



Persimmon

Together, we make your home



Merchants Gait

East Calder • West Lothian



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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"



5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Merchants Gait

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Merchants Gait	9
Our homes	10
Specifications	24
Sustainability	26
Personalise with Finishing Touches	28
Reasons to buy from us	30



Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.



10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 28





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.➔ 2.➔ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.➔ 5.➔ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.➔ 8.➔ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



PART
EXCHANGE



HOME
CHANGE



DEPOSIT UNLOCK
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



Bank of Mum and Dad



Deposit Boost



- Choice of 2, 3, 4 & 5-bedroom homes
- Easy commuting to Glasgow and Edinburgh
- Amenities and leisure on your doorstep
- Quality schooling for all ages



Scan me!

For availability and pricing
on our beautiful new homes in
Merchants Gait.



East Calder • West Lothian

Merchants Gait

Set on the edge of the beautiful town of East Calder, Merchants Gait offers picturesque surroundings and is opposite Almondell & Calderwood Country Park.

Living at Merchants Gait means you'll be close to local shops, cafés and a garden centre, all of which are within walking distance. Just 4 miles away, Livingston offers a range of high street shops, including The Centre - with its range of well-known brands and eateries, and the Livingston Designer Outlet - Scotland's largest designer outlet. A little further afield, The Gyle Shopping Centre in Edinburgh also has many high street shops.

Great days out

Merchants Gait will especially appeal to those who enjoy living an active lifestyle. The Pentlands Hills Regional Park is only a short distance away. The River Almond meanders along nearby, with the park providing cycle and walking routes for all ages and abilities.

Only a short distance away there is the East Calder Leisure Centre with its gym, sports hall and football pitches. A further five minutes away there is Xcite Livingston with its leisure pool and extensive gym facilities.

East Calder has two primary schools within easy reach - St Paul's Primary school at the top of the development, and East Calder Primary school. For older children there is West Calder High School. Livingston also benefits from an excellent range of schools for all ages.

You'll be well connected

The nearest train station is Kirknewton, which offers regular services to the historic city of Edinburgh and the vibrant city of Glasgow. There is also a regular bus service running to Livingston and Edinburgh. For road links, the M8 and M9 are both nearby, as well as the Forth Road bridge and Edinburgh's bypass.

EXPLORE

Start exploring...

Livingston
2.6 miles

Edinburgh Airport
5.1 miles

Stirling
24.1 miles

Glasgow
31 miles



Merchants Gait

Our homes

2 bedroom

 The Portree

3 bedroom

 The Newmore

 The Newton

 The Fortrose

 The Brodick

 The Kearn

4 bedroom

 The Leith

 The Ettrick

 The Balerno

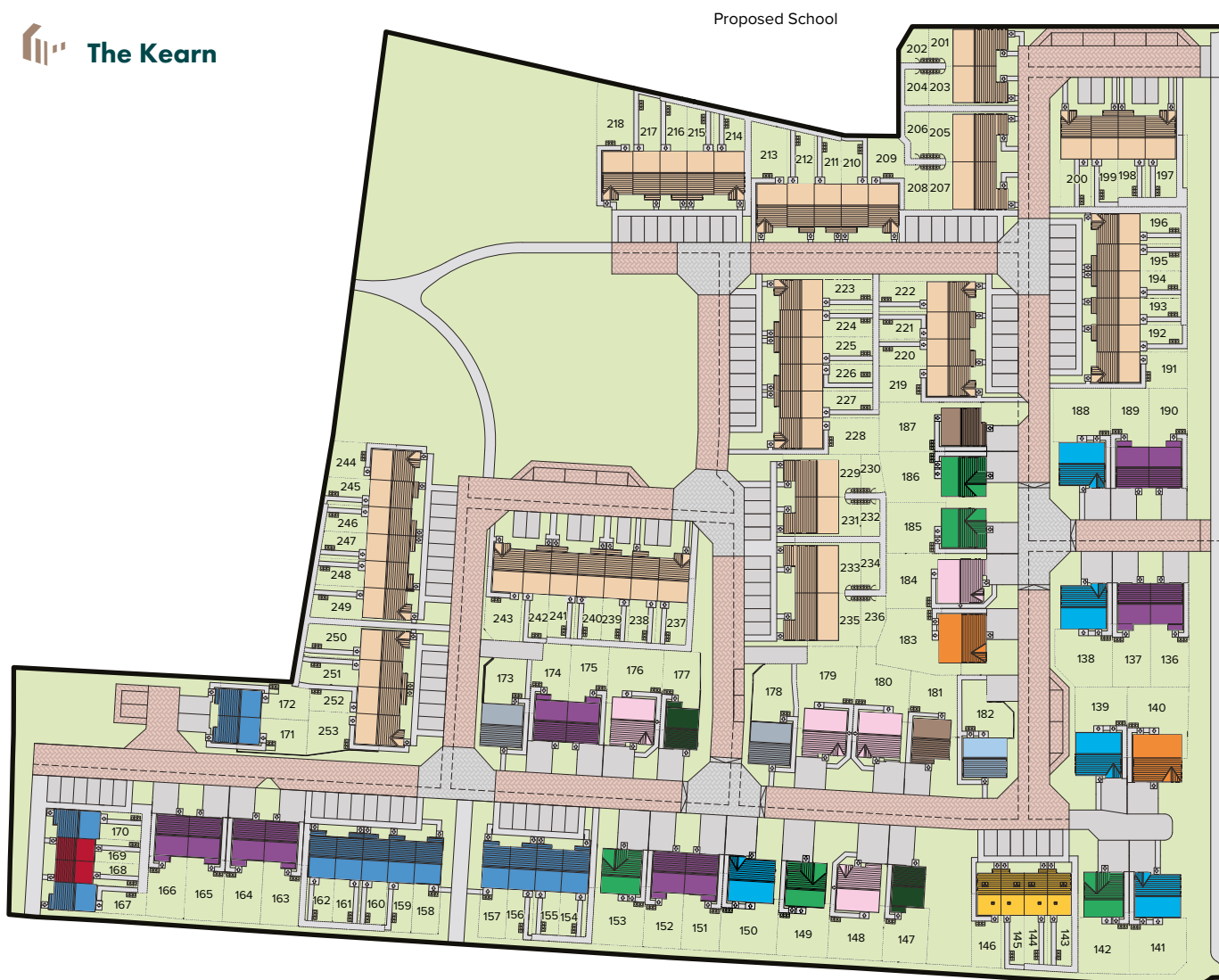
 The Thurso

 The Thornton

5 bedroom

 The Warriston

 Affordable Housing





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

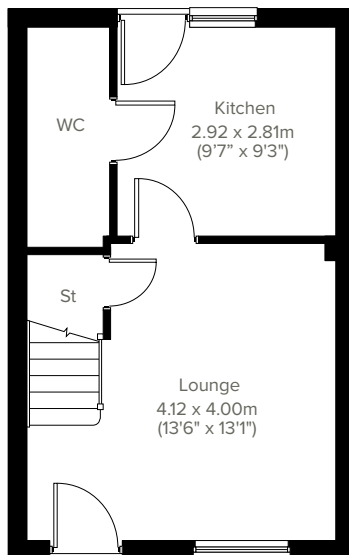


2 bedroom home

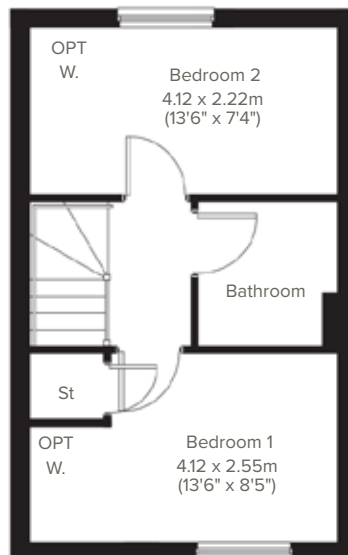
The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, family bathroom and a good-sized lounge. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



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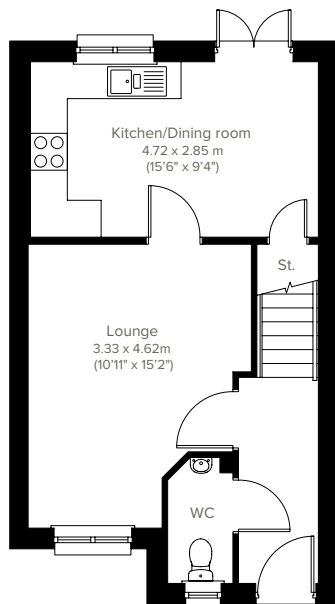


The Newmore

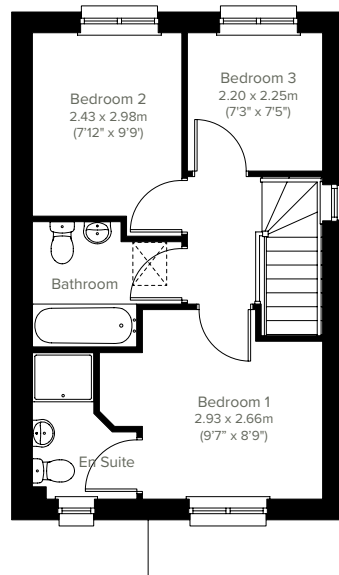
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open-plan kitchen/dining room with French doors leading into the garden, a spacious lounge and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite and a family bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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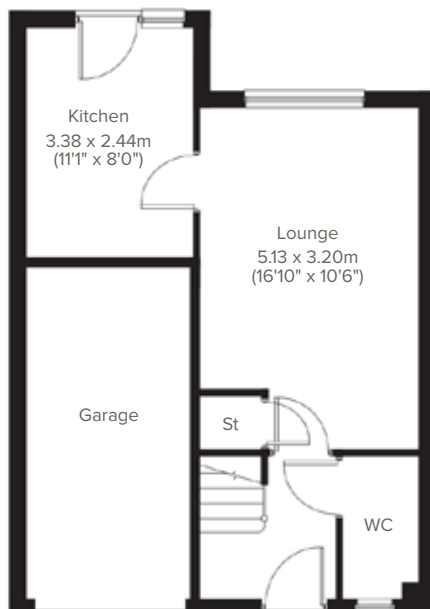


3 bedroom home

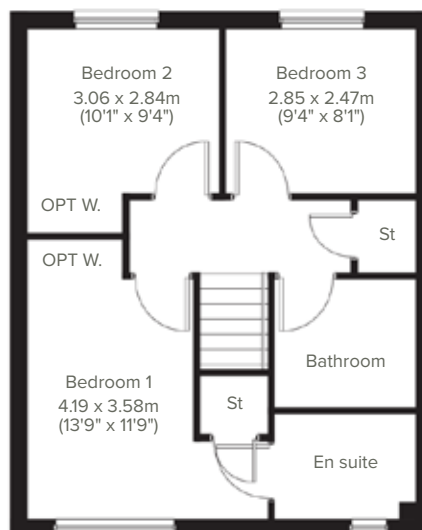
The Newton



The popular Newton is a three-bedroom family home with spacious lounge and separate kitchen with a door leading into the garden. There's also a downstairs WC, handy storage cupboard and garage. The first floor benefits from three good-sized bedrooms, family bathroom, storage cupboards and bedroom one with an en suite.



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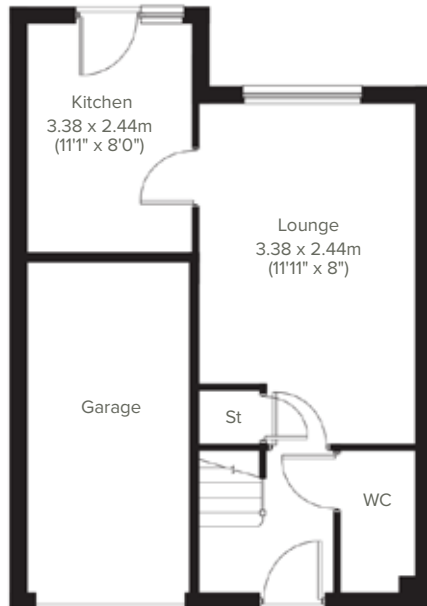


The Fortrose

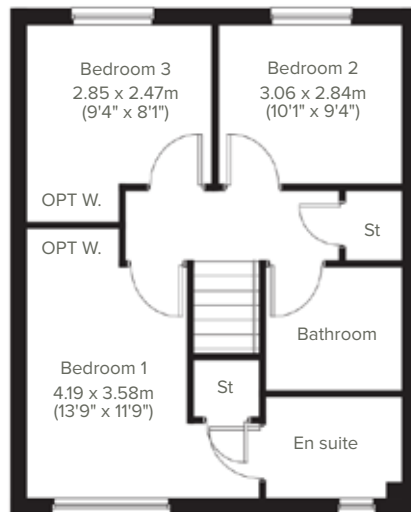
3 bedroom home



Ideal for family life, the Fortrose is a beautiful three bedroom home benefiting from a separate kitchen with garden access and a spacious and bright lounge. It comes complete with an integral single garage, downstairs WC, three storage cupboards and en suite to the bedroom one.



GROUND FLOOR



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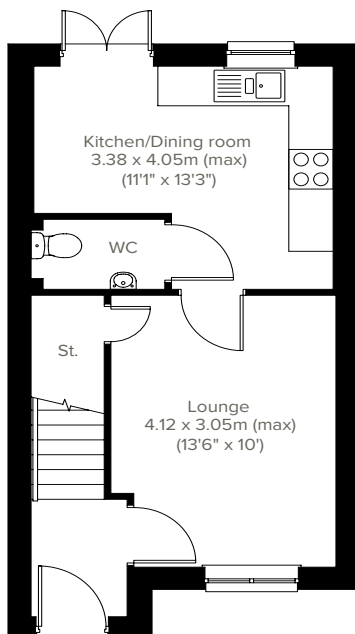


3 bedroom home

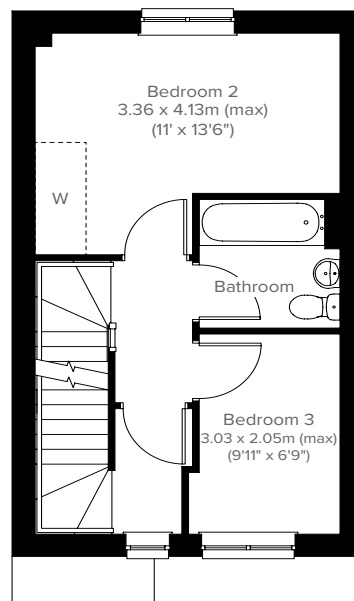
The Brodick



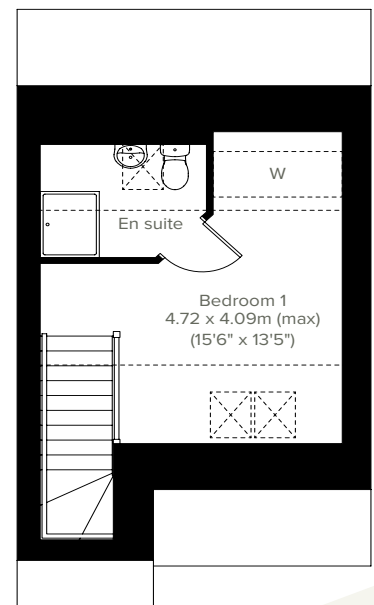
An attractive three-bedroom home the Brodick has everything you need for modern living. Downstairs there's an open-plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized bedrooms and a family bathroom. The second floor is home to a spacious bedroom one with an en suite.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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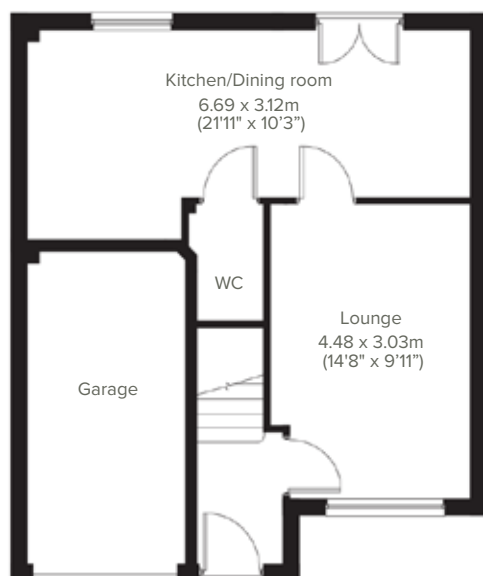


The Kearn

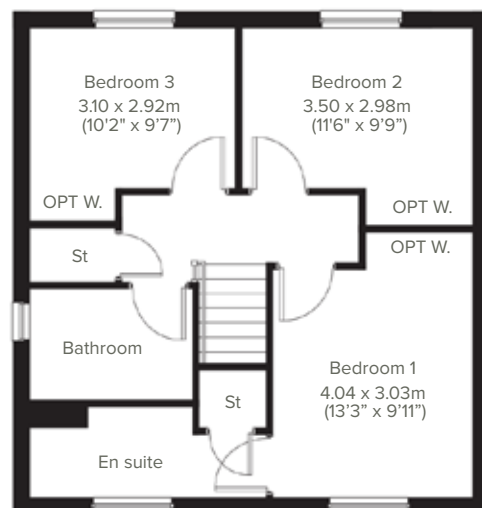
3 bedroom home



Ideal for family life, the Kearn is a beautiful three-bedroom home. The open-plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, storage cupboards, downstairs WC and en suite to bedroom one.



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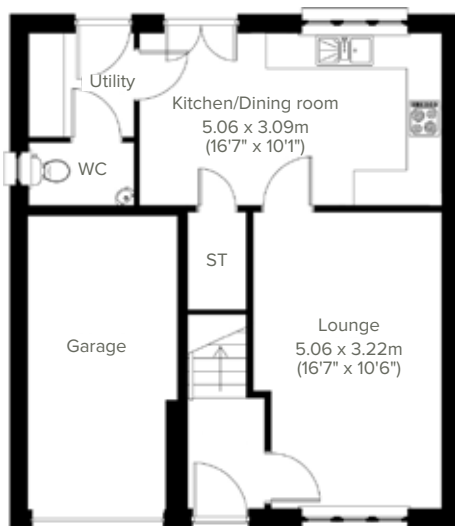


4 bedroom home

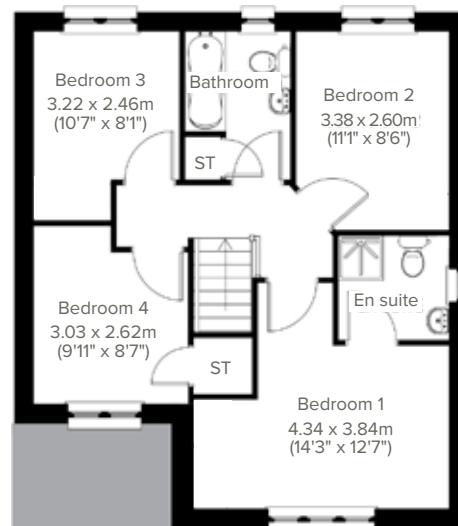
The Leith



The Leith is a four-bedroom home offering open-plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect lounge, a downstairs WC and utility room, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a family bathroom.



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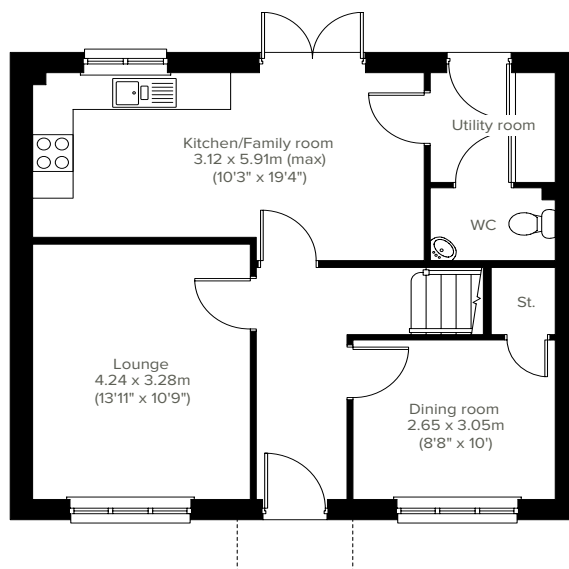


The Ettrick

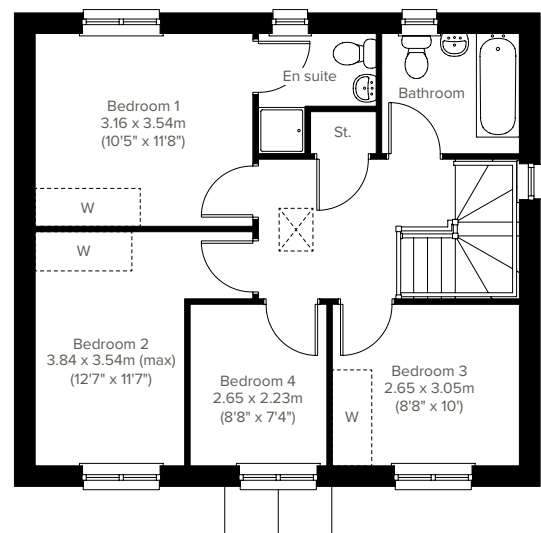
4 bedroom home



A popular family home, the Ettrick ticks all the boxes. The modern and stylish open-plan kitchen/family room is perfect for spending time together and entertaining. There's also a well-proportioned lounge, separate dining room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite, a family bathroom and a storage cupboard.



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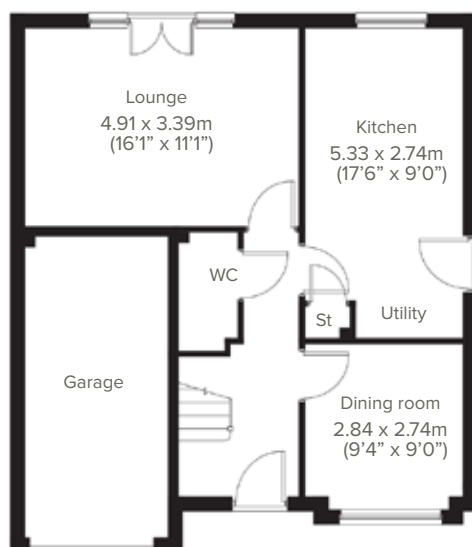


4 bedroom home

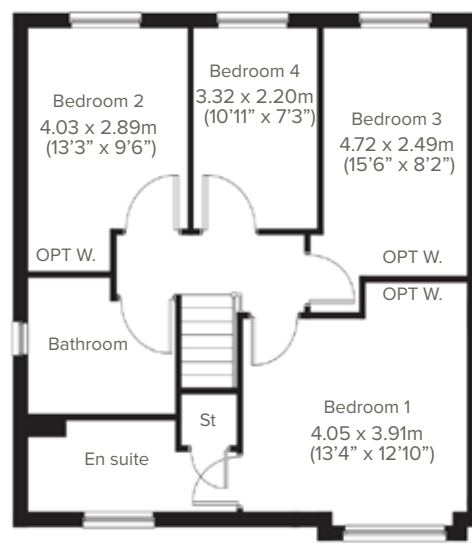
The Balerno



Ideal for family life, the Balerno is a beautiful four-bedroom home. The open-plan kitchen/utility is spacious and bright with garden access. The lounge benefits from French doors leading to the garden. There is a separate dining room, integral garage, downstairs WC and handy storage cupboards. Upstairs there are four good-sized bedrooms - bedroom one with an en suite and a spacious family bathroom. Selected plots also have electric car charging facilities.



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20

PEA: B

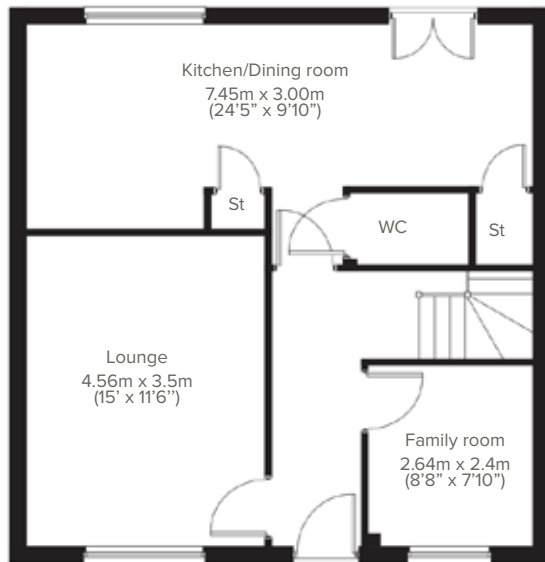


The Thurso

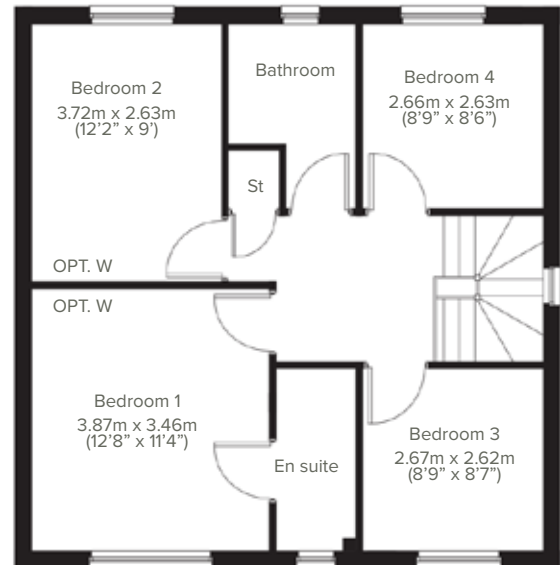
4 bedroom home



Ideal for family life, the Thurso is a beautiful four-bedroom home. The open-plan kitchen/dining room is spacious and bright with garden access. There is a front-aspect lounge, family room and downstairs WC. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



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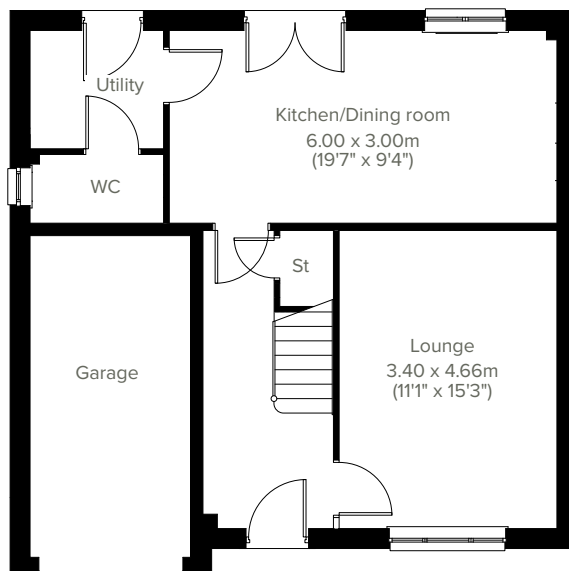


5 bedroom home

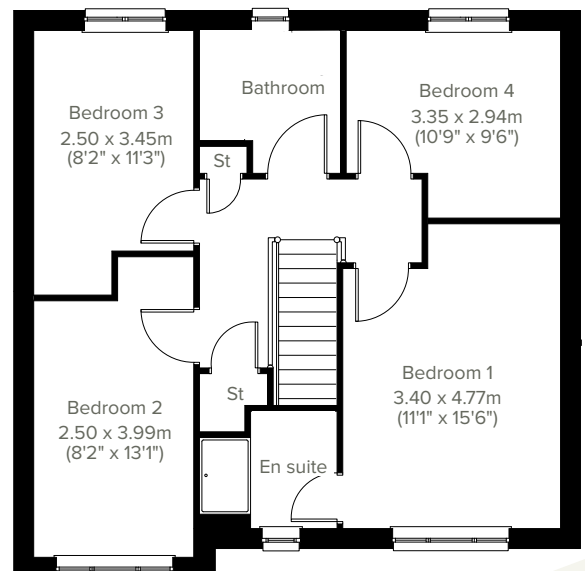
The Thornton



The Thornton is a detached four-bedroom family home. The spacious front aspect lounge, open-plan kitchen/dining room, separate utility with outside access, downstairs WC and integral garage complete the ground floor. Upstairs you'll find all four bedrooms - bedroom one benefiting from an en suite and main family bathroom. Select plots also have electric car charging facilities.



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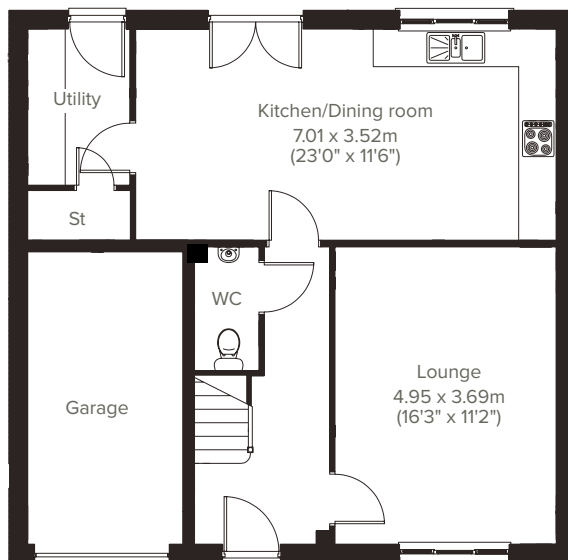


The Warriston

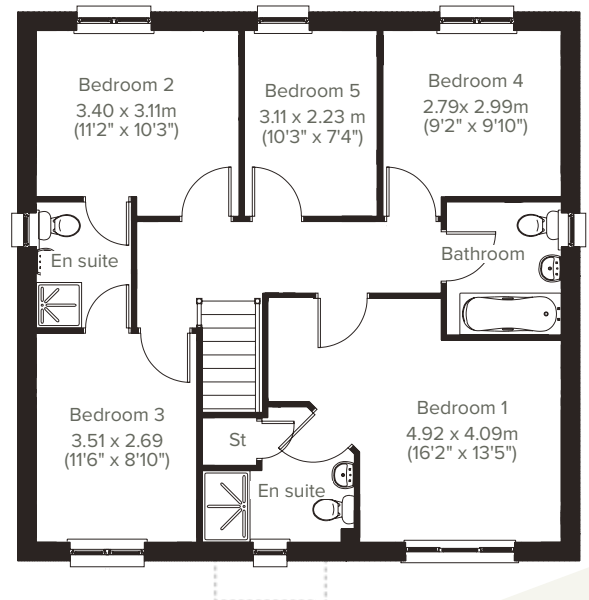
5 bedroom home



An impressive family home, the Warriston is a five-bedroom detached property perfect for modern living. The stylish open-plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned lounge, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - and a Jack and Jill en suite to bedrooms two and three.



GROUND FLOOR



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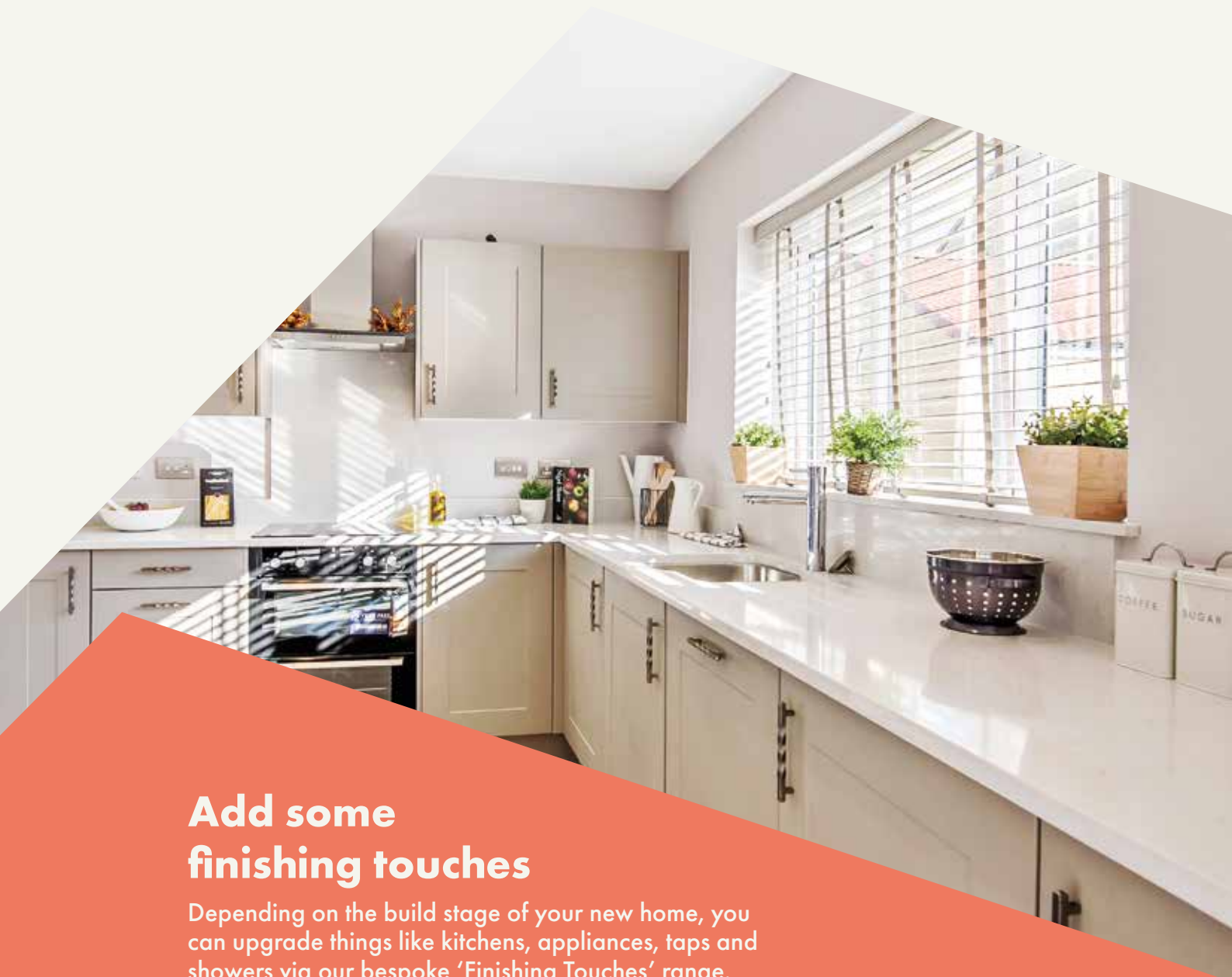
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Merchants Gait

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, most with thermostatically-controlled valves.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric white oven and white gas hob with integrated cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

Splash-backs

Splashback to sanitary ware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



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