



# Seton Rise

WINCHBURGH, WEST LOTHIAN

A beautiful collection of two, three, four and five bedroom homes located in the growing community of Winchburgh.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Seton Rise

Nestled in the picturesque West Lothian countryside, Seton Rise is located in the charming village of Winchburgh.

This development is part of an overall masterplan which will create around 3,800 new homes along with state-of-the-art primary and secondary schools, new outdoor community spaces and an impressive marina for everyone to enjoy.



# Love village life

Seton Rise benefits from a range of local amenities and the development is ideally situated close to schools, shops and leisure facilities, providing everything you need right at your doorstep. You can take a leisurely stroll along the Union Canal or enjoy an outdoor adventure at the 85-acre Auldathie District Park.

This development will be a popular choice for commuters with easy access to the M8 and M9 motorways, as well as a frequent rail service from Uphall train station to both Edinburgh and Glasgow. Edinburgh Airport is also within easy reach.

Jupiter Artland



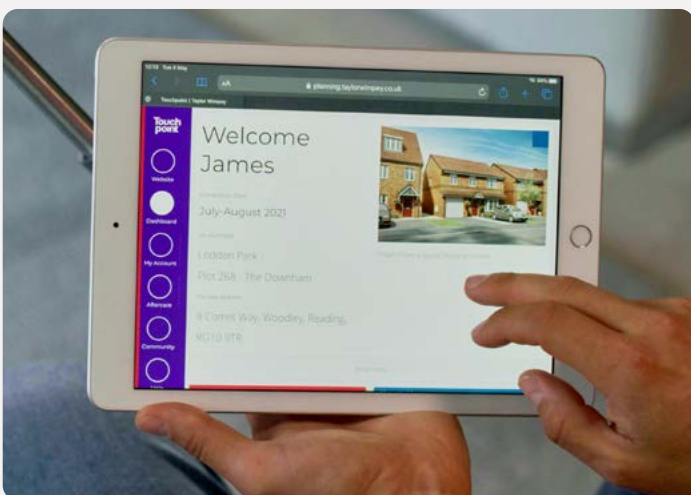


# Personalise your home

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 with factored hedging 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	✓
Single or 1.5 bowl stainless steel insert sink c/w mixer taps* (House type specific.)	✓
Single oven*	✓
Integrated Pull Out Hood with Filter	✓
Stainless steel splashback	✓
Utility with 'Symphony' base unit and work top choices from our 'Standard Range'	✓
Soft close doors	✓

## Bathrooms, en suites, utility and cloakrooms

White free standing sanitary ware	✓
Chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (portrait NoTan option only landscape)	✓
Thermostatic shower with shower curtain and full height tiling on the shower wall dropping to 3 tiles half way along <small>*Not including Chalmers or Boswell house types (only in properties without en-suite)</small>	✓
Full-height tiling to shower enclosure and splashback to basin in the en suite	✓
Shower tray and 'Roman' Chrome finish glass shower door in the en suite	✓

## 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)	✓
CAT 5E Data Cabling†	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

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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, Moduleo, Amtico or Karndean tiling 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	*
External tap outside kitchen of property	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations (Carbon Monoxide detector battery operated)	✓
Heat detector supplied in Kitchen	
GRP front entrance door with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
Double-glazed PVC-U windows with multi-point locking	✓
Gardens, Paths and Drives	
Front garden turfed	✓
Topsoil rotavated rear garden	✓
Fencing at boundary enclosure layout with 1.8m open board fence (divisional)	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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

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# Our homes



 [View the site plan](#)



# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

4.02m x 3.59m      13' 2" x 11' 9"

### Bedroom 2 (max)

4.02m x 2.40m      13' 2" x 7' 11"

### Bathroom (over bath)

1.77m x 2.10m      5' 10" x 6' 11"

\*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. RB14626 / February 2024



# The Baxter

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



## GROUND FLOOR

### Kitchen (max)

2.39m x 2.77m      7' 10" x 9' 1"

### Living Room/Dining Area (max)

4.58m x 4.10m      15' 0" x 13' 5"

### WC

2.39m x 1.17m      7' 10" x 3' 10"



## FIRST FLOOR

### Bedroom 1 (max)

4.58m x 3.64m      15' 0" x 11' 11"

### Bedroom 2 (max)

2.59m x 3.33m      8' 6" x 10' 11"

### Bedroom 3 (max)

1.92m x 3.33m      6' 4" x 10' 11"

### Bathroom (over bath)

1.81m x 2.00m      5' 11" x 6' 7"

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# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

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

5.10m x 2.77m      16' 9" x 9' 1"

### Living Room

3.18m x 4.10m      10' 5" x 13' 5"

### WC

2.22m x 1.17m      7' 3" x 3' 10"



## FIRST FLOOR

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

4.01m x 3.64m      13' 2" x 11' 11"

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

2.88m x 3.33m      9' 6" x 10' 11"

### Bedroom 3

2.19m x 3.33m      7' 2" x 10' 11"

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

1.81m x 2.00m      5' 11" x 6' 7"

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

1.73m x 2.02m      5' 8" x 6' 8"

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# The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.58m x 2.98m      15' 0" x 9' 9"

### Living Room

4.63m x 3.17m      15' 2" x 10' 5"

### WC

1.82m x 1.10m      6' 0" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.33m x 3.21m      10' 11" x 10' 6"

### Bedroom 2

2.61m x 3.03m      8' 7" x 9' 11"

### Bedroom 3

1.94m x 3.03m      6' 4" x 9' 11"

### Bathroom

1.83m x 1.99m      6' 0" x 6' 6"

### En suite

1.83m x 2.43m      6' 0" x 8' 0"

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# The Chalmers

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



## GROUND FLOOR

**Kitchen** (max)  
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** (max)  
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** (max)  
3.76m x 3.05m      12' 4" x 10' 0"

**Bathroom** (over bath)  
2.83m x 2.03m      9' 4" x 6' 8"

**En suite** (over shower)  
2.44m x 1.84m      8' 0" x 6' 1"

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# The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	3.07m x 3.80m	10' 1" x 12' 6"
<b>Living Room</b>	3.44m x 4.99m	11' 3" x 16' 4"
<b>Dining Room</b>	3.72m x 3.11m	12' 2" x 10' 3"
<b>WC</b>	1.86m x 1.16m	6' 1" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b>	3.97m x 2.72m	13' 0" x 8' 11"
<b>Bedroom 2</b>	2.74m x 3.36m	9' 0" x 11' 0"
<b>Bedroom 3</b>	3.65m x 2.72m	12' 0" x 8' 11"
<b>Bedroom 4</b>	3.07m x 2.06m	10' 1" x 6' 9"
<b>Bathroom</b>	2.15m x 2.02m	7' 1" x 6' 7"
<b>En suite</b>	2.36m x 1.05m	7' 9" x 3' 5"

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# The Dunlop

4 BEDROOM HOME, TOTAL 1242sq ft / 115.4m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	5.06m x 2.91m	16' 7" x 9' 6"
<b>Living Room</b>	3.12m x 4.15m	10' 3" x 13' 7"
<b>Dining Room</b>	1.18m x 1.86m	3' 10" x 6' 1"



## FIRST FLOOR

<b>Bedroom 2</b>	3.00m x 3.13m	9' 10" x 10' 3"
<b>Bedroom 3</b>	2.60m x 3.11m	8' 6" x 10' 3"
<b>Bedroom 4</b>	2.44m x 3.11m	8' 0" x 10' 3"
<b>Bathroom</b>	2.05m x 2.11m	6' 9" x 6' 11"



## SECOND FLOOR

<b>Bedroom 1</b>	3.98m x 3.30m	13' 1" x 10' 10"
<b>En suite</b>	2.20m x 1.89m	7' 2" x 6' 2"
<b>Dressing Room</b>	1.89m x 1.52m	6' 2" x 5' 0"

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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 × 2.80m      27' 2" × 9' 2"

### Living Room

3.16m × 5.34m      10' 5" × 17' 6"

### WC

2.54m × 1.14m      8' 4" × 3' 9"



## FIRST FLOOR

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

3.78m × 3.89m      12' 5" × 13' 1"

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

4.39m × 2.88m      14' 5" × 9' 6"

### Bedroom 3

2.65m × 3.48m      8' 8" × 11' 5"

### Bedroom 4

3.19m × 2.89m      10' 6" × 9' 6"

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

2.25m × 2.34m      7' 5" × 7' 8"

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

2.10m × 1.81m      6' 11" × 5' 11"

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

2.65m × 1.73m      8' 8" × 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 x 3.90m	12' 11" x 12' 10"
<b>Living Room</b>	4.87m x 3.90m	16' 0" x 12' 10"
<b>Dining Room</b>	3.41m x 2.88m	11' 2" x 9' 5"
<b>Utility</b> (max)	2.83m x 2.09m	9' 4" x 6' 11"
<b>WC</b>	2.83m x 1.16m	9' 4" x 3' 10"



## FIRST FLOOR

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

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# 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"

\*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. RB14626 / February 2024



# The Kennedy

## with Garden Room

4 BEDROOM HOME, TOTAL 1965 sq ft / 182.55m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	5.81m x 3.41m	19' 1" x 11' 2"
<b>Lounge</b>	3.86m x 5.06m	12' 8" x 16' 7"
<b>Dining Room</b>	3.41m x 2.81m	11' 2" x 9' 3"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"



### FIRST FLOOR

<b>Master Bedroom</b>	3.85m x 3.95m	12' 8" x 13' 0"	<b>Bathroom</b>	2.76m x 2.46m	9' 1" x 8' 1"
<b>Bedroom 2</b>	3.85m x 4.32m	12' 8" x 14' 2"	<b>En suite 1</b>	2.61m x 1.58m	8' 7" x 5' 2"
<b>Bedroom 3</b>	3.95m x 3.34m	13' 0" x 11' 0"	<b>En suite 2</b>	2.69m x 1.69m	8' 10" x 5' 6"
<b>Bedroom 4</b>	3.75m x 2.91m	12' 4" x 9' 6"			

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# The Cameron

## with Garden Room

5 BEDROOM HOME, TOTAL 2089 sq ft / 194.07m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	3.14m x 6.30m	10' 4" x 20' 8"
<b>Lounge</b>	3.50m x 6.11m	11' 6" x 20' 1"
<b>Dining Room</b>	3.40m x 3.19m	11' 2" x 10' 6"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"
<b>Double Garage</b>	4.86m x 5.16m	15' 11" x 16' 11"



### FIRST FLOOR

<b>Master Bedroom</b>	4.88m x 4.00m	16' 0" x 13' 1"	<b>Bedroom 5</b>	3.19m x 2.81m	10' 5" x 9' 3"
<b>Bedroom 2</b>	2.83m x 4.01m	9' 4" x 13' 2"	<b>Bathroom</b>	2.01m x 2.39m	6' 7" x 7' 10"
<b>Bedroom 3</b>	3.40m x 3.23m	11' 2" x 10' 7"	<b>En suite 1</b>	16.6m x 2.14m	5' 6" x 7' 0"
<b>Bedroom 4</b>	3.14m x 3.23m	10' 4" x 10' 7"	<b>En suite 2</b>	2.01m x 1.46m	6' 7" x 4' 10"

\*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. RB15610 / February 2024

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