

LONGTHORN GARDENS

SHAWFAIR ●

Discover a fresh approach to modern
living at Longthorn Gardens

THE APARTMENTS

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 down your roots.

A range of stylish 2 bedroom apartments built with sustainability at their core, these energy-efficient apartments benefit from modern construction techniques and district heating solutions, ensuring a greener, more cost-effective way to live. Whether you're 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.



 **LONGHORN 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

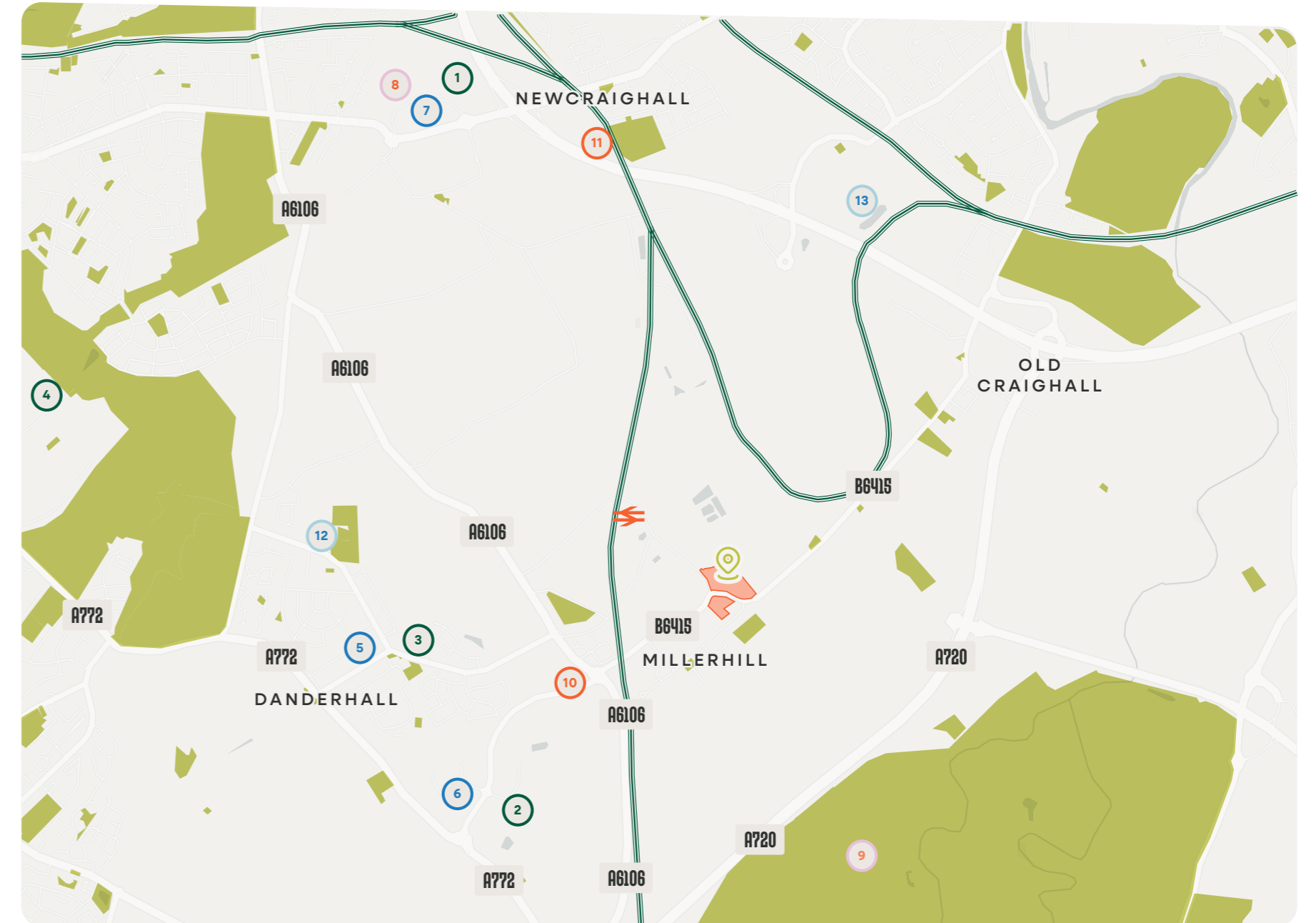
EDUCATION

 **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

- APARTMENT BLOCK
- SITE BOUNDARY
- AFFORDABLE HOUSING
- BUILD TO RENT
APARTMENT PLOTS 13 to 17, and 27 to 32

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 and Build to Rent 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.

APARTMENT TYPE 2-1

2 BEDROOM APARTMENT

PLOTS: 20, 23 & 26

APARTMENT TYPE 2-2

2 BEDROOM APARTMENT

PLOTS: 19, 22 & 25

APARTMENT TYPE 2-3

2 BEDROOM APARTMENT

PLOTS: 18, 21 & 24



APARTMENT

SPECIFICATION

All apartments 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.



KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Under unit lighting
- Electric single fan assisted oven
- 4 burner induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated or chimney style cooker hood - dependent on layout (please speak to New Homes Sales Executive for plot specific information)
- Integrated washer dryer
- 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 to bathroom and en-suite
- Shaver/toothbrush socket

LIGHTING

- White matt down lights 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
- Audio entry system

HEATING AND PLUMBING

- District heating system with individual heat interface unit (HIU)
- Thermostatic heating control

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 and brand-new appliances.



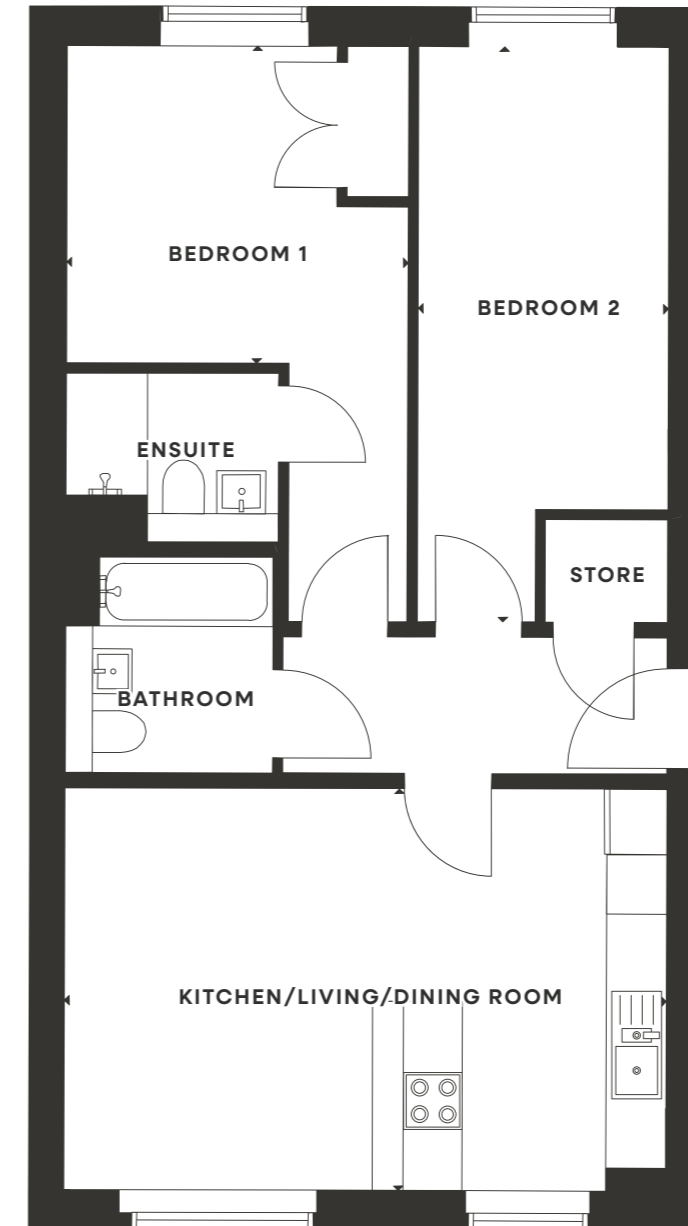
APARTMENT TYPE 2-1

2 BEDROOM APARTMENT

PLOT 20: GROUND FLOOR

PLOT 23: FIRST FLOOR

PLOT 26: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	5.90 x 3.95	19'4" x 13'0"
Bedroom 1	3.33 x 3.16	10'11" x 10'3"
Bedroom 2	2.41 x 5.67	7'9" x 18'6"

TOTAL FLOOR AREA
710 ft² / 66 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 apartment 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.



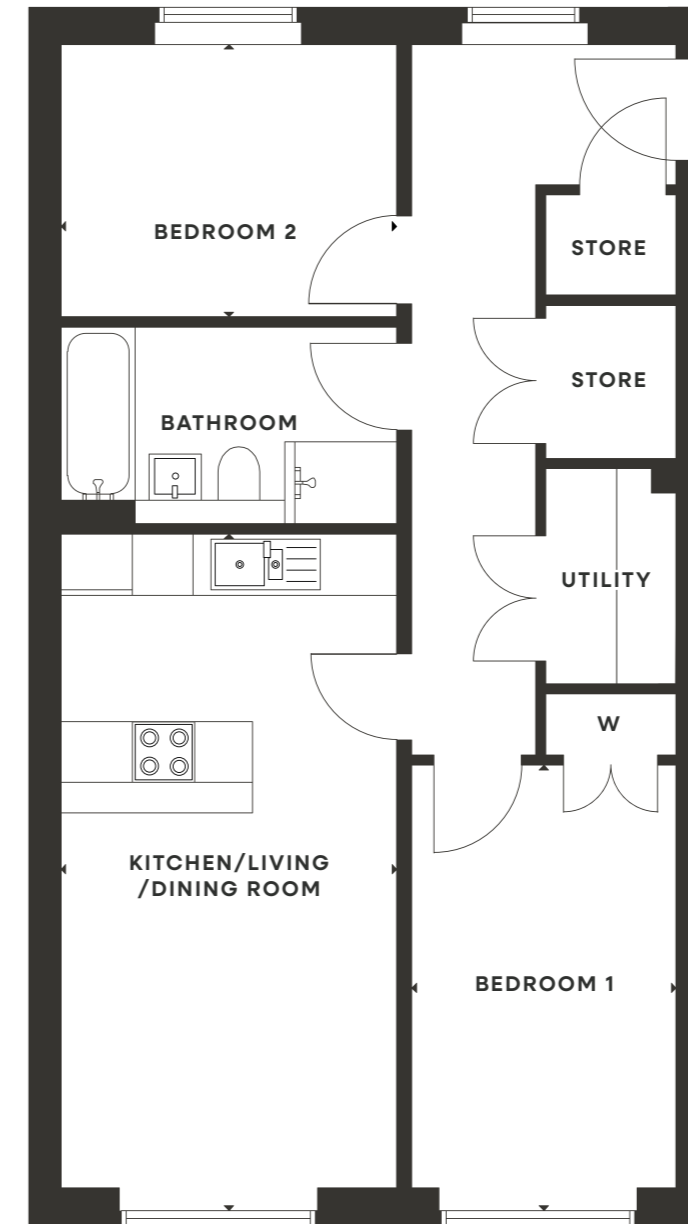
APARTMENT TYPE 2-2

2 BEDROOM APARTMENT

PLOT 19: GROUND FLOOR

PLOT 22: FIRST FLOOR

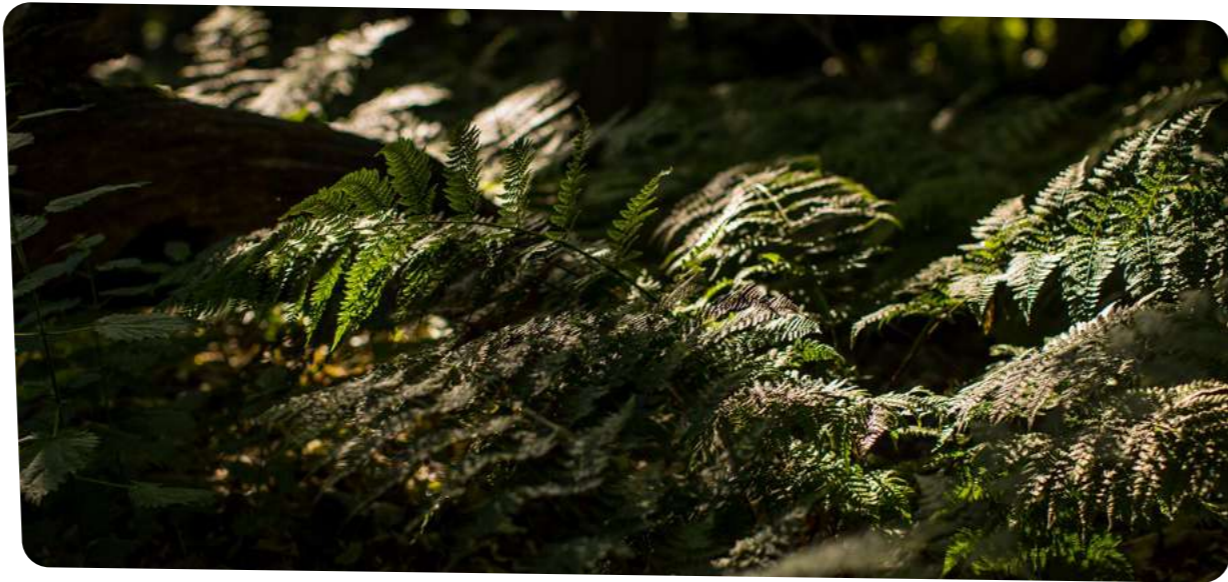
PLOTS 25: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	3.28 x 6.43	10'9" x 21'1"
Bedroom 1	2.59 x 4.16	8'6" x 13'8"
Bedroom 2	3.28 x 2.66	10'9" x 8'9"

TOTAL FLOOR AREA
721 ft² / 67 m²

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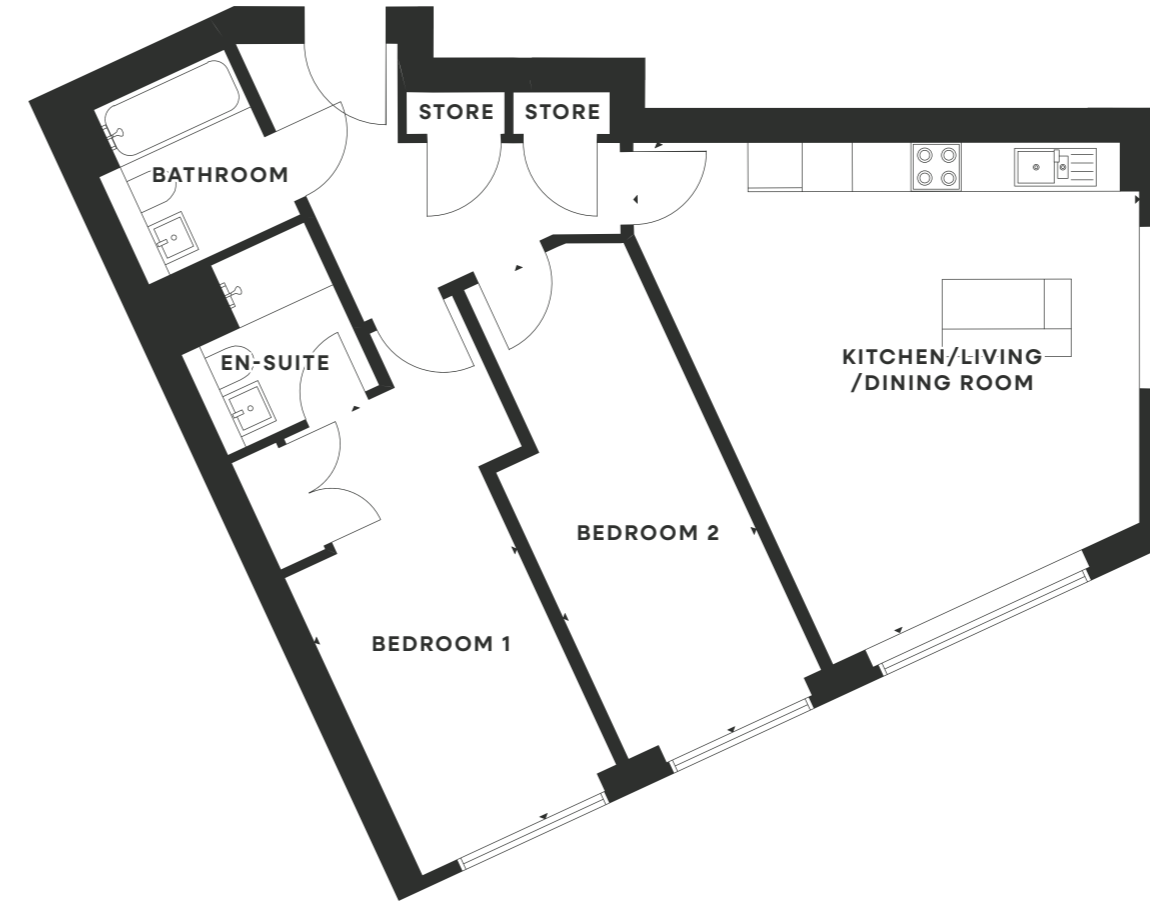
APARTMENT TYPE 2-3

2 BEDROOM APARTMENT

PLOT 18: GROUND FLOOR

PLOT 21: FIRST FLOOR

PLOTS 24: SECOND FLOOR



Room	m	ft
Kitchen/living/dining room	5.95 x 6.57	19'6" x 21'7"
Bedroom 1	2.60 x 5.12	8'6" x 16'10"
Bedroom 2	2.50 x 5.88	8'2" x 19'3"

TOTAL FLOOR AREA
823 ft² / 77 m²

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IMPORTANT CUSTOMER NOTICE

Cruden Homes Ltd operates a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of apartments is correct at the date of print (December 2025) but may be subject to change as necessary and without notice. Cruden Homes Ltd 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 (December 2025).

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0131 287 7006

longthorngardens@cruden.co.uk



LONGTHORNGARDENS.CO.UK