

# Curling Pond Lane

Longridge, West Lothian

**A place to call home...**  
**...in our spacious three bedroom bungalows and four bedroom detached villas.**



Typical Arran house type with carport

**choose  
your own  
space**



Typical Streetscene

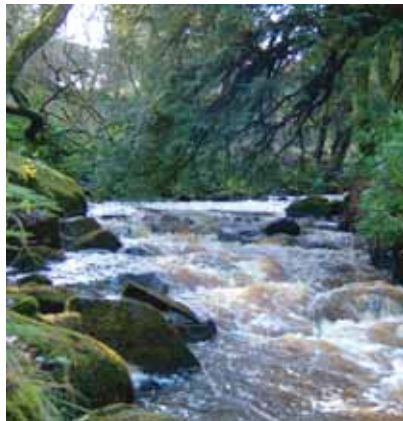
**Curling Pond Lane** is a new development situated in Curling Pond Lane on the edge of the village of Longridge, near Whitburn in West Lothian.

Carvill (Scotland) Limited is building a cluster of 51 detached homes at the development, comprising spacious three bedroom detached bungalows and four different types of four bedroom detached villas.

The exteriors of the properties being built by Carvill have been designed to complement the existing blend of traditional and new build properties in the surrounding area whilst the designs for the interiors are intended to make the most of the natural light ingress and the space available.



Easy access to Glasgow and Edinburgh via the main motorway network



The River Almond at nearby Polkemmet Country Park



Perfect your swing at the stunning 9 hole Polkemmet Golf Course

# the best of both worlds



Enjoy a game of bowls at the picturesque bowling green in Polkemmet Country Park



Shopping in nearby Whitburn



Unwind in the peaceful village of Longridge, a place to call home

**Curling Pond Lane** is situated just off Fauldhouse Road on the edge of the village of Longridge, perfectly positioned to enjoy the tranquillity of the surrounding area. Longridge is home to a thriving local school and nursery which, together with the surrounding countryside, good transport links and local amenities makes it an ideal location for families. The two new championship golf courses, business and leisure facilities planned by The Heartlands Project will also add to the future appeal of the local area.

Residents can stock up on essentials at the sub post office in Longridge Main Street however, when they are looking for more choice, they will find it close at hand. The excellent local shops in the nearby town of Whitburn provide a wider retail mix and enthusiastic shoppers will be pleased to learn that the Almondvale Centre in Livingston and shopping in Bathgate are also both within easy driving distance from **Curling Pond Lane**. The local area also offers residents a wide choice of leisure pursuits to suit all ages and tastes. Many of these activities can be found at Polkemmet Country Park which nestles on the western boundary of Whitburn on the B7066 Whitburn to Harthill Road. The Park provides local residents with easy access to 169 acres of natural beauty.

Walks can be taken along the River Almond, which winds its way through the park which is home to a variety of indigenous wildlife and birds. The Ranger

Service at the park offers a range of information and interactive activities based on the study of the richness of the local habitat. For those who prefer more competitive and participative sports, the park is also home to a picturesque bowling green, a floodlit driving range and a nine hole golf course, reckoned by many to be the most attractive course in West Lothian.

If you have young children you will particularly appreciate the large central play area, named by local school children the "fantasy forest". Then, when all your energy has been expended, you might wish to picnic or barbeque outdoors in the specially created park facilities or visit the restaurant and bar in the park centre complex for some refreshments. Back in the centre of Whitburn is the well equipped Xcite leisure centre providing even more choice for your leisure time.

**Curling Pond Lane** is also an ideal location if you are a busy commuter who wants to spend their leisure time in the country. Longridge, situated on the A706, is close to the A71 and has good links with the M8 motorway network. The nearest railway stations are Breich and Fauldhouse providing links to Edinburgh and Glasgow via the Shotts Line. These enviable transport links allow residents at **Curling Pond Lane** to enjoy the benefits of both worlds, the sense of community that comes from living in a traditional Scottish village and the convenience of major cities within easy reach.



**every detail  
has been  
considered**



## the exterior

- timber frame construction with reconstituted stone and render outer leaf
- low maintenance white, PVC-U double glazed windows, soffits and fascias
- mains wired smoke detectors
- gas central heating from combi boilers
- external light to front and back doors
- front door bell
- front gardens turfed
- monoblock driveways to front elevation

## the interior

### kitchen

- choice of kitchen units & worktops
- choice of tiling to kitchen, above worktop to underside of wall unit
- lighting to underside of wall units
- stainless steel, integrated oven, hob & feature chimney hood
- stainless steel sink
- spaces for fridge freezer/dishwasher/washing machine

## bathroom and en-suite

- contemporary white sanitary ware from Armitage Shanks "Sandringham" range
- shower and screen over bath
- choice of 'Porcelanosa' wall tiles to bathroom
- ensuite – choice of shower panelling to shower enclosure plus splash back tiling over washhand basin

## extra touches

- coving to lounge, dining room (where separate from kitchen) & lower hall
- magnolia emulsion paint finish to walls
- white emulsion smooth finish to ceilings
- white painted panelled doors with brushed chrome ironmongery throughout
- telephone points to lounge, master bedroom & smallest bedroom
- TV points to lounge & master bedroom
- fitted wardrobes, complete with hanging rail and shelf to most bedrooms, with mirrored doors where applicable

## warranty

- all new Carvill homes benefit from full 10 year NHBC Buildmark warranty

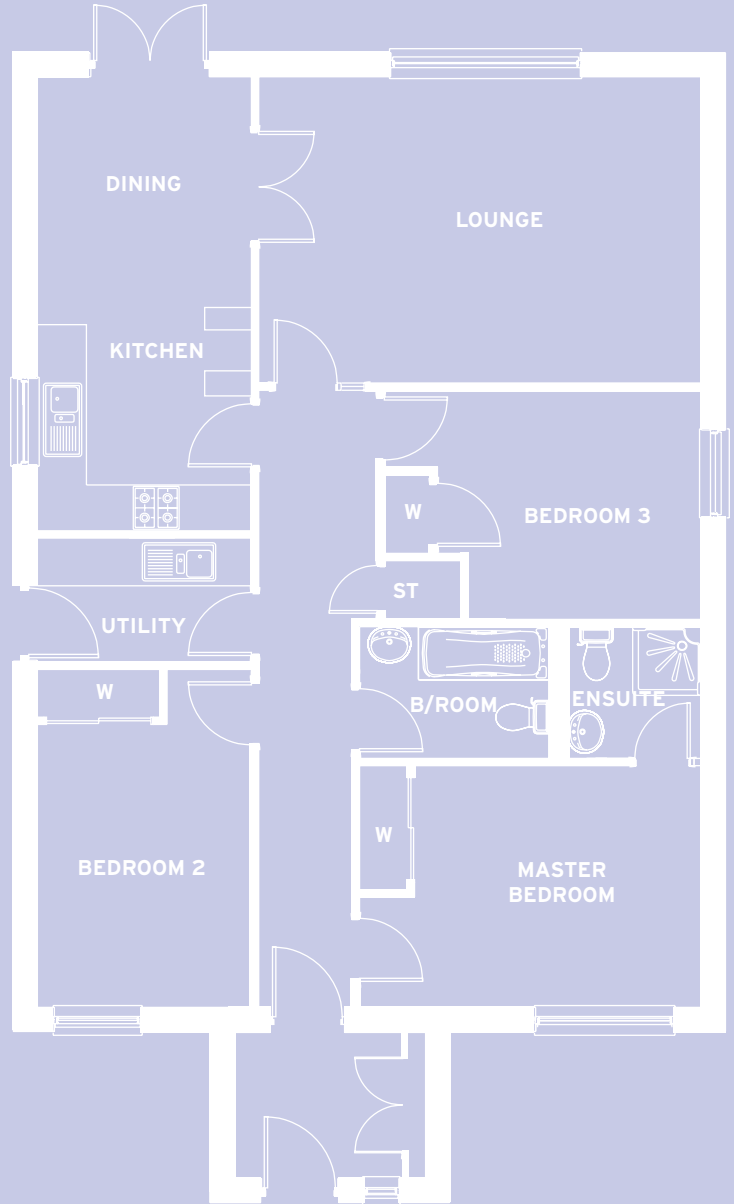
# site layout

## Villa Types

Bute ■ Arran ■ Lewis ■ Jura ■ Islay ■





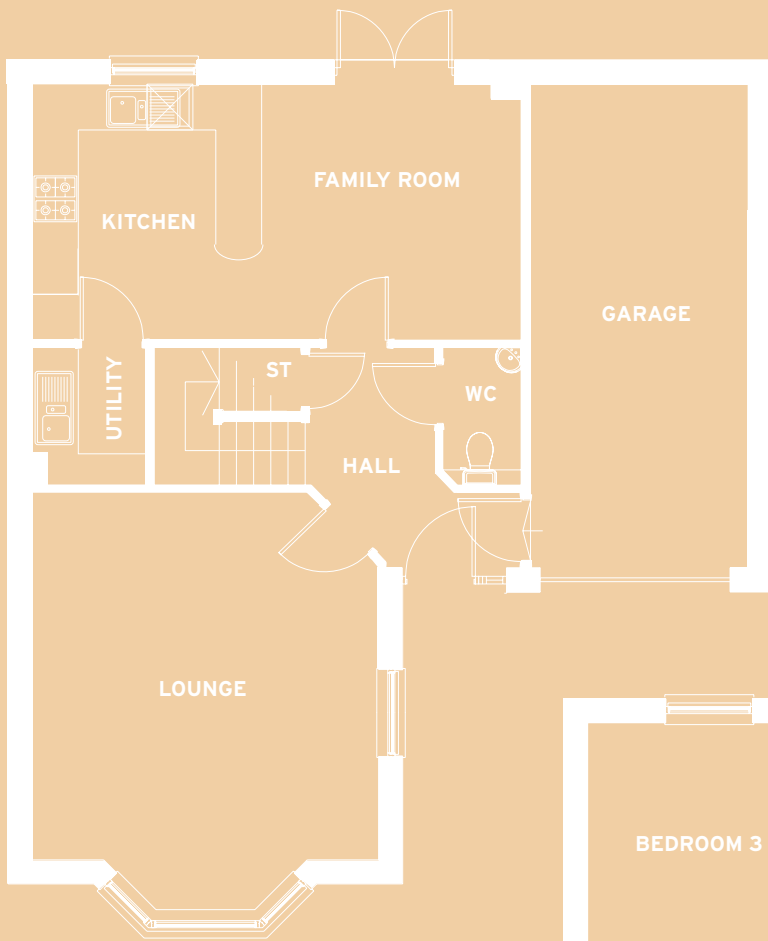


# bute

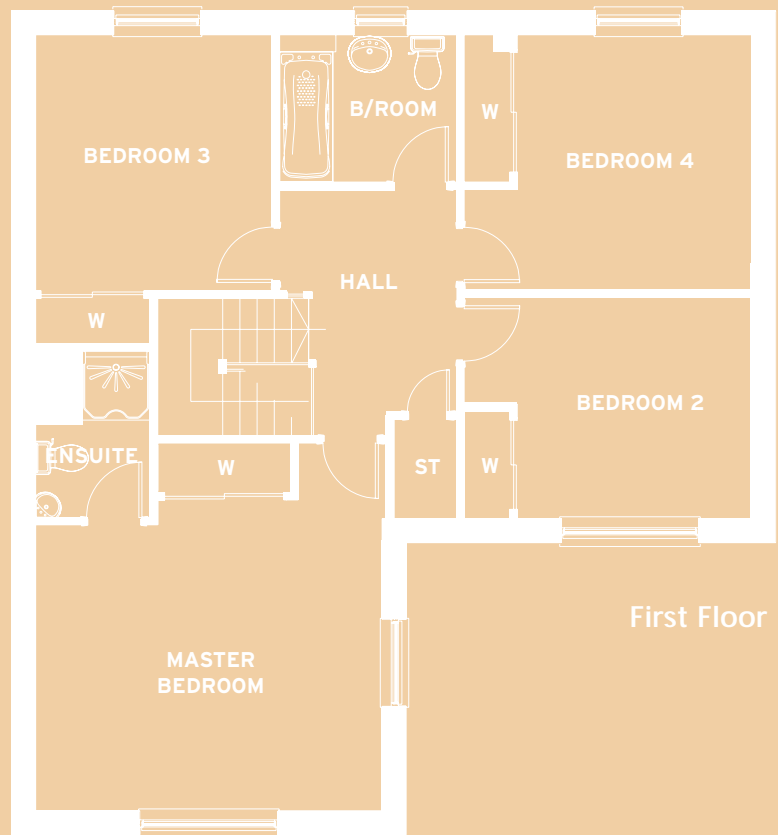
## 3 bedroom detached bungalow (dimensions shown at longest & widest points)

overall apt. area	111.52m <sup>2</sup>	1200' <sup>2</sup>
<b>lounge</b>	5.7m x 4.0m	19'0" x 13'2"
<b>kitchen/dining</b>	2.8m x 5.9m	9'2" x 19'6"
<b>master bed*</b>	4.4m x 3.1m	14'8" x 10'5"
<b>ensuite</b>	1.7m x 1.7m	5'9" x 5'8"
<b>bedroom 2*</b>	2.8m x 4.4m	9'2" x 14'6"
<b>bedroom 3*</b>	4.1m x 3.0m	13'7" x 9'10"
<b>bathroom</b>	2.6m x 1.7m	8'7" x 5'8"
<b>utility</b>	2.8m x 1.6m	9'2" x 5'4"

\*Including wardrobe  
Dimensions and areas are approximate and may be subject to change



Ground Floor



First Floor

# islay

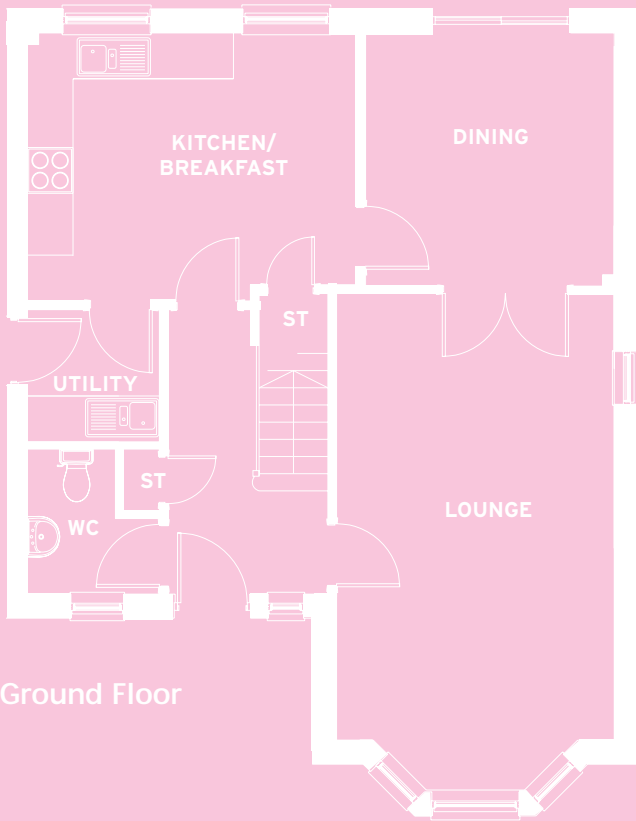
## 4 bedroom detached villa

(dimensions shown at longest & widest points)

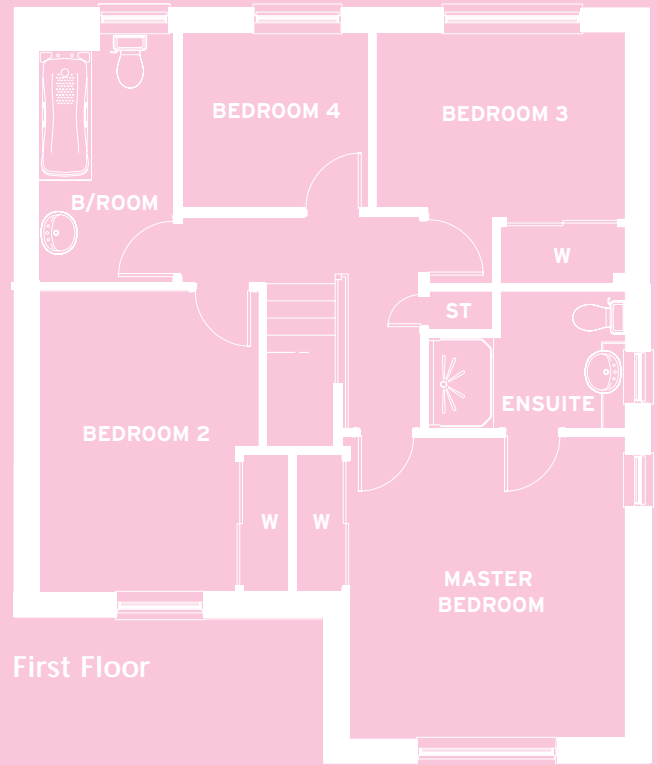
overall apt. area	135.89m <sup>2</sup>	1462' <sup>2</sup>
lounge	4.5m x 4.8m	14'11" x 15'10"
kitchen/family	6.4m x 3.3m	21'0" x 11'0"
master bed	4.5m x 3.7m	14'11" x 12'3"
ensuite	1.5m x 2.1m	4'11" x 7'1"
bedroom 2*	3.7m x 2.9m	12'4" x 9'6"
bedroom 3	3.0m x 3.3m	10'2" x 11'8"
bedroom 4*	3.7m x 3.3m	12'4" x 11'0"
wc	1.8m x 1.0m	5'11" x 3'4"
utility	1.8m x 1.5m	5'11" x 4'11"
bathroom	2.3m x 1.9m	7'7" x 6'4"
garage	6.3m x 2.8m	20'9" x 9'4"

\*Including wardrobe

Dimensions and areas are approximate and may be subject to change.



Ground Floor



First Floor

**jura**

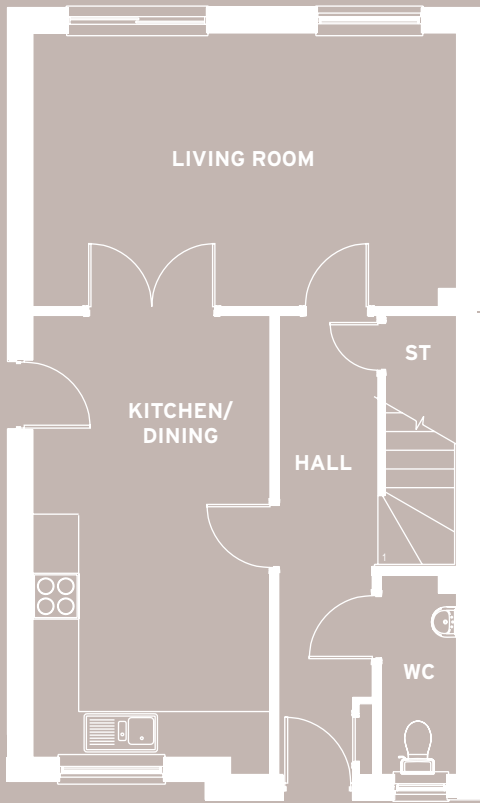
**4 bedroom detached villa**

(dimensions shown at longest & widest points)

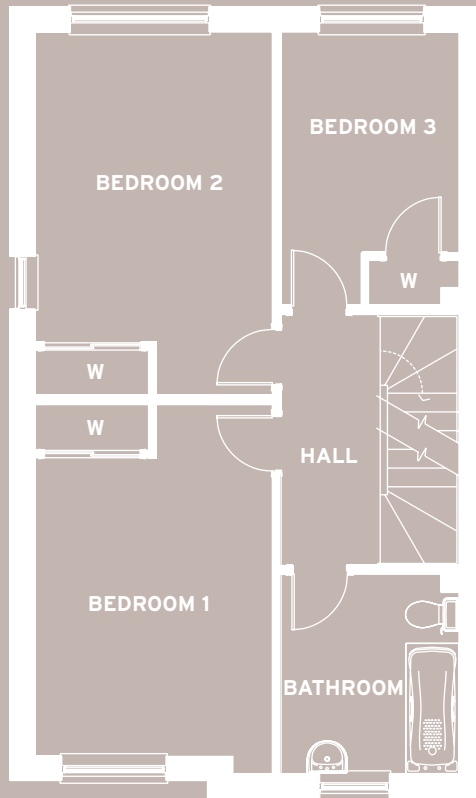
overall apt. area	128.1m <sup>2</sup>	1378.9'2
<b>lounge</b>	3.6m x 5.8m	11'11" x 19'2"
<b>dining</b>	3.2m x 3.3m	10'8" x 10'2"
<b>kitchen/break</b>	4.3m x 3.5m	14'2" x 11'6"
<b>master bed</b>	3.6m x 3.8m	11'11" x 12'8"
<b>ensuite</b>	1.9m x 1.6m	6'3" x 5'3"
<b>bedroom 2*</b>	2.8m x 3.9m	9'6" x 13'0"
<b>bedroom 3</b>	3.2m x 2.3m	10'8" x 7'7"
<b>bedroom 4</b>	2.4m x 2.3m	8'1" x 7'7"
<b>wc</b>	1.9m x 1.7m	6'2" x 5'8"
<b>utility</b>	1.8m x 1.7m	6'1" x 5'8"
<b>bathroom</b>	3.3m x 1.7m	10'9" x 5'8"

\*Including wardrobe

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Ground Floor



First Floor

# arran

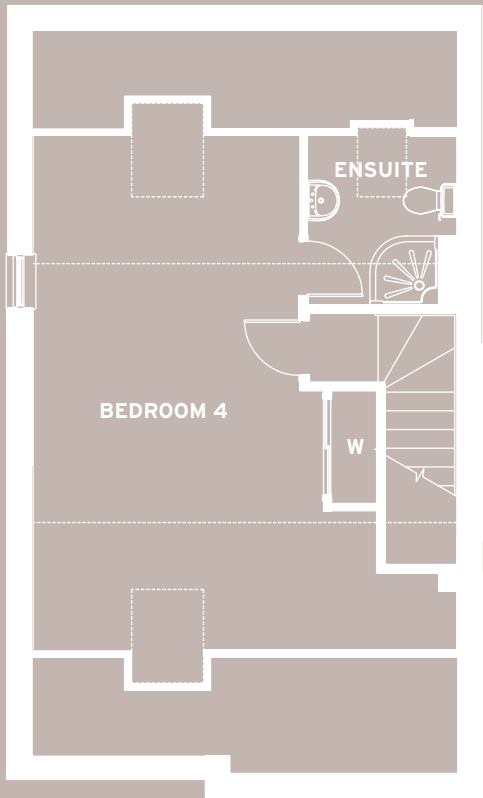
## 4 bedroom detached villa

(dimensions shown at longest & widest points)

overall apt. area	144.9m <sup>2</sup>	1559'2
<b>lounge</b>	5.5m x 3.5m	18'2" x 11'9"
<b>kitchen/dining</b>	3.1m x 5.7m	10'2" x 19'0"
<b>bedroom 1*</b>	3.1m x 4.6m	10'2" x 15'2"
<b>bedroom 2*</b>	3.1m x 4.7m	10'2" x 15'8"
<b>bedroom 3*</b>	2.3m x 3.5m	7'8" x 11'9"
<b>master bed**</b>	3.8m x 6.7m	12'6" x 22'2"
<b>ensuite**</b>	2.2m x 1.9m	7'3" x 6'5"
<b>wc</b>	2.6m x 0.9m	8'6" x 3'3"
<b>bathroom</b>	2.3m x 2.6m	7'7" x 8'6"

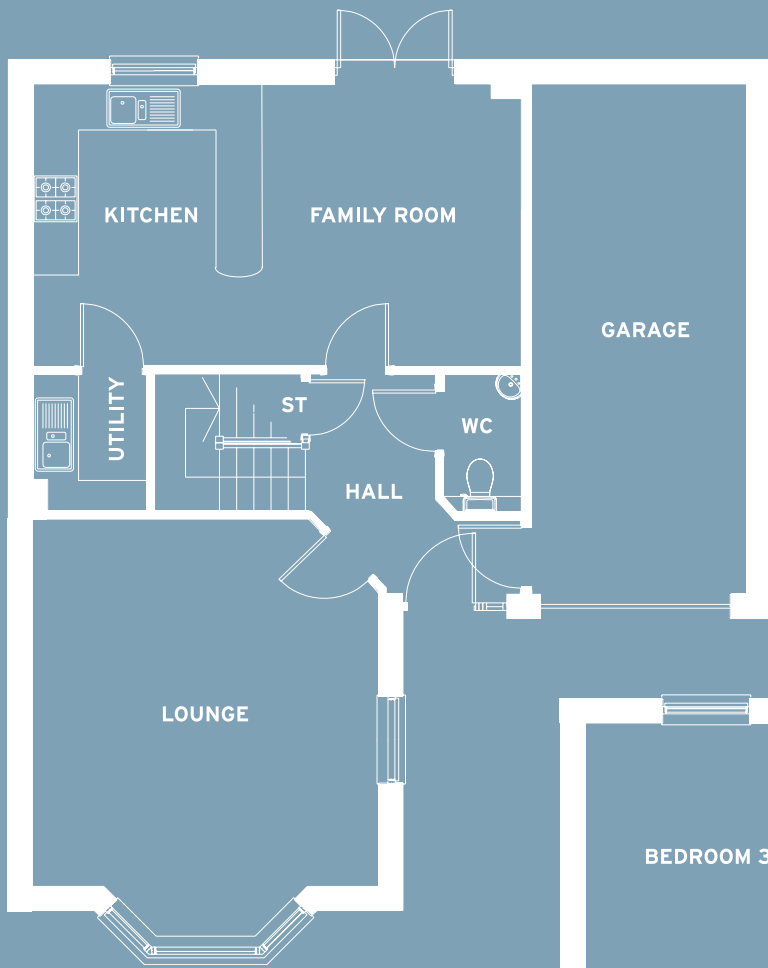
\*Including wardrobe. \*\*Sloping ceiling

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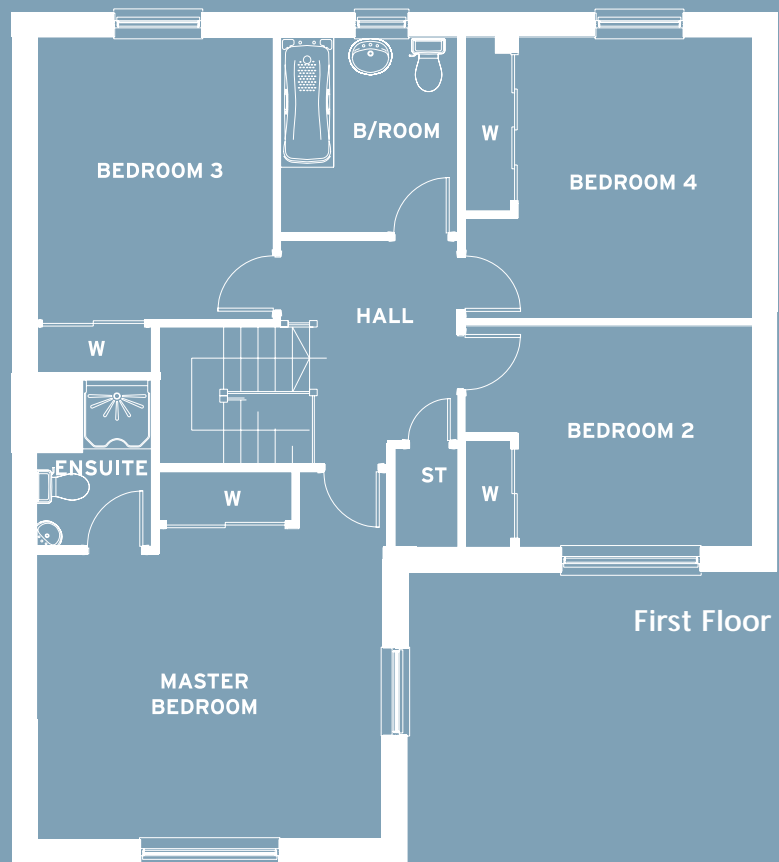


Second Floor





Ground Floor



First Floor

# lewis

## 4 bedroom detached villa

(dimensions shown at longest & widest points)

overall apt. area	141.38m <sup>2</sup>	1521.81'2
<b>lounge</b>	4.5m x 4.8m	14'11" x 15'9"
<b>kitchen/family</b>	6.4m x 3.7m	21'0" x 12'2"
<b>master bed</b>	4.5m x 3.7m	14'10" x 12'3"
<b>ensuite</b>	1.5m x 2.1m	4'11" x 7'1"
<b>bedroom 2*</b>	3.7m x 2.9m	12'4" x 9'6"
<b>bedroom 3</b>	3.0m x 3.7m	10'2" x 12'2"
<b>bedroom 4*</b>	3.7m x 3.6m	12'4" x 12'1"
<b>wc</b>	1.8m x 1.0m	5'11" x 3'4"
<b>utility</b>	1.8m x 1.5m	5'11" x 4'11"
<b>bathroom</b>	2.3m x 2.5m	7'7" x 8'5"
<b>garage</b>	6.6m x 2.8m	21'11" x 9'4"

\*Including wardrobe

Dimensions and areas are approximate and may be subject to change



Eastern Court, Glasgow



The Weave, Paisley



Merchant Hall, Glasgow



Arc House, Shawlands, Glasgow



Citadel Quay, Ayr

## In good hands ...

Purchasers of properties at **Curling Pond Lane** can rest assured that the construction of their new home is in good hands. Glasgow-based developer Carvill (Scotland) Limited has been building homes in Scotland for over 30 years and has delivered, amongst others, the innovative developments pictured above.

For further information on **Curling Pond Lane** contact Carvill (Scotland) Limited on **0141 892 2235**. or visit our website at **[www.carvill-group.com](http://www.carvill-group.com)**



CARVILL (SCOTLAND) LIMITED

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**0141 892 2235**

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