



outside **in**TM
GARDEN ROOMS



Outside In Garden Rooms is a multi-award-winning, family-run business that specialises in designing, building and installing bespoke garden rooms in Glasgow, Edinburgh and central Scotland.

Our highly-insulated, multi-purpose rooms are usable throughout the year - not just the warmer months! Run by Melanie Russell who prides herself on customer service and project management, all delivered by a loyal team of in house, employed joiners (not sub contractors!).

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Garden Room Range

We offer a range of standard room sizes with the ability to customise to suit your space and budget.



One room, many uses,
flexible sizes



Two spaces:
Office & store; living &
gym; studio & utility



Either our Uno or Duo
room with the addition of
a canopy to the side for a
hot tub or outdoor
entertaining

Standard Features

All of our Garden Rooms are built to the same exacting standards and come with the following features :



> ROOFING

EPDM single piece rubber membrane (no joins!) with anthracite trim

> ELECTRICS

Internal LED spotlights, plug sockets and external lights. (Many upgrades available)

> INTERNET

Cat6 Network cable to allow full internet connectivity

> INSULATION

Walls, floors and ceilings insulated with 70mm rigid & hemp based insulation, cosy all year round

> CLADDING

Vertical Thermowood cladding for minimal maintenance (other timbers available)

> FOUNDATIONS

Galvanised steel screws professionally installed for an environmentally friendly, robust base

> CANOPY

All rooms feature 0.6m canopy to the front

> GLAZING

UPVC windows and doors as standard (Aluminium upgrade available)

> DECOR

Internal walls painted white (colour upgrade available)

> FLOORING

Super durable Quick Step laminate in a choice of colours

> DECKING

0.6m deck to the front



STANDARD SIZES

MICRO: **2.4m x 2.4m**

From £15,995

MINI: **3.6m x 3m**

From £22,995

MIDI: **4.2m x 3m**

From £26,995

MAX: **4.8m x 3m**

From £29,995

GRAND: **6m x 3m**

From £34,995

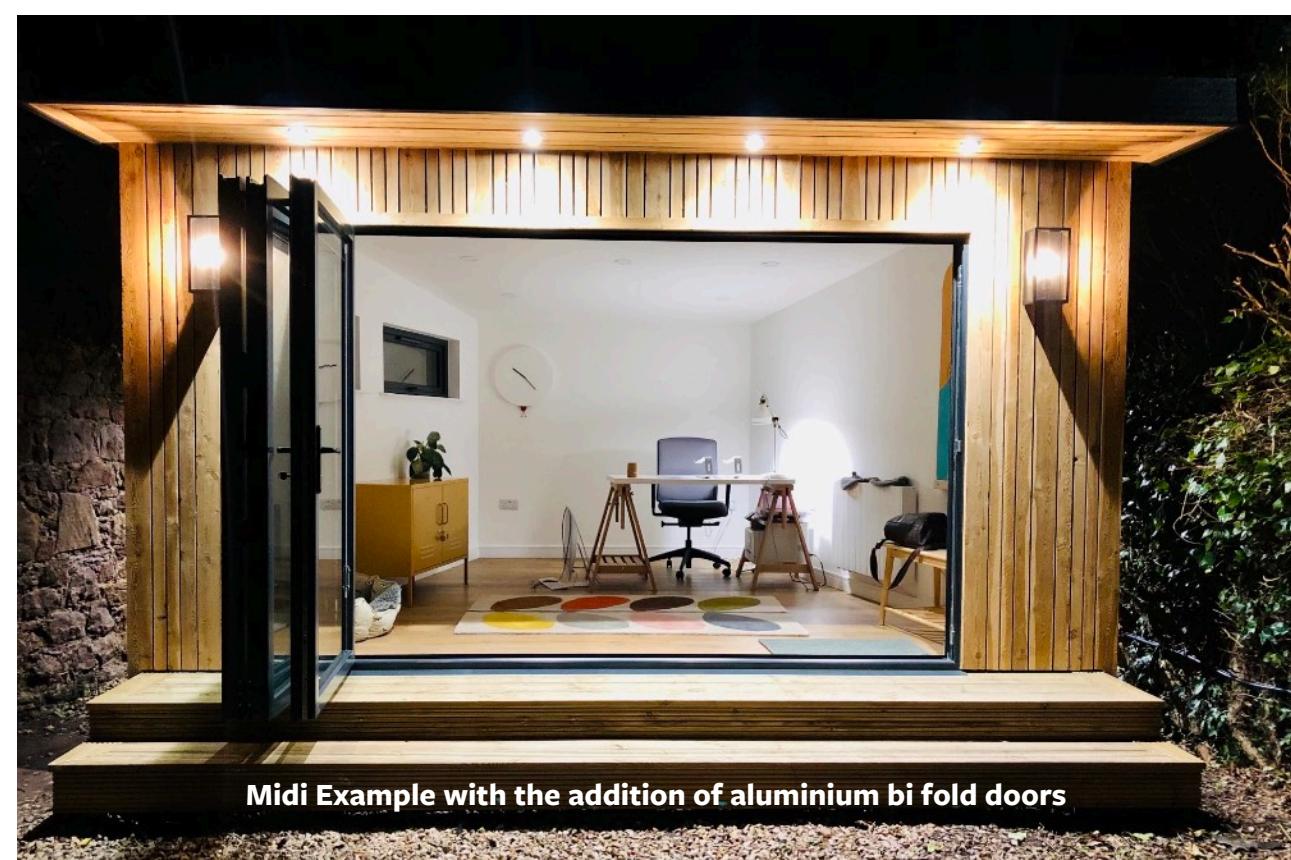
Example sizes, other sizes available

- All costs are inclusive of VAT @20%
- Certified, electrical connection & internet cable from the house to the garden room is costed following site survey.

Prices valid Spring 2026



Micro Example

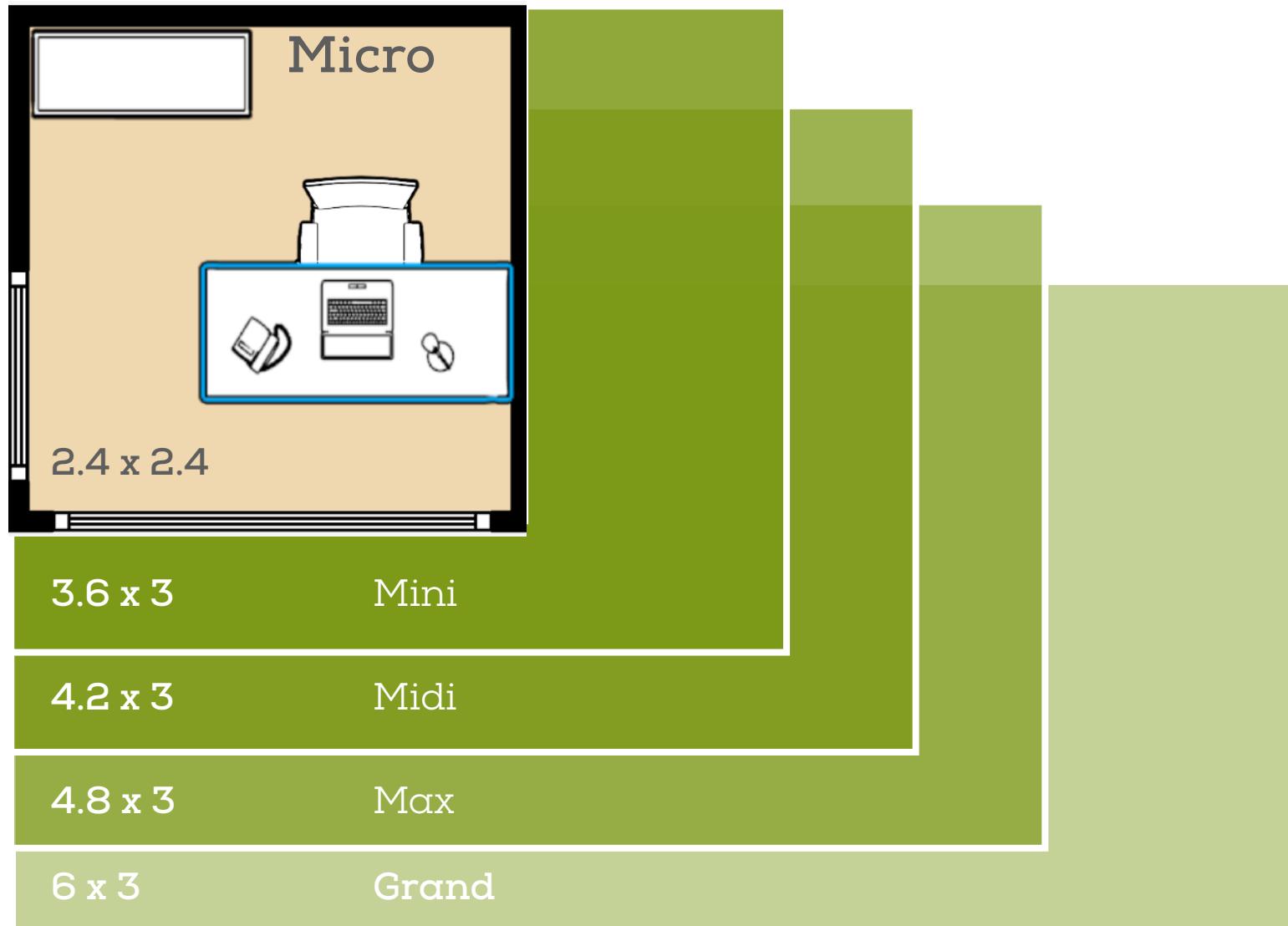


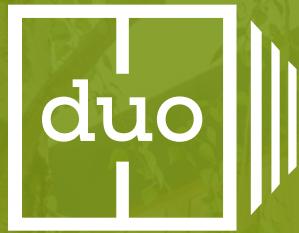
Midi Example with the addition of aluminium bi fold doors



DUO Grand Example

Example Uno Sizes





Our DUO Rooms are based on the same structure as our UNO Rooms but with the addition of a partition wall to create a more flexible, multi use building. Examples include:

- ▶ A separate, external access door to a more functional store for bikes, garden tools etc.
- ▶ An internal sliding door to provide privacy for an office or gym.
- ▶ A fully finished utility space for a tumble drier and freezer, accessed via UPVC glazed door

DUO MAX: **4.8m x 3m**

From £31,595

DUO GRAND: **6m x 3m**

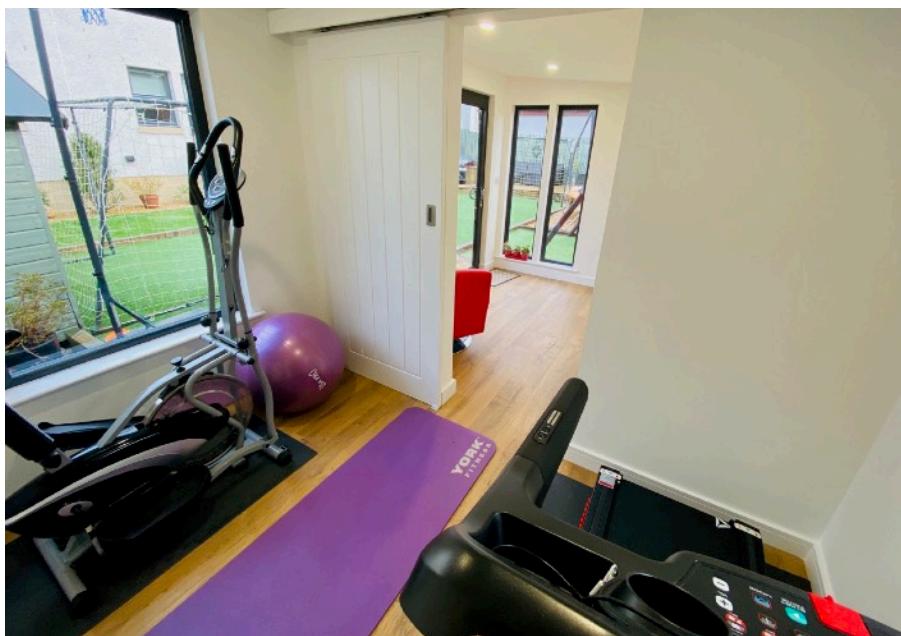
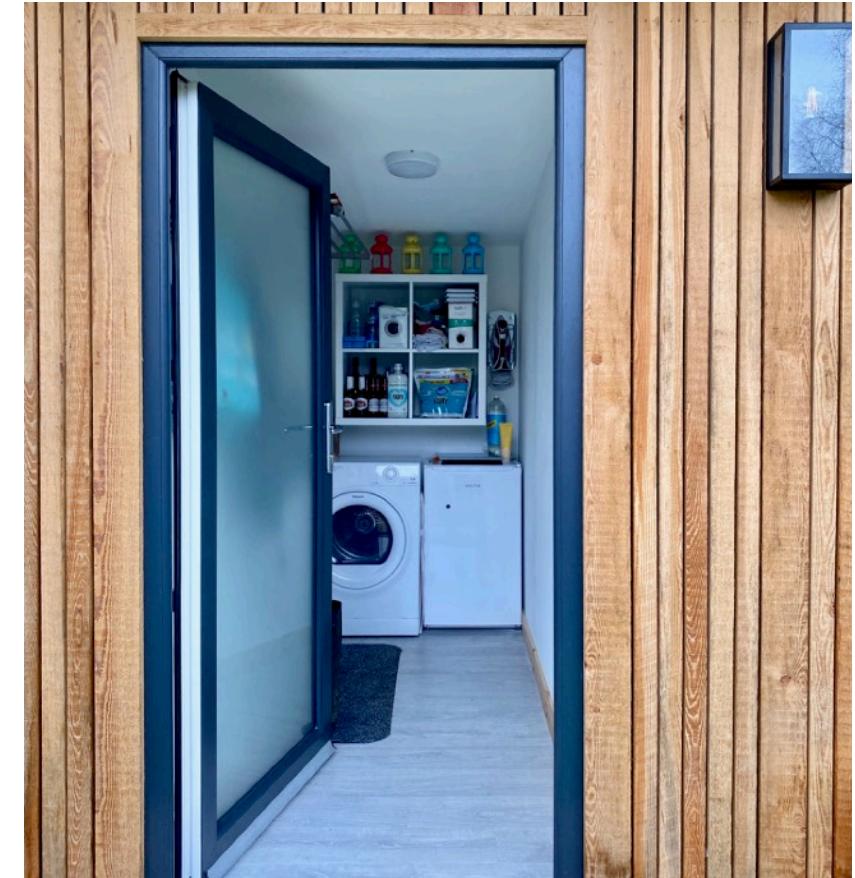
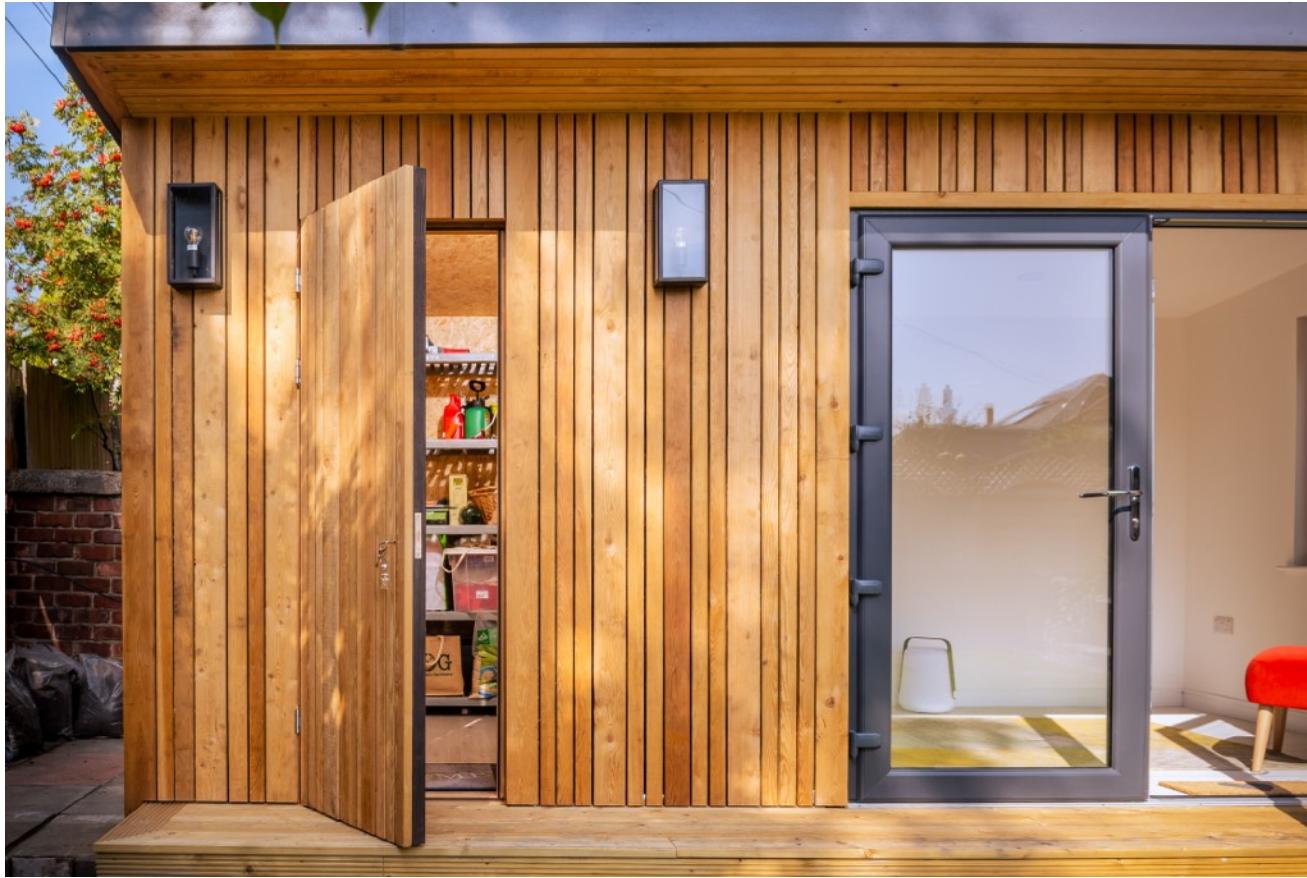
From £35,995

Example sizes, other sizes available

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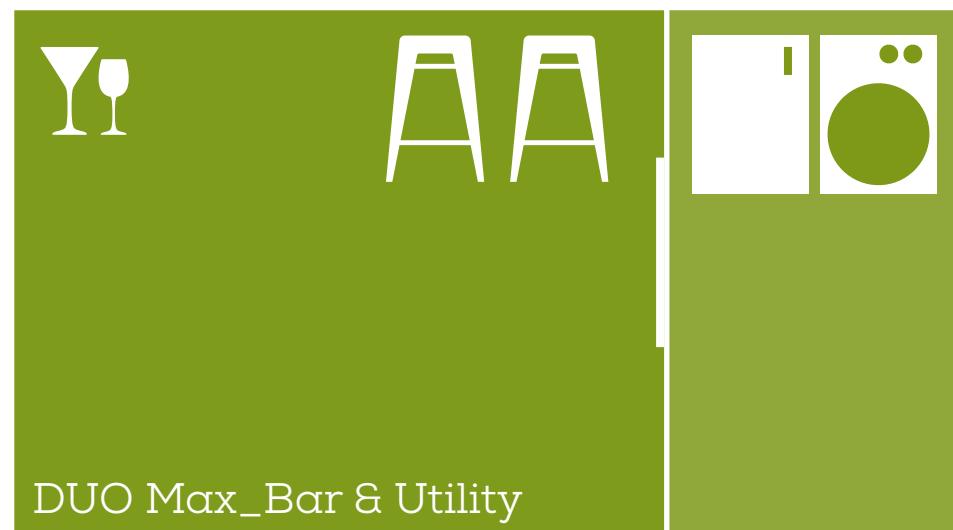
Example Duo Configurations



DUO Max _ Living & Store



DUO Grand_Gym & Office

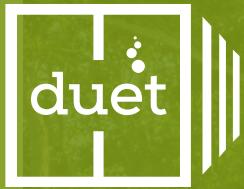


DUO Max_Bar & Utility

Our DUO Rooms are incredibly flexible spaces that can be tailored to suit your needs.

- ▶ A garden store accessed externally to keep all the tools, bikes etc separate from your lovely living area.
- ▶ A gym with office accessed internally via a sliding door to maximise internal space.
- ▶ A bar / entertaining space with separate utility room for freezer / fridge / tumble drier and sports equipment.

Accessed either internally or externally or both.



The DUET takes an UNO or DUO room and adds a beautiful canopy space to the side creating a flexible and stunning open area from which to enjoy your garden.

- ▶ UNO Garden Room family space with hot tub to the side beneath the canopy
- ▶ DUO Garden Room with bar area and separate store for garden furniture plus outdoor kitchen beneath the canopy

DUET: 4.8m x 3m + 3m canopy
From £36,950

Example size, layout can be fully customised to suit needs

- ▶ All costs are inclusive of VAT @20%
- ▶ Certified, electrical connection & internet cable from the house to the garden room is costed following site survey.



Garden Room customisations

Beyond our standard specification, we offer a number of customisations to let you make your room your own. From alternative cladding to aluminium bi fold doors and a sedum roof, there are many ways to customise your room.



Alternative Cladding



Bi fold doors



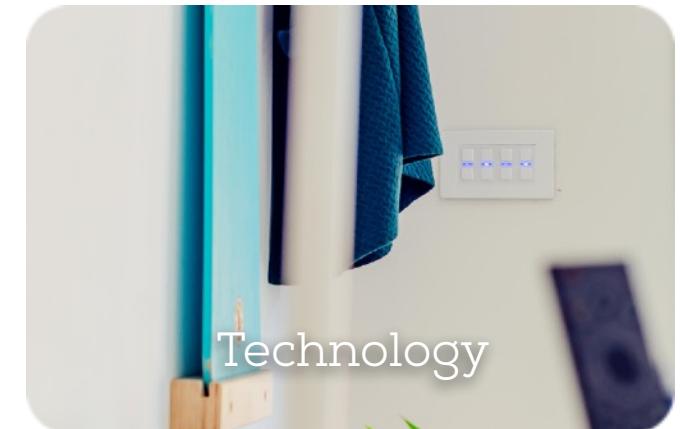
Landscaping



Sedum roof



Internal fit outs



Technology



The OUTDOOR KITCHEN provides the perfect space for al fresco dining! With a timber clad door that when lifted, creates the perfect canopy to cook under the kitchen can house your barbecue, drinks fridge and pizza oven all year round.

KITCHEN:
3.6m x 1.2m from £11,995

Example size, layout can be fully customised to suit needs

- ▶ All costs are inclusive of VAT @20%
- ▶ Foundations and certified, electrical connection from the house to the garden room is costed following site survey
- ▶ Internal fit out is not included as many clients have existing appliances however we can refer you to our kitchen partner to discuss that aspect



The Process

Bringing your Garden Room dream to life is a simple, collaborative process.

- ▶ On site meeting to discuss your plans and vision
- ▶ We present a 3D Visual and quotation for discussion
- ▶ Quote accepted, provisional install date confirmed (allowing for the Scottish weather!)
- ▶ Build commences - usually around 2 - 3 weeks depending on the project size. A portaloo is supplied to avoid any disruption to your home life.
- ▶ On completion, our cleaning team put the finishing sparkle on your Garden Room, all you have to do is move in your furniture and pop the kettle on!





Payment / Terms

We ask for a 25% initial deposit to secure your order and slot in our schedule, followed by a 25% payment as we commence construction of your kit, 25% on day one of your installation and the final 25% upon completion when everything has been finished to your satisfaction.

We provide a 20 year warranty on our Firestone Rubber roofing membrane as we're approved installers.

We provide full manufacturer warranty on all glazing elements.

We provide a ten-year Insurance Backed Guarantee on the entire build as we're members of the Consumer Protection Association.

All of our Joinery team are fully employed (rather than subcontracted) therefore you can be confident of our levels of service and reliability

All costs are inclusive of VAT @ 20%

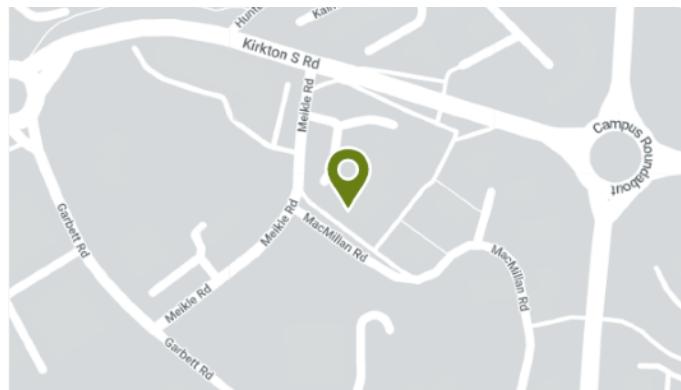




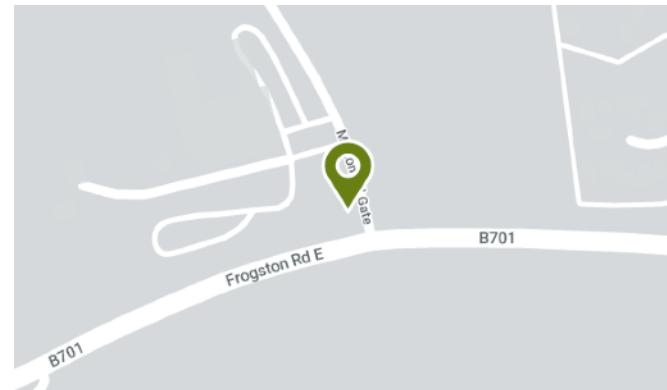
Contact Us

View one of our Garden Rooms on display in Klondyke Garden Centre

Campus Roundabout, Livingston. EH54 7AW



Mortonhall Gate, Frogston Rd East, Edinburgh. EH16 6TJ



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 Read our many 5 star [Google Reviews](#)

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