

WEST CRAIGS GREEN



1, 2 & 3 BEDROOM APARTMENTS, AND 3 & 4 BEDROOM HOMES



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WELCOME TO WEST CRAIGS GREEN

Introducing West Craigs Green - a brand new development from multi award-winning Cruden Homes. This superb development offers a collection of 122 new homes in the heart of west Edinburgh, and features a range of one, two and three-bedroom apartments and three and four bedroom terraced and semi-detached houses and townhouses. Each new home enjoys a carefully considered layout and an interior specification which features the thoughtful design elements we have become known for over our eighty-year heritage. Every contemporary new home is energy efficient as standard and benefits from a variety of sustainable features, including high performance insulation, solar panels and access to communal electric car charging points.



ABOUT CRUDEN HOMES

For over 80 years Cruden has been building innovative homes, designed to fit perfectly with your lifestyle. Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. At West Craigs Green, Cruden Homes is creating an exciting, vibrant and new development to complement the growing community of west Edinburgh.

cruden HOMES
Firm foundations, flexible living

LOCATION

West Craigs Green is situated in a fantastic location in the heart of west Edinburgh. Residents will be able to enjoy an abundance of green open spaces, including the nearby Cammo Estate, Cramond Beach and Corstorphine Hill Nature Reserve. Once complete the wider West Craigs masterplan will include a new primary school, nursery, health centre, cafe, extensive parkland and woodland and a network of cycle routes that feed into Edinburgh's Green Corridor. The development has a wealth of amenities on the doorstep, including the Gyle Shopping centre just 5 minutes away, or all the Capital city centre has to offer around fifteen minutes away.

West Craigs Green
Turnhouse Road, West Craigs
Edinburgh EH12 0AE



CONNECTIONS

West Craigs is positioned in the suburb of Maybury, on the edge of rolling countryside with excellent transport links to Edinburgh's city centre.

Approximate journey times from West Craigs Green

Edinburgh Waverley Station	30mins	Cramond Beach	13mins
Edinburgh Gateway Station	6mins 27mins	Craigleith Retail Park	15mins
Edinburgh Airport	10mins	Edinburgh City Centre	28mins
Gyle Shopping Centre	6mins 30mins	Glasgow	54mins





OUR HOMES

All of our homes at West Craigs Green have been thoughtfully designed with flexible living spaces, enabling you to create a home to suit your lifestyle. Boasting a wide range of energy efficient homes, the development will also provide communal electric vehicle charging points and break out garden spaces and seating areas for the apartments.



HOUSES

West Craigs Green offers a range of three and four-bedroom terraced and semi-detached houses and townhouses. All homes are thoughtfully designed to combine comfort, functionality and style for contemporary living. Each has its own private garden, as well as high quality fixtures and fittings throughout as standard.

APARTMENTS

West Craigs Green features a range of desirable one, two and three-bedroom apartments. The open plan living, dining and kitchen areas in each carefully considered layout are designed with comfort and style in mind and include high quality fixtures and fittings throughout as standard. Many apartments offer impressive private balconies and enjoy a west facing aspect over green open space – a prime location for sunset views.

Block B



Block C



Block A



HOUSES

- **Bluebell**
3 BEDROOM MID TERRACE VILLA
Plots 91, 94, 97, 102, 107, 108, 111, 112
- **Orchid**
3 BEDROOM SEMI-DETACHED OR END TERRACE VILLA
Plots 84, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 98, 99, 100, 101, 103, 104, 105, 106, 109, 110, 113
- **Snowdrop**
4 BEDROOM MID OR END TERRACE TOWNHOUSE
Plots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61
- **Thistle**
4 BEDROOM MID OR END TERRACE TOWNHOUSE
Plots 114, 115, 116, 117, 118, 119, 120, 121, 122

APARTMENTS

- **Block A**
Plots 1-16
- **Block B**
Plots 17-49
- **Block C**
Plots 62-83



CUSTOMER NOTICE

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The plans, computer generated images, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. The illustrated location map is a general guide only. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (October 2023).

WEST
CRAIGS
GREEN



VILLAS BROCHURE
3 BEDROOM HOMES



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THE VILLAS

West Craigs Green offers a range of three bedroom homes in semi-detached, mid and end terraced styles. Perfect for first time buyers, young families, couples and downsizers, these fabulous villas have been thoughtfully designed to combine comfort, functionality and style for contemporary living. Each villa has its own private garden and convenient back court parking, as well as high quality fixtures and fittings throughout.





BLUEBELL

PLOTS

91, 94, 97, 102, 107, 108, 111, and 112

SIZE

82sqm | 881sqft

The Bluebell is a modern and stylish three-bedroom mid terraced home. On the ground floor you will find a separate living room, and an open plan kitchen and dining space with French doors out to your own private garden. Upstairs there are 3 well-proportioned bedrooms and a family bathroom.

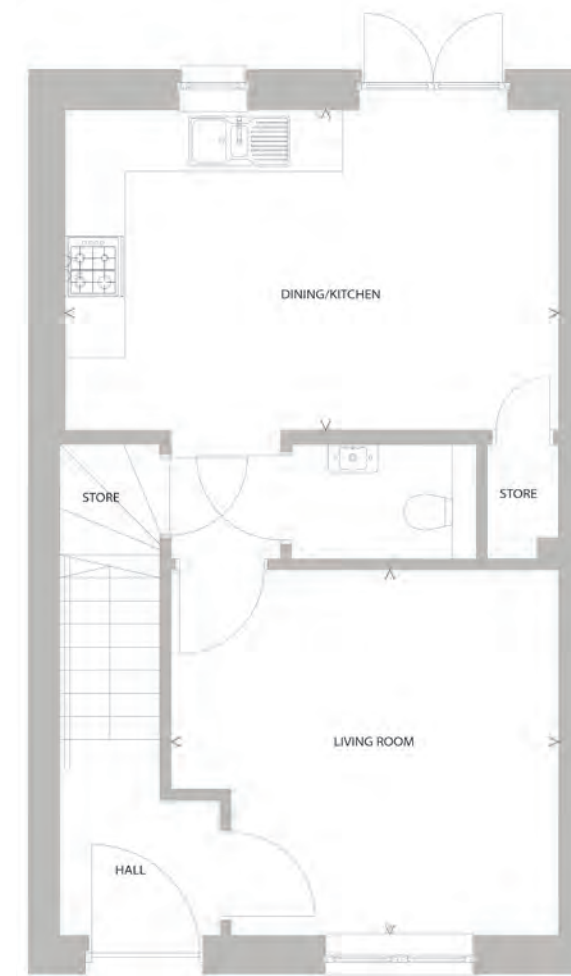
HOUSES

- Bluebell**
3 BEDROOM MID TERRACE VILLA
Plots 91, 94, 97, 102, 107, 108, 111, 112

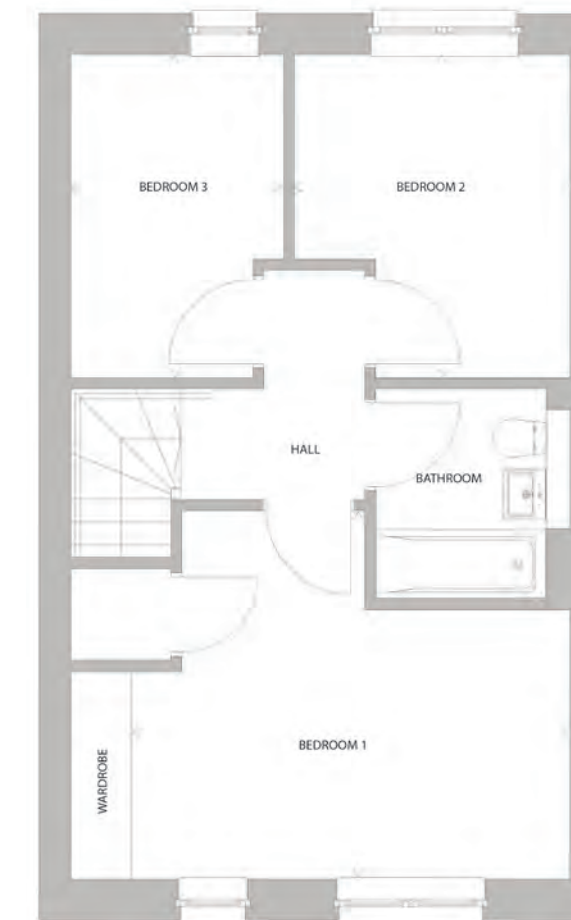
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GROUND FLOOR



FIRST FLOOR

BLUEBELL

ROOM DIMENSIONS

Living room	3854mm x 3644mm 12'6" x 11'10"
Kitchen / Dining	4924mm x 3194mm 14'1" x 10'5"
Bedroom 1	4269mm x 3679mm 14'0" x 12'1"
Bedroom 2	2748mm x 3228mm 9'01" x 10'6"
Bedroom 3	2121mm x 3323mm 6'10" x 10'9"

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply. 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 sales advisor for current plot specific details prior to reservation.

HOUSES

Orchid
3 BEDROOM SEMI-DETACHED OR
END TERRACE VILLA

Plots 84, 85, 86, 87, 88, 89, 90, 92, 93, 95,
96, 98, 99, 100, 101, 103, 104, 105, 106,
109, 110, 113



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ORCHID

PLOTS

84, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 98, 99,
100, 101, 103, 104, 105, 106, 109, 110 and 113

SIZE

85sqm | 920sqft

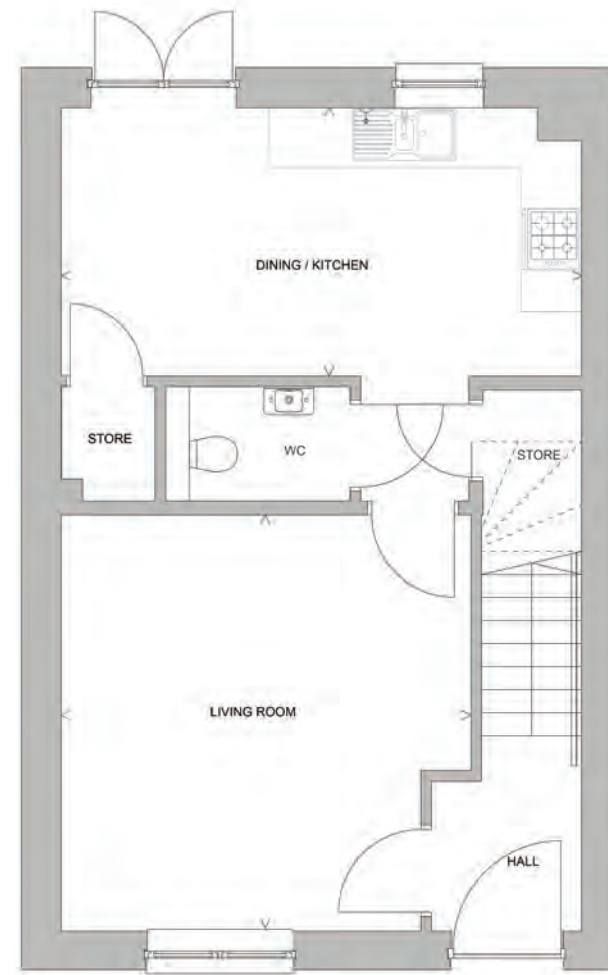
The Orchid is a fantastic 3-bedroom home available in end terraced and semi-detached styles. This property features a comfortable living room, open plan kitchen and dining area with access to the rear garden, a separate WC and two storage cupboards. Upstairs there are 3 good sized bedrooms and a family bathroom.

ORCHID

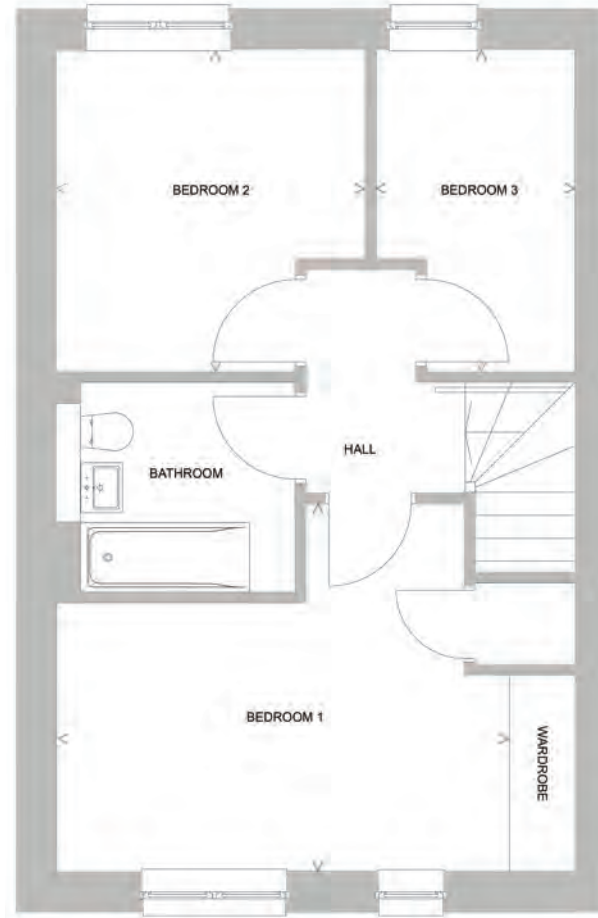
ROOM DIMENSIONS

Living room	4074mm x 4159mm	11'8" x 13'6"
Kitchen / Dining	5194mm x 2681mm	17'0" x 8'8"
Bedroom 1	4489mm x 3679mm	14'7" x 12'1"
Bedroom 2	3096mm x 3226mm	10'2" x 10'6"
Bedroom 3	1993mm x 3323mm	6'5" x 10'9"

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GROUND FLOOR



FIRST FLOOR



SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, ceramic tiling and chic white sanitaryware. What's more, we offer a range of finishes and optional extras*, allowing you to personalise your new home.

Kitchen

- A range of contemporary door fronts
- Laminate worktop with upstand
- Electric single fan assisted oven
- 4 burner gas hob with stainless steel splashback
- Stainless steel sink with chrome mixer tap

Bathroom/En-suite

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite

Electrical

- White sockets/light switches throughout
- Digital TV outlets per plans
- Fibre to home
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

Lighting

- 3 spot LED track light fitting to kitchen
- Flush round ceiling light to bathroom and en-suite
- Pendant light fittings elsewhere

Heating and Plumbing

- Single zone heating system
- Thermostatic heating control in hall and individually controlled TRVs

Decoration/Fixtures and Fittings

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Fitted wardrobes, shelf and hanging rail to principal bedroom

External

- PIR sensor to front door
- Light to side/rear entrances
- Turf or planting to front garden per landscape plans
- Rear garden rotovated

*A range of choices and optional extras is available, subject to build stage at time of reservation. Please see the sales advisor for further information.

WARRANTY

Homeowners at West Craigs Green can enjoy the reassurance provided by a company with over 80 years' experience of delivering 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.

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WEST CRAIGS GREEN



APARTMENT BROCHURE
1, 2 & 3 BEDROOM APARTMENTS

cruden HOMES
Firm foundations, flexible living





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APARTMENTS

- Block A
Plots 1-16
- Block B
Plots 17-49
- Block C
Plots 62-83



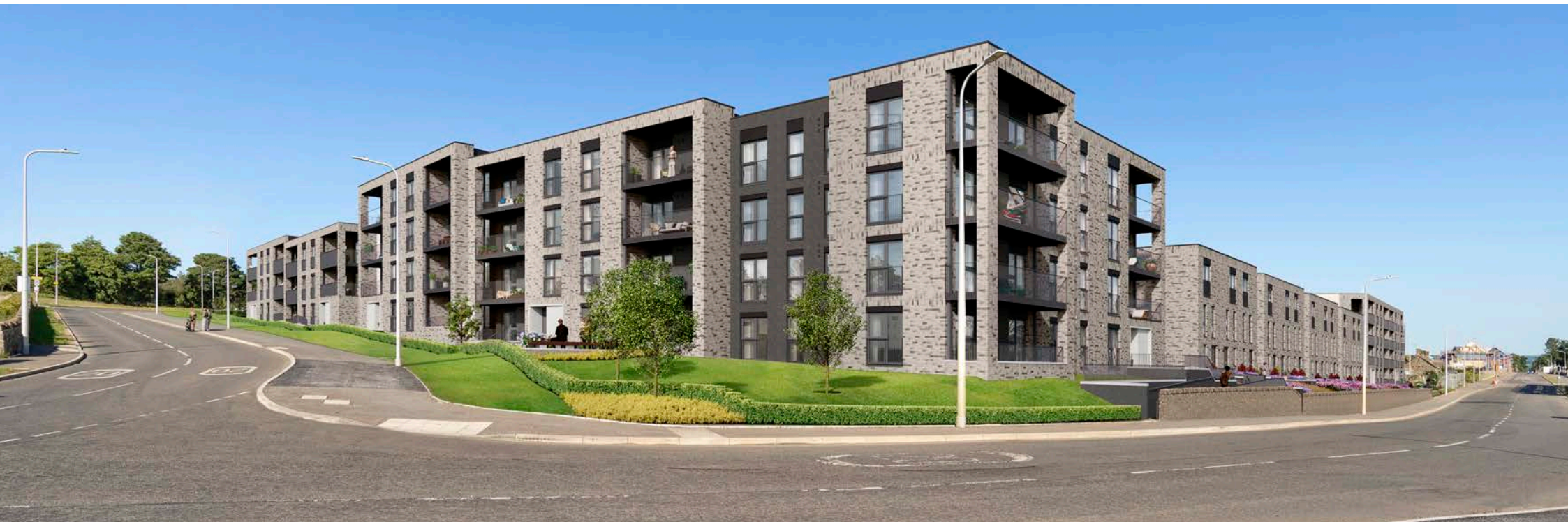
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THE APARTMENTS

West Craigs Green features a range of desirable one, two and three-bedroom apartments. The open plan living, dining and kitchen areas in each carefully considered layout are designed with comfort and style in mind and include high quality fixtures and fittings throughout as standard. Many apartments offer impressive private balconies and enjoy west facing aspect over green open space – a prime location for sunset views.



1 BEDROOM APARTMENT

APARTMENT TYPE A

BLOCK A

- Ground Floor Plots 1 & 10
- First Floor Plots 4 & 12
- Second Floor Plots 7 & 15

BLOCK B

- Ground Floor Plots 17
- First Floor Plots 20 & 31
- Second Floor Plots 23 & 34
- Third Floor Plots 26 & 37

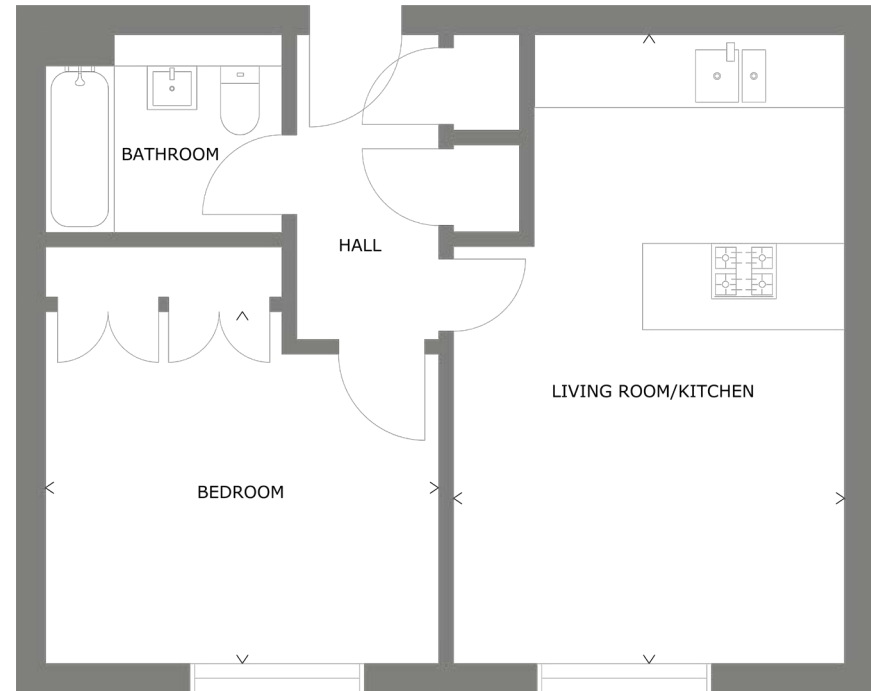
BLOCK C

- Ground Floor Plots 62
- First Floor Plots 65
- Second Floor Plots 68
- Third Floor Plots 71

INTERNAL FLOOR AREA

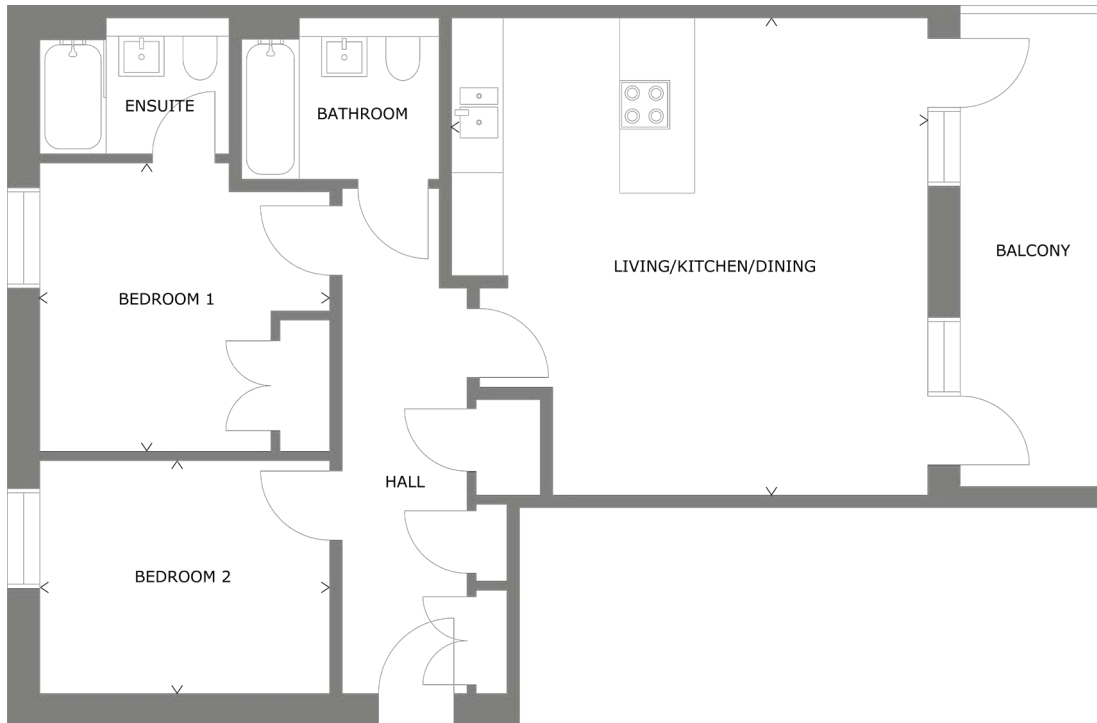
52.7sqm | 568sqft (Ground Floor Only); 53.3sqm | 574sqft

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ROOM DIMENSIONS

Living Room/Kitchen	4.10m x 6.43m	13'4" x 21'11"
Bedroom	4.05m x 3.68m	13'3" x 12'1"



ROOM DIMENSIONS

Living/Kitchen/Dining	5.71m x 5.74m	18'8" x 18'8"
Bedroom 1	3.48m x 3.47m	11'5" x 11'4"
Bedroom 2	3.48m x 2.80m	11'5" x 9'2"
Balcony	1.78m x 5.76m	5'10" x 18'10"

2 BEDROOM APARTMENT WITH BALCONY
APARTMENT TYPE B

BLOCK A

- Ground Floor Plots 2 & 9
- First Floor Plots 5 & 11
- Second Floor Plots 8 & 14

BLOCK C

- Ground Floor Plots 63 & 73
- First Floor Plots 66 & 75
- Second Floor Plots 69 & 78
- Third Floor Plots 72 & 81

INTERNAL FLOOR AREA

75sqm | 802sqft

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2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE C

BLOCK A

First Floor Plots 3 & 13

Second Floor Plots 6 & 16

BLOCK B

First Floor Plots 19

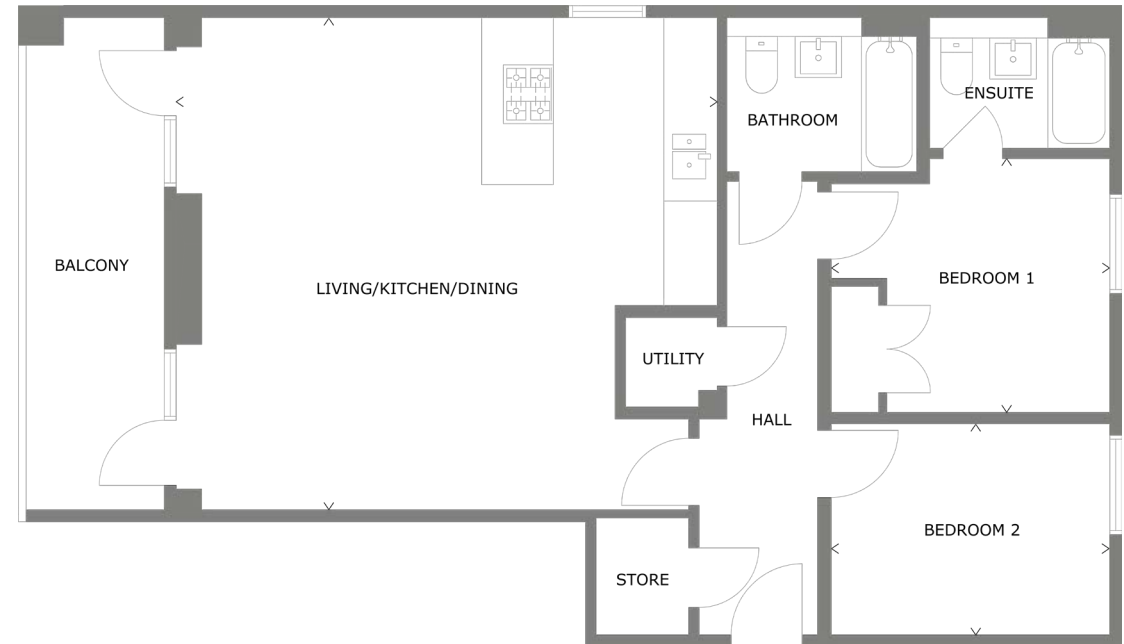
Second Floor Plots 22

Third Floor Plots 25

INTERNAL FLOOR AREA

81sqm | 869sqft

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ROOM DIMENSIONS

Living/Kitchen/Dining	6.51m x 6.21m	21'4" x 20'4"
Bedroom 1	3.52m x 3.20m	11'6" x 10'6"
Bedroom 2	3.52m x 2.66m	11'6" x 8'9"
Balcony	1.78m x 6.51m	5'10" x 21'4"



ROOM DIMENSIONS

Living/Kitchen/Dining	5.16m x 5.53m	16'9" x 18'1"
Bedroom 1	4.47m x 3.25m	14'7" x 10'8"
Bedroom 2	4.47m x 2.30m	14'7" x 7'6"
Balcony	2.20m x 5.61m	7'2" x 18'5"

2 BEDROOM APARTMENT WITH BALCONY
APARTMENT TYPE D

BLOCK B

- Ground Floor Plots 18
- First Floor Plots 21
- Second Floor Plots 24
- Third Floor Plots 27

INTERNAL FLOOR AREA

70sqm | 756sqft

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2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE E

BLOCK B

Ground Floor	Plot 28
First Floor	Plots 30
Second Floor	Plots 33
Third Floor	Plots 36

INTERNAL FLOOR AREA

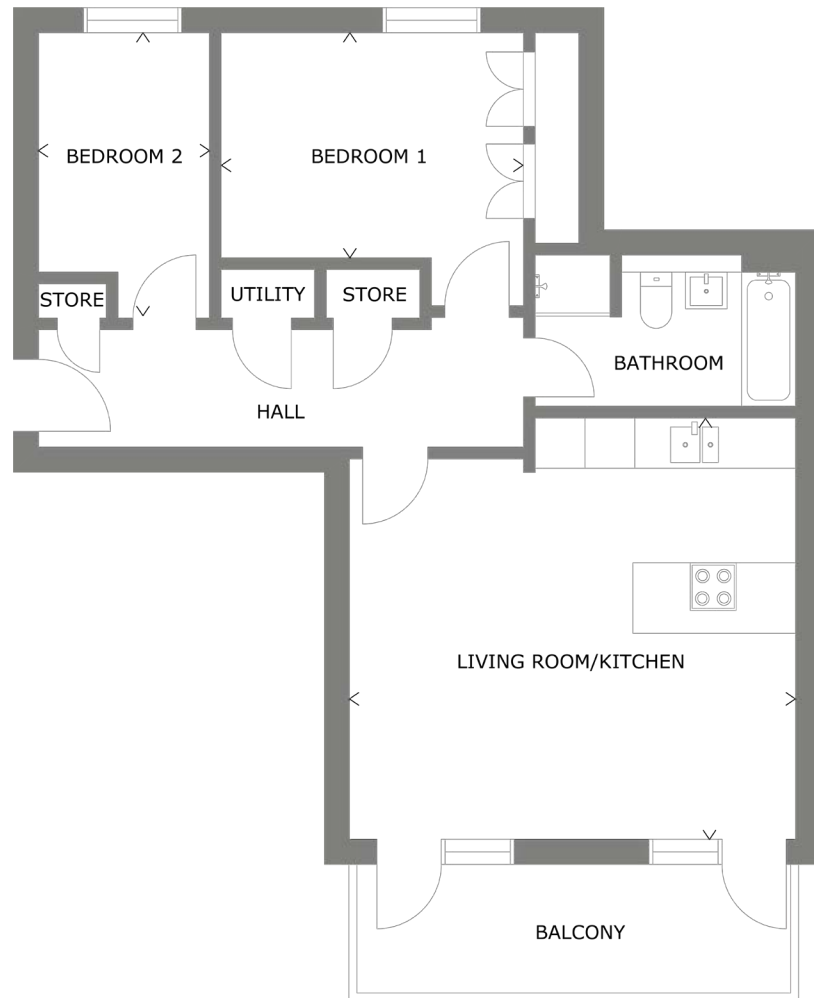
87sqm | 936sqft

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ROOM DIMENSIONS

Living/Kitchen/Dining	5.34m x 6.68m	17'5" x 21'9"
Bedroom 1	2.91m x 3.58m	9'6" x 11'9"
Bedroom 2	4.67m x 3.49m	15'3" x 11'5"
Balcony	1.78m x 6.62m	5'10" x 21'9"



2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE F

BLOCK B

Ground Floor	Plots 29
First Floor	Plots 32
Second Floor	Plots 35
Third Floor	Plots 38

INTERNAL FLOOR AREA

72sqm | 775sqft

ROOM DIMENSIONS

Living Room/Kitchen	5.72m x 5.39m	18'8" x 17'7"
Bedroom 1	3.88m x 2.89m	12'9" x 9'6"
Bedroom 2	2.20m x 3.65m	7'3" x 12'0"
Balcony	5.52m x 1.64m	18'1" x 5'5"

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3 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE G

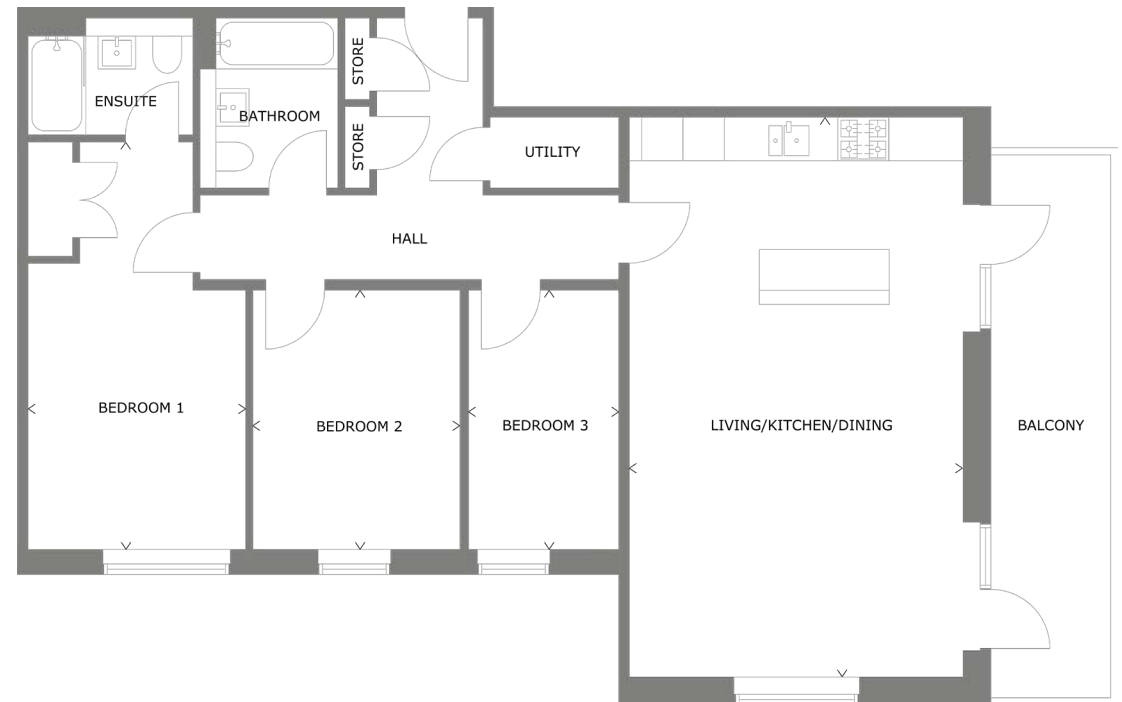
BLOCK B

Ground Floor	Plot 39
First Floor	Plots 41
Second Floor	Plots 44
Third Floor	Plots 47

INTERNAL FLOOR AREA

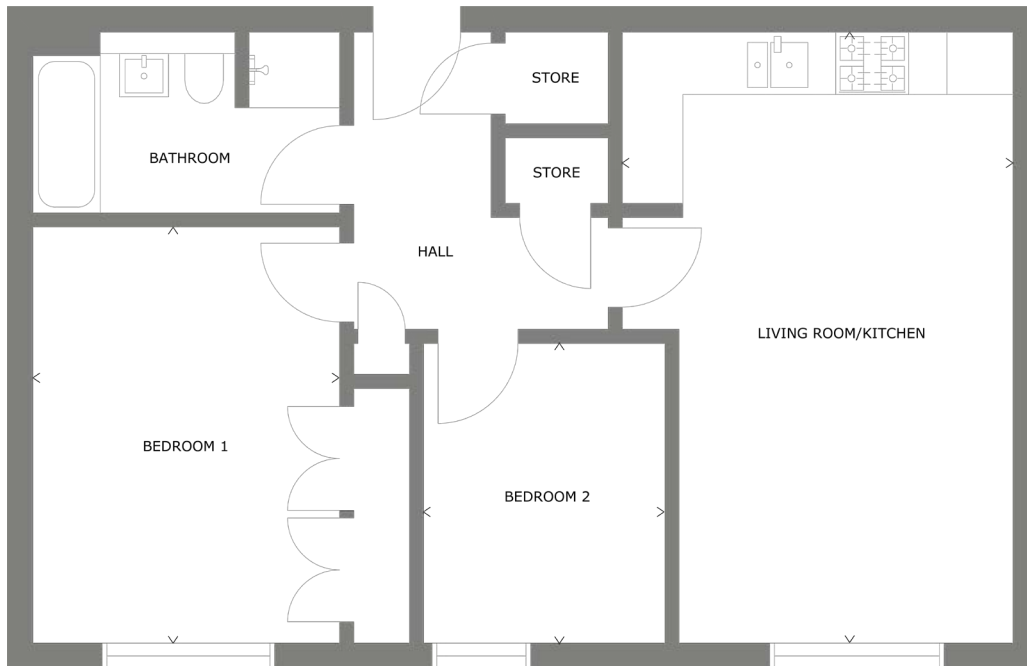
98sqm | 1055sqft

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ROOM DIMENSIONS

Living/Kitchen/Dining	4.71m x 7.90m	15'5" x 25'9"
Bedroom 1	3.08m x 5.72m	10'1" x 18'8"
Bedroom 2	2.93m x 3.66m	9'7" x 12'0"
Bedroom 3	2.12m x 3.66m	6'11" x 12'0"
Balcony	1.78m x 7.83m	5'10" x 25'8"



2 BED APARTMENT

APARTMENT TYPE H

BLOCK B

Ground Floor Plots 40

First Floor Plots 42

Second Floor Plots 45

Third Floor Plots 48

BLOCK C

First Floor Plots 76

Second Floor Plots 79

Third Floor Plots 82

INTERNAL FLOOR AREA

66.5sqm | 716sqft (Ground Floor Only); 67sqm | 722sqft

ROOM DIMENSIONS

Living Room/Kitchen	3.53m x 6.43m	11'6" x 21'1"
Bedroom 1	3.25m x 4.38m	10'8" x 14'5"
Bedroom 2	2.58m x 3.17m	8'5" x 10'5"

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3 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE J

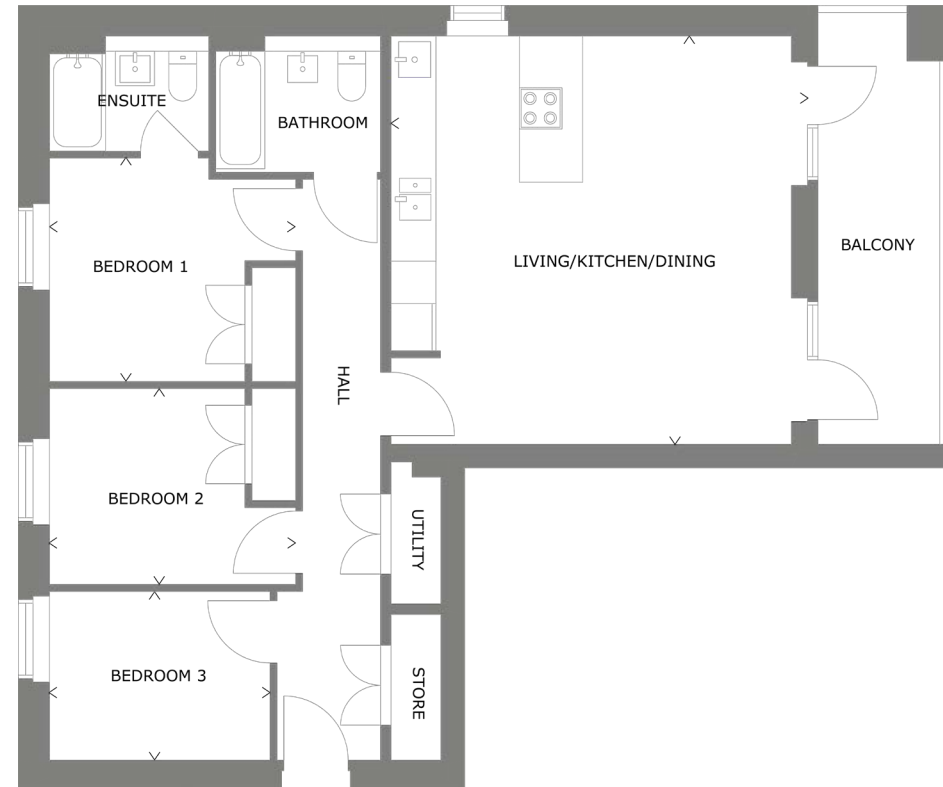
BLOCK B

First Floor Plots 43
Second Floor Plots 46
Third Floor Plots 49

INTERNAL FLOOR AREA

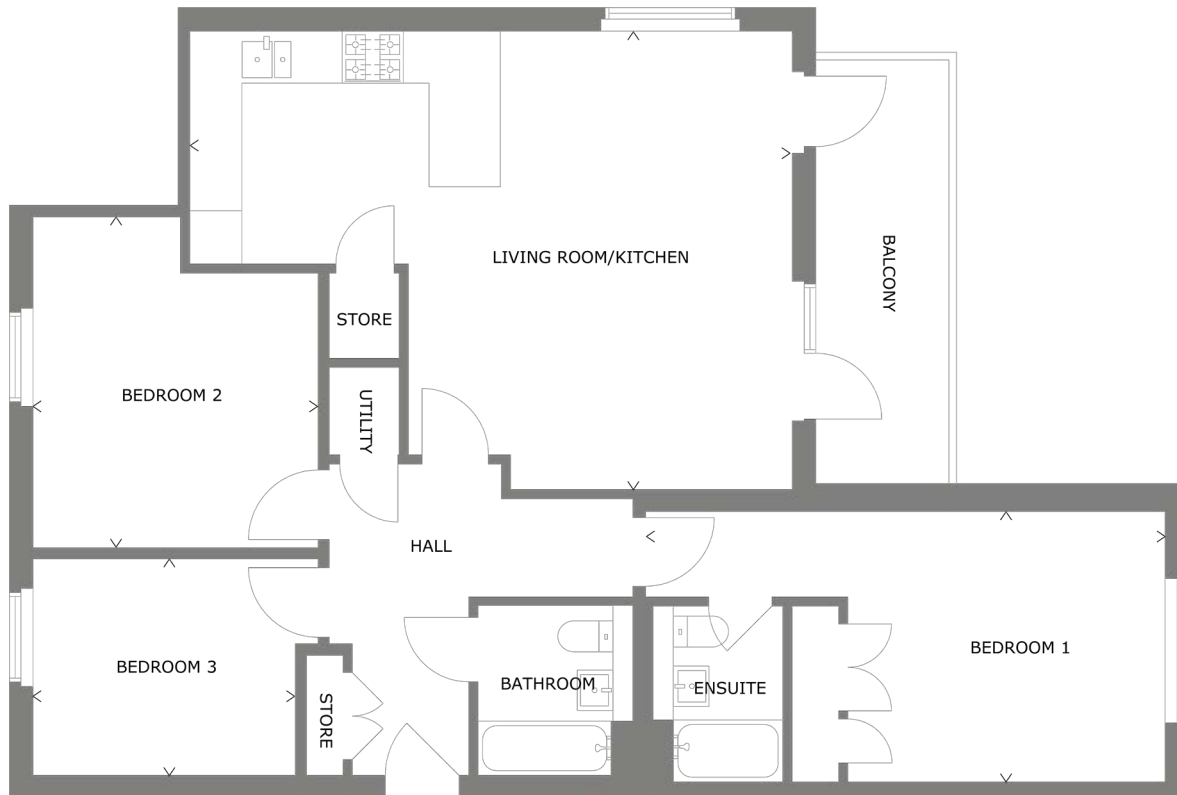
88sqm | 947sqft

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ROOM DIMENSIONS

Living/Kitchen/Dining	5.76m x 5.87m	18'9" x 19'3"
Bedroom 1	3.52m x 3.20m	11'5" x 10'5"
Bedroom 2	3.52m x 2.85m	11'5" x 9'2"
Bedroom 3	3.15m x 2.43m	10'3" x 7'10"
Balcony	1.78m x 6.17m	5'10" x 20'3"



3 BEDROOM APARTMENT WITH TERRACE APARTMENT TYPE K

BLOCK C

Ground Floor Plots 74

INTERNAL FLOOR AREA

104sqm | 1123sqft

ROOM DIMENSIONS

Living Room/Kitchen	7.72m x 5.78m	25'3" x 19'3"
Bedroom 1	6.72m x 3.41m	22'0" x 11'2"
Bedroom 2	3.68m x 4.26m	12'1" x 13'10"
Bedroom 3	3.39m x 2.80m	11'2" x 9'2"
Balcony	1.64m x 5.41m	5'5" x 17'9"

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2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE L

BLOCK C

First Floor	Plots 64
Second Floor	Plots 67
Third Floor	Plots 70

INTERNAL FLOOR AREA

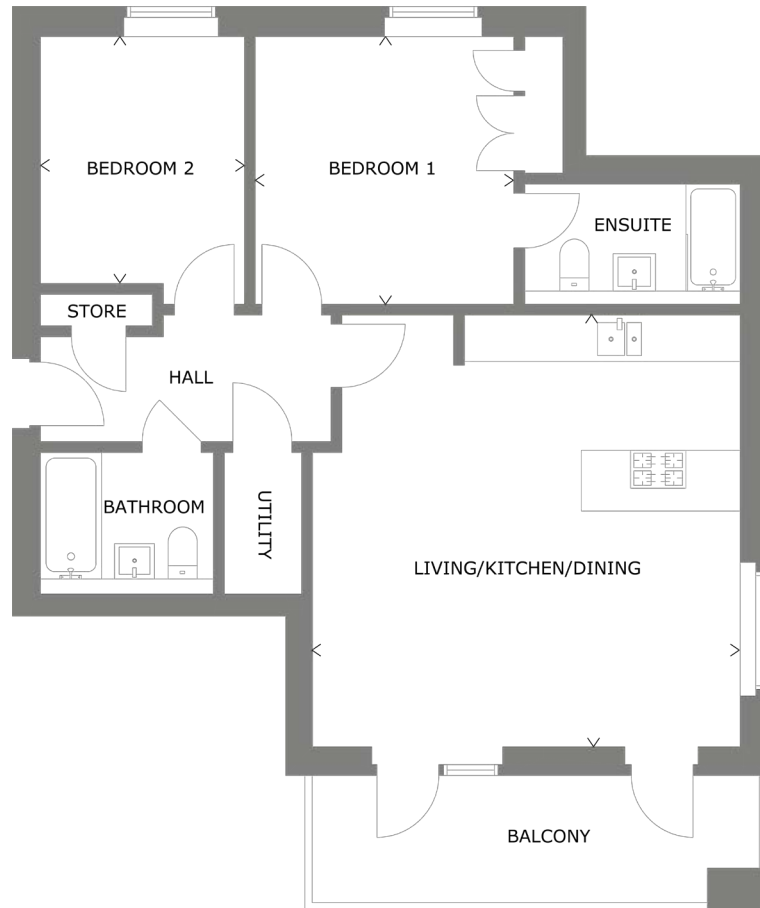
78sqm | 836sqft

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ROOM DIMENSIONS

Living/Kitchen/Dining	5.53m x 5.87m	18'2" x 19'3"
Bedroom 1	4.41m x 2.95m	14'6" x 9'8"
Bedroom 2	3.40m x 3.61m	11'2" x 11'10"
Balcony	1.78m x 6.17m	5'10" x 20'3"



2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE M

BLOCK C

First Floor Plots 77

Second Floor Plots 80

Third Floor Plots 83

INTERNAL FLOOR AREA

80sqm | 866sqft

ROOM DIMENSIONS

Living/Kitchen/Dining	5.87m x 5.93m	19'3" x 19'5"
Bedroom 1	3.55m x 3.68m	11'8" x 12'1"
Bedroom 2	2.80m x 3.39m	9'2" x 11'2"
Balcony	1.78m x 6.17m	5'10" x 20'3"

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SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, ceramic tiling and chic white sanitaryware. What's more, we offer a range of finishes and optional extras*, allowing you to personalise your new home.

Kitchen

- A range of contemporary door fronts
- Laminate worktop with upstand
- Integrated fridge/freezer
- Integrated washer dryer
- Stainless steel sink with drainer
- Electric stainless steel single fan assisted oven
- 4 burner gas hob
- Stainless steel chimney hood
- Stainless steel splashback to hob

Bathroom/En-suite

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite

Electrical

- White sockets/light switches throughout
- Media panel with sockets to living area
- Digital TV outlets as per plans
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

Lighting

- Pendant light fittings to lounge, bedrooms and hall
- 3 spot LED track light fitting to kitchen
- White matt downlights to bathroom/en-suite

Heating and Plumbing

- Combi gas boiler
- White radiators
- Single zone heating system
- Thermostat/controller in hall

Decoration/Fixtures and Fittings

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery

*A range of choices and optional extras is available, subject to house type build stage at time of reservation. Please speak to the sales advisor for further information.

WARRANTY

Homeowners at West Craigs Green can enjoy the reassurance provided by a company with over 80 years' experience of delivering 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.

CUSTOMER NOTICE

The plans, computer generated images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (February 2024).



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