



MNM DEVELOPMENTS

THE MARKET









Bonnyrigg

Floor plans

Seven three bed houses

Seven one and two bed apartments

THE MARKET BONNYRIGG

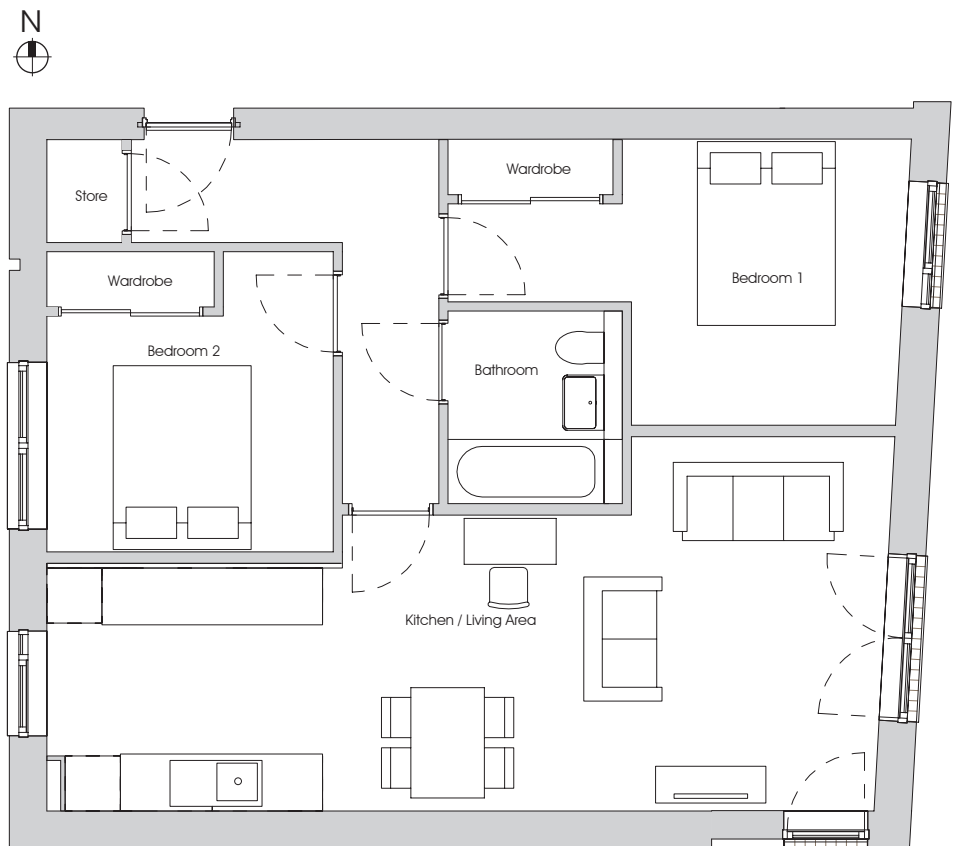
Block 3	Block 2	Block 1
Plot 10 	Plot 8 	Plots 1-7 
Plot 11 	Plot 9 	
Plot 12 		
Plot 13 		
Plot 14 		



PLOTS 1 & 4

67.1m² 723 ft²

	METRIC	IMPERIAL
KITCHEN/LIVING	9.00 x 3.30	29'5" x 10'8"
BEDROOM 1	5.00 x 3.10	16'4" x 10'2"
BEDROOM 2	3.30 x 3.10	10'8" x 10'2"
BATHROOM	2.10 x 1.90	6'9" x 6'2"



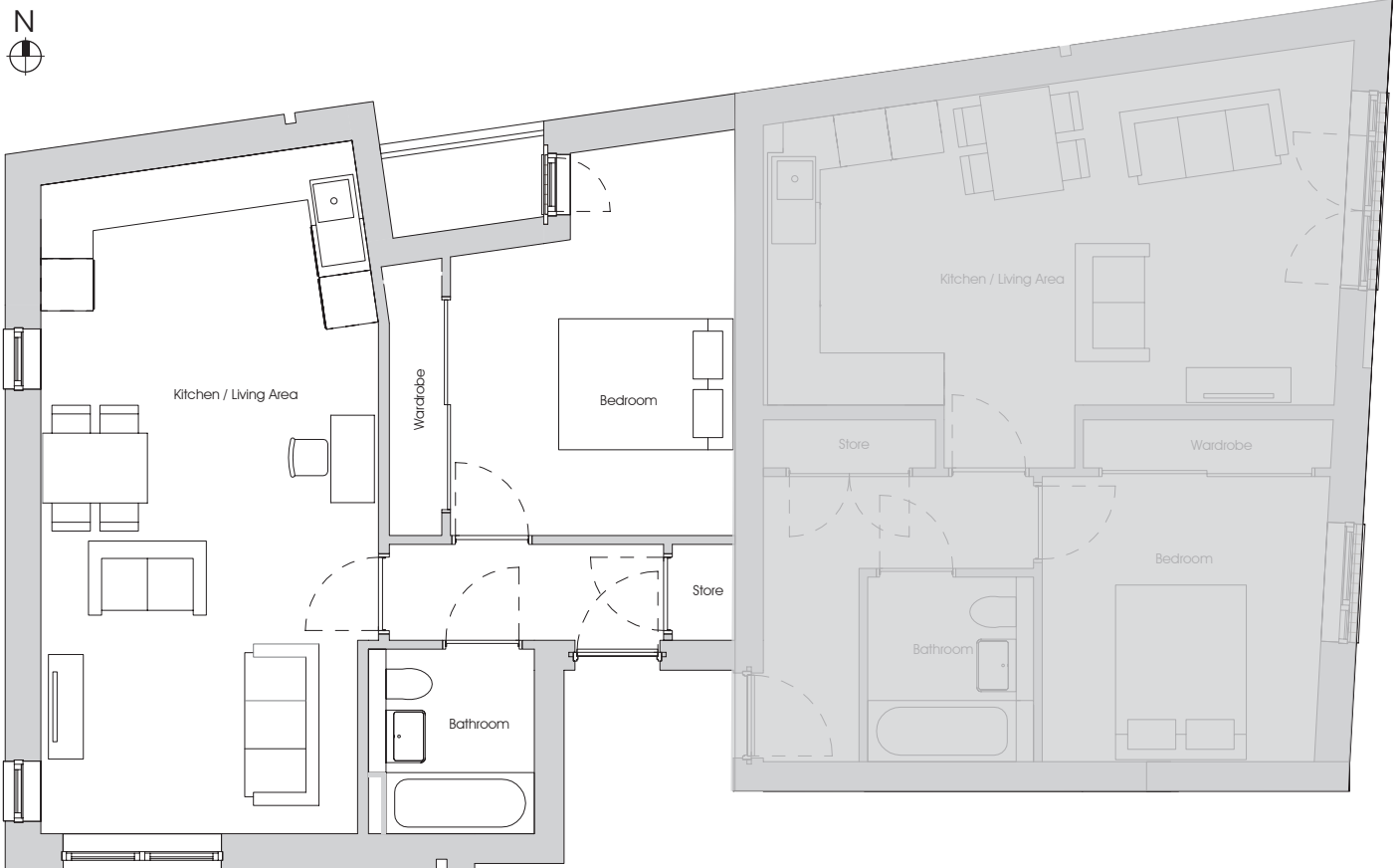
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PLOTS 2 & 5

53.9m² 581 ft²

	METRIC	IMPERIAL
KITCHEN/LIVING	7.90 x 3.90	25'9" x 12'8"
BEDROOM 1	4.60 x 3.90	15'1" x 12'8"
BATHROOM	2.10 X 1.90	6'9" x 6'2"



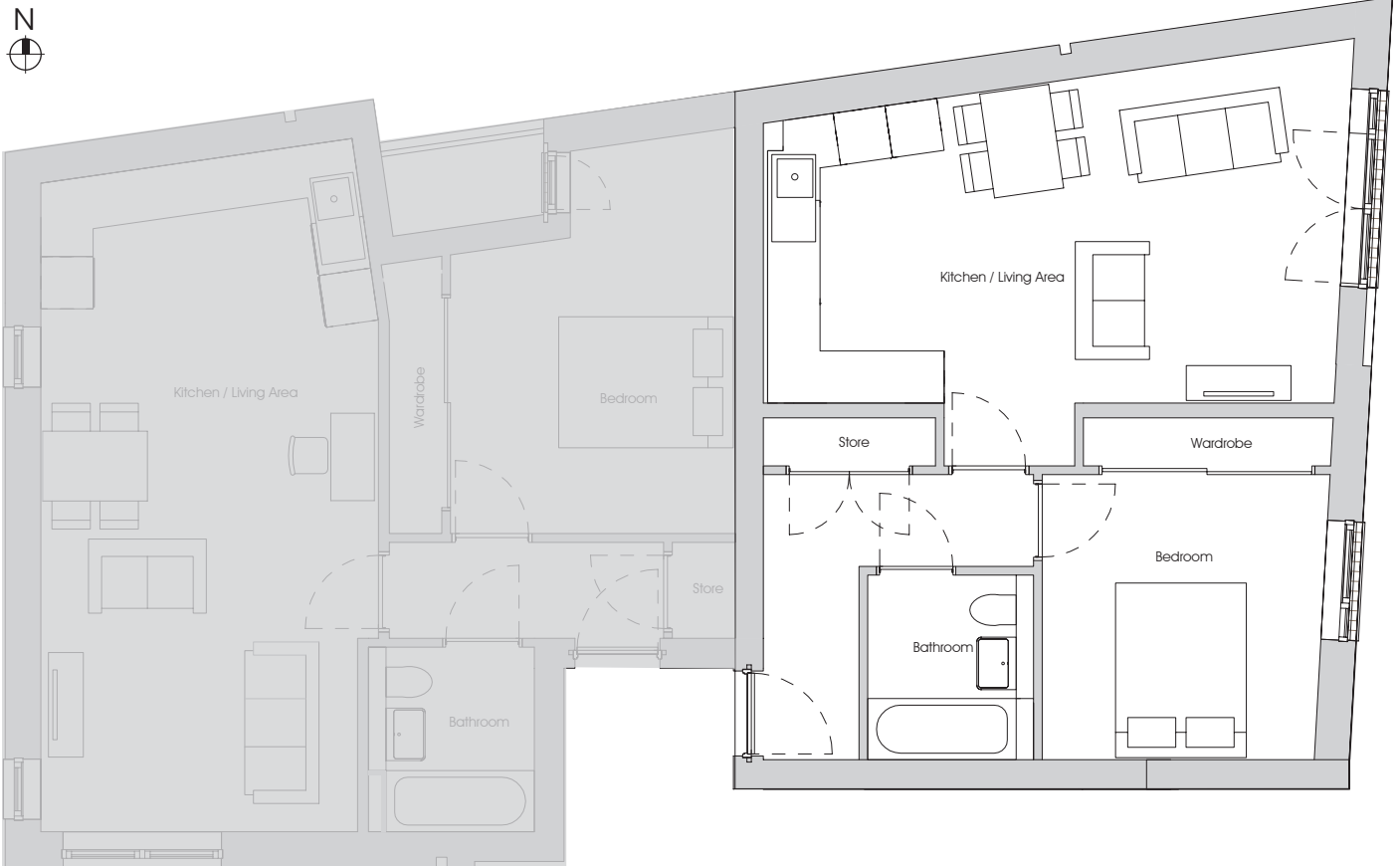
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PLOTS 3 & 6

50.7m² 546 ft²

	METRIC	IMPERIAL
KITCHEN/LIVING	6.80 x 3.70	22'3" x 12'1"
BEDROOM	3.90 x 3.30	12'8" x 10'8"
BATHROOM	2.10 X 1.90	6'9" x 6'2"



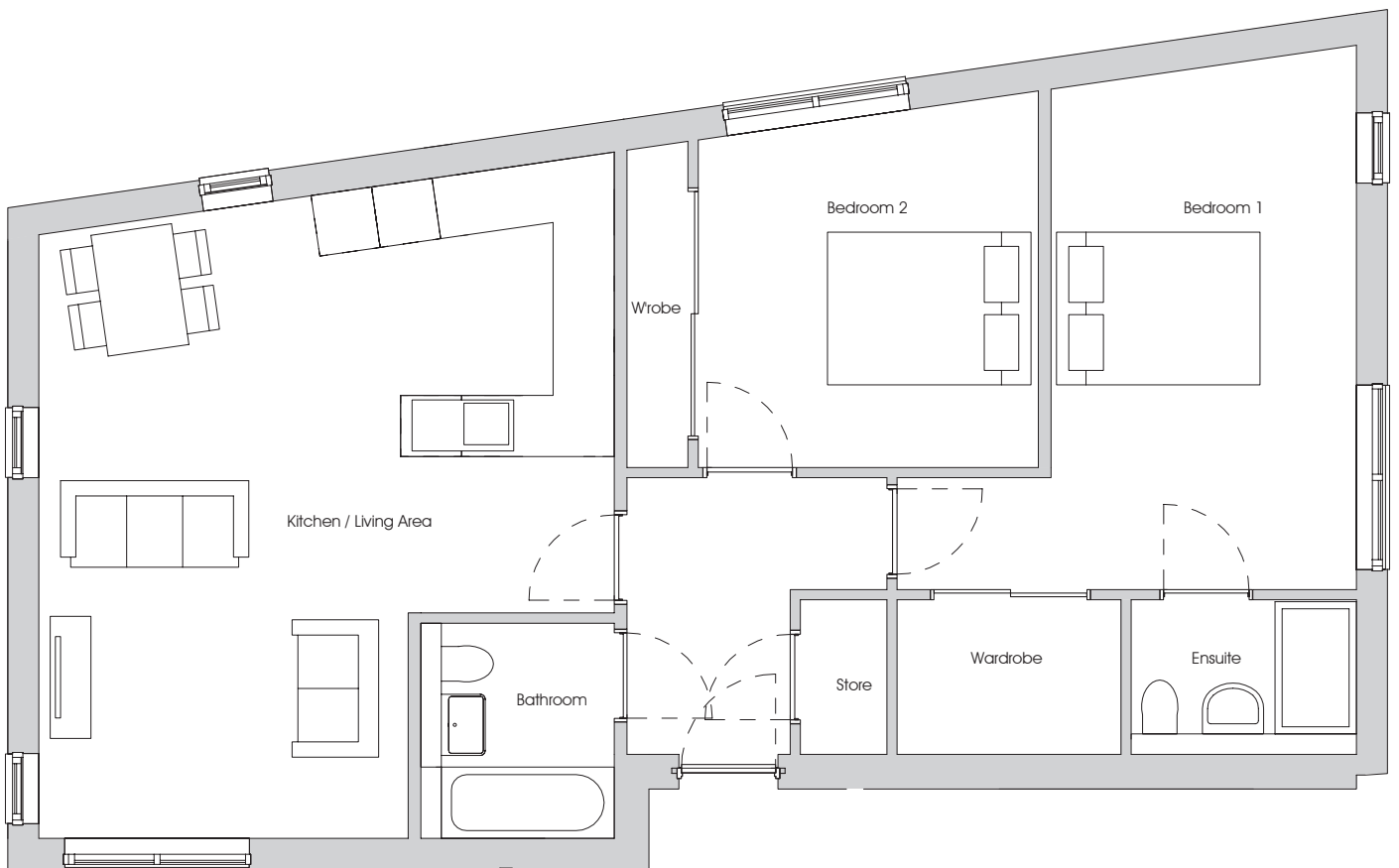
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PLOT 7

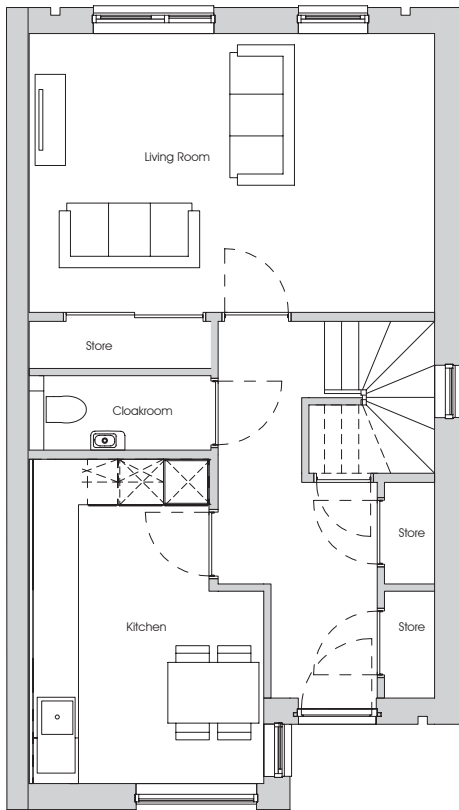
82.8m² 892 ft²

	METRIC	IMPERIAL
KITCHEN/LIVING	6.40 x 5.60	20'1" x 18'4"
BEDROOM 1	5.40 x 3.00	17'7" x 9'8"
BEDROOM 2	4.00 x 3.50	13'1" x 11'5"
BATHROOM	2.10 x 1.90	6'9" x 6'2"
EN-SUITE	2.20 x 1.50	7'2" x 4'9"



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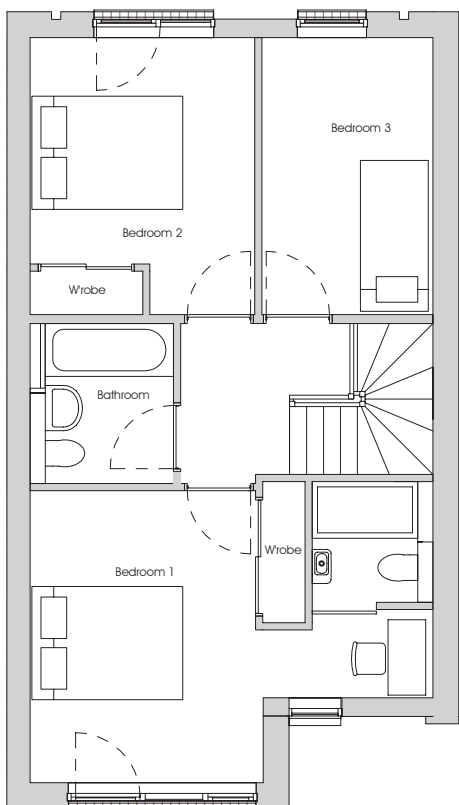
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PLOT 8

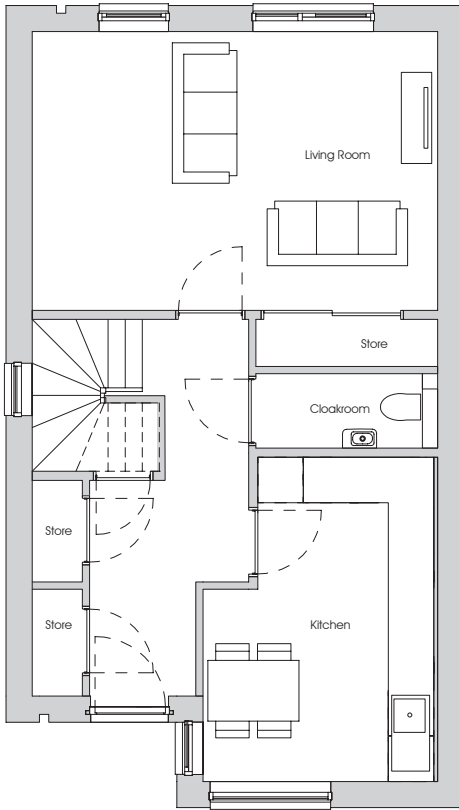
100.4m² 1,081 ft²

	METRIC	IMPERIAL
LIVING	5.30 x 3.70	17'4" x 12'1"
KITCHEN	4.30 x 3.00	14'0" x 9'8"
BEDROOM 1	3.90 x 3.00	12'8" x 9'8"
BEDROOM 2	3.70 x 3.00	12'1" x 9'8"
BEDROOM 3	3.70 x 2.30	12'1" x 7'5"
BATHROOM	2.10 x 1.90	6'9" x 6'2"
EN-SUITE	1.60 x 1.60	5'2" x 5'2"



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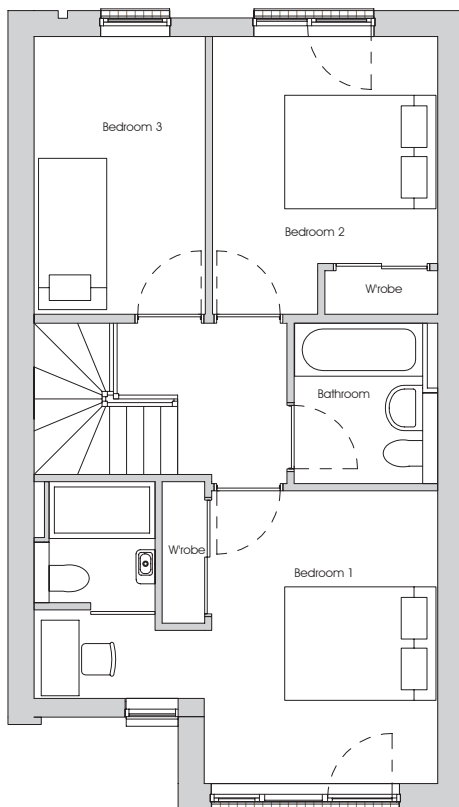
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PLOT 9

100.4m² 1,081 ft²

	METRIC	IMPERIAL
LIVING	5.30 x 3.70	17'4" x 12'1"
KITCHEN	4.30 x 3.00	14'0" x 9'8"
BEDROOM 1	3.90 x 3.00	12'8" x 9'8"
BEDROOM 2	3.70 x 3.00	12'1" x 9'8"
BEDROOM 3	3.70 x 2.30	12'1" x 7'5"
BATHROOM	2.10 x 1.90	6'9" x 6'2"
EN-SUITE	1.60 x 1.60	5'2" x 5'2"

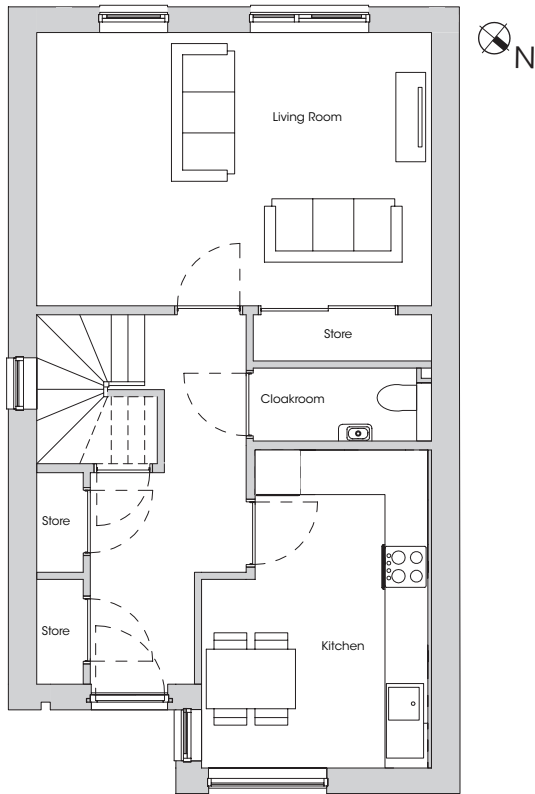


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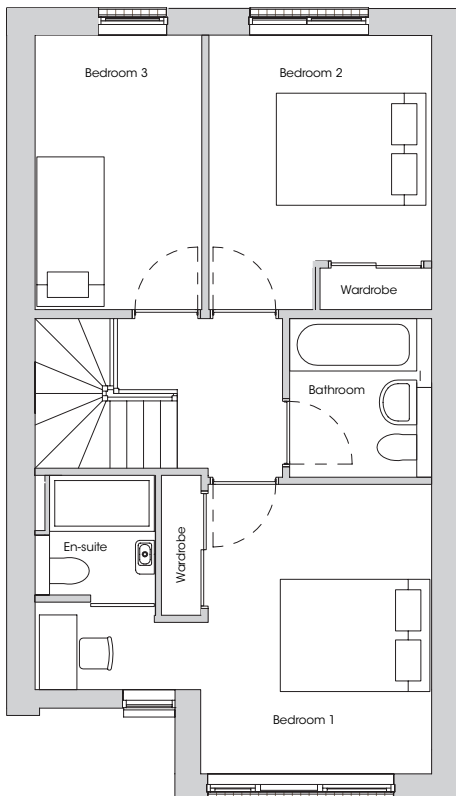
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PLOTS 10 - 14

99.7m² 1,074 ft²



	METRIC	IMPERIAL
LIVING	5.30 x 3.70	17'4" x 12' 1"
KITCHEN	4.30 x 3.00	14'0" x 9'8"
BEDROOM 1	3.90 x 3.00	12'8" x 9'8"
BEDROOM 2	3.70 x 3.00	12'1" x 9'8"
BEDROOM 3	3.70 x 2.30	12'1" x 7'5"
BATHROOM	2.10 x 1.90	6'9" x 6'2"
EN SUITE	1.60 x 1.60	5'2" x 5'2"



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Specification

KITCHENS

- Individual British designed kitchens by Riddle & Coghill to maximise both workspace and storage. The sink & taps are steel & chrome.
- Choice of 3 unit colours and 3 worktops colours which are high quality laminate.
- A range of high quality Indesit integrated appliances are fitted throughout each apartment
- Integrated fridge/freezer
- Integrated dishwasher
- 4 ring touch control induction hob
- Integrated Washer/dryer
- Under unit LED lighting

BATHROOMS & EN-SUITES

- Sanitary ware will be provided from the Vitra range, in white, complemented with Hansgrohe taps and fittings
- Silver finished shower enclosures, with white shower trays and Hansgrohe shower valves and heads
- Baths will be served by a wall mounted thermostatic Hansgrohe combined bath filler and shower handset
- Chrome towel warmers will be fitted as standard to the bathroom and En-suite
- Choice of wall tiling will be provided by Porcelanosa at bath, shower and floor areas (subject to construction stage)

DECORATION

- Internal walls will be finished in white emulsion paint and ceilings will be finished in white
- Skirtings and facings will be finished in satin white

WARDROBES

- All wardrobes will have pre-finished sliding doors with hanging rails (unless specified)

PLUMBING AND HEATING

- All apartments will benefit from Direct Mains pressure
- Central heating will be provided via a high efficiency gas boiler and radiator system

FLOORING

- Choice of high-quality laminate flooring to halls, kitchen and living spaces

ELECTRICAL

- Energy efficient LED recessed down lights to hall, kitchen, bathrooms and en-suites
- Pendant lighting to bedrooms and living spaces
- Structured cabling for BT and Sky dish to each house (common Sky dish for apartments)
- White profile power sockets and switch plates
- TV outlet point in master bedroom and Livingroom
- Video entry system to main common entrance for apartments. Doorbell and chime entry to houses with additional intruder alarm
- Mains wired (with battery back up) smoke detectors and carbon dioxide detectors in both houses, apartments and common areas
- PV solar panels fitted to houses

OUTSIDE

- The external finishes of the apartments will be in accordance with the development external schedule
- The external finish is a mix of buff brick and Rockpanel Rainscreen cladding
- All properties will be allocated one private space per property
- Communal landscaped garden space is located within the development. Private rear turfed gardens for the houses only
- Ross & Liddell have been appointed to maintain all the common areas within the overall development
- Secure bicycle storage within the apartment block
- Visitor Parking spaces provided via Park Lane

DOORS & WINDOWS

- 5 lever locking system entrance doors to all apartments and houses
- Internal pass doors will be ladder style oak with brushed chrome handles
- Highly efficient double glazed windows and doors throughout

WARRANTIES

- All properties benefit from 10 year Premier Gaurantee Warranties

THE MARKET BONNYRIGG

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