



# Sibbalds Wynd

BATHGATE, WEST LOTHIAN

A beautiful collection of two, three, four and five bedroom homes located in the bustling town of Bathgate.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Sibbalds Wynd

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Situated on the outskirts of Bathgate, Sibbalds Wynd is set to be a thriving new community.

This development will provide a combination of 189 high-quality homes with plans to include new pedestrian and cycle links to the existing Bathgate network, 10 acres of green open space, new play areas for children to meet up and play, as well as new bus stops on Sibbalds Brae for added convenience and to encourage sustainable living.



# Love Town life



Sibbalds Wynd benefits from a variety of local amenities and the development is prominently situated near schools, shops and leisure facilities making it the ideal location for a wide range of buyers. For those looking to commute the M8 motorway is within easy reach or take one of the frequent rail services from Bathgate train station to both Edinburgh and Glasgow city centre. Edinburgh airport is only a 25 minute drive from the development.

You'll find plenty of green open spaces surrounding the development, and you can explore a variety of habitats and wildlife and Little Boghead Nature Park. Or why not take in a show at the popular Reconnect Regal Theatre.

Bathgate Golf Club



Five Sisters Zoo



Binny Craig Hill



# 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	✓
1.5 bowl stainless steel insert sink c/w mixer taps* (housetype specific)	✓
Single Oven*	✓
Integrated Pull Out Hood with Filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Soft close doors	✓
Stainless steel splashback	✓

## Bathrooms, en suites, utility and cloakrooms

White free standing sanitary ware	✓
Chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)	✓
Thermostatic shower* (house type specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓

## 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	✓
Light and power socket to garages	✓

✓ = 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	✓
Ground floor concrete finish (no latex or screed)	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

## External Features

Solar panels	✓
Smooth finish grey concrete slabs to pathways and patios	✓
PVCu fascia and soffit	✓
Front and rear outdoor light with PIR	✓
Outside tap	✓
Chrome door furniture	✓

## 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

Turf to front garden	✓
Fencing as boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓

## 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





# 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. RB15456 / February 2024



# The Baxter

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



## GROUND FLOOR

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

2.39m x 2.77m      7' 10" x 9' 1"

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

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 <sup>(max)</sup>

4.58m x 3.64m      15' 0" x 11' 11"

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

2.59m x 3.33m      8' 6" x 10' 11"

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

1.92m x 3.33m      6' 4" x 10' 11"

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

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

<b>Kitchen/Dining Area</b> (max)	5.10m x 2.77m	16' 9" x 9' 1"
<b>Living Room</b>	3.18m x 4.10m	10' 5" x 13' 5"
<b>WC</b>	2.22m x 1.17m	7' 3" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b> (max)	4.01m x 3.64m	13' 2" x 11' 11"
<b>Bedroom 2</b> (max)	2.88m x 3.33m	9' 6" x 10' 11"
<b>Bedroom 3</b>	2.19m x 3.33m	7' 2" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
<b>En suite</b> (over shower)	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"

### Ensuite

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

<b>Kitchen</b> (max)	
2.68m x 3.56m	8' 10" x 11' 8"
<b>Living Room/Dining Area</b>	
3.87m x 5.47m	12' 9" x 18' 0"
<b>WC</b> (max)	
1.73m x 2.13m	5' 8" x 7' 0"



## FIRST FLOOR

<b>Bedroom 1</b>		<b>Bathroom</b> (over bath)	
3.55m x 3.65m	11' 8" x 12' 0"	2.83m x 2.03m	9' 4" x 6' 8"
<b>Bedroom 2</b>		<b>En suite</b> (over shower)	
3.04m x 3.65m	10' 0" x 12' 0"	2.44m x 1.84m	8' 0" x 6' 1"
<b>Bedroom 3</b> (max)			
3.76m x 3.05m	12' 4" x 10' 0"		

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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 Dunlop

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



## GROUND FLOOR

### Kitchen/Dining Area

5.06m x 2.91m      16' 7" x 9' 6"

### Living Room

3.12m x 4.15m      10' 3" x 13' 7"

### WC

1.18m x 1.86m      3' 10" x 6' 1"



## FIRST FLOOR

### Bedroom 2

3.00m x 3.13m      9' 10" x 10' 3"

### Bedroom 3

2.60m x 3.11m      8' 6" x 10' 3"

### Bedroom 4

2.44m x 3.11m      8' 0" x 10' 3"

### Bathroom

2.05m x 2.11m      6' 9" x 6' 11"



## SECOND FLOOR

### Bedroom 1

3.98m x 3.30m      13' 1" x 10' 10"

### En suite

2.20m x 1.89m      7' 2" x 6' 2"

### Dressing Room

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 (max)

3.78m × 3.89m      12' 5" × 13' 1"

### Bedroom 2 (max)

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 (max)

2.25m × 2.34m      7' 5" × 7' 8"

### En suite 1 (over shower)

2.10m × 1.81m      6' 11" × 5' 11"

### En suite 2 (over shower)

2.65m × 1.73m      8' 8" × 5' 8"

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# The Hume

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

3.95m x 3.54m      13' 0" x 11' 7"

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

4.28m x 4.15m      14' 1" x 13' 8"

### Dining Room

3.04m x 3.63m      10' 0" x 11' 11"

### Study

2.81m x 3.12m      9' 3" x 10' 3"

### WC

1.12m x 2.15m      3' 8" x 7' 1"



## FIRST FLOOR

### Bedroom 1

3.50m x 4.30m      11' 6" x 14' 1"

### Bedroom 2

4.04m x 3.53m      13' 3" x 11' 7"

### Bedroom 3

3.08m x 2.92m      10' 1" x 9' 7"

### Bedroom 4

3.05m x 2.73m      10' 0" x 9' 0"

### Bathroom

1.95m x 2.10m      6' 5" x 6' 11"

### En suite 1

1.66m x 2.48m      5' 5" x 8' 2"

### En suite 2

1.93m x 2.38m      6' 4" x 7' 10"

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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 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m      7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m      5' 5" x 8' 11"

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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. RB15456 / February 2024

# Ways to buy

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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.

# 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 537955**.



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



**SIBBALDS WYND** Sibbalds Brae, Bathgate, West Lothian, EH48 2DU

**CONTACT US ON 01506 537955**

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