



**Persimmon**

Together, we make your home



# Rosebank Wynd

Livingston • West Lothian



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# Together, we make your home

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”



Customer Satisfaction 2025

## 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.



Rosebank Wynd

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Rosebank Wynd	8
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 plc in numbers

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

**10,664**

homes delivered in 2024

**200+**

locations across the UK

**4,731**

direct employees make it all happen

**484**

acres of public space created

**£2.2bn**

invested in local communities over the last 5 years



## “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.

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



### 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.



### 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.



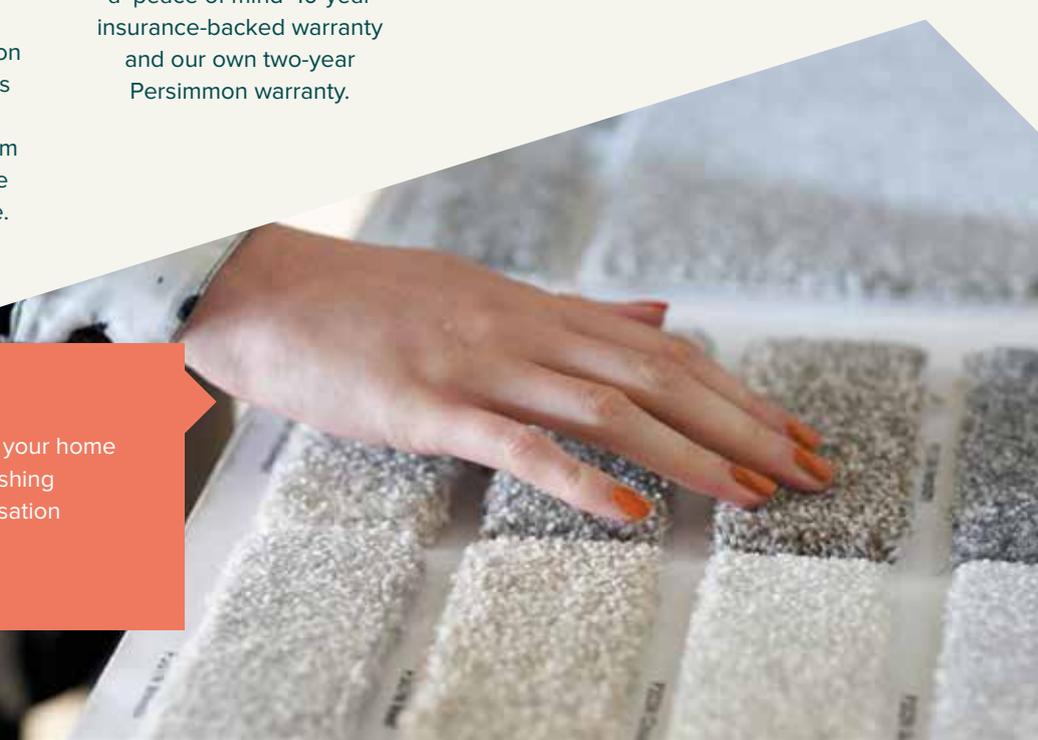
### Help when you need it

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

### 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**



**EARLY  
BIRD**



**Deposit Unlock**



**Bank of Mum  
and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



**Own New**



- Choice of 2, 3 & 4-bedroom homes
- Sought after location with a great range of amenities
- Close to many parks and green spaces
- Commuting distance to Edinburgh



**Scan me!**

For availability and pricing on our beautiful new homes in Rosebank Wynd.



Livingston • West Lothian

# Rosebank Wynd

Occupying a sought-after position in the bustling hub of Livingston, 16 miles from Edinburgh, our new development Rosebank Wynd will suit a wide range of buyers, from families to commuters.

## Designed with community in mind

Surrounded by wide open spaces yet just a mile from a wealth of shops and services, Rosebank Wynd offers the best of both worlds.

Livingston is the largest town in West Lothian and ideally designed for modern living, offering a wide range of essential amenities such as supermarkets, schools and health services in addition to some of the best shopping in the country. At the heart of the town you'll find The Centre, a vast shopping centre hosting over 150 shops and food outlets, as well as Livingston Designer Outlet, Scotland's largest collection of designer brands.

## Easily within reach

There are many opportunities to get out into nature at one of the many local parks and nature reserves. Meanwhile for vibrant nightlife, world-class cultural attractions and numerous job opportunities, beautiful Edinburgh can be reached in 45-minutes by car, or around an hour by bus and train. There are two train stations in Livingston, the closest being Livingston South just 2 miles away.

## Education for all

There's a number of great local schooling options. Livingston Village Primary, Bankton Primary and St Ninians Primary can all be easily reached from Rosebank Wynd, while older children can attend James Young High School or St Margaret's Academy (refer to local authority for more information on availability). Higher education options include West Lothian College and Heriott Watt University.

## EXPLORE

Start exploring...

The Centre Livingston  
**1.2 miles**

M8 Motorway  
**4.0 miles**

Edinburgh Airport  
**12.5 miles**

Edinburgh City Centre  
**16.4 miles**



Rosebank Wynd



## Our homes

2 bedroom



The Portree

3 bedroom



The Newmore



The Newton



The Brodick



The Elgin



The Clyde

4 bedroom



The Bothwell



The Leith



The Crammond



The Thurso



The Thornton



The Whithorn



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.

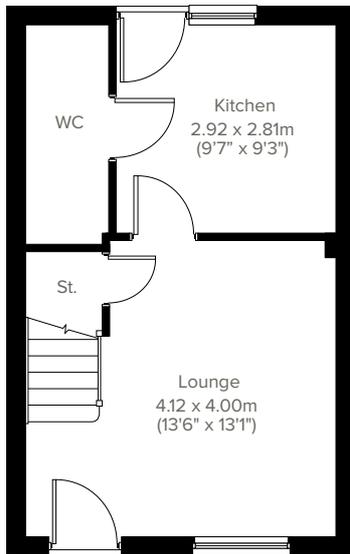


2 bedroom home

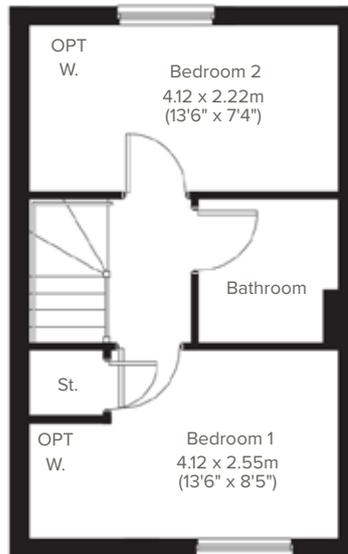
# The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, a 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



## 1ST FLOOR

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12

PEA: B

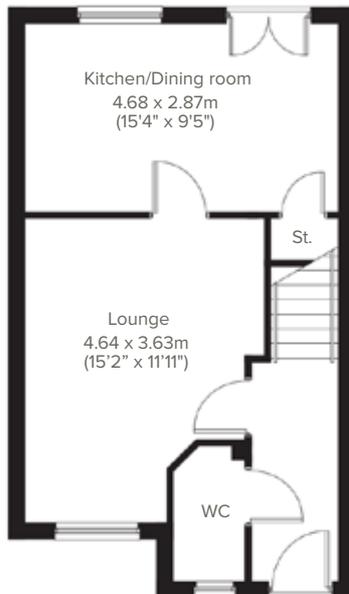


3 bedroom home

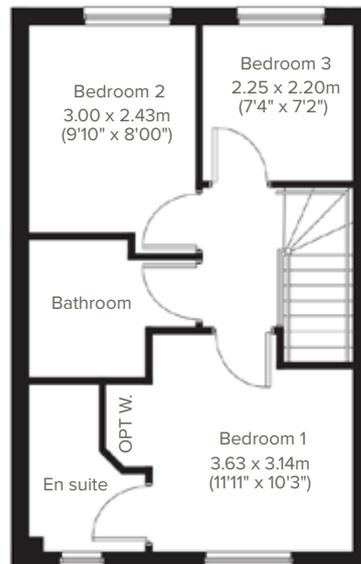
# The Newmore



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.



**GROUND FLOOR**



**1ST FLOOR**

# Window applicable if end terraced

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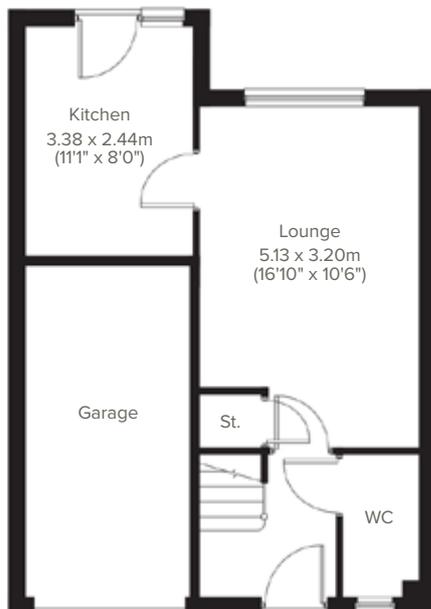


3 bedroom home

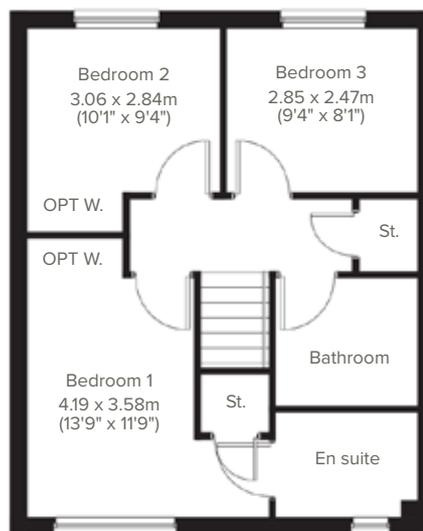
# The Newton



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 cupboard and bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**

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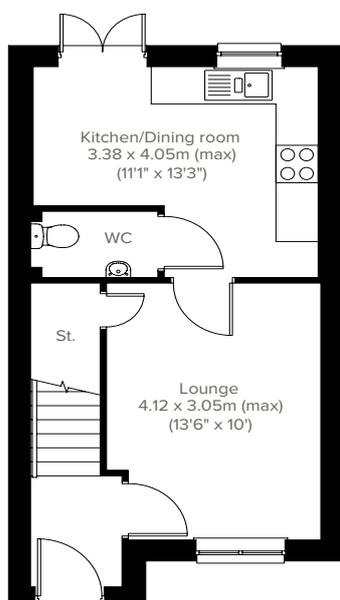
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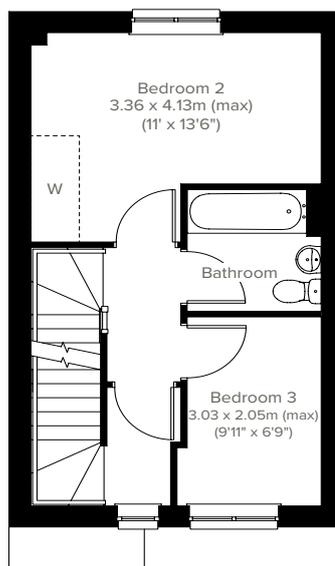
# The Brodick

3 bedroom home

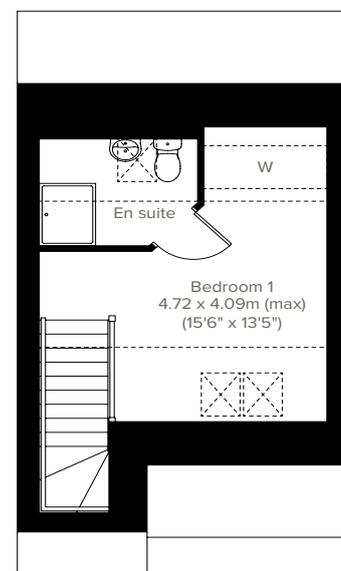
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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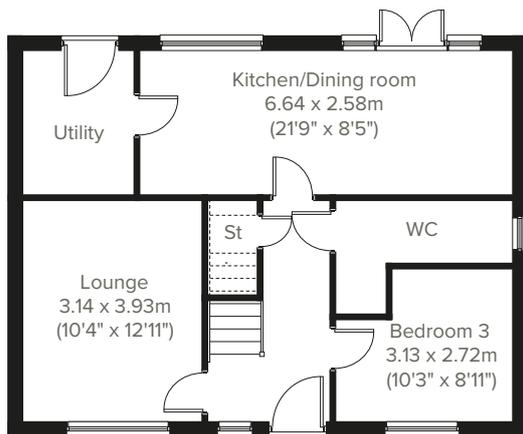


3 bedroom home

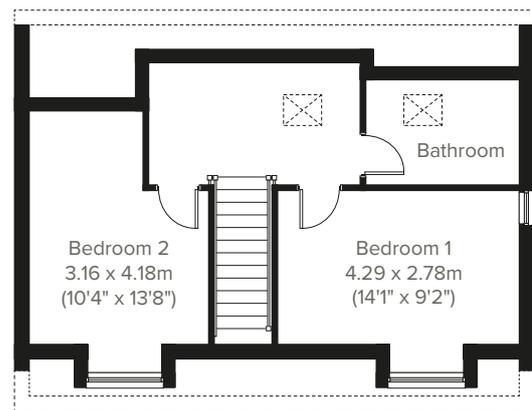
# The Clyde



The Clyde is a three-bedroom home with a spacious lounge and separate kitchen/dining room with French doors leading into the garden. There's also a utility room, WC and storage cupboard. The first floor benefits from two good-sized bedrooms and a family bathroom.



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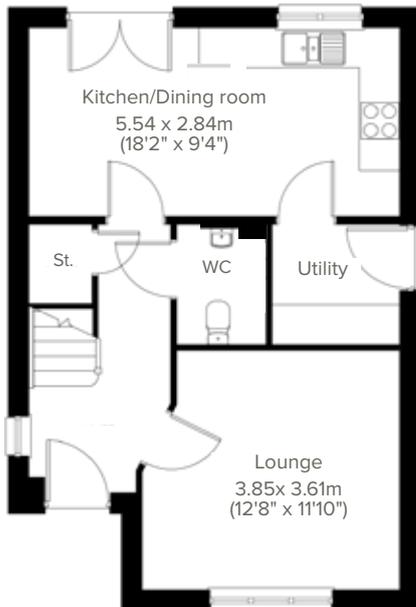


# The Elgin

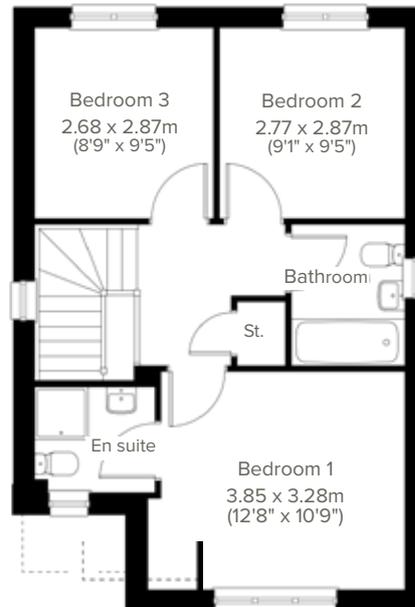
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there is a good-sized family bathroom and further storage.



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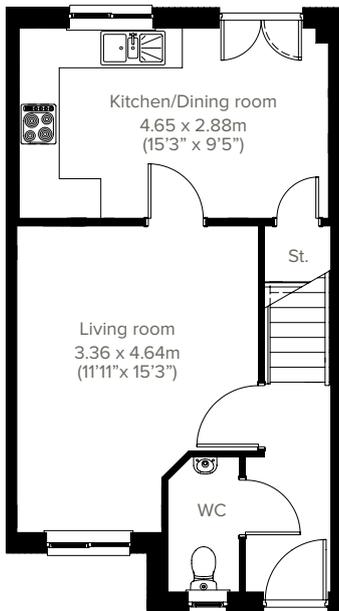


4 bedroom home

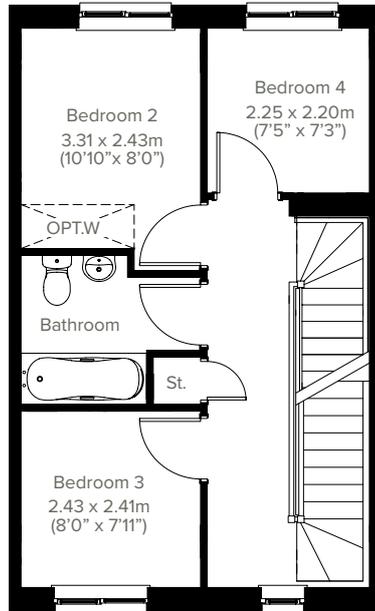
# The Bothwell



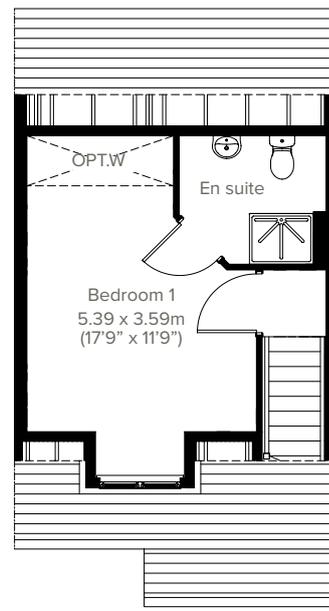
An attractive three-storey home, the Bothwell has a modern open-plan kitchen/dining room, well-proportioned living room, handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom plus more storage; and on the top floor there's an impressive bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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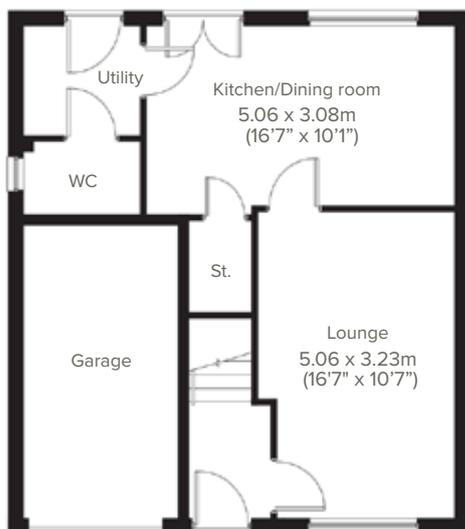


# The Leith

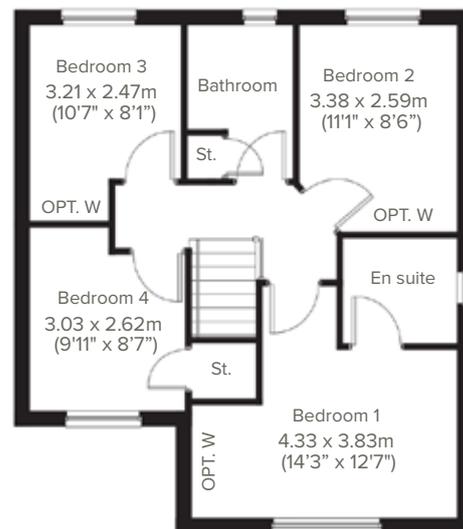
4 bedroom home



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 utility room, WC, 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 modern fitted family bathroom.



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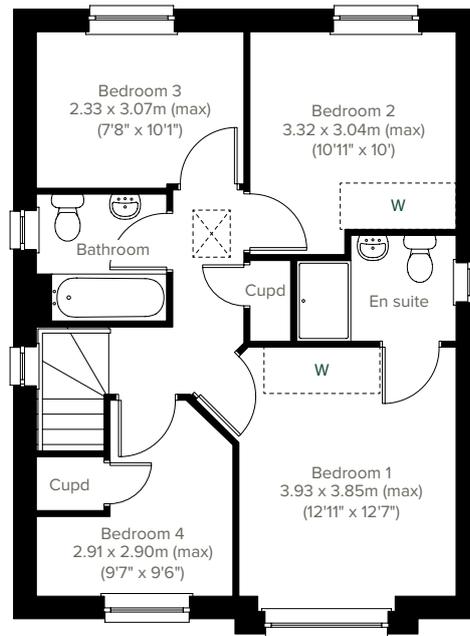
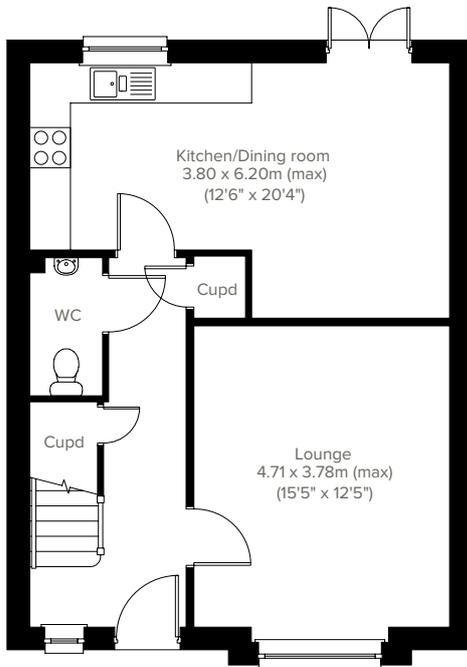


4 bedroom home

# The Crammond



This four-bedroom detached family home is designed to provide spacious and flexible living accommodation. The Crammond features a lounge to the front with a bright triple window, an open-plan kitchen/dining room with direct access to the rear garden and a downstairs WC. Bedroom one has an en suite and there is a family bathroom.



## GROUND FLOOR

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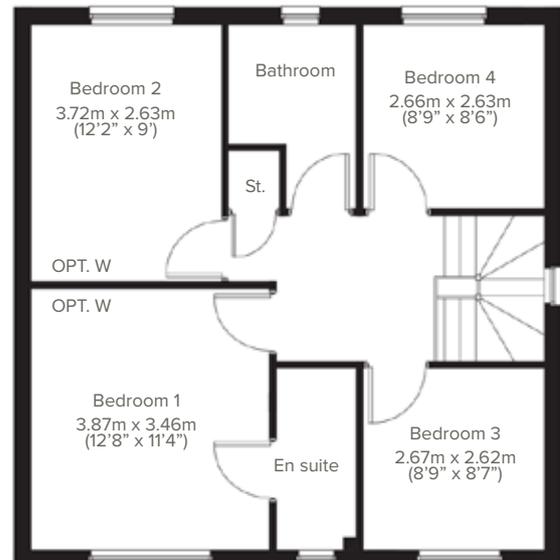
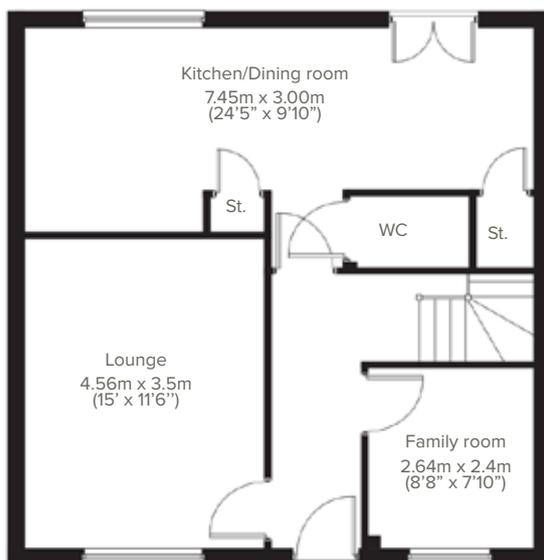


4 bedroom home

# The Thurso



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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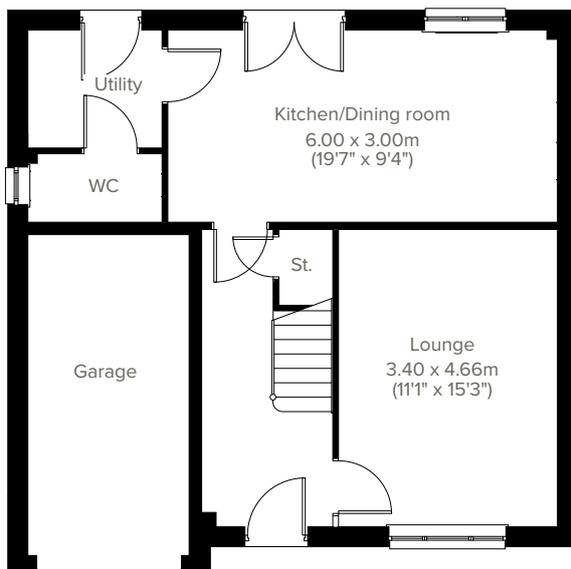


4 bedroom home

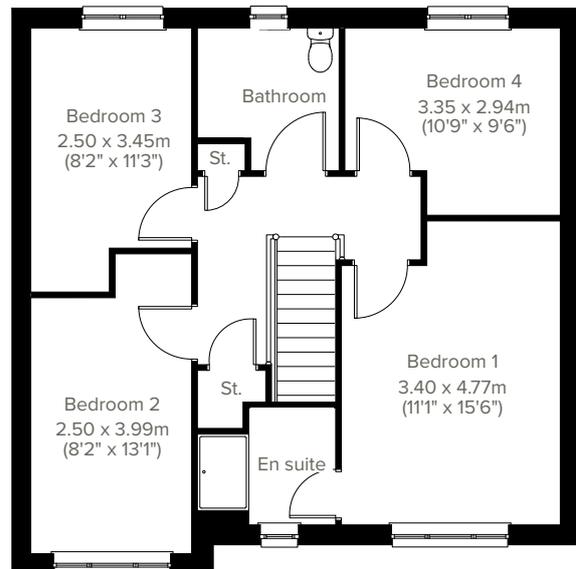
# The Thornton



The Thornton is a four-bedroom detached family home with an integral garage. The ground floor layout includes a lounge, kitchen/dining room which leads to a utility room with outside access and a downstairs WC. Both the kitchen and the utility room have direct access to the garden. Upstairs there are four good-sized bedrooms. Bedroom one has its own en suite and the other bedrooms share the family bathroom. Built-in storage on both floors is another feature of this home.



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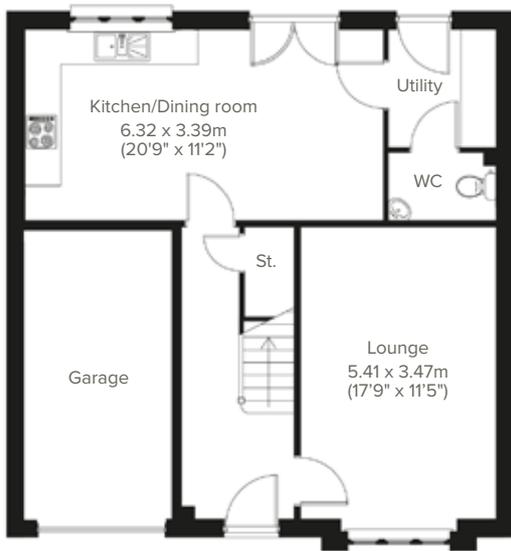


4 bedroom home

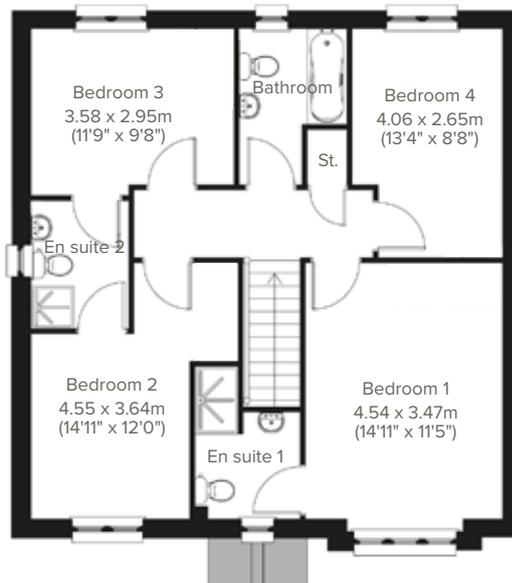
# The Whitthorn



The Whitthorn is an impressive four-bedroom detached property. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front-aspect lounge, separate utility room, storage cupboard, WC and an integral garage. Upstairs there are four good-sized bedrooms, with an en suite to bedroom one and a Jack and Jill en suite to bedrooms two and three.



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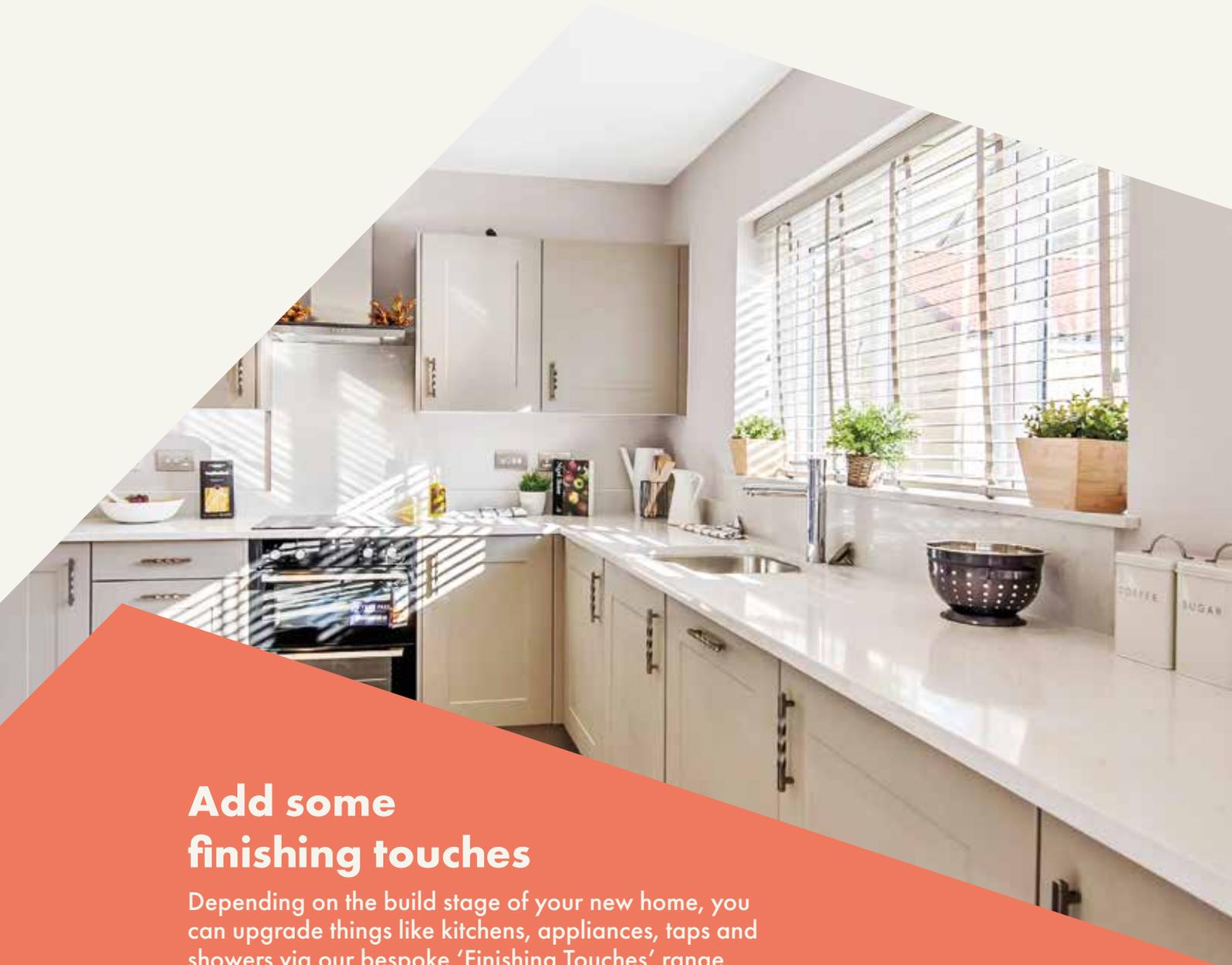
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Rosebank Wynd

# 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).

### Electrics

External light to front.



## 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, with thermostatically-controlled valves to most.

### 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 oven, gas hob and 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, complete with shower screen.

### Tiling

Half height tiling to bath area.  
 Full tiling to en suite shower.

### Splash-backs

1-course splash-back to WC and wash hand basin

### 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.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **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 CO<sub>2</sub> 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 be in with a chance of winning a voucher. For more details, see 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](https://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.



# Your modern home

Space4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK\*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

High-performance insulation, together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK\*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.\*

Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry\*\*.

## 50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.\* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.

## Scan me!

For the HBF Watt a Save report Feb 2023.





# FibreNest™



Your home, better connected  
for a brighter future



## Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenew.com

### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

Rosebank Wynd

C:

D:

P:







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