

LOVELL
HOMES

PRESENTS

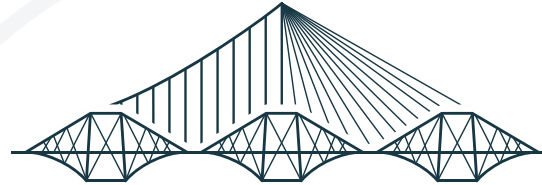


THE CROSSINGS

at Bridgewater Village



WELCOME TO



THE CROSSINGS

at Bridgewater Village

Along the southern shore of the Firth of Forth, in the shadow of the mighty Forth Bridge, lies Queensferry, a charming little town that lies within the wider city of Edinburgh. Just to the south of the town is our new development, The Crossings, named in celebration of the three bridges that cross the Firth of Forth to Dunfermline. With a mix of different properties to suit every pocket and lifestyle, you will find the perfect place to call home. With an established community on the doorstep, a range of amenities and excellent transport links, The Crossings is the perfect place to put down roots.



Newhalls Road, Queensferry

PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



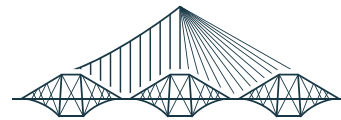
All interior images - Glow Garren Show Home

In The Crossings you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from a selection of two, three, four and five bedroom homes, including 2 bedroom apartments, all of which are designed and built to the highest standards. Each home has been thoughtfully created with modern lifestyles in mind such as open-plan kitchen/dining with French doors to the rear garden. Of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations* range, we are able to offer a wide variety of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve, the more choice you'll have.

Ask our Sales Executives for more details on our Inspirations range.



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* Subject to build stage from our selected range



SQV
STYLE
QUALITY
VALUE

IT'S WHAT MAKES
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

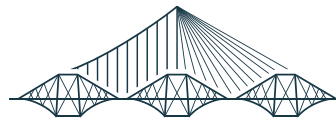
UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.

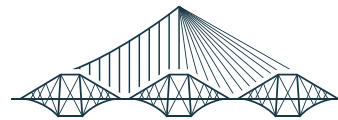


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LIVING HISTORY

Treasured for its coloured houses, cobbled streets, and bustling waterfront, Queensferry is dominated by its three bridges of which the most famous is the 19th century railway bridge, the Forth Bridge, now a UNESCO heritage site. With its two equally imposing sister road bridges, built in the 20th and 21st centuries respectively, the three together represent 150 years of engineering skill. But it is not just the engineers who have made this town special; one of Scotland's literary titans, Robert Louis Stevenson is reputed to have written 'Kidnapped' in the Hawes Inn, a pub dating back to the 16th century. Unsurprisingly, Queensferry is a place of age-old traditions: come and see the Burryman, a figure covered from head to toe in burrs, at the August Ferry Fair, the origins of which are lost in the mists of time; or the several hundred hardy souls taking a dip in the Firth of Forth on New Year's Day, known as the Looney dook.



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Queensferry Harbour



Queensferry Parish Church

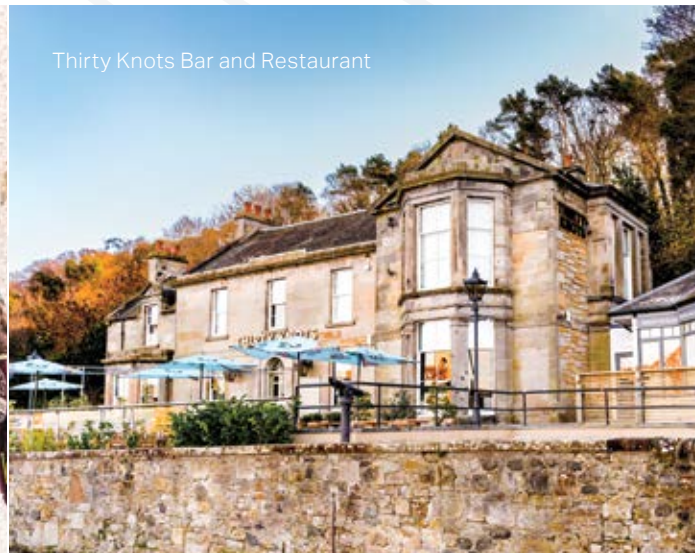


Queensferry Harbour

QUIRKY AND CHARMING HARBOUR TOWN



Queensferry High Street



Thirty Knots Bar and Restaurant



Jubilee Clock Tower

Those who live in Queensferry love the independent vibe of the local retail scene including great places to eat and drink. As you would expect from a harbour town, there's plenty of opportunity to mess about on the water. Why not try your hand at sailing, kayaking or paddleboarding at the Port Edgar Watersports centre which caters for a range of ages and abilities? Or pop over the bridge to Deep Sea World in North Queensferry. Alternatively, take a boat trip into the Firth of Forth and get up close to those famous bridges; go wildlife watching to spot seals, dolphins and whales; or visit Inchcolm Island with its ruined abbey.

And for landlubbers, Hopetoun House in South Queensferry, described as 'Scotland's finest stately home' and preserved as a national monument, offers extensive grounds to explore and a range of events throughout the year; or take the Cramond Shore walk for a splendid view of Dalmeny House, the seat of the Earls of Rosebery.

With Edinburgh only 10 miles away – and with a direct train link to Waverley Station - you can enjoy everything that beautiful city has to offer. As you would expect, some of Scotland's top attractions can be found in the capital: from history and culture to shopping and eating, there is something to please the whole family. And, of course, being so close, you'll be able to take full advantage of the annual Edinburgh Festival and Fringe, as well as the iconic Military Tattoo. For a family day out, the Royal Highland Show is hard to beat with its celebration of Scottish farming, food and rural life or, a little further afield, the Pentland Hills provide plenty of opportunities for walking, riding and fishing – and even skiing at the Midlothian Snowsports Centre.



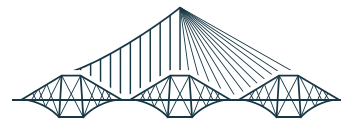
Queensferry Bowling Club



Queensferry High Street



Hopetoun House path



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IDEALLY LOCATED

The Crossings is ideally placed for transport...



and attractions...



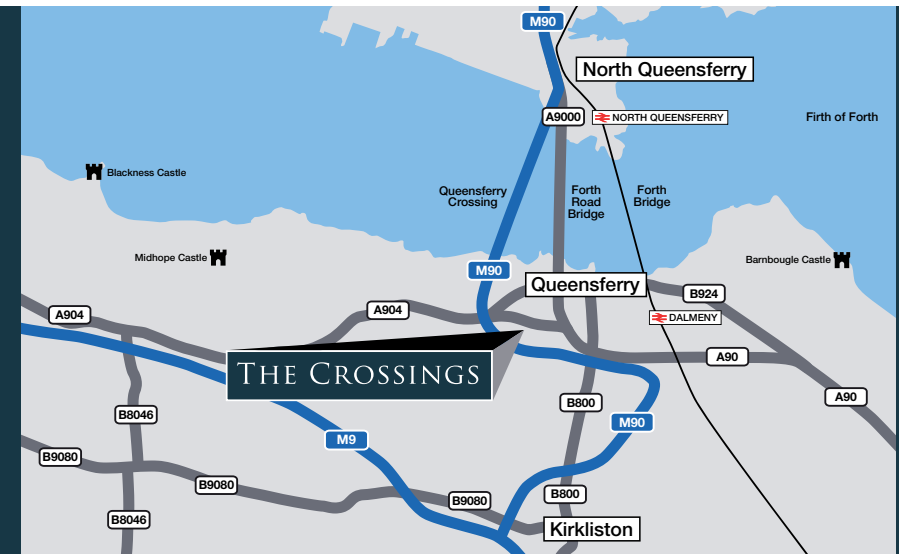
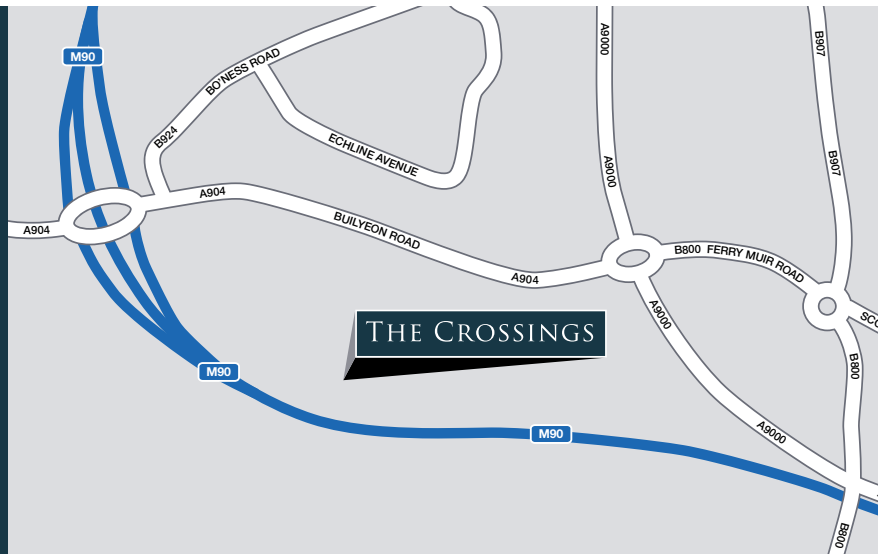
* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

FROM THE SOUTH

From the M74 to Glasgow, take the M8 to Edinburgh. At junction 2, head north, staying on the M8 towards Kirkliston and Newbridge, leaving the motorway at junction 1A for the M90 towards Queensferry and Dunfermline. Leave the M90 at Junction 1a and travel east on the A904 towards South Queensferry. The Crossings is situated approximately 0.3 miles to the right.

FROM THE NORTH

Follow the M90 south to Dunfermline and Edinburgh. After you cross the Firth of Forth, leave the M90 at Junction 1A and travel east on the A904 towards South Queensferry. The Crossings is situated approximately 0.3 miles to the right.



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). The Crossings is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

THE
DEVELOPMENT

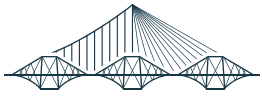


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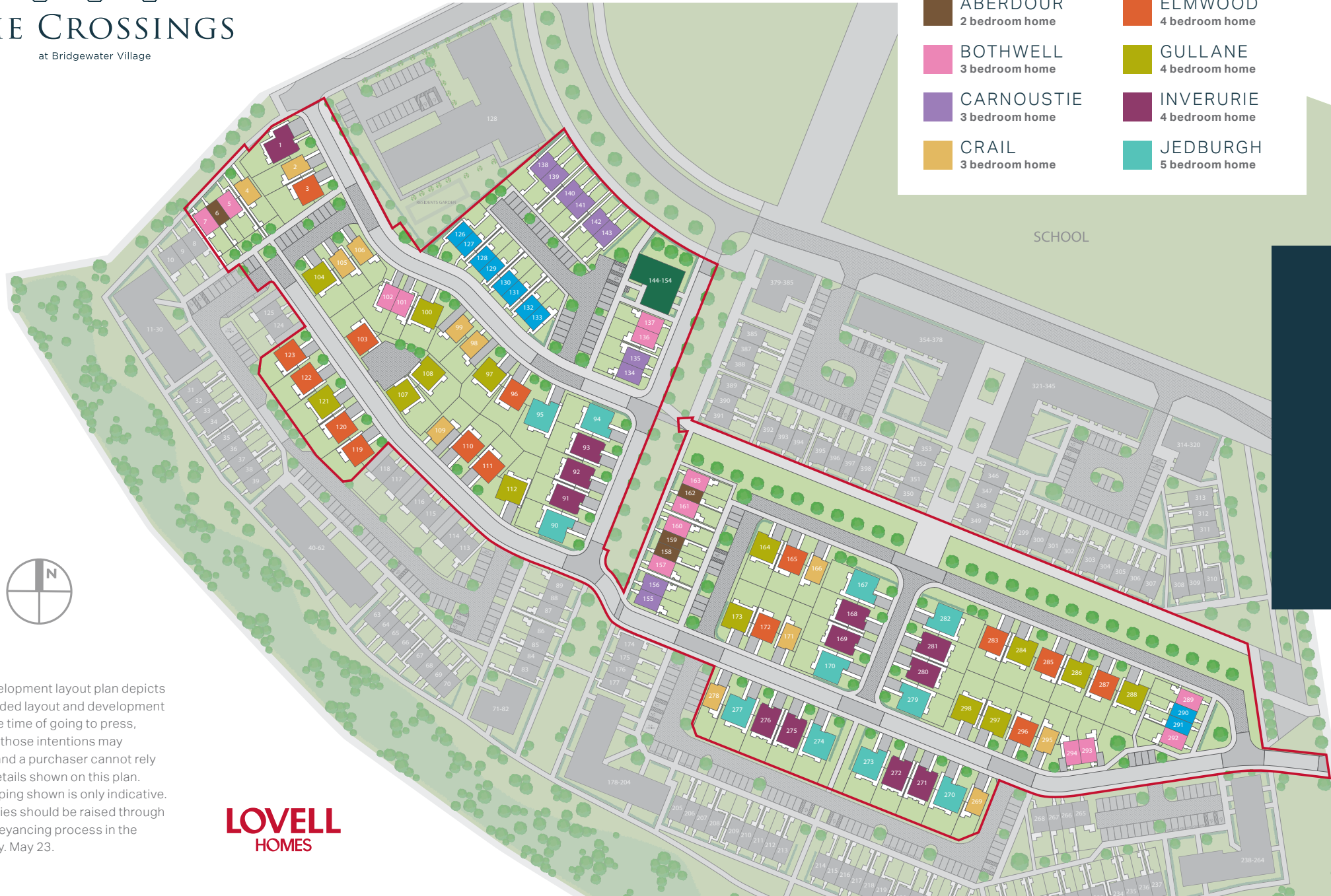


THE CROSSINGS

at Bridgewater Village

THE DEVELOPMENT

- | | |
|------------------------------|-----------------------------|
| APARTMENT
2 bedroom home | DUNDONALD
3 bedroom home |
| ABERDOUR
2 bedroom home | ELMWOOD
4 bedroom home |
| BOTHWELL
3 bedroom home | GULLANE
4 bedroom home |
| CARNOUSTIE
3 bedroom home | INVERURIE
4 bedroom home |
| CRAIL
3 bedroom home | JEDBURGH
5 bedroom home |



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. May 23.

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THE SPECIFICATION



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	APARTMENT	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELMWOOD	GULLANE	INVERURIE	JEDBURGH
10 Year NHBC Warranty	•	•	•	•	•	•	•	•	•	•
Kitchen										
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•	•	•
Zanussi Stainless Steel Single Electric Oven	•	•	•	•	•	•				
Zanussi Stainless Steel Double Electric Oven							•	•	•	•
Zanussi Brushed Steel 4 Ring Electric Hob	•	•	•	•	•	•	•	•	•	
Zanussi Brushed Steel 5 Ring Electric Hob										•
Stainless Steel Splashback to Hob	•	•	•	•	•	•	•	•	•	•
Electrolux Stainless Steel Chimney Hood**	•	•	•	•	•	•	•	•	•	•
Under Unit Lighting	•	•	•	•	•	•	•	•	•	•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher										•
Washer Dryer	•									
Bathroom										
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•	•
Electric Shower over Bath	•	•								
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•	•
Connect 2 Doors	•	•								
Myson Select Radiator	•	•	•	•	•	•				
Heated Chrome Towel Rail							•	•	•	•
Cloakroom										
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiled Splashback*	•	•	•	•	•	•	•	•	•	•
Myson Select Radiator	•	•	•	•	•	•	•	•	•	•
En suite										
Ideal Standard Sanitaryware			•	•	•	•	•	•	•	•
Connect 2 Doors, Simplicity Trays			•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiled Splashback*			•	•	•	•	•	•	•	•
Myson Select Radiator			•	•	•	•				
Heated Chrome Towel Rail							•	•	•	•

	APARTMENT	ABERDOUR	BOTHWELL	CARNOUSTIE	CRAIL	DUNDONALD	ELIMWOOD	GULLANE	INVERURIE	JEDBURGH
Electrics										
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•	•	•
BT Point to Downstairs Store		•	•	•	•	•	•	•	•	•
Media Plate to Lounge	•	•	•	•	•	•	•	•	•	•
Outside Light to Front of Property		•	•	•	•	•	•	•	•	•
Ceiling Mounted Pendant Lights to Kitchen	•	•	•	•	•	•				
Ceiling Mounted Pendant Lights to Bathroom	•	•	•	•	•	•				
Ceiling Mounted Pendant Lights to En suite			•	•	•	•				
Downlights to Kitchen, Bathroom and En suite							•	•	•	•
Outside Light to Rear							•	•	•	•
Internal and Decoration										
Combination Boiler	•	•	•	•	•	•				
Cylinder and Boiler							•	•	•	•
Myson Select Radiators	•	•	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•	•	•
2 Panel Internal Doors in White Finish	•	•	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•	•	•
Symphony Wardrobes to Bedroom 1	•	•	•	•	•	•	•	•	•	•
External										
UPVC Windows***	•	•	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•	•	•
Turf/Soft Landscaping to Front Garden		•	•	•	•	•	•	•	•	•
External Tap							•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used.

*Subject to build stage and house type. **Refer to drawings for sizing. ***For colour refer to Sales Advisor. Ref: May 23.



APARTMENT - A

2 bedroom home



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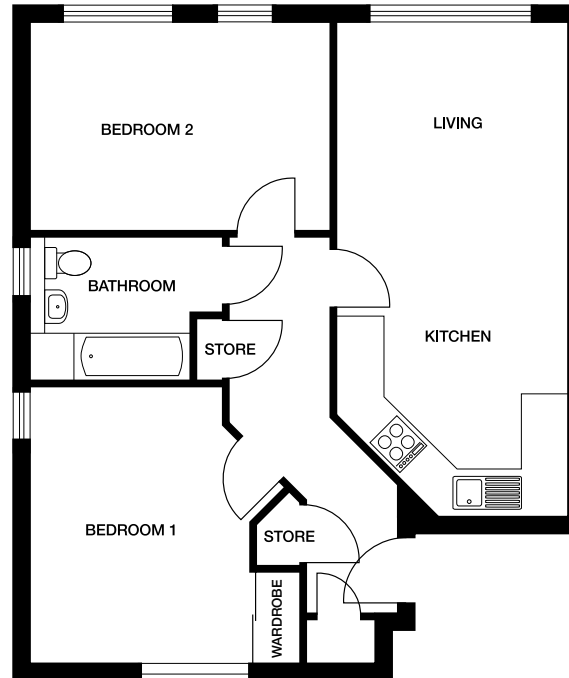
at Bridgewater Village

PLEASE NOTE: CGI's are indicative, external finishes and features may vary.

APARTMENT - A

2 bedroom home

Plots 145, 147, 150, 153



Kitchen / Living 7000mm x 3295mm 22' 11" x 10' 9"

Bedroom 1 3920mm x 3170mm 12' 10" x 10' 4"

Bedroom 2 4345mm x 2945mm 14' 3" x 9' 7"

Bathroom 2345mm x 2100mm 7' 8" x 6' 10"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. May 23.

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APARTMENT - B

2 bedroom home



THE CROSSINGS

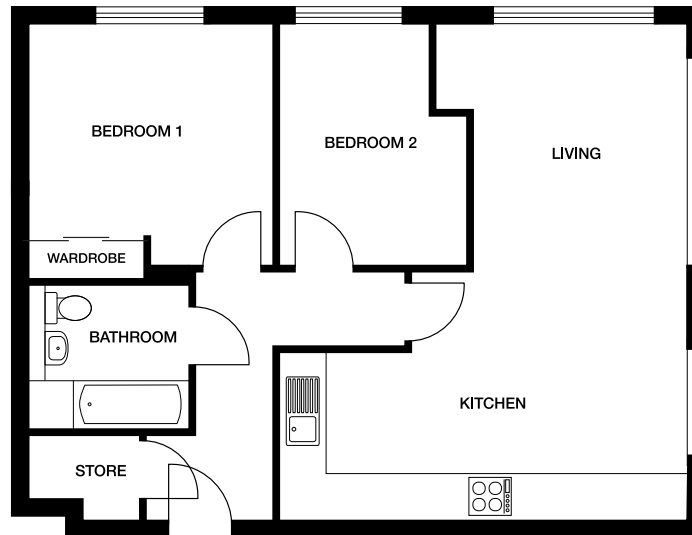
at Bridgewater Village

PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

APARTMENT - B

2 bedroom home

Plots 144, 146, 149, 152



Kitchen / Living 7000mm x 3940mm 22' 11" x 12' 11"

Bedroom 1 3600mm x 3475mm 11' 9" x 11' 4"

Bedroom 2 3345mm x 2700mm 10' 11" x 8' 10"

Bathroom 2325mm x 2105mm 7' 7" x 6' 10"

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HOMES



APARTMENT - C

2 bedroom home



THE CROSSINGS

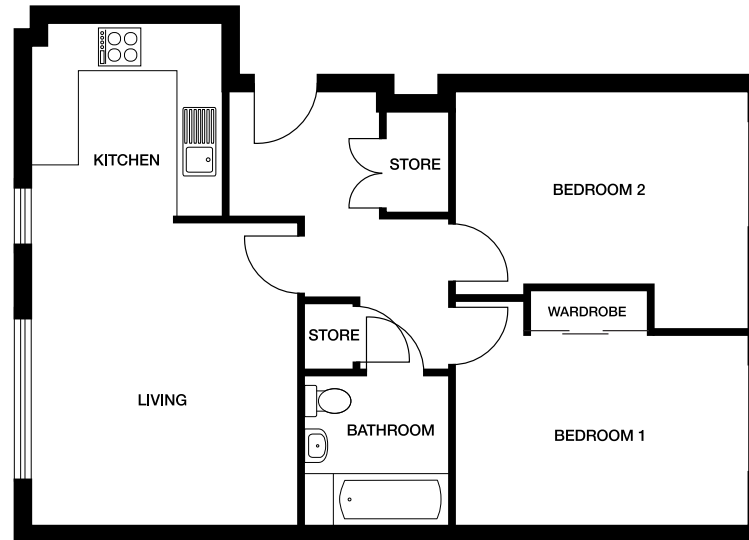
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APARTMENT - C

2 bedroom home

Plots 148, 151, 154



Kitchen / Living 7100mm x 3715mm 23' 3" x 12' 2"

Bedroom 1 4168mm x 3205mm 13' 8" x 10' 6"

Bedroom 2 4160mm x 2700mm 13' 7" x 8' 10"

Bathroom 2145mm x 2090mm 7' x 6' 10"

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HOMES

ABERDOUR

2 bedroom home



THE CROSSINGS

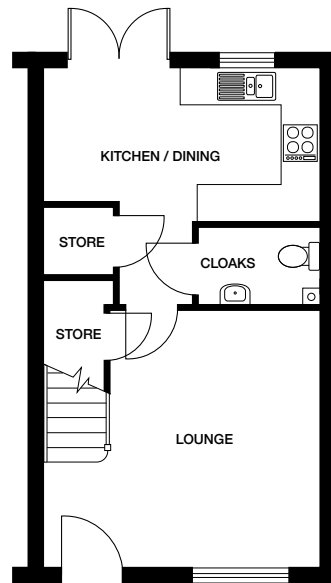
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ABERDOUR

2 bedroom home

Plots 6, 158, 159, 162

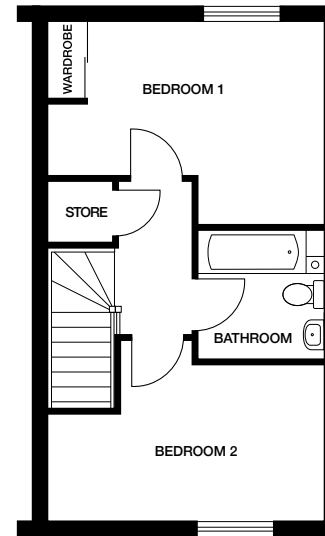


Ground floor

Kitchen / Dining 4360mm x 2600mm 15' 2" x 8' 6"

Lounge 4070mm x 3435mm 13' 4" x 11' 3"

Cloaks 1810mm x 1190mm 5' 11" x 3' 10"



First floor

Bedroom 1 4410mm x 3185mm 14' 5" x 10' 5"

Bedroom 2 4410mm x 2530mm 14' 5" x 8' 3"

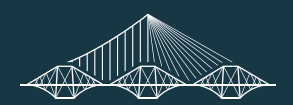
Bathroom 2200mm x 2035mm 7' 2" x 6' 8"

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LOVELL
HOMES



BOTHWELL
3 bedroom home



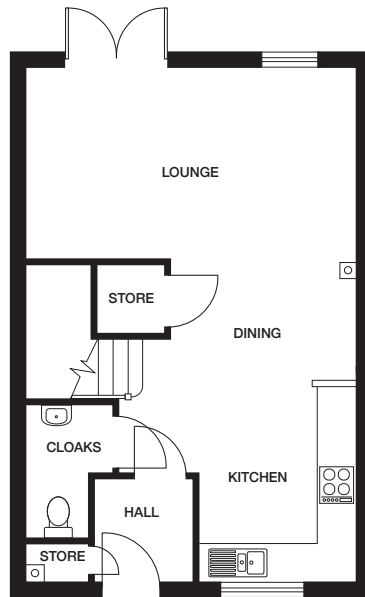
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at Bridgewater Village

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BOTHWELL

3 bedroom home

Plots 101, 102, 136, 137, 293, 294

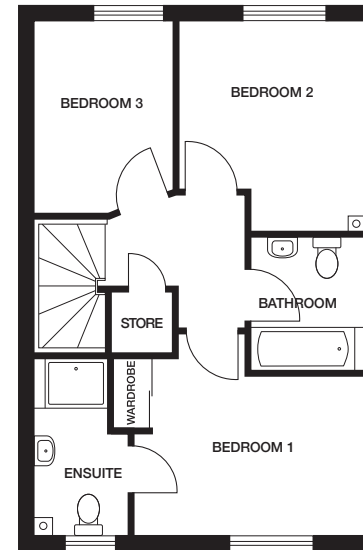


Ground floor

Kitchen / Dining 5240mm x 2990mm 17' 2" x 9' 9"

Lounge 5315mm x 3095mm 17' 5" x 10' 1"

Cloaks 2120mm x 920mm 6' 11" x 3'



First floor

Bedroom 1 3710mm x 2570mm 12' 2" x 8' 5"

En suite 2840mm x 1500mm 9' 3" x 4' 11"

Bedroom 2 3395mm x 2970mm 11' 1" x 9' 8"

Bedroom 3 3095mm x 2240mm 10' 1" x 7' 4"

Bathroom 2180mm x 1780mm 7' 1" x 5' 10"

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CARNOUSTIE

3 bedroom home



THE CROSSINGS

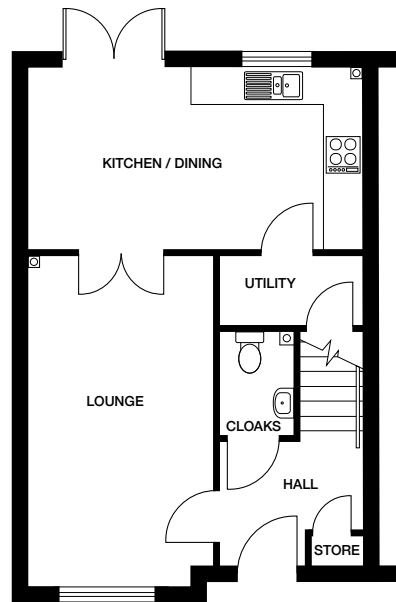
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CARNOUSTIE

3 bedroom home

Plots 134, 135, 138, 139, 140,
141, 142, 143, 155, 156,



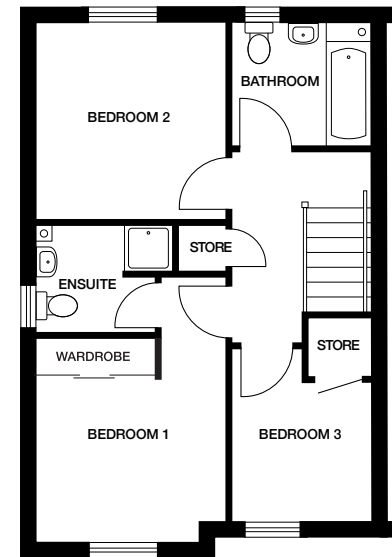
Ground floor

Kitchen / Dining 5380mm x 2940mm 17' 7" x 9' 7"

Lounge 5375mm x 2985mm 17' 7" x 9' 1"

Cloaks 1740mm x 1180mm 5' 8" x 3' 10"

Utility 2265mm x 1110mm 7' 5" x 3' 7"



First floor

Bedroom 1 3305mm x 3070mm 10' 10" x 10'

En suite 1905mm x 1790mm 6' 3" x 5' 10"

Bedroom 2 3155mm x 3070mm 10' 4" x 10'

Bedroom 3 2800mm x 2255mm 9' 2" x 7' 4"

Bathroom 2255mm x 1970mm 7' 4" x 6' 5"

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CRAIL

3 bedroom home



THE CROSSINGS

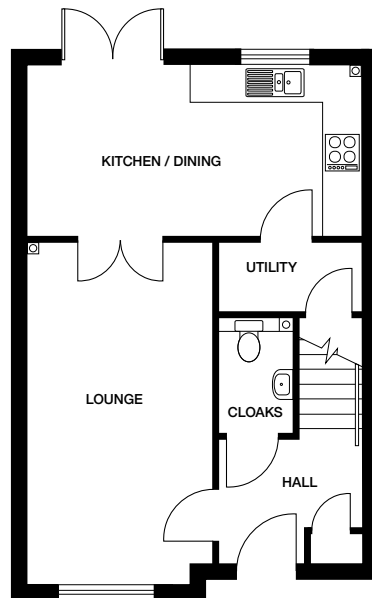
at Bridgewater Village

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CRAIL

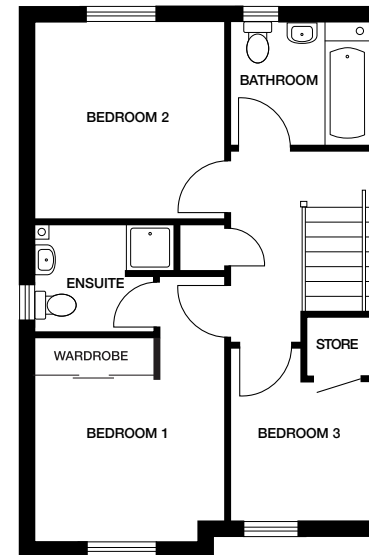
3 bedroom home

Plots 2, 4, 98, 99, 105, 106, 109,
166, 171, 269, 278, 295



Ground floor

Kitchen / Dining 5430mm x 2960mm 17' 9" x 9' 8"
Lounge 5385mm x 2995mm 17' 8" x 9' 9"
Cloaks 1740mm x 1180mm 5' 8" x 3' 10"
Utility 2315mm x 1115mm 7' 7" x 3' 7"



First floor

Bedroom 1 3305mm x 3070mm 10' 10" x 10'
En suite 1905mm x 1790mm 6' 3" x 5' 10"
Bedroom 2 3155mm x 3070mm 10' 4" x 10'
Bedroom 3 2800mm x 2255mm 9' 2" x 7' 5"
Bathroom 2255mm x 1970mm 7' 4" x 6' 5"

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DUNDONALD

3 bedroom home



THE CROSSINGS

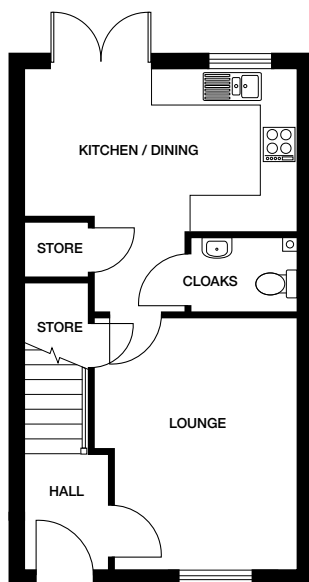
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DUNDONALD

3 bedroom home

Plots 126, 127, 128, 129, 130,
131, 132, 133, 290, 291

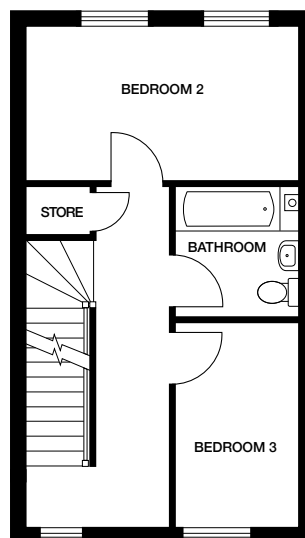


Ground floor

Kitchen / Dining 4465mm x 2600mm 14' 7" x 8' 6"

Lounge 4070mm x 3315mm 13' 4" x 10' 10"

Cloaks 1790mm x 1190mm 5' 10" x 3' 10"

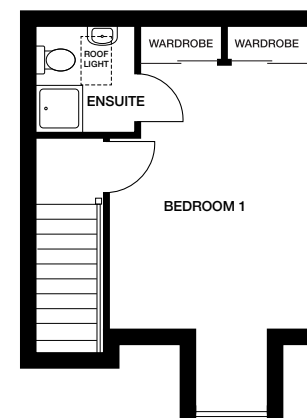


First floor

Bedroom 2 4515mm x 2485mm 14' 9" x 8' 1"

Bedroom 3 3290mm x 2055mm 10' 9" x 6' 8"

Bathroom 2140mm x 2055mm 7' x 6' 8"



Second floor

Bedroom 1 5070mm x 3315mm 16' 7" x 10' 10"

En suite 1765mm x 1605mm 5' 9" x 5' 3"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. May 23.



ELMWOOD

4 bedroom home



THE CROSSINGS

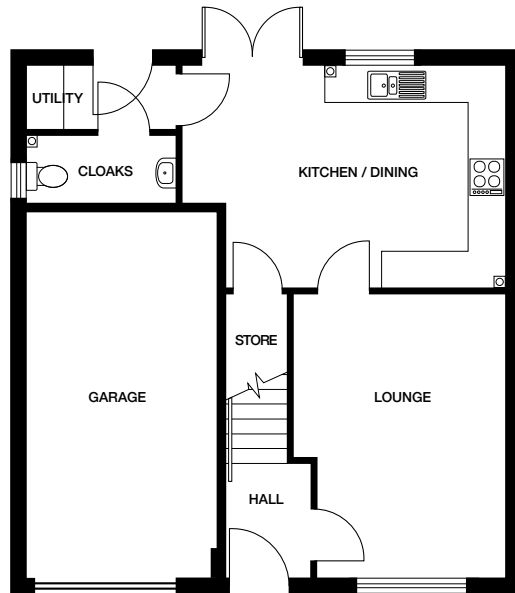
at Bridgewater Village

PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

ELMWOOD

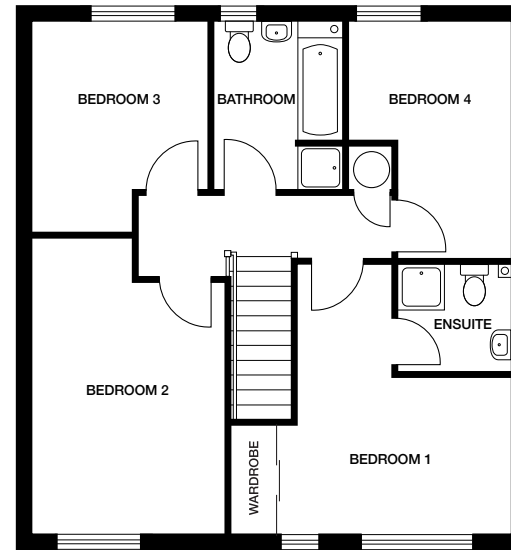
4 bedroom home

Plots 3, 96, 103, 110, 111, 119, 120, 122,
123, 165, 172, 283, 285, 287, 296



Ground floor

Kitchen / Dining 5260mm x 3605mm 17' 3" x 11' 10"
Lounge 4620mm x 3440mm 15' 1" x 11' 3"
Cloaks 2390mm x 1065mm 7' 10" x 3' 5"
Utility 2425mm x 995mm 7' 11" x 3' 3"



First floor

Bedroom 1 4400mm x 3460mm 14' 5" x 11' 4"
En suite 1800mm x 1765mm 5' 10" x 5' 9"
Bedroom 2 4090mm x 3125mm 13' 5" x 10' 3"
Bedroom 3 3455mm x 2760mm 11' 4" x 9'
Bedroom 4 3850mm x 2605mm 12' 7" x 8' 6"
Bathroom 2755mm x 2130mm 9' x 6' 11"

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GULLANE
4 bedroom home



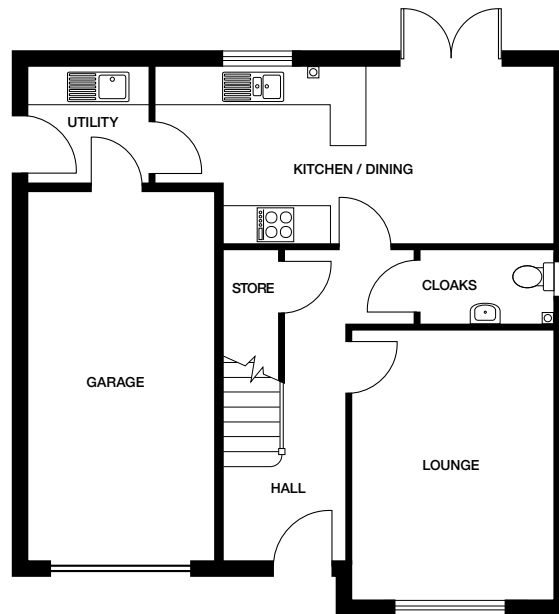
THE CROSSINGS
at Bridgewater Village

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GULLANE

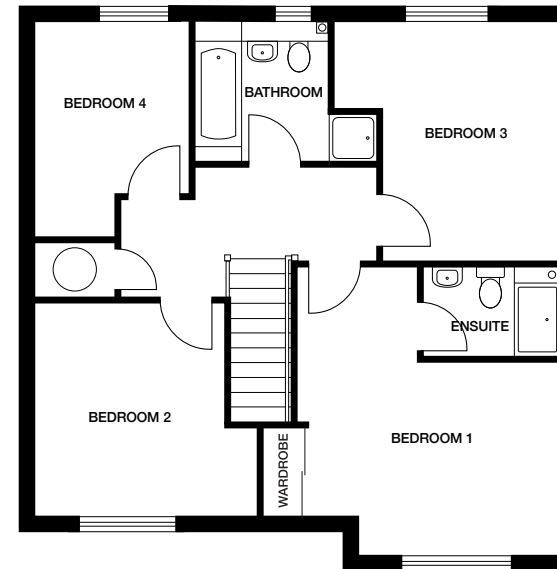
4 bedroom home

Plots 97, 100, 104, 107, 108, 112, 121,
164, 173, 284, 286, 288, 297, 298



Ground floor

Kitchen / Dining 6545mm x 2825mm 21' 5" x 9' 3"
Lounge 4390mm x 3290mm 14' 4" x 10' 9"
Utility 1930mm x 1800mm 6' 4" x 5' 10"
Cloaks 2150mm x 1180mm 7' x 3' 10"



First floor

Bedroom 1 4715mm x 4300mm 15' 5" x 14' 1"
En suite 2215mm x 1475mm 7' 3" x 4' 10"
Bedroom 2 3440mm x 3075mm 11' 3" x 10' 1"
Bedroom 3 3870mm x 2865mm 12' 8" x 9' 4"
Bedroom 4 2770mm x 2480mm 9' 1" x 8' 1"
Bathroom 2230mm x 2200mm 7' 3" x 7' 2"

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INVERURIE
4 bedroom home



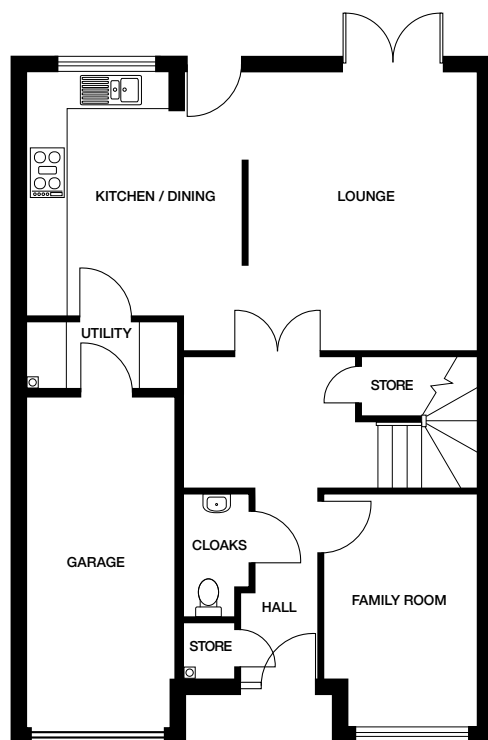
THE CROSSINGS
at Bridgewater Village

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INVERURIE

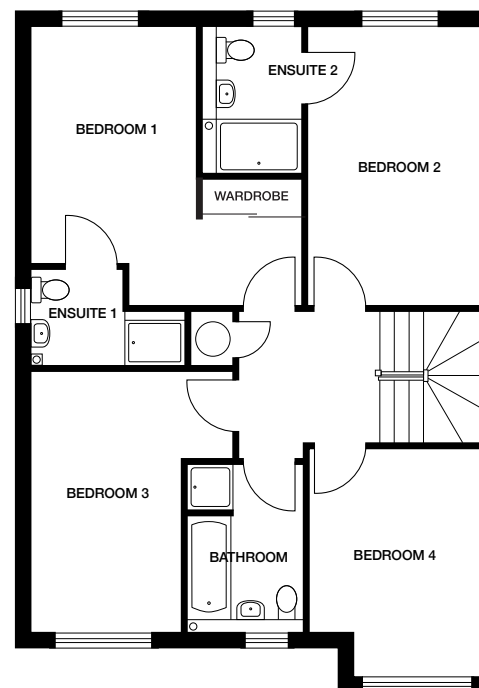
4 bedroom home

Plots 1, 91, 92, 93, 168, 169, 271,
272, 275, 276, 280, 281



Ground floor

Kitchen / Dining	3980mm x 3520mm	13' x 11' 6"
Lounge	4535mm x 3715mm	14' 10" x 12' 2"
Family Room	3905mm x 2480mm	12' 9" x 8' 1"
Cloaks	2065mm x 1070mm	6' 9" x 3' 6"
Utility	2410mm x 1100mm	7' 10" x 3' 7"



First floor

Bedroom 1	3870mm x 2685mm	12' 8" x 8' 9"
En suite 1	1570mm x 2490mm	5' 1" x 8' 2"
Bedroom 2	4560mm x 2800mm	14' 11" x 9' 2"
En suite 2	2375mm x 1645mm	7' 9" x 5' 4"
Bedroom 3	4275mm x 2430mm	14' x 7' 11"
Bedroom 4	3925mm x 2780mm	12' 10" x 9' 1"
Bathroom	2740mm x 1920mm	8' 11" x 6' 3"

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JEDBURGH
5 bedroom home



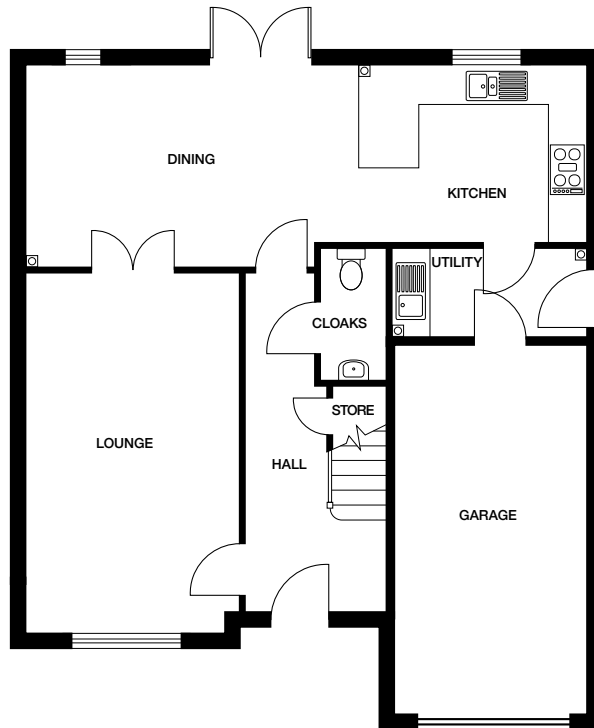
THE CROSSINGS
at Bridgewater Village

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JEDBURGH

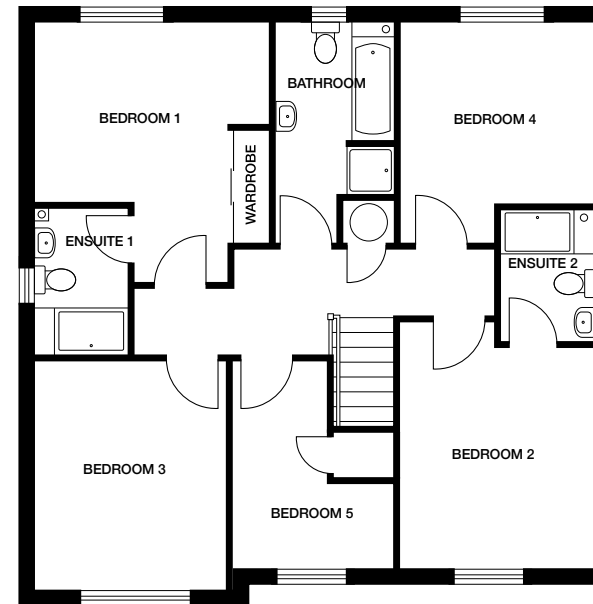
5 bedroom home

Plots 90, 94, 95, 167, 170, 270,
273, 274, 277, 279, 282



Ground floor

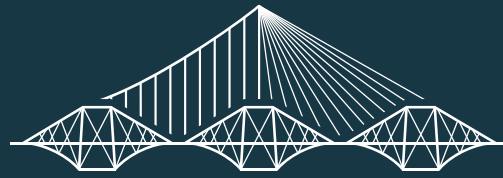
Kitchen	4480mm x 2830mm	14' 8" x 9' 3"
Dining	4655mm x 3255mm	15' 3" x 10' 8"
Lounge	5870mm x 3450mm	19' 3" x 11' 3"
Cloaks	2135mm x 1080mm	7' x 3' 6"
Utility	3120mm x 1430mm	10' 2" x 4' 8"



First floor

Bedroom 1	3820mm x 2935mm	12' 6" x 9' 7"
En suite 1	2380mm x 1480mm	7' 9" x 4' 10"
Bedroom 2	4030mm x 3140mm	13' 2" x 10' 3"
En suite 2	2180mm x 1480mm	7' 1" x 4' 10"
Bedroom 3	3725mm x 3120mm	12' 2" x 10' 2"
Bedroom 4	3150mm x 2930mm	10' 4" x 9' 7"
Bedroom 5	3385mm x 2670mm	11' 1" x 8' 9"
Bathroom	2790mm x 1955mm	9' 1" x 6' 5"

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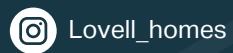
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