



BUILDING YOUR DREAM HOME

www.lawfieldsteading.com

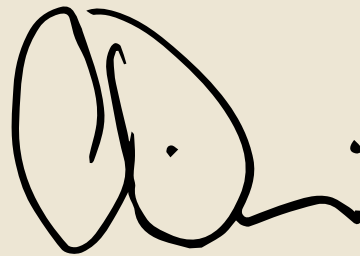
Imagine designing your own dream home in the country. For most it remains just a dream, put off by the thought of securing a plot of land and managing architects, builders and spiralling costs.

That's where we can help. Our new development at Lawfield Steading incorporates all the personality of a self-build house with none of the hassles. We've already done much of the hard work: we've identified plots for eight homes within the steading and created four different styles of traditional family home from which to choose. Locally sourced stone, timber and slate ensure your home fits perfectly into its new surroundings from the very start.

So how does it work? We've made it as easy as possible. First of all, you buy one of the plots of land. You then sit down with our architects and builders to decide on the house style you prefer. Now it's the fun part where you work with our experts to design the interior layout which best suits your family's needs. Our goal is to create your family home, not just for your lifestyle but for a lifetime. Once you've settled on a final plan, your price is fixed so no nasty surprises further down the line.

Building your dream country house this way is not only easy, it is much quicker too given a lot of the planning work has already been attended to. Your journey will be less stressful and WS Dunsire's team of specialists are on call to help you every step of the way if you decide to proceed with the construction package.

We look forward to helping you make your dream a reality.



Chris Dunsire, Director

WS DUNSIRE
& SONS LIMITED
JOINERS & BUILDERS



David and Chris Dunsire

Our goal is to create your family home, not just for your lifestyle but for a lifetime."

Chris Dunsire, Director



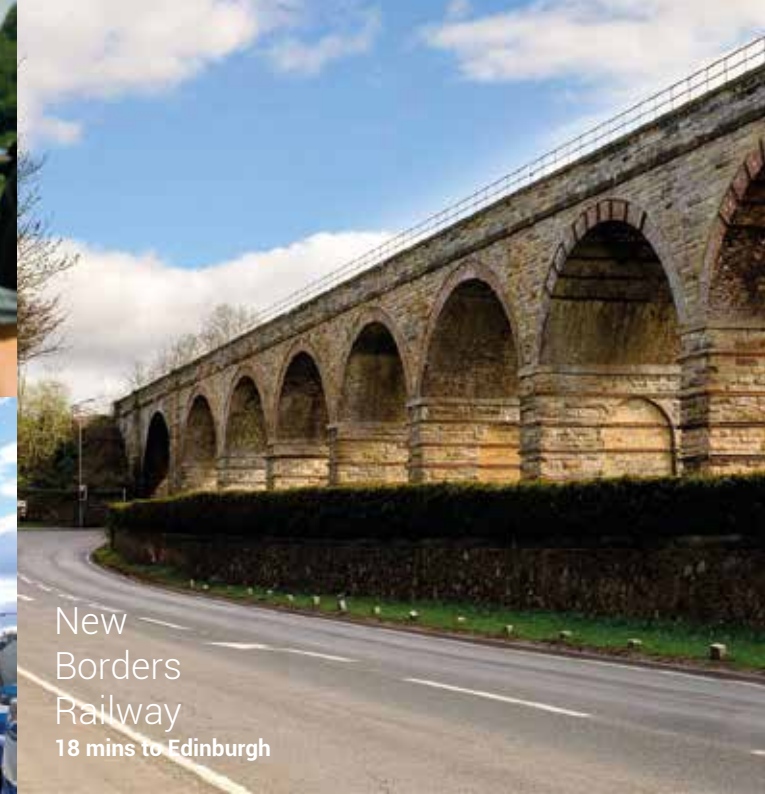
View over
The Pentland Hills



Cycle link to the new
Eskbank Station



Dalkeith High Street



New
Borders
Railway
18 mins to Edinburgh



Dalkeith



12 miles
from Edinburgh

THE OUTDOOR LIFE

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Moving to the country usually involves some degree of compromise. The proximity of Dalkeith to Edinburgh city centre makes it effortless to combine country living with a city lifestyle.

The area around Lawfield Steading is also becoming increasingly well connected. The new Borders Railway will have a stop at nearby Eskbank Station, ideal for commuting or family days out. Independent local stores and well-known supermarkets more than satisfy your day-to-day needs, while farm shops and country parks in the surrounding region add to the simple pleasures of rural life.

Dalkeith is very much an up-and-coming town with several developments and projects bringing fresh energy to the area. Buying a family home at Lawfield Steading will give you the choice of Dalkeith's brand-new schools and academy, with prestigious Loretto School in nearby Musselburgh.

There's also plenty to keep you active with country and regional parks, cycle paths, nature trails, visitor attractions and a host of outdoor pursuits right on your doorstep.

Cycle path to Eskbank Station

Enjoy a more scenic and active commute to work along the cycle path to join the new railway connection to Edinburgh.

Borders Railway

From September 2015, the new rail link from the Scottish Borders means journey times from Eskbank to Edinburgh Waverley of just 18 minutes.

12 miles from Edinburgh

Lawfield Steading's peaceful rural setting makes it easy to forget just how close Scotland's capital city is from your front door.

Dalkeith

Once an ancient market town, Dalkeith has evolved to meet modern-day needs whilst retaining its historic charm and sense of community.

Schools

Dalkeith offers excellent local schools and academies, while private schools in Edinburgh and surrounding region are a quick commute away.

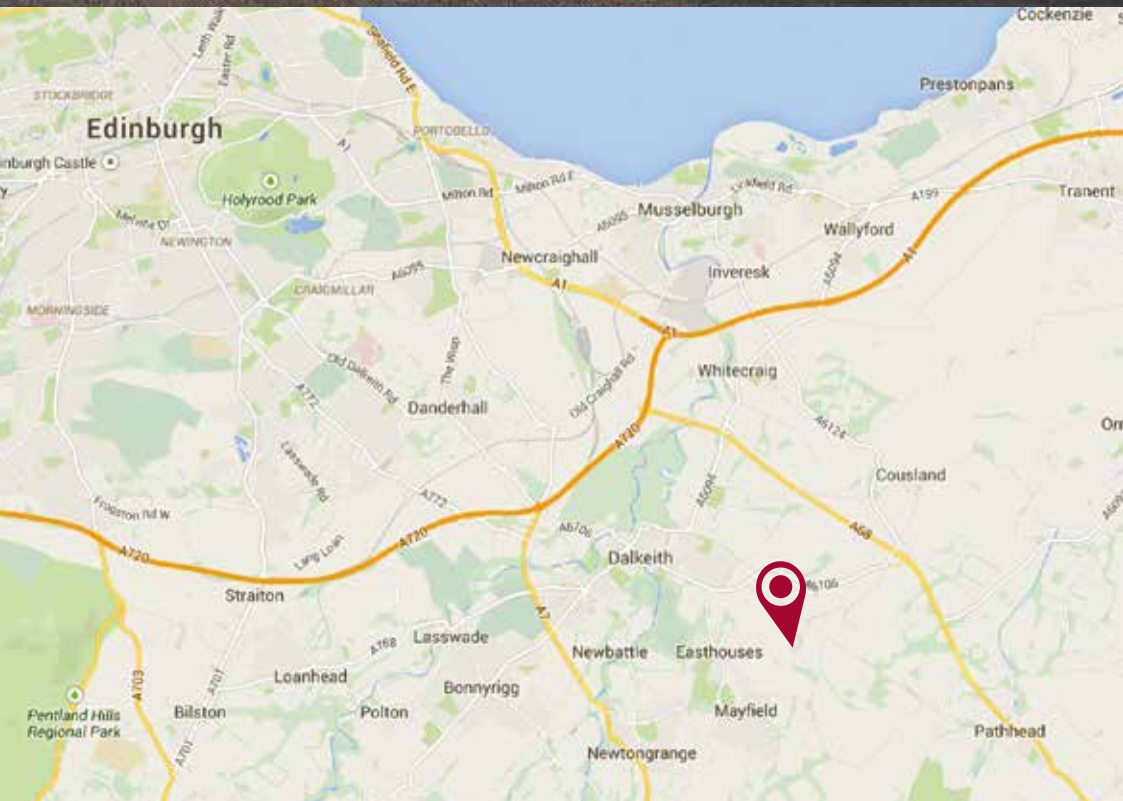
The Pentland Hills

This Regional Park is a popular outdoor playground for walking, cycling, birdwatching, fishing and just enjoying the natural environment.



Where we build is just as important to us as what we build."

Chris Dunsire, Director



THE BIGGER PICTURE

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WS Dunsire & Sons is very much a family concern: each generation builds on the success of the last. Where we build is just as important to us as what we build. That's why we take time to find the best location for your home, both in terms of its setting and its relation to the wider area.

Our development at Lawfield Steading will create eight new family homes: one a refurbished granary and seven further new-build properties. Each new-build takes its architectural cue from the traditional construction of the granary to create a new community of homes.

We will use reclaimed stone throughout at Lawfield Steading, as well as for connecting walls and entrance pillars. Natural slate roofs and timber batten finishes help the new homes fit seamlessly into their rural environment. Private gardens to the rear of each home have a backdrop of mature, established trees and wide open fields.

Each property has accommodation over two floors. We've crafted hand-drawn plans of four house styles to complement the existing two-storey steading. These include contemporary touches such as large glazed screens for maximum light and picture views.



Lawfield Steading
off Whitehill Road
Dalkeith, EH22 5TG

A sense of community

Our development at Lawfield Steading is a breath of fresh air, instantly at home near the thriving town of Dalkeith.

At home in the country

We design houses to fit in with their surroundings. Lawfield Steading reflects the natural elements of the countryside setting in your new home.

A balanced way of life

Combine the peace and quiet of a home in the country with easy access to city life. Lawfield Steading really does offer the best of both worlds.



"We take time to find the best location for your home."

Chris Dunsire, Director



THE INSIDE STORY

We all have our own ways of doing things: how we organise our homes as much as our daily lives. Some of us need a study; others require ground-floor space for a relative; you may just like your kitchen set out a certain way.

Lawfield Steading will become part of our family's legacy of quality homes. The four house designs sensitively mirror their rural setting alongside the existing granary we're refurbishing. Contemporary, large, glazed windows frame the courtyard and surrounding greenery to bring the outside in.

The flexibility of buying a family home in Lawfield Steading allows you to build in elements to match how you actually live and work as a family. You can also incorporate possible future needs into your plans, such as space for an additional bathroom, for development at a later date.

We only work with the best so you will liaise with Kitchens International, one of the UK's leading kitchen designer, to create your ideal space. We also only use the best materials. Bathrooms and fittings all carry top designer names, renowned for their quality and durability.

The heating and hot water will be provided by LG Air Source Heating units to all the new build properties, these systems are extremely efficient and reduce your carbon footprint significantly, they eliminate the need for Oil or Gas heating and utilise the outside air temperature and convert this into energy to heat your home and your hot water - each system is specifically designed for the individual property and once installed our contractor will apply for your RHI (Renewable Heat Incentive) on your behalf and the government will pay you a quarterly tariff for the next 7 years

A choice selection

Quality is at the very heart of our houses, right down to kitchen and bathroom fittings. We work with some of the best suppliers and designers to create properties which stand the test of time.

Designs for life

Work with our specialist team to design a home which embraces how your family lives and works on a daily basis.

Future-proof

As families grow or grow up, how you use your home may change. We help you build in scope to accommodate your family life for many years to come.



*Lawfield Steading
will become part of
our family's legacy of
quality homes."*

Chris Dunsire, Director



THE LORIMER

Plot 1 & 8

5 bedrooms **Floor area 285 m² / 2,616ft²**

Floor area does not include garage





Ground floor

	Metric	Imperial
Lounge	6.6 x 4.0	21' 7" x 13' 1"
Kitchen/dining /sitting	8.2 x 5.0	26'10" x 16' 4"
Guest bedroom/office	4.5 x 4.5	14' 9" x 14' 9"
Utility	3.8 x 2.5	12' 5" x 8' 2"
Boot room	2.5 x 2.2	8' 2" x 7' 2"
Entrance hall	6.6 x 2.6	21' 7" x 8' 6"
Shower WC	3.7 x 2.0	12' 1" x 6' 6"
Garage	6.0 x 6.0	19' 8" x 19' 8"



First floor

	Metric	Imperial
Master bedroom	4.5 x 4.0	14' 9" x 13' 1"
M/bedroom en-suite	3.0 x 2.6	9' 10" x 8' 6"
Bedroom 2	4.8 x 4.0	15' 8" x 13' 1"
Bedroom 3	4.0 x 3.5	13' 1" x 11' 5"
Bedroom 4	4.0 x 3.7	13' 1" x 12' 1"
Shower WC	4.0 x 2.2	13' 1" x 7' 2"
Store	2.2 x 1.4	7' 2" x 4' 7"



THE ADAM

Plot 2 & 7

5 bedrooms **Floor area 323 m² / 3,003ft²**

Floor area does not include garage





Ground floor

	Metric	Imperial
Lounge	5.0 x 4.8	16' 4" x 15' 8"
Kitchen/dining	6.0 x 5.0	19' 8" x 16' 4"
Guest bedroom/office	4.0 x 3.7	13' 1" x 12' 1"
Utility	3.3 x 2.5	10' 9" x 8' 2"
Entrance hall	7.0 x 3.0	22' 11" x 9' 10"
Shower WC	2.8 x 2.0	9' 2" x 6' 6"
Store	1.6 x 1.5	5' 2" x 4' 11"
Garage	6.6 x 6.0	21' 7" x 19' 8"

First floor

	Metric	Imperial
Master bedroom	6.0 x 3.7	19' 8" x 12' 1"
M/bedroom en-suite	3.6 x 3.0	11' 9" x 9' 10"
M/bedroom dress	2.3 x 1.8	7' 6" x 5' 10"
Bedroom 2	4.0 x 3.6	13' 1" x 11' 9"
Bedroom 2 en-suite	3.6 x 2.1	11' 9" x 6' 10"
Bedroom 3	5.0 x 3.8	16' 4" x 12' 5"
Bedroom 3 en-suite	2.6 x 2.5	8' 6" x 8' 2"
Bedroom 4	5.0 x 4.5	16' 4" x 14' 9"
Bedroom 4 en-suite	3.0 x 2.1	9' 10" x 6' 10"
Upper gallery	7.5 x 3.0	24' 7" x 9' 10"
Store	1.7 x 1.6	5' 6" x 5' 2"



THE GRANARY

Plot 3

5 bedrooms **Floor area 258 m² / 2,777ft²**





First floor

	Metric	Imperial
Master bedroom	5.4 x 4.4	17' 8" x 14' 5"
M/bedroom en-suite	3.2 x 2.6	10' 4" x 8' 6"
Bedroom 2	4.0 x 3.0	13' 1" x 9' 10"
Shower WC	3.2 x 2.3	10' 4" x 7' 5"
Bedroom 3	3.8 x 3.0	12' 5" x 9' 10"
Bedroom 4	5.0 x 3.6	16' 4" x 11' 9"
Bedroom 4 en-suite	3.2 x 1.8	10' 4" x 5' 9"
Upper gallery	9.6 x 2.2	31' 5" x 7' 2"



Ground floor

	Metric	Imperial
Lounge	5.4 x 5.2	17' 8" x 17'
Kitchen/dining /sitting	10 x 5.4	32' 9" x 17' 8"
Guest bedroom/office	3.6 x 3.0	11' 9" x 9' 10"
Utility/boots	3.0 x 2.1	9' 10" x 6' 10"
Entrance hall	8.0 x 2.2	26' 2" x 7' 2"
Shower WC	3.0 x 2.0	9' 10" x 6' 6"



THE LAUTNER

Plot 4, 5 & 6

4 bedrooms **Floor area 334 m² / 3,035ft²**

Floor area does not include garage





First floor

	Metric	Imperial
Master bedroom	6.0 x 4.0	19' 8" x 13' 1"
M/bedroom en-suite	3.4 x 2.5	11' 1" x 8' 2"
M/bedroom dress	2.5 x 2.4	8' 2" x 7' 10"
Bedroom 2	4.0 x 3.6	13' 1" x 11' 9"
Bedroom 3	4.5 x 4.4	14' 9" x 14' 5"
Bedroom 3 en-suite	2.7 x 2.0	8' 10" x 6' 6"
Bedroom 3 dress	2.0 x 1.7	6' 6" x 5' 6"
Upper sitting area	5.0 x 4.5	16' 4" x 14' 9"
Shower WC	2.4 x 2.1	7' 10" x 6' 10"
Store	2.0 x 1.2	6' 6" x 3' 11"



Ground floor

	Metric	Imperial
Lounge	6.6 x 4.5	21' 7" x 14' 9"
Kitchen/dining/sitting	9.5 x 4.5	31' 2" x 14' 9"
Guest bedroom/office	3.8 x 3.4	12' 5" x 11' 1"
Utility/boots	3.4 x 2.6	11' 1" x 8' 6"
Entrance hall	3.0 x 3.2	9' 10" x 10' 5"
Shower WC	2.5 x 1.8	8' 2" x 5' 10"
Store	1.3 x 1.3	4' 3" x 4' 3"
Garage	6.6 x 6.0	21' 7" x 19' 8"

THE FINE DETAIL

House plot specification

- Planning permission
- BioDisc drainage system beyond the house, with drains running to the plot
- Surface water drainage and soakaway
- Water supply
- Electrical supply
- Fencing
- Double beech hedges
- All communal areas: roads, access, courtyard, lighting, cycle path
- Top soil levelled to gardens ready for landscaper

All of the above also apply to the steading property: the building as it stands and the grounds surrounding the plot.

House outline specification

Exterior

- Structural raft foundations
- High efficiency, insulated timber kit construction
- Mix of local stone and timber linings to reflect the locations agricultural heritage
- Windows, external doors and screens by renowned Danish manufacturer Rationel
- Natural slate roof coverings by Cupa H3
- Lead flashings
- Lindab aluminium gutters and downpipes
- Gravel driveways
- Indian stone pavings
- External lighting to building

Heating

- High efficiency LG Air Source Heating units
- Underfloor heating for ground floor
- Radiators for first floor
- Underfloor heating mats for upper-floor bathrooms

Kitchens

- Kitchens by Kitchens International, Leicht or Callerton
- Silestone worktops
- Glass splashbacks
- All appliances by Siemens
- Falcon wine cooler in all kitchens
- Utility rooms by Kitchens International to complement kitchen

Bathrooms

- Generous allowance for all bathrooms for supply of sanitary ware and ceramic tiles
- Underfloor heating

- Oak-framed, bound and lined internal doors with stainless steel hinges
- Pocket doors by Eclisse Sliding Door Systems
- Electronically operated garage doors by Hörmann RollMatic
- Client's choice of stove, including all works such as flues, hearths and surrounds
- Large format timber finishes for paint finish
- Oak stairs for carpet treads
- Client's choice of floorcovering combinations
- Brushed chrome electrical fittings to ground floor: white to upper floors
- Spot downlighters fitted with LED bulbs throughout (feature light fittings not included)
- TV aerial and TV points to client's requirements
- Security alarm
- Hardwired smoke and fire alarms
- Plaster finish to walls and ceilings
- Internal and external decoration



Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name Lawfield Steading is the marketing name for the development. The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agent before making a purchasing decision. The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of WS Dunsire, but only to a similar or higher standard. Consequently, these plans do not form part of any contract.

For all enquiries please
contact the selling agent



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