

THE SHAPE OF MODERN LIVING



**WESTFIELD**

◆  
GAVIESIDE,  
WEST LOTHIAN



**Balfour Beatty**  
HOMES



We are delighted to present Westfield in West Calder, West Lothian. Located just 5 miles from Livingston, 18 miles from Edinburgh and 32 miles from Glasgow, this prestigious new development is surrounded by scenic countryside, with good local amenities. Offering a superb range of 4 and 5 bedroom detached homes, the tranquil surroundings combined with excellent road and rail links make this a wonderful place to call home.

## ACTIVITIES ♦ AMENITIES

West Calder has a wide selection of amenities including Scotmid Co-operative, convenience stores, pharmacy, dental clinic, medical centre, family butcher, baker and hardware store. The newly refurbished West Calder library is located in the Main Street.

West Calder community centre offers an outdoor synthetic area for community use, 5-a-side football, tennis and outdoor games. There are many other clubs hosted at the community centre, including judo, health & fitness and a football academy. There is also a bowling club, model flying club and brass band in the town. Xcite, East Calder Leisure Centre offers flumes, gym, sauna, sports hall, football pitches and play area.

For golfers, Harburn golf club is only 2 miles away. Walkers can enjoy a 9 mile walk around nearby Happerigg Reservoir and the Allandale Tarn fishery, one of the leading small water fisheries, is also close by. Next to the development is the Five Sisters Zoo, home to over 175 species of animals, from Meercats to Artic Wolves and Woodland Bears. The Zoo also offers a play park, handling sessions and talks.



## EDUCATION

West Calder is ideally situated for families, with schooling provided in West Calder and Polbeth. The catchment primary schools are Parkhead Primary School and St Mark's R.C. Primary School. For older children the catchment secondary schools are West Calder High School and St Kentigern's Academy in Blackburn. Several nurseries are located in the town and West Lothian College, one of Scotland's most innovative colleges, is only a few miles away in Livingston. *Please note: school catchments can change.*

## WORK ♦ TRANSPORT

West Calder is excellently situated for easy access to the M8 road link from Glasgow to Edinburgh, with Edinburgh just an 18 mile drive and Glasgow 32 miles away. The M9, the Forth Road Bridge and the Edinburgh City Bypass and are all easy accessed from the development and Edinburgh Airport can be reached within approximately 20 minutes. West Calder railway station offers services to Glasgow Central station and Edinburgh's Waverley station, with 2 train services every hour. There are 5 regular bus services also that service West Calder.



## SHOPPING ♦ DINING

West Calder offers a range of shops, restaurants, coffee shops and pubs.

Just over 3 miles from the development you will find the Livingston Designer Outlet, Scotland's largest outlet mall. Opposite this is The Centre, a popular shopping destination with a striking glass roof designed by architect Don Hiska and reminiscent of Crystal Palace. The outlet and centre are home to a wide range of well-known brands, eateries, coffee shops and also a Vue Cinema.



Computer generated image is for illustrative purposes only and is to be used as an example which in no way provides an accurate representation of the properties. This illustration shows a typical street scene of a section of the development. Elevations, handing, external materials, finishes, windows, landscaping and position of parking/garages may vary.





# SITE PLAN



The colours below represent our choice of house styles and will help you to find their location on the development plan.

- LE Lewis 4 bedroom home Detached
- LI Lismore 4 bedroom home Detached
- OK Orkney 4 bedroom home Detached
- RA Raasay 4 bedroom home Detached
- UI Uist 5 bedroom home Detached
- MH Marketing Hub
- S Show Homes
- S/S Sub Station



The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.





LEWIS



## 4 bedroom detached home

The Lewis is a stylish four bedroom detached home with integrated single garage.

On the ground floor the entrance hall leads you to a generous light and airy lounge. Adding further appeal and value to this home is a stylish kitchen/dining room with French doors leading to the secure back garden, a cloakroom and utility room.

Upstairs you will find four good sized bedrooms, including bedroom one with en-suite and built-in wardrobe, and a family bathroom.



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HOMES

## GROUND FLOOR



### Ground floor plan

Kitchen / Dining / Family  
6.96 x 3.54m max / 22'10" x 11'7" max

Lounge  
3.85 x 5.01m max / 12'8" x 16'5" max

Garage  
2.62 x 5.10m / 8'7" x 16'9"

Utility  
0.70 x 1.62m / 2'4" x 5'4"

WC  
1.93 x 1.13m / 6'4" x 3'8"

## FIRST FLOOR



### First floor plan

Bedroom 1 (excluding built-in wardrobe)  
3.88 x 4.56m max / 12'9" x 15'0" max

En-suite  
2.40 x 1.40m / 7'11" x 4'7"

Bedroom 2  
3.39 x 3.83m max / 11'1" x 12'7" max

Bedroom 3  
3.04 x 3.33m max / 10'0" x 10'11" max

Bedroom 4  
2.40 x 3.40m / 7'11" x 11'2"

Bathroom  
2.13 x 2.30m / 7'0" x 7'6"

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L I S M O R E



## 4 bedroom detached home

The Lismore is an impressive four bedroom home with integrated garage.

The spacious hallway leads to the lounge and also to the fabulous kitchen/dining room, with utility cupboard, WC and French doors leading to the garden. Upstairs you will find bedroom one, with walk in wardrobe and en-suite, along with three further double bedrooms and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Kitchen / Dining / Family  
7.47 x 3.36m max / 24'6" x 11'0" max

Lounge  
3.53 x 4.92m / 11'7" x 16'2"

Garage  
2.84 x 5.30m / 9'4" x 17'5"

WC  
1.13 x 2.46m / 3'8" x 8'1"

## FIRST FLOOR



### First floor plan

Bedroom 1  
3.53 x 3.62m / 11'7" x 11'11"

Dressing Room  
1.25 x 1.40m / 4'1" x 4'7"

En-suite  
2.18 x 1.40m / 7'2" x 4'7"

Bedroom 2  
3.53 x 3.19m / 11'7" x 10'6"

Bedroom 3  
2.84 x 3.87m max / 9'4" x 12'8" max

Bedroom 4  
2.84 x 3.99m max / 9'4" x 13'1" max

Bathroom  
2.15 x 2.00m / 7'1" x 6'7"

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ORKNEY



## 4 bedroom detached home

The Orkney is a stunning four bedroom home with integrated garage.

The spacious hallway leads to the lounge and also to the generously proportioned kitchen/dining room, with utility cupboard, WC and French doors leading to the garden. Upstairs you will find bedroom one, with en-suite and built-in wardrobe, three further double bedrooms and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Kitchen / Dining  
7.77 x 4.46m max / 25'6" x 14'7" max

Lounge  
3.54 x 5.24m / 11'7" x 17'2"

Garage  
2.62 x 5.14m / 8'7" x 16'10"

Utility  
0.70 x 1.59m / 2'4" x 5'2"

WC  
1.93 x 1.13m / 6'4" x 3'8"

## FIRST FLOOR



### First floor plan

Bedroom 1 (excluding built-in wardrobe)  
3.93 x 4.62m max / 12'11" x 15'2" max

En-suite  
2.55 x 1.53m / 8'4" x 5'0"

Bedroom 2  
2.70 x 5.25m max / 8'10" x 17'3" max

Bedroom 3  
3.38 x 3.89m max / 11'1" x 12'9" max

Bedroom 4  
2.70 x 3.49m max / 8'10" x 11'5" max

Bathroom  
2.30 x 1.70m / 7'7" x 5'7"

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R A A S A Y



## 4 bedroom detached home

The Raasay is a stunning four bedroom home with integrated garage.

The spacious hallway leads to the lounge and also to the generously proportioned kitchen/dining room, with French doors leading to the garden and utility room leading to the WC. Upstairs you will find bedroom one with en-suite and built-in wardrobes, bedroom two with en-suite, two further double bedrooms and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Kitchen / Dining  
6.90 x 3.74m / 22'8" x 12'3"

Lounge  
3.75 x 5.52m / 12'4" x 18'1"

Garage  
2.84 x 5.47m / 9'4" x 17'11"

Utility  
2.04 x 1.65m / 6'8" x 5'5"

WC  
2.04 x 1.98m / 6'8" x 6'6"

## FIRST FLOOR



### First floor plan

Bedroom 1 (excluding built-in wardrobe)  
3.75 x 3.51m / 12'4" x 11'6"

En-suite 1  
2.45 x 1.87m max / 8'0" x 6'2" max

Bedroom 2  
3.78 x 4.02m max / 12'5" x 13'2" max

En-suite 2  
2.92 x 1.41m / 9'7" x 4'8"

Bedroom 3  
3.75 x 3.81m max / 12'4" x 12'6" max

Bedroom 4  
2.92 x 3.76m max / 9'7" x 12'4" max

Bathroom  
2.29 x 2.66m max / 7'6" x 8'9" max

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U I S T



## 5 bedroom detached home

The Uist is a stunning five bedroom home with integrated double garage.

The spacious hallway leads to the light and airy lounge, with French doors opening on to the garden, the generously proportioned kitchen/dining room, also with bi-fold doors and the WC. There is a utility room and store room off the kitchen. Upstairs you will find bedroom one, with stunning en-suite bathroom, built-in wardrobes and Juliet balcony, bedroom two also with en-suite and built-in wardrobe, three further double bedrooms, study and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Kitchen / Family
4.32 x 6.68m / 14'2" x 21'11"
Dining
3.31 x 3.74m / 10'10" x 12'3"
Lounge
3.54 x 6.68m / 11'7" x 21'11"
Garage
5.50 x 5.36m / 18'1" x 17'1"
Utility
1.80 x 1.71m / 5'11" x 5'7"
Store
2.03 x 1.71m max / 6'8" x 5'7" max
WC
1.50 x 1.71m / 4'11" x 5'7"

## FIRST FLOOR



### First floor plan

Bedroom 1
5.50 x 7.20m max / 18'1" x 23'7" max
En-suite 1
2.62 x 2.84m max / 8'7" x 9'4"
Bedroom 2
3.57 x 4.39m max / 11'9" x 14'5" max
En-suite 2
1.48 x 2.20m max / 4'10" x 7'3" max
Bedroom 3
3.60 x 3.77m max / 11'10" x 12'4" max
Bedroom 4
3.57 x 2.82m / 11'9" x 9'3"
Bedroom 5
3.94 x 2.63m max / 12'11" x 8'8" max
Study
2.84 x 1.70m / 9'4" x 5'7"
Bathroom
2.00 x 2.20m / 6'7" x 7'3"

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## SPECIFICATION

Balfour Beatty Homes have carefully selected high quality materials. The specification at Westfield incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.

### EXTERNAL FINISHES

- ◆ Low maintenance white UPVC double glazed windows
- ◆ Low maintenance white UPVC soffits and fascias
- ◆ Low maintenance white UPVC French doors
- ◆ Low maintenance front doors

### KITCHENS

- ◆ Contemporary choice of fitted kitchen units and worktops with matching upstands and under unit lighting
- ◆ Stainless steel sink with contemporary mixer tap
- ◆ Integrated gas hob, oven and extractor hood to all housetypes
- ◆ Integrated fridge/freezer, dishwasher and wine cooler to the Uist housetype

### BATHROOMS, EN-SUITES & CLOAKROOMS

- ◆ Contemporary sanitary ware with chrome finish taps
- ◆ Shower enclosure
- ◆ Chrome towel rail to bathroom and en-suite
- ◆ Bath with chrome mixer tap
- ◆ Choice of quality wall tiles subject to build stage

### FINISHES

- ◆ 4 panel pre-finished white doors with chrome finished door furniture
- ◆ Paint to walls and ceilings - matt emulsion
- ◆ Paint to woodwork - white satin
- ◆ Stairs - white painted timber with oak handrails

### PLUMBING & HEATING

- ◆ Gas central heating

### ELECTRICAL

Ample power, TV and telephone points are provided throughout each property - consult sales advisor for house type details

- ◆ Photovoltaic solar panels to all properties
- ◆ Recessed lighting to kitchen and en-suite
- ◆ Recessed lighting to bathroom and cloakroom in the Uist housetype
- ◆ White switches and sockets
- ◆ External lighting
- ◆ Doorbell
- ◆ Shaver point socket to en-suite
- ◆ Smoke alarms and carbon monoxide alarm fitted
- ◆ Extractor fans to all bathrooms and ensuites

### EXTERNAL

- ◆ Landscaping to front garden
- ◆ 1.8 metre high timber palisade fence to plot boundary (plot specific\*)
- ◆ External tap
- ◆ Patio areas to rear gardens



\* Please ask the sales advisor for plot specific details

This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Choices are from our pre-selected range, dependent upon stage of construction.



## BALFOUR BEATTY HOMES AND CUSTOMER CARE

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- ◆ A dedicated customer care team
- ◆ A comprehensive introduction to your new home
- ◆ Dedicated customer care email service
- ◆ 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



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## WHY BALFOUR BEATTY?

Your new Balfour Beatty home is an investment in quality design and expert engineering.

As the UK's largest infrastructure company, we design, build and maintain the structures that underpin our daily lives. For 100 years, we have created extraordinary buildings and essential services from hospitals, schools, homes and student accommodation to airports, railways, roads and power stations.

We are responsible for some of the UK's most prestigious projects, including the 2012 Olympic Aquatic Centre, London's new Crossrail system and Birmingham's state-of-the-art Queen Elizabeth hospital.

In Scotland, we are a key player in creating the infrastructure of the future. For example, we supplied power to the Highlands through the Beauly to Denny overhead power line and our work on the Aberdeen Western Peripheral Route improved travel and eased congestion in the region. We recently completed the impressive Holyrood student accommodation building in Edinburgh, giving students a modern, efficient living space.

At Balfour Beatty Homes we create high quality homes designed for the way you want to live.

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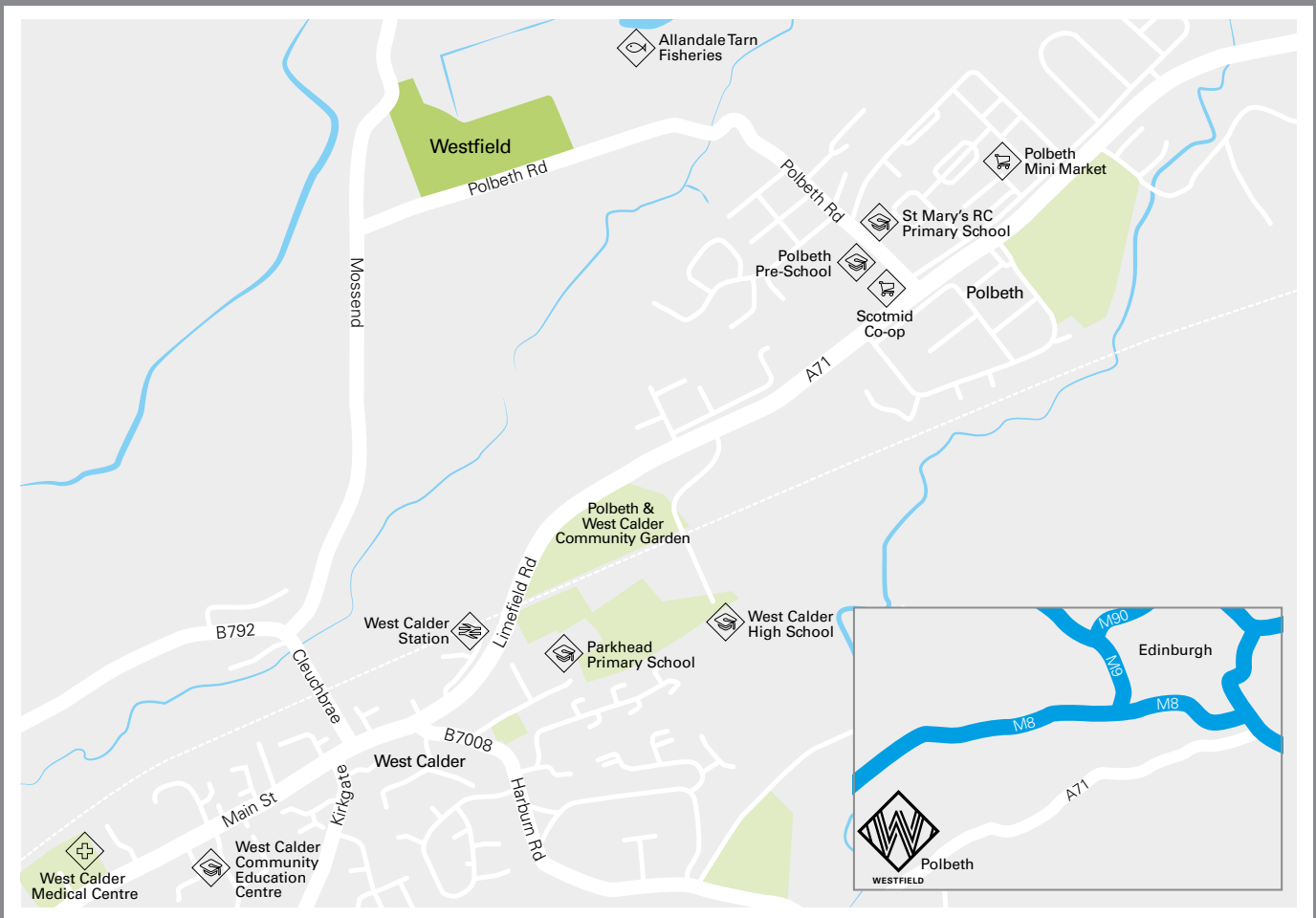
## GET IN TOUCH

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