



# Calderwood

EAST CALDER, WEST LOTHIAN

A beautiful collection of three, four and five bedroom homes nestled in the village of East Calder, West Lothian.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Calderwood

If you're looking for a location that offers a good mix of schools and great connections for work, Calderwood is the perfect choice for you. The area has a fantastic sense of community with a variety of groups for all ages and interests.

Calderwood enjoys an idyllic setting and the impressive 220 acre Almondell and Calderwood Country Park is on your doorstep, which offers plenty of walks and activities the whole family can enjoy.





# Love village life

Of course home life is only part of the story. You'll want stress-free links to other parts of the country too. So, it's good to know that Calderwood has excellent transport links. The development has easy access to the Edinburgh City Bypass and the M8 to Glasgow and beyond. Kirknewton train station is also nearby making Calderwood ideal for commuters, and Edinburgh Airport is within easy reach, making both business and leisure trips stress-free.

Local countryside



Jupiter Artland



Calderwood Country Park

# Masterplan



## Masterplan Features

The new Calderwood Primary School is now a central part of the local community and a programme of infrastructure is evolving to support the masterplan vision for the development which includes Scotland's first Mobility Hub. This brings shared and public transport modes together including Calderwood's community car club with EV charging connections, e-bike hire for journeys within the village and beyond along with express bus services to Edinburgh.



## Development Design & Open Space

Calderwood offers a sense of place using the latest Scottish Government Planning Policy for 'Designing Places'. The homes within the development have distinctive exteriors including natural touches of colourful Hardieplank cladding. At the heart of Calderwood you will find a thriving community garden, as well as pockets of green space throughout the development for everyone to enjoy and a children's play park. Almondell and Calderwood Country Park is also close by, making this a perfect place for buyers who love the outdoors.



## Local Amenities

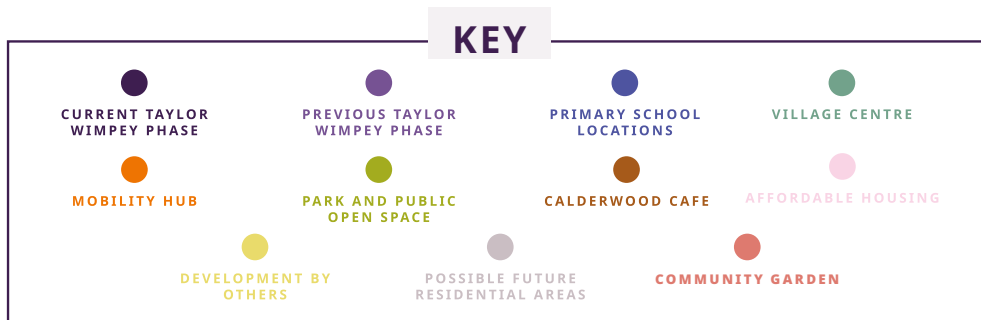
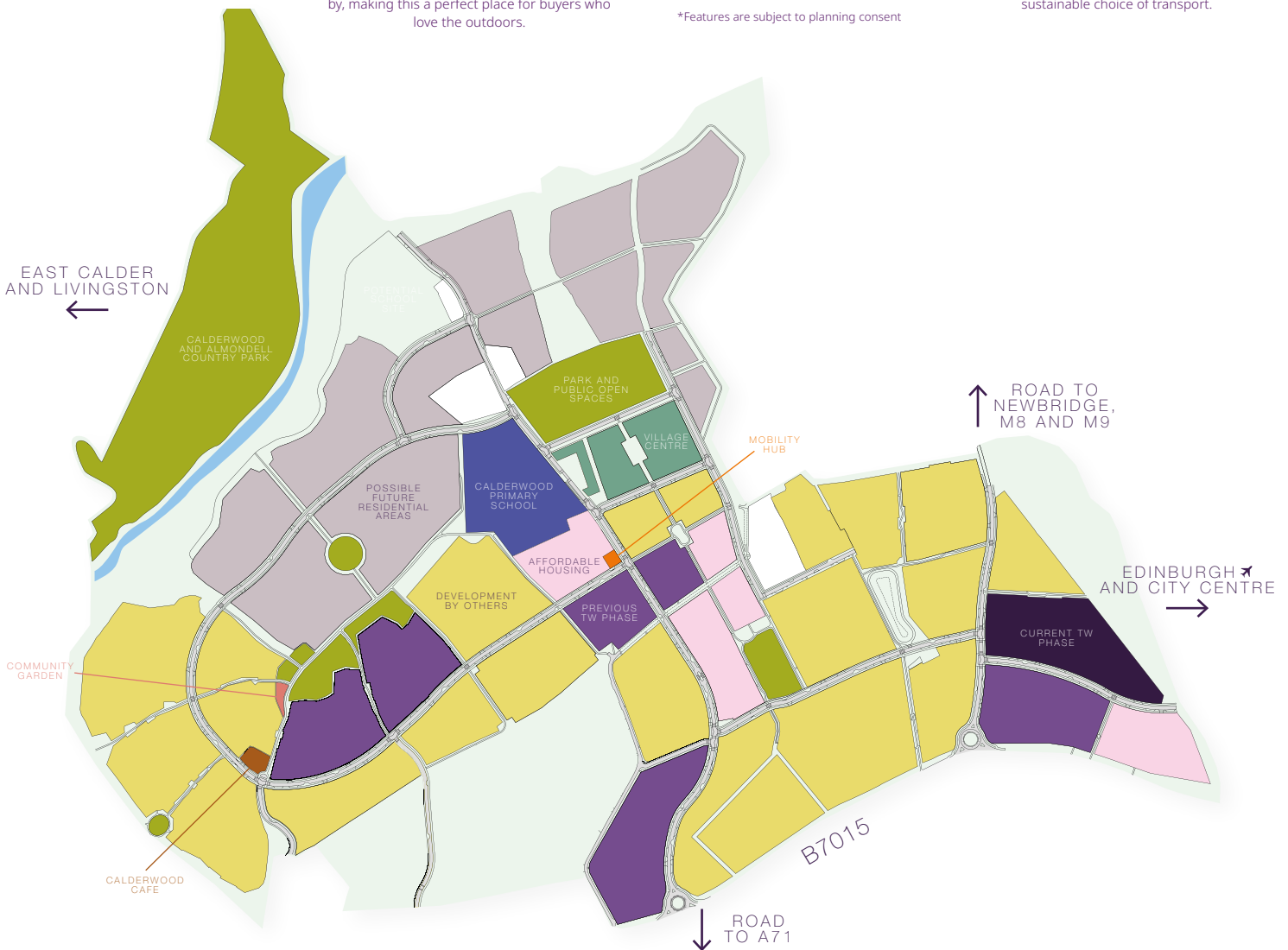
At the heart of Calderwood you will find The Calderwood community café which is a great place to enjoy a snack with friends. The nearby villages of East Calder and Mid Calder have a mix of shops, pubs and restaurants to explore, and just a short drive away Livingston offers an impressive choice of retail and leisure options. The new Calderwood village centre\* will include a small supermarket, gastropub, pharmacy and a nursery.



## Transport Links

Calderwood is around 13 miles from Edinburgh City Centre via the A71 with great road, rail, bus and cycle routes on its doorstep. Hermiston Gate Park/Ride is just a few miles away, plus there is a helpful public bus service connecting the development to Edinburgh and the local towns of Livingston and Bathgate. The M8 network is nearby and there are helpful local rail services from Kirknewton train station too. For those who prefer to journey on two wheels, the National cycle route 754 is within easy reach and is a sustainable choice of transport.

\*Features are subject to planning consent







# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchens

'Symphony' kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'	✓
Single bowl stainless steel insert sink c/w mixer taps	✓
Double oven*	✓
Integrated pull out integrated hood with filter	✓
Stainless steel splashback	✓
Under cupboard lighting and soft close doors	✓
Utility with 'Symphony' base unit and worktop choices	✓

## Bathrooms, en suites, utility and cloakrooms

Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Full-height tiling to shower enclosure and splashback to basin (plot specific)	✓

## Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5E Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

## Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	*
Half height tiling to walls around bath area (only in all main bathrooms)	*

## External Features

Smooth finish grey concrete slabs to pathways and patios	✓
Front and rear outdoor light with PIR	✓
Doorbell	✓
Outside tap to rear garden	✓

## Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓

## Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)†	✓
Topsoil rotavated rear garden	✓
Open board fencing to rear boundary garden and gable end (plot specific)	✓

## NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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# Our homes



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# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b> (max)	2.39m x 2.77m	7' 10" x 9' 1"
<b>Living Room/Dining Area</b> (max)	4.58m x 4.10m	15' 0" x 13' 5"
<b>WC</b>	2.39m x 1.17m	7' 10" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b> (max)	4.58m x 3.64m	15' 0" x 11' 11"
<b>Bedroom 2</b> (max)	2.59m x 3.33m	8' 6" x 10' 11"
<b>Bedroom 3</b> (max)	1.92m x 3.33m	6' 4" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB13204/February 2024



# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen <sup>(max)</sup>

2.68m x 3.56m      8' 10" x 11' 8"

### Living Room/Dining Area

3.87m x 5.47m      12' 9" x 18' 0"

### WC <sup>(max)</sup>

1.73m x 2.13m      5' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.55m x 3.65m      11' 8" x 12' 0"

### Bedroom 2

3.04m x 3.65m      10' 0" x 12' 0"

### Bedroom 3 <sup>(max)</sup>

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom <sup>(over bath)</sup>

2.83m x 2.03m      9' 4" x 6' 8"

### En suite <sup>(over shower)</sup>

2.44m x 1.84m      8' 0" x 6' 1"

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# The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.97m x 3.60m      9' 9" x 11' 10"

### Living Room

3.48m x 4.42m      11' 5" x 14' 6"

### Dining Room <sup>(max)</sup>

2.52m x 3.13m      8' 4" x 10' 4"

### WC

1.87m x 1.25m      6' 2" x 4' 1"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.45m      9' 1" x 11' 4"

### Bedroom 2 <sup>(max)</sup>

2.83m x 3.72m      9' 3" x 12' 3"

### Bedroom 3 <sup>(max)</sup>

3.66m x 2.36m      12' 0" x 7' 9"

### Bedroom 4 <sup>(max)</sup>

3.04m x 3.19m      10' 0" x 10' 6"

### Bathroom

2.54m x 1.60m      8' 3" x 5' 3"

### En suite <sup>(over shower)</sup>

2.08m x 1.65m      6' 10" x 5' 4"

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# The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.02m × 2.66m      26' 4" × 8' 9"

### Living Room

3.17m × 5.24m      10' 5" × 17' 2"

### WC

2.03m × 1.10m      6' 8" × 3' 6"



## FIRST FLOOR

### Bedroom 1

4.28m × 3.09m      14' 0" × 10' 1"

### Bedroom 2

3.18m × 3.58m      10' 5" × 11' 9"

### Bedroom 3

3.68m × 2.89m      12' 1" × 9' 6"

### Bedroom 4

2.58m × 2.79m      8' 5" × 9' 2"

### Bathroom

2.58m × 2.20m      8' 5" × 7' 3"

### En suite

2.43m × 1.58m      8' 0" × 5' 2"

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# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m x 2.80m      27' 2" x 9' 2"

### Living Room

3.16m x 5.34m      10' 5" x 17' 6"

### WC

2.54m x 1.14m      8' 4" x 3' 9"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

3.78m x 3.89m      12' 5" x 13' 1"

### Bedroom 2<sup>(max)</sup>

4.39m x 2.88m      14' 5" x 9' 6"

### Bedroom 3

2.65m x 3.48m      8' 8" x 11' 5"

### Bedroom 4

3.19m x 2.89m      10' 6" x 9' 6"

### Bathroom<sup>(max)</sup>

2.25m x 2.34m      7' 5" x 7' 8"

### En suite 1<sup>(over shower)</sup>

2.10m x 1.81m      6' 11" x 5' 11"

### En suite 2<sup>(over shower)</sup>

2.65m x 1.73m      8' 8" x 5' 8"

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# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 10' 1"

### Living Room

4.20m x 4.44m      13' 9" x 14' 7"

### WC

1.78m x 1.12m      5' 11" x 3' 7"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 <sup>(max)</sup>

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 <sup>(max)</sup>

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 <sup>(max)</sup>

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom <sup>(over bath)</sup>

2.20m x 3.10m      7' 3" x 10' 2"

### En suite <sup>(inc. shower)</sup>

1.64m x 2.72m      5' 5" x 8' 11"

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# The Stewart

4 BEDROOM HOME, TOTAL 1629sq ft / 151.4m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	3.93m × 3.90m	12' 11" × 12' 10"
<b>Living Room</b>	4.87m × 3.90m	16' 0" × 12' 10"
<b>Dining Room</b>	3.41m × 2.88m	11' 2" × 9' 5"
<b>Utility (max)</b>	2.83m × 2.09m	9' 4" × 6' 11"
<b>WC</b>	2.83m × 1.16m	9' 4" × 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b>	3.95m × 3.96m	13' 0" × 13' 0"
<b>Bedroom 2 (max)</b>	3.95m × 3.50m	13' 0" × 11' 6"
<b>Bedroom 3 (max)</b>	3.59m × 3.95m	11' 10" × 13' 0"
<b>Bedroom 4</b>	3.41m × 2.88m	11' 2" × 9' 5"
<b>Bathroom (over bath &amp; shower)</b>	3.59m × 1.91m	11' 0" × 6' 3"
<b>En suite 1 (over shower)</b>	2.51m × 1.52m	8' 3" × 5' 0"
<b>En suite 2 (over shower)</b>	1.84m × 2.16m	6' 1" × 7' 1"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB13204/February 2024





# The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.86m x 3.41m      19' 3" x 11' 2"

### Living Room

3.86m x 5.06m      12' 8" x 16' 7"

### Dining Room

2.86m x 3.41m      9' 5" x 11' 2"

### Utility

1.75m x 2.21m      5' 9" x 7' 3"

### WC

1.13m x 2.14m      3' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.86m x 3.95m      12' 8" x 13' 0"

### Bedroom 2 (max)

3.86m x 4.32m      12' 8" x 14' 2"

### Bedroom 3 (max)

3.85m x 3.34m      12' 8" x 11' 0"

### Bedroom 4 (max)

3.86m x 2.86m      12' 8" x 9' 5"

### Bedroom 5

2.75m x 2.45m      9' 0" x 8' 1"

### Bathroom (over bath & shower)

2.74m x 2.14m      9' 0" x 7' 0"

### En suite 1 (over shower)

2.61m x 1.58m      8' 7" x 5' 2"

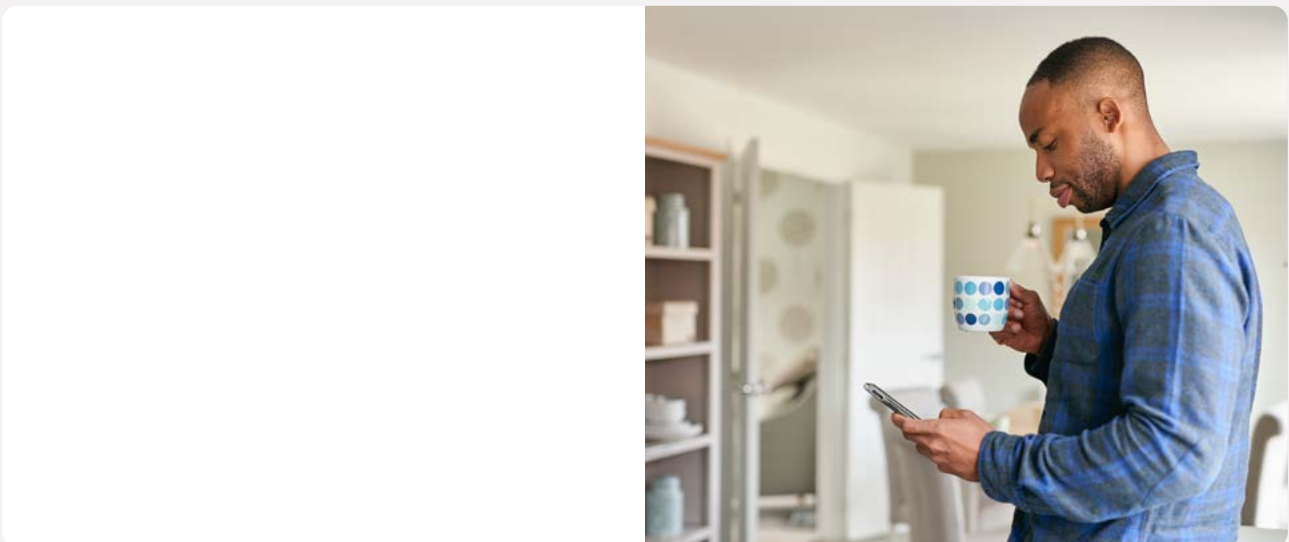
### En suite 2 (over shower)

2.73m x 1.69m      8' 11" x 5' 7"

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# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.



# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01506 353 443**.



Find out how we can get you moving with our buying schemes.



**CALDERWOOD** Blair Road, East Calder, West Lothian EH53 0TU

**CONTACT US ON 01506 353 443**

## Taylor Wimpey