

LONGTHORN GARDENS

SHAWFAIR ●

Discover a fresh approach to modern
living at Longthorn Gardens

THE HOUSES

cruden HOMES

**MACTAGGART
& MICKEL**

CONTENTS

03

THE
DEVELOPERS

05

LOCATION &
SURROUNDING AREA

09

GETTING
ARROUND

11

SITE
PLAN

13

HOUSE
SPECIFICATION

15

HOUSE
TYPES



WELCOME TO

LONGTHORN GARDENS

Discover a fresh approach to modern living at Longthorn Gardens, in the new, thriving community of Shawfair, an exciting and vibrant area that blends the best of both town and country living. Longthorn Gardens is perfectly placed to offer a range of local amenities, all while being within easy reach of Edinburgh city centre. Brought to you by the partnership of two award winning developers, Cruden Homes and Mactaggart & Mickel, this exceptional development offers a stunning collection of homes, blending contemporary designs with quality craftsmanship. With excellent transport links and scenic green spaces, this is a place where you can truly put your down roots.

With a range of spacious 2, 3, 4 and 5 bedroom homes, Longthorn Gardens has something to offer at every stage of life. Built with sustainability at its core, these energy-efficient homes benefit from modern construction techniques and district heating solutions, ensuring a greener, more cost-effective way to live. Whether you're a growing family, a first-time buyer or downsizer, you'll find a home to call your own in this well-connected neighbourhood.

Welcome to Longthorn Gardens, where quality, comfort and convenience come together to create the perfect place to call home.

THE DEVELOPERS

CRUDEN HOMES

With over 80 years of customer focused legacy, Cruden Homes is one of Scotland's most trusted housebuilders. Known for delivering high-quality homes with thoughtful design, innovation and a commitment to sustainability, Cruden Homes is a five star builder that creates communities that stand the test of time. The focus on energy-efficient living and meticulous attention to detail ensures every home is built to the highest standard, offering comfort, style and long-term value.



Mactaggart & Mickel

Mactaggart & Mickel is a family-owned property and land company with a century-long legacy of creating thriving communities across the UK. From vibrant new neighbourhoods to long-term investment in land and infrastructure, Mactaggart & Mickel is dedicated to building for the future with integrity, care and a commitment to lasting impact.

A PARTNERSHIP BUILT ON EXCELLENCE

Together, Cruden Homes and Mactaggart & Mickel bring a wealth of experience and expertise to the development of Longthorn Gardens. This collaboration ensures a diverse range of carefully crafted homes, each designed with care to meet the needs of today's homeowners.

EXPERIENCE THE BEST OF MODERN LIVING, BUILT BY DEVELOPERS YOU CAN TRUST.

LOCATION

Perfectly positioned in the dynamic neighbourhood of Shawfair, Longthorn Gardens offers the perfect blend of peaceful, well-connected living with easy access to Edinburgh city centre. Whether you're commuting to the city, enjoying the surrounding countryside or making the most of local amenities, Longthorn Gardens offers an idyllic setting for your next chapter.

THE AREA

Shawfair is designed with community and convenience in mind, and at Longthorn Gardens everything you need is within easy reach. You'll find a wide range of amenities close at hand, including the train station, a newly opened Co-op supermarket and a David Lloyd health club right on your doorstep. At nearby Fort Kinnaird, one of Scotland's largest retail parks, there's an extensive selection of shops, restaurants and entertainment options, including an M&S store and foodhall and a Pure Gym, as well as many other high street brands.

Young families will love the brand new primary school at Danderhall, and Shawfair is set to benefit from a state of the art all-through education campus, which is currently planned for 2028.

Offering nursery to vocational education, the facility will also include a theatre and indoor/outdoor sports pitches. And with a plethora of commercial offices and a hotel also in the pipeline, Shawfair really is the perfect place to live, work and play.

Despite its excellent connectivity and amenities, Shawfair retains a charming village feel, surrounded by plenty of open green spaces. Midlothian's scenic countryside and the nearby Dalkeith Country Park, with its scenic walking trails, adventure play areas and quaint cafes, provide endless opportunities for walking, cycling and outdoor activities, making it easy to enjoy nature right on your doorstep.





LONGTHORN GARDENS
Harelaw, Shawfair, EH22 1SB

HEALTH & FITNESS



PURE GYM FORT KINNAIRD

2.6 Miles | 9 Mins by car



DAVID LLOYD SHAWFAIR

1.1 Miles | 24 Mins by foot | 4 Mins by car



DANDERHALL MEDICAL PRACTICE

0.9 Miles | 21 Mins by foot | 3 Mins by car



ROYAL INFIRMARY

2.5 Miles | 9 Mins by car

All times and distances are approximate values taken from Google Maps. Please be aware that these are subject to slight variations

SHOPPING



MORRISONS DAILY

0.9 Miles | 28 Mins by foot | 5 Mins by car



SHAWFAIR PARK CO-OP

1.2 Miles | 27 Mins by foot | 5 Mins by car



FORT KINNAIRD RETAIL PARK

2.4 Miles | 31 Mins by foot | 9 Mins by car

ENTERTAINMENT



ODEON FORT KINNAIRD

2.4 Miles | 9 Mins by car



DALKEITH COUNTRY PARK

4.8 Miles | 9 Mins by car

TRANSPORT



SHAWFAIR TRAIN STATION

0.2 Miles | 5 Mins by foot | 1 Mins by car



SHAWFAIR AVENUE BUS STOP

0.5 Miles | 15 Mins by foot | 3 Mins by car



NEWCRAIGHALL PARK & RIDE

2.8 Miles | 10 Mins by car

EDUCATION



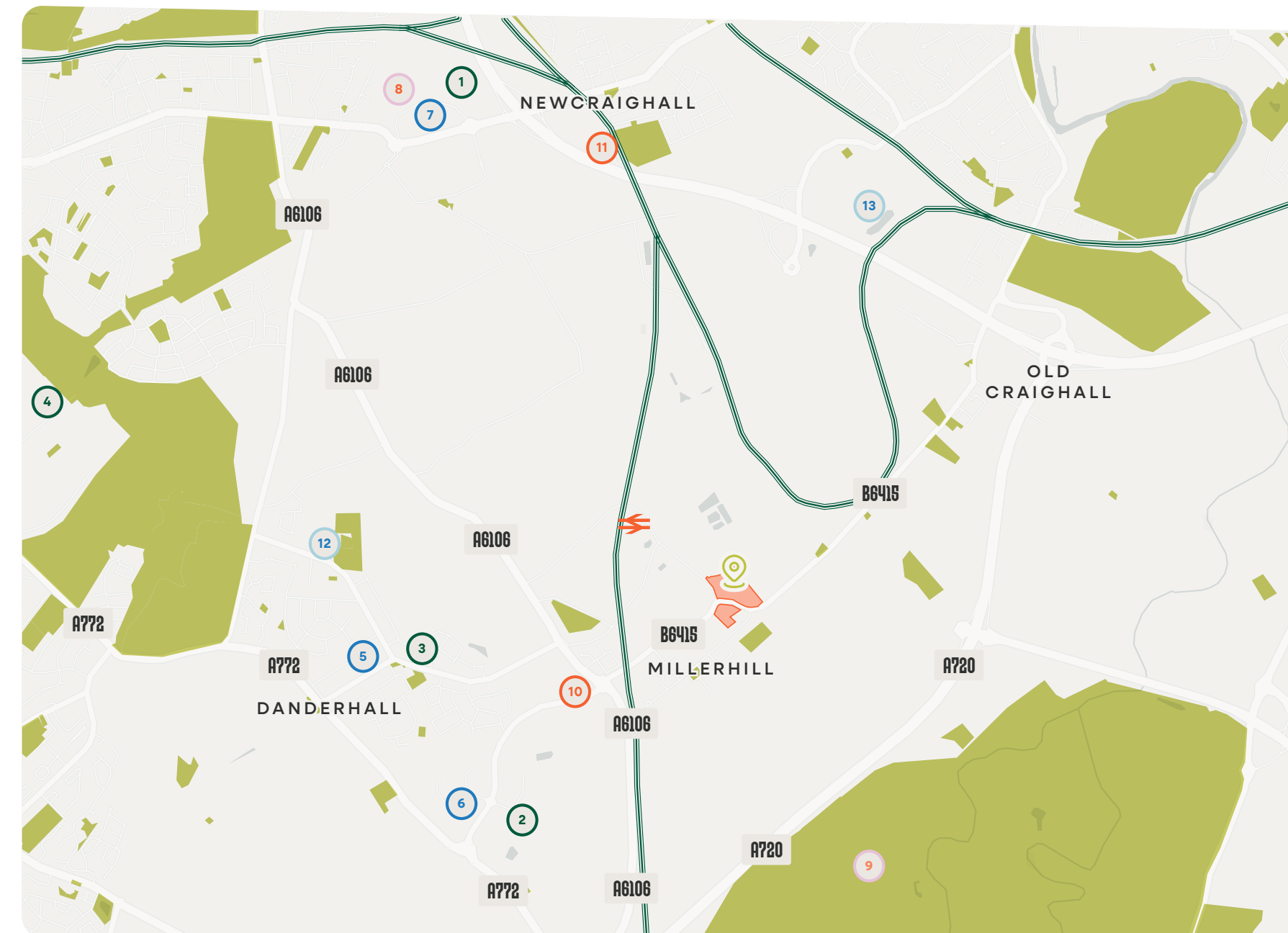
DANDERHALL PRIMARY SCHOOL

1.5 Miles | 34 Mins by foot | 6 Mins by car



QUEEN MARGARET UNIVERSITY

2.2 Miles | 5 Mins by car



GETTING AROUND

Living at Longthorn Gardens, residents are never far from where they need to be, making this an ideal location for commuters and those who enjoy easy access to Edinburgh and beyond.

Commuting by car couldn't be easier, with the Edinburgh City Bypass (A720) just minutes away, linking you effortlessly to the M8, offering swift connections to Glasgow and the west, the M9 for routes towards Stirling and the north, and A1 for direct access to East Lothian and the Borders.

What's more, nearby Shawfair Train Station is a key transport hub, with regular services to Edinburgh Waverley in under 20 minutes. This makes city travel seamless, whether for work, shopping or leisure. Lothian buses also provide frequent services throughout Shawfair and the surrounding areas, connecting you to the city centre, East Lothian and Midlothian. For those who prefer an active commute, Longthorn Gardens is well served by cycle paths including the Innocent Railway Path and National Cycle Route 1, providing scenic, traffic-free routes.



SITE PLAN

- SITE BOUNDARY
- AFFORDABLE HOUSING
- BUILD TO RENT

CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the New Homes Sales Executive for current details prior to reservation.

A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your New Homes Sales Executive for more information

THE ALMOND

2 BEDROOM MID-TERRACED VILLA

PLOTS: 94, 95, 101, 102, 105, 108 & 109

THE BOGHWICK

3 BEDROOM END TERRACED VILLA

PLOTS: 93, 96, 100, 103, 104, 106, 107 & 110

THE EDEN

3 BEDROOM SEMI-DETACHED VILLA

PLOTS: 74, 75, 81, 82, 115 & 116

THE ESK

4 BEDROOM DETACHED VILLA

PLOTS: 8, 9, 42, 72, 80, 114, 120 & 121

THE FINDHORN

4 BEDROOM DETACHED VILLA

PLOTS: 10, 70, 71, 73, 79, 83, 87, 90, 117, 124 & 127

THE GARNOCK

4 BEDROOM SEMI-DETACHED OR TERRACED TOWNHOUSE

PLOTS: 3, 4, 5, 33, 34, 88, 89, 122, 123, 210, 211 & 212

THE IRVINE

4 BEDROOM DETACHED VILLA

PLOTS: 2, 12, 39, 48, 49, 50, 56, 59, 69, 78 & 111

THE KINNESS

4 BEDROOM DETACHED VILLA

PLOTS: 7, 11, 57, 58, 65, 68, 76, 84, 86 & 91

THE LEVEN

4 BEDROOM DETACHED VILLA

PLOTS: 1, 51, 64, 66, 77, 85, 92, 208 & 209

THE TEVIOT

5 BEDROOM DETACHED VILLA

PLOTS: 6, 47, 52, 63 & 67



HOMES

SPECIFICATION

All homes at Longthorn Gardens enjoy a carefully considered internal specification, featuring stylish kitchens with integrated appliances, designer ceramic tiling and chic white sanitaryware. What's more, we offer a wide range of finishes and optional extras, so you can personalise your new home*

* A range of choices and optional extras is available, **subject to the build stage of the plot at time of reservation**. Please speak to the New Homes Sales Executive for further information and for the latest specification.



KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Under unit lighting
- Electric single fan assisted oven (under counter) - 2 & 3 bedroom homes
- Electric single fan assisted oven & microwave (tall unit) - 4 & 5 bedroom homes
- 4 zone induction hob with stainless steel splashback
- Integrated fridge freezer
- Integrated dishwasher (slimline in 2 bedroom homes)
- Integrated cooker hood
- Integrated washing machine (where no utility space only)
- Stainless steel sink with chrome mixer tap

BATHROOM/ENSUITE

- Stylish white sanitaryware
- Designer ceramic tiles by Porcelanosa
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite
- White heated towel rail
- Shaver/toothbrush socket

LIGHTING

- White matt downlights to kitchen, bathroom and en-suite
- Pendant light fittings elsewhere

ELECTRICAL

- White socket/light switches throughout
- Media sockets to lounge and principal bedroom
- Fibre to home
- Smoke/heat/carbon dioxide detectors installed as per plans

HEATING AND PLUMBING

- District heating system with individual heat interface unit (HIU)
- Thermostatic heating control
- Single or dual zone dependent on property size (please speak to New Homes Sales Executive for plot specific information)
- White radiators

EXTERNAL

- Doorbell and chime
- PIR sensor light to front entrance
- Light to side/rear entrances
- Turf/shrub planting to front garden per landscape plans
- Rear garden rotovated and top soiled
- External cold water tap
- Slabbed patio area to rear
- EV charger to each in-curtilage and allocated parking space

DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Wardrobes with shelf and hanging rail to principal bedroom

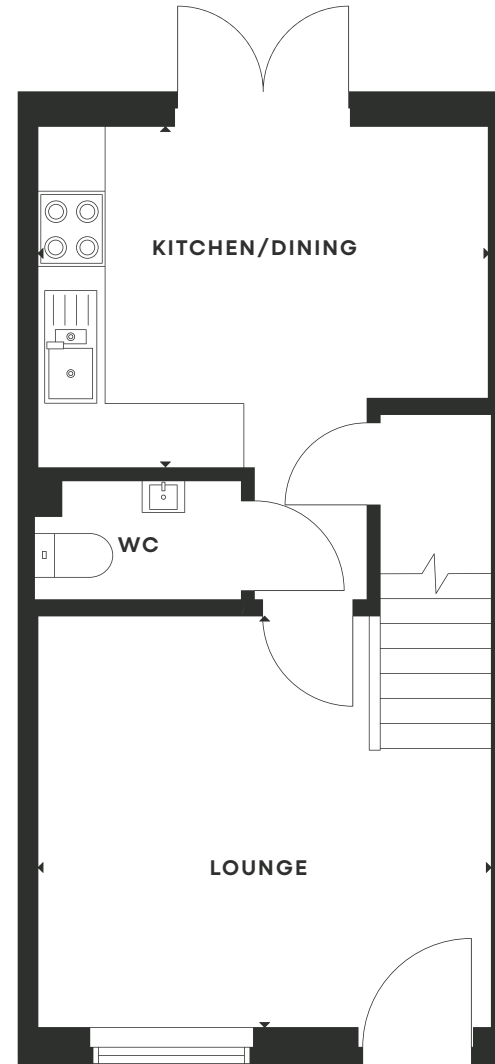
WARRANTY

Homeowners at Longthorn Gardens can enjoy the reassurance provided by a five star builder with over 80 years' experience in creating high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand-new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

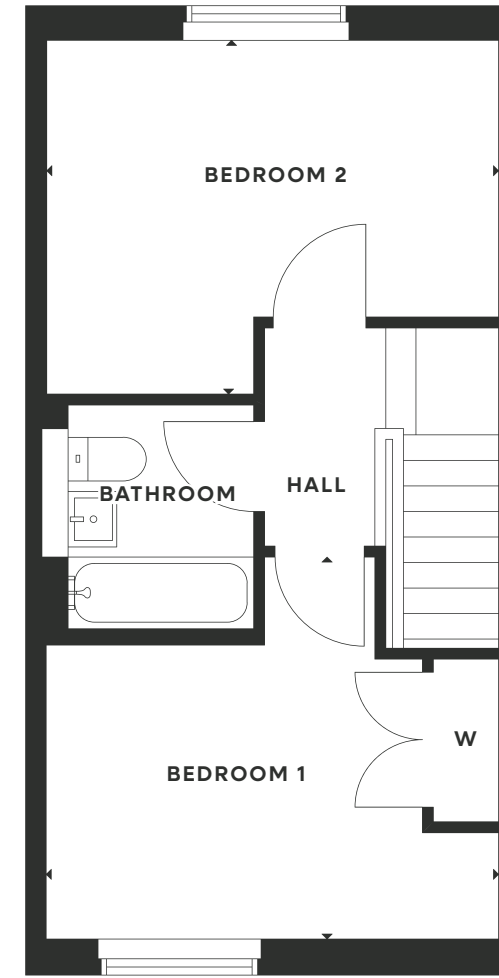
THE ALMOND

PLOTS: 94, 95, 101, 102, 105, 108 & 109

2 BEDROOM MID-TERRACED VILLA



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	4.10 x 3.13	13'5" x 10'3"
Lounge	4.11 x 3.78	13'6" x 12'5"

FIRST FLOOR

Room	m	ft
Bedroom 1	4.15 x 3.51	13'7" x 11'6"
Bedroom 2	4.19 x 3.23	13'9" x 10'7"

TOTAL FLOOR AREA

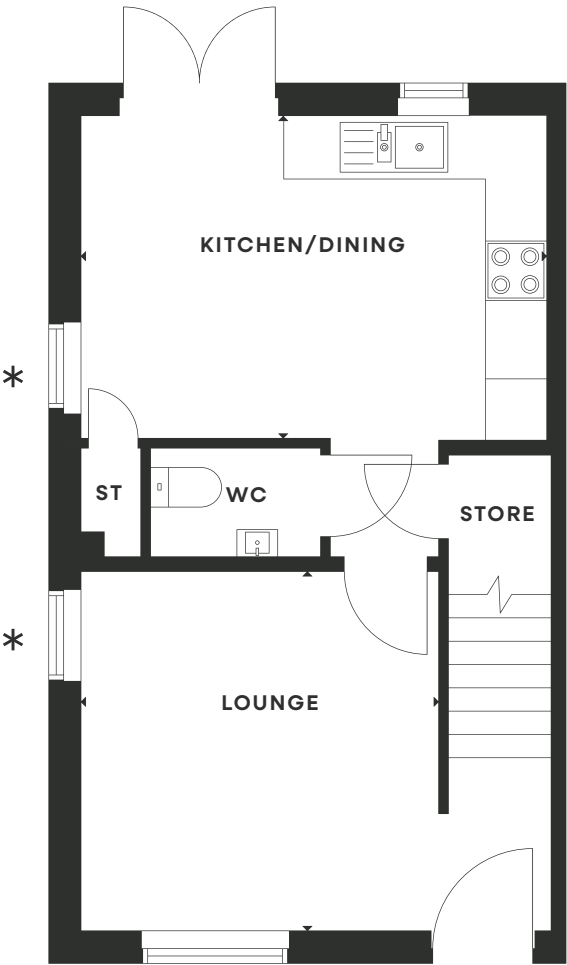
741 ft² / 69 m²

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this house type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the New Homes Sales Executive for current plot specific details prior to reservation.

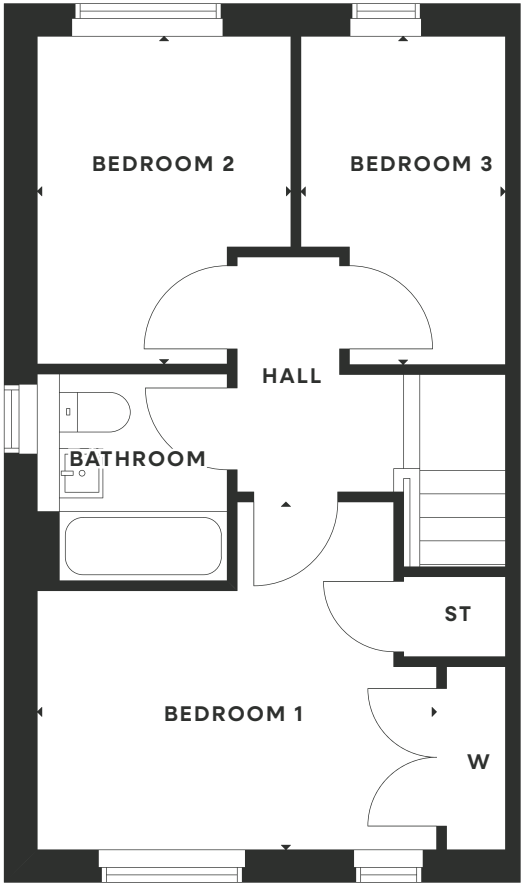
THE BORTHWICK

PLOTS: 93, 96, 100, 103, 104, 106,
107 & 110

3 BEDROOM END TERRACED VILLA



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	4.70 x 3.26	15'5" x 10'8"
Lounge	3.61 x 3.64	11'10" x 11'11"

FIRST FLOOR

Room	m	ft
Bedroom 1	4.04 x 3.51	13'3" x 11'6"
Bedroom 2	2.57 x 3.32	8'5" x 10'11"
Bedroom 3	2.07 x 3.32	6'10" x 10'11"

TOTAL FLOOR AREA
840 ft² / 78 m²

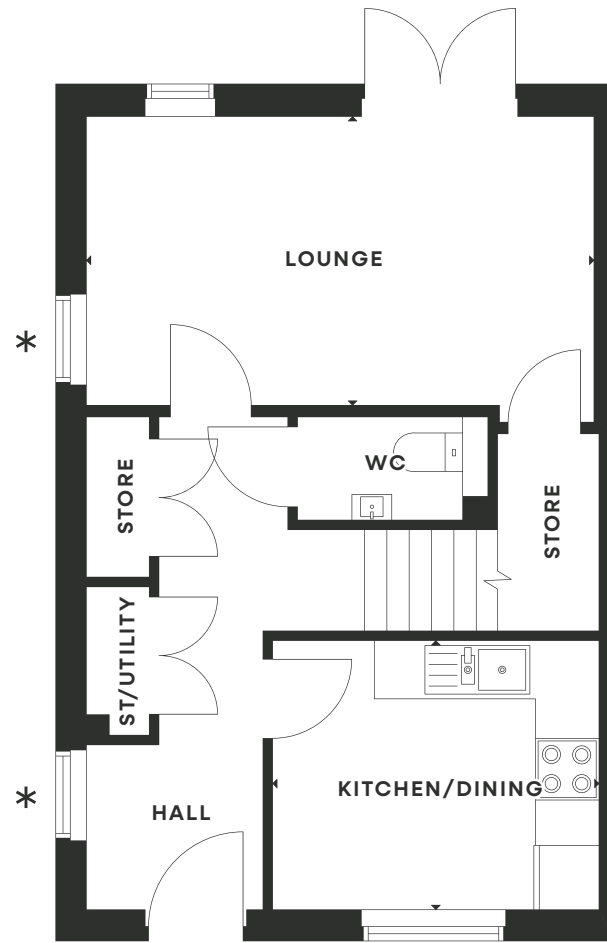
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* Window is plot specific, please ask the New Homes Sales Executive for more information

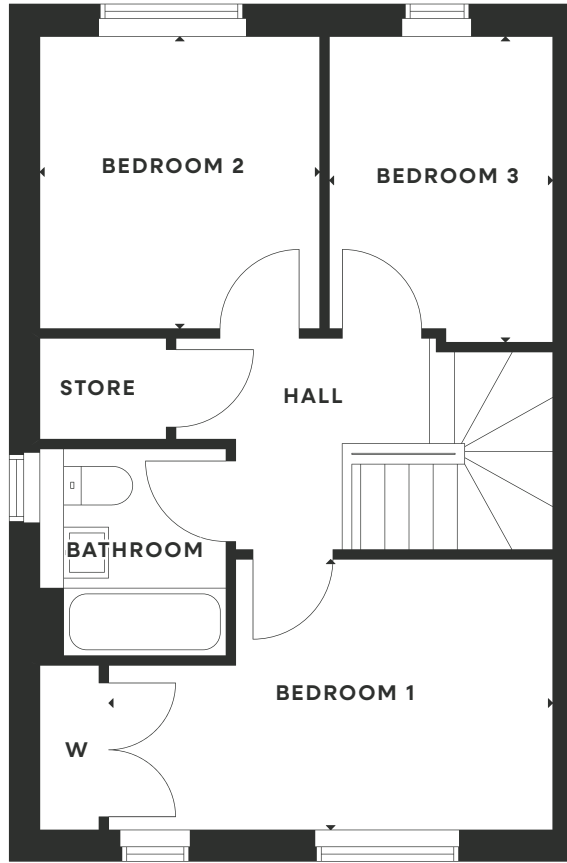
THE EDEN

PLOTS: 74, 75, 81, 82, 115 & 116

3 BEDROOM SEMI-DETACHED VILLA



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	3.34 x 2.77	11'0" x 9'2"
Lounge	5.27 x 3.00	17'3" x 9'10"

FIRST FLOOR

Room	m	ft
Bedroom 1	4.57 x 2.80	15'0" x 9'2"
Bedroom 2	2.88 x 3.04	9'6" x 10'0"
Bedroom 3	2.33 x 3.20	7'8" x 10'6"

TOTAL FLOOR AREA
934 ft² / 87 m²

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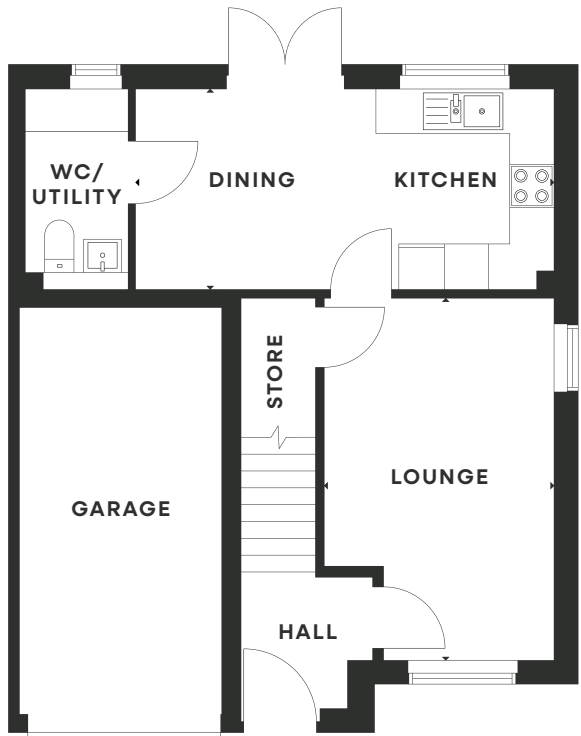
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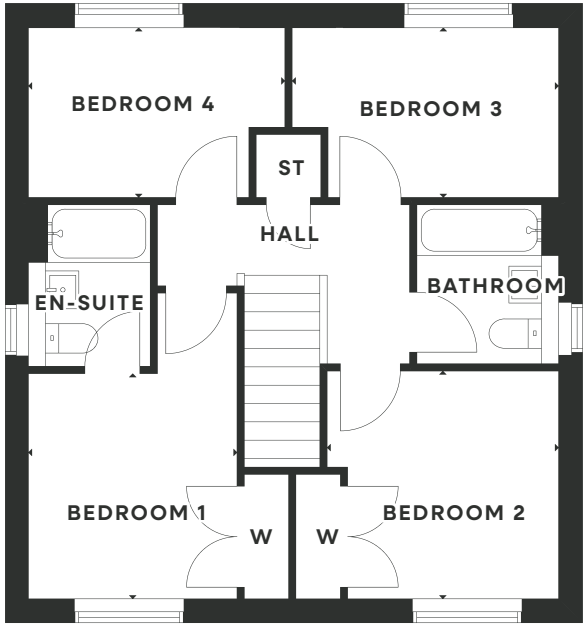
THE ESK

PLOTS: 8, 9, 42, 72, 80, 114, 120 & 121

4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.67 x 2.72	18'7" x 8'9"
Lounge	3.12 x 4.94	10'3" x 16'2"

FIRST FLOOR

Room	m	ft
Bedroom 1	2.84 x 3.08	9'4" x 10'1"
Bedroom 2	3.13 x 3.11	10'3" x 10'2"
Bedroom 3	3.63 x 2.30	11'11" x 7'7"
Bedroom 4	3.48 x 2.30	11'5" x 7'6"

TOTAL FLOOR AREA
1,058 ft² / 98 m²

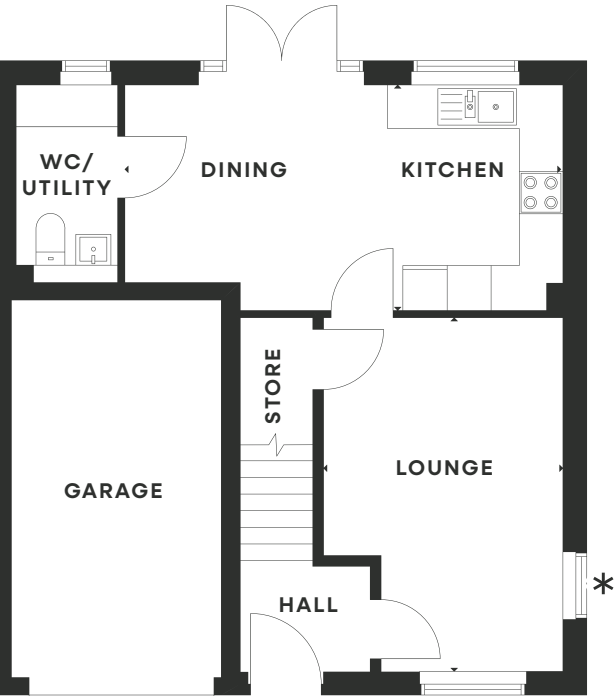
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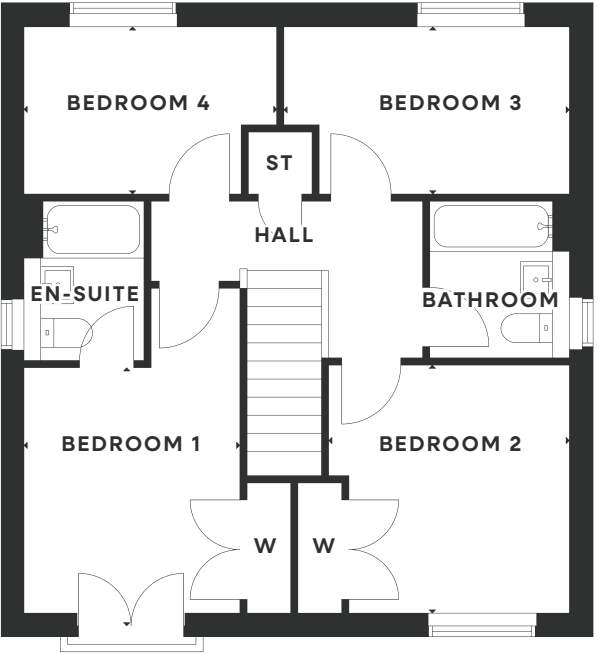
THE FINDHORN

PLOTS: 10, 70, 71, 73, 79, 83, 87,
90, 117, 124 & 127

4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	6 x 3.12	19'7" x 10'2"
Lounge	3.32 x 4.87	10'11" x 16'0"

FIRST FLOOR

Room	m	ft
Bedroom 1	2.98 x 3.42	9'9" x 11'2"
Bedroom 2	3.33 x 3.45	10'11" x 11'4"
Bedroom 3	3.97 x 2.30	13'0" x 7'7"
Bedroom 4	3.48 x 2.30	11'5" x 7'7"

TOTAL FLOOR AREA
1,140 ft² / 106 m²

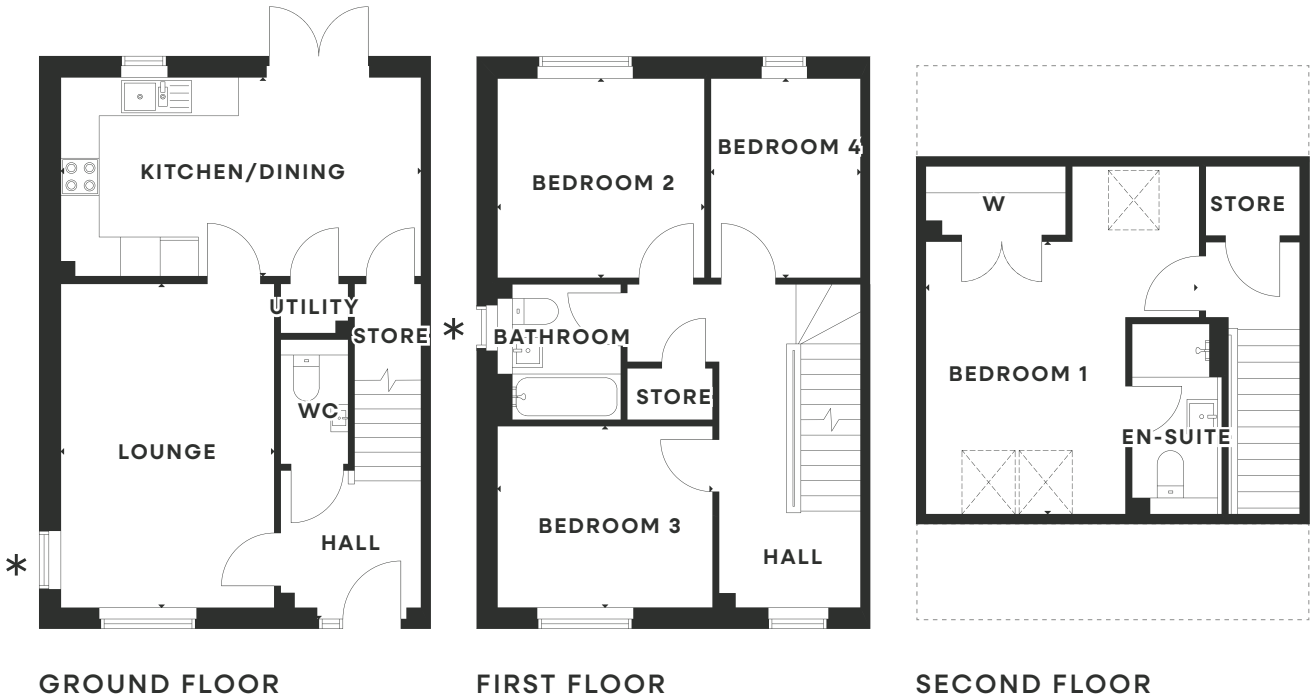
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THE GARNOCK

PLOTS: 3, 4, 5, 33, 34, 88, 89, 122, 123, 210, 211 & 212

4 BEDROOM SEMI-DETACHED
OR TERRACED TOWNHOUSE



GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.61 x 3.08	18'5" x 10'1"
Lounge	3.32 x 5.02	10'11" x 16'6"

FIRST FLOOR

Room	m	ft
Bedroom 2	3.23 x 3.08	10'7" x 10'1"
Bedroom 3	3.34 x 2.82	11'0" x 9'3"
Bedroom 4	2.31 x 3.08	7'7" x 10'1"

SECOND FLOOR

Room	m	ft
Bedroom 1	4.12 x 4.11	13'6" x 13'6"

TOTAL FLOOR AREA
1,269 ft² / 118 m²

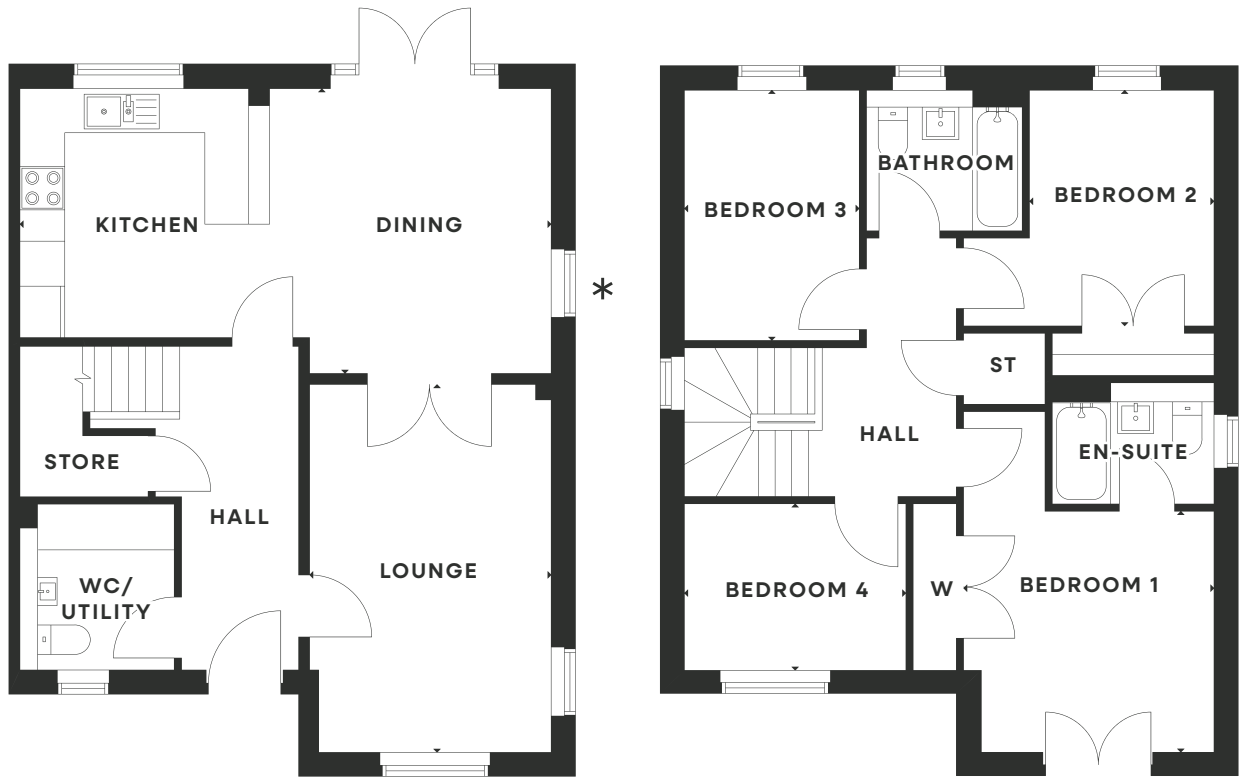
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THE IRVINE

PLOTS: 2, 12, 39, 48, 49, 50, 56, 59, 69, 78 & 111

**4 BEDROOM DETACHED VILLA
WITH SINGLE DETACHED GARAGE**



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	7.22 x 3.88	23'8" x 12'9"
Lounge	3.30 x 5.01	10'10" x 16'5"

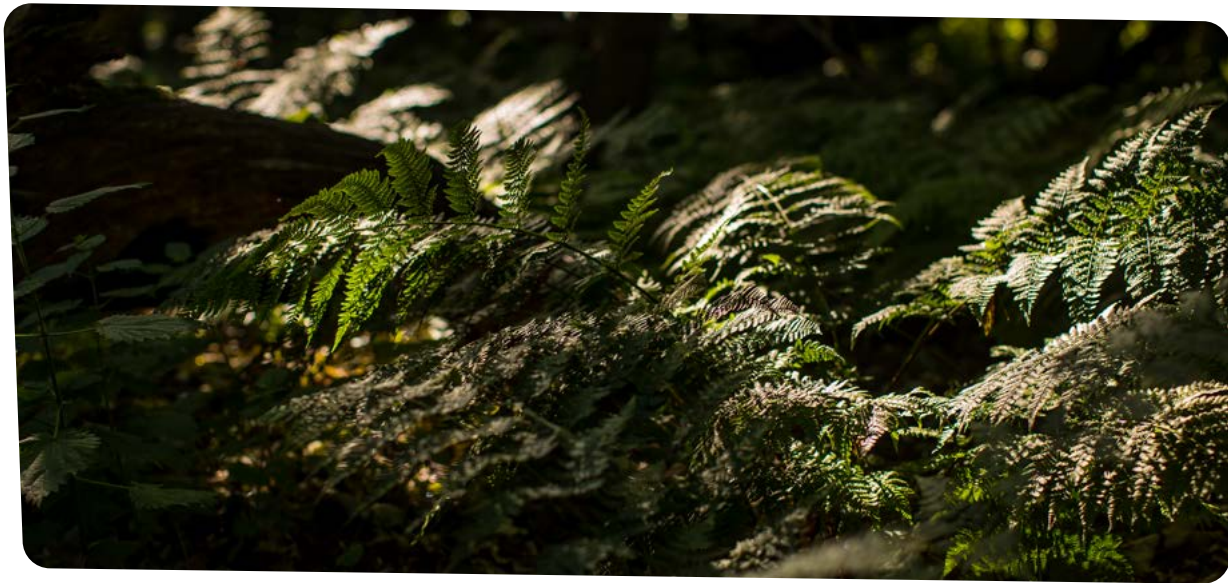
FIRST FLOOR

Room	m	ft
Bedroom 1	3.40 x 3.26	11'2" x 10'9"
Bedroom 2	2.50 x 3.20	8'2" x 10'6"
Bedroom 3	2.38 x 3.41	7'10" x 11'2"
Bedroom 4	3.02 x 2.25	9'11" x 7'5"

TOTAL FLOOR AREA
1,303 ft² / 121 m²

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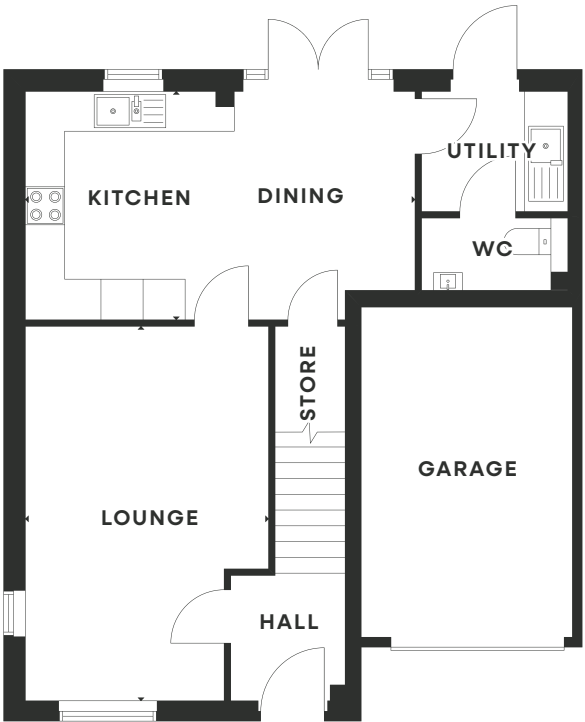
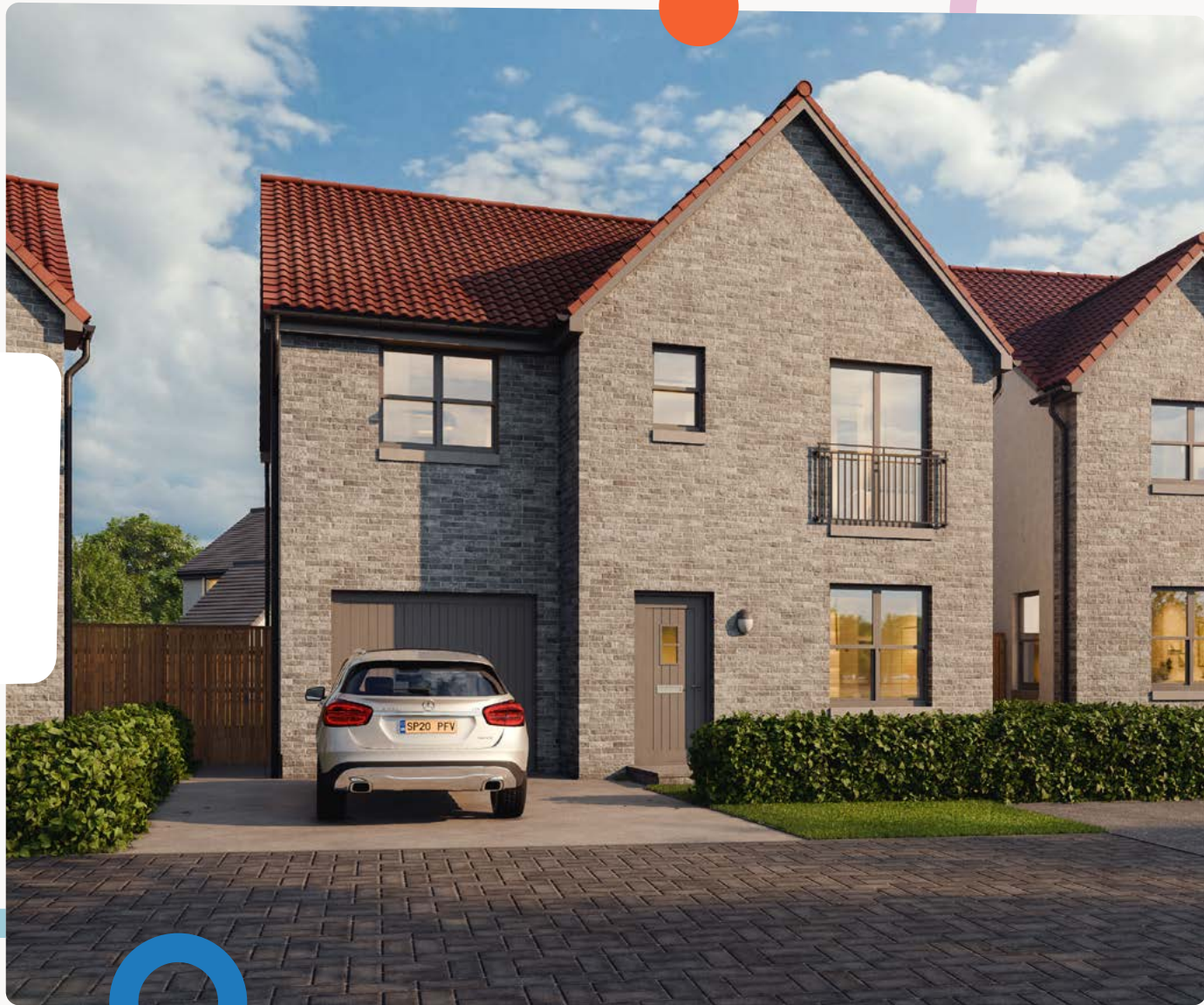
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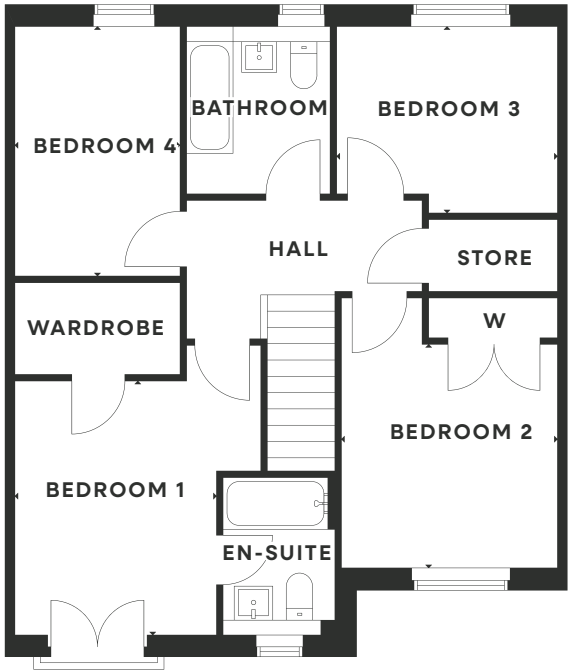
THE KINNESS

PLOTS: 7, 11, 57, 58, 65, 68, 76,
84, 86 & 91

4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.93 x 3.45	19'6" x 11'4"
Lounge	3.69 x 5.67	12'1" x 18'7"

FIRST FLOOR

Room	m	ft
Bedroom 1	3.04 x 3.85	10'0" x 12'8"
Bedroom 2	3.29 x 3.40	10'10" x 11'2"
Bedroom 3	3.36 x 2.85	11'0" x 9'4"
Bedroom 4	2.50 x 3.79	8'2" x 12'5"

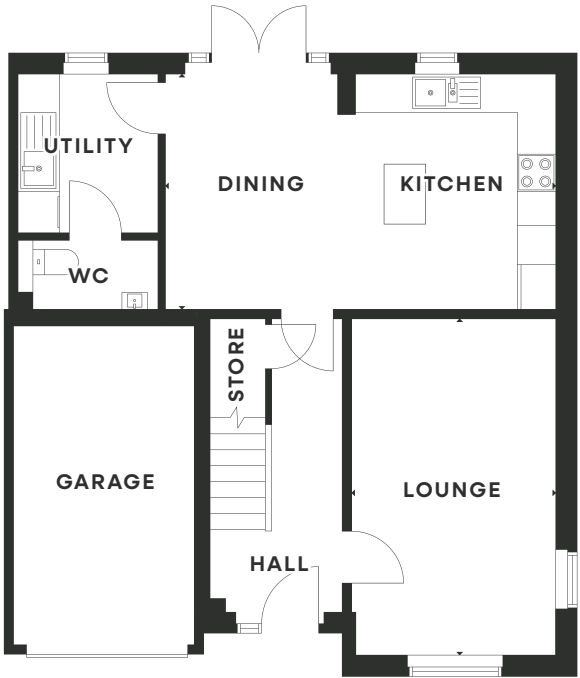
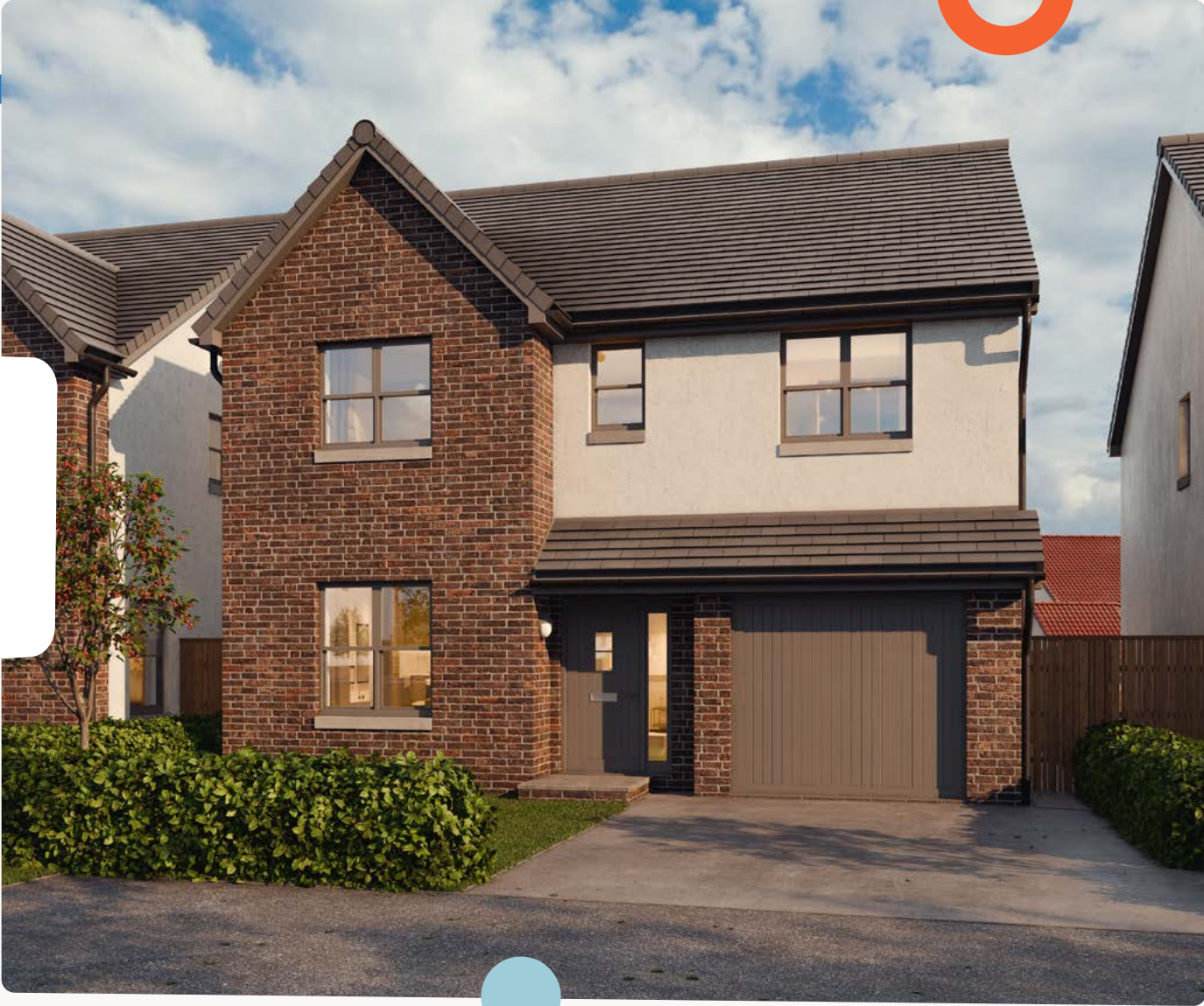
TOTAL FLOOR AREA
1,373 ft² / 128 m²

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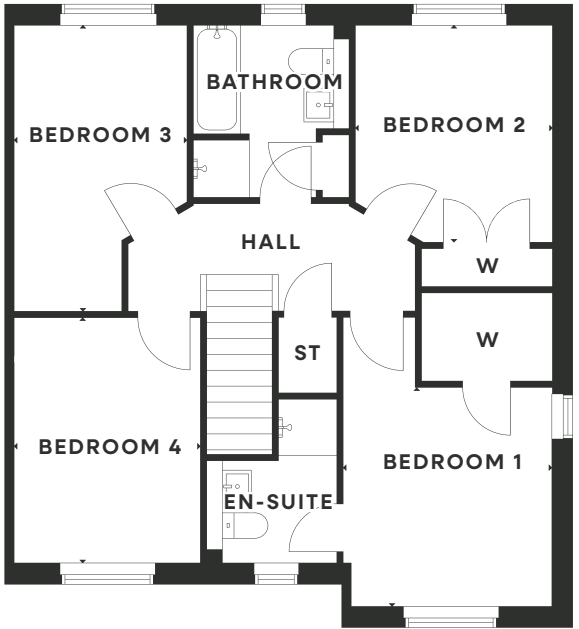
THE LEVEN

PLOTS: 1, 51, 64, 66, 77,
85, 92, 208 & 209

4 BEDROOM DETACHED VILLA
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	6.15 x 3.69	20'2" x 12'1"
Lounge	3.23 x 5.31	10'7" x 17'5"

FIRST FLOOR

Room	m	ft
Bedroom 1	3.30 x 3.45	10'10" x 11'4"
Bedroom 2	3.10 x 3.42	10'2" x 11'3"
Bedroom 3	2.71 x 4.49	8'11" x 14'9"
Bedroom 4	2.93 x 3.86	9'7" x 12'8"

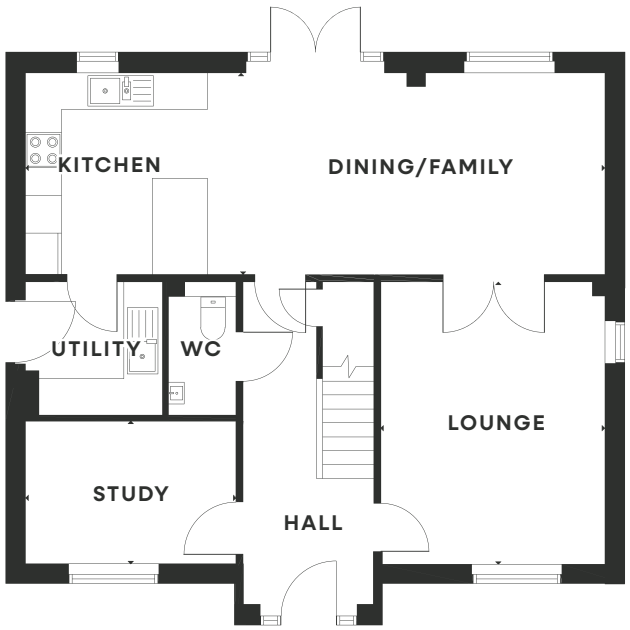
TOTAL FLOOR AREA
1,430 ft² / 133 m²

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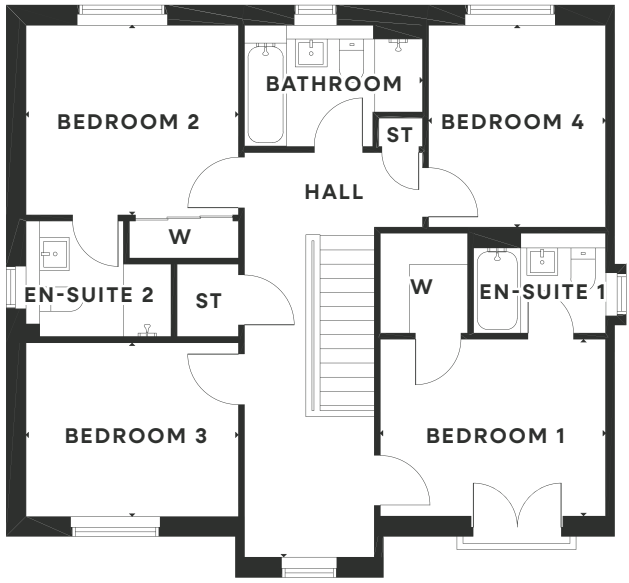
THE TEVIOT

PLOTS: 6, 47, 52, 63 & 67

5 BEDROOM DETACHED VILLA
WITH DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	9.58 x 3.33	31'5" x 10'11"
Lounge	3.70 x 4.66	12'2" x 15'3"
Study	3.47 x 2.36	11'5" x 7'9"

FIRST FLOOR

Room	m	ft
Bedroom 1	3.72 x 2.93	12'3" x 9'7"
Bedroom 2	3.50 x 3.15	11'6" x 10'4"
Bedroom 3	3.50 x 2.86	11'6" x 9'5"
Bedroom 4	2.94 x 3.36	9'8" x 11'0"

TOTAL FLOOR AREA
1,706 ft² / 158 m²

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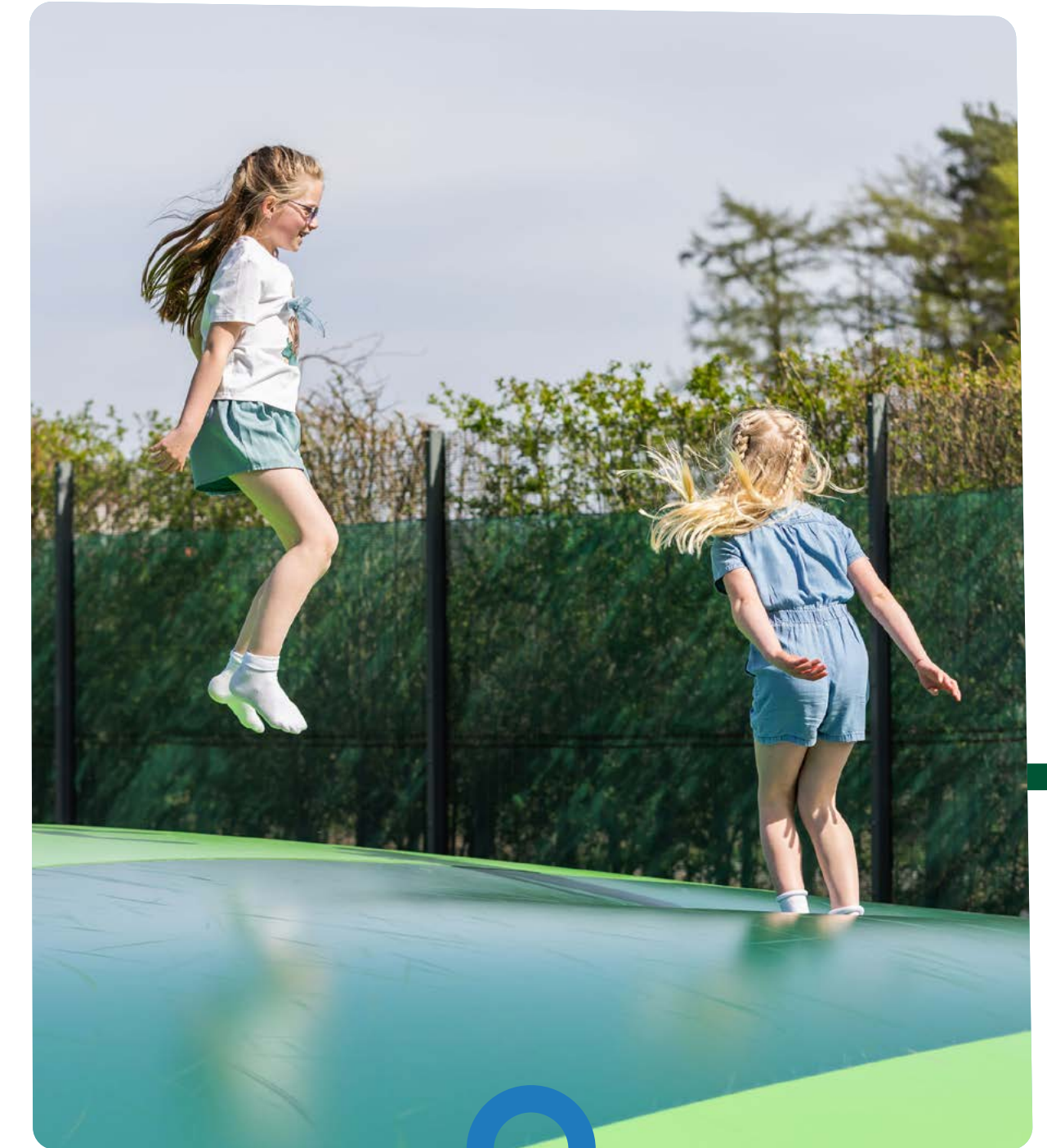
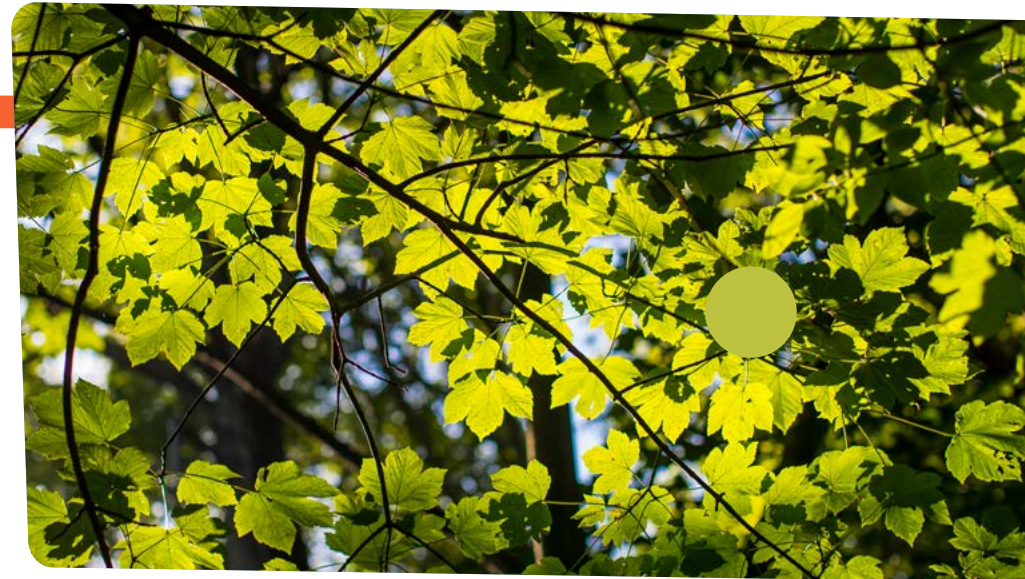
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LONGTHORN GARDENS

SHAWFAIR ●

cruden HOMES

MACTAGGART
& MICKEL



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LONGTHORN GARDENS

SHAWFAIR ●

Discover a fresh approach to modern
living at Longthorn Gardens

THE APARTMENTS

cruden HOMES

**MACTAGGART
& MICKEL**

Contents

03

THE
DEVELOPERS

05

LOCATION &
SURROUNDING AREA

09

GETTING
ARROUND

11

SITE
PLAN

13

APARTMENT
SPECIFICATIONS

15

APARTMENT
TYPES



WELCOME TO

LONGTHORN
GARDENS

Discover a fresh approach to modern living at Longthorn Gardens, in the new, thriving community of Shawfair, an exciting and vibrant area that blends the best of both town and country living. Longthorn Gardens is perfectly placed to offer a range of local amenities, all while being within easy reach of Edinburgh city centre. Brought to you by the partnership of two award winning developers, Cruden Homes and Mactaggart & Mickel, this exceptional development offers a stunning collection of homes, blending contemporary designs with quality craftsmanship. With excellent transport links and scenic green spaces, this is a place where you can truly put down your roots.

A range of stylish 2 bedroom apartments built with sustainability at their core, these energy-efficient apartments benefit from modern construction techniques and district heating solutions, ensuring a greener, more cost-effective way to live. Whether you're a first-time buyer or downsizer, you'll find a home to call your own in this well connected neighbourhood.

Welcome to Longthorn Gardens, where quality, comfort and convenience come together to create the perfect place to call home.

THE DEVELOPERS

CRUDEN HOMES

With over 80 years of customer focused legacy, Cruden Homes is one of Scotland's most trusted housebuilders. Known for delivering high-quality homes with thoughtful design, innovation and a commitment to sustainability, Cruden Homes is a five star builder that creates communities that stand the test of time. The focus on energy-efficient living and meticulous attention to detail ensures every home is built to the highest standard, offering comfort, style and long-term value.



Mactaggart & Mickel

Mactaggart & Mickel is a family-owned property and land company with a century-long legacy of creating thriving communities across the UK. From vibrant new neighbourhoods to long-term investment in land and infrastructure, Mactaggart & Mickel is dedicated to building for the future with integrity, care and a commitment to lasting impact.

A PARTNERSHIP BUILT ON EXCELLENCE

Together, Cruden Homes and Mactaggart & Mickel bring a wealth of experience and expertise to the development of Longthorn Gardens. This collaboration ensures a diverse range of carefully crafted homes, each designed with care to meet the needs of today's homeowners.

EXPERIENCE THE BEST OF MODERN LIVING, BUILT BY DEVELOPERS YOU CAN TRUST.

LOCATION

Perfectly positioned in the dynamic neighbourhood of Shawfair, Longthorn Gardens offers the perfect blend of peaceful, well-connected living with easy access to Edinburgh city centre. Whether you're commuting to the city, enjoying the surrounding countryside or making the most of local amenities, Longthorn Gardens offers an idyllic setting for your next chapter.

THE AREA

Shawfair is designed with community and convenience in mind, and at Longthorn Gardens everything you need is within easy reach. You'll find a wide range of amenities close at hand, including the train station, a newly opened Co-op supermarket and a David Lloyd health club right on your doorstep. At nearby Fort Kinnaird, one of Scotland's largest retail parks, there's an extensive selection of shops, restaurants and entertainment options, including an M&S store and foodhall and a Pure Gym, as well as many other high street brands.

Young families will love the brand new primary school at Danderhall, and Shawfair is set to benefit from a state of the art all-through education campus,

which is currently planned for 2028. Offering nursery to vocational education, the facility will also include a theatre and indoor/outdoor sports pitches. And with a plethora of commercial offices and a hotel also in the pipeline, Shawfair really is the perfect place to live, work and play.

Despite its excellent connectivity and amenities, Shawfair retains a charming village feel, surrounded by plenty of open green spaces. Midlothian's scenic countryside and the nearby Dalkeith Country Park, with its scenic walking trails, adventure play areas and quaint cafes, provide endless opportunities for walking, cycling and outdoor activities, making it easy to enjoy nature right on your doorstep.





HEALTH & FITNESS

1 PURE GYM FORT KINNAIRD

2.6 Miles | 9 Min by car

2 DAVID LLOYD SHAWFAIR

1.1 Miles | 24 Min by foot | 4 Min by car

3 DANDERHALL MEDICAL PRACTICE

0.9 Miles | 21 Min by foot | 3 Min by car

4 ROYAL INFIRMARY

2.5 Miles | 9 Min by car

All times and distances are approximate values taken from Google Maps. Please be aware that these are subject to slight variations

SHOPPING

5 MORRISONS DAILY

0.9 Miles | 28 Min by foot | 5 Min by car

6 SHAWFAIR PARK CO-OP

1.2 Miles | 27 Min by foot | 5 Min by car

7 FORT KINNAIRD RETAIL PARK

2.4 Miles | 31 Min by foot | 9 Min by car

ENTERTAINMENT

8 ODEON FORT KINNAIRD

2.4 Miles | 9 Min by car

9 DALKEITH COUNTRY PARK

4.8 Miles | 9 Min by car

TRANSPORT

SHAWFAIR TRAIN STATION

0.2 Miles | 5 Min by foot | 1 Min by car

10 SHAWFAIR AVENUE BUS STOP

0.5 Miles | 15 Min by foot | 3 Min by car

11 NEWCRAIGHALL PARK & RIDE

2.8 Miles | 10 Min by car

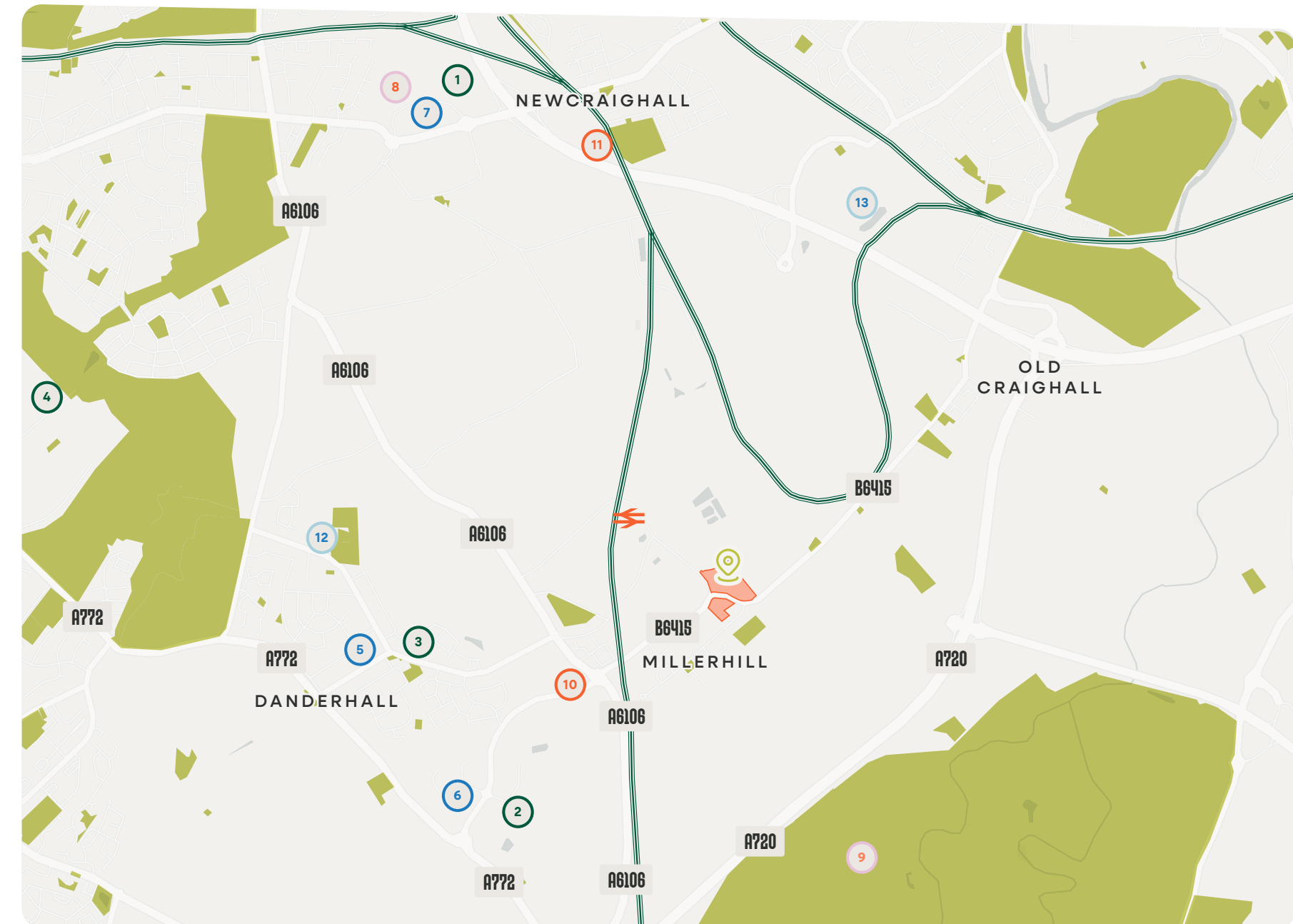
EDUCATION

12 DANDERHALL PRIMARY SCHOOL

1.5 Miles | 34 Min by foot | 6 Min by car

13 QUEEN MARGARET UNIVERSITY

2.2 Miles | 5 Min by car



GETTING AROUND

Living at Longthorn Gardens, residents are never far from where they need to be, making this an ideal location for commuters and those who enjoy easy access to Edinburgh and beyond.

Commuting by car couldn't be easier, with the Edinburgh City Bypass (A720) just minutes away, linking you effortlessly to the M8, offering swift connections to Glasgow and the west, the M9 for routes towards Stirling and the north, and A1 for direct access to East Lothian and the Borders.

What's more, nearby Shawfair Train Station is a key transport hub, with regular services to Edinburgh Waverley in under 20 minutes. This makes city travel seamless, whether for work, shopping or leisure. Lothian buses also provide frequent services throughout Shawfair and the surrounding areas, connecting you to the city centre, East Lothian and Midlothian. For those who prefer an active commute, Longthorn Gardens is well served by cycle paths including the Innocent Railway Path and National Cycle Route 1, providing scenic, traffic-free routes.



SITE PLAN

- APARTMENT BLOCK
- SITE BOUNDARY
- AFFORDABLE HOUSING
- BUILD TO RENT
APARTMENT PLOTS 13 to 17, and 27 to 32

CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the New Homes Sales Executive for current details prior to reservation.

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APARTMENT TYPE 2-1

2 BEDROOM APARTMENT

PLOTS: 20, 23 & 26

APARTMENT TYPE 2-2

2 BEDROOM APARTMENT

PLOTS: 19, 22 & 25

APARTMENT TYPE 2-3

2 BEDROOM APARTMENT

PLOTS: 18, 21 & 24



APARTMENT

SPECIFICATION

All apartments at Longthorn Gardens enjoy a carefully considered internal specification, featuring stylish kitchens with integrated appliances, designer ceramic tiling and chic white sanitaryware. What's more, we offer a wide range of finishes and optional extras, so you can personalise your new home.*

* A range of choices and optional extras is available, **subject to the build stage of the plot at time of reservation**. Please speak to the New Homes Sales Executive for further information.



KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Under unit lighting
- Electric single fan assisted oven
- 4 burner induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated or chimney style cooker hood - dependent on layout (please speak to New Homes Sales Executive for plot specific information)
- Integrated washer dryer
- Stainless steel sink with chrome mixer tap

BATHROOM/ENSUITE

- Stylish white sanitaryware
- Designer ceramic tiles by Porcelanosa
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite
- White heated towel rail to bathroom and en-suite
- Shaver/toothbrush socket

LIGHTING

- White matt down lights to kitchen, bathroom and en-suite
- Pendant light fittings elsewhere

ELECTRICAL

- White socket/light switches throughout
- Media sockets to lounge and principal bedroom
- Fibre to home
- Smoke/Heat/Carbon dioxide detectors installed as per plans
- Audio entry system

HEATING AND PLUMBING

- District heating system with individual heat interface unit (HIU)
- Thermostatic heating control

DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Wardrobes with shelf and hanging rail to principal bedroom

WARRANTY

Homeowners at Longthorn Gardens can enjoy the reassurance provided by a five star builder with over 80 years' experience in creating high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs and brand-new appliances.

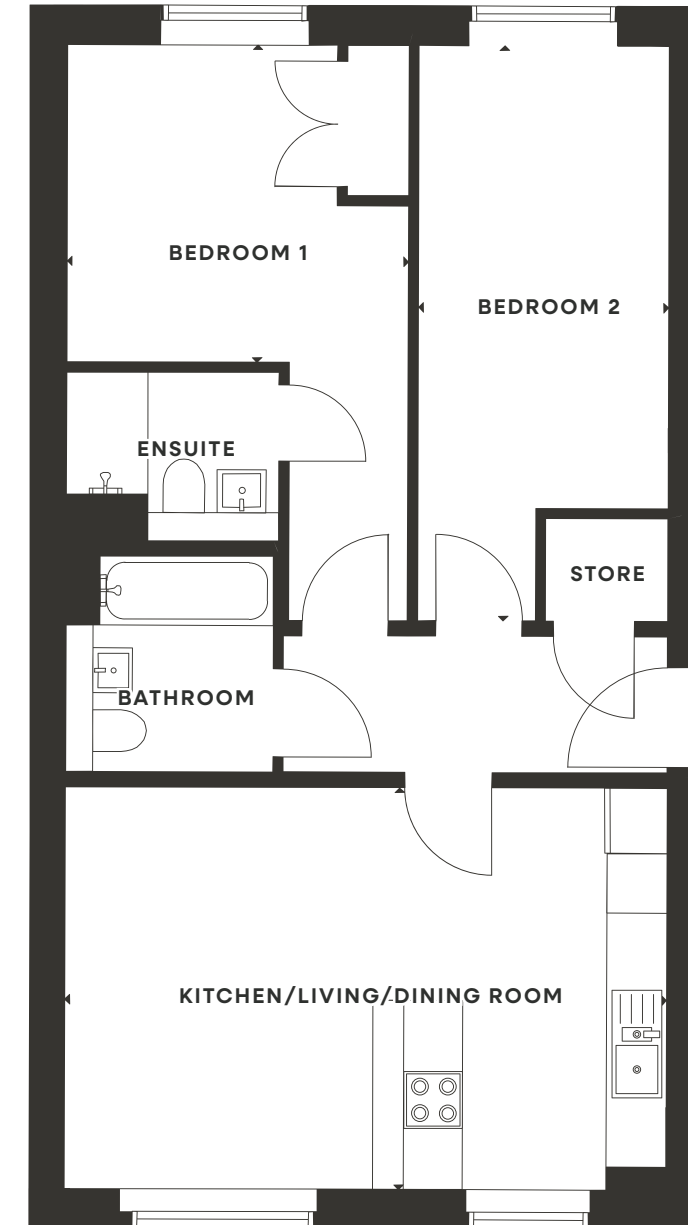
APARTMENT TYPE 2-1

2 BEDROOM APARTMENT

PLOT 20: GROUND FLOOR

PLOT 23: FIRST FLOOR

PLOT 26: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	5.90 x 3.95	19'4" x 13'0"
Bedroom 1	3.33 x 3.16	10'11" x 10'3"
Bedroom 2	2.41 x 5.67	7'9" x 18'6"

TOTAL FLOOR AREA
710 ft² / 66 m²

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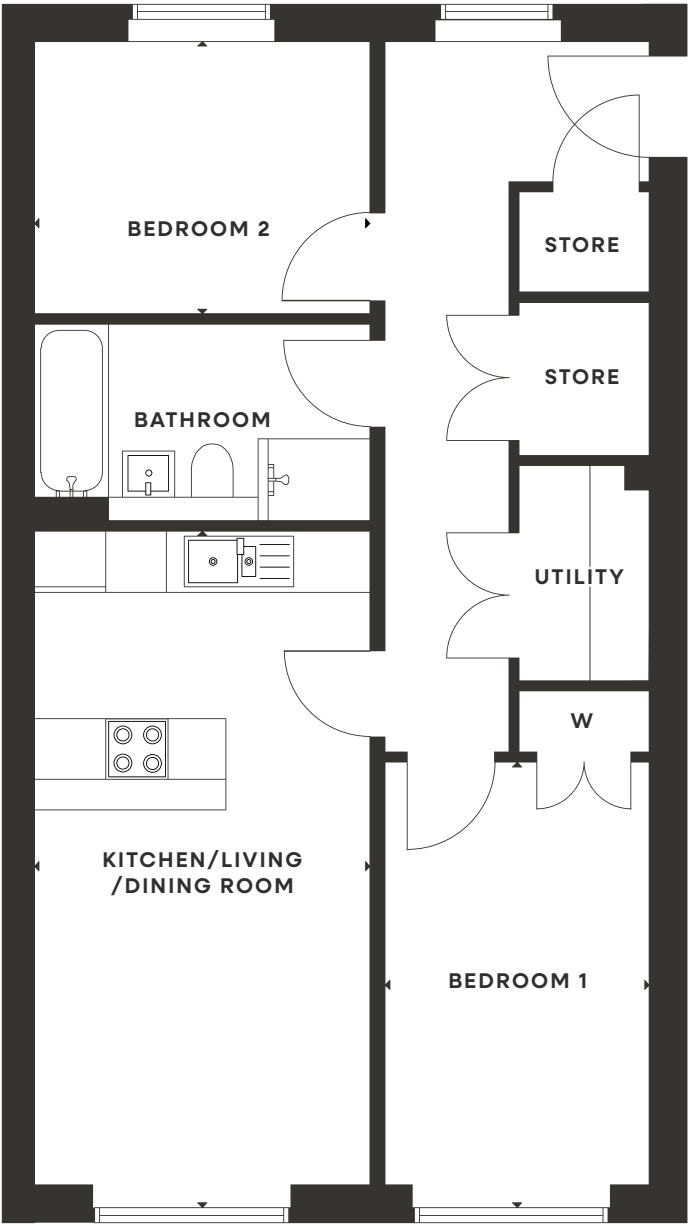
APARTMENT TYPE 2-2

2 BEDROOM APARTMENT

PLOT 19: GROUND FLOOR

PLOT 22: FIRST FLOOR

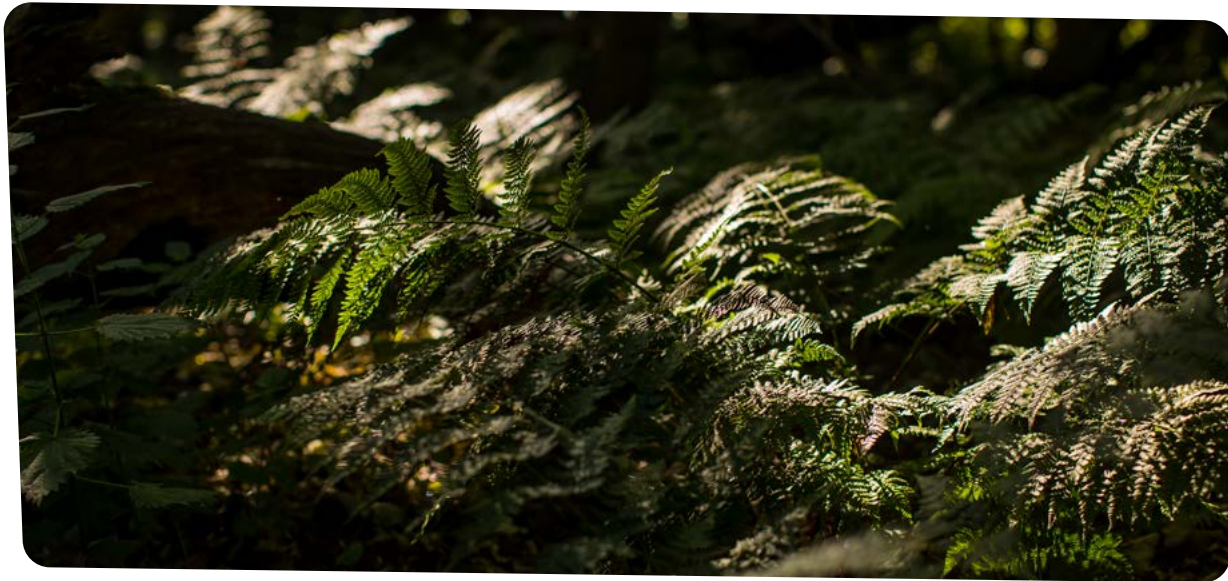
PLOTS 25: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	3.28 x 6.43	10'9" x 21'1"
Bedroom 1	2.59 x 4.16	8'6" x 13'8"
Bedroom 2	3.28 x 2.66	10'9" x 8'9"

TOTAL FLOOR AREA
721 ft² / 67 m²

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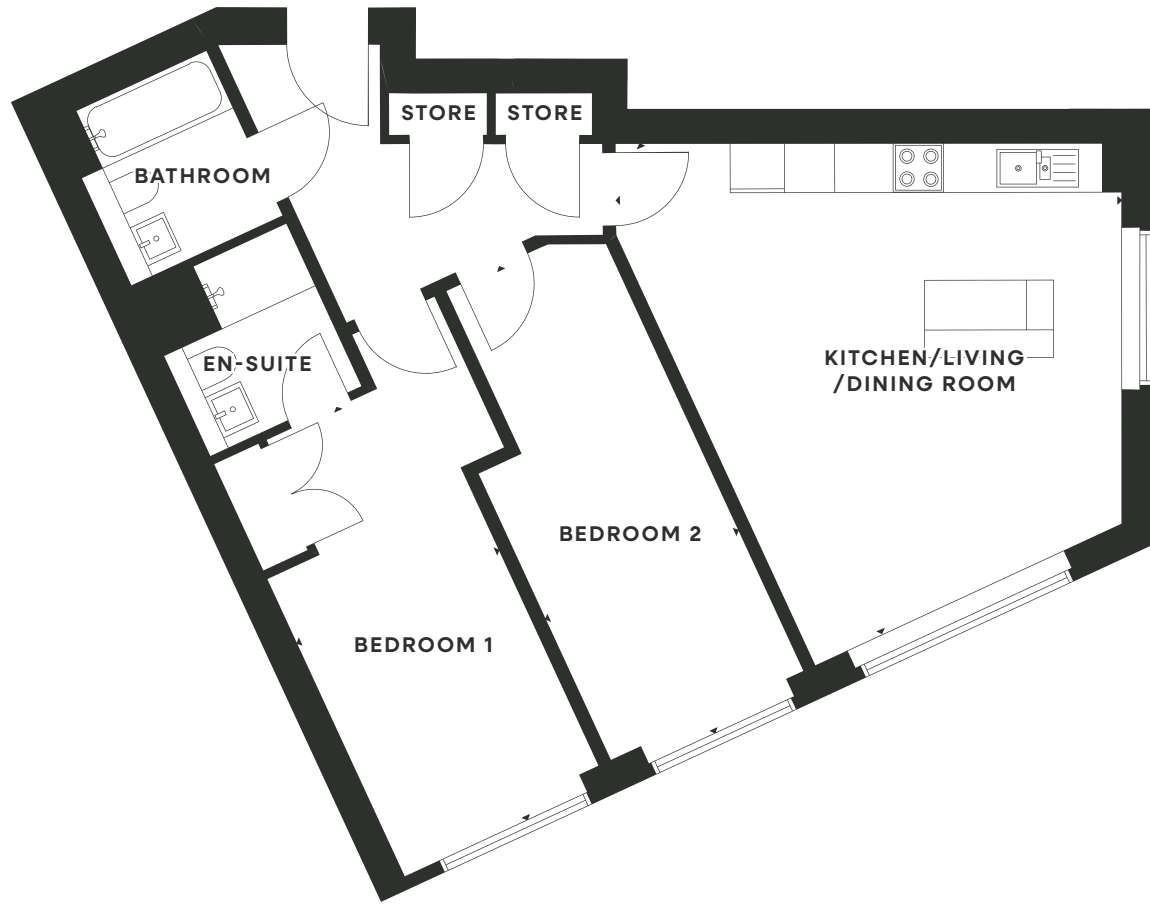
Apartment TYPE 2-3

2 BEDROOM APARTMENT

PLOT 18: GROUND FLOOR

PLOT 21: FIRST FLOOR

PLOTS 24: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	5.95 x 6.57	19'6" x 21'7"
Bedroom 1	2.60 x 5.12	8'6" x 16'10"
Bedroom 2	2.50 x 5.88	8'2" x 19'3"

TOTAL FLOOR AREA
823 ft² / 77 m²

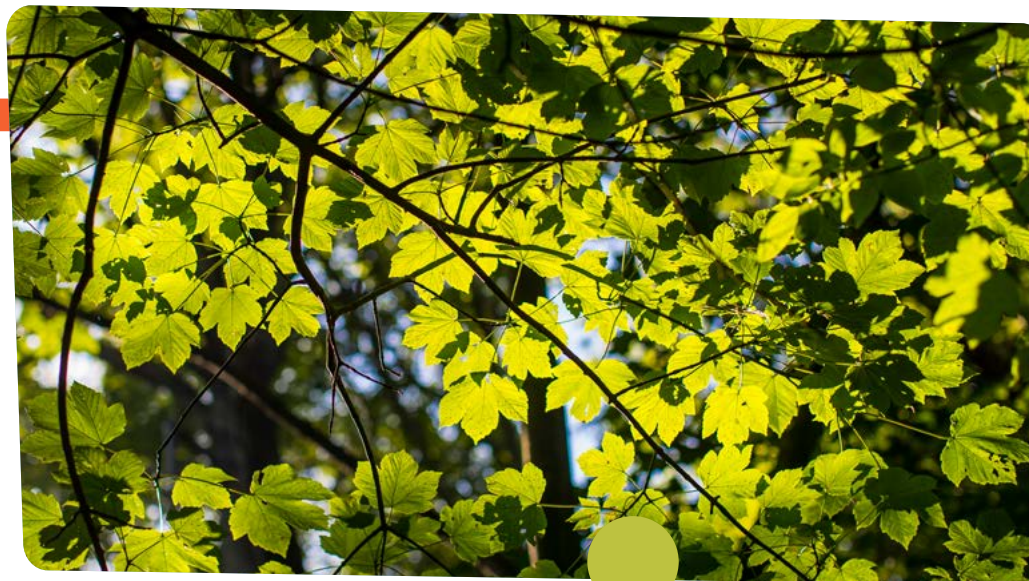
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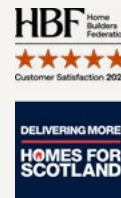
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