



# Woodhall Mill Brae

Juniper Green, Edinburgh



**strawberry**  
**scotland**  
a fresh approach to property

**Woodhall Mill Brae**

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## Strawberry Scotland

# a fresh approach to property

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Welcome to Woodhall Mill Brae, a development of ten beautiful new homes from Strawberry Scotland, located in one of Edinburgh's most desirable neighbourhoods.

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At Strawberry Scotland we take a fresh approach to property development. As a team of experienced architects, we bring our professional expertise, know-how and vision to all our projects. This means that we design and build new homes that are an inspiring alternative to the run-of-the-mill.

Woodhall Mill Brae is in a beautiful semi-rural location, just on the outskirts of Edinburgh. We've used the surroundings to inspire us – you'll find that the development sits beautifully in the landscape and perfectly complements the architecture of the nearby 'conservation' village of Juniper Green.

We've taken great care to ensure that the stylish homes at Woodhall Mill Brae provide the flexibility, practicality and space that families need. We've also designed them so they offer generous gardens and perform well from an environmental point of view.

These are homes that are perfect for family life – so why not take a look?

**strawberry  
scotland**

a fresh approach to property



## Juniper Green

# for a better quality of life

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**Woodhall Mill Brae enjoys a fantastic location to the west of Edinburgh on the south facing hill that leads down to the Water of Leith.**

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Woodhall Mill Brae lies on the edge of the village of Juniper Green, which has conservation status and boasts a range of local shops, pubs, cafes and restaurants – everything you need for day-to-day essentials. The area is widely regarded as one of Edinburgh's most sought after residential areas.

A nature trail following the Water of Leith runs past the lower end of Woodhall Mill Brae, and each home overlooks sweeping open countryside and enjoys stunning views over the nearby Pentland Hills. Its location provides wonderful opportunities for walking and cycling, especially along the Water of Leith walkway.

Although it enjoys a semi-rural location, Woodhall Mill Brae is perfectly placed for easy access to Edinburgh (Princes Street is less than five miles away) and has exceptional transport links to the city and beyond. Big-name retailers and supermarkets such as IKEA and Marks & Spencer are just minutes away by car.

Woodhall Mill Brae is ideal for commuters who work anywhere within Scotland's central belt. It is the perfect place for anyone who loves the countryside, but who doesn't want to be too far from 'civilisation'.

### **Key benefits of Woodhall Mill Brae's location**

- 20 minutes to get into Edinburgh
- Excellent transport links to Edinburgh and beyond
- Good choice of primary and secondary schools nearby
- Range of excellent golf and other sports facilities nearby
- Close to the Pentlands and beautiful Borders' countryside
- Riccarton Campus of Heriot-Watt University a few minutes drive away
- In an elevated position next to the Water of Leith walkway - perfect for walking and cycling



## Living Solutions

# thoughtfully designed family homes

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**‘Making homes that are great to live in’ is one of Strawberry Scotland’s guiding principles and at Woodhall Mill Brae we have done just that.**

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We’ve designed all the homes at Woodhall Mill Brae to be perfect for families. The ground floors of each contain large family rooms and well-designed kitchen areas that blend into one another to provide an open-plan space in which family life can flourish. Upstairs you’ll find generous bedrooms, ample storage, luxury en suites and family bathrooms. Utility and large cloak rooms complete the family-friendly picture.

Outside, all the homes at Woodhall Mill Brae have generous enclosed gardens that boast an open and spacious feel. The gardens overlook and back on to a local beauty spot called Dr MacKay’s Wood, giving each home a wonderful leafy backdrop.

Woodhall Mill Brae is one of the first new developments in Scotland to be assessed under the new, stricter planning regulations. The homes therefore meet the very latest energy-efficiency legislation. This means that they will be cost-effective to heat and run - allowing you to reduce your environmental footprint and your household bills.

### Key reasons to choose a home at Woodhall Mill Brae

- Large gardens
- Luxury kitchens and bathrooms
- En suite master bedrooms
- Generous built-in storage
- Ample parking







## Pick Your Home

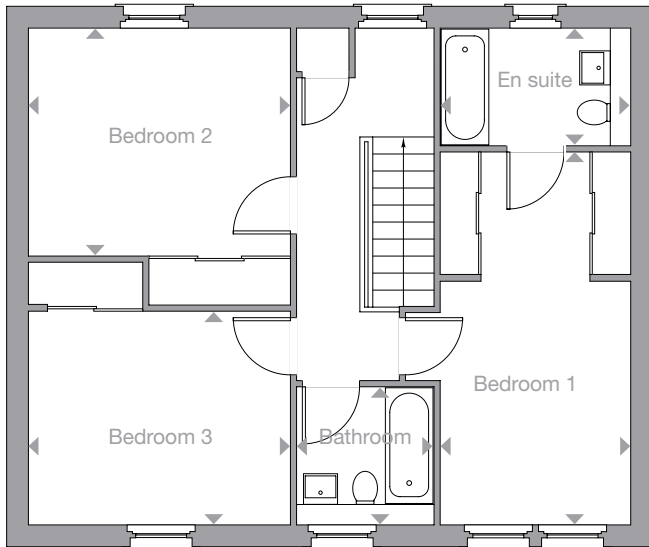
# 3, 4 & 5 bed family homes

The ten homes at Woodhall Mill Brae offer a variety of layouts and designs. Choose from three to five bedrooms and discover a range of layout choices such as integral garages, dressing rooms and studies.

These homes are not out of a developer's catalogue: They are unique designs that are in keeping with the traditional architecture of Juniper Green Village, but which also reflect a more modern style and sensibility.



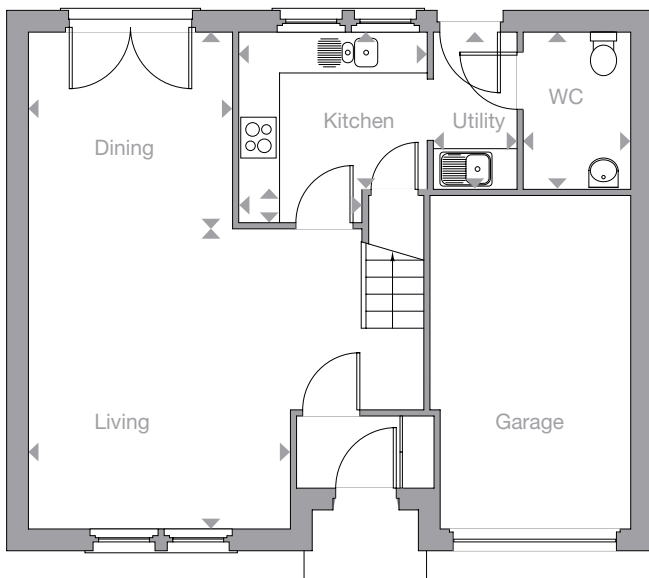
# Plot 1



First

### First Floor

Bedroom 1	2920 x 5450	9'7" x 17'10"
En suite	2920 x 1700	9'7" x 5'7"
Bedroom 2	3670 x 3320	10'0" x 10'11"
Bedroom 3	3670 x 3110	10'0" x 10'2"
Bathroom	1990 x 2000	6'6" x 6'7"

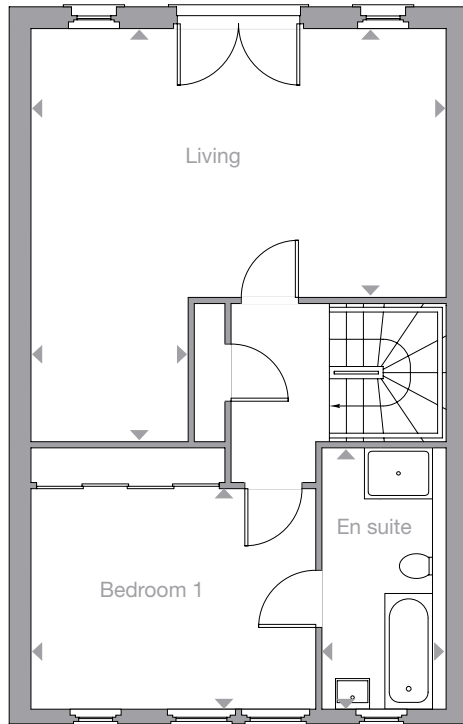


Ground

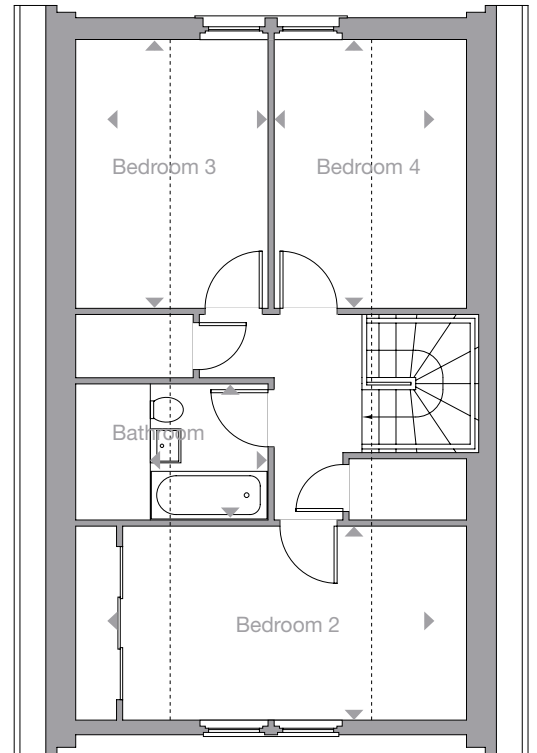
### Ground Floor

Living	3820 x 4380	12'6" x 14'4"
Dining	2970 x 2890	9'9" x 9'6"
Kitchen	2740 x 2280	8'12" x 7'6"
	1650 x 490	5'5" x 1'7"
WC	1550 x 2280	5'1" x 7'6"
Utility	1200 x 2280	3'11" x 7'6"

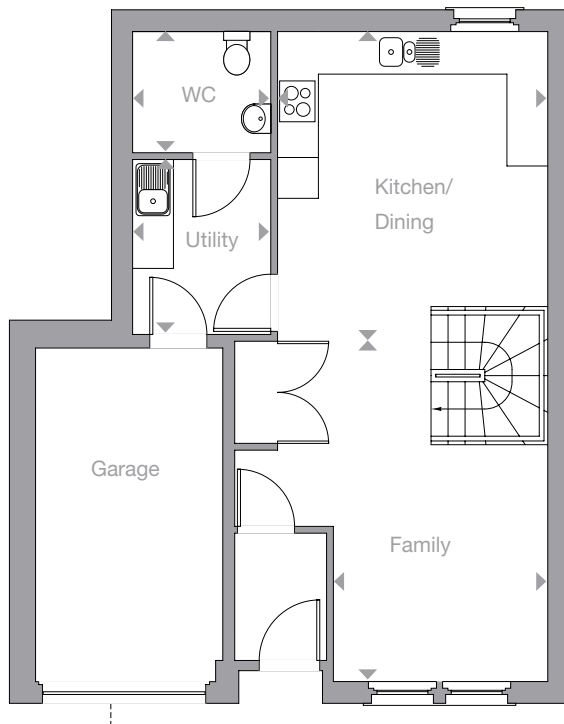
# Plot 2



First



Second



Ground

## Second Floor

Bedroom 2	4780 x 2710	15'8" x 8'11"
Bedroom 3	2320 x 3950	7'7" x 12'11"
Bedroom 4	2320 x 3950	7'7" x 12'11"
Bathroom	1970 x 2010	6'6" x 6'7"

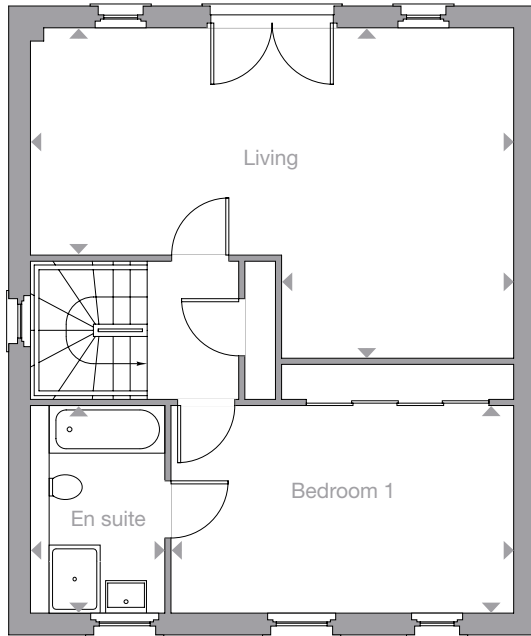
## First Floor

Living	6060 x 3930	19'10" x 12'11"
	2250 x 2130	7'5" x 6'12"
Bedroom 1	4120 x 3240	13'6" x 10'7"
En suite	1820 x 3830	5'12" x 12'7"

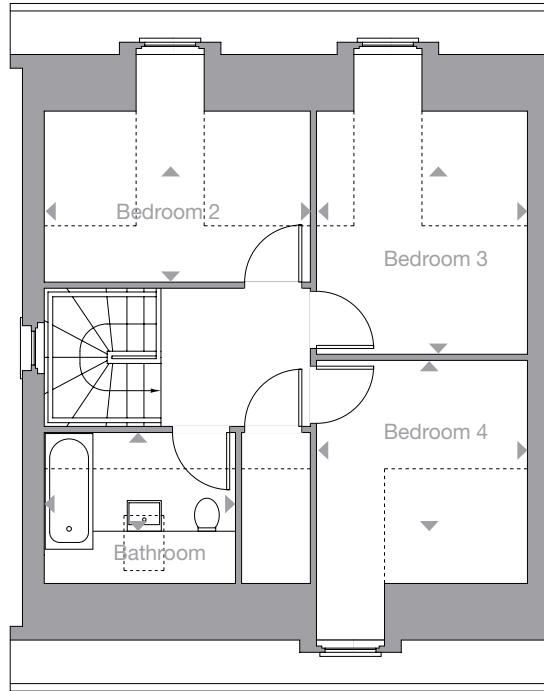
## Ground Floor

Family	3110 x 4940	10'2" x 16'2"
Kitchen/Dining	3940 x 4550	12'11" x 14'11"
WC	2000 x 1750	6'7" x 5'9"
Utility	2000 x 2540	6'7" x 8'4"

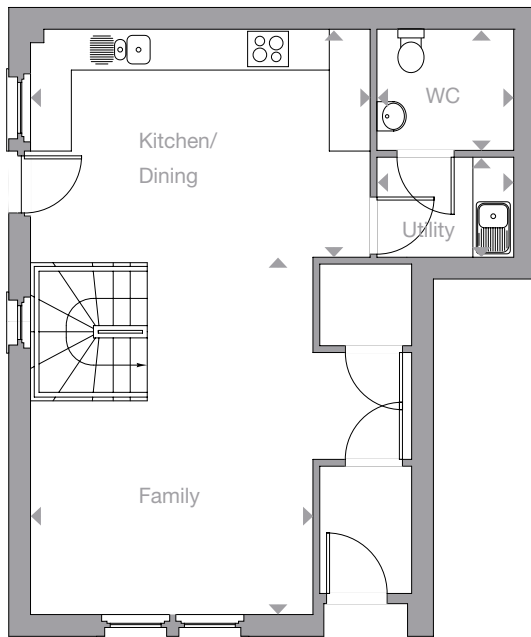
# Plot 3



First



Second



Ground

### Second Floor

Bedroom 2	3930 x 2010	12'11" x 6'7"
Bedroom 3	3080 x 3080	10'1" x 10'1"
Bedroom 4	3080 x 2810	10'1" x 9'3"
Bathroom	2800 x 1660	9'2" x 5'5"

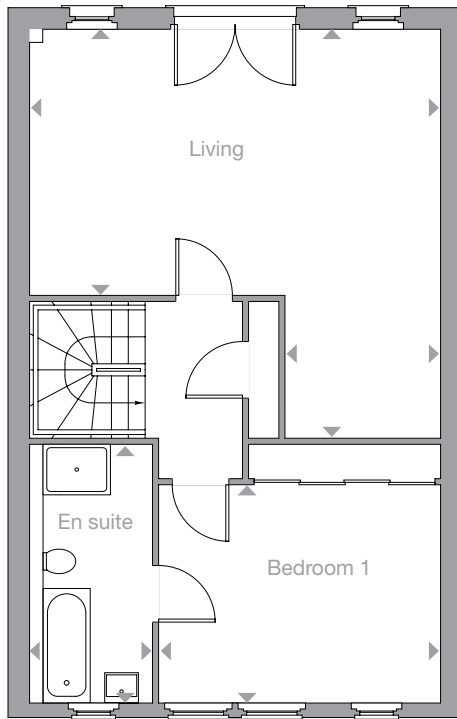
### First Floor

Living	5010 x 3020	16'5" x 9'11"
	7080 x 3300	23'2" x 10'10"
Bedroom 1	3400 x 4860	11'2" x 15'11"
En suite	1960 x 3000	6'5" x 9'10"

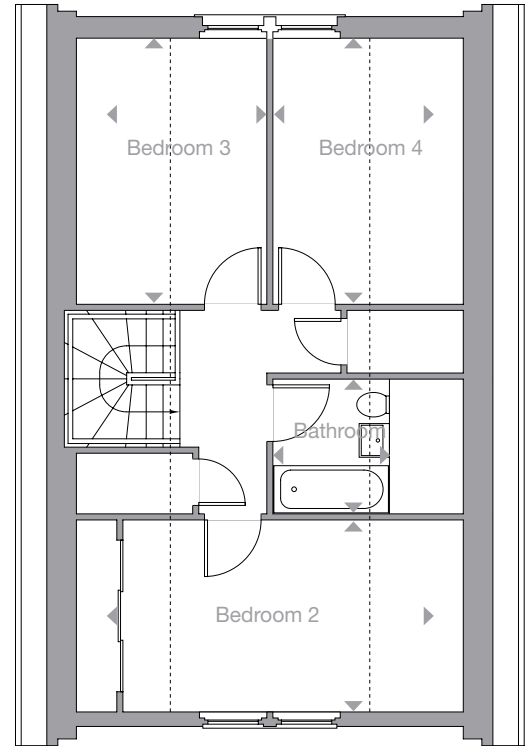
### Ground Floor

Family	4090 x 5240	13'5" x 17'2"
Kitchen/Dining	4920 x 3290	16'2" x 10'9"
WC	2000 x 1750	6'7" x 5'9"
Utility	2000 x 1440	6'7" x 4'9"

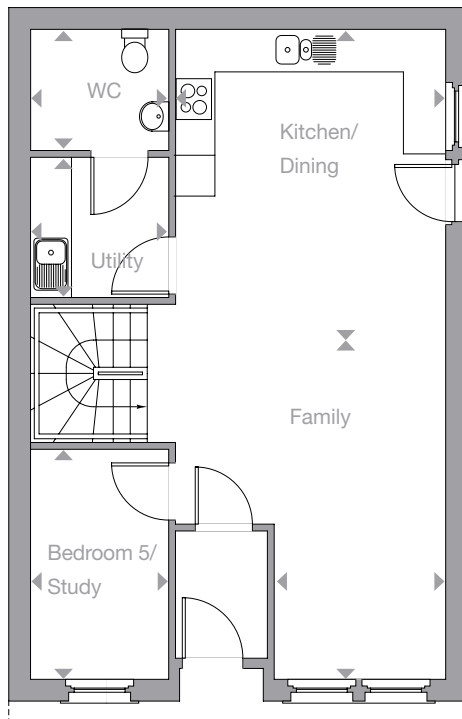
# Plot 4&6



First



Second



Ground

## Second Floor

Bedroom 2	4780 x 2710	15'8" x 8'11"
Bedroom 3	2320 x 3950	7'7" x 12'11"
Bedroom 4	2320 x 3950	7'7" x 12'11"
Bathroom	1970 x 2010	6'6" x 6'7"

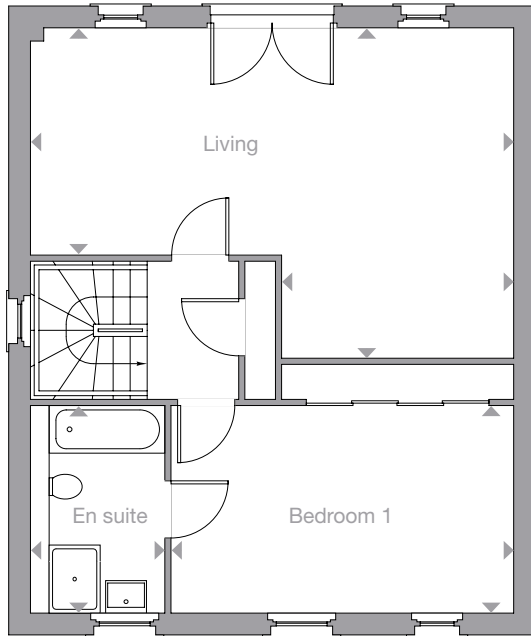
## First Floor

Living	6060 x 3930	19'10" x 12'11"
	2250 x 6060	7'5" x 19'10"
Bedroom 1	4120 x 3240	13'6" x 10'7"
En suite	1820 x 3830	5'12" x 12'7"

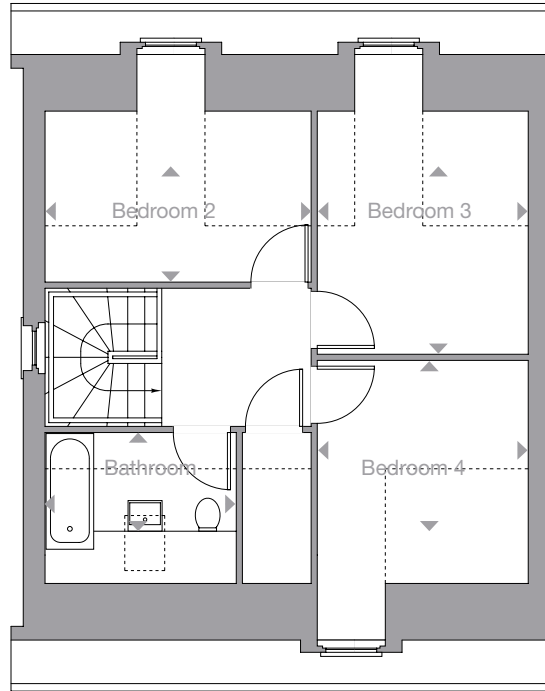
## Ground Floor

Family	2490 x 5440	8'2" x 17'10"
Kitchen/Dining	3940 x 4050	12'11" x 13'3"
WC	2000 x 1750	6'7" x 5'9"
Utility	2000 x 2070	6'7" x 6'9"
Bedroom 5/Study	2000 x 3310	6'7" x 10'10"

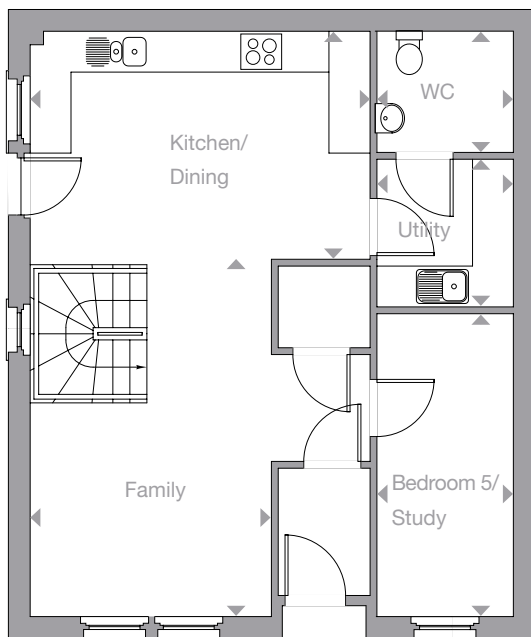
# Plot 5&7



First



Second



### Second Floor

Bedroom 2	3930 x 2010	12'11" x 6'7"
Bedroom 3	3080 x 3080	10'1" x 10'1"
Bedroom 4	3080 x 2810	10'1" x 9'3"
Bathroom	2800 x 1660	9'2" x 5'5"

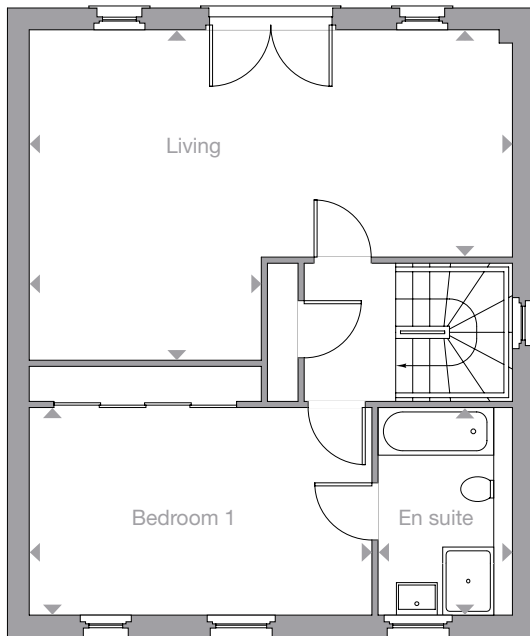
### First Floor

Living	7080 x 3020	16'5" x 9'11"
	7080 x 3300	23'3" x 10'10"
Bedroom 1	5010 x 3020	16'5" x 9'11"
En suite	1960 x 3000	6'5" x 9'10"

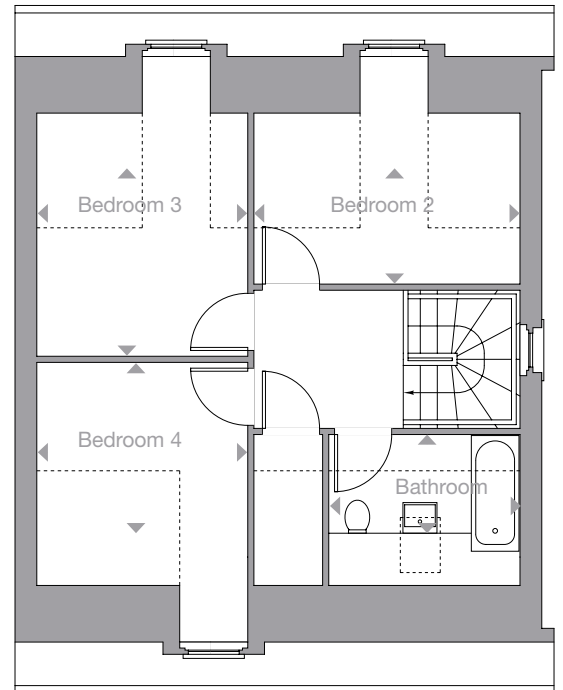
### Ground Floor

Family	4090 x 5260	13'5" x 17'3"
Kitchen/Dining	4920 x 3290	16'2" x 10'9"
WC	2000 x 1750	6'7" x 5'9"
Utility	2000 x 2140	6'7" x 7'0"
Bedroom 5/Study	2000 x 4420	6'7" x 14'6"

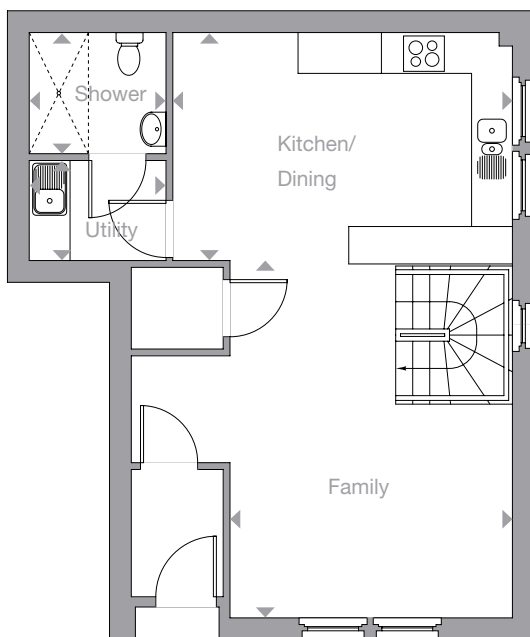
# Plot 8



First



Second



Ground

## Second Floor

Bedroom 2	3930 x 2010	12'11" x 6'7"
Bedroom 3	3080 x 3080	10'1" x 10'1"
Bedroom 4	3080 x 2810	10'1" x 9'3"
Bathroom	2800 x 1660	9'2" x 5'5"

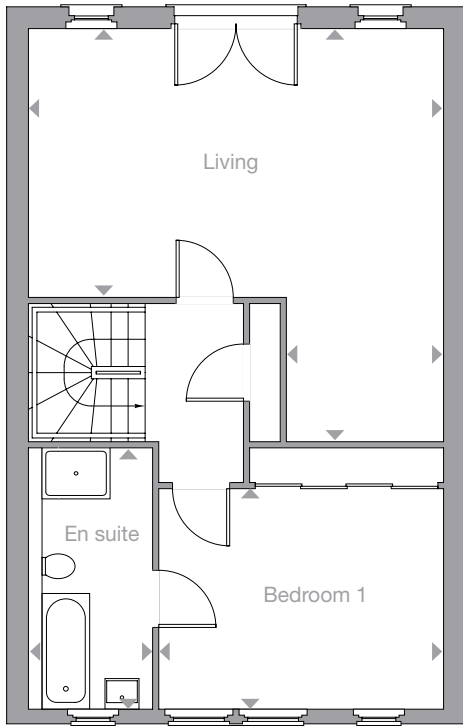
## First Floor

Living	7080 x 3300	23'3" x 10'10"
	3400 x 4860	11'2" x 15'11"
Bedroom 1	5010 x 3020	15'5" x 9'11"
En suite	1960 x 3000	6'5" x 9'10"

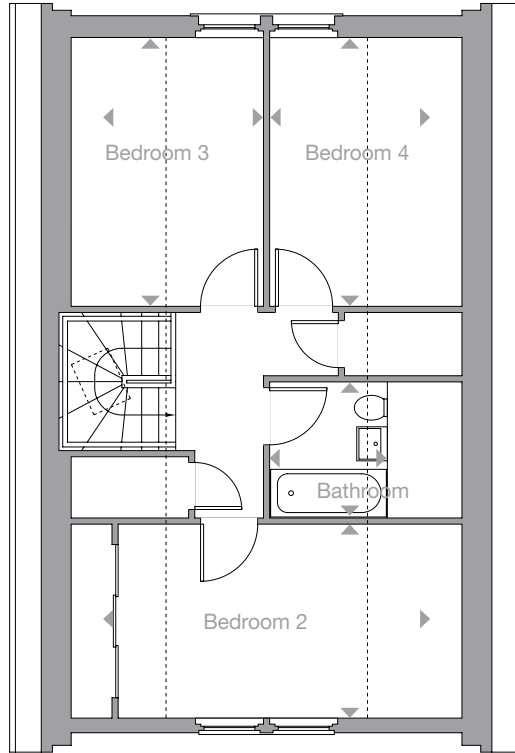
## Ground Floor

Family	4090 x 5260	13'5" x 17'3"
Kitchen/Dining	4920 x 3290	16'2" x 10'9"
Shower	1930 x 1720	6'4" x 5'8"
Utility	1920 x 1410	6'4" x 4'7"

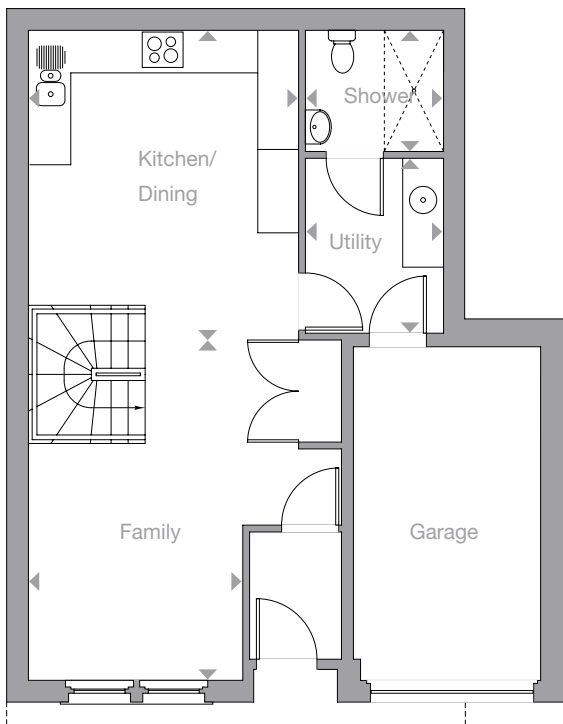
# Plot 9



First



Second



Ground

### Second Floor

Bedroom 2	4780 x 2710	15'8" x 8'11"
Bedroom 3	2320 x 3950	7'7" x 12'11"
Bedroom 4	2320 x 3950	7'7" x 12'11"
Bathroom	1970 x 2010	6'6" x 6'7"

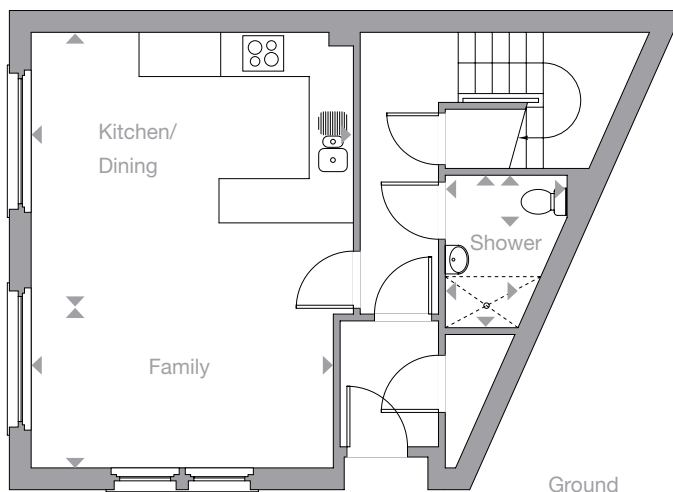
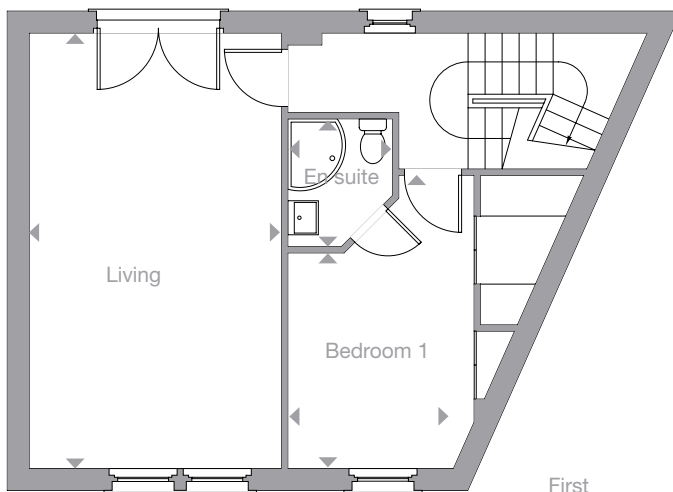
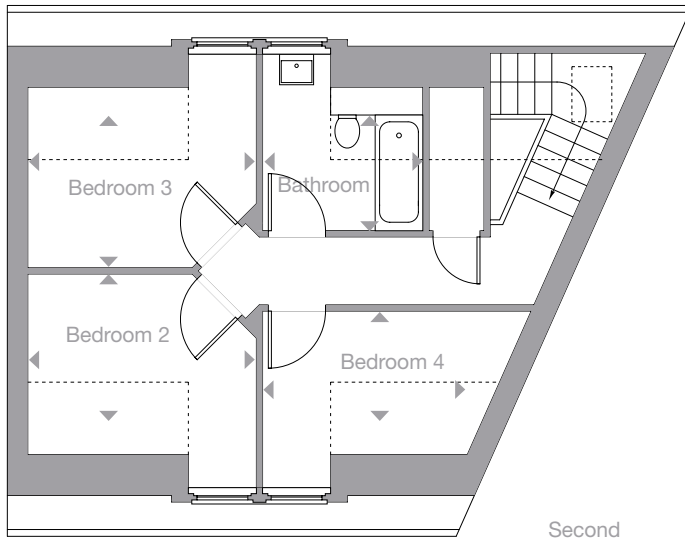
### First Floor

Living	6060 x 3930	19'10" x 12'11"
	2250 x 2130	7'5" x 6'12"
Bedroom 1	4120 x 3240	13'6" x 10'7"
En suite	1820 x 3830	5'12" x 12'7"

### Ground Floor

Family	3110 x 4940	10'2" x 16'2"
Kitchen/Dining	3940 x 4550	12'11" x 14'11"
Shower	1960 x 1720	6'5" x 5'8"
Utility	1980 x 2500	6'6" x 8'2"

# Plot 10



## Second Floor

Bedroom 2	3340 x 2530	10'11" x 8'4"
Bedroom 3	3340 x 2530	10'11" x 8'4"
Bedroom 4	3060 x 1950	10'0" x 6'5"
Bathroom	2340 x 1700	7'8" x 5'7"

## First Floor

Living	3710 x 6380	12'2" x 20'11"
Bedroom 1	2410 x 3050	7'11" x 10'0"
	1030 x 4300	3'3" x 14'1"
En suite	1510 x 1970	4'11" x 6'6"

## Ground Floor

Family	4370 x 2230	14'4" x 7'4"
Kitchen/Dining	4660 x 4110	15'3" x 13'6"
Shower	1990 x 2420	6'6" x 7'11"
	930 x 530	3'1" x 7'1"



## Woodhall Mill Brae

# specification

The careful thinking and innovative ideas that go into every Strawberry Scotland home is reflected in the high quality of all the fixtures and fittings that we've designed into each home at Woodhall Mill Brae.

You'll find brand-name kitchens and bathrooms that feature the highest quality appliances, energy-efficient heating systems, craftsmanship and attention to detail.

### Kitchen

- Fully fitted Kitchens International kitchens with integrated eye level oven, integrated dishwasher, induction hob, extractor hood and fridge/freezer
- Soft close mechanism drawers
- Under unit lighting
- 1 year guarantee on kitchens and installation, 2 year guarantee on appliances and worktops

### Bathrooms & En suites

- Contemporary Porcelanosa sanitaryware with chrome taps and fixtures
- Bathrooms with fitted baths and over-bath showers
- En suites fitted with separate bath and showers with glass shower screens and mains pressure shower
- Chrome heated towel rails in bathrooms and en suites

### Bedrooms

- Fitted wardrobes to master bedrooms

### Heating

- Modern gas fired central heating system with high efficiency condensing boilers
- Thermostatic controls to radiators
- Mains pressure hot water

### Security

- Locally made, timber, double glazed acoustic and thermally efficient timber windows with side slide hinge for ease of cleaning
- 'Secure by design' accredited high performance Nordan front doors and French windows
- Security alarms serving all floors

### Electrical/Lighting

- Downlighters throughout main kitchen/living spaces
- Stainless steel switches and sockets to principal rooms
- Security alarm
- Integrated mains operated smoke detectors
- Telephone lines in principal rooms

### External

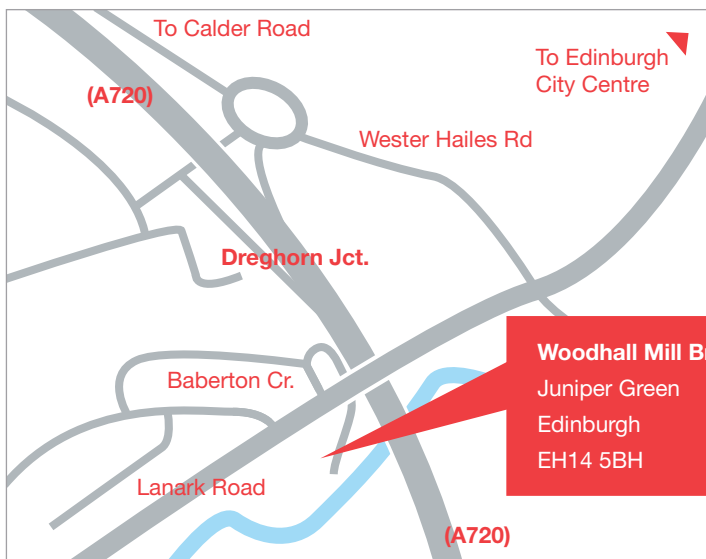
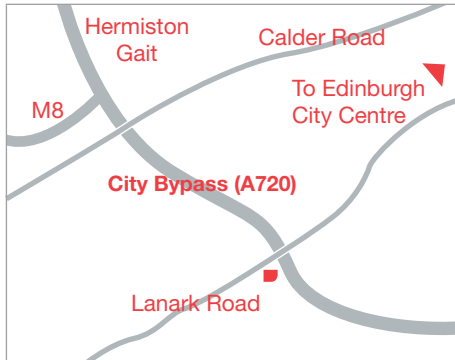
- Factory finished, FSC sourced timber cladding with 50 year warranty against wood decay
- Rosemary clay roof tiles
- Extensive turfed gardens with timber decks
- Outside lighting to front and rear of property
- Landscaped/planted garden areas
- Dedicated parking spaces for each property
- Additional visitor parking
- Cast metal gutters and rainwater pipes

### General

- Engineered hardwood flooring throughout main living spaces
- Ability to choose/tailor kitchen and bathroom finishes (subject to build programme)
- 10 year NHBC structure warranty
- Compliant with lifetime homes standards



## Location



### Approximate travelling distances by car from Woodhall Mill Brae:

Edinburgh City Centre	20 mins
Glasgow	55 mins
Stirling	47 mins

*Reference: Google Maps*

### Airports

Edinburgh Airport	19 mins
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*Reference: Google Maps*

### Train travel time from Edinburgh Waverley station:

Glasgow Queen Street	51 mins
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## Contact Details

Our sales agent is on hand to answer any questions you might have about Woodhall Mill Brae and to help you choose your perfect home.



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