



# Wester Lea

SUTTIESLEA, NEWTONGRANGE



## Your new home awaits at WESTER LEA

Situated in the village of Newtongrange in the heart of Midlothian, Wester Lea comprises a fabulous collection of two, three and four bedroom terraced, semi-detached and detached homes. Designed with your needs in mind, each property enjoys a quality specification, including contemporary kitchens and designer wall tiling. These spacious new homes ooze character and blend well with the local vernacular. The properties are thoughtfully arranged in traditional streetscapes around a pretty green, providing plenty of open space for residents to enjoy. With a choice of different layouts to choose from, Wester Lea is the perfect place to call home for first time buyers and growing families alike.

**EXPLORE. DREAM. DISCOVER.**

#### CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties and all materials and finishes may be subject to change. Whilst every effort has been made to ensure the accuracy of these details, 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 make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.

**WESTER LEA** Suttieslea, Newtongrange



**MONTAGU**

2 bedroom mid terraced villa  
plots 94 | 95 | 98 | 99

**HARWOOD**

2 bedroom mid terraced villa  
plot 76

**LOGANLEA**

2 bedroom mid terraced villa  
plots 88 | 89 | 107

**TORDUFF**

3 bedroom mid terraced villa  
plots 72 | 73

**EDGELAW**

3 bedroom mid terraced villa  
plots 85 | 102

**HERIOT**

3 bedroom end terraced villa  
plots 71 | 74 | 75 | 77

**ROSEBERY**

3 bedroom end terraced villa  
plots 84 | 86 | 87 | 90  
106 | 108

**MARFIELD**

3 bedroom end terraced villa  
plots 93 | 96 | 97  
100 | 101 | 103

**BONALY**

3 bedroom semi detached or  
mid or end terraced villa  
plots 82 | 83 | 91 | 92  
104 | 105 | 109 | 110 | 111  
112 | 113 | 114 | 115

**GLENCORSE**

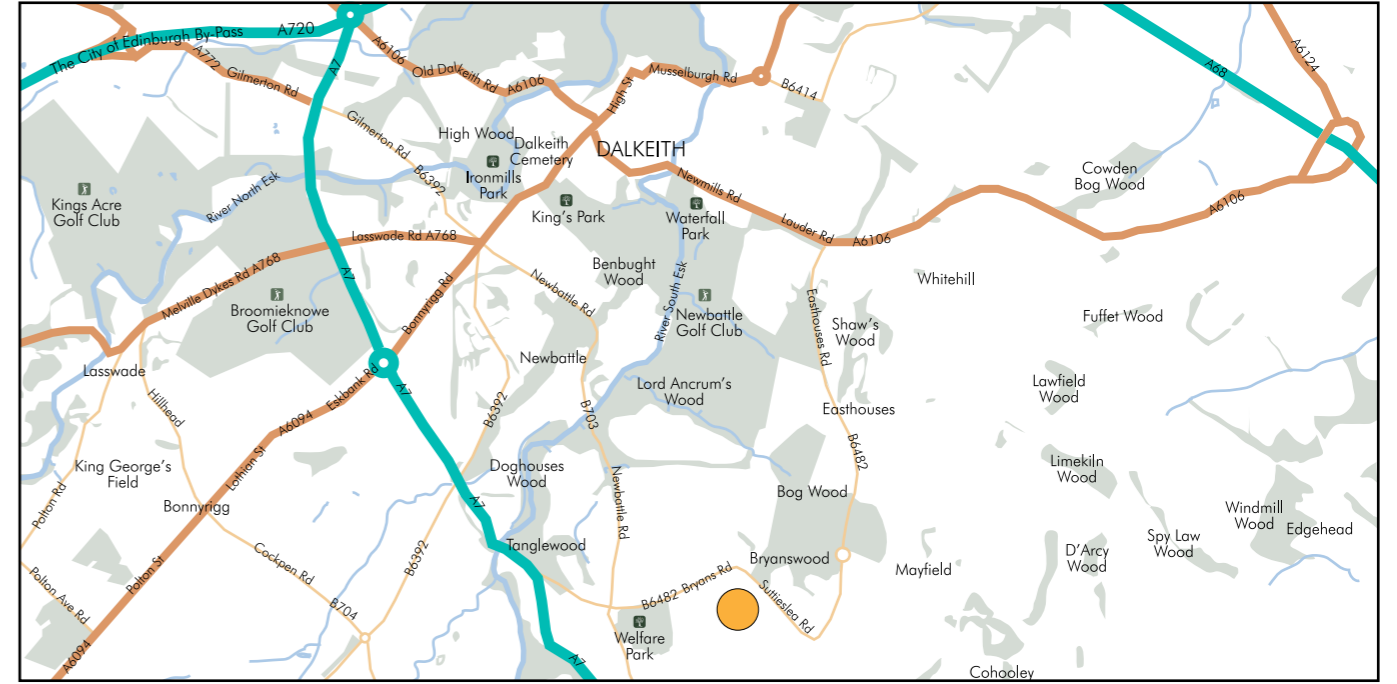
3 bedroom semi detached or  
mid or end terraced villa  
plots 63 | 63 | 64  
78 | 79 | 80 | 81

**COBBINSHAW**

4 bedroom semi or  
detached villa  
plots 65 | 66 | 67 | 68 | 69 | 70  
116 | 117 | 118 | 119

**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 or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.





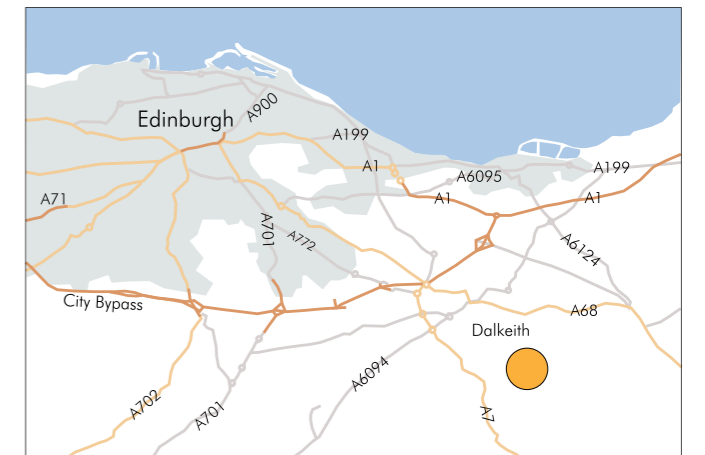
## NEWTONGRANGE & THE SURROUNDING AREA

Situated in the thriving community of Newtongrange, Wester Lea is ideally located for all that Midlothian has to offer, with bustling market towns, beautiful rolling countryside and a wealth of outdoor and leisure pursuits all close at hand.

Nearby Dalkeith boasts a wide array of shops, pubs and restaurants and Edinburgh is just 20 minutes away by car, making Wester Lea the ideal base for commuters who just love to get away from it all at the end of the day. There are excellent local transport links and the village itself benefits directly from the new Borders railway which links Newtongrange to Edinburgh and the Borders at frequent intervals throughout the day.

## DIRECTIONS

Wester Lea at Newtongrange is easily accessible from the City Bypass, A7 and the A68. For directions personalised to your starting location, please visit [www.crudenhomes.co.uk](http://www.crudenhomes.co.uk), select the Wester Lea development and click on location.



SAT NAV. EH22 4AW

Visit [www.crudenhomes.co.uk/wester-lea](http://www.crudenhomes.co.uk/wester-lea) for bespoke directions to the development

## SPECIFICATION

### KITCHEN

Electric stainless steel single oven  
4 burner stainless steel gas hob  
Stainless steel chimney  
extractor hood  
A choice of contemporary kitchen  
doors and worktops\*

### BATHROOM/EN-SUITE

White sanitaryware  
Chrome taps  
Shower over bath with shower curtain  
and rail (where no en-suite)  
Shaver point in en-suite or bathroom

### TILING

A choice of tiling to bathroom,  
en-suite & wc\*

### DOORS

White internal pass doors  
Chrome ironmongery

### WARDROBES

Built-in wardrobes as per drawings

### LIGHTING

Pendant and batten holder  
light fittings throughout

### DECORATION

Emulsion throughout to walls  
Gloss finish to woodwork

### ELECTRICS

Ample TV/Telecom points

### HEATING AND PLUMBING

Gas central heating

### WINDOWS

UPVC double glazed windows  
throughout

### EXTERNAL

Light to front door  
Turf to front garden where applicable  
Rotovated and seeded rear garden

Please ask the sales advisor for  
plot specific information. A variety of  
optional extras are available, subject to  
build stage.

\*subject to build stage



\*Please note: This information is correct at time of going to print in October 2015. Whilst every effort has been made to ensure the accuracy of these details, Cruden Homes operates a policy of continuous development and reserves the right to change individual features, designs, specifications, property and site layouts at any time. Room dimensions and floor areas are indicative and may be subject to change; they should not be used for the purposes of ordering floor coverings or furniture. Consequently the contents do not form, or constitute a representation warranty, or part of any contract. Images are indicative and may represent previous developments or past phases of this development. Please see sales advisor for latest plot specific information.

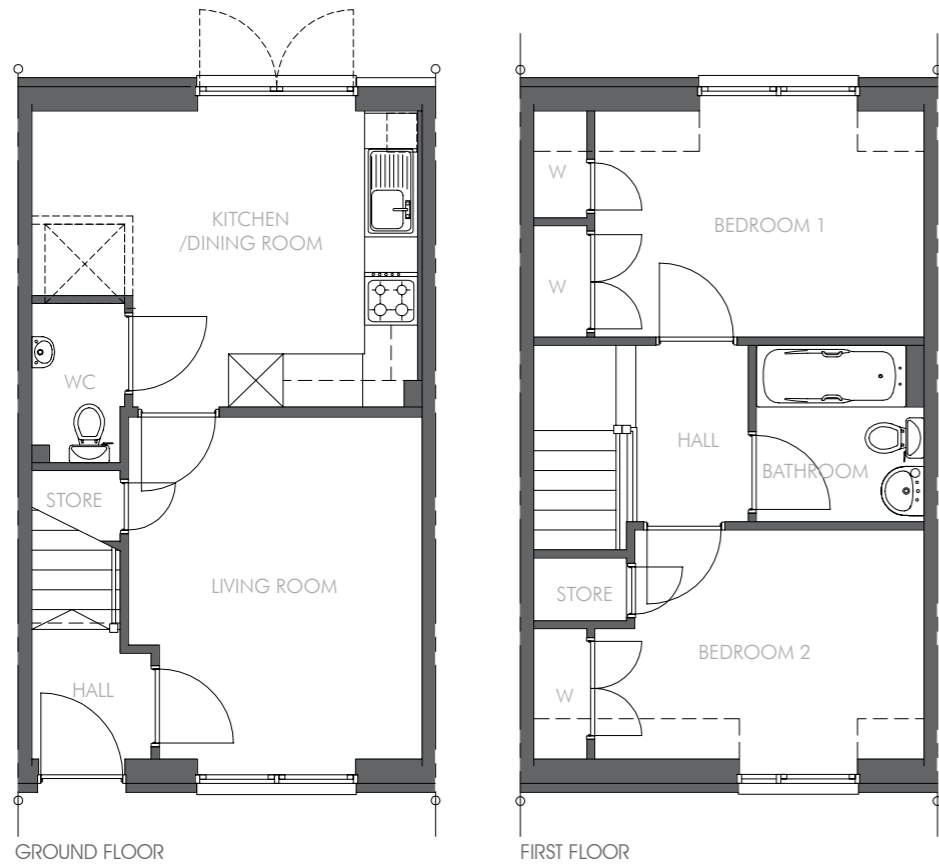
## MONTAGU

2 bedroom mid terrace villa

plots 94 | 95 | 98 | 99

LIVING ROOM	3320 x 3870mm
KITCHEN/DINING ROOM	3350 x 4370mm
BEDROOM 1	3730 x 2560mm
BEDROOM 2	3730 x 2590mm

TOTAL FLOOR AREA 64.8sqm



TYPE 1E

\*PLEASE NOTE ALL PLANS AND ELEVATIONS MAY BE SUBJECT TO CHANGE, PLEASE SEE FULL DISCLAIMER IN BROCHURE FOLDER

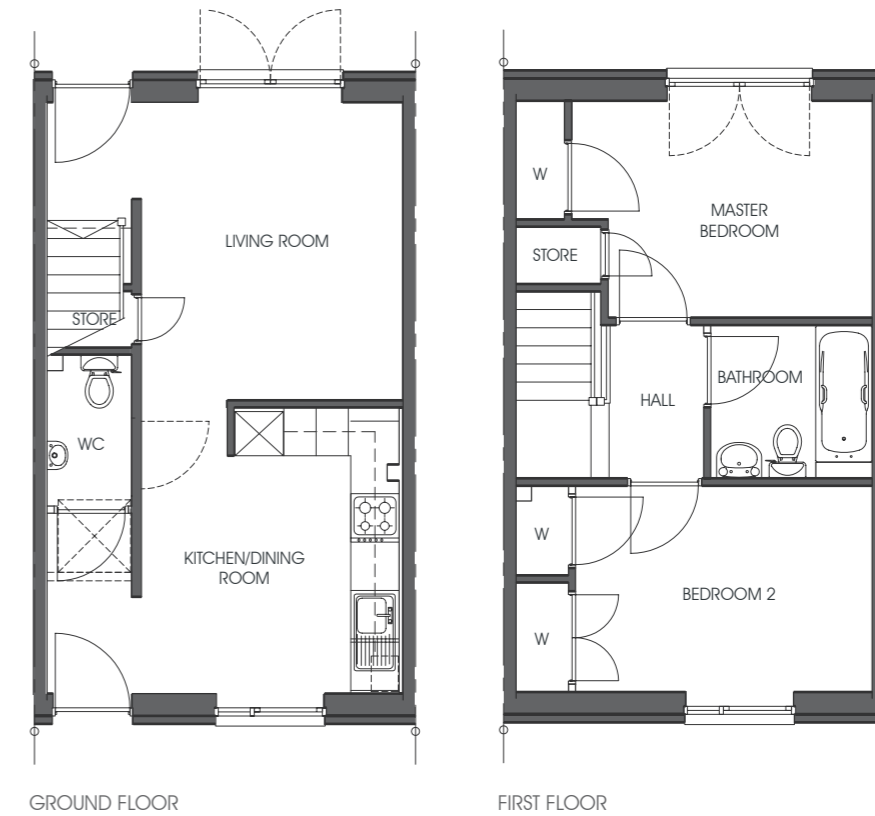
## LOGANLEA

2 bedroom mid terrace villa

plots 88 | 89 | 107

LIVING ROOM	3250 x 3700mm
KITCHEN/DINING ROOM	3200 x 3550mm
BEDROOM 1	3730 x 2690mm
BEDROOM 2	3680 x 2560mm

TOTAL FLOOR AREA 64.8sqm



TYPE 1C

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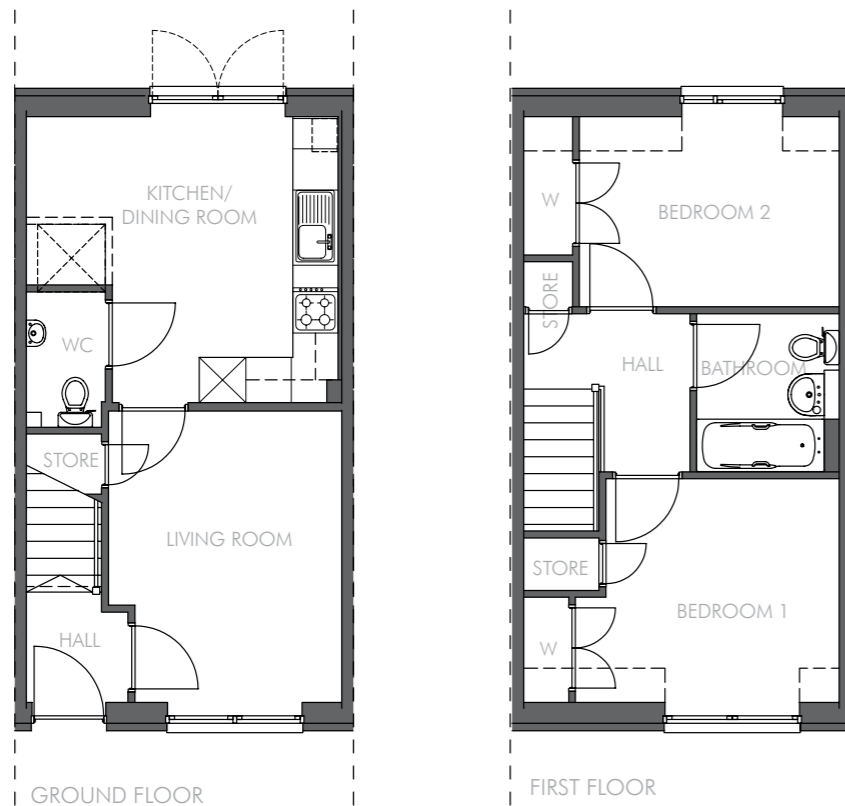
## HARWOOD

2 bedroom mid terrace villa

plot 76

LIVING ROOM	3100 x 3870mm
KITCHEN/DINING	4140 x 3800mm
BEDROOM 1	3510 x 2970mm
BEDROOM 2	3450 x 2530mm

TOTAL FLOOR AREA 65.3sqm



*Criden*  
HOMES

TYPE 1B

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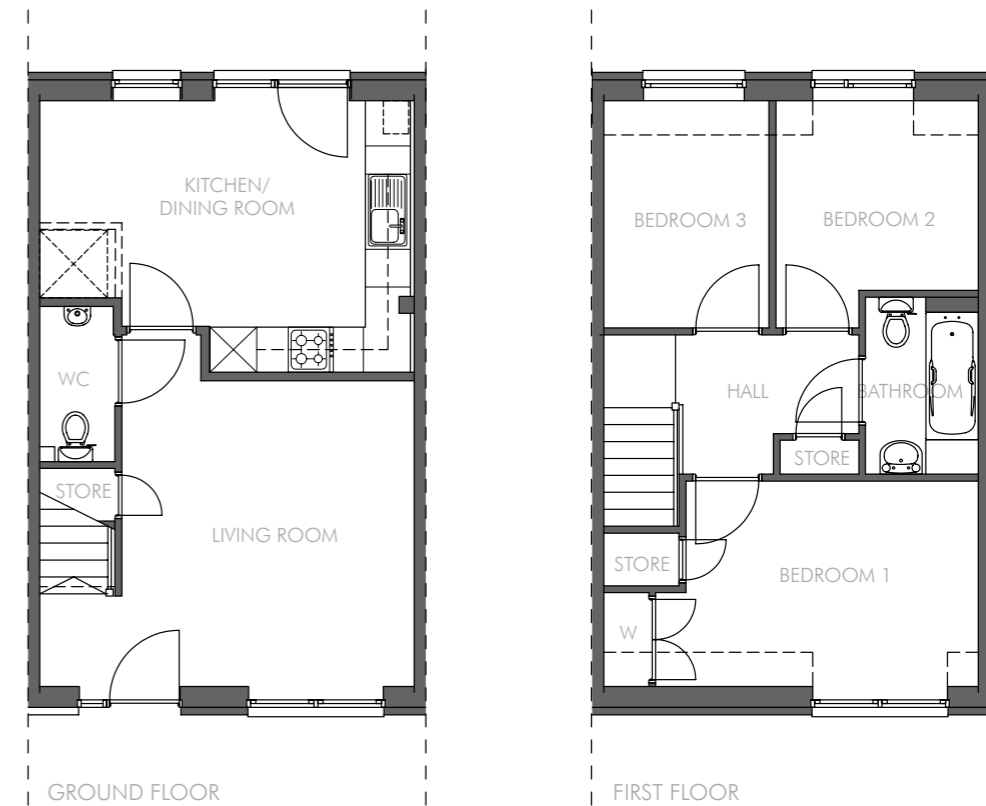
## TORDUFF

3 bedroom mid terrace villa

plots 72 | 73

LIVING ROOM	3880 x 4060mm
KITCHEN/DINING	4930 x 3610mm
BEDROOM 1	3890 x 2730mm
BEDROOM 2	2690 x 2520mm
BEDROOM 3	2120 x 3020mm

TOTAL FLOOR AREA 77.5sqm



*Criden*  
HOMES

TYPE 2B

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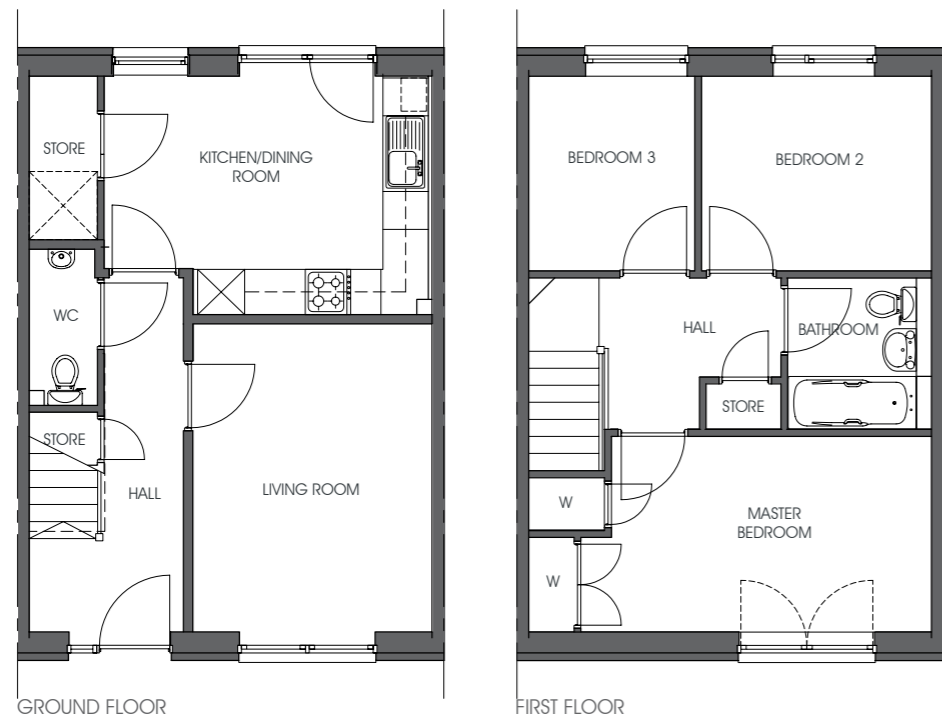
## EDGELAW

3 bedroom mid terrace villa

plots 85 | 102

LIVING ROOM	3160 x 4060mm
KITCHEN/DINING ROOM	4280 x 3150mm
BEDROOM 1	4630 x 2580mm
BEDROOM 2	3040 x 2570mm
BEDROOM 3	2190 x 2570mm

TOTAL FLOOR AREA 78sqm



**Cruden**  
HOMES

TYPE 2D

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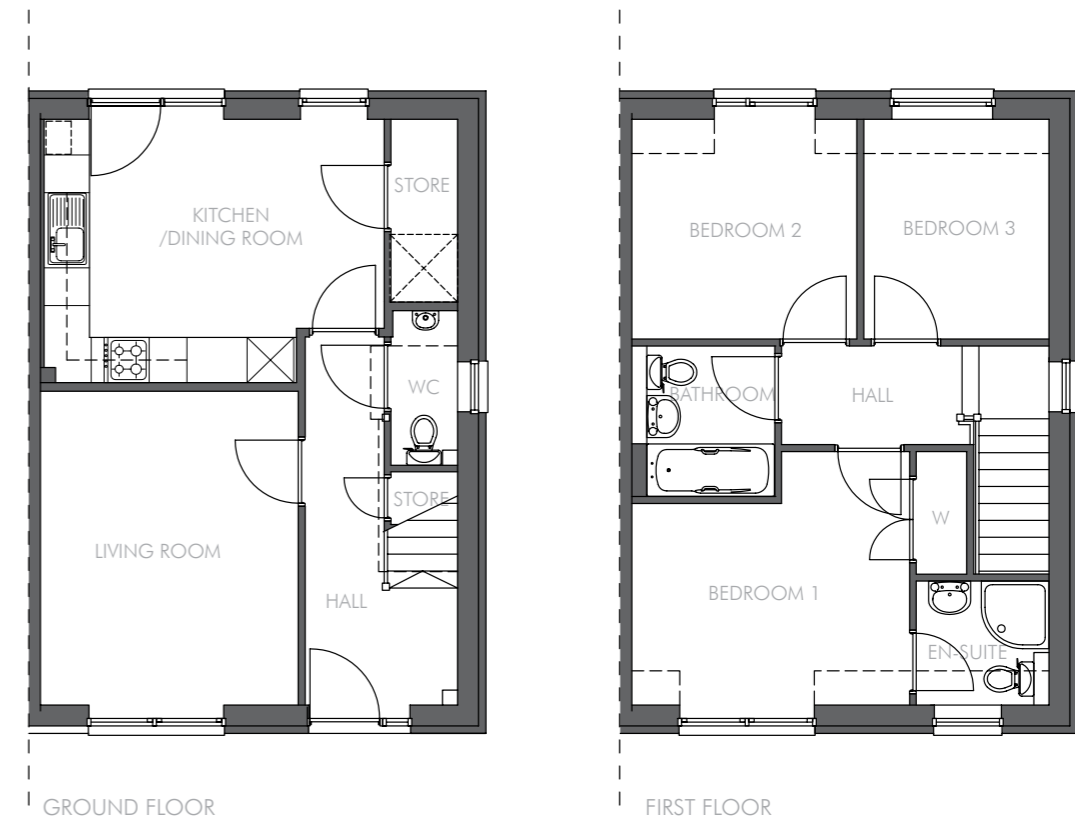
## HERIOT

3 bedroom end terrace villa

plots 71 | 74 | 75 | 77

LIVING ROOM	3430 x 4170mm
KITCHEN/DINING ROOM	4490 x 3480mm
BEDROOM 1	3690 x 2680mm
BEDROOM 2	2990 x 2920mm
BEDROOM 3	2460 x 2920mm

TOTAL FLOOR AREA 86.4sqm



**Cruden**  
HOMES

TYPE 3B

\*PLEASE NOTE ALL PLANS AND ELEVATIONS MAY BE SUBJECT TO CHANGE, PLEASE SEE FULL DISCLAIMER IN BROCHURE FOLDER



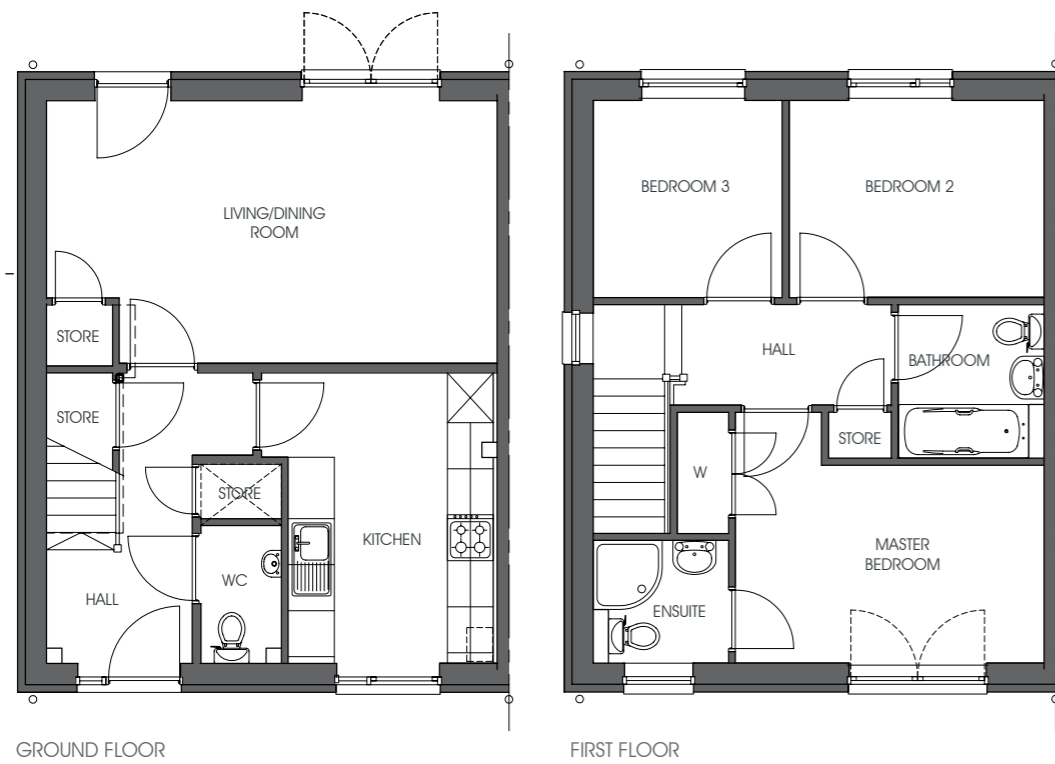
## ROSEBERY

3 bedroom end terrace villa

plots 84 | 86 | 87 | 90 | 106 | 108

LIVING/DINING ROOM	5880 x 3430mm
KITCHEN	2670 x 3790mm
BEDROOM 1	4020 x 2580mm
BEDROOM 2	3320 x 2570mm
BEDROOM 3	2460 x 2570mm

TOTAL FLOOR AREA 86.2sqm



*Criden*  
HOMES

TYPE 3C

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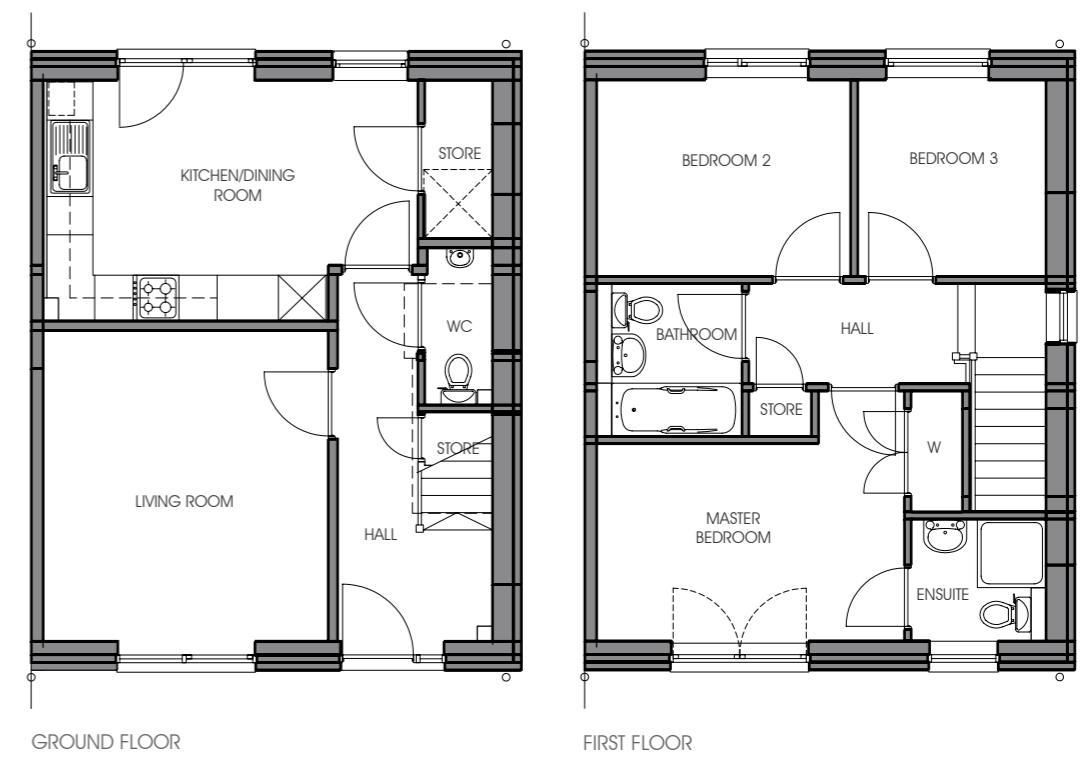
## MARFIELD

3 bedroom end terrace villa

plots 93 | 96 | 97 | 100 | 101 | 103

LIVING ROOM	3730 x 4060mm
KITCHEN/DINING ROOM	4850 x 3150mm
BEDROOM 1	4020 x 2580mm
BEDROOM 2	3320 x 2570mm
BEDROOM 3	2460 x 2570mm

TOTAL FLOOR AREA 86.2sqm



*Criden*  
HOMES

TYPE 3D

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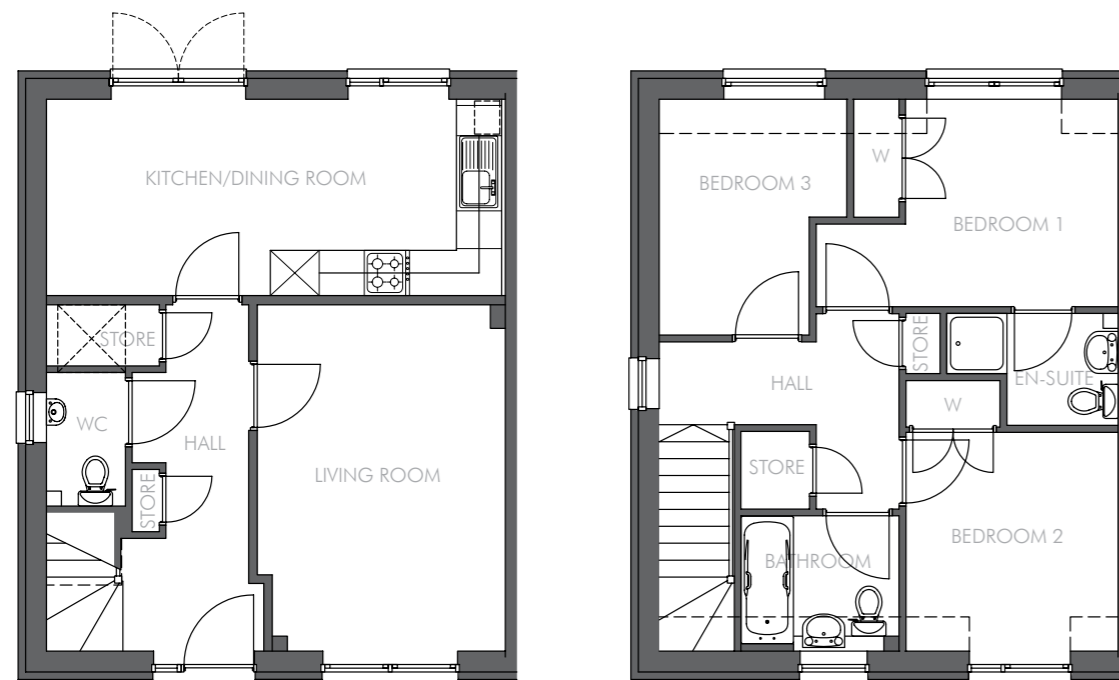
## GLENCORSE

3 bedroom semi detached or mid or end terrace villa

plots 62 | 63 | 64 | 78 | 79 | 80 | 81

LIVING ROOM	3300 x 4600mm
KITCHEN/DINING	6050 x 2610mm
BEDROOM 1	2820 x 2760mm
BEDROOM 2	2820 x 2910mm
BEDROOM 3	2490 x 3130mm

TOTAL FLOOR AREA 89.5sqm



GROUND FLOOR

FIRST FLOOR

NB. GABLE WINDOW SHOWN ABOVE IS NOT ON ALL GLENCORSE PROPERTIES. PLEASE CHECK WITH SALES ADVISOR FOR PLOT SPECIFIC INFORMATION.

**Cruden**  
HOMES

TYPE 4C

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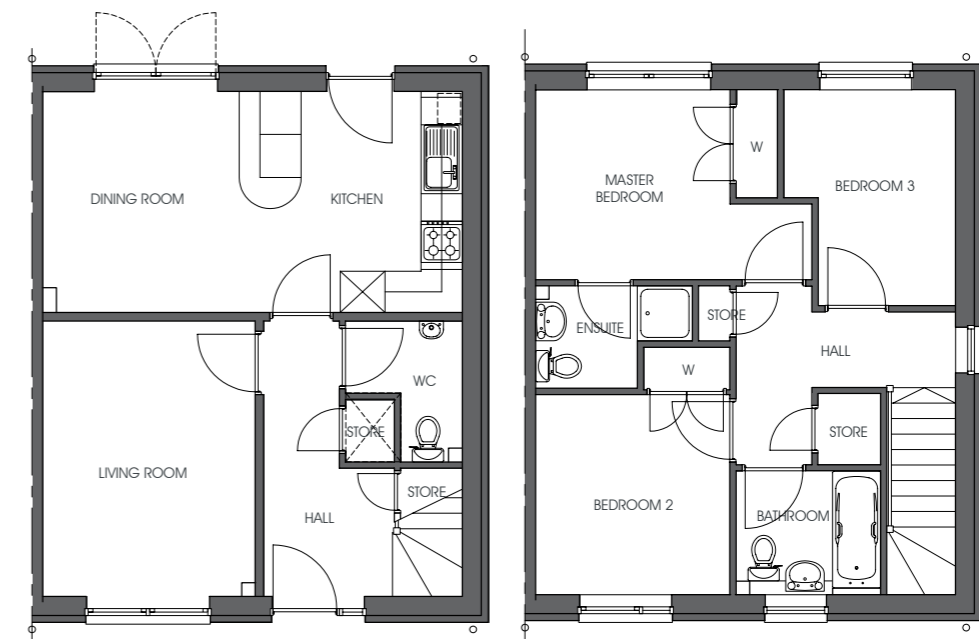
## BONALY

3 bedroom semi-detached or mid or end terraced villa

plots 82 | 83 | 91 | 92 | 104 | 105 | 109  
110 | 111 | 112 | 113 | 114 | 115

LIVING ROOM	3070 x 4000mm
KITCHEN/DINING ROOM	6100 x 3210mm
BEDROOM 1	2630 x 2760mm
BEDROOM 2	2820 x 2910mm
BEDROOM 3	2490 x 3130mm

TOTAL FLOOR AREA 89.6sqm



GROUND FLOOR

FIRST FLOOR

**Cruden**  
HOMES

TYPE 4B

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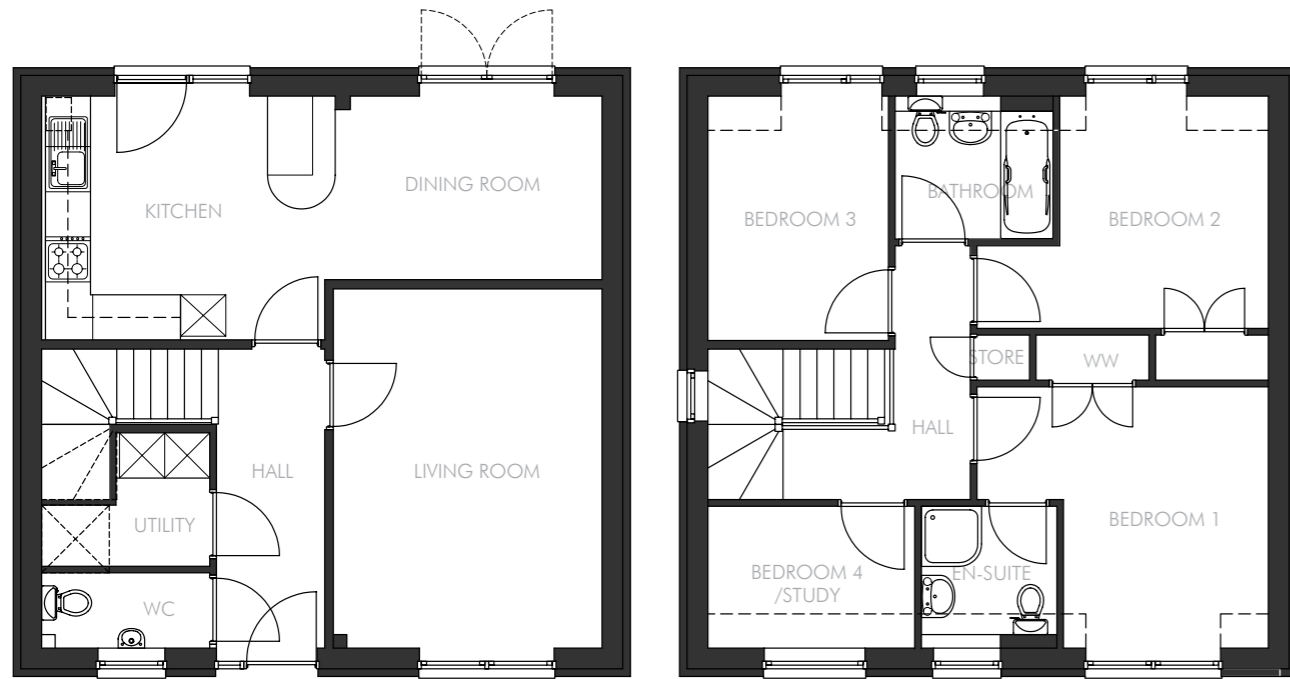
# COBBINSHAW

4 bedroom semi or detached villa

plots 65 | 66 | 67 | 68 | 69 | 70  
116 | 117 | 118 | 119

LIVING ROOM	3570 x 4770mm
KITCHEN	3850 x 3240mm
DINING ROOM	3550 x 2440mm
BEDROOM 1	2720 x 3470mm
BEDROOM 2	2770 x 3090mm
BEDROOM 3	2400 x 3250mm
BEDROOM 4	2750 x 1890mm

TOTAL FLOOR AREA 109.2sqm



GROUND FLOOR

FIRST FLOOR

NB. PLEASE CHECK WITH SALES ADVISOR FOR PLOT SPECIFIC INFORMATION.



TYPE 5B

\*PLEASE NOTE ALL PLANS AND ELEVATIONS MAY BE SUBJECT TO CHANGE, PLEASE SEE FULL DISCLAIMER IN BROCHURE FOLDER

## NOTES AND INFORMATION

your sales advisor today was

contact details and opening times for the sales office

notes

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