



THE TOWNHOUSE COLLECTION

AT CRAIGHOUSE



WEST CRAIG

NEW CRAIG MEWS

KING'S CRAIG



Welcome to Craighouse	3
An unrivalled location	5
The Townhouse Collection	8
Ten reasons why	13
Masterplan	14
Floorplans	15
Specification	26

LIVING BREATHING SPACE



Discover The Townhouse Collection at Craighouse. An exquisite selection of modern townhouses, placed in one of Edinburgh's most prestigious locations. Here you'll find the perfect blend of old and new, contemporary homes set within stunning historic grounds.



The Townhouse Collection
Introducing West Craig

Live life wide open

Situated within a vast expanse of parkland on Easter Craiglockhart Hill, Craighouse rises majestically over the city of Edinburgh, offering panoramic views across this world-famous city.

[VIEW OUR FILM](#)





A part of the city, yet apart from the city



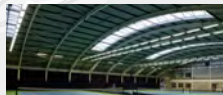
Craighouse occupies a highly desirable location, minutes from the affluent yet eclectic neighbourhoods of Morningside and Bruntsfield.

A BREATH OF FRESH AIR

This exclusive address is already home to a growing community of neighbours and friends. All of them enjoying space to live, breathe, cycle, walk the dog and take in those unrivalled city views.



Welcome to the neighbourhood



CRAIGLOCKHART LEISURE & TENNIS CENTRE

Sports and wellbeing facilities



SCHOOL

Prestigious George Watson's College, educating from pre-school to senior



THE TOWNHOUSE COLLECTION
AT CRAIGHOUSE



CRAIGLOCKHART HILL

Nature reserve with rolling hills and walking routes



BRUNTISFIELD

Wonderful village vibes. Quaint boutiques, artisan foods, friendly cafés and bars



BRUNTISFIELD

Bustling culture hub. Quirky cafés, local eateries, independent shops and modern bars



ARTISAN FOODS

Luxurious I.J Mellis Cheesemonger and Soderburg bakery



GOLF COURSE

Braid Hills Golf Club. Historic gem of a golf course



SCHOOLS

Close to popular schools, including South Morningside Primary School & Nursery and St Peter's RC Primary School

Set in the heart of one of Edinburgh's most vibrant and desirable areas, you really are spoilt for choice here at Craighouse. Once you step beyond your development, you'll find everything you could ask for is just a stone's throw away.

The Townhouse Collection at Craighouse comprises three new buildings



WEST CRAIG

—●—
Available

10 exclusive
5 and 6 bedroom
townhouses

[VIEW FLOORPLANS](#)



NEW CRAIG MEWS

—●—
Future release



KING'S CRAIG

—●—
All plots reserved

SPACE TO

DREAM

Each townhouse is designed to be light and flowing, combining open plan living with plenty of flexible spaces. The full height glass windows flood the rooms with natural light and views.



The interiors of each property feature stylish designer kitchens and bathrooms finished to a high specification, and enjoy superior quality fixtures and fittings throughout. Every property benefits from its own private garage and allocated parking.

Beauty in every detail



Space to be together, space to be apart



Bedroom or home office? Games room or dressing room? It's up to you. We've taken care to create flexible spaces that work around you. Each townhouse is spread over 4 floors, providing plenty of space for everyone – and the space to unwind whenever you need it..



As well as your own home and garden space, you will have access to 52 acres of parkland to call your own. With fresh air, woodland walks and the city's most uplifting views on your doorstep, this is a place that inspires a new way of living.

Breathe new life into living



The top 10 reasons you'll love living here...



EXCELLENCE BUILT IN

Our award-winning team has a wealth of experience in developing new communities in Edinburgh, in particular marrying old and new buildings within a natural environment to create a unique sense of place.

THE GREAT OUTDOORS

Residents here are surrounded by wide open spaces, with 52 acres of breath-taking parkland to call their own. Space to live, breathe, cycle, walk the dog and take in those unrivalled city views.



FREE TIME FUN

Craighouse is minutes from the affluent yet eclectic neighbourhood of Morningside, full of cosy cafes, independent shops, popular restaurants, quirky pubs and local charm.

WELL CONNECTED

This wonderful area is well served by public transport, with excellent transport links to Scotland's cities and beyond.



STAYING ACTIVE

A healthy way of life is easy here, with nature all around you to walk, run and explore. Plus, there's excellent sport and leisure facilities, including the neighbouring Merchants of Edinburgh Golf Club and local tennis club.



A LOCATION YOU'LL LOVE

Craighouse may have a countryside feel, but step outside your development and you're perfectly placed in the heart of Edinburgh. The natural setting is a surprisingly short distance from the bustling city centre.



A BLOSSOMING COMMUNITY

Real communities thrive where people know each other. This exclusive address has become home to a close-knit community, where neighbours are friends.



GRADE A SCHOOLS

This area is ideal for families and boasts a high number of top tier schools, including George Watson's and the Edinburgh Steiner School.



QUALITY OF LIFE

Our residents enjoy a quality of life that's second to none. It's the type of place that inspires a whole new way of living. With natural surroundings, spacious interiors, a warm community, all perfectly placed in one of the world's finest cities.



DESIGNED FOR MODERN LIVING

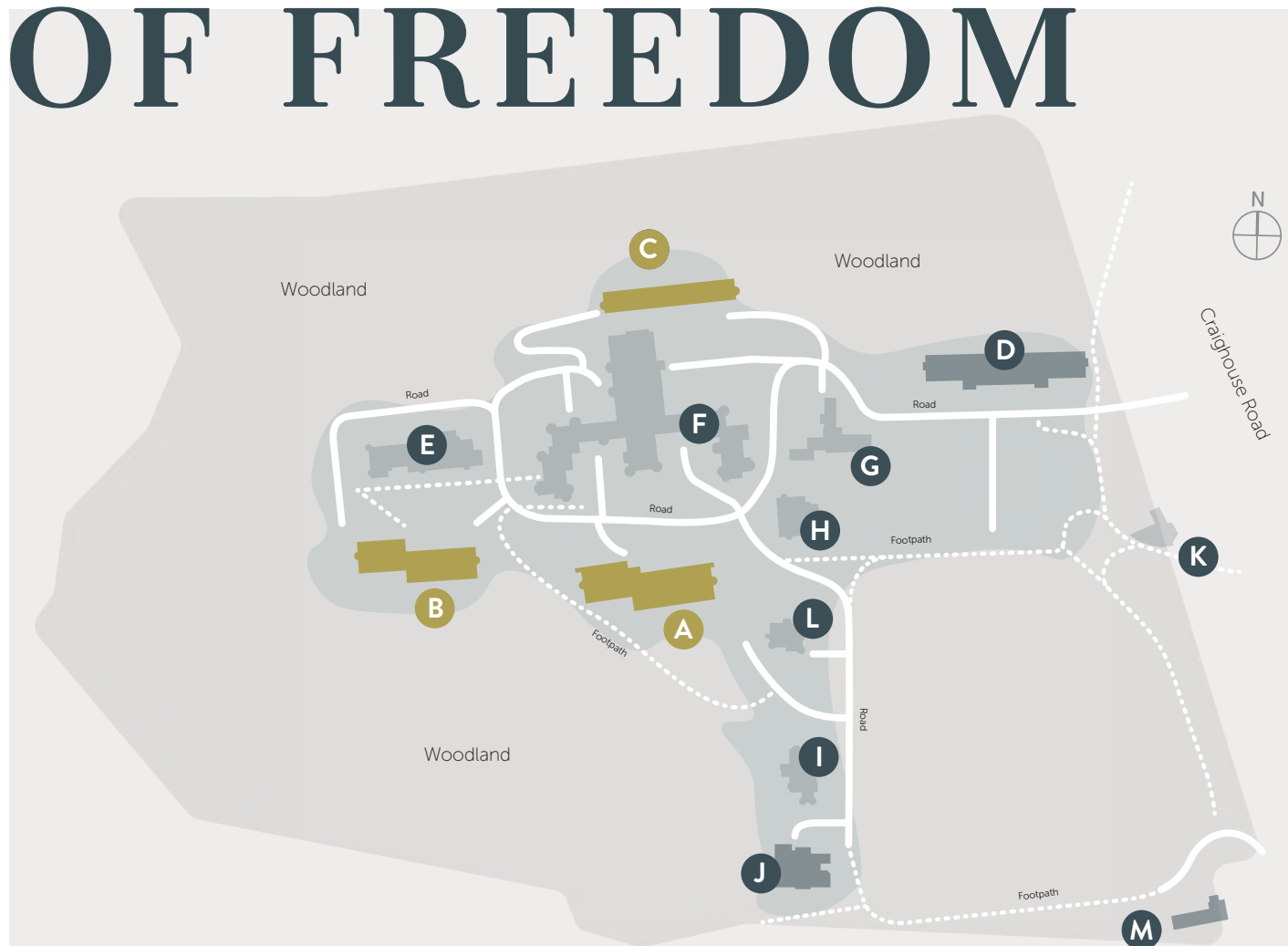
Our townhouses are meticulously designed for contemporary living. Every aspect has been carefully considered, providing the flexibility to live, work, rest and play in perfect harmony.



A NEW SENSE OF FREEDOM

A	King's Craig	New Build	All Reserved
B	West Craig	New Build	Available
C	New Craig Mews	New Build	Future Release
D	Burton	New Build	Limited Availability
E	Queen's Craig	Conversion	Future Release
F	New Craig	Conversion	Limited Availability
G	Old Craig	Conversion	Limited Availability
H	East Craig	Conversion	Sold
I	South Craig	Conversion	Sold
J	Clouston	New Build	Future Release
K	The Gatehouse	Conversion	Future Release
L	Bevan	Conversion	Sold
M	Craiglea Place	New Build	Future Release

EXPLORE MASTERPLAN





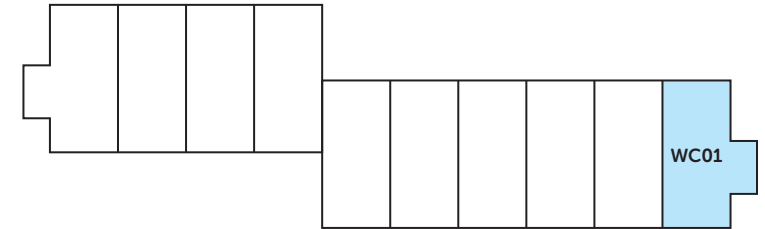
THE TOWNHOUSE COLLECTION
AT CRAIGHOUSE



The Floorplans



West Craig Plot WC01



GROUND FLOOR

Bedroom 5	3620 x 5600mm	11ft 10" x 18ft 4"
Utility	2100 x 2920mm	6ft 10" x 9ft 6"
W.C.	1700 x 2160mm	5ft 6" x 7ft 1"
Garage	3250 x 5200mm	10ft 7" x 17ft 1"

FIRST FLOOR

Family Room	3410 x 5380mm	11ft 2" x 17ft 7"
Kitchen/Dining	4840 x 4850mm	15ft 10" x 15ft 10"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"

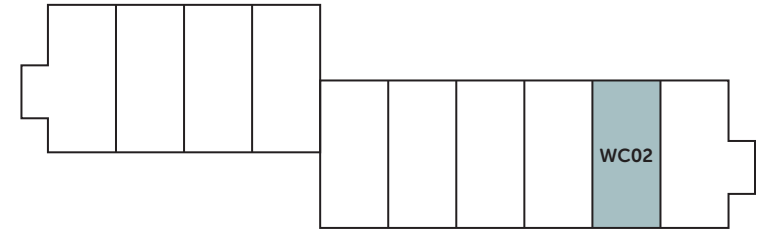
SECOND FLOOR

Bedroom 2	3410 x 3690mm	11ft 2" x 12ft 1"
En-suite	2740 x 2920mm	8ft 11" x 9ft 6"
Bedroom 3	2740 x 4720mm	8ft 11" x 15ft 5"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	2790 x 3410mm	9ft 1" x 11ft 2"

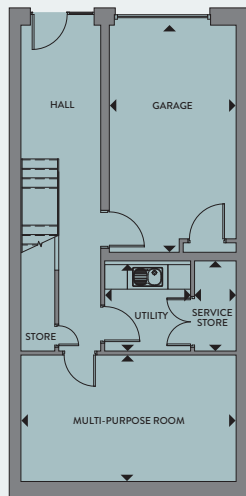
THIRD FLOOR

Master Bedroom	4030 x 4100mm	13ft 2" x 13ft 5"
En-suite	2470 x 2620mm	8ft 1" x 8ft 7"
Dressing	2060 x 2790mm	6ft 9" x 9ft 1"
Terrace 1	4850 x 5580mm	15ft 9" x 18ft 3"
Terrace 2	1820 x 3640mm	5ft 10" x 11ft 10"

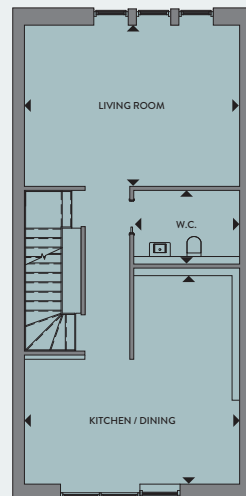
West Craig Plot WC02



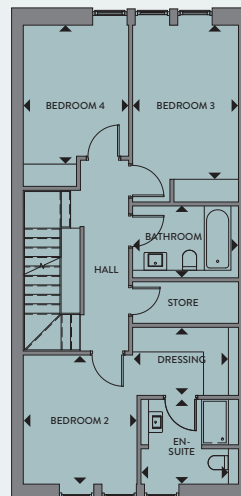
GROUND FLOOR



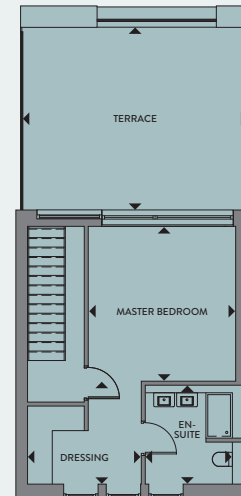
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	2270 x 2290mm	7ft 5" x 7ft 6"
Garage	3350 x 6010mm	10ft 11" x 19ft 8"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

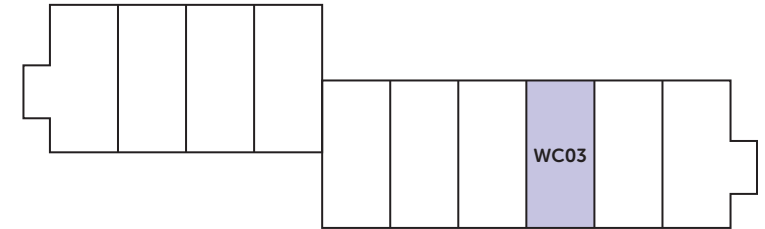
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

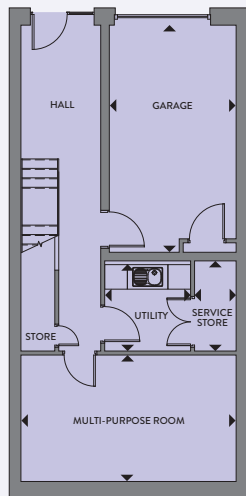
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

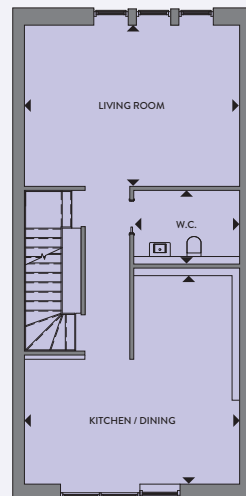
West Craig Plot WC03



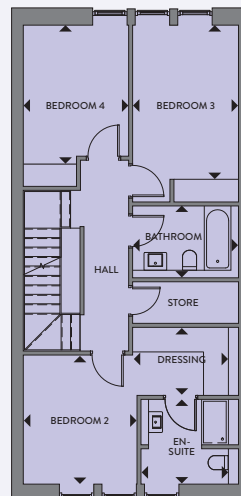
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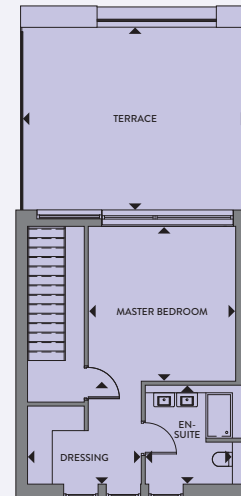
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	2270 x 2290mm	7ft 5" x 7ft 6"
Garage	3350 x 6010mm	10ft 11" x 19ft 8"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

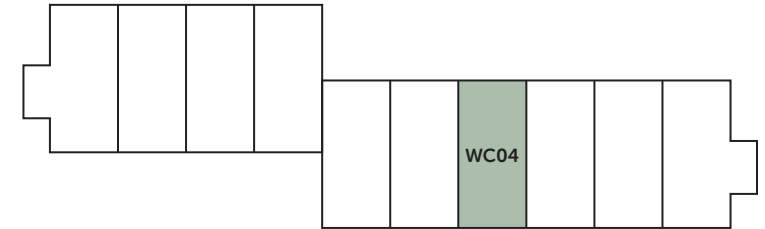
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

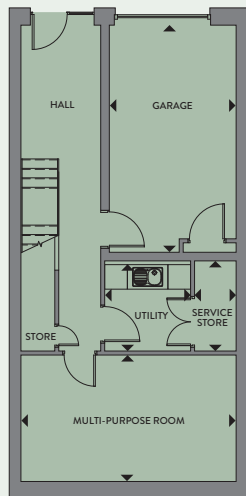
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

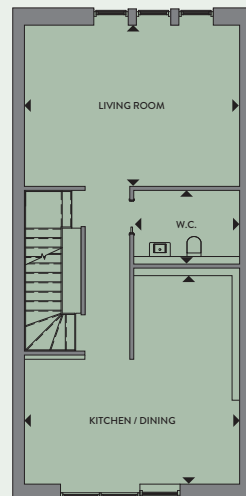
West Craig Plot WC04



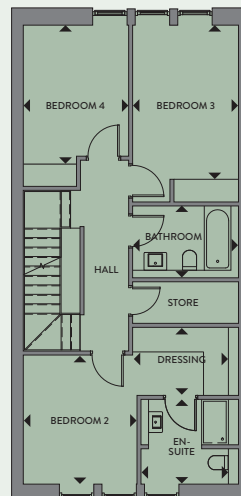
GROUND FLOOR



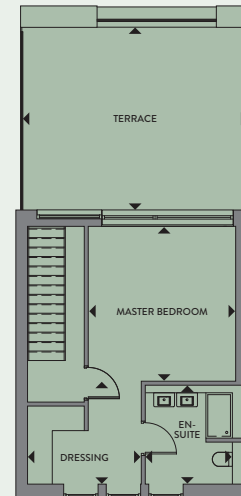
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	2270 x 2290mm	7ft 5" x 7ft 6"
Garage	3350 x 6010mm	10ft 11" x 19ft 8"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

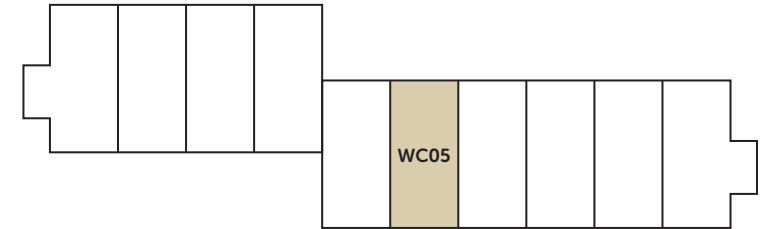
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

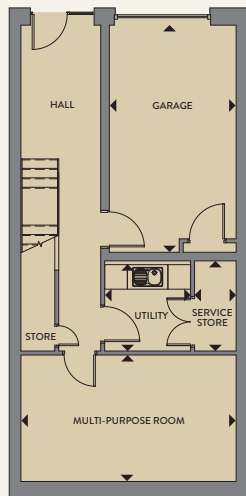
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

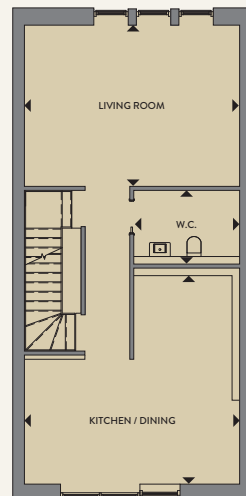
West Craig Plot WC05



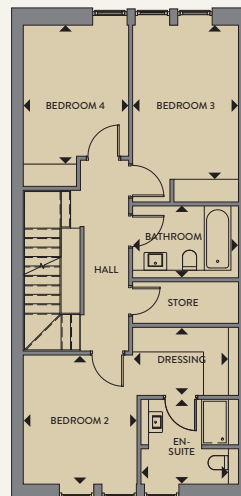
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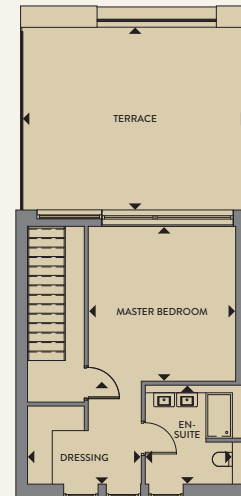
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	2270 x 2290mm	7ft 5" x 7ft 6"
Garage	3350 x 6010mm	10ft 11" x 19ft 8"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

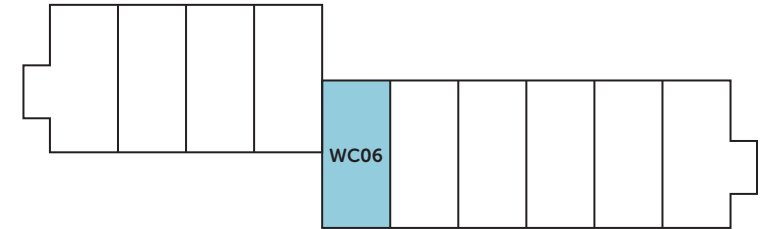
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

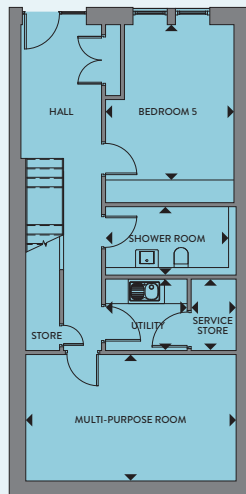
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

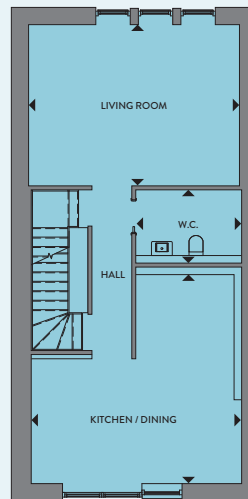
West Craig Plot WC06



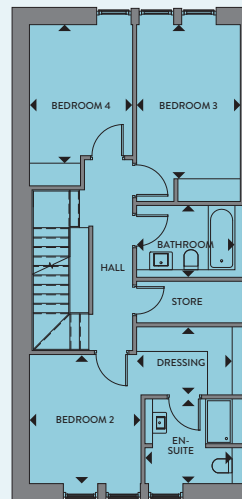
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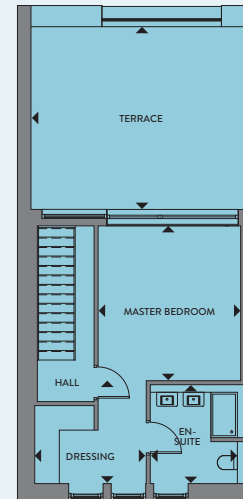
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5510mm	10ft 11" x 18ft
Utility	1880 x 2160mm	6ft 2" x 7ft 1"
Bedroom 5	3380 x 4110mm	11ft 1" x 13ft 5"
Shower Room	1810 x 3250mm	5ft 11" x 10ft 7"

FIRST FLOOR

Kitchen/Dining	5510 x 5530mm	18ft x 18ft 1"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1940 x 2800mm	6ft 4" x 9ft 2"

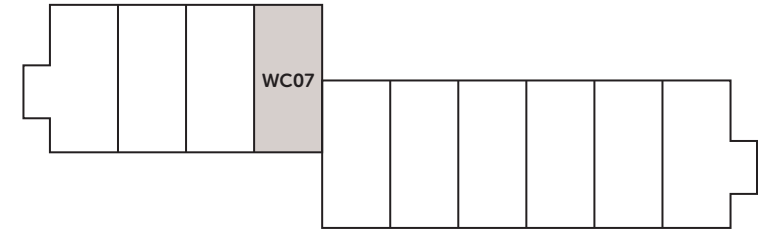
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

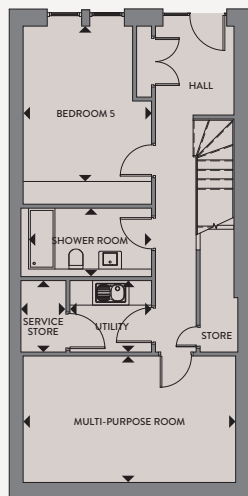
THIRD FLOOR

Master Bedroom	3770 x 4100mm	12ft 4" x 13ft 5"
Dressing	2060 x 2950mm	6ft 9" x 9ft 8"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4810 x 5640mm	15ft 10" x 18ft 6"

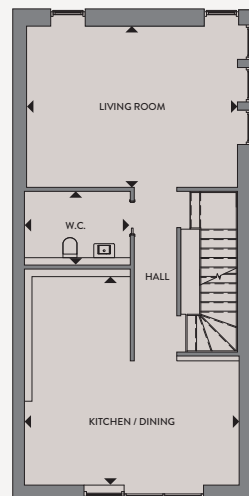
West Craig Plot WC07



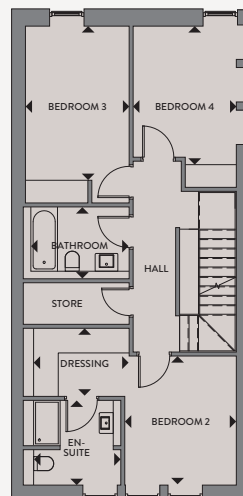
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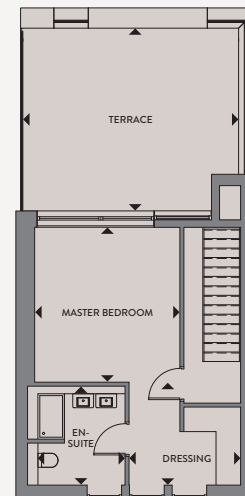
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5620mm	10ft 11" x 18ft 5"
Utility	1890 x 2160mm	6ft 2" x 7ft 1"
Shower Room	1810 x 3250mm	5ft 11" x 10ft 7"
Bedroom 5	3380 x 4110mm	11ft 1" x 13ft 5"

FIRST FLOOR

Kitchen/Dining	5510 x 5620mm	18ft x 18ft 5"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

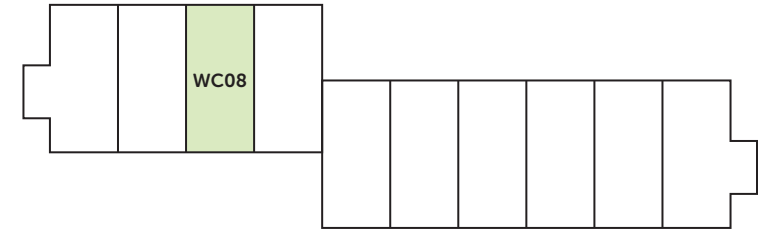
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

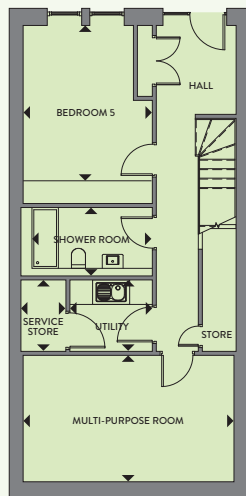
THIRD FLOOR

Master Bedroom	3840 x 4100mm	12ft 7" x 13ft 5"
Dressing	2060 x 2950mm	6ft 9" x 9ft 8"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5600mm	15ft 7" x 18ft 4"

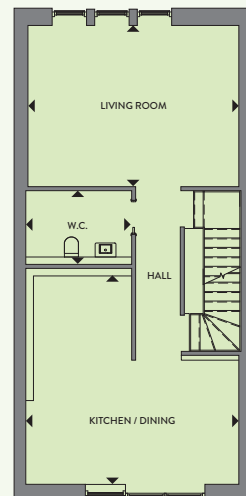
West Craig Plot WC08



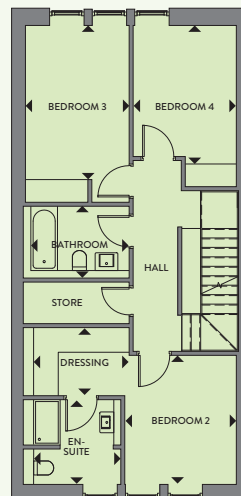
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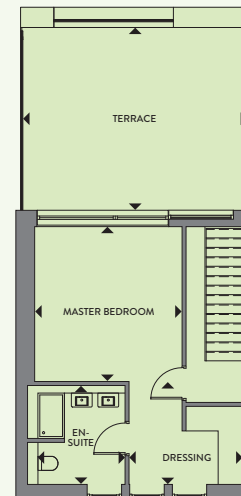
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	1890 x 2180mm	6ft 2" x 7ft 1"
Shower Room	1810 x 3190mm	5ft 10" x 10ft 5"
Bedroom 5	3420 x 4110mm	11ft 2" x 13ft 5"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

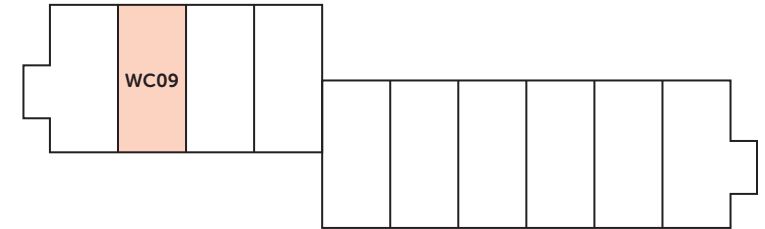
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

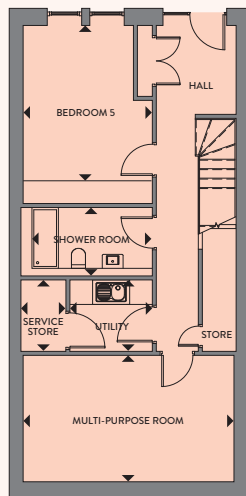
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

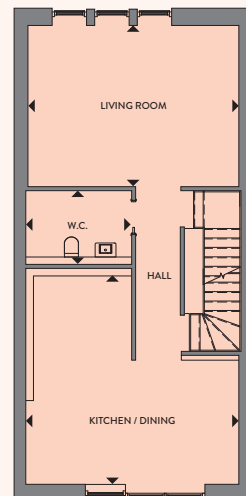
West Craig Plot WC09



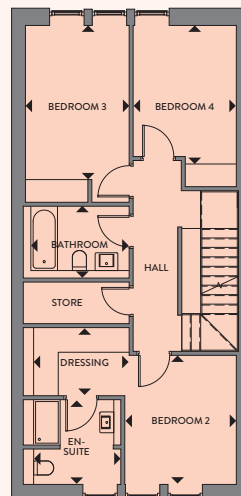
GROUND FLOOR



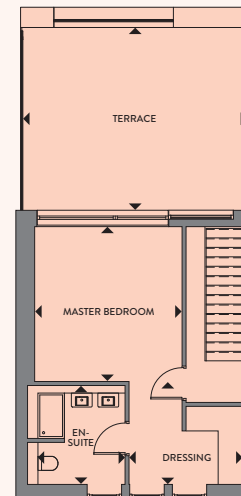
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Multi-Purpose Room	3340 x 5580mm	10ft 11" x 18ft 3"
Utility	1890 x 2180mm	6ft 2" x 7ft 1"
Shower Room	1810 x 3190mm	5ft 10" x 10ft 5"
Bedroom 5	3420 x 4110mm	11ft 2" x 13ft 5"

FIRST FLOOR

Kitchen/Dining	5510 x 5580mm	18ft 1" x 18ft 3"
Living Room	4260 x 5580mm	13ft 11" x 18ft 3"
W.C.	1950 x 2800mm	6ft 4" x 9ft 2"

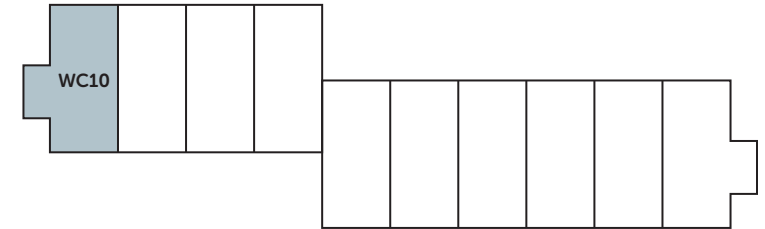
SECOND FLOOR

Bedroom 2	2950 x 3410mm	9ft 8" x 11ft 2"
En-suite	2240 x 2300mm	7ft 4" x 7ft 6"
Dressing	1800 x 2530mm	5ft 10" x 8ft 3"
Bedroom 3	2740 x 4080mm	8ft 11" x 13ft 4"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	1900 x 2600mm	6ft 2" x 8ft 6"

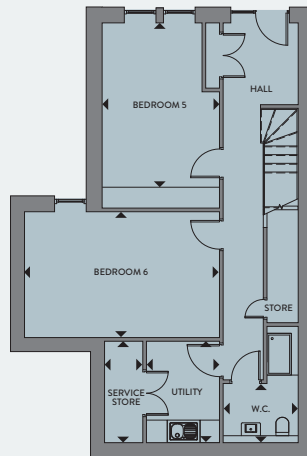
THIRD FLOOR

Master Bedroom	3900 x 4100mm	12ft 9" x 13ft 5"
Dressing	2060 x 3010mm	6ft 9" x 9ft 10"
En-suite	2300 x 2620mm	7ft 6" x 8ft 7"
Terrace	4800 x 5680mm	15ft 7" x 18ft 6"

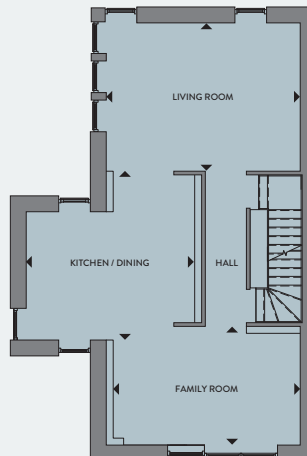
West Craig Plot WC10



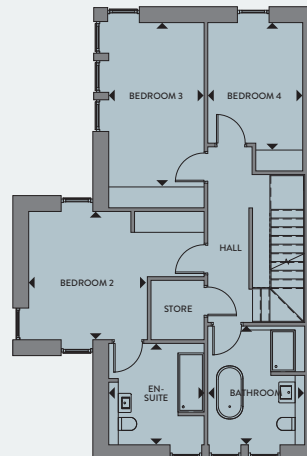
GROUND FLOOR



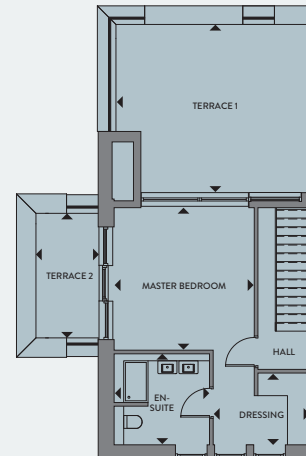
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

Bedroom 5	3370 x 4720mm	11ft x 15ft 5"
Bedroom 6	3620 x 5600mm	11ft 10" x 18ft 4"
W.C.	1700 x 2160mm	5ft 6" x 7ft 1"
Utility	2100 x 2920mm	6ft 10" x 9ft 6"

FIRST FLOOR

Kitchen/Dining	4840 x 4850mm	15ft 10" x 15ft 10"
Living Room	4260 x 5580mm	13ft 11" x 18ft 4"
Family Room	3410 x 5380mm	11ft 2" x 17ft 7"

SECOND FLOOR

Bedroom 2	3410 x 3690mm	11ft 2" x 12ft 1"
En-suite	2740 x 2920mm	8ft 11" x 9ft 6"
Bedroom 3	2740 x 4720mm	9ft 1" x 15ft 5"
Bedroom 4	2730 x 3660mm	8ft 11" x 12ft
Bathroom	2790 x 3410mm	9ft 1" x 11ft 2"

THIRD FLOOR

Master Bedroom	4030 x 4100mm	13ft 2" x 13ft 5"
Dressing	2060 x 2790mm	6ft 9" x 9ft 1"
En-suite	2470 x 2620mm	8ft 1" x 8ft 7"
Terrace 1	4800 x 5610mm	15ft 7" x 18ft 4"
Terrace 2	1770 x 3540mm	5ft 8" x 11ft 6"

The Townhouse Collection specification

KITCHENS

- Stylish Designer kitchens
- Integrated Siemens dishwasher
- Integrated Siemens microwave
- Siemens black oven with stainless steel trim
- Siemens induction hob
- Stainless steel sink with chrome monoblock mixer tap
- Siemens integrated fridge freezer
- Integrated compartmental recycling bins

BATHROOMS & EN-SUITES

- Bespoke designed bathrooms
- Villeroy & Boch sanitary ware
- Hansgrohe taps and shower fittings
- Shower enclosures or showers over baths and glass shower screens
- Bathroom storage
- Ceramic wall tiling

HEATING

- Central heating system
- Electric tile warming (As design dictates)

- Electric tile warming (Speak to sales consultant for more information)
- Chrome towel rails to bathrooms & en-suites
- Contemporary radiators throughout
- Air Source Heat Pumps

LIGHTING & ELECTRICAL

- Satin stainless steel power sockets and light switches to public rooms
- Downlights to hall/lounge/kitchen/master bedroom/bathroom and ensuite (including shower areas)
- Pendant light fittings to remaining bedrooms
- TV/BT and USB charging points to all principal rooms
- USB sockets are located in all bedrooms (one on each side of the bed), plus one USB socket in living room, kitchen, family room and multi-purpose room
- Mains operated smoke detectors and carbon monoxide detectors
- Shaver points to master en-suite
- Nest video Doorbell
- External socket to roof and garden terraces
- Provision for digital terrestrial and Cable TV
- Electric vehicle charging

INTERNAL DOORS, SKIRTINGS & FACINGS

- Contemporary pre-finished solid core doors with satin stainless steel ironmongery
- White satin skirtings and facings

DECORATION

- White emulsion to ceilings and walls

WARDROBES

- Integrated wardrobes

FLOOR FINISHES

- Ceramic floor tiles to bathrooms and en-suites
- Oak flooring to Entrance hall/lounge/kitchen/dining areas

STAIRS

- Oak handrails to stairs

ENTRY & SECURITY

- Security Alarm with external alarm sounder

SHARED EXTERNAL

- Landscaped common grounds

PARKING

- Integral garage/allocated parking (Plot specific. Speak to sales consultant for more information)

EV CHARGERS

- Electric vehicle charging (As design dictates)

WARRANTY

- NHBC Buildmark Cover

DISCLAIMER

We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.

Prospective purchasers should consult the selling agent for the latest details prior to reservation.



THE TOWNHOUSE COLLECTION
AT CRAIGHOUSE



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