

# Ogilvie at Hens Nest Road

## East Whitburn

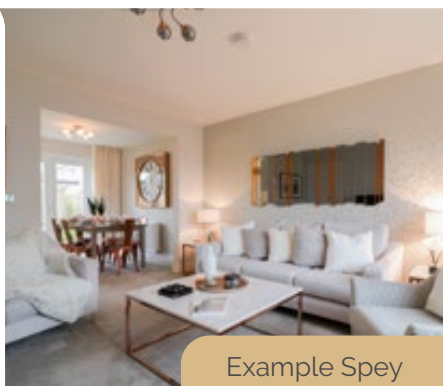
An exclusive development of stunning three- and four-bedroom homes, by Ogilvie Homes.



Example Maree



Example Deveron



Example Spey



Example Maree

# Ogilvie at Hens Nest Road

East Whitburn



## Surrounded by beautiful countryside

Hens Nest Road by Ogilvie Homes is a stunning development of three- and four-bedroom homes surrounded by the beautiful East Whitburn countryside. Situated in West Lothian, under an hour away from Edinburgh and Glasgow, you can truly enjoy the best of both worlds.

The development presents a unique opportunity for those looking to have all the amenities and services of a city, with close proximity to picturesque countryside and woodlands. It's a great location for those who love walking, wildlife watching and cycling, with plenty of nearby areas that are suitable for dog walking and safe for family adventures not too far from home.

## How to get there

Sat nat reference: EH47 8AB

**From Edinburgh:** Join the M8 heading towards Glasgow. At junction 4, take the 1st exit onto A801. Turn right onto A705, then turn left onto Hens Nest Rd. Follow Hens Nest Rd until you arrive at EH47 8AB.

**From Glasgow:** Join the M8 heading towards Edinburgh. At junction 4, take the A801 exit, then take the 3rd exit onto A801. Turn right onto A705 and turn left onto Hens Nest Rd. Follow Hens Nest Rd until you arrive at EH47 8AB.



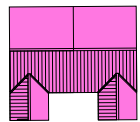
# Ogilvie at Hens Nest Road

East Whitburn

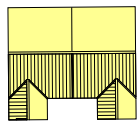


## Site map

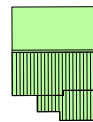
Hens Nest Road has nine types of semi-detached and detached houses: Tay, Clyde, Eden, Spey, Tweed, Deveron, Courtshaw, Kishorn and Maree. Each home has high-specification fixtures and fittings throughout, as well as customisable options.



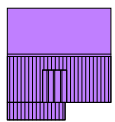
**Tay**  
3-bedroom  
semi-detached house



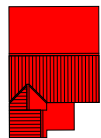
**Clyde**  
3-bedroom  
semi-detached house



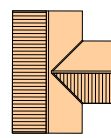
**Eden**  
3-bedroom  
detached house



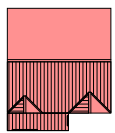
**Spey**  
4-bedroom  
detached house



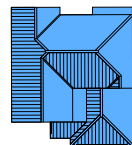
**Tweed**  
4-bedroom  
detached house



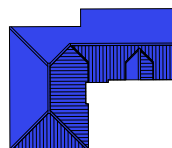
**Deveron**  
4-bedroom  
detached house



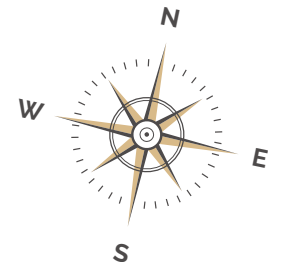
**Courtshaw**  
4-bedroom  
detached house



**Kishorn**  
4-bedroom  
detached house



**Maree**  
4-bedroom  
detached house



Tay  
3-bedroom  
semi-detached house

**ogilvie**  
HOMES



Site map ref.

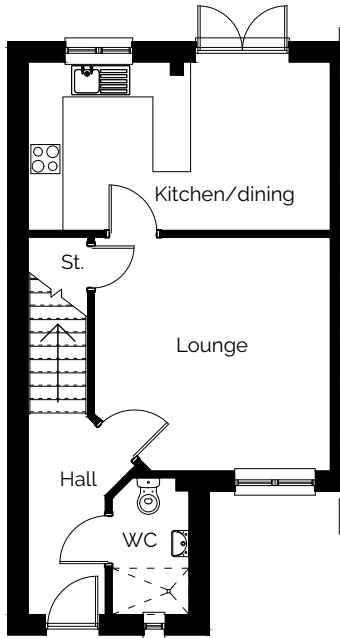


# Tay

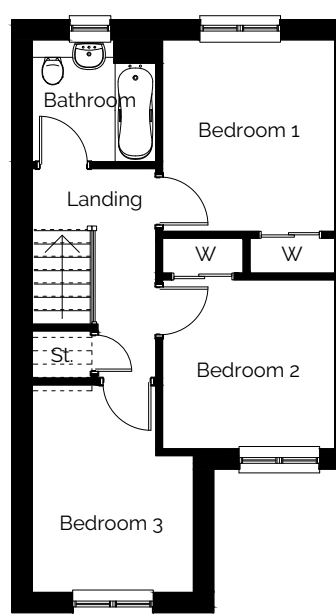
3-bedroom semi-detached house



## Ground floor



## First floor



## Dimensions

### Ground floor

Lounge  
4.05m x 4.05m  
13'3" x 13'3"

Kitchen/dining  
5.20m x 2.90m  
17' x 9'6"

WC  
1.35m x 2.35m  
4'5" x 7'8"

### First floor

Bedroom 1  
2.95m x 3.30m  
9'8" x 10'9"

Bedroom 2  
2.95m x 2.90m  
9'8" x 9'6"

Bedroom 3  
2.75m x 3.55m  
9' x 11'7"

Bathroom  
2.15m x 2.10m  
7' x 6'10"

### Total area

87.14 sq.m/938 sq.ft

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Clyde  
3-bedroom  
semi-detached house

**ogilvie**  
HOMES



Site map ref.

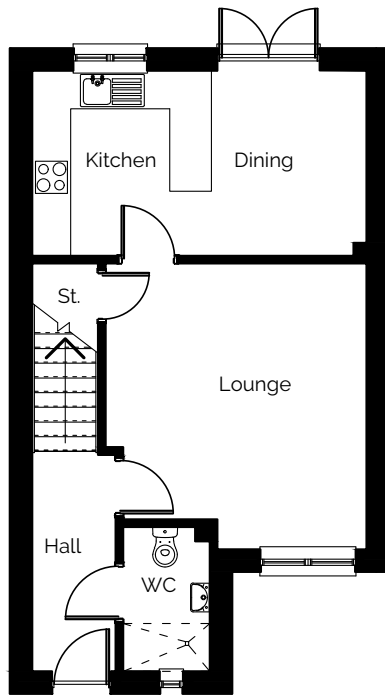


# Clyde

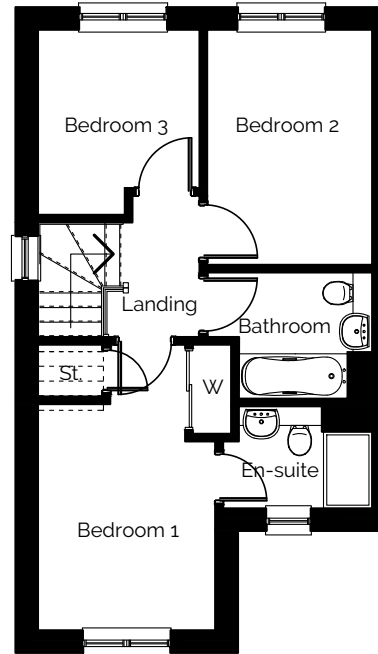
3-bedroom semi-detached house



Ground floor



First floor



## Dimensions

### Ground floor

Lounge  
4.05m x 4.50m  
13'3" x 14'9"

Kitchen/dining  
5.25m x 2.90m  
17'2" x 9'6"

WC  
1.35m x 2.25m  
4'5" x 7'8"

### First floor

Bedroom 1  
2.80m x 3.35m  
9'2" x 10'11"

En-suite  
2.35m x 1.60m  
7'8" x 5'2"

Bedroom 2  
2.60m x 3.70m  
8'6" x 12'1"

Bedroom 3  
2.55m x 2.90m  
8'4" x 9'6"

Bathroom  
2.55m x 2.00m  
8'4" x 6'6"

### Total area

88.91 sq.m/957 sq.ft

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Eden  
3-bedroom  
detached house

**ogilvie**  
HOMES





Site map ref.

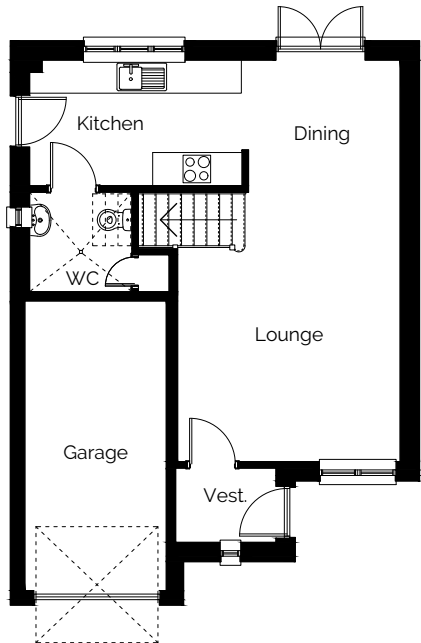


# Eden

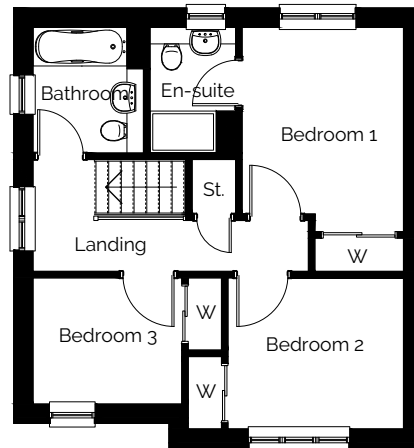
3-bedroom detached house



## Ground floor



## First floor



## Dimensions

### Ground floor

Lounge  
4.05m x 4.90m  
13'3" x 16'

Dining  
2.75m x 2.40m  
9' x 7'10"

Kitchen  
3.95m x 2.30m  
12'11" x 7'6"

WC  
1.85m x 1.80m  
6' x 5'10"

Garage  
2.55m x 5.25m  
8'4" x 17'2"

### First floor

Bedroom 1  
2.90m x 3.70m  
9'6" x 12'1"

En-suite  
1.55m x 2.30m  
5'1" x 7'6"

Bedroom 2  
3.20m x 2.75m  
10'5" x 9'

Bedroom 3  
3.70m x 2.30m  
12'1" x 7'6"

Bathroom  
2.00m x 2.30m  
6'6" x 7'6"

### Total area

90.77 sq.m/977 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Spey  
4-bedroom  
detached house

**ogilvie**  
HOMES

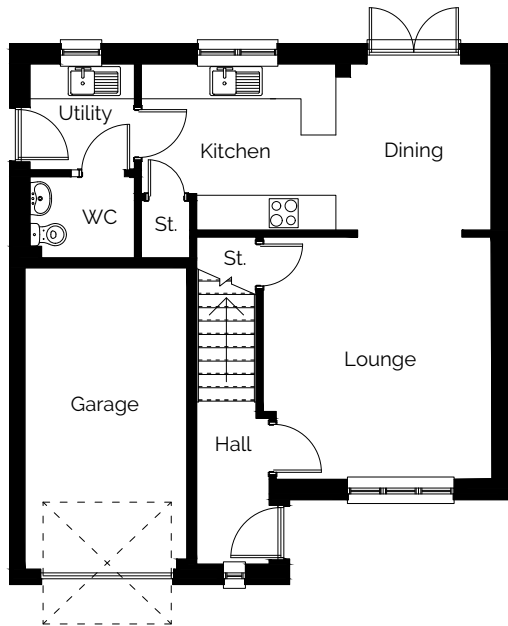




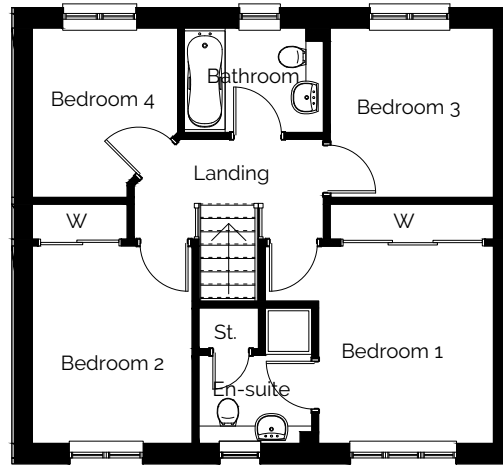
# Spey

4-bedroom detached house

## Ground floor



## First floor



## Dimensions

### Ground floor

- Lounge  
3.95m x 4.15m  
12'11" x 13'7"
- Kitchen/dining  
6.05m x 2.85m  
19'10" x 9'4"
- Utility  
1.80m x 1.85m  
5'10" x 6'
- WC  
1.80m x 1.40m  
5'10" x 4'7"
- Garage  
2.80m x 5.20m  
9'2" x 17'

### First floor

- Bedroom 1  
3.00m x 3.40m  
9'10" x 11'1"
- En-suite  
1.95m x 1.50m  
6'4" x 4'11"
- Bedroom 2  
2.75m x 3.40m  
9' x 11'1"
- Bedroom 3  
2.80m x 2.90m  
9'2" x 9'6"
- Bedroom 4  
2.50m x 2.90m  
8'2" x 9'6"
- Bathroom  
2.40m x 1.80m  
7'10" x 5'10"

### Total area

104.70 sq.m/1,127 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Tweed  
4-bedroom  
detached house

**ogilvie**  
HOMES

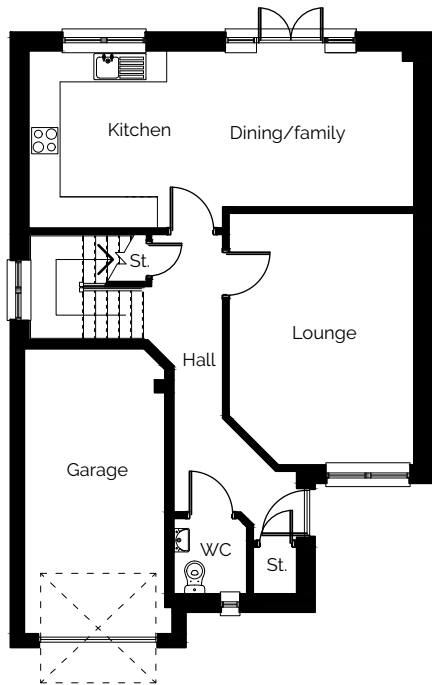




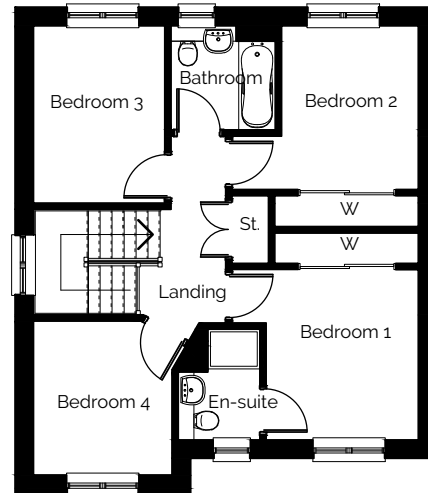
# Tweed

4-bedroom detached house

## Ground floor



## First floor



## Dimensions

### Ground floor

Lounge  
3.55m x 4.80m  
11'7" x 15'8"

Dining/family  
4.75m x 3.00m  
15'7" x 9'10"

Kitchen  
2.65m x 3.40m  
8'8" x 11'1"

WC  
1.40m x 1.45m  
4'7" x 4'9"

Garage  
2.70m x 5.45m  
8'10" x 17'10"

### First floor

Bedroom 1  
2.90m x 3.25m  
9'6" x 10'7"

En-suite  
1.55m x 2.15m  
5'1" x 7'

Bedroom 2  
2.50m x 3.40m  
8'2" x 7'10"

Bedroom 3  
2.65m x 3.15m  
8'8" x 10'4"

Bedroom 4  
2.65m x 2.95m  
8'8" x 9'8"

Bathroom  
2.00m x 2.00m  
6'6" x 6'6"

### Total area

118.45 sq.m/1,275 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Deveron  
4-bedroom  
detached house

**ogilvie**  
HOMES

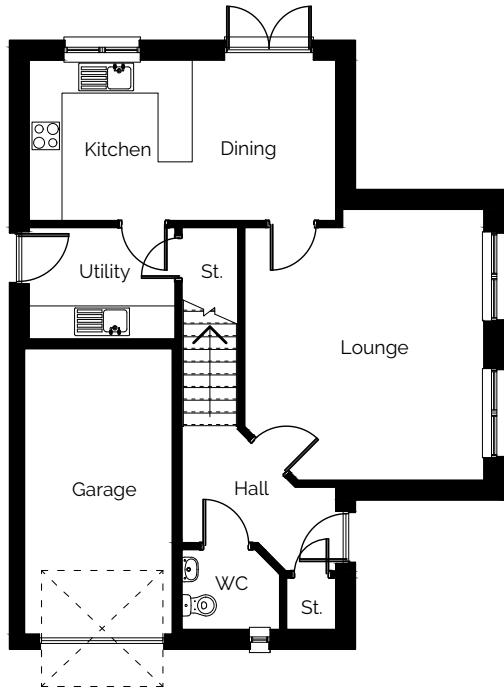




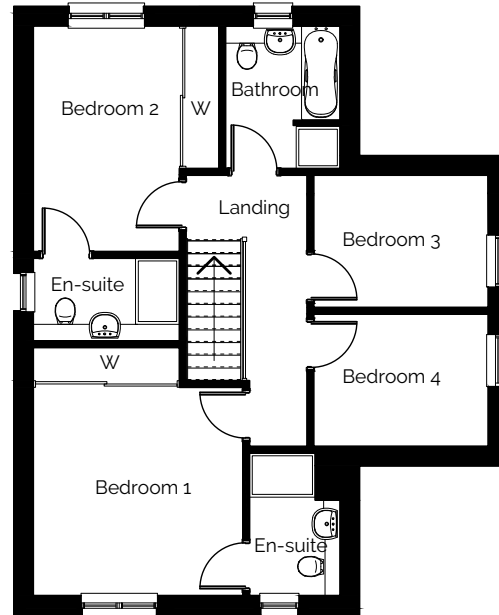
# Deveron

4-bedroom detached house

## Ground floor



## First floor



## Dimensions

### Ground floor

Lounge  
4.35m x 4.90m  
14'3" x 16'

Kitchen/dining  
5.55m x 2.90m  
18'2" x 9'6"

Utility  
2.65m x 2.00m  
8'8" x 6'6"

WC  
1.75m x 1.45m  
5'8" x 4'9"

Garage  
2.70m x 5.15m  
8'10" x 16'10"

### First floor

Bedroom 1  
3.80m x 3.75m  
12'5" x 12'3"

En-suite 1  
1.65m x 2.55m  
5'4" x 8'4"

Bedroom 2  
2.65m x 4.05m  
8'8" x 13'3"

En-suite 2  
1.50m x 2.55m  
4'11" x 8'4"

Bedroom 3  
3.15m x 2.35m  
10'4" x 7'8"

Bedroom 4  
3.15m x 2.35m  
10'4" x 7'8"

Bathroom  
2.05m x 2.55m  
6'8" x 8'4"

### Total area

127.09 sq.m/1,368 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Courtshaw  
4-bedroom  
detached house

**ogilvie**  
HOMES



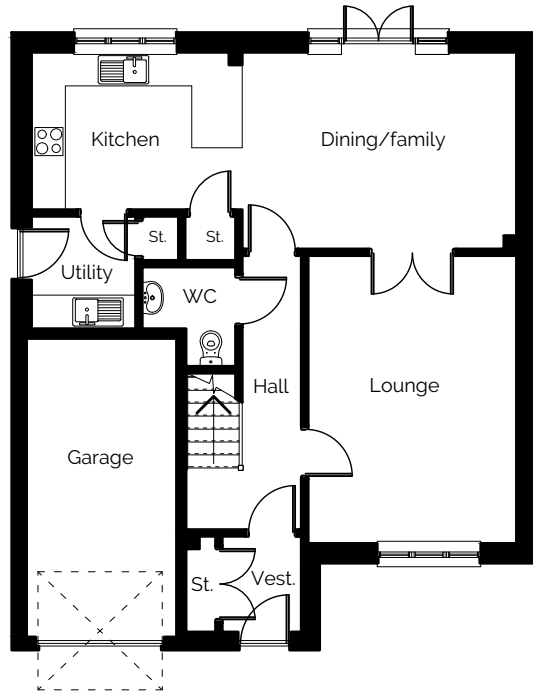




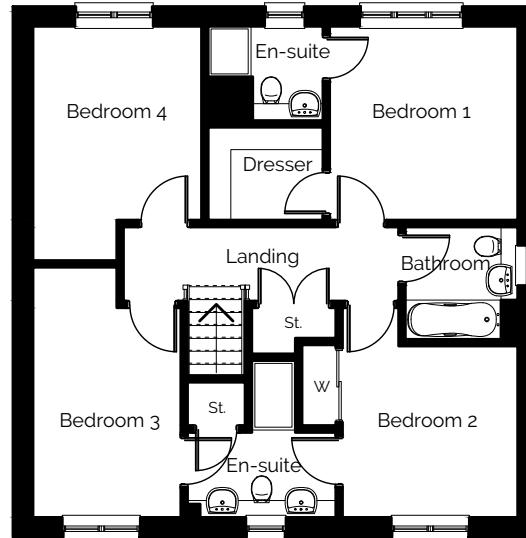
# Courtshaw

4-bedroom detached house

## Ground floor



## First floor



## Dimensions

### Ground floor

- Lounge  
3.70m x 5.10m  
12'1" x 16'10"
- Dining/family  
4.85m x 3.50m  
15'10" x 11'5"
- Kitchen  
3.75m x 2.80m  
12'3" x 9'2"
- Utility  
1.85m x 2.00m  
6' x 6'6"
- WC  
1.65m x 1.75m  
5'4" x 5'8"
- Garage  
2.65m x 5.30m  
8'8" x 17'4"

### First floor

- Bedroom 1  
3.35m x 3.45m  
10'11" x 11'3"
- En-suite 1  
2.05m x 1.70m  
6'8" x 5'6"
- Dresser  
2.00m x 1.65m  
6'6" x 5'4"
- Bedroom 2  
3.10m x 3.05m  
10'2" x 10'
- En-suite 2  
2.65m x 1.50m  
8'8" x 4'11"
- Bedroom 3  
2.65m x 4.45m  
8'8" x 14'7"
- Bedroom 4  
3.00m x 4.15m  
9'10" x 13'7"
- Bathroom  
2.00m x 2.00m  
6'6" x 6'6"

### Total area

143.44 sq.m/1,544 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Kishorn  
4-bedroom  
detached house

**ogilvie**  
HOMES

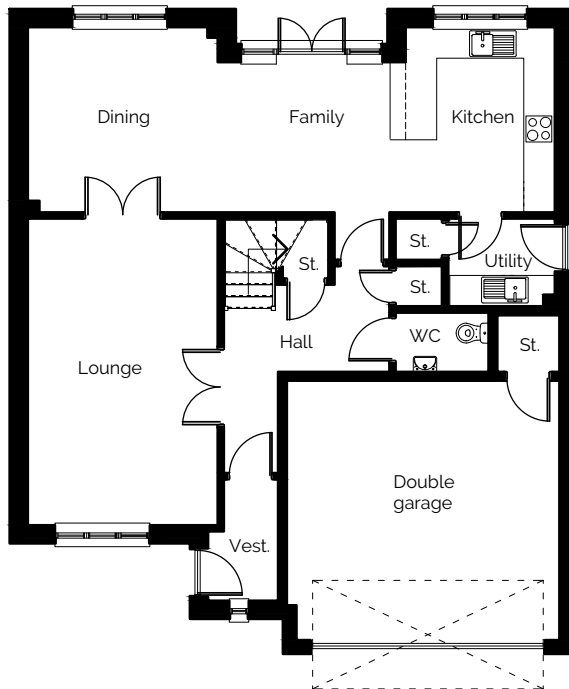




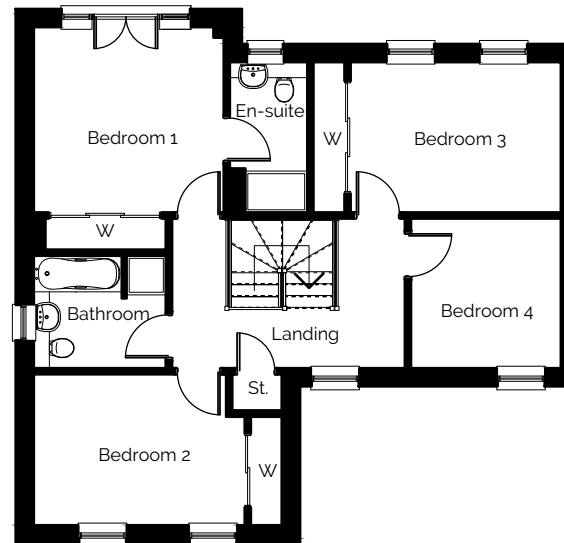
# Kishorn

4-bedroom detached house

## Ground floor



## First floor



## Dimensions

### Ground floor

- Lounge  
3.65m x 5.95m  
11'11" x 19'6"
- Dining  
3.65m x 3.60m  
11'11" x 11'9"
- Kitchen  
2.90m x 3.60m  
9'6" x 11'9"
- Family  
3.65m x 2.90m  
11'11" x 9'6"
- Utility  
2.05m x 1.70m  
6'8" x 5'6"
- WC  
1.80m x 1.15m  
5'10" x 3'9"
- Double garage  
5.25m x 5.00m  
17'2" x 16'4"

### First floor

- Bedroom 1  
3.65m x 3.60m  
11'11" x 11'9"
- En-suite  
1.50m x 2.90m  
4'11" x 9'6"
- Bedroom 2  
4.10m x 2.90m  
13'5" x 9'6"
- Bedroom 3  
4.05m x 2.90m  
13'3" x 9'6"
- Bedroom 4  
2.90m x 2.90m  
9'6" x 9'6"
- Bathroom  
2.55m x 2.20m  
8'4" x 7'2"

### Total area

157.75 sq.m/1,698 sq.ft

Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

Maree  
4-bedroom  
detached house

**ogilvie**  
HOMES

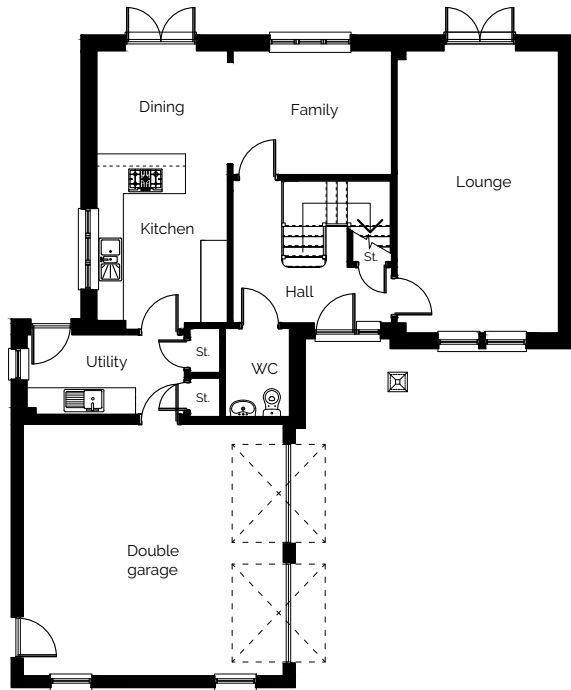




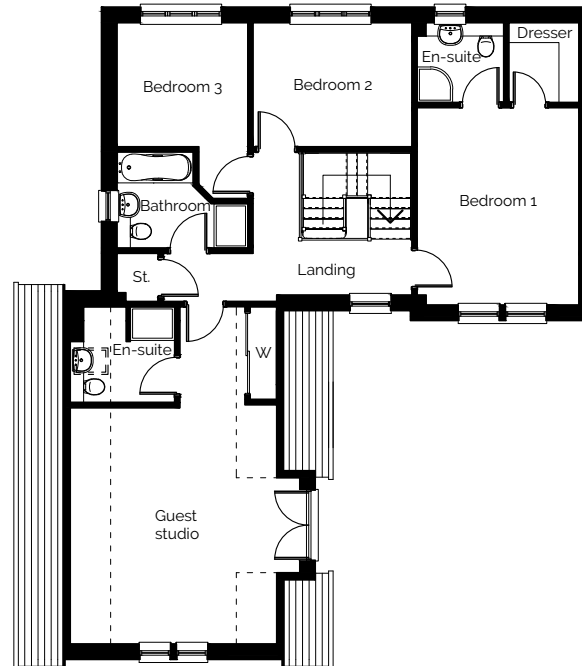
# Maree

4-bedroom detached house

Ground floor



First floor



## Dimensions

### Ground floor

- Lounge  
6.35m x 3.65m  
20'10" x 11'11"
- Family  
2.50m x 3.00m  
8'2" x 9'10"
- Dining  
3.60m x 2.80m  
11'9" x 9'2"
- Kitchen  
2.95m x 3.95m  
9'8" x 12'11"
- Utility  
3.55m x 1.80m  
11'7" x 5'10"
- WC  
1.45m x 2.00m  
4'9" x 6'6"
- Double garage  
5.85m x 5.65m  
19'2" x 18'6"

### First floor

- Bedroom 1  
3.65m x 4.45m  
11'11" x 14'7"
- En-suite  
1.95m x 1.80m  
6'4" x 5'10"
- Dresser  
1.60m x 1.80m  
5'2" x 5'10"
- Bedroom 2  
3.60m x 2.80m  
11'9" x 9'2"
- Bedroom 3  
2.95m x 2.80m  
9'8" x 9'2"
- Bathroom  
2.95m x 2.15m  
9'8" x 7'
- Guest studio  
4.65m x 5.35m  
15'3" x 17'6"
- Guest studio en-suite  
2.35m x 2.15m  
7'8" x 7'

### Total area

179.30 sq.m/1,930 sq.ft  
Total area excludes the garage.

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales Representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

# How to buy your dream home

Part 1

## Found the 'one'?

Once you have chosen your house style and which plot you want to buy, we can assist you, if required, with the following:

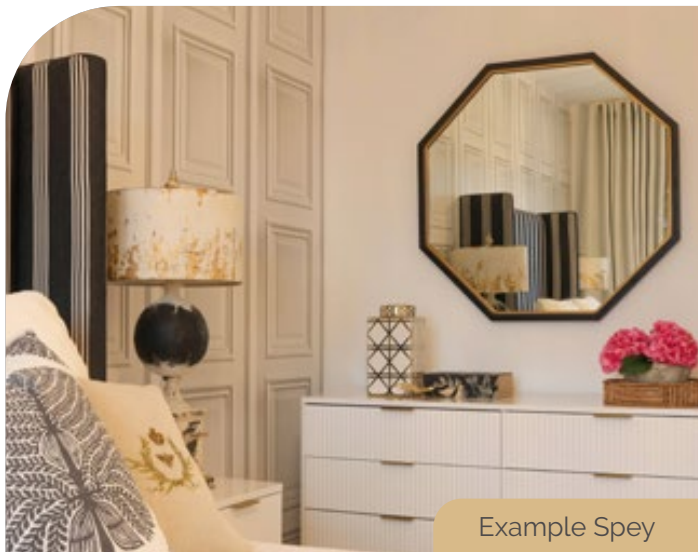
- Appointing a solicitor to carry out the conveyancing for your purchase is essential. However, should you require the recommendation of a solicitor, we will be happy to recommend options.
- Financial advice from an Independent Financial Advisor – if you do not have anyone in mind, we can recommend suitable independent advisors to provide free financial advice prior to your reservation. Please ask the Sales Manager for details.

The next stage is formalising your reservation agreement, which will hold your chosen plot and fix the price of the property for the period stipulated (usually two to three weeks) and making your reservation payment fee of £500.\*

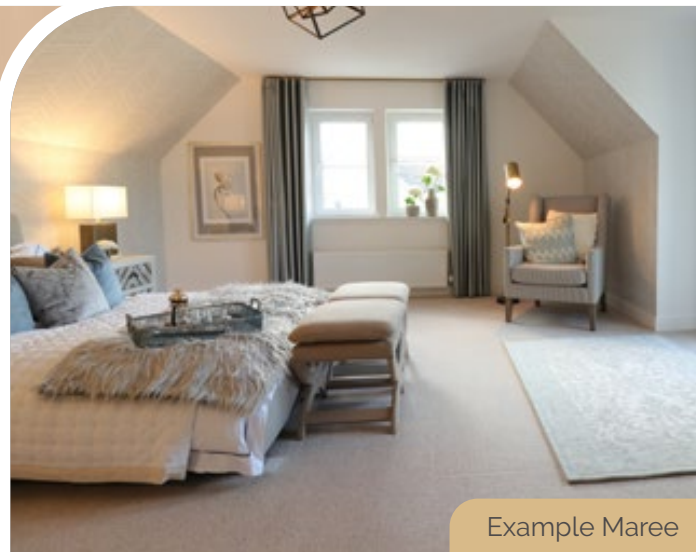
**\*Should cancellation of your reservation be required, please check with the Development Sales Manager the level of fees incurred.**

During the fixed period your reservation agreement states, our standard legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important**

**as the reservation will automatically expire and any incentive offered will be withdrawn should the next stage of concluding the missive contract not have been achieved (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be remarketed for sale.** Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point, the balance of the deposit will be payable, which is a further £1,000, for a total deposit of £1,500.



Example Spey



Example Maree



Example Deveron

# How to buy your dream home

Part 2

## Found the 'one'?

With the legalities complete, subject to build stage, you will be invited to a specific appointment at the marketing suite to make your colour choices from our excellent range of standard options, plus our client extras range, to finish your new home.\* The appointment date agreed will be the final opportunity for processing all colours and any client extras for the property (we are unable to consider any amendments/additions to your colour selections or chosen extras after this appointment date). However, we welcome as many visits by appointment as necessary prior to the final appointment date and time agreed on.

\*Please be advised only our pre-approved list of extras will be considered, subject to the build stage of the property at the time.

Following this, we will keep you informed at intervals of the progress of your home to monitor the build programme and anticipated entry date. **As your build progresses, we will be in a clearer position to advise on a firmer, likely date for completion.**

\*All photographs and computer-generated images shown in this brochure and on all digital or printed materials are for reference only and specifications must be checked with the relevant sales office for accuracy of plot-specific information.



Example Courtshaw

### Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor – at this stage, we will advise buyers of an anticipated calendar quarter.
- When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the anticipated month of completion.
- When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage, an anticipated move-in date will be agreed on with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date. You will receive a personal home demonstration of your new home from our site team representatives, along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues, which will be reviewed by our site team at the end of the first month.

Details of our emergency customer care number will be provided for any urgent items.

# Ogilvie at Hens Nest Road

## East Whitburn

## Specifications

### **i** General

- 'A' rated energy efficient boiler
- 10-year new home warranty
- Thermostatically controlled radiators
- Multipoint locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of a satellite
- Internal white panelled doors
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, facings, stair balustrading
- Photovoltaic solar panels

### **🍴** Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Glass/stainless steel chimney hood
- Stainless steel oven
- Integrated fridge-freezer (where applicable)
- 4/5 burner gas hob (where applicable)
- Under wall unit lighting (where applicable)
- Soft close unit doors and drawers

### **🚿** Bathroom

- Contemporary white sanitaryware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- gkW electric shower to en-suite (where applicable)
- Thermostatic shower to master en-suite and bathroom (where no en-suite)
- Choice from a wide range of co-ordinating ceramic wall tiles

### **🚿** Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

### **🏡** External

- Paved footpaths and patios
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias
- EV Charging Points (where applicable)

