

A computer-generated architectural rendering of a courtyard at Brunstane Home Farm. The courtyard is paved with reddish-brown square tiles and features several rectangular garden beds with green plants and shrubs. The surrounding buildings are a mix of light-colored stucco and stone, with grey slate roofs and dormer windows. The sky is blue with scattered white clouds.

Brunstane Home Farm

Brunstane Road South

EH15

Brunstane Home Farm Brunstane Road South EH15

Brunstane Home Farm (Phase 3) is a newly constructed courtyard development, uniquely set within the original grounds of the 14th Century Brunstane House.




The Haybarn

Overview

Located within the original grounds of the 14th Century Brunstane House, these five newly constructed homes have been built round an attractive courtyard which provides a sense of community, whilst offering stylish and flexible accommodation. These traditional designed properties each have their own distinct character and layout resulting in the creation of truly unique three, four and five bedroom homes. Whilst the external appearance of these buildings are traditional, all care has been taken to include contemporary features designed to provide the comforts of 21st century living.

The development comprises:

-  **The Haybarn** - A charming 3 bedroom, semi-detached home in a peaceful courtyard.
-  **The Maltings** - A wonderful 4 bedroom family home with open plan kitchen/dining as well as a spacious, separate living room.
-  **The Mill** - A wonderful 5 bedroom family home, extending to over 2000 square feet.
-  **The Stable** - A 5 bedroom family home with fabulous living space and large private garden.
-  **The Farmhouse** - A semi-detached 4 bedroom family home with fabulous living space on the end of the charming courtyard.

This suburban location, immaculate contemporary design and finishes, and with the individual nature of each property, combine to make these properties highly appealing. The provision of private outdoor spaces, resident's private parking and the stunning courtyard setting, really make this quite a unique opportunity within Edinburgh.



Location

Brunstane lies in a quiet and popular residential suburb 4 miles to the east of Edinburgh city centre, just off the A1, with easy access to the city bypass and wider motorway network. Brunstane is very well served by public transport with Brunstane railway station within 350 metres on the Borders Railway, re-opened in 2015, providing services between Tweedbank and Edinburgh Waverley Station (8 minutes) and beyond. Brunstane is well served with frequent bus services on Milton Road. National Cycle Network (NCN) can be accessed at Brunstane Station providing a safe route into the city centre and south to Dalkeith, Eskbank, Temple and beyond. A further cycle route follows the cycle path along Brunstane Burn towards Musselburgh and on the East Lothian.

Comprehensive shopping and leisure facilities are available at the nearby impressive Fort Kinnaird Retail Park (with a variety of retailers, a cinema and food outlets) and the adjacent large Asda supermarket with an increasing number of local artisan and speciality shops in the thriving nearby seaside towns of Portobello, "Stockbridge by the sea", and Musselburgh, 'The Honest Town', five minutes' drive away.

Holyrood Park, Duddingston Golf Course and Portobello Public Park, esplanade, promenade, beach and swim centre are within cycling/walking distance, Newhailes House (a National Trust property), Musselburgh Racecourse and the wonderful beaches, scenic coastline and golf courses of East Lothian are an effortless drive away. A Bannatyne Health Club and Spa in Newcraighall is a short walk away. Also nearby on the Milton Road is Edinburgh College with a modern gym and tennis courts and a Best Western Hotel with a spa. There are a number of schools in the local area from nursery to senior level, including Loretto School which caters for age groups from 3-18 years.



Portobello beach



Portobello kilns



Musselburgh Racecourse



The Mill

The Maltings

The Haybarn

The Farmhouse

PHASE 3

The Haybarn

A charming 3 bedroom, semi-detached home in a peaceful courtyard.

Entered through a spacious hallway, this home offers a downstairs bedroom and shower room and a fabulous kitchen/living space on the ground floor. This home benefits from huge amounts of natural light entering the kitchen/living space from two aspects as well as a convenient study and utility room. Upstairs, there is a well proportioned principal bedroom with fabulous walk in wardrobes and ensuite shower room. The other double bedroom benefits from a huge store which is rarely found in new build homes. This floor is complete with a family bathroom and another large store cupboard.

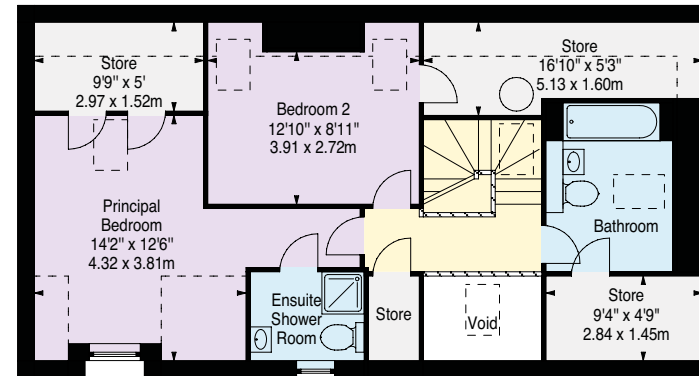
The Haybarn



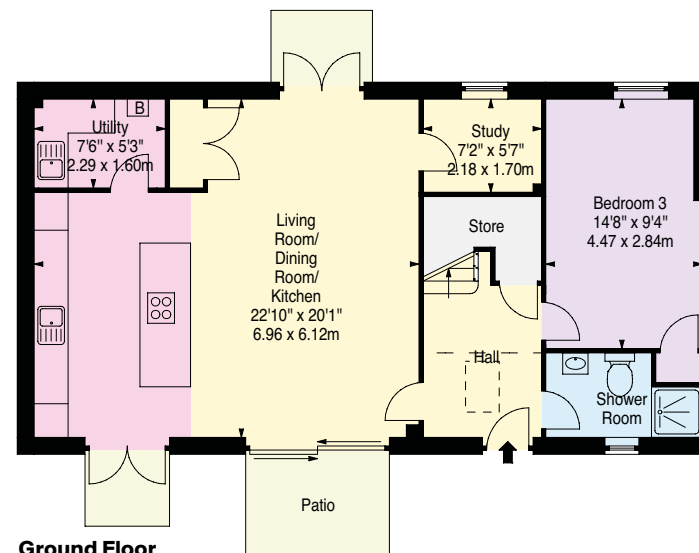
The Haybarn

**Approximate Gross Internal Floor Area
1517 Sq Ft - 140.93 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

The Haybarn - A charming 3 bedroom, semi-detached home in a peaceful courtyard.





The Maltings

A wonderful 4 bedroom family home with open plan kitchen/dining as well as a spacious, separate living room.

This property offers fabulous family living on the ground floor with both kitchen/dining room and living room giving access to the substantial private garden via sliding doors. There is also a large bedroom with ensuite shower room, utility room and under stairs cupboard.

The Maltings



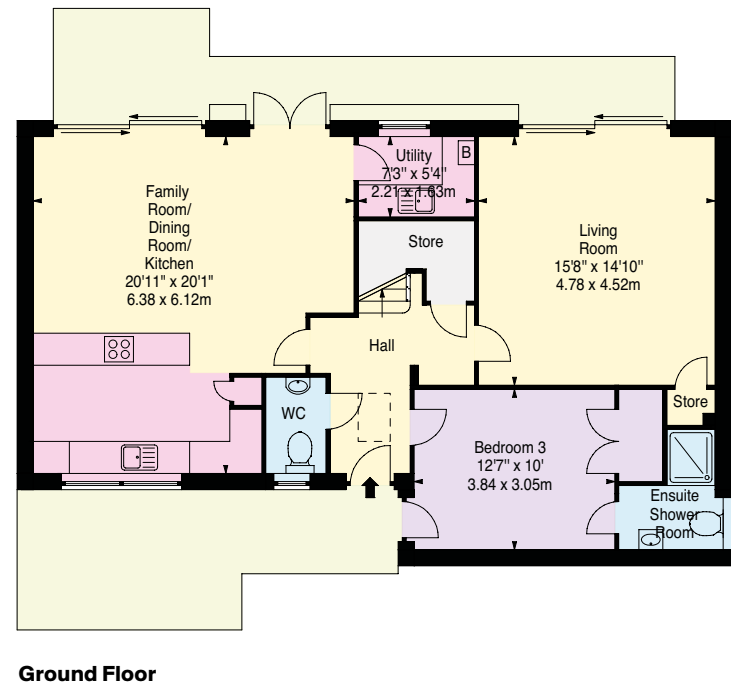
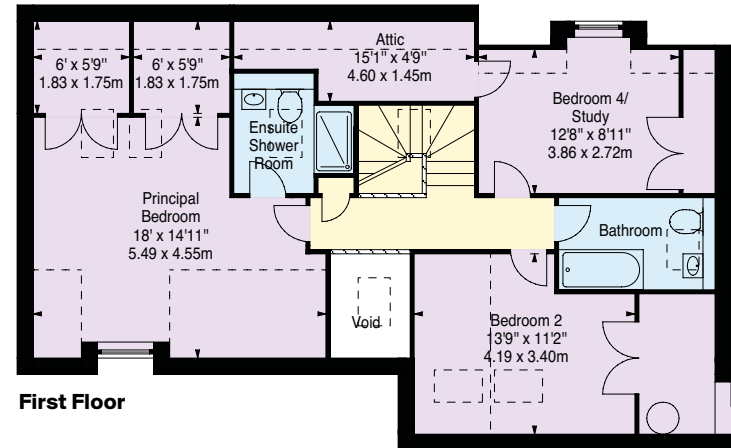
The Maltings - A wonderful 4 bedroom family home with open plan kitchen/dining as well as a spacious, separate living room.



The Maltings

**Approximate Gross Internal Floor Area
1921 Sq Ft - 178.46 Sq M**

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The Mill

A wonderful 5 bedroom family home, extending to over 2000 square feet.

The Mill is situated in the centre of the courtyard and accessed via a bright hallway with skylight. On the right, there is a very large kitchen/living/dining room with utility room. The garden with patio area can be accessed from this space giving a very open plan feel. There are also two double bedrooms on this level, one with ensuite. The floor is complete with a WC/shower room and a large store. Upstairs, the principal suite benefits from an extremely spacious built in wardrobe and en suite bathroom with separate shower. The other double bedroom upstairs also benefits from a large wardrobe and en suite shower room. Bedroom 5/study and access to the attic for great additional storage completes the floor.

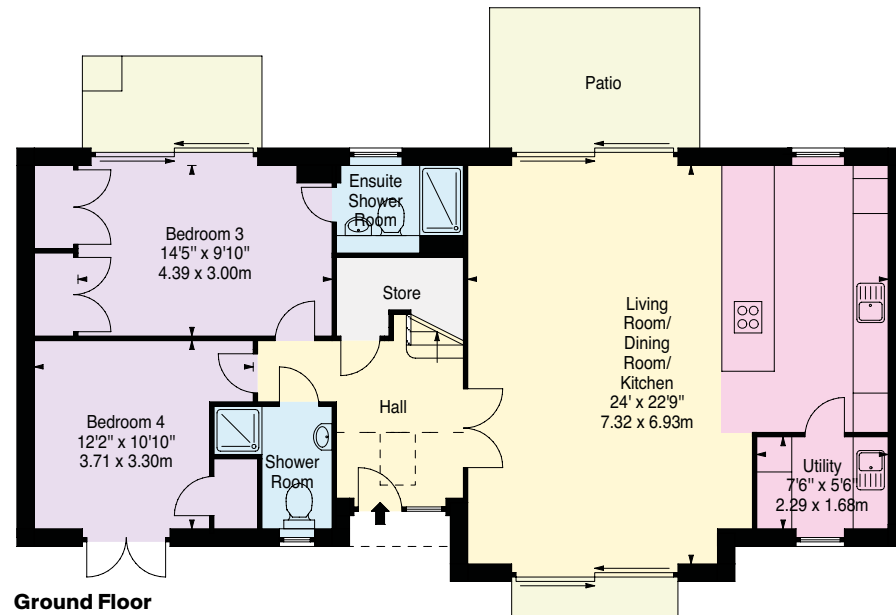
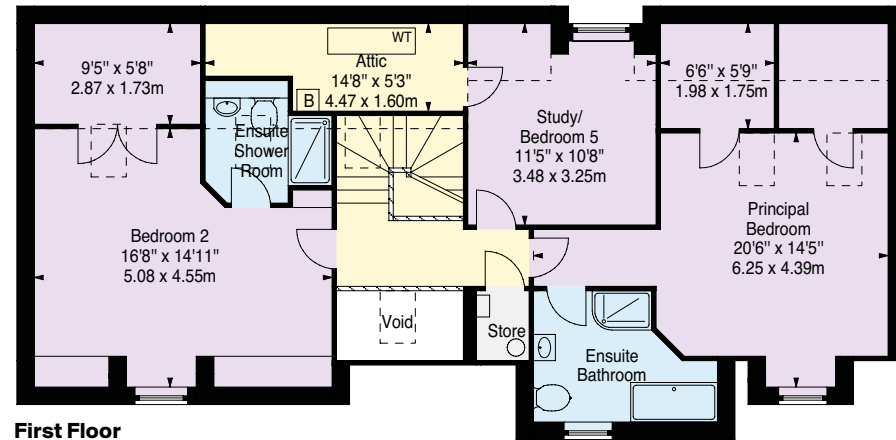
The Mill




The Mill

**Approximate Gross Internal Floor Area
2011 Sq Ft - 186.82 Sq M**

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 **The Mill** - A wonderful 5 bedroom family home, extending to over 2000 square feet.

The Stable

A 5 bedroom family home with fabulous living space and large private garden.

The Stable is a 5 bedroom house benefiting from the most amazing kitchen/dining/living space. There is also a double bedroom with en suite and downstairs W.C for convenience. The large private garden can be accessed from four points on this level, giving a very open plan, spacious feel. The principal bedroom and three additional bedrooms are situated on the first floor. The principal suite benefits from double built in wardrobes, en suite bathroom and a Juliette balcony with amazing views. The floor is complete with three further bedrooms, a family bathroom and a useful store cupboard.

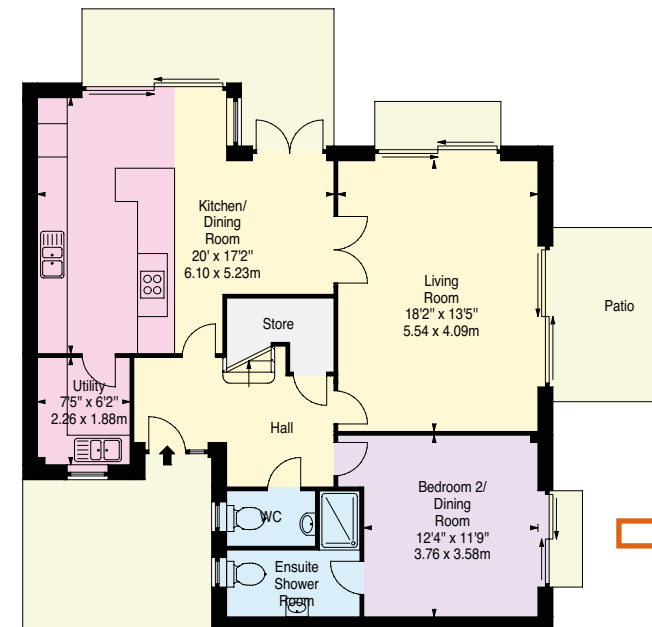
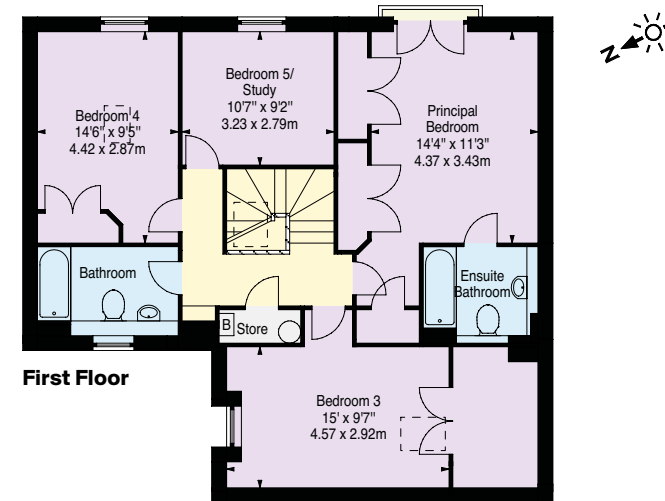
The Stable



The Stable

**Approximate Gross Internal Floor Area
1878 Sq Ft - 174.47 Sq M**

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 **The Stable** - A 5 bedroom family home with fabulous living space and large private garden.

The Farmhouse

A semi-detached 4 bedroom family home with fabulous living space on the end of the charming courtyard.

Entered via a bright hallway, this property benefits from a huge kitchen/dining/living space, as well as a separate living room. Both these rooms have access to the private garden via sliding doors. There is a useful utility room and W.C on this level. Upstairs, the hallway gives a sense of space and light and the principal bedroom boasts double built in wardrobes, an en suite shower room, as well as a Juliette balcony. There are an additional 3 bedrooms on this level and a family bathroom.

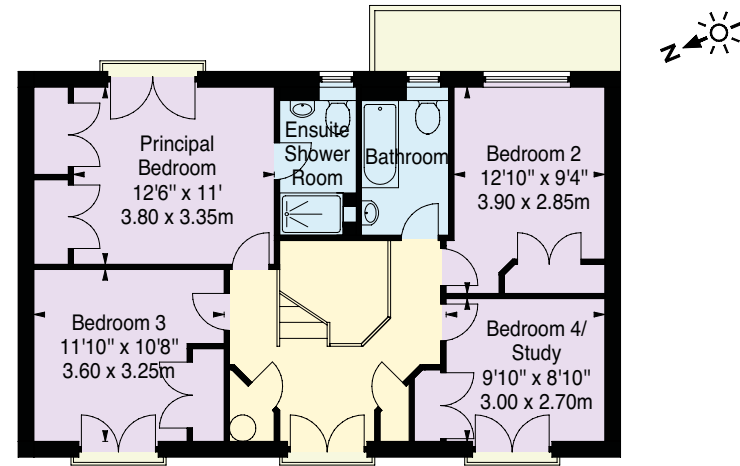
The Farmhouse



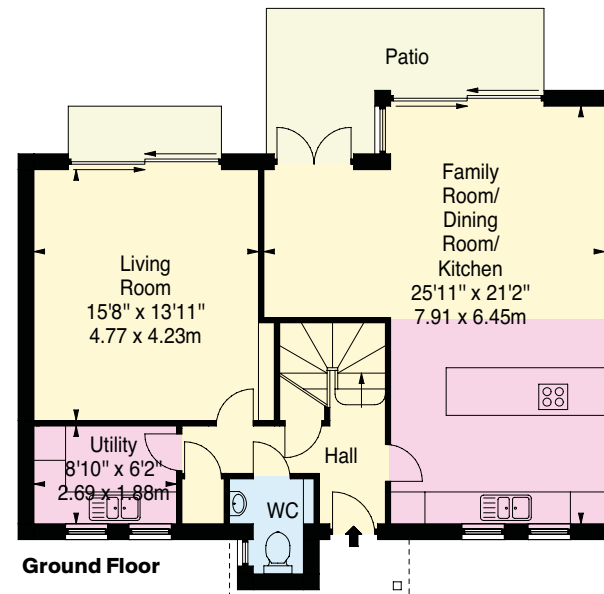
The Farmhouse

**Approximate Gross Internal Floor Area
1637 Sq Ft - 152.08 Sq M**

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First Floor



Ground Floor

The Farmhouse - A semi-detached 4 bedroom family home with fabulous living space on the end of the charming courtyard.



Specification

Five new individually designed houses have been built around an attractive courtyard within this Grade 'B' listed farm steading. Each house has its own distinct character and layout. The houses have been built utilising quality materials and a very high standard of workmanship has been achieved. While the external appearance of the buildings is traditional, the internal fixtures and fittings are more contemporary but the theme of high quality is continued with much time spent on attention to detail. Each home features the following specification:

Construction Specification & Finishes

- Ground Floor – New concrete floor slab laid on insulation with underfloor heating and screed.
- External Walls – Constructed with a fully insulated timber frame with blockwork and masonry external walling, finished internally with plasterboard.
- Natural stone walling and K-Rend silicone render. First floor of 'The Farmhouse' has been clad with composite boards fixed to an additional timber frame.
- First Floor – High density floor finish on engineered joists finished on the underside with two layers of Soundbloc plasterboard with 100mm Glass Wool laid between joists.
- Natural slate roof tiles with double layers of insulation to attics.
- Windows and Doors – High quality 'Rational' aluminium clad high energy efficient triple-glazed.

Kitchen & Utility Room

- Bespoke designer 'Porcelanosa' kitchens.
- Krion 'snow white' 50mm worktops and splashbacks in the kitchens.
- 40mm laminate in crystal white in all utility rooms.
- Stainless steel sinks.
- Quooker boiling water tap in kitchens.
- Siemens built-in conventional oven.
- Siemens built-in microwave.
- Siemens touch control induction hob.
- Extractor canopy.
- Siemens integrated fridge / freezer.
- Siemens integrated dishwasher.
- Siemens integrated wine chiller in 'The Mill' and 'The Stable'.
- LED under unit lighting.
- Plumbing in place for an automatic washing machine or washer / dryer

Bathroom, En Suites & Cloakroom

- Stylish 'Porcelanosa' bathrooms with luxury fittings and fixtures.
- A chrome towel warmer is fitted to all upper floor bathrooms (other than in The Haybarn) and en suites. These towel warmers can be controlled separately from the heating system for use in summer months.
- Luxury 'Porcelanosa' ceramic wall and floor tiling.



Internal Finishings & Decoration

- Flooring – The ground floors are fitted throughout with Karndean flooring (Van Gogh).
- Bathrooms and upper floor en suites are tiled with tiles supplied by Porcelanosa. The stairs and upper floors (excluding the bathrooms and en suites) are carpeted with a high-quality carpet of uniform colour laid on an underlay.



- Internal walls. The internal walls are painted in a carefully selected range of colours which blend with the other finishes to provide a cohesive and attractive design.
- Ceilings – white emulsion.
- High quality American Oak finished tongue and grooved style doors are fitted throughout with selected openings fitted with glazed doors to provide additional light to hallways.
- ‘Serozzeta Trend’ polished chrome ironmongery by Carlisle Brass is fitted throughout.
- Skirtings and architraves are ‘ogee’ style which are painted white.
- Stairs – Stair stringers and balustrading are manufactured from oak with glass balustrading. The treads are MDF and finished with carpet.
- Built-in wardrobes in all of the bedrooms with doors to match room doors.

Electrical

- Ample socket outlets are fitted throughout finished in brushed stainless steel.
- TV points and telephone points are also finished in brushed stainless steel.
- Low energy light fittings are provided to both front and rear entrances.
- Smoke detectors and carbon monoxide detectors are fitted and connected to the mains.
- Recessed spot lighting and pendants.

Plumbing & Heating

- Central heating systems with separate zones for the ground and first floors.
- Worcester Bosch Greenstar boiler with a manufacturer’s guarantee.
- Ground floor fully insulated with underfloor heating system.
- Upper floors feature contemporary flat panel Steirad Everest radiators fitted with individual thermostatic valves.
- The high level of insulation and double glazing to all windows and doors will ensure that fuel bills are kept to a minimum.

External Features

Gardens

Each house (with the exception of The Haybarn) has a garden space to the front and a more private garden to the rear. The garden spaces have been turfed including some landscaping with paved patios provided for each house with access provided directly from the houses. Outside taps to enclosed rear gardens.

Parking

- Private parking spaces have been allocated for each house located within the parking courtyard. The Haybarn parking spaces are located in the adjoining Horsemill Courtyard. They are finished in block pavements.
- Ducting provided for easy installation of EV charging point adjacent to allocated parking spaces.

Build Warranty

- There is a 10-year Premier Guarantee build warranty <https://www.premierguarantee.com/>



Contacts.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs dated June 2022.

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