



DUNDAS

Uphall Station Village West Lothian

A place for what matters
3, 4 & 5 bedroom homes

Discover more at [dundas.co.uk](https://www.dundas.co.uk)

Ready to take your next step?

Finding the right home unlocks so many possibilities and helps you get the most out of life. At Uphall Station Village, you'll discover a wide choice of stylish and spacious homes that will fit the bill, no matter what stage of life you've reached. Just outside Livingston and within easy reach of Edinburgh, this popular new development puts countryside and the city within easy reach. Boasting a unique community hub and safe, leafy surroundings, it has real heart and a strong sense of place.



LOCATION

More of what matters — all within easy reach

The area around Uphall Station Village is full of interesting places to visit and things to see and do. Close to the great shopping and amenities of Livingston, the development is also near many beautiful local parks and golf courses. For example, the Almondell and Calderwood Country Park—which offers over 200 acres of park and woodland to explore—is just a ten minute bike ride away. There's also a good choice of well-regarded primary and secondary schools, with the nearest community primary school a short walk away.

Fantastic shopping

The Centre retail park (which is just a few minutes' drive away) has over a hundred big-name stores and places to eat for you to choose from. There's even a Designer outlet, for stylish bargains, and a Vue Cinema where you can catch the latest movies.

Great leisure opportunities

One of the real attractions of the area is the range of leisure activities that are available. For keen golfers, Pumpherston Golf course is just ten minutes' walk away. It's just one of the many sport and fitness facilities that are within easy reach, including another golf club and the Xcite Leisure Centre that features a gym, pool and flumes.

To help you get around there is an extensive network of cycle routes throughout Livingston. Public transport links are also excellent. You can walk to Uphall station in about ten minutes. From there frequent trains run eastbound to the capital (taking about 20 minutes) and westbound to Glasgow.



20 minutes to
the centre of
Edinburgh



10 minutes' bike ride
to Calderwood
Country Park

Get the most out of life at the Village

As its name suggests, Uphall Station Village is a friendly place to live, with lots of space, a great selection of fine homes and a welcoming environment—a real community where you can put down roots and enjoy life.

Privacy and community

The whole development has been laid out to offer a generous amount of private space, including good off-street parking. Traffic calming measures keep car speeds down and pedestrians as safe as possible. It has the friendly feel of a small village, and features a unique community hub that offers a great place in which to enjoy activities and events, and in which you can meet your friends and neighbours for a cup of tea or coffee.

Nature on the doorstep

Surrounded by woodland and open countryside, Uphall Station Village has two nature areas within its boundaries—specially made habitats for the great-crested newts and other interesting wildlife that live in the area. All the surrounding countryside is a dog walker's paradise and offers a wide variety of rambles and other country pursuits to enjoy—allowing you to head off into nature for a bit of peace and tranquillity.

 **266**
houses
across the
development

 **18**
house
styles





Great homes that will match your style

DESIGN

Today, more than ever, our homes need to match our needs—whether we're working at home, or need space for schoolwork or a new hobby. At Uphall Station Village you'll be sure to find a design that will meet your requirements and let you spread your wings.

Variety and choice

Uphall Station Village boasts an impressive choice of popular styles for you to choose from—3 bed up to five-bedroom luxury detached villas. Whether you are looking for that first home, need more space for your growing family or are down-sizing for retirement, you'll find a style that will tick all the boxes.

Storage and space

All of our homes have been designed with today's post-lockdown lifestyle in mind. The layouts have been carefully thought through to provide maximum flexibility. For example in our open-plan kitchen/diners there's more than enough space for you to cook, entertain and check on the kids' homework. You'll find generously proportioned rooms and lots of built-in fitted storage. Outside there are good-sized gardens in which to set up your barbecue and trampoline.

Style and great specifications

The homes on offer have an impressive contemporary style and a level of fit and finish that represents excellent value for money. From designer kitchen appliances and luxury en-suites to elegant French doors, you'll find a host of exceptional features to select.

Practicality and green thinking

A home might look great, but that means nothing if it's not practical. That's why we've included a wide range of really useful features for you to choose from, such as utility rooms, extra storage and extra WCs. In addition, all homes are fitted with solar panels, good insulation and Hive-controlled high-efficiency boilers—making them greener and cheaper to run, so you'll save on your bills while helping the planet.

New homes built with you in mind.

At Dundas we make home buying inspiring, straightforward and personal—a great experience from start to finish.

We put our customers right at the heart of everything we do, building homes and communities that provide the space people need to take the next step in their lives, whatever stage of life that might be.

Like what you see?

If you're interested in finding out a bit more about Uphall Station Village, register your interest with us.

 0345 853 5007

 uphall@dundas.co.uk

If you'd like to get in touch with us

Development

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Connect with us



Discover more at dundas.co.uk

Customer Notice

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



JAMES WALKER
LEITH

Dundas Estates & Development Co Ltd is the property development division of James Walker (Leith) Ltd, a quality construction company established in 1863. Registered Office: Alderstone House, MacMillan Road, Livingston. Registered in Scotland No.132918.

Uphall Station Village West Lothian

Phase 4
Specification

Discover more at [Dundas.co.uk](https://www.dundas.co.uk)

Here's a quick overview of the wide choice of specifications available at Uphall Station Village

	Gilroy V1	Robson V1	Elliott V1	Pentland V1	Harper V1	Carnegie V1	Dewar V1	Stuart V2	Matheson V2	Crawford V1	Middleton V1	Wallace V1	Lewis SG V1	Morton V1	Dunbar V2	McArthur V2	Maitland	
Gas condensing boiler with thermostatic radiator valves to most radiators																		
Pressurised hot water cylinder																		
Gas combi condensing boiler with thermostatic radiator valves to most radiators																		
Hive controllable heating system																		
In roof Solar PV panels																		
High performance timber external doors																		
Upvc outward opening french doors to rear garden																		
Multi point locking to all external doors																		
Double glazed tilt & turn Upvc windows, with child restrictors*																		
Luxury fitted kitchen with choice of worktop & doors**																		
Upstands in kitchen and utility room																		
Chrome under unit worktop lighting to kitchen																		
Cooker hood																		
Island hood																		
4 Burner gas hob																		
5 Burner gas hob																		
Single oven																		
Double oven																		
Integrated fridge freezer																		
Integrated dishwasher																		
Double socket with USB charging point in lounge																		
Electric shower in main bathroom																		
Electric shower in ensuite 2																		
Thermostatic chrome bar mixer shower in main bathroom																		
Thermostatic chrome bar mixer shower in ensuite 1																		
Tiled bulk head to cloakroom																		
Choice of vanity furniture in bathroom & en suite**																		
Vanity unit to bathroom (with storage)																		
Vanity unit to en suite 1 (toilet only, no storage)																		
Vanity unit to en suite 1 (with storage)																		
Vanity unit to en suite 2 (with storage)																		
Duo double ended bath with centre taps																		
Roca sanitaryware throughout																		
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility room																		
Sliding wardrobe doors to bedroom 1																		
Sliding wardrobe door to other bedrooms*																		
Energy efficient lighting																		
TV point to lounge & bedroom 1																		
BT Openreach including superfast broadband, with CAT 5 cable to lounge																		
White internal doors with chrome ironmongery																		
Walls & ceilings painted white																		
Smoke, heat and carbon monoxide alarms																		
Carbon dioxide monitor in bedroom 1																		
Wireless operated door bell																		
Underfloor wall and roof space insulation																		
External cold water tap																		
Light and power to garage																		
Turfed front garden																		
Pavior driveways																		
10 Year warranty																		

*Where applicable

**Subject to build stage

Site Plan



Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot. The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.



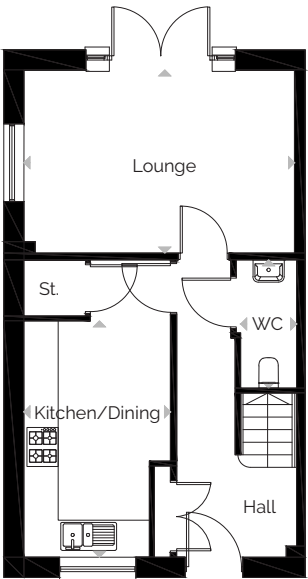
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Gilroy

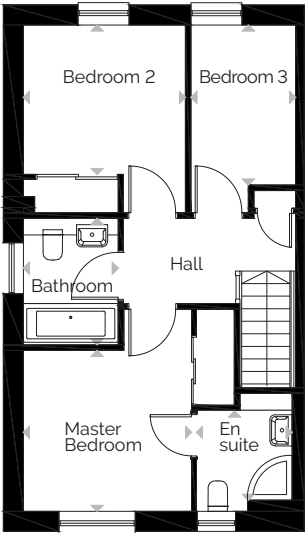
3 bedroom semi detached home

ROOM	M	FT
Lounge	4.84 x 3.27	15'11" x 10'9"
Kitchen/Dining	5.32 x 2.62	17'5" x 8'7"
Master Bedroom	3.01 x 2.88	9'11" x 9'5"
En suite	1.71 x 1.61	5'7" x 5'3"
Bedroom 2	2.90 x 2.67	9'6" x 8'9"
Bedroom 3	2.86 x 1.87	9'5" x 6'2"
Bathroom	2.26 x 1.70	7'5" x 5'7"
Total Floor Area	85.36m²	918ft²

GROUND FLOOR



FIRST FLOOR



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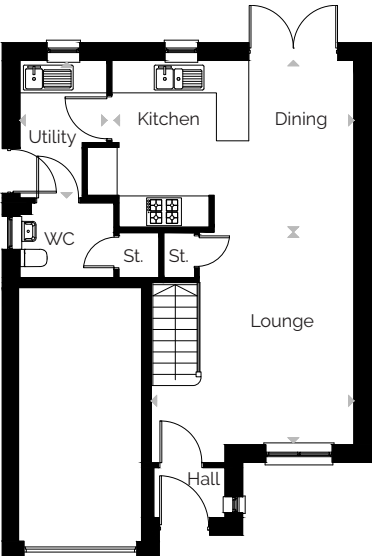
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Pentland

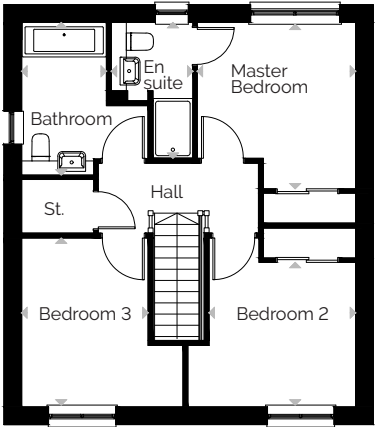
3 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.26 X 4.06	13'4" X 13'0"
Kitchen/Dining	4.85 X 3.44	15'11" X 11'3"
Utility	2.75 X 1.74	9'0" X 5'9"
Master Bedroom	3.33 X 3.10	10'11" X 10'2"
En suite	2.62 X 1.63	8'7" X 5'4"
Bedroom 2	2.94 X 2.89	9'8" X 9'6"
Bedroom 3	3.38 X 2.53	11'1" X 8'4"
Bathroom	3.06 X 1.70	10'0" X 5'7"
Total Floor Area	96.69m²	1041ft²

GROUND FLOOR



FIRST FLOOR



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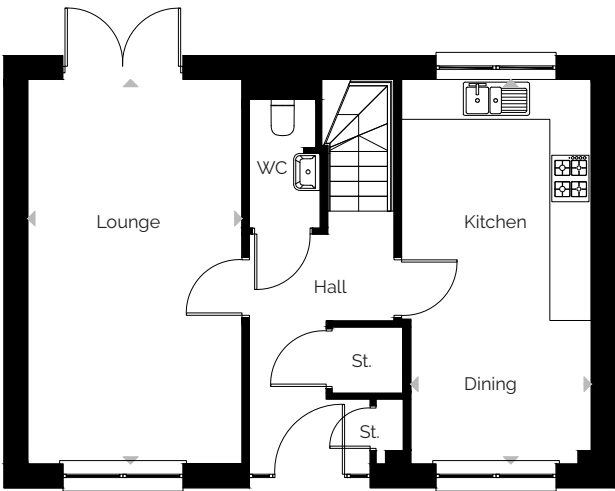
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Carnegie

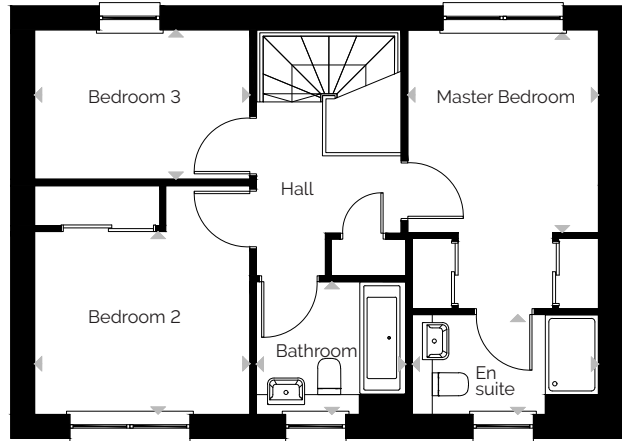
3 bedroom detached home with a detached single garage

ROOM	M	FT
Lounge	5.79 x 3.22	18'0" x 10'7"
Kitchen/Dining	5.79 x 2.72	18'0" x 8'11"
Master Bedroom	3.05 x 2.87	10'0" x 9'5"
En suite	2.80 x 1.50	9'2" x 4'11"
Bedroom 2	3.24 x 2.75	10'8" x 9'0"
Bedroom 3	3.24 x 2.25	10'8" x 7'5"
Bathroom	2.22 x 2.00	7'3" x 6'7"
Total Floor Area	98.42m²	1059ft²

GROUND FLOOR



FIRST FLOOR



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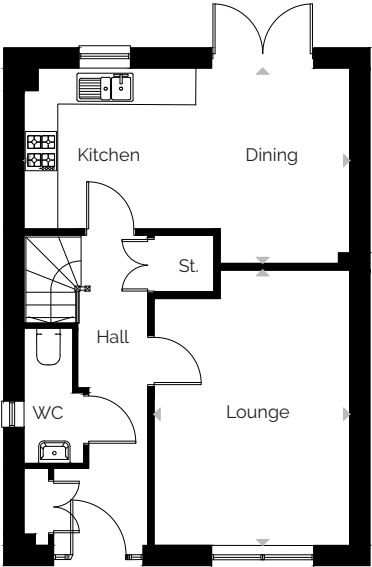
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Harper

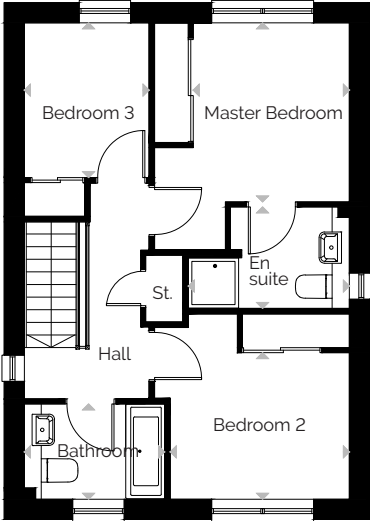
3 bedroom detached home

ROOM	M	FT
Lounge	4.90 x 3.48	16'1" x 11'5"
Kitchen/Dining	5.79 x 3.47	18'0" x 11'5"
Master Bedroom	3.19 x 2.78	10'6" x 9'1"
En suite	2.87 x 1.81	9'5" x 5'11"
Bedroom 2	3.19 x 2.61	10'6" x 8'7"
Bedroom 3	2.76 x 2.22	9'1" x 7'3"
Bathroom	2.50 x 1.70	8'2" x 5'7"
Total Floor Area	98.42m²	1059ft²

GROUND FLOOR



FIRST FLOOR



DUNDAS

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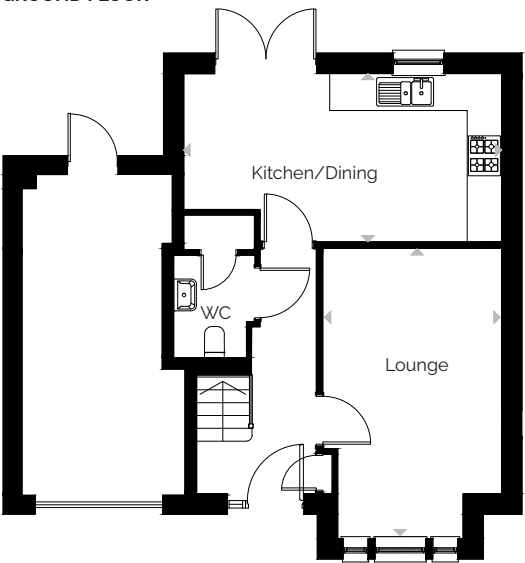
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Dewar

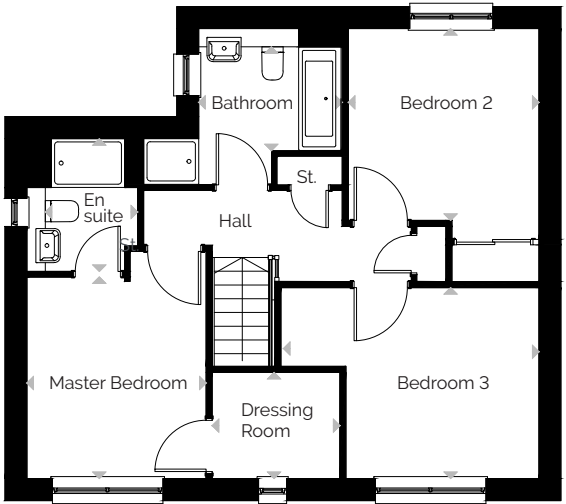
3 bedroom detached home with a single garage

ROOM	M	FT
Lounge	5.09 x 3.13	16'8" x 10'3"
Kitchen/Dining	5.57 x 2.95	18'3" x 9'8"
Master Bedroom	3.30 x 2.93	10'10" x 9'7"
Dressing	2.08 x 1.73	6'10" x 5'8"
En suite	2.17 x 1.81	7'1" x 5'11"
Bedroom 2	3.14 x 3.12	10'4" x 10'3"
Bedroom 3	4.22 x 3.12	13'10" x 10'3"
Bathroom	2.35 x 2.00	7'9" x 6'7"
Total Floor Area	99.15m²	1067ft²

GROUND FLOOR



FIRST FLOOR



DUNDAS

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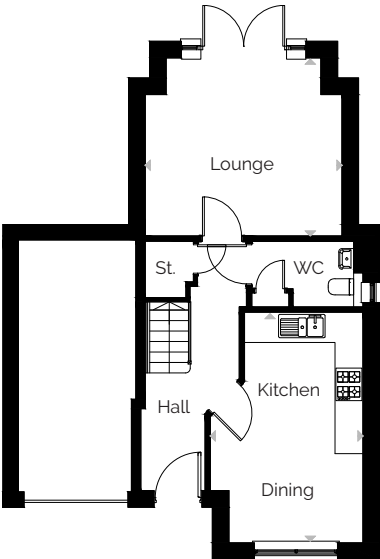
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Stuart

3 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.22 x 3.82	13'10" x 12'6"
Kitchen/Dining	4.95 x 3.27	16'3" x 10'9"
Master Bedroom	3.84 x 2.54	12'7" x 8'4"
En suite	2.60 x 1.21	8'6" x 3'0"
Bedroom 2	3.53 x 2.49	11'7" x 8'2"
Bedroom 3	3.71 x 3.43	12'2" x 11'3"
Bathroom	3.21 x 2.16	10'6" x 7'1"
Total Floor Area	100.28m²	1079ft²

GROUND FLOOR



FIRST FLOOR



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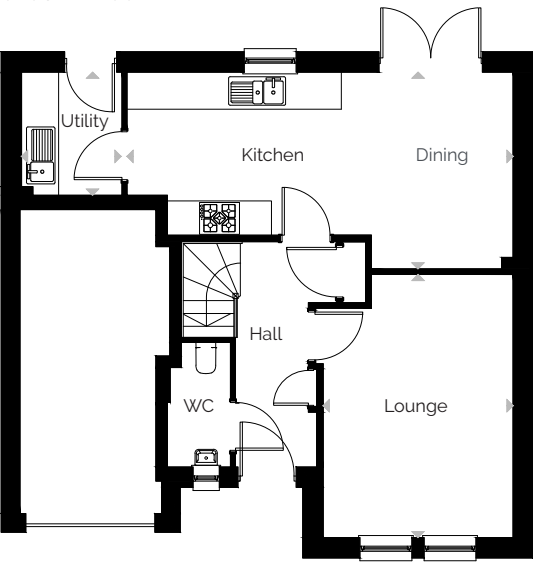
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Matheson

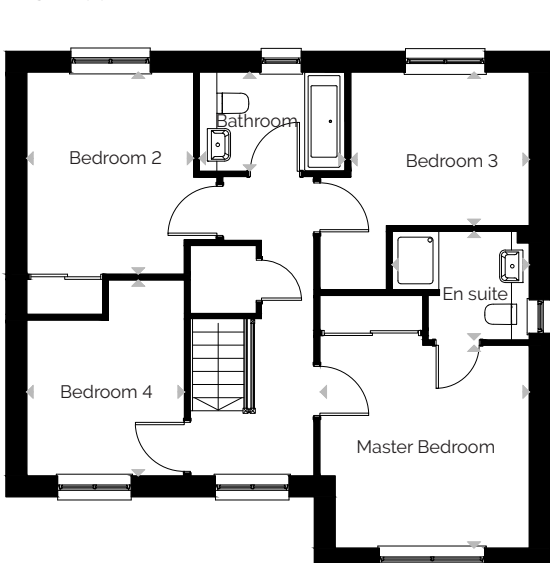
4 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.61 x 3.32	15'1" x 10'11"
Kitchen/Dining	6.76 x 3.44	22'2" x 11'3"
Utility	2.15 x 1.76	7'1" x 5'9"
Master Bedroom	3.58 x 3.47	11'9" x 11'5"
En suite	2.34 x 1.86	7'8" x 6'1"
Bedroom 2	3.46 x 2.86	11'4" x 9'5"
Bedroom 3	3.05 x 2.63	10'0" x 8'8"
Bedroom 4	3.36 x 2.70	11'0" x 8'10"
Bathroom	2.50 x 1.70	8'2" x 5'7"
Total Floor Area	114.89m²	1237ft²

GROUND FLOOR



FIRST FLOOR



DUNDAS

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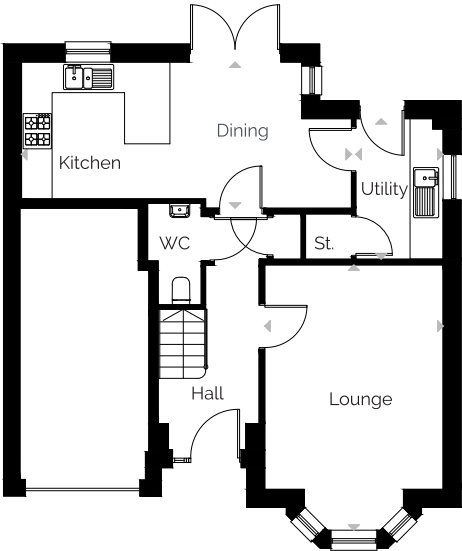
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Crawford

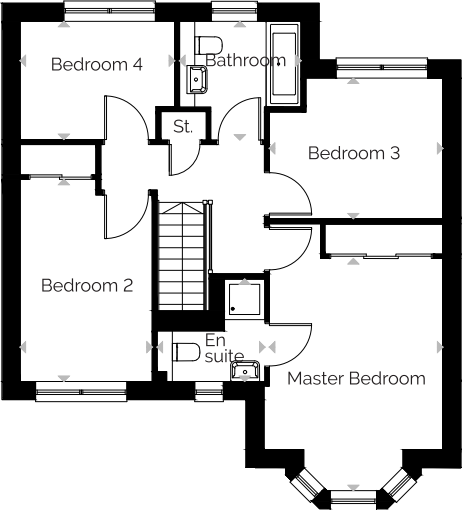
4 bedroom detached home with a single garage

ROOM	M	FT
Lounge	5.27 x 3.54	17'3" x 11'7"
Kitchen/Dining	6.56 x 2.71	21'6" x 8'11"
Utility	2.79 x 1.73	9'2" x 5'8"
Master Bedroom	4.60 x 3.43	15'1" x 11'3"
En suite	2.13 x 2.30	6'8" x 6'0"
Bedroom 2	4.01 x 2.61	13'2" x 8'7"
Bedroom 3	3.44 x 2.79	11'3" x 9'2"
Bedroom 4	3.06 x 2.34	10'0" x 7'8"
Bathroom	2.40 x 2.35	7'10" x 7'9"
Total Floor Area	114.91m²	1239ft²

GROUND FLOOR



FIRST FLOOR



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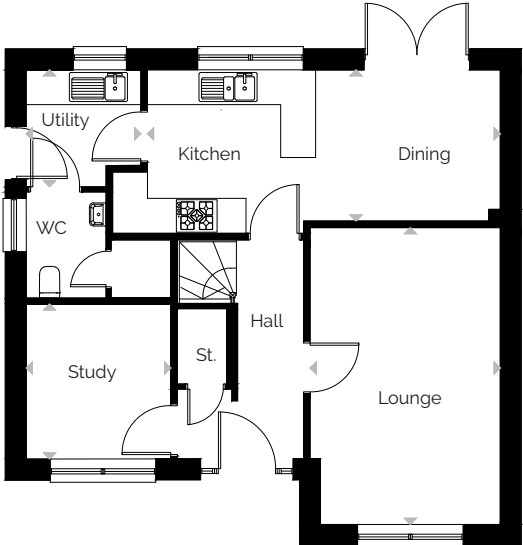
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Middleton

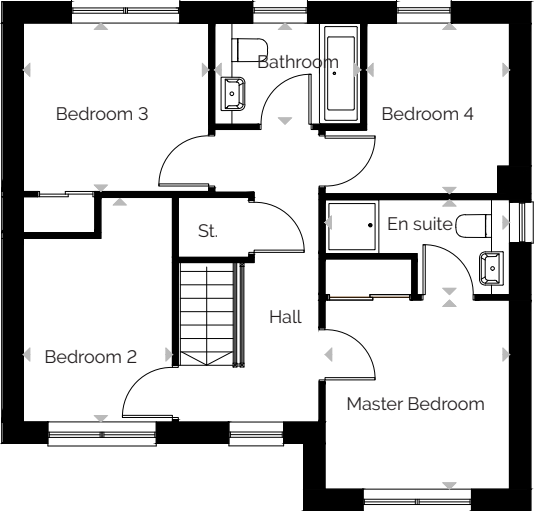
4 bedroom detached home with single detached garage

ROOM	M	FT
Lounge	5.10 x 3.27	16'9" x 10'9"
Kitchen/Dining	6.07 x 2.60	19'11" x 8'6"
Utility	2.01 x 1.97	6'7" x 6'6"
Study	2.66 x 2.48	8'9" x 8'2"
Master Bedroom	3.17 x 3.09	10'5" x 10'2"
En suite	3.09 x 1.59	10'2" x 5'3"
Bedroom 2	3.11 x 2.82	10'2" x 9'3"
Bedroom 3	3.76 x 2.50	12'4" x 8'2"
Bedroom 4	2.86 x 2.39	9'5" x 7'10"
Bathroom	2.45 x 1.70	8'0" x 5'7"
Total Floor Area	116.12m²	1250ft²

GROUND FLOOR



FIRST FLOOR



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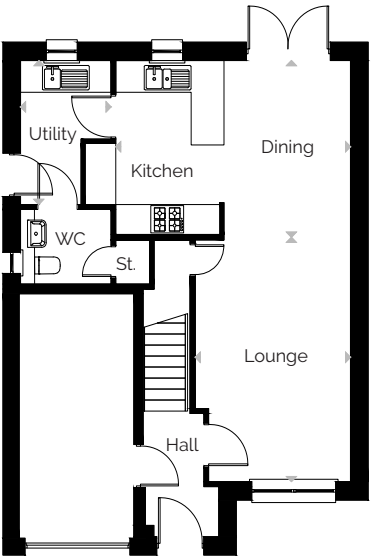
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Wallace

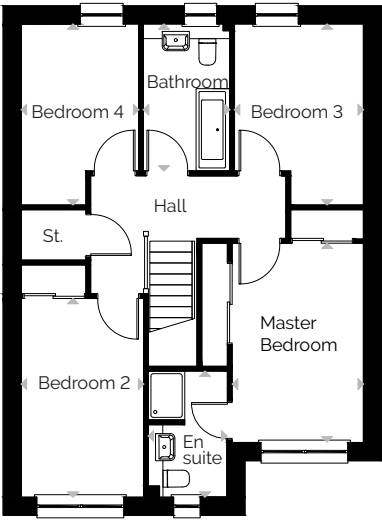
4 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.94 X 3.31	16'2" X 10'10"
Kitchen/Dining	5.00 X 3.67	16'5" X 12'0"
Utility	2.94 X 1.93	9'8" X 6'4"
Master Bedroom	4.10 X 2.70	13'5" X 8'10"
En suite	2.59 X 1.60	8'6" X 5'3"
Bedroom 2	4.09 X 2.51	13'5" X 8'3"
Bedroom 3	3.72 X 2.65	12'2" X 8'8"
Bedroom 4	3.72 X 2.41	12'2" X 7'11"
Bathroom	3.02 X 1.77	9'11" X 5'10"
Total Floor Area	117.25m²	1262ft²

GROUND FLOOR



FIRST FLOOR



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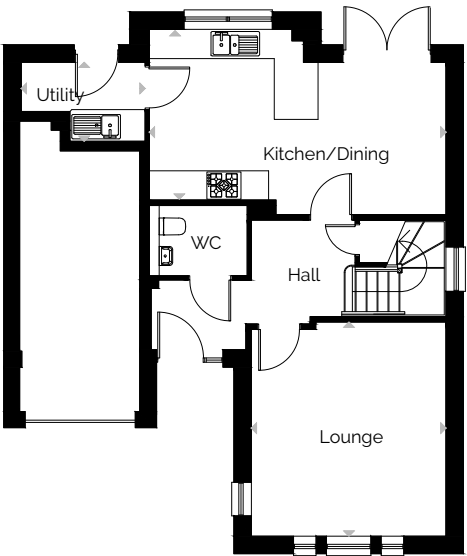
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Lewis

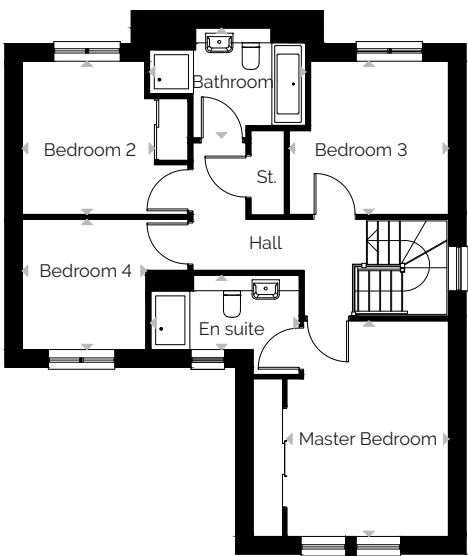
4 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.09 x 3.50	19'0" x 11'6"
Utility	2.54 x 1.62	8'4" x 5'4"
Master Bedroom	4.41 x 3.31	14'6" x 10'10"
En suite	3.04 x 1.52	9'0" x 5'0"
Bedroom 2	3.13 x 2.70	10'3" x 8'10"
Bedroom 3	3.26 x 3.13	10'8" x 10'3"
Bedroom 4	2.66 x 2.52	8'9" x 8'3"
Bathroom	3.19 x 2.24	10'6" x 7'4"
Total Floor Area	125.95m²	1355ft²

GROUND FLOOR



FIRST FLOOR



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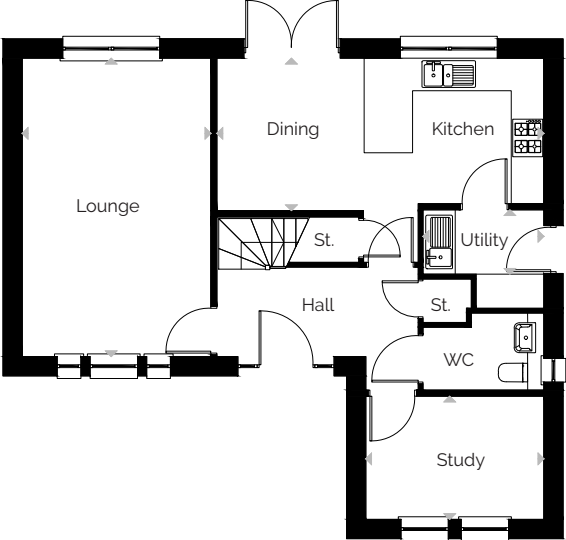
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Morton

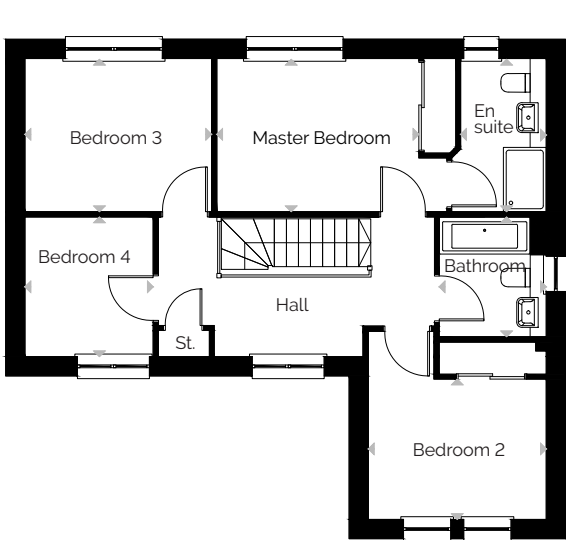
4 bedroom detached home with a double detached garage

ROOM	M	FT
Lounge	5.56 X 3.52	18'3" X 11'7"
Kitchen/Dining	6.09 X 2.84	19'0" X 9'4"
Utility	2.25 X 1.20	7'5" X 3'11"
Study	3.32 X 2.30	10'11" X 7'7"
Master Bedroom	3.77 X 2.85	12'4" X 9'4"
En suite	2.85 X 1.59	9'4" X 5'3"
Bedroom 2	3.32 X 2.62	10'11" X 8'7"
Bedroom 3	3.48 X 2.85	11'5" X 9'4"
Bedroom 4	2.60 X 2.39	8'6" X 7'10"
Bathroom	2.23 X 1.99	7'4" X 6'6"
Total Floor Area	128.70m²	1385ft²

GROUND FLOOR



FIRST FLOOR



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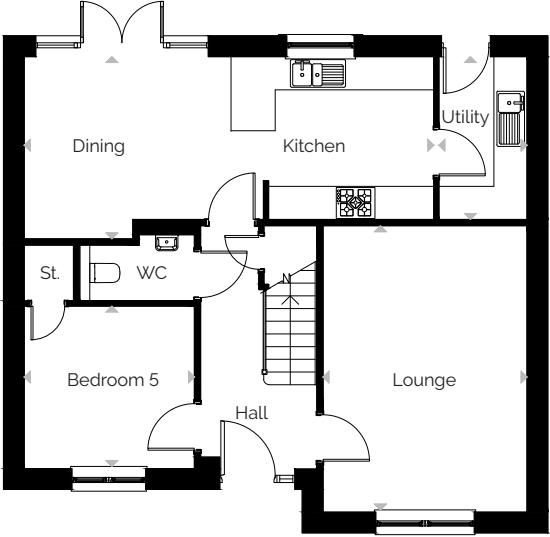
Internal & external specifications vary on each development. Please contact our sales negotiator for further details on your chosen plot/development.

Dunbar

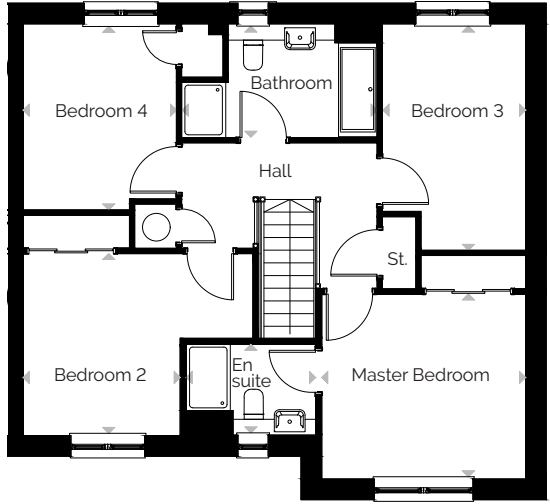
5 bedroom detached home with double detached garage

ROOM	M	FT
Lounge	5.18 x 3.70	16'0" x 12'2"
Kitchen/Dining	7.41 x 3.29	24'4" x 10'10"
Utility	2.94 x 1.59	9'8" x 5'3"
Bedroom 5/office/dining	3.08 x 2.94	10'1" x 9'8"
Master Bedroom	3.69 x 3.34	12'1" x 10'11"
En suite	2.34 x 1.64	7'8" x 5'5"
Bedroom 2	3.29 x 2.84	10'10" x 9'4"
Bedroom 3	4.10 x 2.59	13'5" x 8'6"
Bedroom 4	3.37 x 2.77	11'1" x 9'1"
Bathroom	3.54 x 2.06	11'7" x 6'9"
Total Floor Area	142.04m²	1529ft²

GROUND FLOOR



FIRST FLOOR



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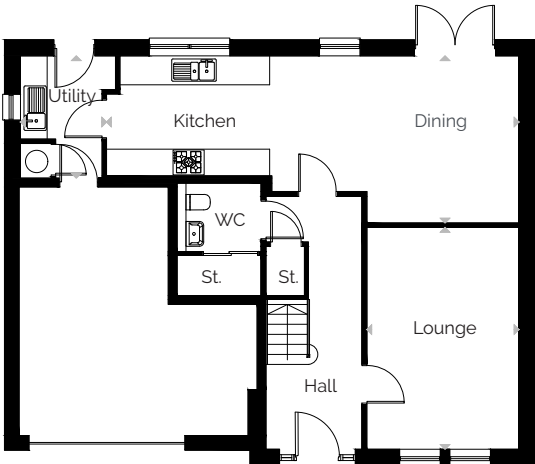
Internal & external specifications vary on each development. Please contact our sales negotiator for further details on your chosen plot/development.

McArthur

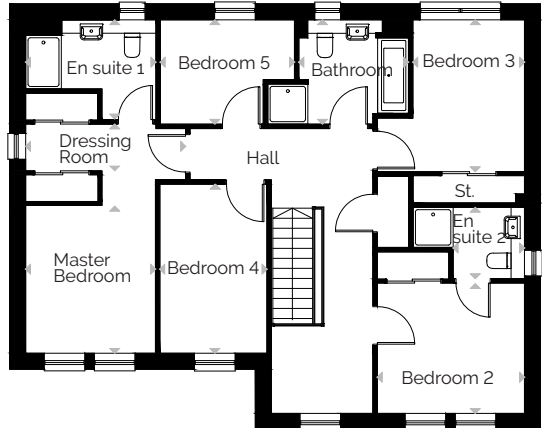
5 bedroom detached home with single garage and bike store

ROOM	M	FT
Lounge	4.98 x 3.41	16'4" x 11'2"
Kitchen/Dining	9.26 x 3.75	30'5" x 12'4"
Utility	2.74 x 1.83	8'0" x 6'0"
Master Bedroom	3.31 x 2.91	10'10" x 9'7"
Dressing	3.58 x 1.05	11'9" x 3'5"
En suite 1	2.92 x 2.23	9'7" x 7'4"
Bedroom 2	3.30 x 2.92	10'10" x 9'7"
En suite 2	2.50 x 1.60	8'2" x 5'3"
Bedroom 3	3.40 x 2.50	11'2" x 8'2"
Bedroom 4	3.79 x 2.40	12'5" x 7'10"
Bedroom 5	3.01 x 2.33	9'11" x 7'8"
Bathroom	2.45 x 2.34	8'0" x 7'8"
Total Floor Area	162m²	1744ft²

GROUND FLOOR



FIRST FLOOR



DUNDAS

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Maitland

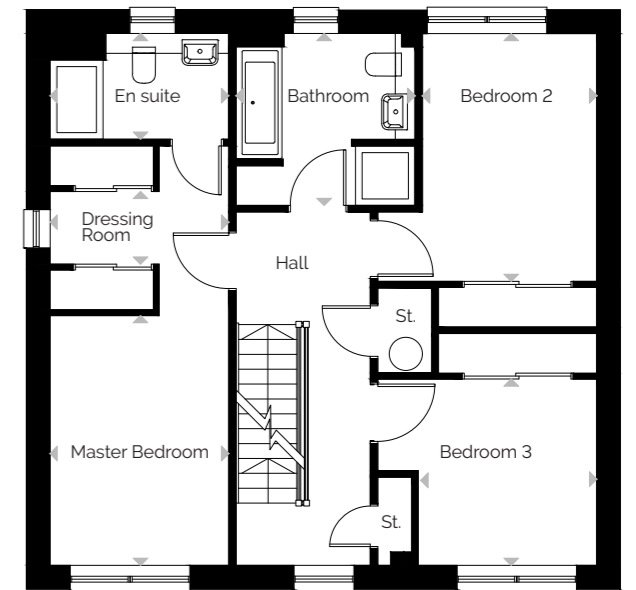
5 bedroom detached home with a single garage

ROOM	M	FT
Living/Dining/Kitchen	8.27 x 3.50	27'2" x 11'6"
Utility	1.77 x 1.51	5'10" x 4'11"
Family	3.11 x 2.90	10'2" x 9'6"
Master Bedroom	3.77 x 2.70	12'4" x 8'10"
Dressing	2.70 x 1.10	8'10" x 3'7"
En suite	2.70 x 1.60	8'10" x 5'3"
Bedroom 2	3.74 x 2.63	12'3" x 8'8"
Bedroom 3	2.90 x 2.70	8'10" x 9'6"
Bathroom	2.70 x 2.60	8'10" x 8'6"
Bedroom 4	5.01 x 2.71	16'5" x 8'11"
Bedroom 5	5.02 x 2.41	16'6" x 7'11"
Shower Room	2.74 x 1.80	8'0" x 5'11"
Total Floor Area	162.78m²	1752ft²

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

