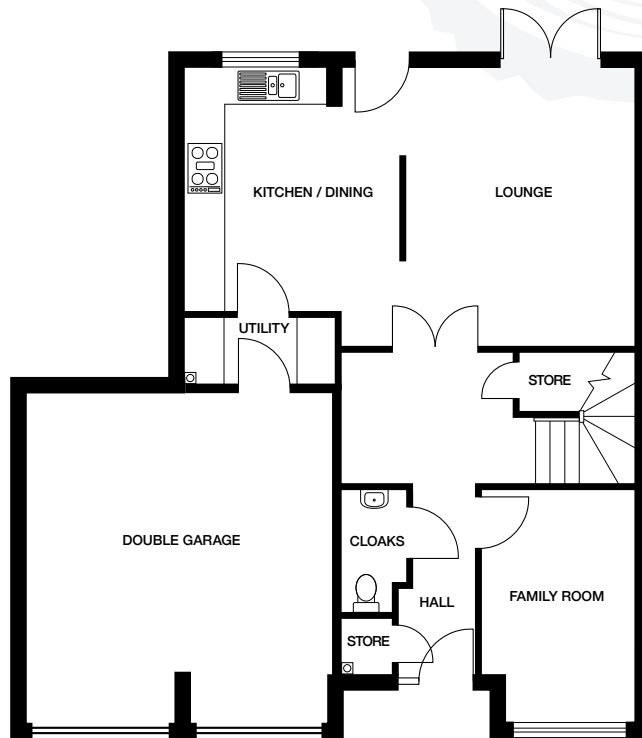
OAKWOOD
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PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

INVERURIE DG

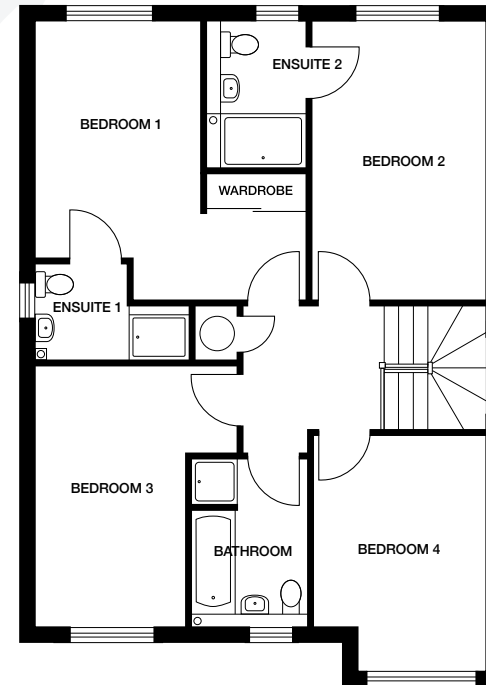
4 bedroom home

Plot 1



Ground floor

Kitchen / Dining	3980mm x 3520mm	13' x 11' 6"
Lounge	4535mm x 3715mm	14' 10" x 12' 2"
Family Room	3905mm x 2480mm	12' 9" x 8' 1"
Cloaks	2065mm x 1070mm	6' 9" x 3' 6"
Utility	2410mm x 1100mm	7' 10" x 3' 7"



First floor

Bedroom 1	3870mm x 2685mm	12' 8" x 8' 9"
En suite 1	1570mm x 2490mm	5' 1" x 8' 2"
Bedroom 2	4560mm x 2800mm	14' 11" x 9' 2"
En suite 2	2375mm x 1645mm	7' 9" x 5' 4"
Bedroom 3	4275mm x 2430mm	14' x 7' 11"
Bedroom 4	3925mm x 2780mm	12' 10" x 9' 1"
Bathroom	2740mm x 1920mm	8' 11" x 6' 3"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Dec 23.



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