

**Taylor
Wimpey**

Find your way around

AULDCATHIE VIEW

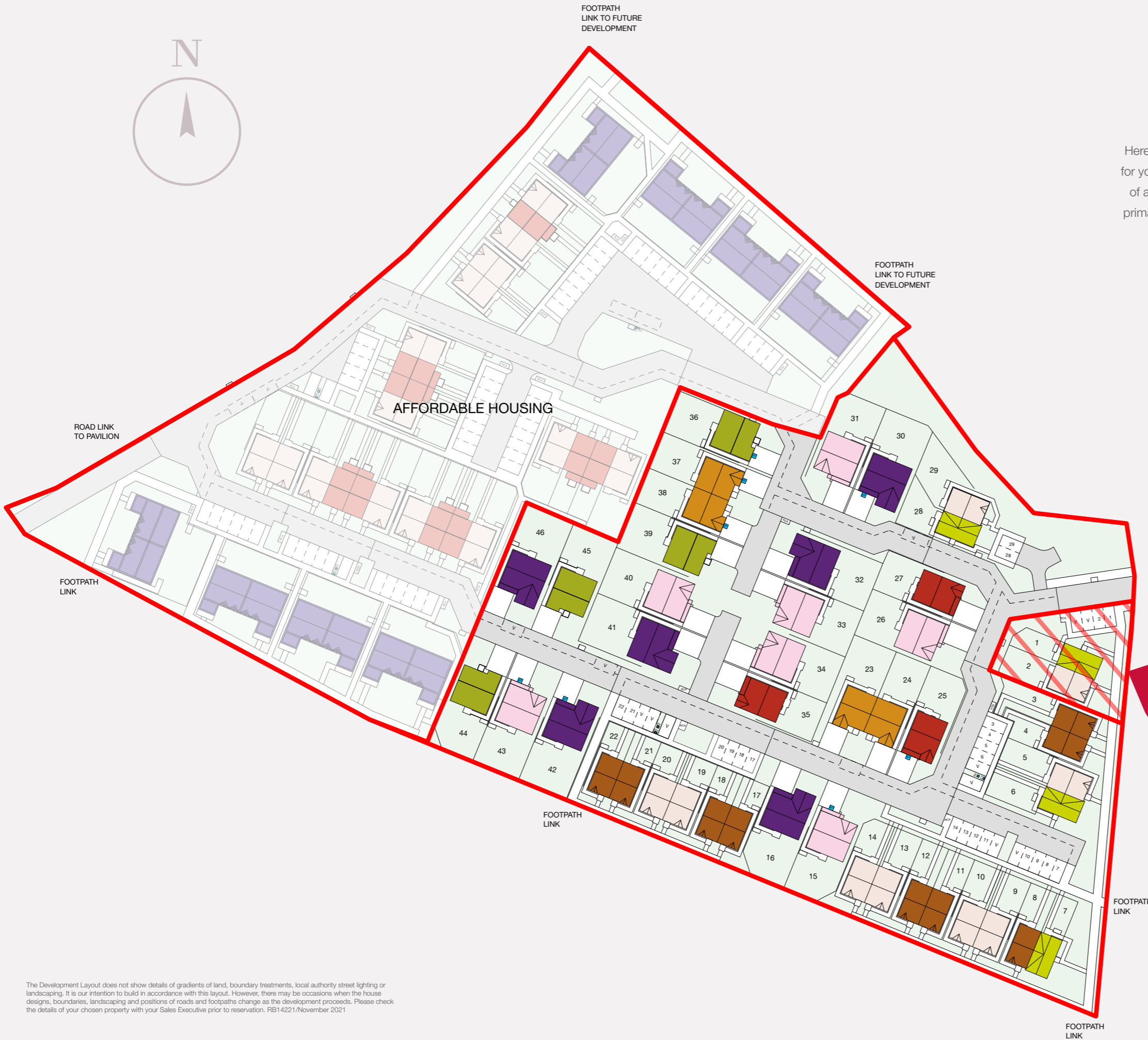
WINCHBURGH | WEST LOTHIAN




Get to know
AULDCATHIE VIEW


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Here you'll find a great range of three and four bedroom homes waiting for you off Duntarvie Castle Road in Winchburgh. Auldcathie View is part of an overall masterplan vision which will provide new state-of-the-art primary and secondary schools, transport improvements, a new marina as well as a 85-acre District Park.




3 BEDROOM HOMES


-  **The Baxter**
 3 bedroom home
Plots: 3, 4, 8, 11, 12, 17, 18, 21, 22

-  **The Blair**
 3 bedroom home
Plots: 2, 5, 9, 10, 13, 14, 19, 20, 29

-  **The Boswell**
 3 bedroom home
Plots: 1, 6, 7, 28

-  **The Chalmers**
 3 bedroom home
Plots: 23, 24, 37, 38

4 BEDROOM HOMES

-  **The Douglas**
 4 bedroom home
Plots: 25, 27, 35

-  **The Fraser**
 4 bedroom home
Plot: 36, 39, 44, 45

-  **The Geddes**
 4 bedroom home
Plots: 15, 26, 31, 33, 34, 40, 43

-  **The Maxwell**
 4 bedroom home
Plots: 16, 30, 32, 41, 42, 46

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. RB14221/November 2021

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THE FRASER

4 BEDROOM HOME



Every new home will feature solar panels to either the front or rear roofline. This is to be compliant with 2015 Building Regulations. Please speak with our Sales Executive for the plot specific design.

Images include optional upgrades at additional cost. This image 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). Please enquire for further details.

THE FRASER

The stylish four bedroom detached Fraser is a great place to call home. From the generous hallway, the spacious living room is an impressive space to relax, whilst the contemporary open-plan kitchen/dining area is the perfect place to entertain or enjoy meal times. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms – including bedroom one with an en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



Kitchen/Dining Area	8.02m x 2.66m	26' 4" x 8' 9"
Living Room	3.17m x 5.24m	10' 5" x 17' 2"
WC	2.03m x 1.10m	6' 8" x 3' 6"

FIRST FLOOR



Bedroom 1	4.28m x 3.09m	14' 0" x 10' 1"
Bedroom 2	3.18m x 3.58m	10' 5" x 11' 9"
Bedroom 3	3.68m x 2.89m	12' 1" x 9' 6"
Bedroom 4	2.58m x 2.79m	8' 5" x 9' 2"
Bathroom	2.58m x 2.20m	8' 5" x 7' 3"
En suite	2.43m x 1.58m	8' 0" x 5' 2"

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.

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THE GEDDES

4 BEDROOM HOME



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THE GEDDES

The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/dining area with French doors that lead to the rear garden is ideal for informal family dining. The separate living room is a great entertaining space. Upstairs you will find four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three offer a Jack and Jill en suite shower. A handy integral garage offers practical storage.

GROUND FLOOR



Kitchen/Dining Area	8.27m x 2.80m	27' 2" x 9' 2"
Living Room	3.16m x 5.34m	10' 5" x 17' 6"
WC	2.54m x 1.14m	8' 4" x 3' 9"

FIRST FLOOR



Bedroom 1 (max)	3.78m x 3.89m	12' 5" x 13' 1"
Bedroom 2 (max)	4.39m x 2.88m	14' 5" x 9' 6"
Bedroom 3	2.65m x 3.48m	8' 8" x 11' 5"
Bedroom 4	3.19m x 2.89m	10' 6" x 9' 6"
Bathroom (max.)	2.25m x 2.34m	7' 5" x 7' 8"
En suite 1 (over shower)	2.09m x 1.81m	6' 11" x 5' 11"
En suite 2 (over shower)	2.65m x 1.73m	8' 8" x 5' 8"

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THE MAXWELL

4 BEDROOM HOME



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THE MAXWELL

The Maxwell four bedroom detached home is not only a practical family home, but it is also a great addition to any street scene. This home features a spacious living room to the front and the impressive kitchen/dining area offers a thoughtful layout for busy families. Upstairs, are four double bedrooms with an en suite shower to bedroom one and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

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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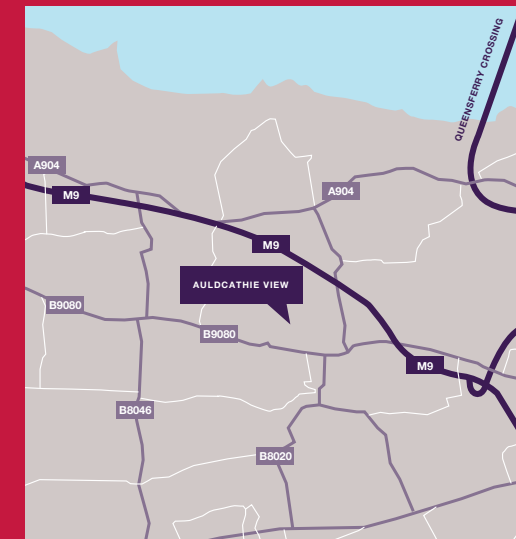
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FROM THE WEST:

- From the M9 towards Edinburgh, take exit 2 towards Kincardine Bridge and Uphall
- Turn right onto B8046 towards Broxburn
- Turn left onto B9080
- Bear left onto Duntarvie Castle Road
- Continue and turn left at the junction with Queens Mary's Court
- Auldcaithie View will be on your left

FROM THE EAST:

- From the Newbridge roundabout take the 3rd exit
- Take the 3rd exit on to the A89
- Continue along the A89 and turn right signposted B800
- Continue along the B800 through Kirkliston
- At the junction with Main Street turn left onto the B9080
- Continue along Main Street the road changes to Stirling Road
- Follow Stirling Road for approx. 10 miles until you enter Winchburgh
- Turn right at the junction with Duntarvie Castle Road
- Continue and turn left at the junction with Queens Mary's Court
- Auldcaithie View will be on your left



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