

# LONGTHORN GARDENS

SHAWFAIR ●

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Discover a fresh approach to modern  
living at Longthorn Gardens

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## THE HOUSES

**cruden** HOMES

**MACTAGGART  
& MICKEL**

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WELCOME TO

LONGTHORN  
GARDENS

Discover a fresh approach to modern living at Longthorn Gardens, in the new, thriving community of Shawfair, an exciting and vibrant area that blends the best of both town and country living. Longthorn Gardens is perfectly placed to offer a range of local amenities, all while being within easy reach of Edinburgh city centre. Brought to you by the partnership of two award winning developers, Cruden Homes and Mactaggart & Mickel, this exceptional development offers a stunning collection of homes, blending contemporary designs with quality craftsmanship. With excellent transport links and scenic green spaces, this is a place where you can truly put your down roots.

With a range of spacious 2, 3, 4 and 5 bedroom homes, Longthorn Gardens has something to offer at every stage of life. Built with sustainability at its core, these energy-efficient homes benefit from modern construction techniques and district heating solutions, ensuring a greener, more cost-effective way to live. Whether you're a growing family, a first-time buyer or downsizer, you'll find a home to call your own in this well-connected neighbourhood.

**Welcome to Longthorn Gardens, where quality, comfort and convenience come together to create the perfect place to call home.**

## THE DEVELOPERS

# CRUDEN HOMES

With over 80 years of customer focused legacy, Cruden Homes is one of Scotland's most trusted housebuilders. Known for delivering high-quality homes with thoughtful design, innovation and a commitment to sustainability, Cruden Homes is a five star builder that creates communities that stand the test of time. The focus on energy-efficient living and meticulous attention to detail ensures every home is built to the highest standard, offering comfort, style and long-term value.



# Mactaggart & Mickel

Mactaggart & Mickel is a family-owned property and land company with a century-long legacy of creating thriving communities across the UK. From vibrant new neighbourhoods to long-term investment in land and infrastructure, Mactaggart & Mickel is dedicated to building for the future with integrity, care and a commitment to lasting impact.

# A PARTNERSHIP BUILT ON EXCELLENCE

Together, Cruden Homes and Mactaggart & Mickel bring a wealth of experience and expertise to the development of Longthorn Gardens. This collaboration ensures a diverse range of carefully crafted homes, each designed with care to meet the needs of today's homeowners.

**EXPERIENCE THE BEST OF MODERN LIVING, BUILT BY DEVELOPERS YOU CAN TRUST.**

## LOCATION

Perfectly positioned in the dynamic neighbourhood of Shawfair, Longthorn Gardens offers the perfect blend of peaceful, well-connected living with easy access to Edinburgh city centre. Whether you're commuting to the city, enjoying the surrounding countryside or making the most of local amenities, Longthorn Gardens offers an idyllic setting for your next chapter.

## THE AREA

Shawfair is designed with community and convenience in mind, and at Longthorn Gardens everything you need is within easy reach. You'll find a wide range of amenities close at hand, including the train station, a newly opened Co-op supermarket and a David Lloyd health club right on your doorstep. At nearby Fort Kinnaird, one of Scotland's largest retail parks, there's an extensive selection of shops, restaurants and entertainment options, including an M&S store and foodhall and a Pure Gym, as well as many other high street brands.

Young families will love the brand new primary school at Danderhall, and Shawfair is set to benefit from a state of the art all-through education campus, which is currently planned

for 2028. Offering nursery to vocational education, the facility will also include a swimming pool, theatre and indoor/outdoor sports pitches. And with a plethora of commercial offices and a hotel also in the pipeline, Shawfair really is the perfect place to live, work and play.

Despite its excellent connectivity and amenities, Shawfair retains a charming village feel, surrounded by plenty of open green spaces. Midlothian's scenic countryside and the nearby Dalkeith Country Park, with its scenic walking trails, adventure play areas and quaint cafes, provide endless opportunities for walking, cycling and outdoor activities, making it easy to enjoy nature right on your doorstep.





## LONGTHORN GARDENS

Harelaw, Shawfair, EH22 1SB

### HEALTH & FITNESS



#### PURE GYM FORT KINNAIRD

2.6 Miles | 9 Min by car



#### DAVID LLOYD SHAWFAIR

1.1 Miles | 24 Min by foot | 4 Min by car



#### DANDERHALL MEDICAL PRACTICE

0.9 Miles | 21 Min by foot | 3 Min by car



#### ROYAL INFIRMARY

2.5 Miles | 9 Min by car

All times and distances are approximate values taken from Google Maps. Please be aware that these are subject to slight variations

### SHOPPING



#### MORRISONS DAILY

0.9 Miles | 28 Min by foot | 5 Min by car



#### SHAWFAIR PARK CO-OP

1.2 Miles | 27 Min by foot | 5 Min by car



#### FORT KINNAIRD RETAIL PARK

2.4 Miles | 31 Min by foot | 9 Min by car

### ENTERTAINMENT



#### ODEON FORT KINNAIRD

2.4 Miles | 9 Min by car



#### DALKEITH COUNTRY PARK

4.8 Miles | 9 Min by car

### TRANSPORT



#### SHAWFAIR TRAIN STATION

0.2 Miles | 5 Min by foot | 1 Min by car



#### SHAWFAIR AVENUE BUS STOP

0.5 Miles | 15 Min by foot | 3 Min by car



#### NEWCRAIGHALL PARK & RIDE

2.8 Miles | 10 Min by car

### EDUCATION



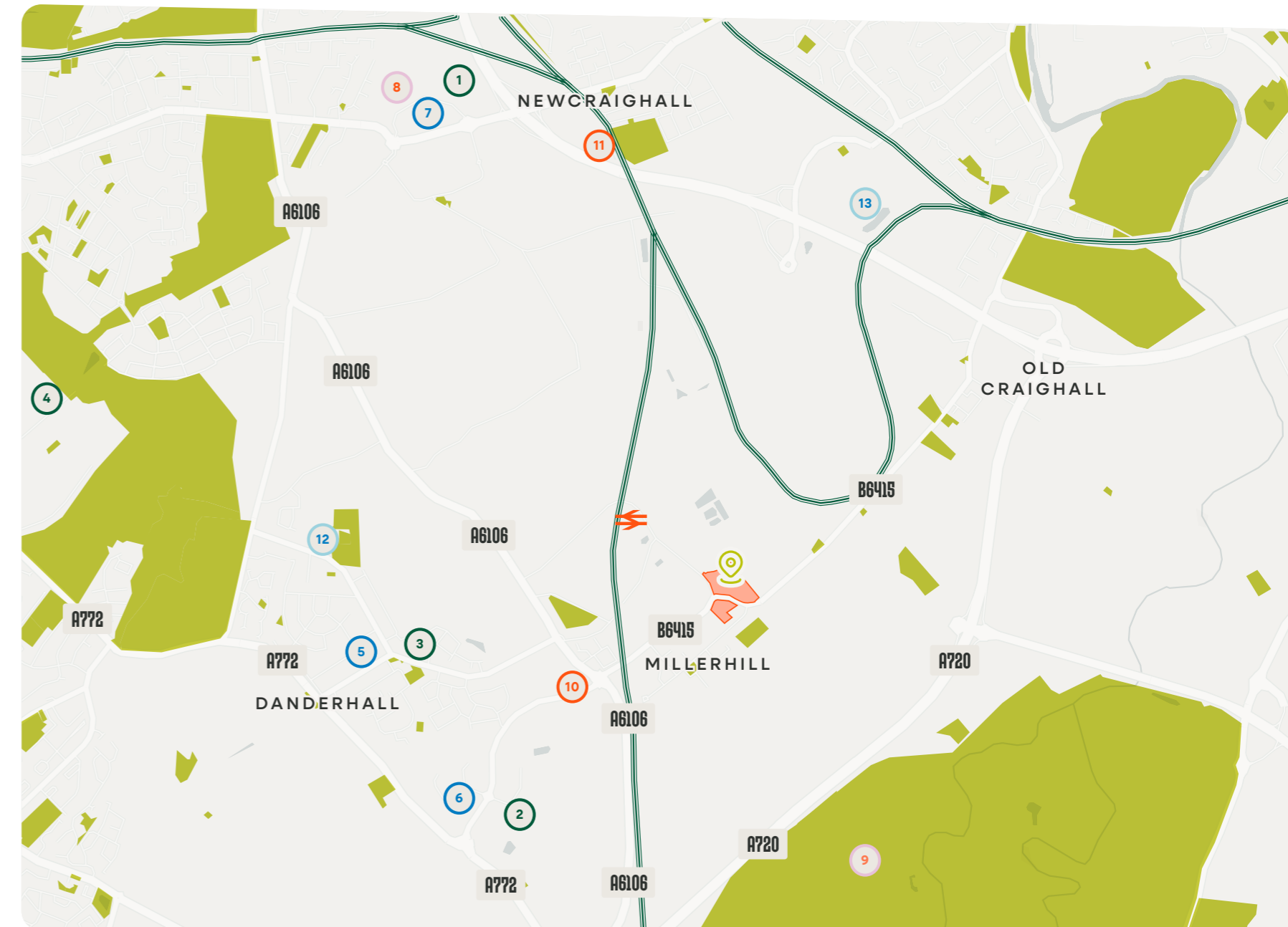
#### DANDERHALL PRIMARY SCHOOL

1.5 Miles | 34 Min by foot | 6 Min by car



#### QUEEN MARGARET UNIVERSITY

2.2 Miles | 5 Min by car



# GETTING AROUND

Living at Longthorn Gardens, residents are never far from where they need to be, making this an ideal location for commuters and those who enjoy easy access to Edinburgh and beyond.

Commuting by car couldn't be easier, with the Edinburgh City Bypass (A720) just minutes away, linking you effortlessly to the M8, offering swift connections to Glasgow and the west, the M9 for routes towards Stirling and the north, and A1 for direct access to East Lothian and the Borders.

What's more, nearby Shawfair Train Station is a key transport hub, with regular services to Edinburgh Waverley in under 20 minutes. This makes city travel seamless, whether for work, shopping or leisure. Lothian buses also provide frequent services throughout Shawfair and the surrounding areas, connecting you to the city centre, East Lothian and Midlothian. For those who prefer an active commute, Longthorn Gardens is well served by cycle paths including the Innocent Railway Path and National Cycle Route 1, providing scenic, traffic-free routes.



# SITE PLAN

- SITE BOUNDARY
- AFFORDABLE HOUSING
- BUILD TO RENT

## 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, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the New Homes Sales Executive for current details prior to reservation.

A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your New Homes Sales Executive for more information

### ● THE ALMOND

2 BEDROOM MID-TERRACED VILLA

**PLOTS:** 94, 95, 98, 101, 102, 105, 108 & 109

### ● THE BOGCHWICK

3 BEDROOM END TERRACED VILLA

**PLOTS:** 93, 96, 97, 99, 100, 103, 104, 106, 107 & 110

### ● THE EDEN

3 BEDROOM SEMI-DETACHED VILLA

**PLOTS:** 40, 41, 54, 55, 61, 62, 74, 75, 81, 82, 112, 113, 115, 116, 118, 119, 125 & 126

### ● THE ESK

4 BEDROOM DETACHED VILLA

**PLOTS:** 8, 9, 42, 72, 80, 114, 120 & 121

### ● THE FINDHORN

4 BEDROOM DETACHED VILLA

**PLOTS:** 10, 70, 71, 73, 79, 83, 87, 90, 117, 124 & 127

### ○ THE GARNOCK

4 BEDROOM SEMI-DETACHED OR TERRACED TOWNHOUSE

**PLOTS:** 3, 4, 5, 33, 34, 88, 89, 122, 123, 128, 129 & 130

### ● THE IRVINE

4 BEDROOM DETACHED VILLA

**PLOTS:** 2, 12, 39, 48, 49, 50, 56, 59, 69, 78 & 111

### ● THE KINNESS

4 BEDROOM DETACHED VILLA

**PLOTS:** 7, 11, 57, 58, 65, 68, 76, 84, 86 & 91

### ● THE LEVEN

4 BEDROOM DETACHED VILLA

**PLOTS:** 1, 51, 53, 60, 64, 66, 77, 85 & 92

### ● THE TEVIOT

5 BEDROOM DETACHED VILLA

**PLOTS:** 6, 47, 52, 63 & 67



## HOMES

# SPECIFICATION

All homes at Longthorn Gardens enjoy a carefully considered internal specification, featuring stylish kitchens with integrated appliances, designer ceramic tiling and chic white sanitaryware. What's more, we offer a wide range of finishes and optional extras, so you can personalise your new home\*

\* A range of choices and optional extras is available, **subject to the build stage of the plot at time of reservation**. Please speak to the New Homes Sales Executive for further information and for the latest specification.



## KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Under unit lighting
- Electric single fan assisted oven (under counter) - 2 & 3 bedroom homes
- Electric single fan assisted oven & microwave (tall unit) - 4 & 5 bedroom homes
- 4 zone induction hob with stainless steel splashback
- Integrated fridge freezer
- Integrated dishwasher (slimline in 2 bedroom homes)
- Integrated cooker hood
- Integrated washing machine (where no utility space only)
- Stainless steel sink with chrome mixer tap

## BATHROOM/ENSUITE

- Stylish white sanitaryware
- Designer ceramic tiles by Porcelanosa
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite
- White heated towel rail
- Shaver/toothbrush socket

## LIGHTING

- White matt downlights to kitchen, bathroom and en-suite
- Pendant light fittings elsewhere

## ELECTRICAL

- White socket/light switches throughout
- Media sockets to lounge and principal bedroom
- Fibre to home
- Smoke/heat/carbon dioxide detectors installed as per plans

## HEATING AND PLUMBING

- District heating system with individual heat interface unit (HIU)
- Thermostatic heating control
- Single or dual zone dependent on property size (please speak to New Homes Sales Executive for plot specific information)
- White radiators

## EXTERNAL

- Doorbell and chime
- PIR sensor light to front entrance
- Light to side/rear entrances
- Turf/shrub planting to front garden per landscape plans
- Rear garden rotovated and top soiled
- External cold water tap
- Slabbed patio area to rear
- EV charger to each in-curtilage and allocated parking space

## DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Wardrobes with shelf and hanging rail to principal bedroom

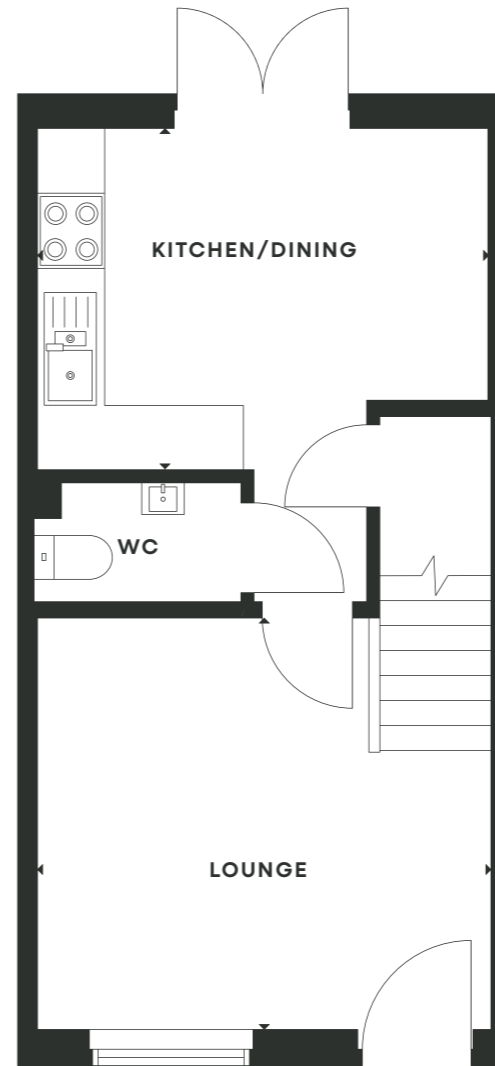
## WARRANTY

Homeowners at Longthorn Gardens can enjoy the reassurance provided by a five star builder with over 80 years' experience in creating high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand-new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

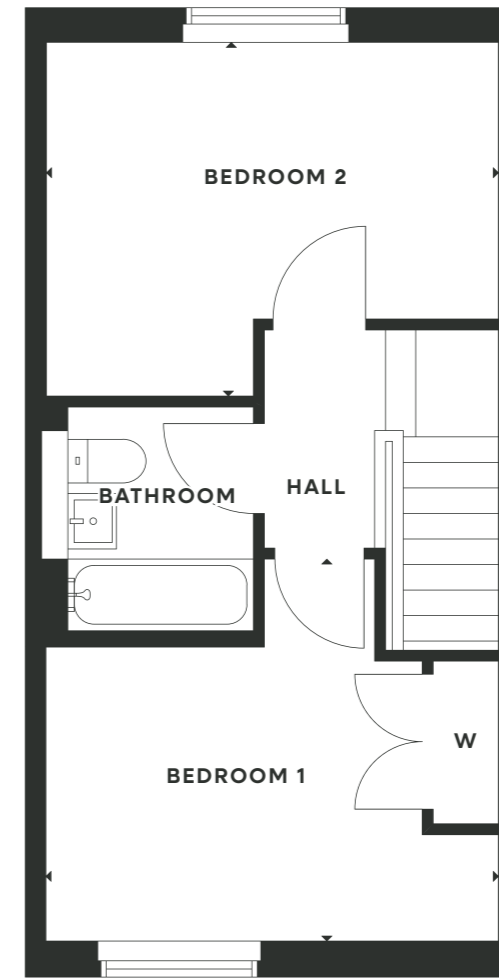
# THE ALMOND

PLOTS: 94, 95, 98, 101, 102, 105, 108 & 109

2 BEDROOM MID-TERRACED VILLA



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Room	m	ft
Kitchen/Dining	4.10 x 3.13	13'5" x 10'3"
Lounge	4.11 x 3.78	13'6" x 12'5"

## FIRST FLOOR

Room	m	ft
Bedroom 1	4.15 x 3.51	13'7" x 11'6"
Bedroom 2	4.19 x 3.23	13'9" x 10'7"

## TOTAL FLOOR AREA

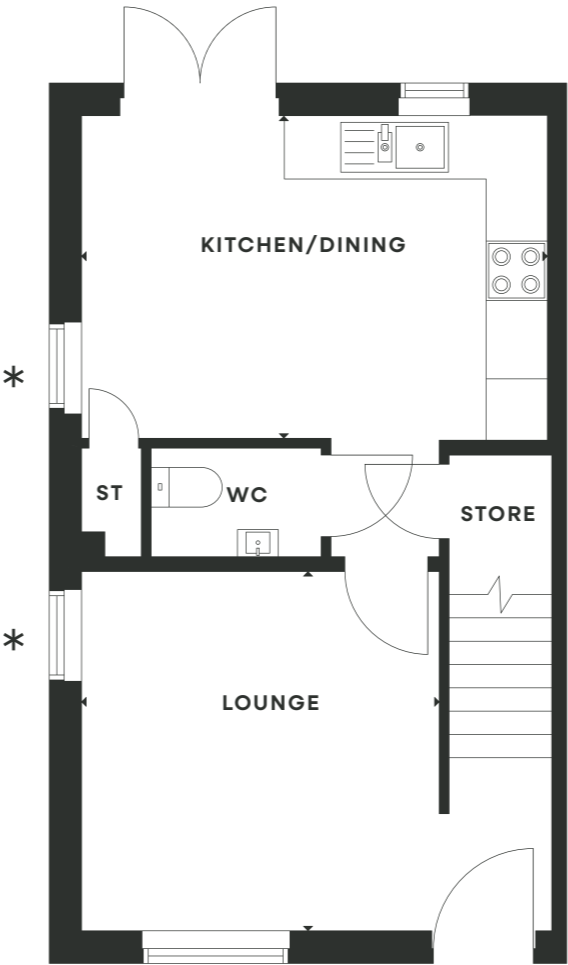
731 ft² / 68 m²

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this house type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the New Homes Sales Executive for current plot specific details prior to reservation.

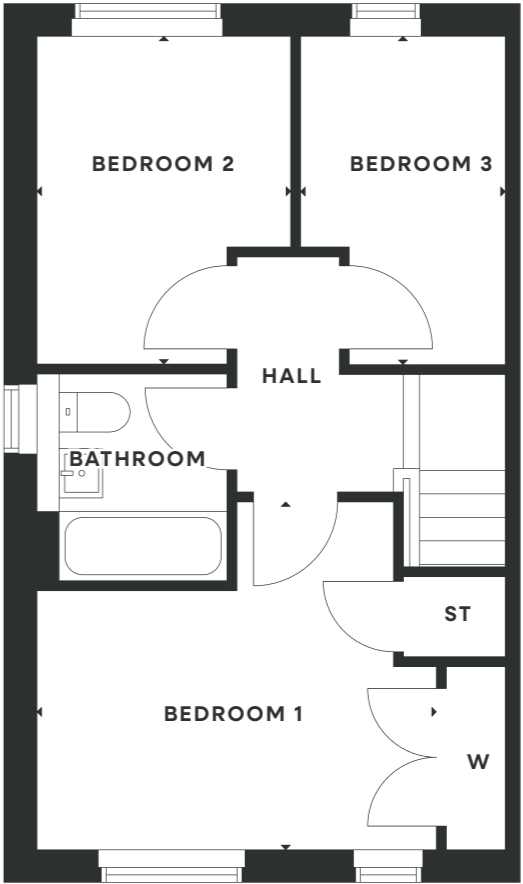
# THE BORTHWICK

PLOTS: 93, 96, 97 99, 100, 103,  
104, 106, 107 & 110

3 BEDROOM END TERRACED VILLA



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	4.70 x 3.26	15'5" x 10'8"
Lounge	3.61 x 3.64	11'10" x 11'11"

FIRST FLOOR

Room	m	ft
Bedroom 1	4.04 x 3.51	13'3" x 11'6"
Bedroom 2	2.57 x 3.32	8'5" x 10'11"
Bedroom 3	2.07 x 3.32	6'10" x 10'11"

TOTAL FLOOR AREA  
840 ft² / 78 m²

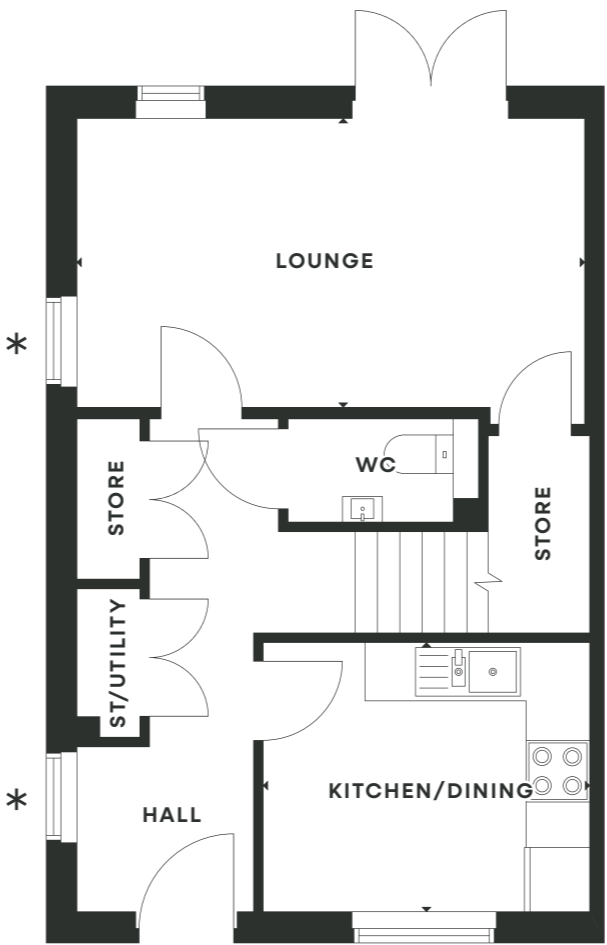
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\* Window is plot specific, please ask the New Homes Sales Executive for more information

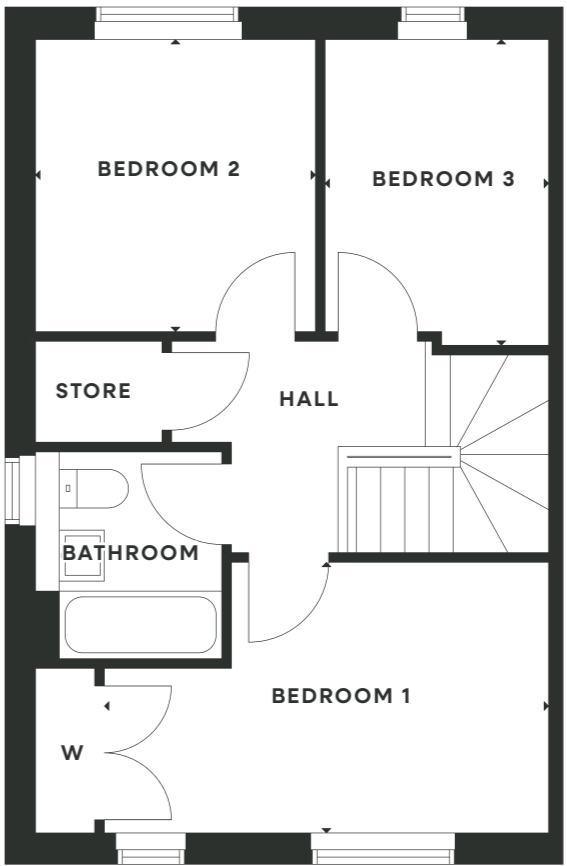
# THE EDEN

**PLOTS:** 40, 41, 54, 55, 61, 62, 74, 75, 81, 82, 112, 113, 115, 116, 118, 119, 125 & 126

**3 BEDROOM SEMI-DETACHED VILLA**



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	3.34 x 2.77	11'0" x 9'2"
Lounge	5.27 x 3.00	17'3" x 9'10"

FIRST FLOOR

Room	m	ft
Bedroom 1	4.57 x 2.80	15'0" x 9'2"
Bedroom 2	2.88 x 3.04	9'6" x 10'0"
Bedroom 3	2.33 x 3.20	7'8" x 10'6"

TOTAL FLOOR AREA  
925 ft² / 86 m²

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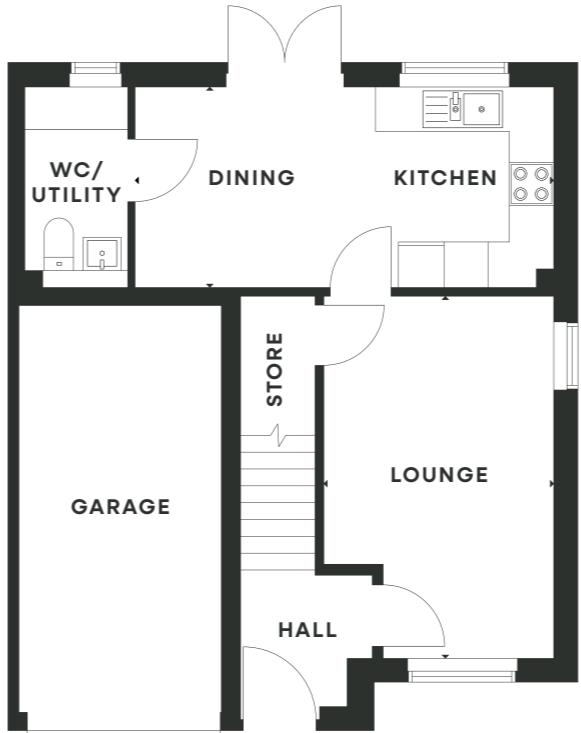
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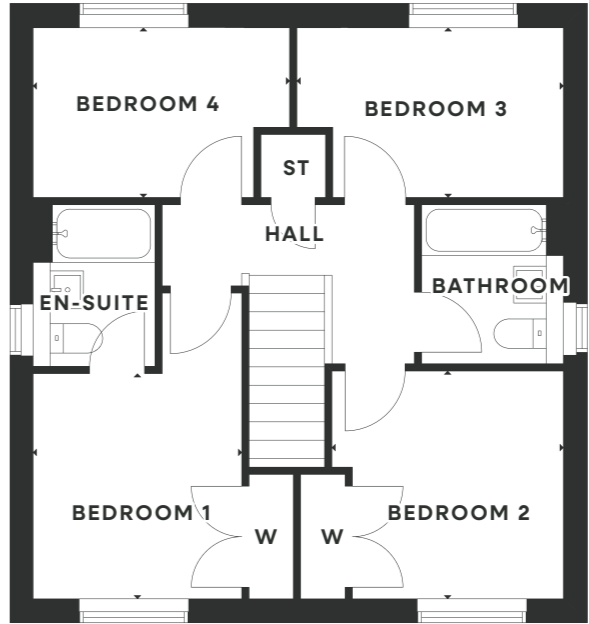
# THE ESK

PLOTS: 8, 9, 42, 72, 80, 114, 120 & 121

4 BEDROOM DETACHED VILLA  
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.72 x 2.72	18'9" x 8'11"
Lounge	3.12 x 4.94	10'3" x 16'2"

## FIRST FLOOR

Room	m	ft
Bedroom 1	2.84 x 3.08	9'4" x 10'1"
Bedroom 2	3.13 x 3.11	10'3" x 10'2"
Bedroom 3	3.63 x 2.30	11'11" x 7'7"
Bedroom 4	3.48 x 2.30	11'5" x 7'6"

TOTAL FLOOR AREA  
1,029 ft² / 96 m²

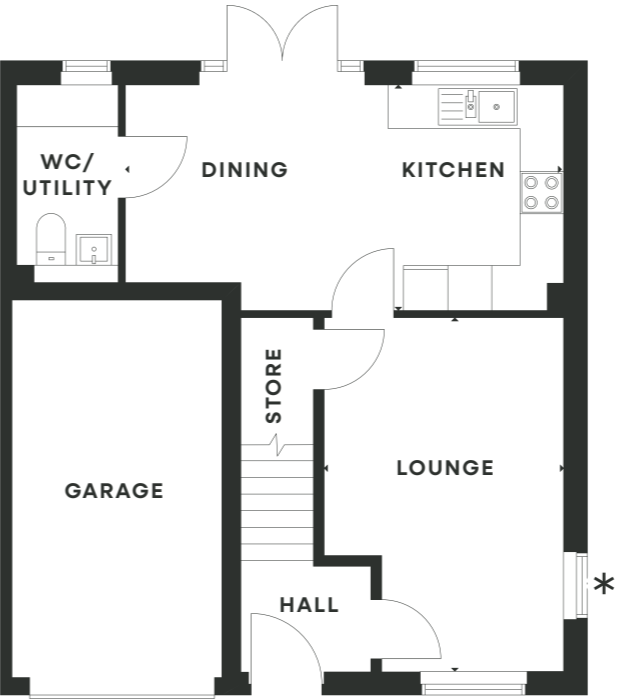
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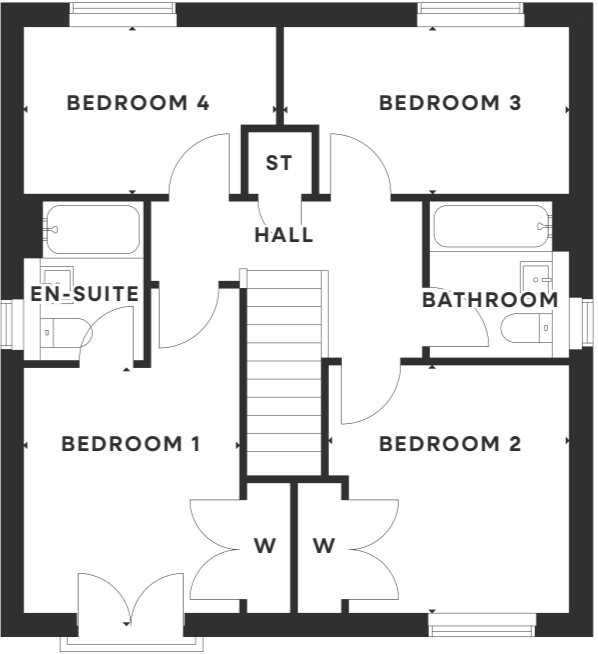
# THE FINDHORN

PLOTS: 10, 70, 71, 73, 79, 83, 87,  
90, 117, 124 & 127

4 BEDROOM DETACHED VILLA  
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	6.06 x 3.12	19'10" x 10'3"
Lounge	3.32 x 4.87	10'11" x 16'0"

FIRST FLOOR

Room	m	ft
Bedroom 1	2.98 x 3.42	9'9" x 11'2"
Bedroom 2	3.33 x 3.45	10'11" x 11'4"
Bedroom 3	3.97 x 2.30	13'0" x 7'7"
Bedroom 4	3.48 x 2.30	11'5" x 7'7"

TOTAL FLOOR AREA  
1,145 ft² / 106 m²

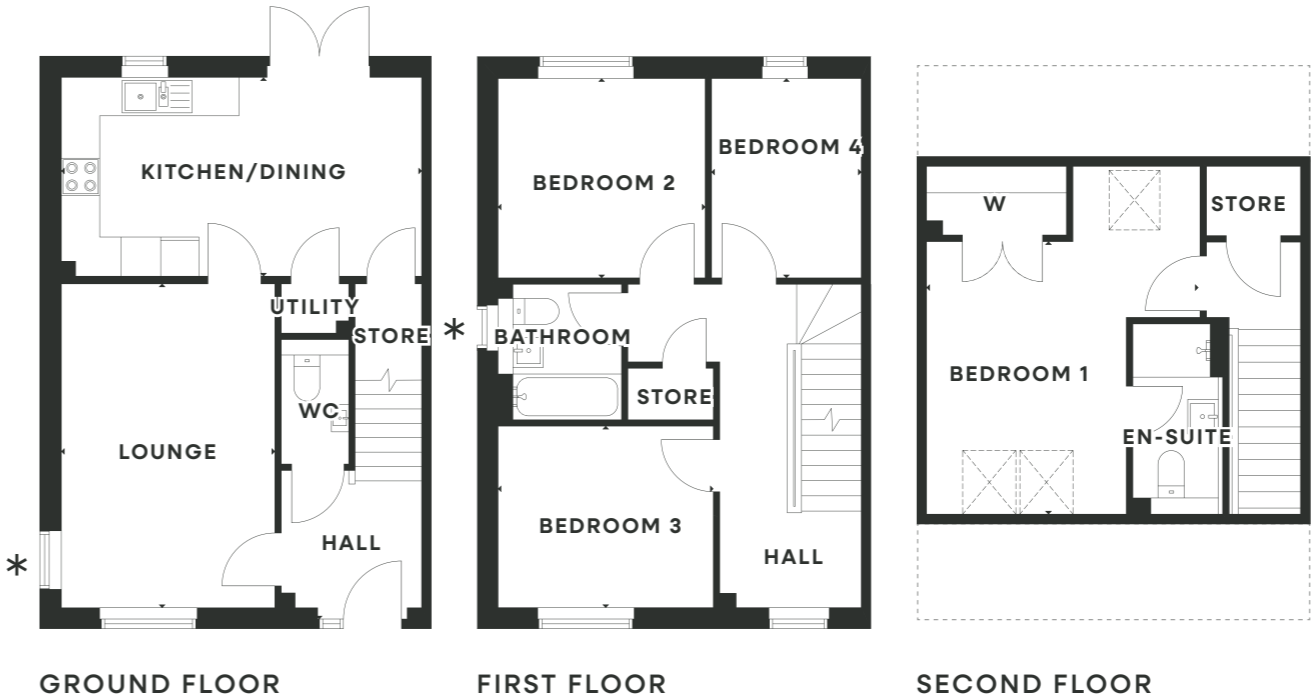
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\* Window is plot specific, please ask the New Homes Sales Executive for more information

# THE GARNOCK

PLOTS: 3, 4, 5, 33, 34, 88, 89,  
122, 123, 128, 129 & 130

4 BEDROOM SEMI-DETACHED  
OR TERRACED TOWNHOUSE



## GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.61 x 3.08	18'5" x 10'1"
Lounge	3.32 x 5.02	10'11" x 16'6"

## FIRST FLOOR

Room	m	ft
Bedroom 2	3.23 x 3.08	10'7" x 10'1"
Bedroom 3	3.34 x 2.82	11'0" x 9'3"
Bedroom 4	2.31 x 3.08	7'7" x 10'1"

## SECOND FLOOR

Room	m	ft
Bedroom 1	4.12 x 4.11	13'6" x 13'6"

TOTAL FLOOR AREA  
1,250 ft<sup>2</sup> / 116 m<sup>2</sup>

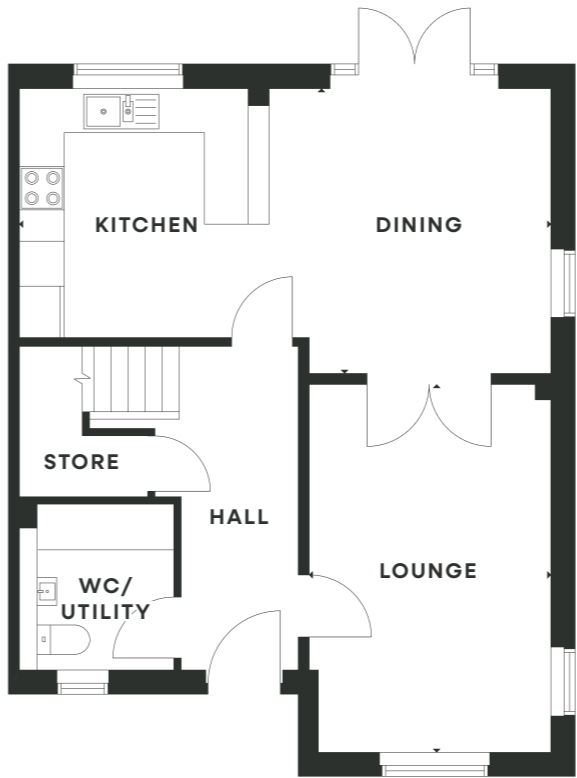
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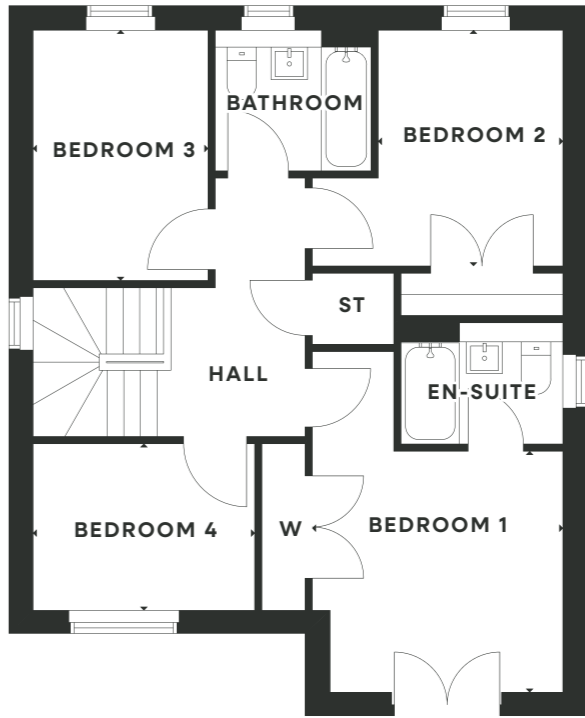
# THE IRVINE

PLOTS: 2, 12, 39, 48, 49, 50, 56, 59, 69, 78 & 111

4 BEDROOM DETACHED VILLA  
WITH SINGLE DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Room	m	ft
Kitchen/Dining	7.22 x 3.88	23'8" x 12'9"
Lounge	3.30 x 5.01	10'10" x 16'5"

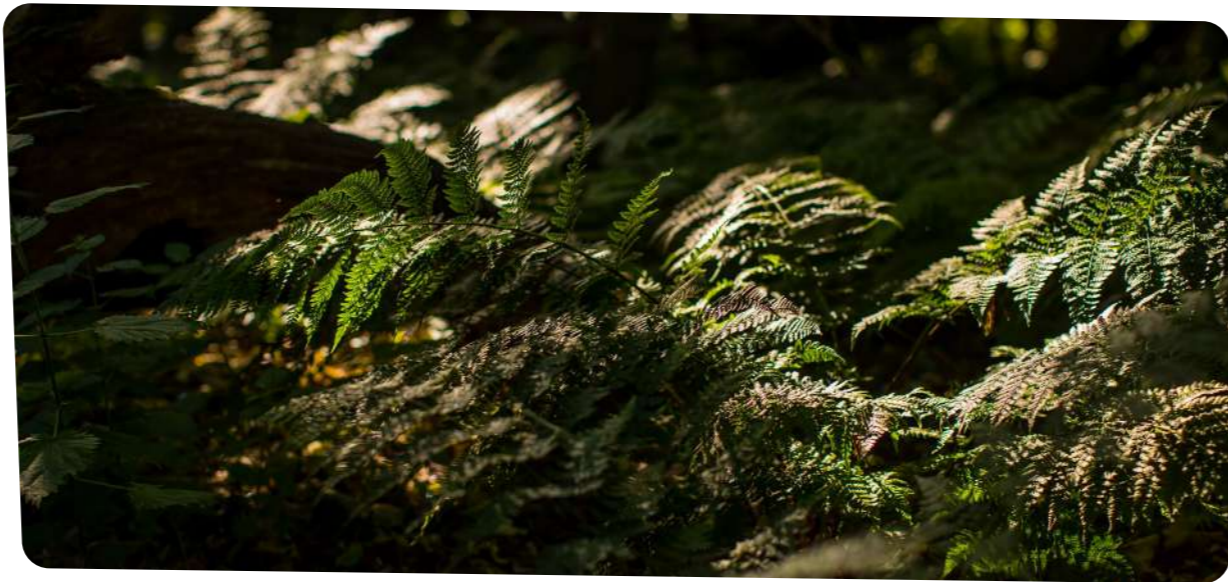
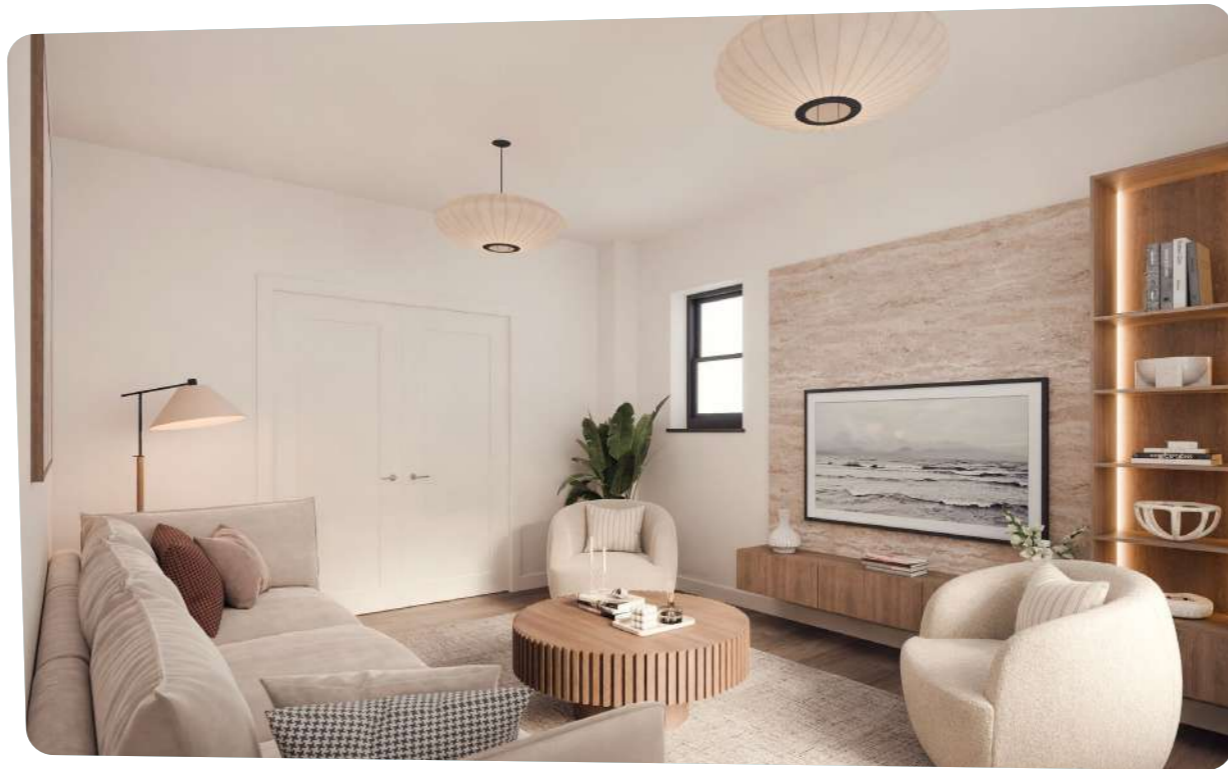
## FIRST FLOOR

Room	m	ft
Bedroom 1	3.40 x 3.26	11'2" x 10'9"
Bedroom 2	2.50 x 3.20	8'2" x 10'6"
Bedroom 3	2.38 x 3.41	7'10" x 11'2"
Bedroom 4	3.02 x 2.25	9'11" x 7'5"

TOTAL FLOOR AREA  
1,300 ft<sup>2</sup> / 121 m<sup>2</sup>

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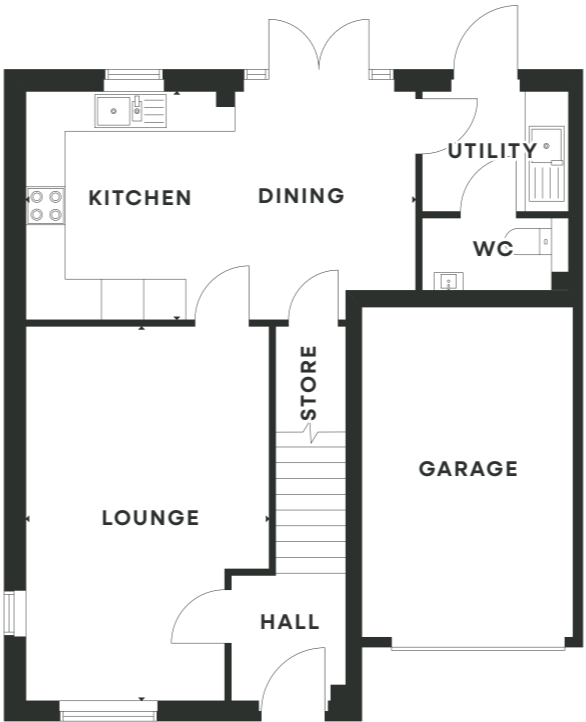
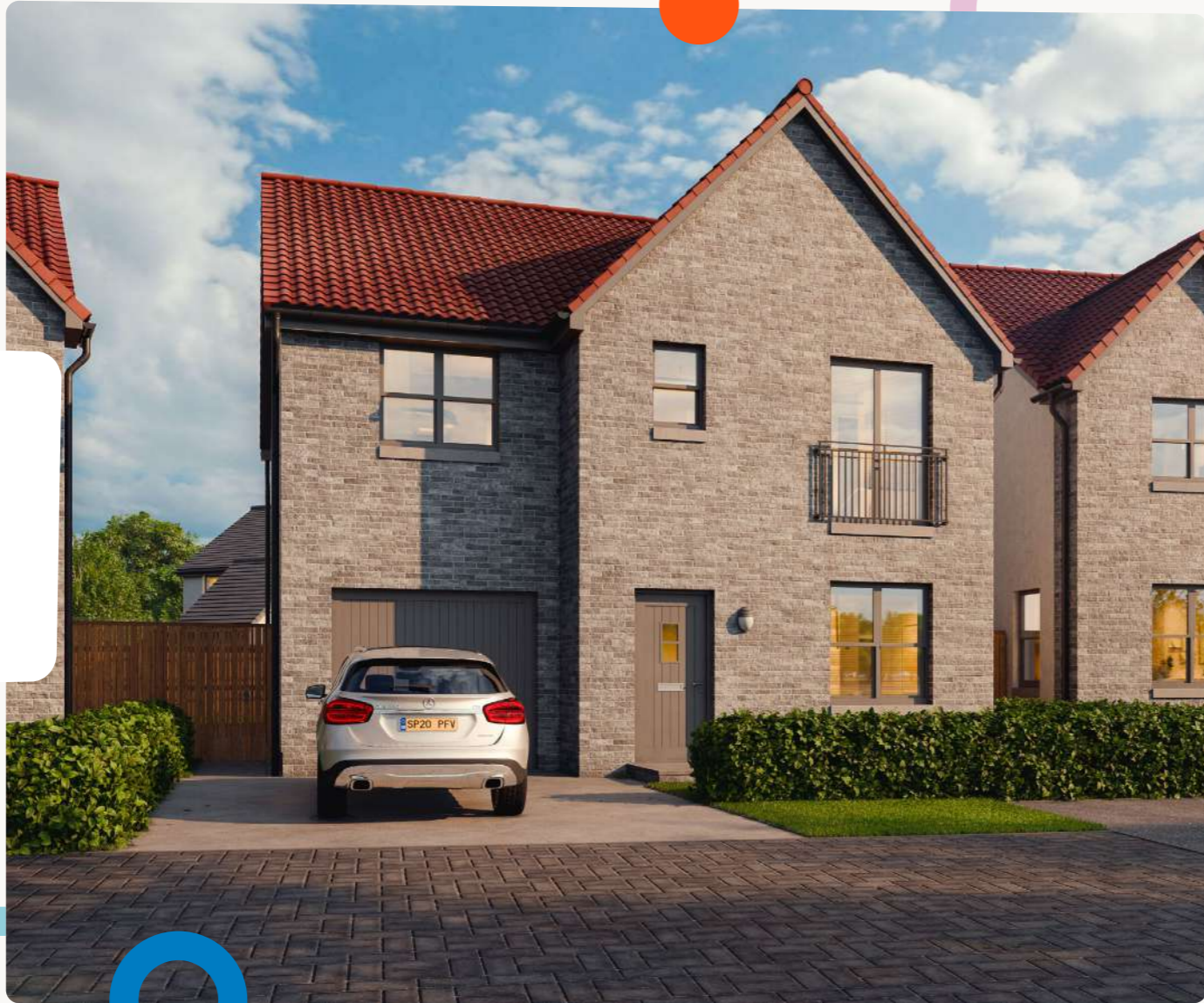
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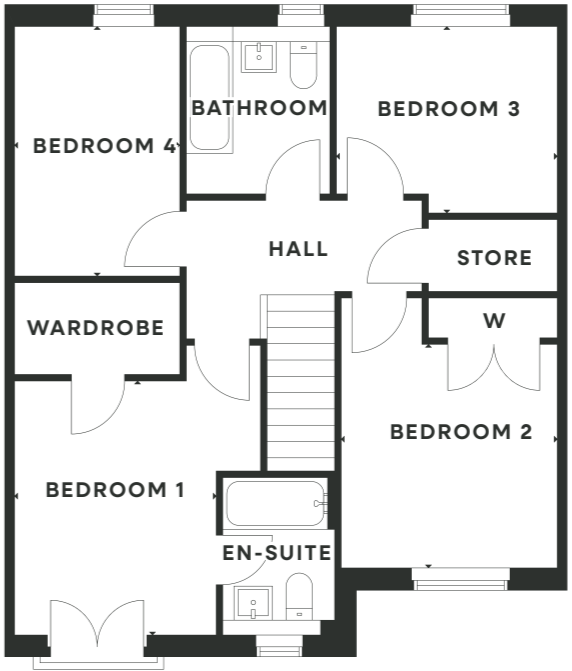
# THE KINNESS

PLOTS: 7, 11, 57, 58, 65, 68, 76,  
84, 86 & 91

4 BEDROOM DETACHED VILLA  
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	m	ft
Kitchen/Dining	5.93 x 3.45	19'6" x 11'4"
Lounge	3.69 x 5.67	12'1" x 18'7"

FIRST FLOOR

Room	m	ft
Bedroom 1	3.04 x 3.85	10'0" x 12'8"
Bedroom 2	3.29 x 3.40	10'10" x 11'2"
Bedroom 3	3.36 x 2.85	11'0" x 9'4"
Bedroom 4	2.50 x 3.79	8'2" x 12'5"

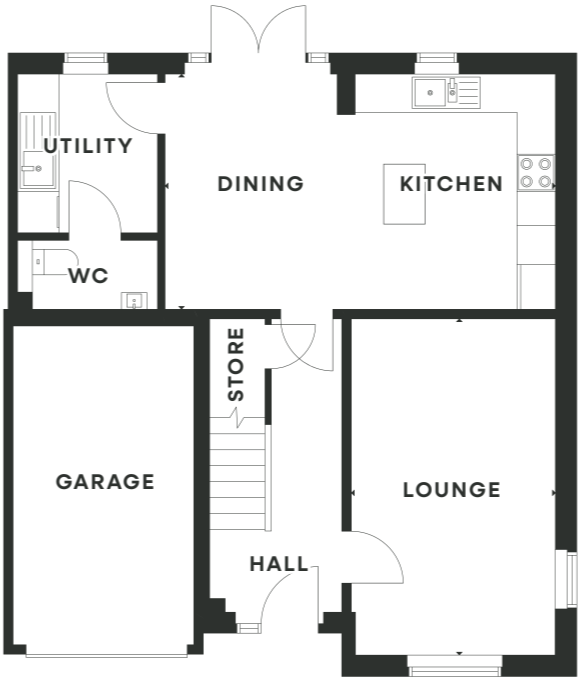
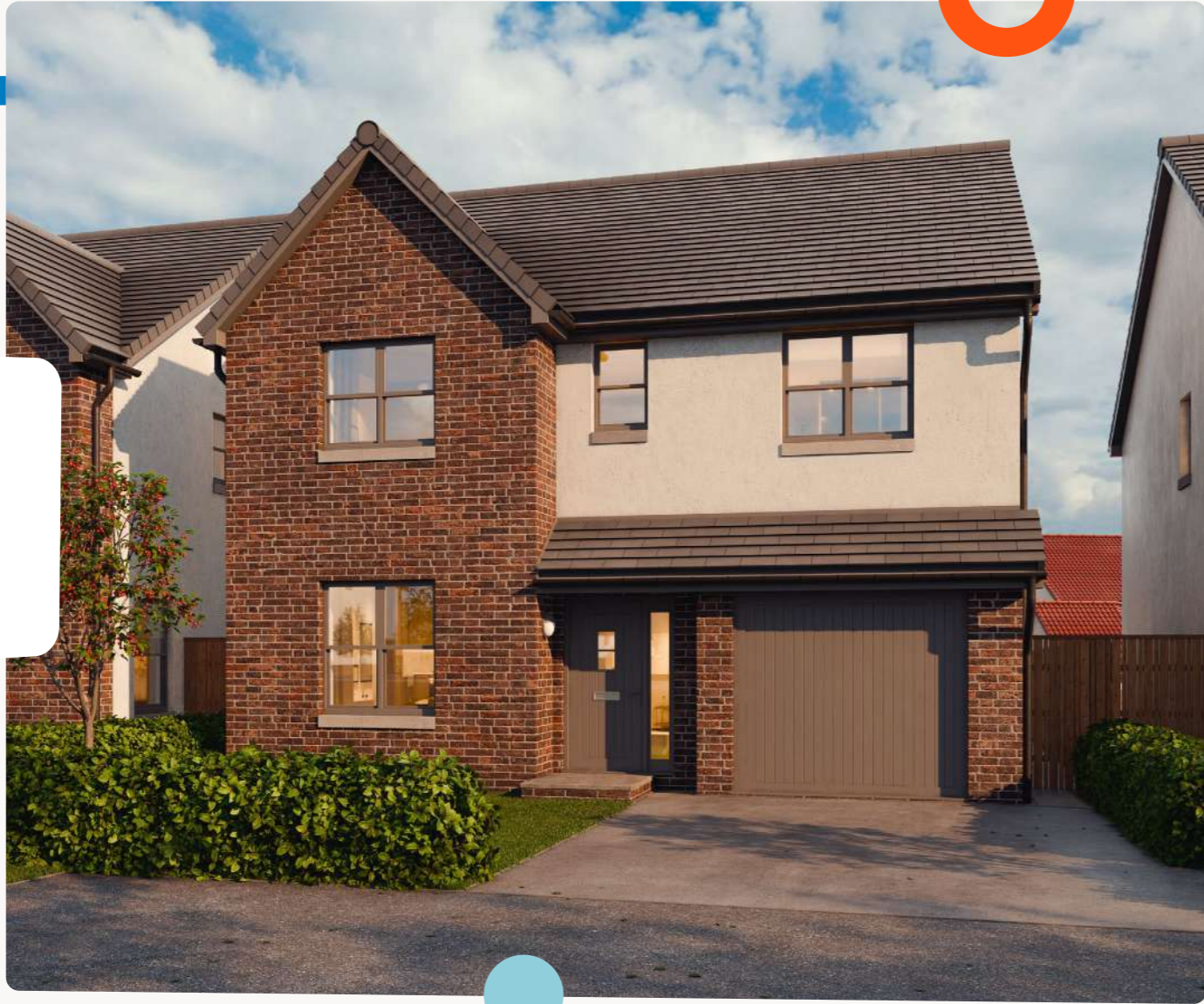
TOTAL FLOOR AREA  
1,367 ft² / 127 m²

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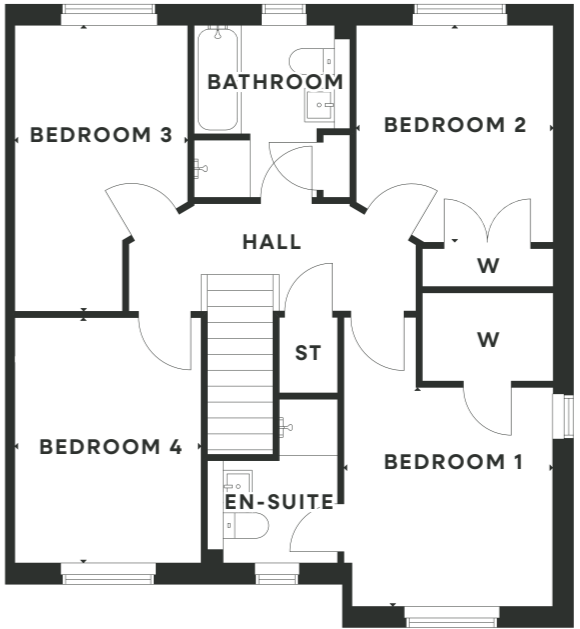
# THE LEVEN

PLOTS: 1, 51, 53, 60, 64,  
66, 77, 85 & 92

4 BEDROOM DETACHED VILLA  
WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Room	m	ft
Kitchen/Dining	6.15 x 3.69	20'2" x 12'1"
Lounge	3.23 x 5.31	10'7" x 17'5"

## FIRST FLOOR

Room	m	ft
Bedroom 1	3.30 x 3.45	10'10" x 11'4"
Bedroom 2	3.10 x 3.42	10'2" x 11'3"
Bedroom 3	2.71 x 4.49	8'11" x 14'9"
Bedroom 4	2.93 x 3.86	9'7" x 12'8"

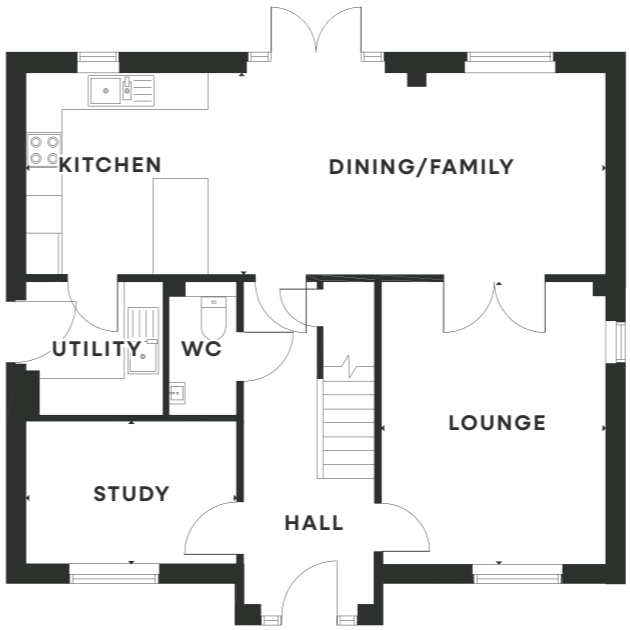
TOTAL FLOOR AREA  
1,430 ft<sup>2</sup> / 133 m<sup>2</sup>

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this house type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the New Homes Sales Executive for current plot specific details prior to reservation.

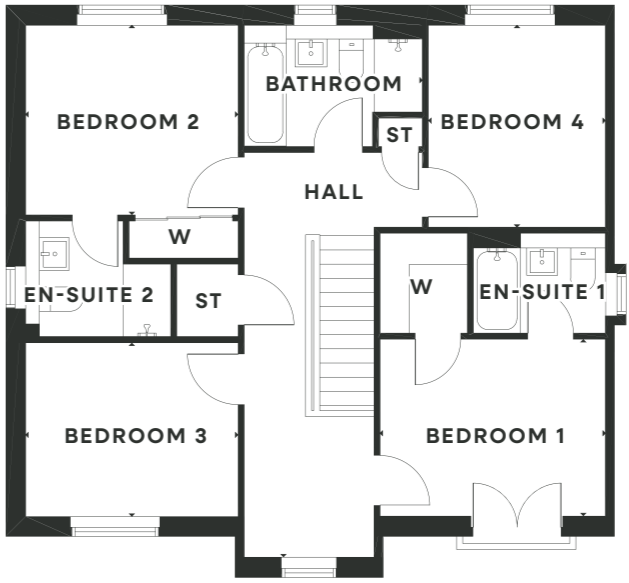
# THE TEVIOT

PLOTS: 6, 47, 52, 63 & 67

5 BEDROOM DETACHED VILLA  
WITH DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Room	m	ft
Kitchen/Dining	9.58 x 3.33	31'5" x 10'11"
Lounge	3.70 x 4.66	12'2" x 15'3"
Study	3.47 x 2.36	11'5" x 7'9"

## FIRST FLOOR

Room	m	ft
Bedroom 1	3.72 x 2.93	12'3" x 9'7"
Bedroom 2	3.50 x 3.15	11'6" x 10'4"
Bedroom 3	3.50 x 2.86	11'6" x 9'5"
Bedroom 4	2.94 x 3.36	9'8" x 11'0"

TOTAL FLOOR AREA  
1,700 ft<sup>2</sup> / 158 m<sup>2</sup>

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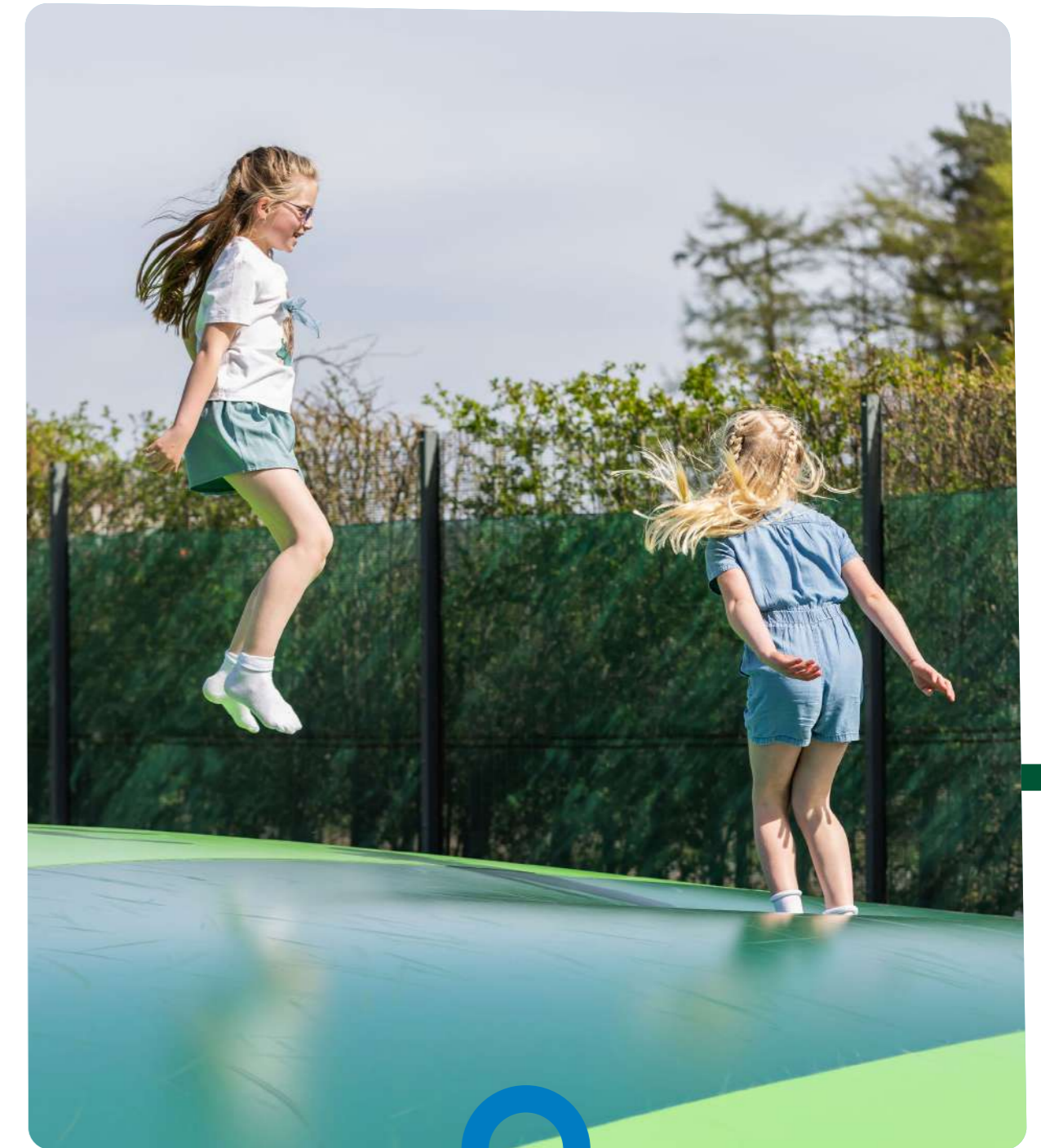


# IMPORTANT CUSTOMER NOTICE

Cruden Homes operates a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of houses is correct at the date of print (June 2025) but may be subject to change as necessary and without notice. Cruden Homes reserves the right to implement changes to the specifications both internally and externally without warning. Whilst these particulars are prepared with all due care and attention for the convenience of potential purchasers, the information is intended as a guide only. The computer-generated images provide an indication of the finish of a typical property or street scene and do not necessarily represent the exact finish of a particular property on this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a

general guide only. For specific particulars, please speak to the New Homes Sales Executive for the most up-to date information. Nothing contained in this brochure shall constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (June 2025)

A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your New Homes Sales Executive for more information.



# LONGTHORN GARDENS

SHAWFAIR ●

**cruden** HOMES

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& MICKEL



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