



# WALLACE PARK

WALLYFORD



AMBASSADOR  
LIVING



# A LUXURY LIFESTYLE THAT HAS IT ALL

Wallace Park combines the perfect blend of coastal, city and countryside living; located in the popular Village of Wallyford, close to amenities and only an 11 minute train journey to Edinburgh Waverley Station.

Featuring a brand new carefully curated collection of three-, four- and five-bedroom homes designed bespoke to their setting in the heart of this desirable pocket of East Lothian. All homes boast flexible layouts to suit every dynamic, without compromise on an impressively high standard of living.



# LIVING

*redefined*

Whether you're just starting out, considering a move to downsize, or looking for space for your family to grow; there is space for everyone, and a place for everything.

The bespoke collection of homes at Wallace Park sit within a beautifully designed development, offering a high standard of living accommodation unrivalled in the local area.

Every home has been thoughtfully designed to provide versatility and generous proportions reflecting the semi-rural East Lothian location. With a focus on space, light and flexibility each home is perfectly suited for modern living.

A bedroom, playroom, a study for home working, home cinema or relaxing family room; whether you need fun, functionality, or formality - there is no need to make your family fit your home, when you can make your home fit your family.

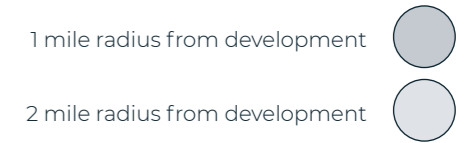






# PERFECTLY LOCATED

*ideally connected*



## AMENITIES

- 1 Musselburgh Beach
- 2 The Musselburgh Golf Club
- 3 Musselburgh Old Course Golf Club
- 4 Royal Musselburgh Golf Course
- 5 Levenhall Links Leisure Park
- 6 Musselburgh Lagoons
- 7 Lewisvale Public Park
- 8 Inveresk Lodge Garden
- 9 Musselburgh Racecourse
- 10 Musselburgh Sports Centre
- 11 Musselburgh Tennis Club
- 12 Musselburgh Cricket Club
- 13 Wallyford Miners Welfare Society & Social Club
- 14 Inveresk Bowling & Social Club
- 15 Wallyford Library
- 16 The Brunton Theatre
- 17 Musselburgh Museum
- 18 Prestongrange Museum

- 19 Nu Yu Beauty Salon
- 20 Saint Clements and Saint Ninians Church
- 21 Wallyford Pharmacy
- 22 Riverside Medical Practice
- 23 Wallyford Post Office
- 24 Musselburgh Dental Care
- 25 Specsavers Opticians Musselburgh
- 26 Musselburgh Fire Station
- 27 Musselburgh Police Station
- 28 Almond Park Nursery
- 29 Wallyford Primary School
- 30 Musselburgh Grammar School
- 31 Loretto School
- 32 Preston Lodge High School
- 33 Ross High School
- 34 Wallyford Train Station
- 35 Wallyford Park and Ride
- 36 The City of Edinburgh Bypass

## BARS & RESTAURANTS

- 1 The Mercat Bar & Grill
- 2 Caprice Restaurant
- 3 Muss Bar & Kitchen
- 4 The Campaign Room Bistro at Carberry Tower
- 5 Buenos Aires Café and Grill
- 6 The Cuddie Brae
- 7 Crolla's Italian Kitchen
- 8 Gurkha Bar and Restaurant Musselburgh
- 9 Dal Patino
- 10 East Coast
- 11 The Ship Inn Bar & Bistro
- 12 Lanna Thai
- 13 Malvarosa
- 14 Craig House Brewers Fayre
- 15 Foresters Guild
- 16 The Espy
- 17 Whispers Lounge Bar
- 18 Tiger-in Chinese and Thai Takeaway
- 19 Biji's Kitchen



# OUT & ABOUT







The Village of Wallyford is situated less than ten miles east of Edinburgh. Nestled amongst rolling barley fields, Wallyford enjoys views across the Firth of Forth to the north and the Pentland Hills to the south.

Wallyford's peaceful setting, and proximity to Scotland's capital, offers country living within easy commuting distance to the vibrance of the city.

There are excellent transport links, with direct trains from Wallyford Train Station getting you to Edinburgh Waverley in just 11 minutes. The Wallyford Park and Ride facility further adds to commuters' convenience. The Edinburgh City Bypass connects Wallyford with the wider Scottish motorway network, Forth bridges, Edinburgh Airport and surrounding towns.

The wider area offers a wealth of cultural and culinary delights with a range of thriving local shops to browse, theatres to enjoy and restaurants and bars to dine in with family and friends in the nearby coastal town of Musselburgh.

Health and wellbeing is well catered for with a range of golf, tennis, cricket and other sports and leisure facilities nearby. For those who prefer their exercise at a gentler pace the beach, Levenhall Links Leisure Park and Musselburgh Lagoons provides scenic walking routes.

The area offers a selection of excellent local schools including Wallyford Primary School, Musselburgh Grammar School, Loretto School, Preston Lodge High School, and Ross High School.

Wallace Park offers an escape from the hectic pace of city life and the chance to feel at home in more tranquil surroundings as well as a safe haven for growing families.





# SITE PLAN



## ● THE ARRAN

Three bedroom detached

**Plots:**

7, 8, 12, 15, 16, 17, 18, 19, 44,  
45, 46, 47, 48, 49, 50, 51, 52,  
53, 54, 61, 62, 74, 75

## ● THE HAMILTON

Four bedroom detached

**Plots:**

1, 14, 55, 57, 60, 70, 80, 81, 83,  
84, 85, 89, 90, 92, 93, 94, 95,  
96, 97

## ● THE CALEDONIAN

Five bedroom detached

**Plots:**

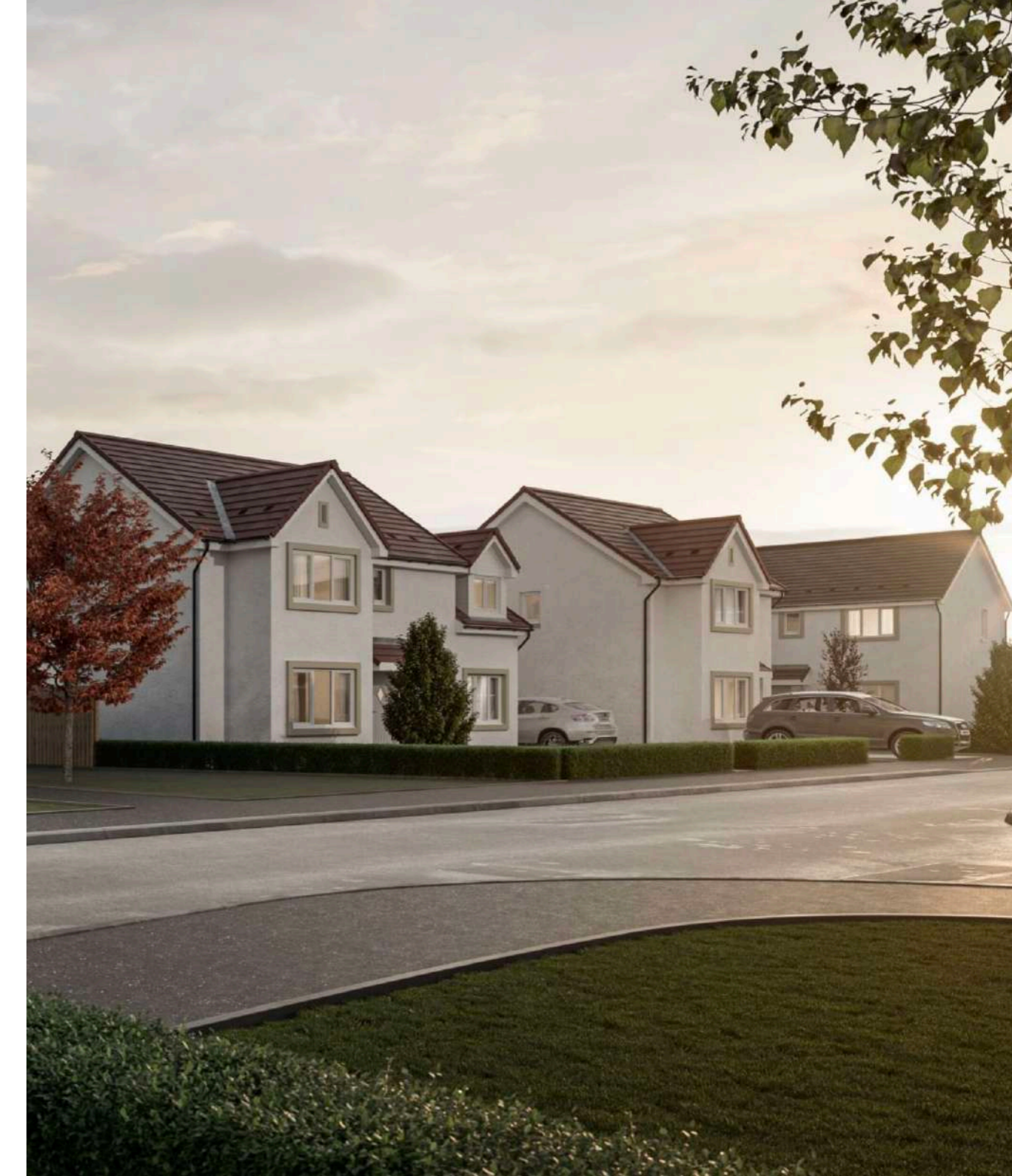
9, 56, 73, 76, 77, 78, 79, 86  
87, 88

## ● THE SALTIRE

Five bedroom detached

**Plots:**

2, 3, 4, 5, 6, 10, 11, 13, 58,  
59, 63, 64, 65, 66, 67, 68,  
69, 71, 72, 82, 91







# HOUSE TYPES & FLOOR PLANS



# THE ARRAN

3 bedroom detached

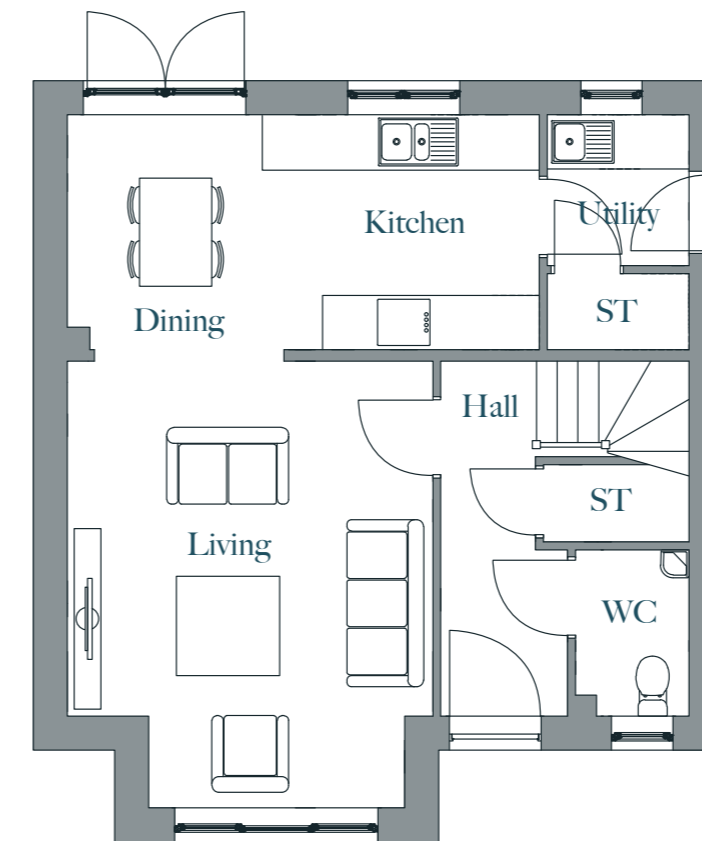
Plots: 7, 8, 12, 15, 16, 17, 18, 19, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 61, 62, 74, 75

97 m<sup>2</sup> / 1,047 ft<sup>2</sup>



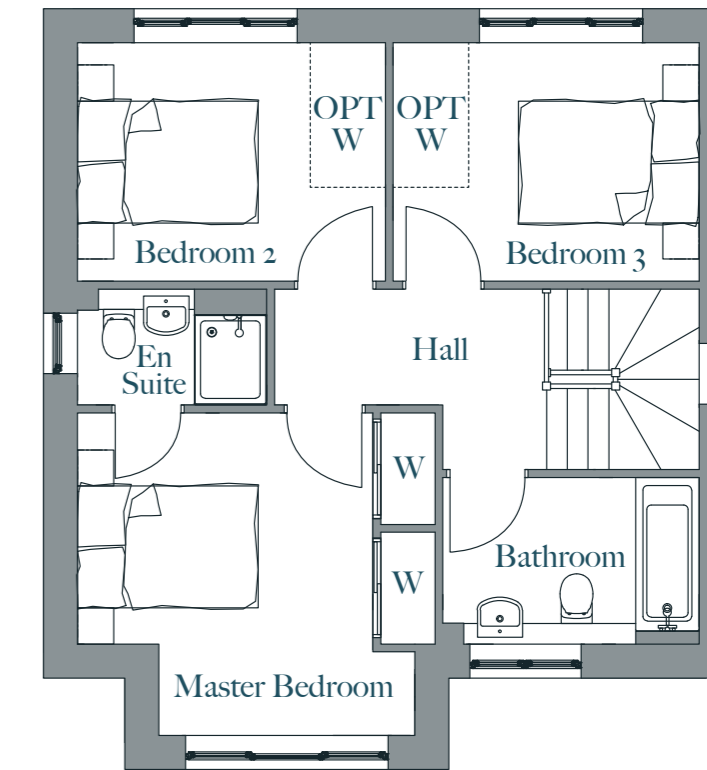
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.05 X 4.95	13'2" X 16'2"
KITCHEN/DINING	5.23 X 2.60	17'1" X 8'5"
UTILITY	1.57 X 1.67	5'1" X 5'4"
WC	1.26 X 1.84	4'1" X 6'0"



## FIRST FLOOR

AREA	METRES	FEET
MASTER BEDROOM	3.27 X 3.57	10'7" X 11'7"
EN SUITE	2.09 X 1.28	6'8" X 4'1"
BEDROOM 2	2.64 X 3.41	8'6" X 11'1"
BEDROOM 3	2.64 X 3.39	8'6" X 11'1"
BATHROOM	2.84 X 1.84	9'3" X 6'0"





# THE HAMILTON

4 bedroom detached

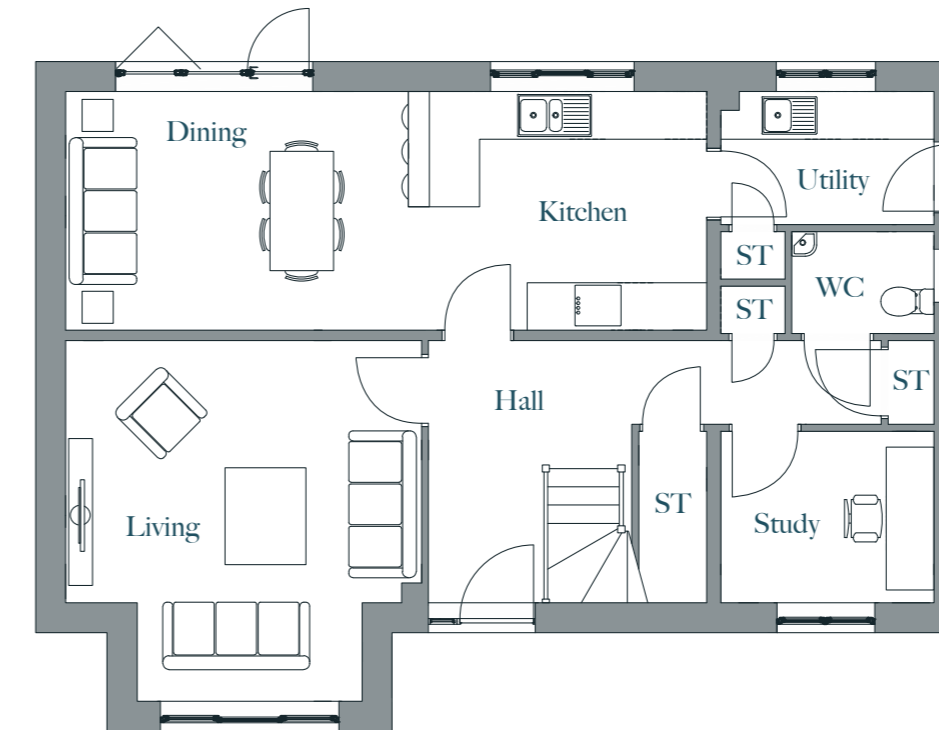
Plots: 1, 14, 55, 57, 60, 70, 80, 81, 83, 84, 85, 89, 90, 92, 93, 94, 95, 96, 97

146 m<sup>2</sup> / 1,572 ft<sup>2</sup>



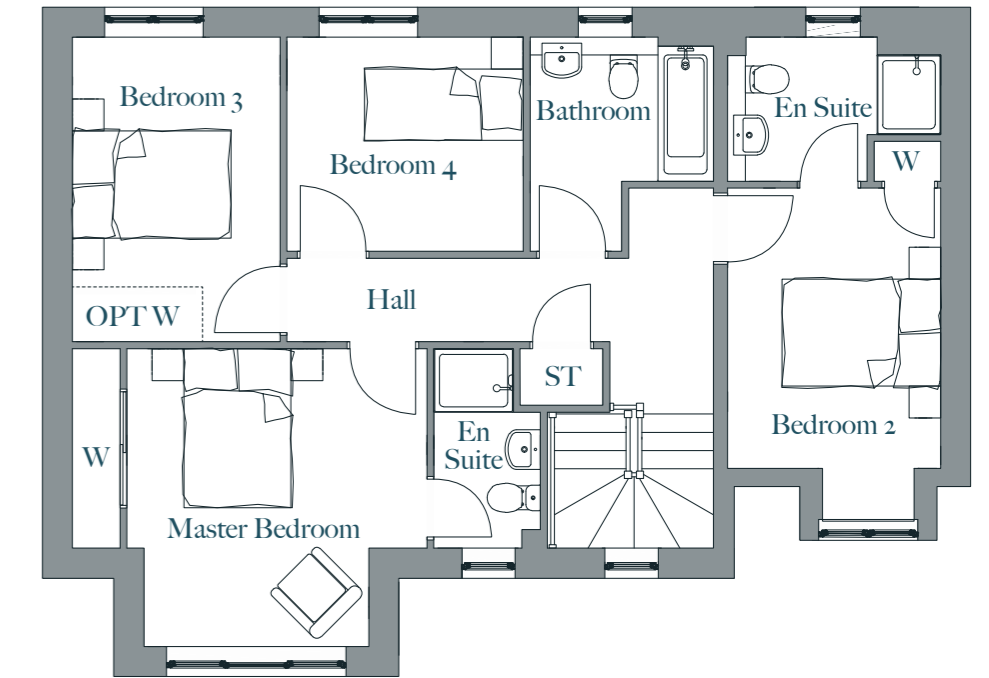
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.48 X 4.54	14'6" X 14'8"
DINING/KITCHEN	8.07 X 3.00	26'4" X 9'8"
UTILITY	2.68 X 1.67	8'7" X 5'4"
WC	1.28 X 1.79	4'1" X 5'8"
STUDY	2.68 X 2.16	8'7" X 7'0"



## FIRST FLOOR

AREA	METRES	FEET
MASTER BEDROOM	3.78 X 3.75	12'4" X 12'3"
EN SUITE	1.34 X 2.51	4'3" X 8'2"
BEDROOM 2	2.68 X 3.53	8'7" X 11'5"
EN SUITE	2.68 X 1.81	8'7" X 5'9"
BEDROOM 3	2.62 X 3.84	8'5" X 12'5"
BEDROOM 4	2.97 X 2.70	9'7" X 8'8"
BATHROOM	2.31 X 2.70	7'5" X 8'8"





# THE CALEDONIAN

5 bedroom detached

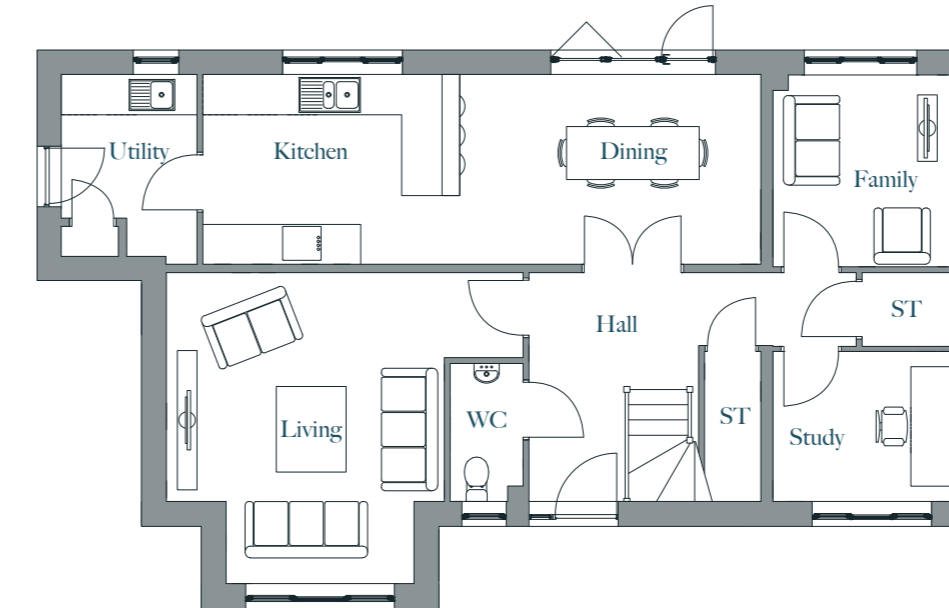
Plots: 9, 56, 73, 76, 77, 78, 79, 86, 87, 88

166 m<sup>2</sup> / 1,788 ft<sup>2</sup>



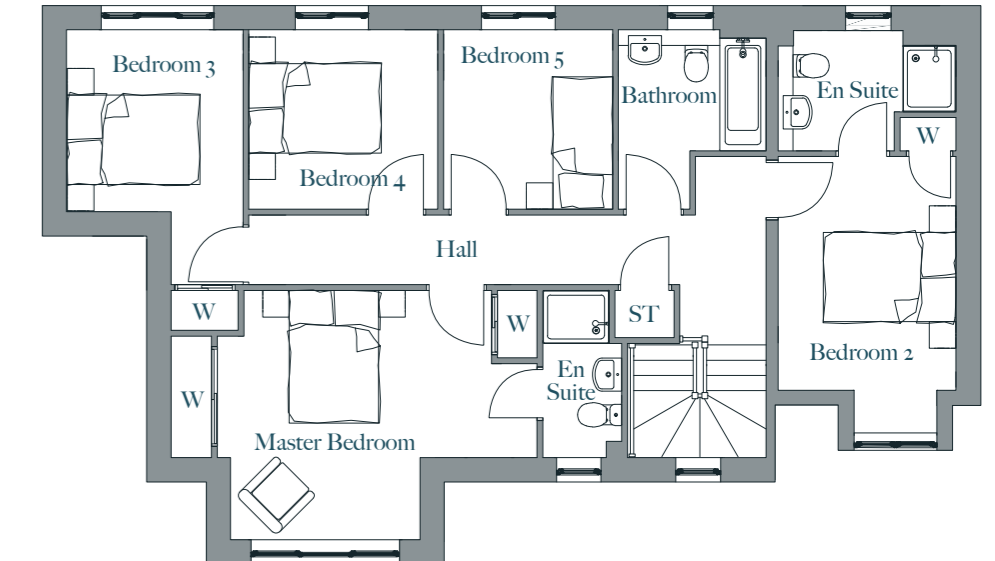
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.69 X 4.19	15'3" X 13'7"
KITCHEN/DINING	2.85 X 8.42	9'3" X 27'6"
UTILITY	2.04 X 2.72	6'6" X 8'9"
FAMILY	2.68 X 2.89	8'7" X 9'4"
STUDY	2.68 X 2.26	8'7" X 7'4"
WC	1.10 X 2.08	3'6" X 6'8"



## FIRST FLOOR

AREA	METRES	FEET
MASTER BEDROOM	4.82 X 3.75	15'8" X 12'3"
EN SUITE	2.51 X 1.19	8'2" X 3'9"
BEDROOM 2	2.68 X 3.53	8'7" X 11'5"
EN SUITE	2.68 X 1.81	8'7" X 5'9"
BEDROOM 3	2.65 X 2.72	8'6" X 8'9"
BEDROOM 4	2.85 X 2.70	9'3" X 8'8"
BEDROOM 5	2.55 X 2.70	8'3" X 8'8"
BATHROOM	2.23 X 2.70	7'3" X 8'8"





# THE SALTIRE

5 bedroom detached

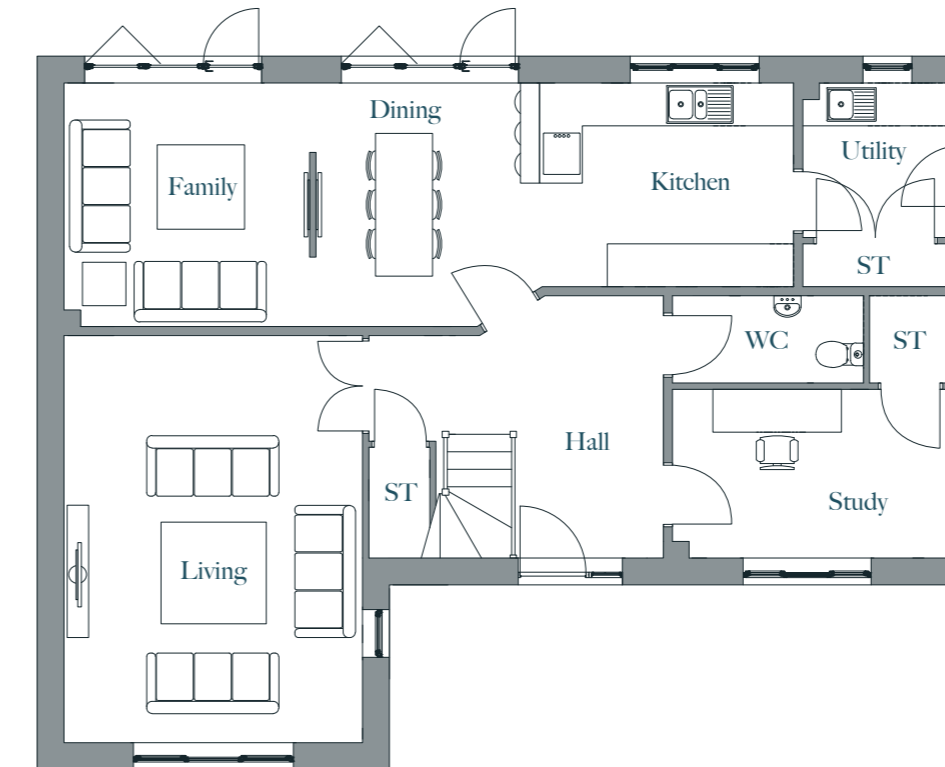
**Plots:** 2, 3, 4, 5, 6, 10, 11, 13, 58, 59, 63, 64, 65, 66, 67, 68, 69, 71, 72, 82, 91

186 m<sup>2</sup> / 2,010 ft<sup>2</sup>



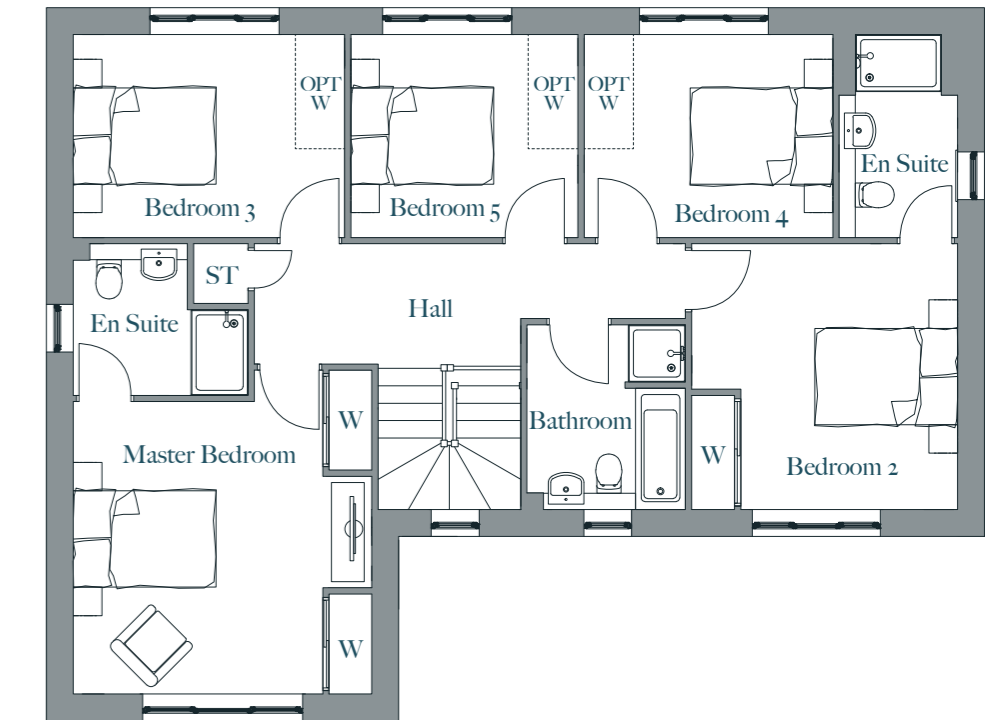
## GROUND FLOOR

AREA	METRES	FEET
LIVING	5.71 X 4.19	18'7" X 13'7"
FAMILY	3.48 X 3.41	11'4" X 11'1"
DINING	3.06 X 3.41	10'0" X 11'1"
KITCHEN	2.85 X 3.60	9'3" X 11'8"
UTILITY	2.04 X 2.17	6'6" X 7'11"
STUDY	3.87 X 2.37	12'6" X 7'7"
WC	2.68 X 1.22	8'7" X 4'0"



## FIRST FLOOR

AREA	METRES	FEET
MASTER BEDROOM	4.19 X 4.10	13'7" X 13'4"
EN SUITE	2.45 X 2.13	8'0" X 6'9"
BEDROOM 2	3.73 X 3.73	12'2" X 12'2"
EN SUITE	2.85 X 1.66	9'3" X 5'4"
BEDROOM 3	3.80 X 2.85	12'4" X 9'3"
BEDROOM 4	3.49 X 2.85	11'4" X 9'3"
BEDROOM 5	3.19 X 2.85	10'4" X 9'3"
BATHROOM	2.22 X 2.59	7'2" X 8'4"





# LUXURIOUSLY APPOINTED

Flexibility and individuality are built in when you buy a new, luxury home at Wallace Park. All of our homes are energy efficient and designed to an exacting standard to ensure you will love living in them.

Thoughtful specification means our homes offer luxury living with quality fixtures and fittings throughout. Internal specifications include stunning studio designed kitchens, available in a carefully coordinated collection of styles, colours and finishes. High quality Siemens integrated appliances and under cabinet lighting are also included as standard.

Boutique-style bathrooms and en-suite facilities all feature sleek award winning sanitaryware and luxurious fittings complemented with a choice of large profile Porcelanosa wall tiling.

Every home also benefits from USB points, provision for an electric car charging point, Myson Touch WiFi programmable smart heating and Solar PV for maximum energy efficiency.





# SPECIFICATION & FINISHES

## KITCHEN

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
A choice of studio designed kitchen from a curated collection of colours and styles with soft close cabinetry	✓	✓	✓	✓
Sink to be 1.5 bowl and chrome mixer tap	✓	✓	✓	✓
4 zone Siemens induction hob	✓	n/a	n/a	n/a
5 zone Siemens induction hob	n/a	✓	✓	✓
Integrated Cooker hood	✓	✓	✓	n/a
Ceiling mounted cooker hood	n/a	n/a	n/a	✓
Integrated Siemens Single Multi Function Self Cleaning Fan Oven	✓	✓	✓	✓
Integrated Siemens Combi Micro Oven	o	✓	✓	✓
Fully integrated Siemens dishwasher	o	✓	✓	✓
Integrated Siemens fridge freezer (70/30)	✓	✓	✓	✓
Multi-point switch system to Kitchen	✓	✓	✓	✓
Satin chrome LED downlights	✓	✓	✓	✓
Under unit LED lighting	✓	✓	✓	✓
Laminate worktops with matching backpanel	✓	✓	✓	✓
Solid surface worktops with upstands to match main worktop	o	o	o	o

## UTILITY

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
A choice of base units and laminate worktops with matching upstands	✓	✓	✓	✓
1.5 single bowl s/steel sink and chrome mixer tap	✓	✓	✓	✓
Space for washing machine with plumbing	✓	✓	✓	✓
Space for tumble dryer	✓	✓	✓	✓
Freestanding Washing Machine	o	o	o	o
Freestanding Tumble Dryer	o	o	o	o
Integrated Washing Machine	o	o	o	o
Integrated Washer Dryer	o	o	o	o
Central Heating Boiler within wall unit or store	✓	✓	✓	✓
Central Heating programmer	✓	✓	✓	✓

## EN SUITE 1

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with Back to Wall Pan with concealed cistern, soft close WC seat and morning mixer tap, push waste	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	✓	o	o
Vanity unit, with drop-in basin	o	o	✓	✓
RAK Round shower system	✓	o	o	o
RAK Round shower system with rainfall shower	o	✓	✓	✓
Towel warmer with thermostatic control	o	o	✓	✓
Shaver point	✓	✓	✓	✓
White waterproof LED downlighters	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	✓	✓	✓	✓
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	o	o	o	o

✓ INCLUDED

n/a NOT AVAILABLE

C CUSTOMER CHOICE

o OPTIONAL EXTRA

## MAIN BATHROOM

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with Back to Wall Pan with concealed cistern, soft close WC seat and morning mixer tap, push waste	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	o	o	o
Vanity unit, with drop-in basin	o	✓	✓	✓
Reinforced Acrylic Single ended bath with bath panel	✓	✓	✓	✓
RAK Round wall mounted exposed thermostatic bath shower mixer with hand shower, fixing bracket and hose	✓	✓	✓	✓
RAK Round wall mounted exposed thermostatic BSM with external riser kit & shower over the bath and glass screen	o	o	o	n/a
Towel warmer with thermostatic control	✓	✓	✓	✓
Shaver point	o	o	✓	✓
White waterproof LED downlighters	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	n/a	n/a	✓
Porcelanosa large profile half tiling to walls around bath & behind wc and basin with square satin chrome trims	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	o	o	o	o

## EXTERNAL FINISHES

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
White P.V.C.U. Fascias and Soffits	✓	✓	✓	✓
Black Rainwater Goods	✓	✓	✓	✓
Slab pathway to front of house	✓	✓	✓	✓
Pavior Driveway	✓	✓	✓	✓
Turfed Front Garden	✓	✓	✓	✓
Turfed Rear Garden	o	o	o	o
1800mm high timber Plot Division screen fence	✓	✓	✓	✓
1800mm high timber gate & 1800mm high timber rear screen fence	✓	✓	✓	✓
Slabbing / Patio to rear of house	✓	✓	✓	✓

## OTHER EN SUITES

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with Back to Wall Pan with concealed cistern, soft close WC seat and morning mixer tap, push waste	n/a	✓	✓	✓
RAK Summit basin, semi-ped	n/a	✓	✓	✓
Vanity unit, with drop-in basin	n/a	o	o	o
RAK Round shower system	n/a	✓	✓	✓
RAK Round shower system with rainfall shower	n/a	o	o	o
Towel warmer with thermostatic control	n/a	o	o	o
White waterproof LED downlighters	n/a	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	✓	✓	✓
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	n/a	✓	✓	✓
Porcelanosa large profile full tiling to all walls	n/a	o	o	o

## CLOAKROOM/WC

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
RAK Compact Corner Cloakroom basin with chrome bottletrap	✓	✓	n/a	n/a
RAK Compact Cloakroom basin with chrome bottletrap	n/a	n/a	✓	✓
RAK Series 600 Back to Wall Pan with concealed cistern	✓	✓	✓	✓
Soft Close WC seat	✓	✓	✓	✓
RAK Morning mixer tap, push waste	✓	✓	✓	✓
Towel warmer with thermostatic control	o	o	o	o
Half height tiling to Cloakroom walls behind wc and 2 tiles wide behind basin with square satin chrome trims	✓	✓	✓	✓



✓ INCLUDED    n/a NOT AVAILABLE    C CUSTOMER CHOICE    O OPTIONAL EXTRA

## SERVICES

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
<b>Heating</b>				
Gas fired central heating, wall mounted system boiler with Unvented Cylinder	n/a	✓	✓	✓
Gas fired central heating, wall mounted combi boiler	✓	n/a	n/a	n/a
Myson Select Compact radiators, inc TRV's except room with stat which is fitted with Lockshield Valves	✓	✓	✓	✓
Programmable Room Thermostat (Wifi enabled)	✓	✓	✓	✓
Immerser heater and switch to hot water cylinder	n/a	✓	✓	✓
TV points located to Lounge x 1 (multimedia socket), Family x 1, Smallest Bedroom or Study x 1, Master Bedroom x 1	✓	✓	✓	✓
BT Outlets located to Lounge x 1, Smallest Bedroom or Study x 1, Master Bedroom x 1	✓	✓	✓	✓
Main BT Fibre Inlet point located within Ground Floor Store and supply taken to Study	✓	✓	✓	✓
<b>Electrics</b>				
Double Sockets located to Lounge x 4, Master Bedroom x 3, Dining & all other bedrooms x 2, Upper & lower hallway x 1	✓	✓	✓	✓
Mains operated smoke detectors with battery backup	✓	✓	✓	✓
Mains operated CO Detector	✓	✓	✓	✓
Mains operated CO2 detector	✓	✓	✓	✓
Mains operated heat detector	✓	✓	✓	✓
Pendant light fittings to all rooms except bathroom, en/suite, cloakroom and kitchen	✓	✓	✓	✓
Stores to be fitted with batten fittings	✓	✓	✓	✓
Satin chrome faceplates with white inserts to Hallways, Lounge, Dining & Kitchen	o	✓	✓	✓
USB double socket faceplates to Kitchen x 1, Lounge x 1, Master Bed x 2	✓	✓	✓	✓
Adequate provision of spurs for all kitchen appliances	✓	✓	✓	✓
Switched spurs to appliance spaces in utility	✓	✓	✓	✓
Waterproof LED external light fitting with PIR sensor at front door	✓	✓	✓	✓
Rear/side entrance to be low energy Bulkhead Fitting	✓	✓	✓	✓
Door bell and push to front doors (Satin chrome)	✓	✓	✓	✓
Fluorescent light fitting and 2 x double socket to garage	n/a	n/a	✓	✓
Spareway fitted for alarm	✓	✓	✓	✓
Install standard wireless alarm system	o	o	o	o
32A supply for car charging point provided in garage/external wall	✓	✓	✓	✓

## WINDOWS, DOORS & INTERNAL FEATURES

	ARRAN	HAMILTON	CALEDONIAN	SALTIRE
High Performance insulated Entrance Door (White uPVC) with Multi Point Locking System and Satin Anodised letter plate and internal draught flap	✓	✓	✓	✓
Glazed side panels	n/a	✓	✓	✓
High Performance insulated Rear/Side Door (White uPVC)	✓	✓	✓	✓
High Performance Bi-Fold doors To be double glazed 4-18-4 to match windows (White Alu)	n/a	✓	✓	✓
White double glazed windows (white internally and externally) with silver spacer bars	✓	✓	✓	✓
Window locks with keys to all windows excluding fire escapes	✓	✓	✓	✓
Window ironmongery to be satin chrome	✓	✓	✓	✓
Windows to have clear float glass with exception of bathrooms, en-suites, cloakrooms which have Cotswold	✓	✓	✓	✓
White sectional up & over garage door with remote control unit and fob	n/a	n/a	✓	✓
White ladder style door with polished chrome/nickel ironmongery with satin chrome hinges	✓	✓	✓	✓
Pre finished pass door with glazed panel to Lounge	✓	✓	✓	✓
Pre finished pass door with glazed panel to Kitchen	n/a	✓	✓	✓
Wardrobe to Master Bedroom with shelf and hanging rail	✓	✓	✓	✓
Wardrobe to Bedroom 2 with shelf and hanging rail	n/a	n/a	n/a	✓
Wardrobe to Bedroom 2 with shelf and hanging rail (Pass door in place of sliding)	n/a	✓	✓	n/a
Wardrobe to Bedroom 3 with shelf and hanging rail	n/a	n/a	✓	n/a
High profile skirtings and facings with shadow groove primed for painting	✓	✓	✓	✓
White Emulsion finish to walls and ceilings	✓	✓	✓	✓
White Satin finish to woodwork	✓	✓	✓	✓







# OUR COMMITMENT *to you*

Buying a new home is one of the biggest decisions you will ever make and at Ambassador Living we are dedicated to making the process as easy as possible, leaving you to focus on selecting your dream home.

Our experienced and knowledgeable team will guide and support you through every step of the process, from your very first enquiry through to the excitement of moving into your new Ambassador Living home.



We will make sure that you have contact details for key staff who will be helping you throughout the process of buying your home, so they can answer any questions you may have along the way.



Prior to signing your missives, we will provide you with all the information you need. If required, we can help you to appoint your own advisor to carry out legal formalities. Throughout the process your exchange deposit is always protected.



We will guide you through all the choices and options available to allow you to put your own personal stamp on your home (right up until build stage).



We will give you all the information you need about your warranty provider and other guarantees and warranties provided with your new home.



We will provide an accurate timeline detailing all the steps in the process for legal completion and the handing over of your new Ambassador home.



In advance of moving in, we will arrange a familiarisation visit to your new home when it is completed to make sure you know how everything works.

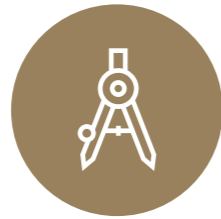


# 5 REASONS

*to live well in an Ambassador Living Home*



PRESTIGIOUS  
LOCATIONS



DISTINCTIVE  
ARCHITECTURE



LUXURIOUS  
SPECIFICATION



ENERGY  
EFFICIENCY



CARING CUSTOMER  
EXPERIENCE







# AMBASSADOR LIVING

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For further information or any enquiries please contact:



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