



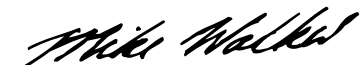
orchard row
bonnyrigg

welcome

Everyone knows the value of a warm welcome – and that’s just what Grange Estates provide. You can rest assured that our commitment to quality, value and customer service will really make you feel at home.

Welcome to Orchard Row, Bonnyrigg, the latest development from Grange Estates. This exciting development of 14 luxury homes brings contemporary style to the countryside. Set on the edge of a rural town and providing a real sense of community, it offers the best of both city and country – at realistic prices.

Grange Estates are the trusted brand behind the Orchard Row development. We build on over 30 years of success in the industry. With Orchard Row, we have created something really special – the pick of the crop in contemporary rural living.



Mike Walker
Chairman, Walker Group



community



Come home to Orchard Row and leave the bustle of big city life behind. Head out for a night on the town and Edinburgh's just a stone's throw away. What to do on a weekend? You'll be spoilt for choice.

Edinburgh is one of the world's great cities. It is also surrounded by some of Scotland's most beautiful countryside. At Orchard Row - which lies just eight miles southeast of the city centre - you are perfectly placed to enjoy both.

Set in a pleasant, leafy location, Orchard Row is close to all the essentials - great pubs, shops and schools, with Tesco on your doorstep. It lies in the picturesque valley of the South Esk, surrounded by the beautiful Moorfoot and Pentland hills.

This is a historic landscape full of castles and stately homes - the Rosslyn Chapel of Da Vinci code fame is not far away. It's also a landscape full of fascinating walks, interesting villages to discover and country pubs to investigate. The perfect place to stretch your legs and relax with friends and family.

Orchard Row is, however, anything but isolated. You're a few minutes drive from the Edinburgh by-pass. Ikea and Marks and Spencer are just some of the big-name shops close by. Your friends will always be dropping in to enjoy the country air, while commuting to the city will be no problem at all. The rest of Scotland, the Borders and the north of England can be reached by motorway. And, if you're going further afield, Edinburgh Airport is only about sixteen miles away.



home

First impressions count and at Orchard Row it only takes a moment to realise that you've arrived somewhere that's far from run of the mill. Park the car, have a look around, and you'll know that this is somewhere you'll be proud to call home.

Orchard Row's houses are contemporary in style and timeless in appeal. As you'll see, the development is designed to create a stylish enclave for its residents - an exclusive address that provides peace, privacy, ample parking and much more garden space than you'd expect. The layout, inspired by chic mews-style living, provides a true community atmosphere that will make you feel welcomed.

At Orchard Row, the inspired mixture of house styles means that the development has character and class. Architectural details such as covered archways, box-steeple frontages, generous windows and a contemporary take on the traditional Scottish dormer, all add to the sense of modern, understated elegance. Even more importantly, a meticulous attention to build quality ensures that the beauty of these homes is much more than skin deep.

All in all, Orchard Row feels very contemporary - it has a large measure of city style, not often found in the countryside. However, its out-of-the-city location means that you won't be fighting for a parking place or battling with the traffic wardens all the time.

What's more, because you are savvy enough to look a little way outside the city for a home, you'll get all this urban quality and good taste at a surprisingly affordable price.



design

Open the door to an Orchard Row home and you'll be immediately struck by the clever use of space and the high quality of all the fittings and finishes. These are homes that don't just look great - they work fantastically too.

Three types of home are available. Take a tour round any one of them and you'll see that all the rooms reflect the modern look and feel of the exterior - each one designed to provide a stylish, restful backdrop to your often hectic life. In fact, you'll only truly appreciate what Orchard Row has to offer once you've seen what's inside.

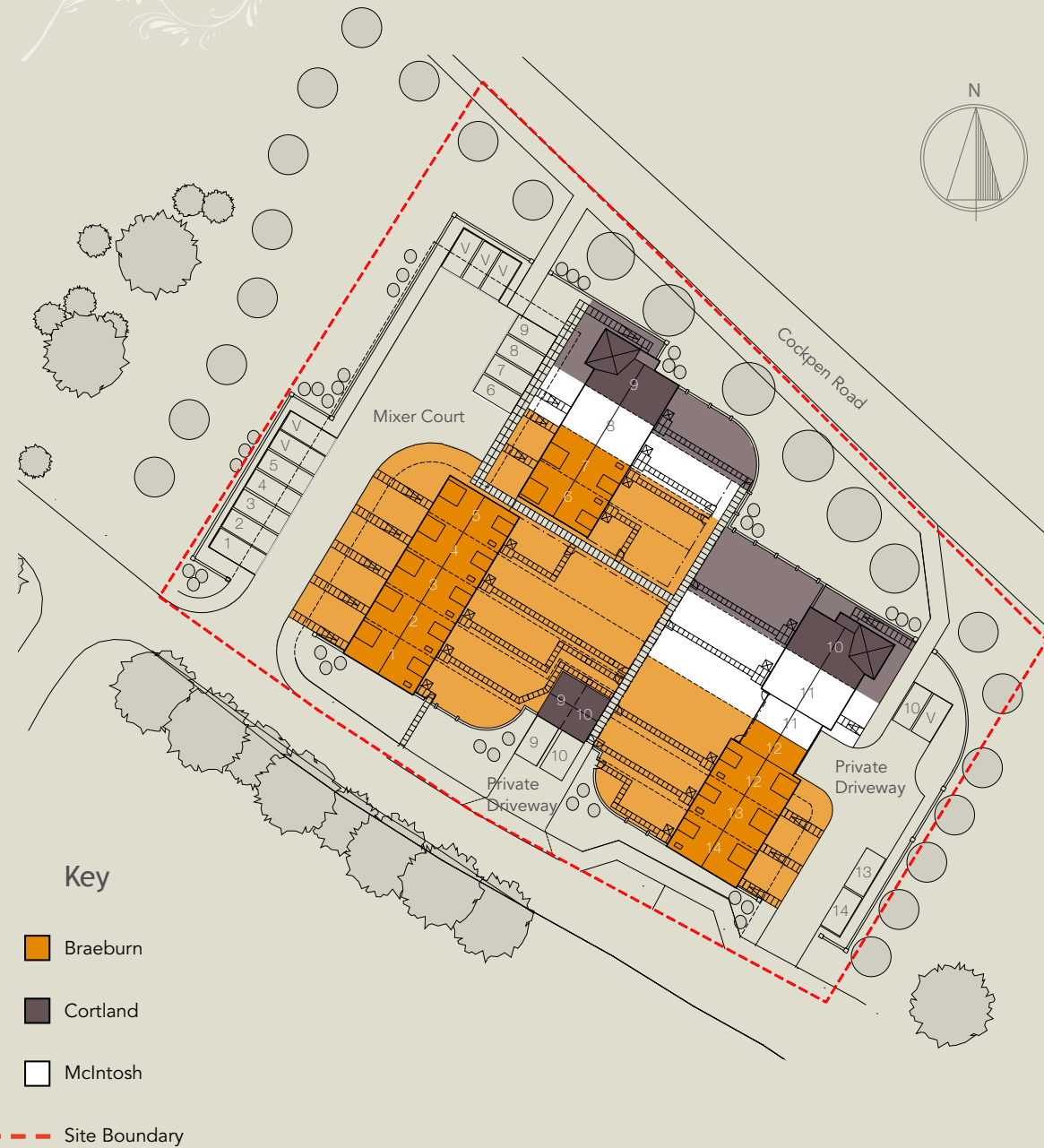
Arranged over two floors, with a choice of exciting room layouts, there will be a property in Orchard Row that will perfectly suit your needs and reflect your style. Built to a high standard, these are homes that will provide you with well designed, high-quality living.

Designer kitchens, sunny bedrooms and bright public rooms are just some of the features you could soon be enjoying, if you decide to make Orchard Row your home. Fitted wardrobes and other clever storage solutions complete the picture.

All in all, the flexible living spaces provided by our team of skilled architects and designers will let you create the home you need, for the life you want to lead.



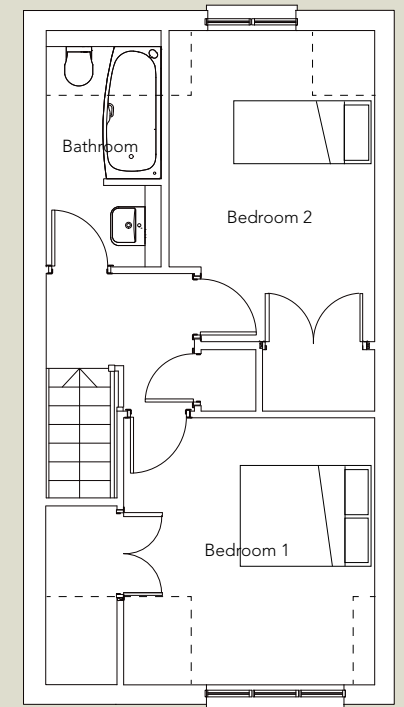
site overview



braeburn: 2 bedroom house

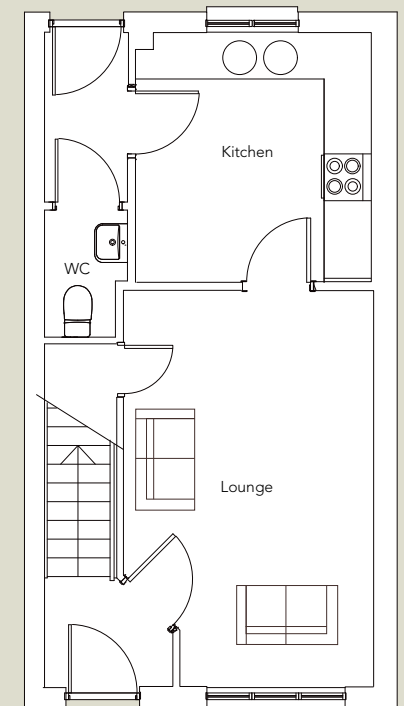
first

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3.20 x 3.43 | 10'6" x 11'3" |
| Bedroom 2 | 2.63 x 4.00 | 8'7" x 13'1" |
| Bathroom | 1.49 x 3.02 | 4'11" x 9'10" |



ground

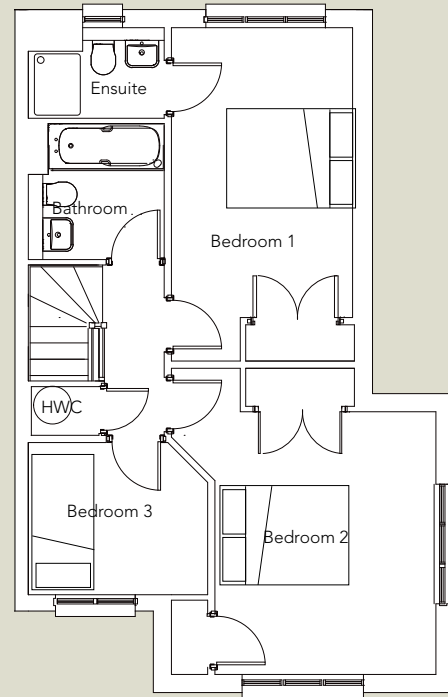
| | | |
|---------|-------------|---------------|
| Kitchen | 3.03 x 3.20 | 9'11" x 10'6" |
| Lounge | 3.20 x 5.08 | 10'6" x 16'8" |
| WC | 1.05 x 1.63 | 3'5" x 5'4" |



cortland: 3 bedroom house

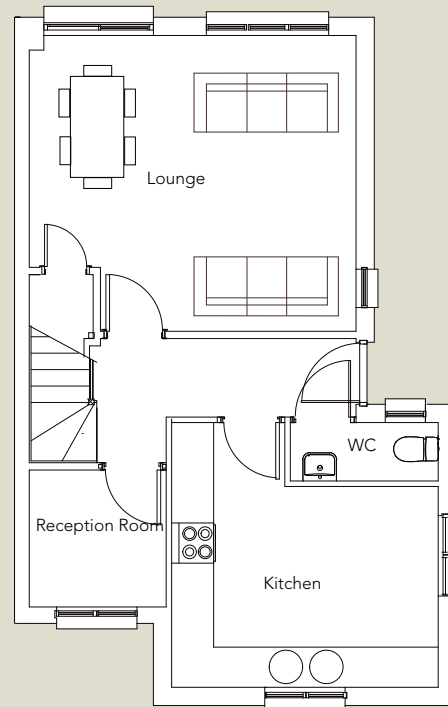
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| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 2.70 x 4.96 | 8'10" x 16'3" |
| Bedroom 2 | 3.25 x 3.90 | 10'8" x 12'9" |
| Bedroom 3 | 2.66 x 2.25 | 8'9" x 7'4" |
| Bathroom | 2.00 x 1.99 | 6'7" x 6'6" |
| Ensuite | 2.01 x 1.35 | 6'7" x 4'5" |



ground

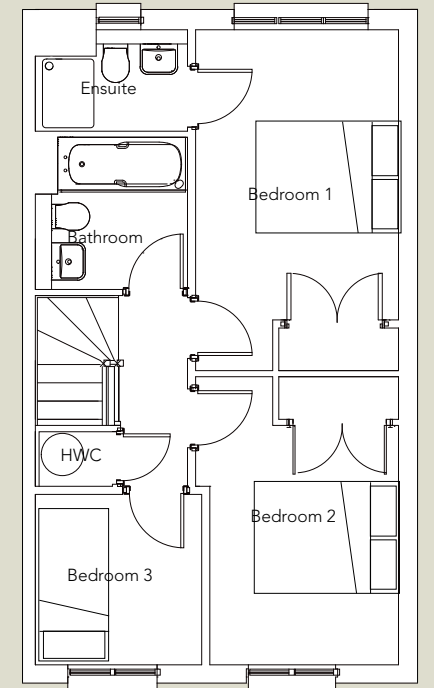
| | | |
|----------------|-------------|---------------|
| Kitchen | 3.90 x 3.90 | 12'9" x 12'9" |
| Lounge | 4.80 x 4.35 | 15'9" x 14'3" |
| Reception Room | 2.01 x 2.02 | 6'8" x 5'8" |
| WC | 2.16 x 0.86 | 7'1" x 2'10" |



mcintosh: 3 bedroom house

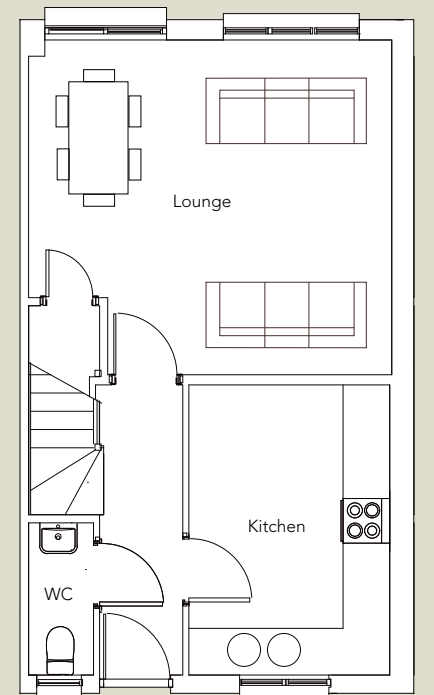
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| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 2.70 x 3.86 | 8'10" x 12'8" |
| Bedroom 2 | 2.51 x 3.15 | 8'3" x 10'4" |
| Bedroom 3 | 2.20 x 2.25 | 7'3" x 7'4" |
| Bathroom | 2.00 x 1.99 | 6'7" x 6'6" |
| Ensuite | 2.01 x 1.35 | 6'7" x 4'5" |



ground

| | | |
|---------|-------------|---------------|
| Kitchen | 2.65 x 3.84 | 8'8" x 12'7" |
| Lounge | 4.80 x 4.45 | 15'9" x 14'7" |
| WC | 0.86 x 2.01 | 2'10" x 6'7" |

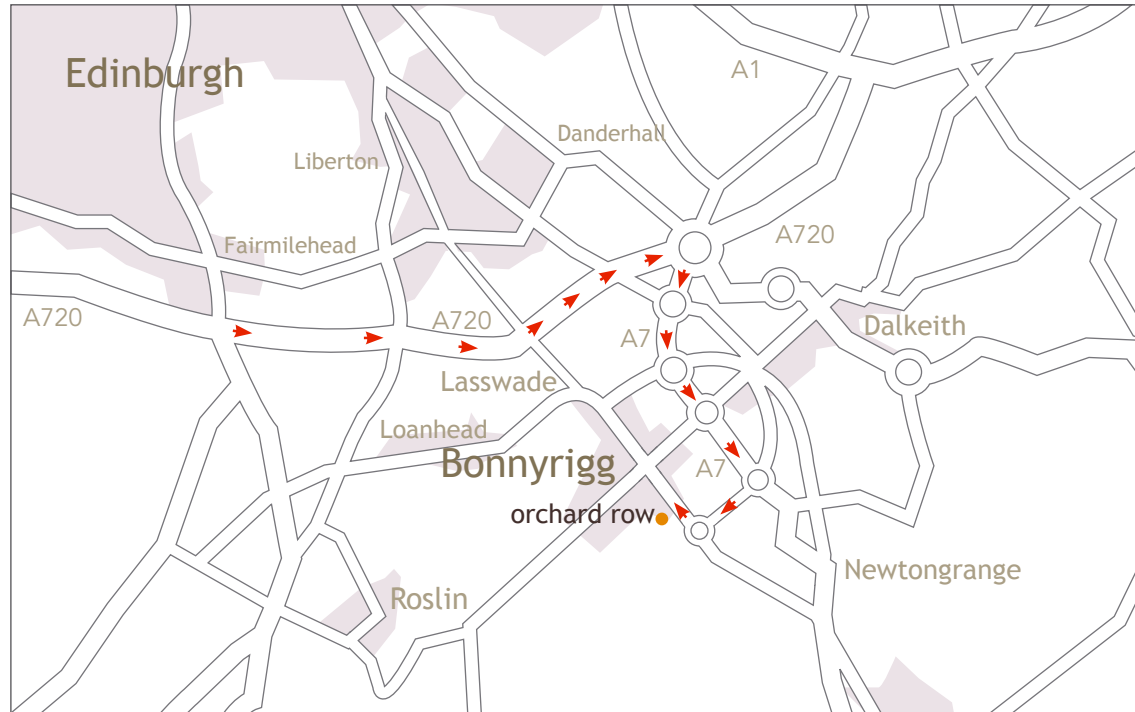


specifications

- > High performance white external doors with multi point locking
- > Super low energy glass with a 10 year warranty on windows (subject to conditions)
- > Door bell
- > Choice of kitchen & bathroom colour schemes (subject to build stage)
- > Standard appliances – Electric double or single oven (depending on house type) gas hob/hood, integrated fridge freezer
- > Chrome under unit lighting to kitchen
- > Plumbing and electrics for washing machine
- > Gas central heating with thermostatic valves to most radiators
- > Wardrobes to most bedrooms
- > Vanity units to most bathrooms and ensuites where applicable
- > Designer 'square' sanitaryware throughout
- > Shaver socket to bathroom or ensuite where applicable
- > Smooth ceilings throughout
- > Cornice to lounge, upper and lower hallway (depending on house type)
- > Patio doors to rear garden where applicable
- > Smoke alarm
- > TV and BT points to lounge and bedroom 1
- > Panelled white internal doors
- > Half glazed door to lounge
- > Chrome effect ironmongery throughout
- > Underfloor, wall and roof space insulation
- > Down lighter at front door and rectangular light to back door
- > Turfed front garden
- > 1.8m fencing to rear boundary with trip rails to sides
- > Pavior parking areas
- > Range of optional extras are available (depending on build stage)
- > 10 year NHBC Buildmark Warranty



details



Directions

From Edinburgh:

Join the City Bypass A720 (signposted Berwick Upon Tweed). At Sherriffhall Roundabout take the 5th exit onto the A7 (signposted Galashiels) heading toward Newtongrange. Follow the A7 (signposted Galashiels) through 3 further roundabouts to the Hardengreen Roundabout and take the 3rd exit onto the B6392 (signposted Bonnyrigg). Follow the B6392 and turn right at Cockpen Road Roundabout onto Cockpen Road. Orchard Row is on your left hand side going down the hill.

Contact

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