



DUNDAS

Uphall Station Village West Lothian

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

Discover more at 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

Uphall Station Village,
Cawburn Road,
Uphall Station
EH54 5FA

☎ 0345 853 5007

✉ uphall@dundas.co.uk

Our Head Office

Dundas Estates & Development Co. Ltd.
Alderstone House,
MacMillan Road,
Livingston,
EH54 7AW

☎ 0345 853 5000

✉ sales@dundas.co.uk

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.