



# Shawfair

Edinburgh

3, 4 and 5  
Bedroom Homes



Building more  
than just homes

## There's no place like home

When we set about building our homes, we always begin with the same four principles in mind – modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

### In this brochure

Why Edinburgh  
Why Shawfair  
Your Development  
Our Homes  
Specification  
Contact Us

3  
4  
5  
6  
16  
17



# Why Edinburgh?

## Here's why...

Shawfair is a growing community in Edinburgh, which offers access to local schooling, restaurants, cafés, health clubs and shops. This stunning development boasts easy access to beaches, woodland walks and cycle paths - so you can enjoy all of these outdoor pursuits right on your doorstep - plus a train station on the Borders line which runs a regular service to Edinburgh city centre. There are fantastic bus links as well as easy access to the A1 and Edinburgh city bypass.



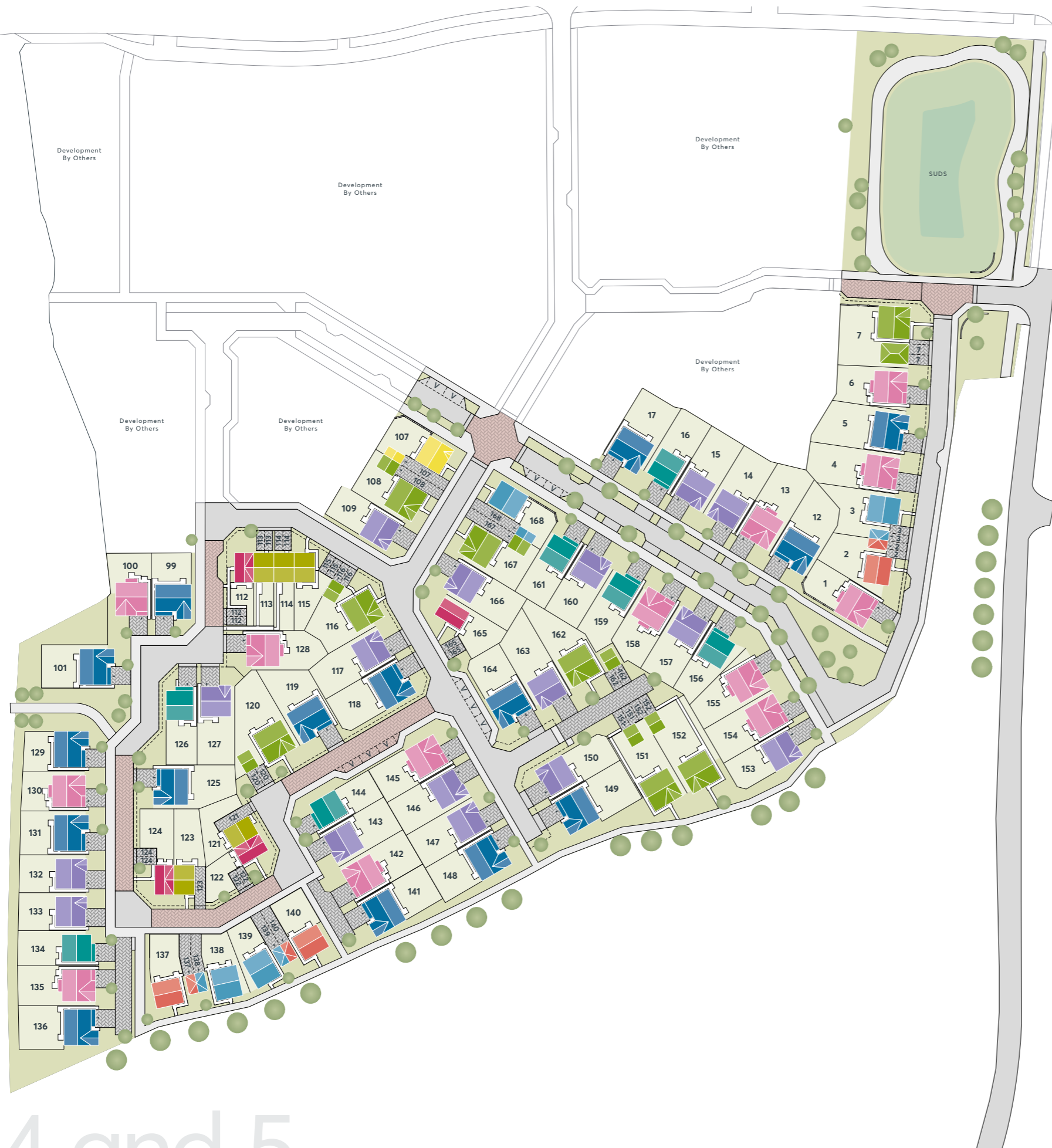
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

## Here's why...

Shawfair is an attractive selection of new energy efficient homes, all designed with modern family living in mind, made up of three bedroom terraced and semi-detached homes and four and five bedroom detached homes offering an exceptional blend of modern living and convenient amenities.











# Why Shawfair?

Shawfair  
St Modwen Homes



## Your Development...

Explore our Shawfair development and check out what we have to offer.

<b>The Wintley</b> 3 bedroom home	page 6	
<b>The Embley</b> 3 bedroom home	page 7	
<b>The Hillgate</b> 4 bedroom home	page 8	
<b>The Crossgate</b> 4 bedroom home	page 9	
<b>The Cangate</b> 4 bedroom home	page 10	
<b>The Bramgate</b> 4 bedroom home	page 11	
<b>The Strathgate</b> 4 bedroom home	page 12	
<b>The Cedargate</b> 4 bedroom home	page 13	
<b>The Bayness</b> 5 bedroom home	page 14	
<b>The Mayness</b> 5 bedroom home	page 15	

# 3, 4 and 5 bedroom homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



# The Wintley

942 sq. ft.

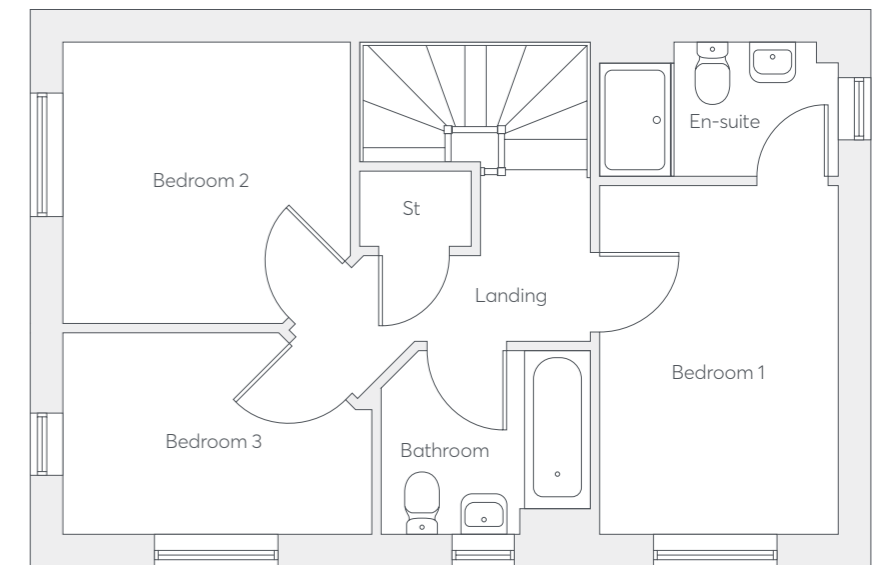
3 Bedrooms  
2 Bathrooms  
Semi-Detached/  
End Terrace

## Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Laundry cupboard
- Downstairs WC
- Main bedroom with en-suite
- Dual aspect third bedroom
- District heating
- Double glazing and high-performance insulation throughout

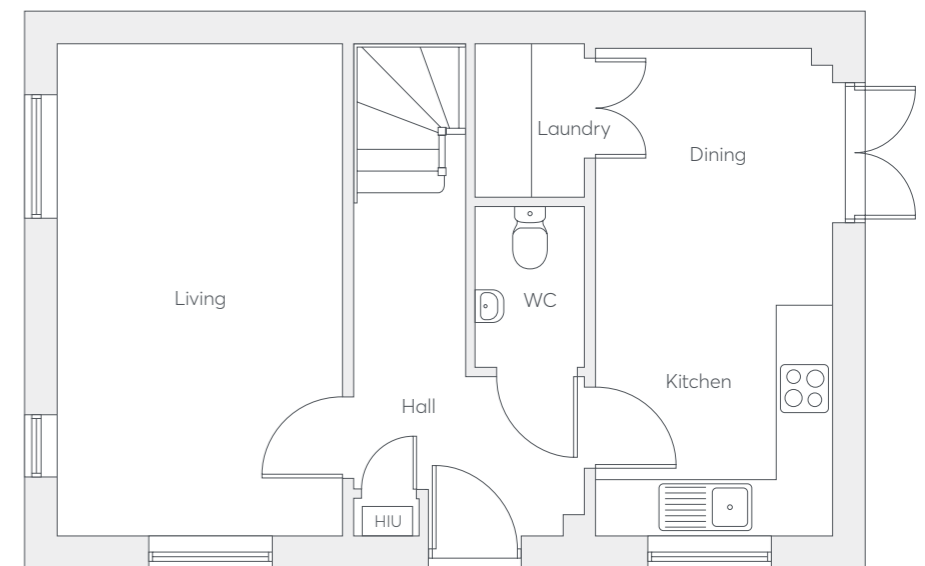
## First Floor

- Bedroom 1**  
2.55m x 3.73m  
8'5" x 12'3"
- En-Suite**  
2.55m x 1.43m  
8'5" x 4'9"
- Bedroom 2**  
3.07m x 2.97m  
10'1" x 9'9"
- Bedroom 3**  
3.30m x 2.15m  
10'10" x 7'1"
- Bathroom**  
2.24m x 1.96m  
7'4" x 6'5"



## Ground Floor

- Living**  
3.05m x 5.27m  
10'1" x 17'3"
- Kitchen/Dining**  
2.53m x 5.23m  
8'4" x 17'2"
- Laundry**  
1.17m x 1.63m  
3'10" x 5'4"
- WC**  
1.17m x 1.72m  
3'10" x 5'8"





# The Embley

1043 sq. ft.

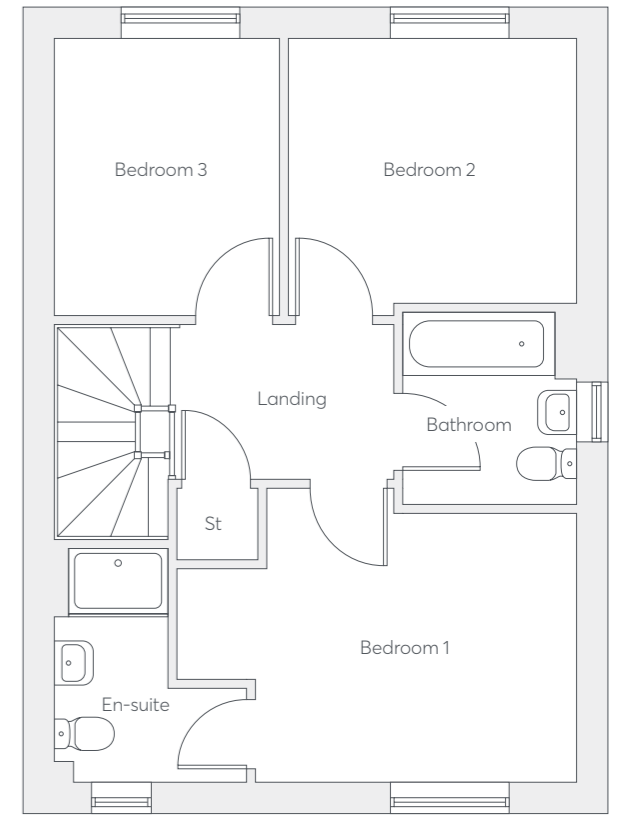
3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Fully fitted family bathroom
- District heating

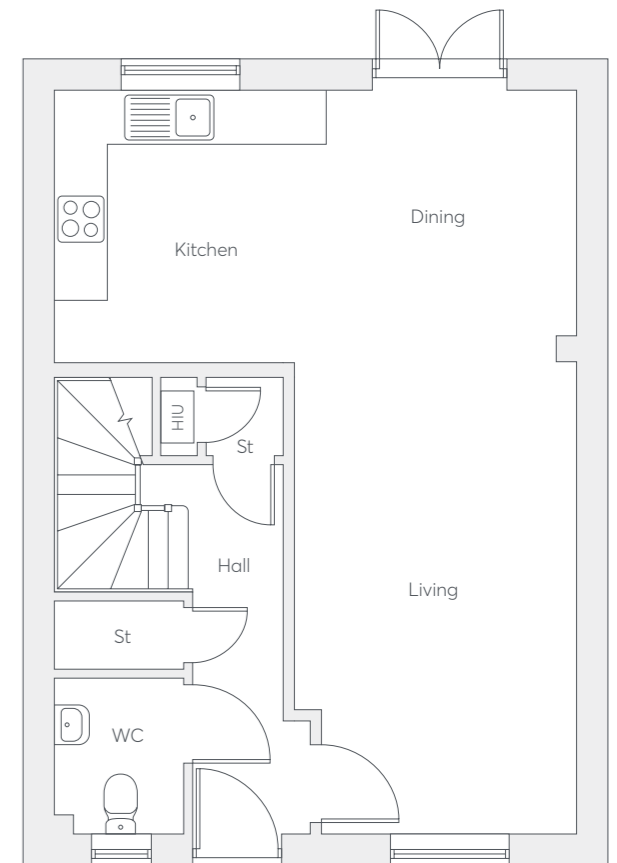
## First Floor

- Bedroom 1**  
3.54m x 2.99m  
11'8" x 9'10"
- En-Suite**  
2.15m x 2.61m  
7'1" x 8'7"
- Bedroom 2**  
3.17m x 2.95m  
10'5" x 9'8"
- Bedroom 3**  
2.51m x 3.10m  
8'3" x 10'2"
- Bathroom**  
1.93m x 2.15m  
6'4" x 7'1"



## Ground Floor

- Living**  
2.80m x 5.28m  
9'2" x 17'4"
- Kitchen**  
2.69m x 3.02m  
8'10" x 9'11"
- Dining**  
2.69m x 3.10m  
8'10" x 10'2"
- WC**  
1.45m x 1.74m  
4'9" x 5'9"





# The Hillgate

1154 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining room with french doors
- Separate laundry
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom with separate shower
- Built-in cupboards to landing, kitchen and second bedroom
- District heating

## First Floor

**Bedroom 1**  
2.28m x 4.37m  
7'6" x 14'4"

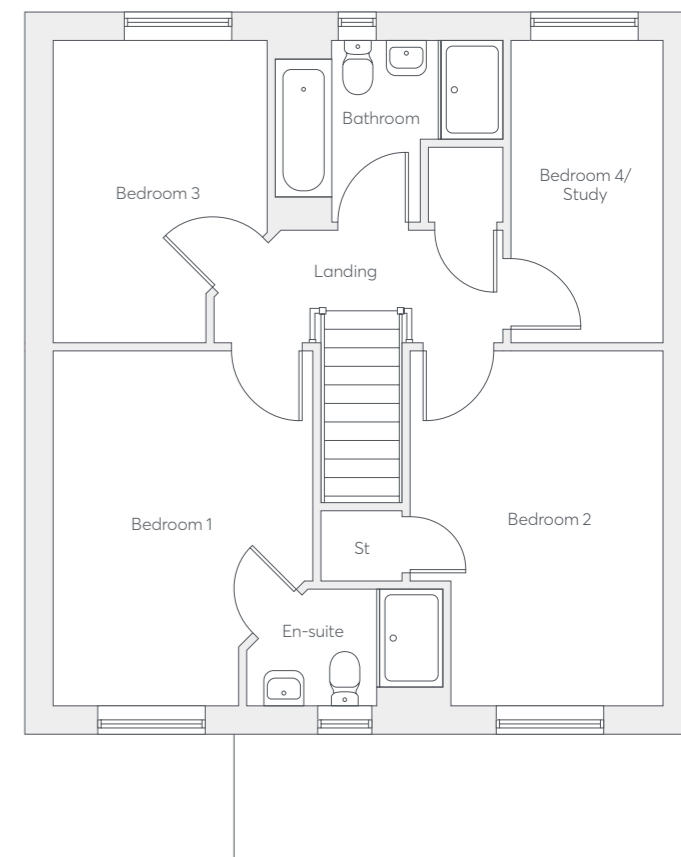
**En-Suite**  
2.41m x 1.43m  
7'11" x 4'8"

**Bedroom 2**  
2.62m x 4.37m  
8'7" x 14'4"

**Bedroom 3**  
2.62m x 3.72m  
8'8" x 12'3"

**Bedroom 4/Study**  
1.88m x 3.72m  
6'2" x 12'3"

**Bathroom**  
2.80m x 2.23m  
9'3" x 7'4"



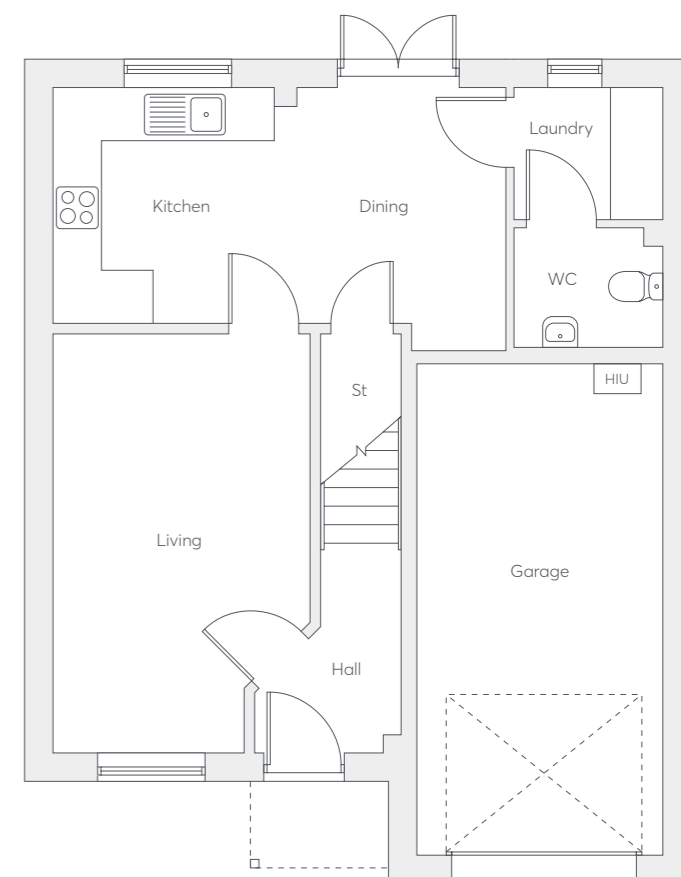
## Ground Floor

**Living**  
3.16m x 5.16m  
10'5" x 16'11"

**Kitchen/Dining**  
5.58m x 2.89m  
18'4" x 9'6"

**Laundry**  
1.83m x 1.62m  
6'0" x 5'4"

**WC**  
1.83m x 1.47m  
6'0" x 4'10"





# The Crossgate

1215 sq. ft.

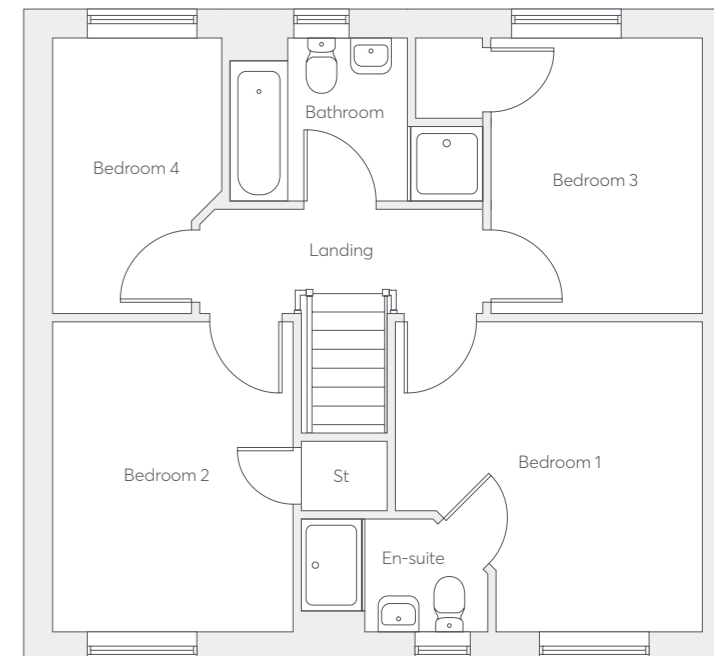
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan family kitchen/dining room with french doors to garden
- Downstairs WC
- Separate study
- Family bathroom with separate shower cubicle
- Main bedroom with en-suite
- Built-in cupboards in two bedrooms
- District heating

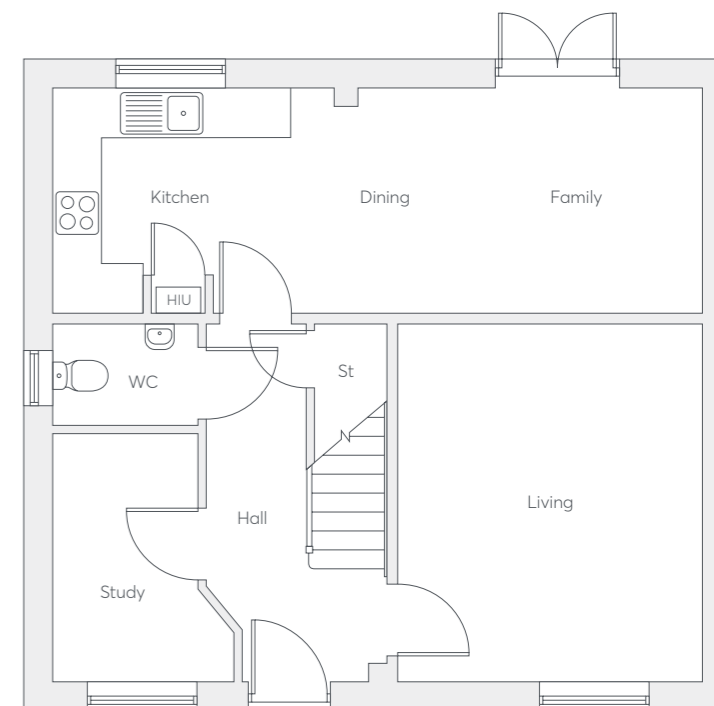
## First Floor

- Bedroom 1**  
3.70m x 3.75m  
12'2" x 12'4"
- En-Suite**  
2.25m x 1.37m  
7'5" x 4'6"
- Bedroom 2**  
2.91m x 3.75m  
9'7" x 12'4"
- Bedroom 3**  
3.46m x 3.32m  
11'4" x 10'11"
- Bedroom 4**  
2.05m x 3.32m  
6'9" x 10'11"
- Bathroom**  
2.14m x 1.97m  
7'1" x 6'6"



## Ground Floor

- Living**  
3.68m x 4.32m  
12'1" x 14'2"
- Kitchen/Dining/Family**  
7.85m x 2.72m  
25'9" x 8'11"
- Study**  
2.20m x 3.00m  
7'3" x 9'10"
- WC**  
1.76m x 1.22m  
5'9" x 4'0"





# The Cangate

1376 sq. ft.

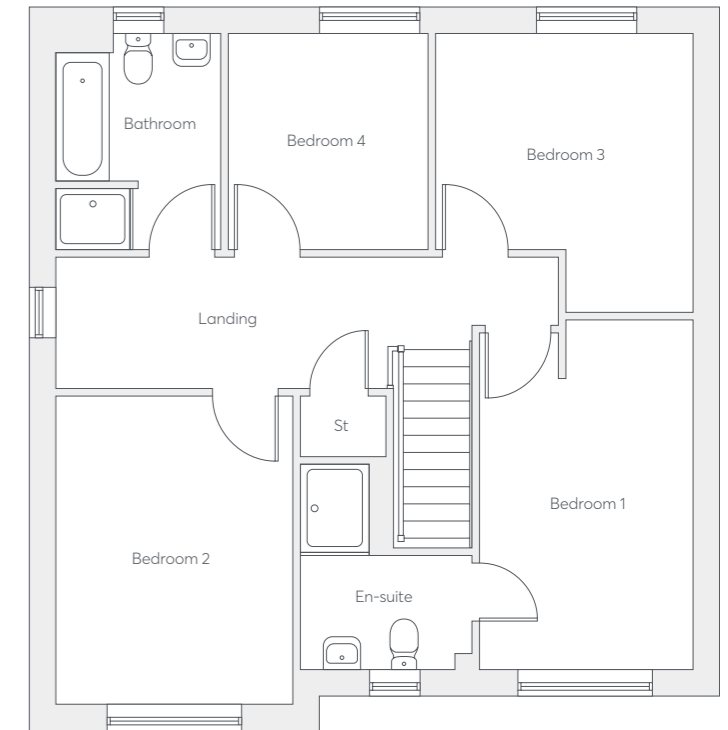
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan kitchen/dining room with french doors to garden
- Laundry room
- Downstairs WC
- Family bathroom with separate shower
- Main bedroom with en-suite
- Integral garage
- Double glazing and high-performance insulation throughout

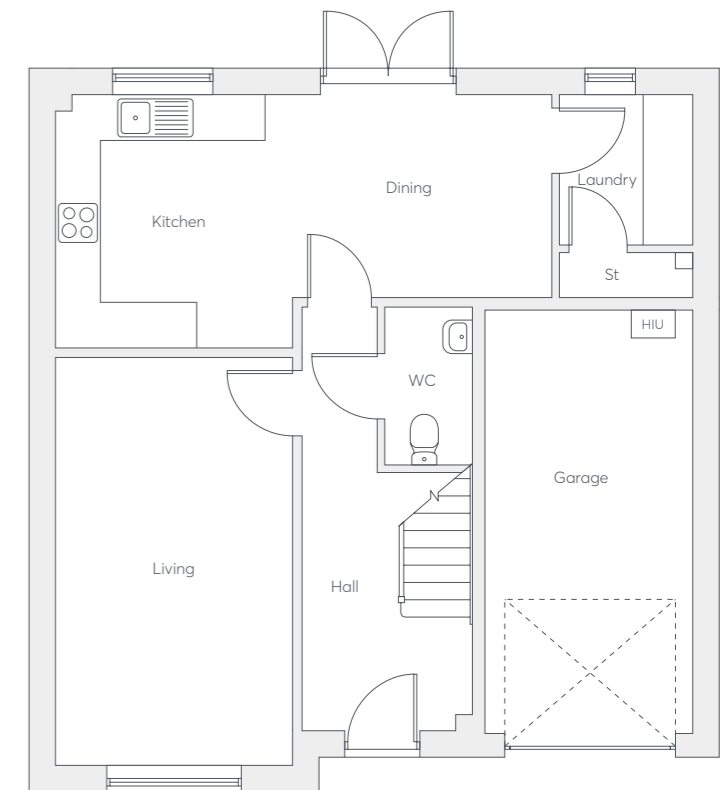
## First Floor

- Bedroom 1**  
2.81m x 4.63m  
9'3" x 15'2"
- En-Suite**  
2.27m x 1.51m  
7'5" x 4'11"
- Bedroom 2**  
3.13m x 2.72m  
10'3" x 8'11"
- Bedroom 3**  
3.39m x 3.68m  
11'2" x 12'1"
- Bedroom 4**  
2.63m x 2.86m  
8'8" x 9'5"
- Bathroom**  
2.18m x 2.86m  
7'2" x 9'5"



## Ground Floor

- Living**  
3.13m x 5.39m  
10'3" x 17'8"
- Kitchen/Dining**  
6.56m x 3.34m  
21'6" x 11'0"
- Laundry**  
1.75m x 2.67m  
5'9" x 8'9"
- WC**  
1.11m x 2.08m  
3'8" x 6'10"





# The Bramsgate

1387 sq. ft.

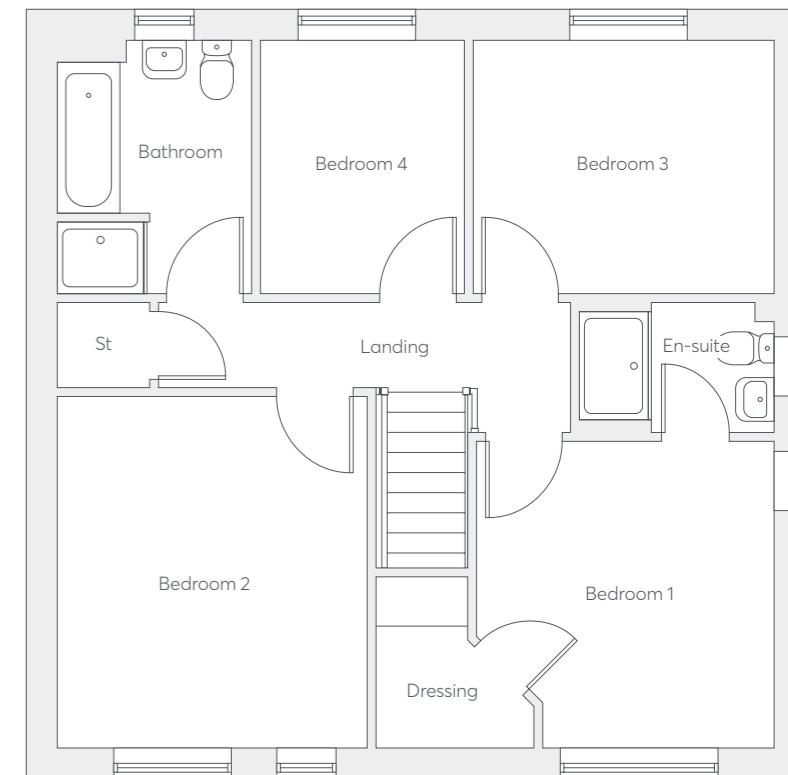
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Laundry room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- District heating
- Double glazing and high-performance insulation throughout

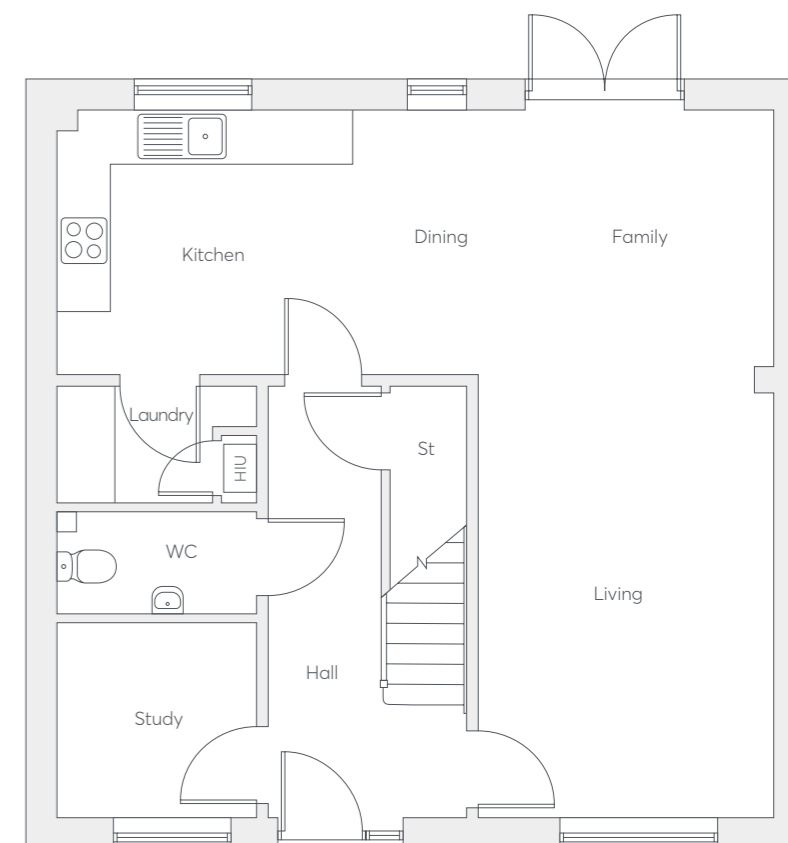
## First Floor

- Bedroom 1**  
2.60m x 3.46m  
8'7" x 11'4"
- En-Suite**  
2.19m x 1.45m  
7'3" x 4'9"
- Bedroom 2**  
3.49m x 3.95m  
11'5" x 13'0"
- Bedroom 3**  
3.40m x 2.85m  
11'2" x 9'4"
- Bedroom 4**  
2.29m x 2.85m  
7'6" x 9'4"
- Bathroom**  
2.18m x 2.85m  
7'2" x 9'4"



## Ground Floor

- Living**  
3.33m x 4.99m  
10'11" x 16'5"
- Kitchen/Dining/Family**  
8.08m x 2.97m  
26'6" x 9'9"
- Study**  
2.25m x 2.20m  
7'5" x 7'3"
- Laundry**  
1.77m x 1.31m  
5'10" x 4'4"
- WC**  
2.25m x 1.14m  
7'5" x 3'9"





# The Strathgate

1414 sq. ft.

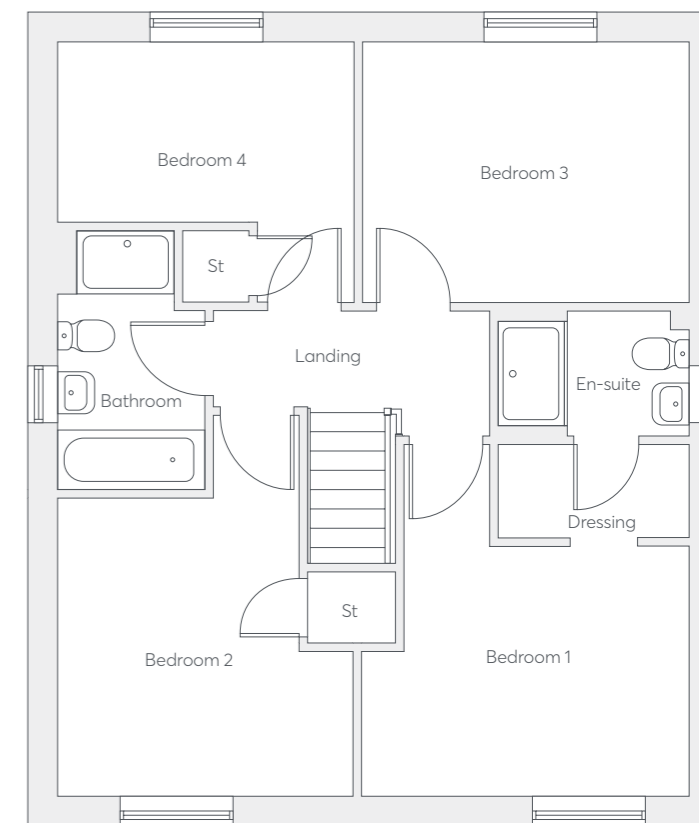
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Open plan L-shaped family dining kitchen and living room
- Dual french doors to garden
- Separate laundry
- Downstairs WC
- Private study
- Main bedroom with en-suite and dressing area
- Bathroom with separate shower cubicle

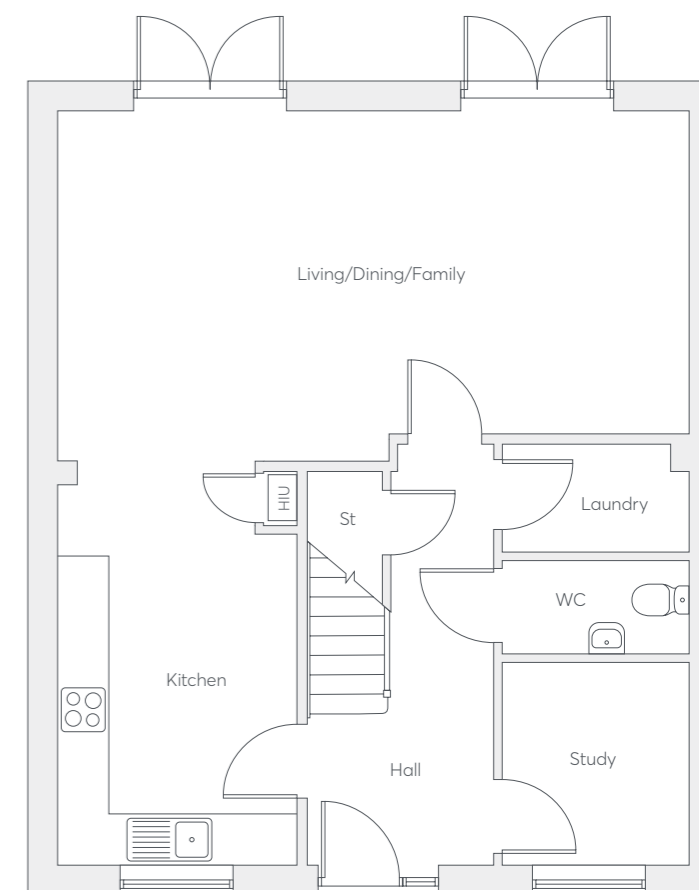
## First Floor

- Bedroom 1**  
3.78m x 2.93m  
12'5" x 9'8"
- Dressing**  
2.24m x 1.20m  
7'4" x 4'10"
- En-Suite**  
2.24m x 1.47m  
7'4" x 4'10"
- Bedroom 2**  
3.52m x 3.31m  
11'7" x 10'10"
- Bedroom 3**  
3.83m x 3.06m  
12'7" x 10'1"
- Bedroom 4**  
3.47m x 2.12m  
11'5" x 7'0"
- Bathroom**  
1.70m x 3.23m  
5'7" x 10'7"



## Ground Floor

- Living/Dining/Family**  
7.41m x 3.79m  
24'4" x 12'5"
- Kitchen**  
2.79m x 4.75m  
9'2" x 15'7"
- Study**  
2.20m x 2.40m  
7'3" x 7'11"
- Laundry**  
2.20m x 1.37m  
7'3" x 4'6"
- WC**  
2.20m x 1.07m  
7'3" x 3'6"





# The Cedargate

1560 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

## Key Features

Open plan kitchen/dining and family room with french doors to garden

Laundry room

Downstairs WC

Dual aspect living room

En-suite bedroom with dressing area

Second en-suite bedroom

District heating

Double glazing and high-performance insulation throughout

## First Floor

**Bedroom 1**  
7.37m x 3.73m  
24'2" x 12'3"

**En-Suite 1**  
1.50m x 2.41m  
4'11" x 7'11"

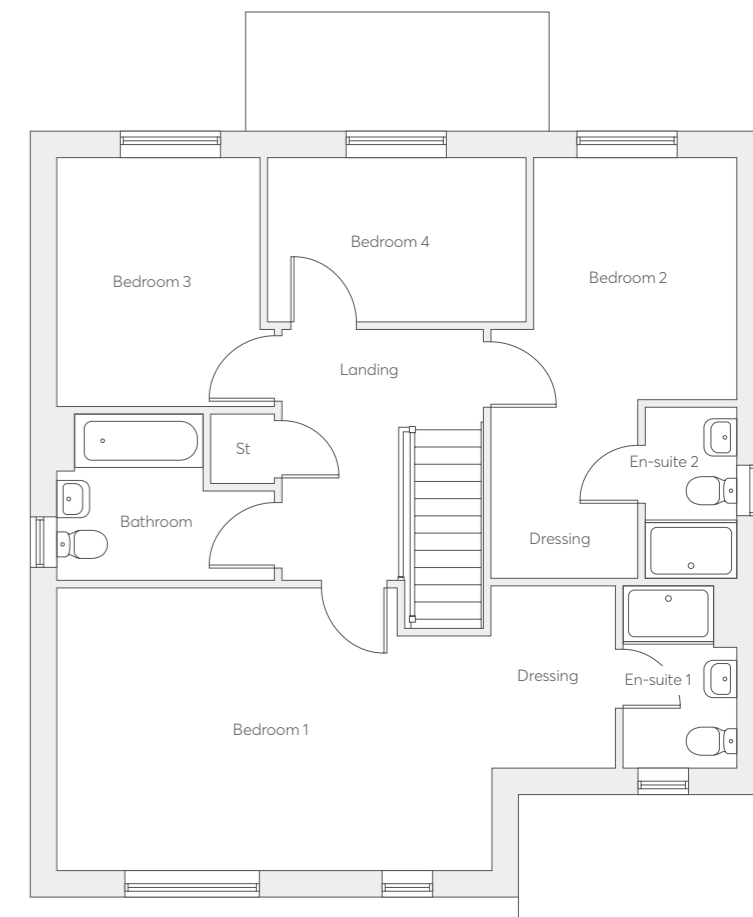
**Bedroom 2**  
2.68m x 3.21m  
8'10" x 10'6"

**En-Suite 2**  
1.21m x 2.25m  
4'0" x 7'5"

**Bedroom 3**  
2.67m x 3.30m  
8'9" x 10'10"

**Bedroom 4**  
3.42m x 2.18m  
11'3" x 7'2"

**Bathroom**  
2.86m x 2.19m  
9'5" x 7'2"



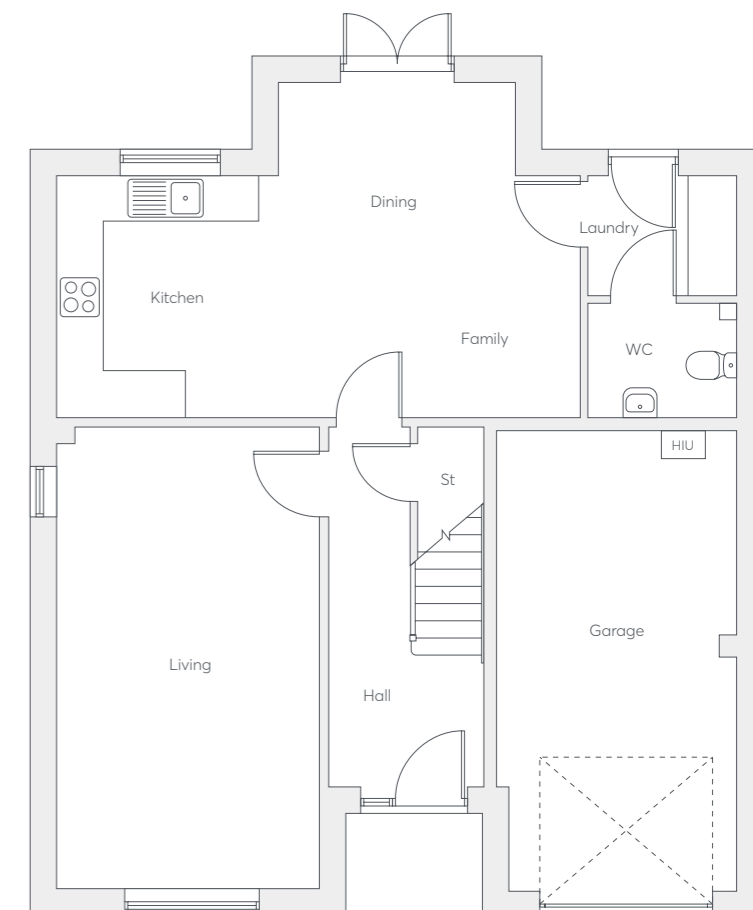
## Ground Floor

**Living**  
3.47m x 6.11m  
11'5" x 20'1"

**Kitchen/Dining/Family**  
6.91m x 4.43m  
22'8" x 14'6"

**Laundry**  
1.97m x 1.58m  
6'6" x 5'2"

**WC**  
1.97m x 1.47m  
6'6" x 4'10"





# The Bayness

1645 sq. ft.

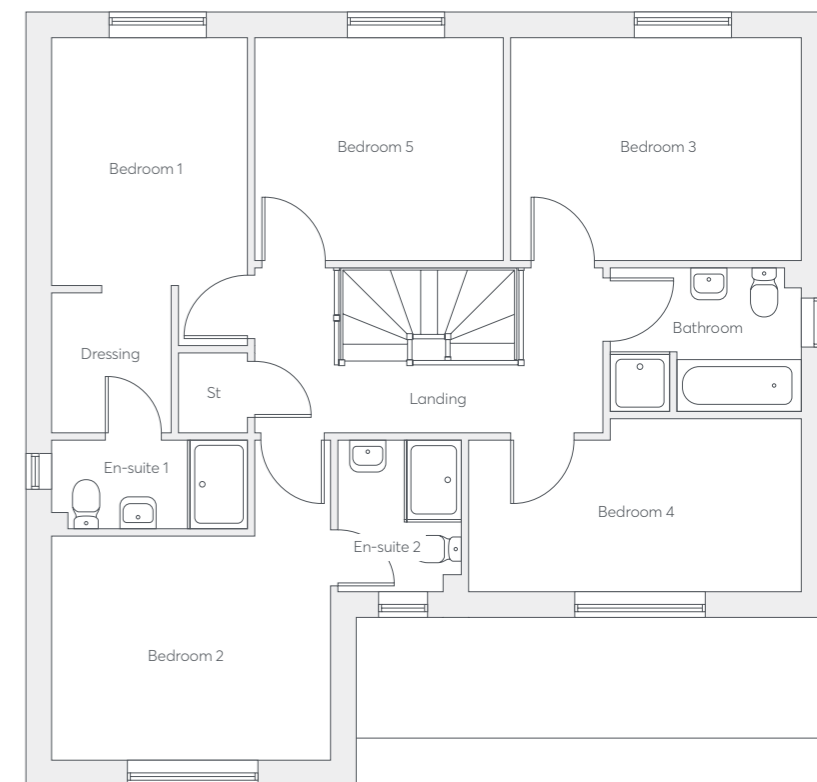
5 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- L-shaped family kitchen/dining room with french doors to garden
- Laundry room
- Downstairs WC
- Feature staircase with gallery landing
- Two en-suite bedrooms, one with dressing area
- Family bathroom with separate shower
- Integral garage
- District heating

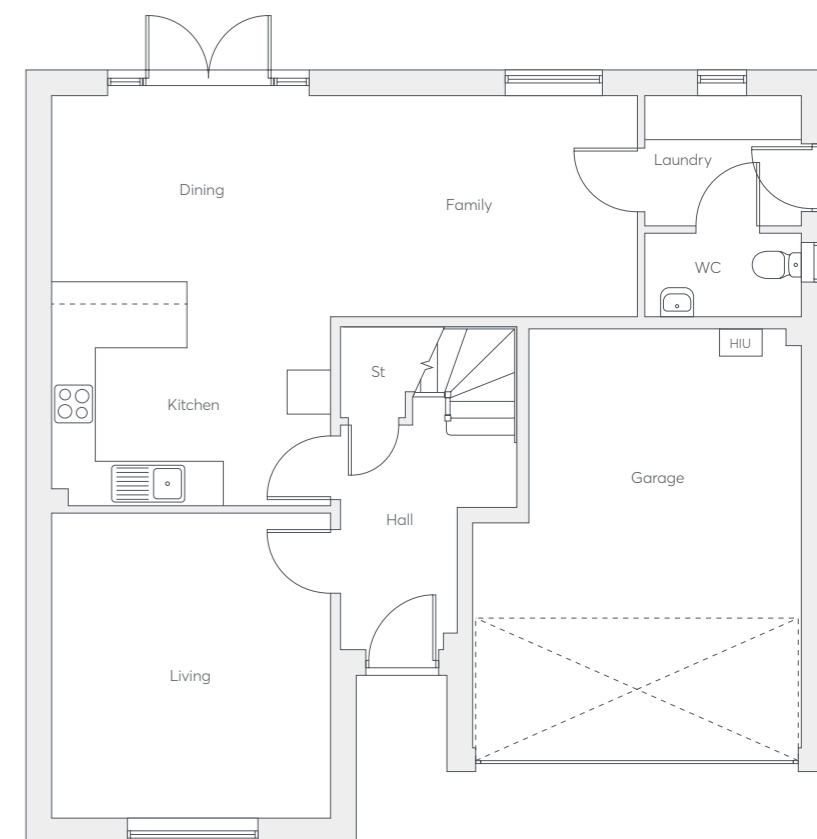
## First Floor

- Bedroom 1**  
2.66m x 3.37m  
8'9" x 11'1"
- En-Suite 1**  
2.66m x 1.21m  
8'9" x 4'0"
- Dressing**  
1.62m x 1.91m  
5'4" x 6'3"
- Bedroom 2**  
3.80m x 3.05m  
12'6" x 10'0"
- En-Suite 2**  
1.67m x 2.06m  
5'6" x 6'9"
- Bedroom 3**  
3.97m x 3.03m  
13'0" x 10'0"
- Bedroom 4**  
4.54m x 2.35m  
14'11" x 7'9"
- Bedroom 5**  
3.38m x 3.03m  
11'1" x 10'0"
- Bathroom**  
2.61m x 1.95m  
8'7" x 6'5"



## Ground Floor

- Living**  
3.80m x 4.15m  
12'6" x 13'8"
- Kitchen/Dining/Family**  
7.99m x 5.58m  
26'2" x 18'4"
- Laundry**  
2.13m x 1.77m  
7'0" x 5'10"
- WC**  
2.13m x 1.10m  
7'0" x 3'7"





# The Mayness

1781 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

## Key Features

- Family kitchen/dining room with french doors to garden
- Separate Laundry
- Downstairs WC
- Fifth bedroom or Study
- Jack and Jill en-suite 2
- Family bathroom with separate shower
- District heating

## First Floor

**Bedroom 1**  
3.52m x 3.71m  
11'7" x 12'2"

**En-Suite 1**  
2.61m x 1.47m  
8'7" x 4'10"

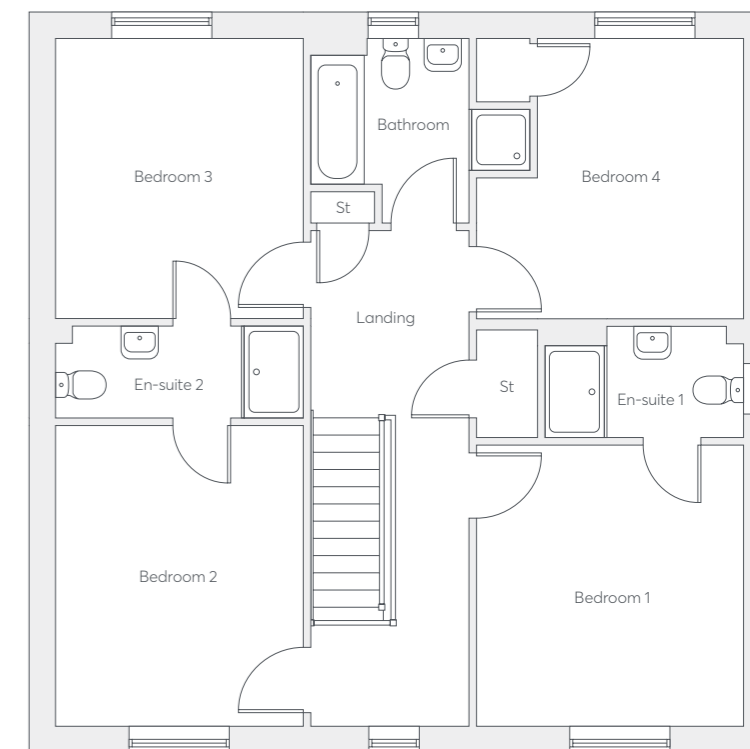
**Bedroom 2**  
3.28m x 3.97m  
10'9" x 13'1"

**En-Suite 2**  
3.28m x 1.21m  
10'9" x 4'0"

**Bedroom 3**  
3.28m x 3.70m  
10'9" x 12'2"

**Bedroom 4**  
2.71m x 3.70m  
8'11" x 12'2"

**Bathroom**  
2.08m x 2.44m  
6'10" x 8'0"



## Ground Floor

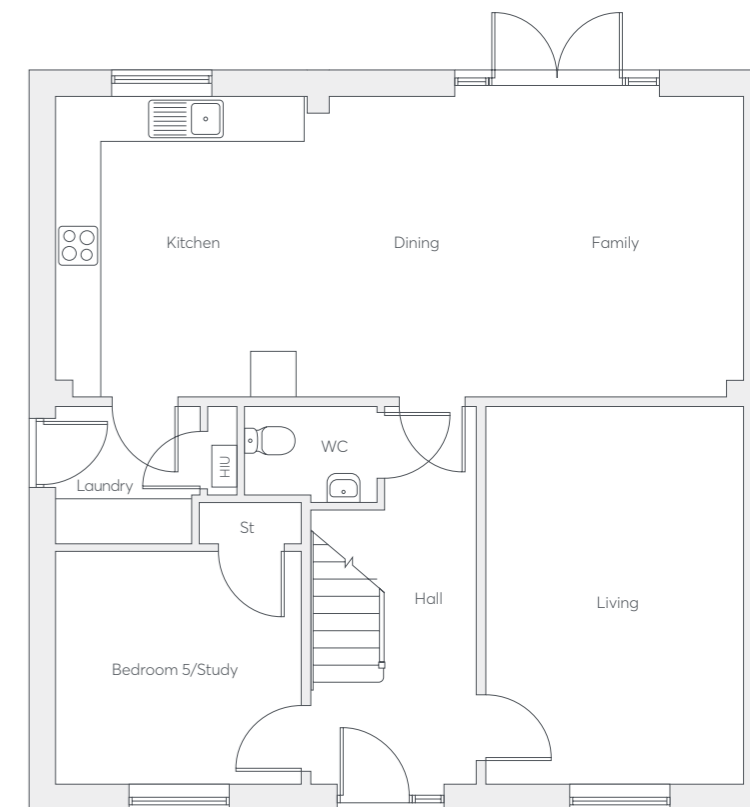
**Living**  
3.40m x 4.99m  
11'2" x 16'4"

**Kitchen/Dining/Family**  
9.10m x 3.88m  
29'10" x 13'1"

**Laundry**  
1.92m x 1.81m  
6'4" x 6'0"

**Bedroom 5/Study**  
3.25m x 3.07m  
10'8" x 10'1"

**WC**  
1.75m x 1.26m  
5'9" x 4'2"



# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Composite single bowl sink and monobloc mixer tap

Integrated cooker hood and stainless steel splashback to hob

4-Zone Induction Hob

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)

3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap

VADO Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

## Electrical

TV socket to lounge

Telephone socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light (please see drawings)

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Carbon dioxide monitor (CO2) fitted to bedroom 1

Mains wired (with battery back-up) smoke detectors

EV Chargers installed as standard

## Heating

Central heating system throughout, heat supplied via district heat network

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

## Decorative

Square spindles and newels to staircase

Square featured skirting boards and architraves

Vertical Panel White internal doors with satin handles

Smooth finish ceilings, painted in white matt

Walls painted in white satin finish

Woodwork painted in white satin finish

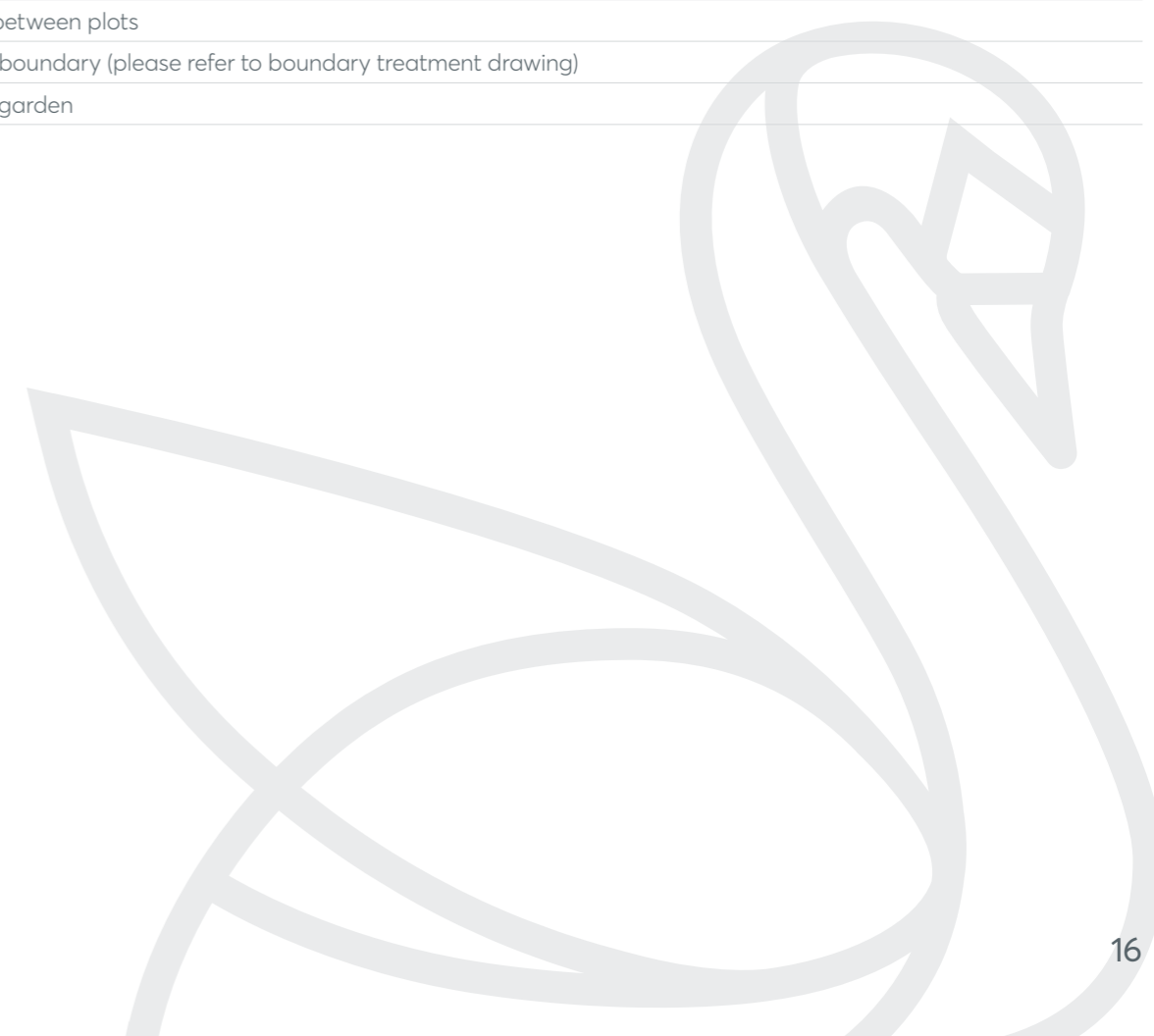
## Landscaping

Turf to front garden

0.9m post and rail fence between plots

1.8m screen fence to rear boundary (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden





Open daily  
Thursday to  
Monday

Call:  
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stmodwenhomes.co.uk

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EH22 1RF

[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)



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Please speak to a member of  
the Sales Team if you require this  
brochure in an alternative format