Highfield Park at The Drum

A STUNNING DEVELOPMENT OF 3 BEDROOM SEMI DETACHED AND 3, 4 & 5 BEDROOM DETACHED VILLAS

BO'NESS





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The Area

The town of Bo'ness is nestled on the south bank of the River Forth just 18 miles west of the capital city of Edinburgh and less than 5 miles from the historical town of Linlithgow.

Bo'ness is the shortened version of the towns name which is actually Borrowstounness, dating back to the 1400s. The town benefits from some lovely views across the River Forth with an array of local shops and historic architecture.

There are many attractions in the town including the Bo'ness & Kinneil Railway, Kinneil House and the cottage where James Watt worked on his steam engine. Home of the oldest picture house in Scotland, the Hippodrome Cinema, which has been recently refurbished.

Today, Bo'ness is primarily a commuter town, with people travelling to Edinburgh, Glasgow and Falkirk with excellent road and rail links to all areas.

How to Get There

From Glasgow: Take M8 heading east, at junction 12 take A80, then left onto B765, turn right onto Langdale Street, then right onto Royston Road, take 1st exit at roundabout, then take 1st exit at roundabout again, take 4th exit at roundabout, take 2nd exit at roundabout onto M80 slip road, keep left onto M876, then merge onto M9. At junction 5 take A905, continue on A905 then at roundabout then take 2nd

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exit, at next roundabouts take 2nd exit onto A904, continue onto A993, destination will be on right.

From Edinburgh: Head west onto A90, take exit towards A904, at Queensferry Junction take first exit to continue on A904 until signpost for A993, go through roundabout, destination is on left.

From Perth: Head south onto M90, at junction 1A, take A904, exit to Bo'ness, at Queensferry junction, take 3rd exit onto A904, stay on A904, then onto A993, go through roundabout, destination is on left.







Plots not yet under construction may be subject to change and local authority approval. 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. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.





3 Bedroom Semi Detached Villa

Carriden



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Dimensions

Ground Floor

| Lounge: | 4.54 x 4.08 m 14'11" x 13'5" |
|-----------------|---------------------------------|
| Kitchen/Dining: | 2.89 x 5.25 m 9'6" x 17'3" |

| Bedroom 1: | 2.90 x 3.10 m 9'6" x 10'2" |
|------------|-------------------------------|
| Bedroom 2: | 2.82 x 3.67 m 9′3″ x 12′0″ |
| Bedroom 3: | 2.32 x 2.90 m 7′7″ x 9′6″ |





3 Bedroom Detached Villa



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GROUND FLOOR FIRST FLOOR

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Dimensions

Ground Floor

| Lounge: | 4.24 x 4.84 m 13'11" x 15'11" |
|-----------------|----------------------------------|
| Kitchen/Dining: | 3.93 x 4.03 m 12'11" x 13'3" |
| Bedroom 2: | 3.00 x 3.22 m 9′10″ x 10′7″ |

| Bedroom 1: | 3.55 x 3.74 m 11'8" x 12'3" |
|------------|---------------------------------|
| Bedroom 3: | 3.00 x 4.55 m 9'10" x 14'11" |



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Bo'ness Highfield Park at The Drum



GROUND FLOOR

FIRST FLOOR



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| Kitchen/Dining: | 3.93 x 4.03 m 12′11″ x 13′3″ |
| Bedroom 2: | 3.00 x 3.22 m 9′10″ x 10′7″ |

| Bedroom 1: | 3.55 x 3.74 m 11'8" x 12'3" |
|------------|---------------------------------|
| Bedroom 3: | 3.00 x 3.95 m 9'10" x 12'11" |





GROUND FLOOR FIRST FLOOR

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Dimensions

Ground Floor

| Lounge: | 3.22 x 5.78 m 10'7" x 18'11" |
|----------|---------------------------------|
| Kitchen: | 3.17 x 4.20 m 10'5" x 13'9" |
| Dining: | 2.35 x 3.31 m 7'9" x 10'10" |

First Floor

| Bedroom 1: | 3.64 x 3.18 m 11'11" x 10'5" |
|------------|---------------------------------|
| Bedroom 2: | 3.55 x 2.57 m 11′8″ x 8′5″ |
| Bedroom 3: | 3.18 x 2.70 m 10'5" x 8'10" |
| Bedroom 4: | 3.23 x 2.50 m 10'7" x 8'2" |

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Dimensions

Ground Floor

| Lounge: | 3.70 x 2.94 m 12'2" x 9'8" |
|----------|---------------------------------|
| Kitchen: | 3.02 x 2.36 m 9'11" x 7'9" |
| Dining: | 3.90 x 3.79 m 12'10" x 12'5" |
| Utility: | 2.52 x 2.36 m 8′3″ x 7′9″ |

First Floor

| Bedroom 1: | 3.00 x 4.59 m 9'10" x 15'1" |
|------------|--------------------------------|
| Bedroom 2: | 2.65 x 4.00 m 8′8″ x 13′2″ |
| Bedroom 3: | 2.99 x 3.00 m 9'10" x 9'10" |
| Bedroom 4: | 2.89 x 3.00 m 9'6" x 9'10" |

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4 Bedroom Detached Villa

Kinneil

GROUND FLOOR





Dimensions

Ground Floor

| Lounge: | 4.12 x 4.09 m 13'6" x 13'5" |
|--------------------|--------------------------------|
| Kitchen/Breakfast: | 2.63 x 3.42 m 8'7" x 11'2" |
| Dining: | 3.33 x 2.61 m 10'11" x 8'7" |
| Utility: | 1.76 x 2.46 m 5'9" x 8'1" |

First Floor

| Bedroom 1: | 3.57 x 3.74 m 11′8″ x 12′3″ |
|------------|--------------------------------|
| Bedroom 2: | 3.37 x 2.98 m 11'1" x 9'9" |
| Bedroom 3: | 2.76 x 3.37 m 9′0″ x 11′0″ |
| Bedroom 4: | 3.03 x 2.62 m 9′11″ x 8′7″ |

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4 Bedroom Detached Villa

Stewart



Dimensions

Ground Floor

| Lounge: | 4.69 x 4.59 m 15'5" x 15'1" |
|----------------|--------------------------------|
| Family/Dining: | 4.47 x 4.00 m 14'8″ x 13'2″ |
| Kitchen: | 4.47 x 2.78 m 14'8" x 9'1" |
| Utility: | 1.80 x 3.18 m 5′11″ x 10′5″ |

First Floor

| Bedroom 1: | 3.64 x 4.45 m 11'11" x 14'7" |
|------------|---------------------------------|
| Bedroom 2: | 4.38 x 3.73 m 14'4" x 12'3" |
| Bedroom 3: | 3.16 x 4.92 m 10'4" x 16'2" |
| Bedroom 4: | 3.01 x 3.30 m 9′11″ x 10′10″ |

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4/5 Bedroom Detached Villa

Victoria

Dimensions **GROUND FLOOR** FIRST FLOOR Ground Floor Lounge: 4.24 x 5.82 m 13'11" x 19'1" Kitchen: 3.30 x 3.60 m 10'10" x 11'10" Dining/Family: 6.10 x 4.49 m 20'0" x 14'9" Utility: 1.76 x 3.60 m 5'9" x 11'10" First Floor 5.06 x 3.03 m Bedroom 1: 16'7" x 9'11" Bedroom 2: 4.24 x 3.37 m 13'11" x 11'1" Bedroom 3: 3.74 x 3.76 m 12'3" x 12'4" Bedroom 4: 3.11 x 2.77 m 10'3" x 9'1"

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Library/Bedroom 5: 4.23 x 2.70 m 13'11" x 8'10"

ogilvie

Found the 'One'?



Once you have chosen your house style and which plot you want to buy, we can assist you, if required, with various buying options available such as Help to Buy (Scotland) subject to qualification.



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 put you in touch with one. Similarly, should you require financial advice from an Independent Financial Advisor and do not have anyone in mind, we can also recommend a suitable independent advisor to provide free financial advice, prior to your reservation.

The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period of time stipulated (usually 2–3 weeks). At this stage, you will be asked to pay the first part of your deposit.



During the fixed period which 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, 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 re-marketed for sale. You will then be asked to conclude the contract by signing the missives. At this point, the balance of the deposit will be payable.

With the legalities complete and subject to build stage of the property at the time of reservation, you will be invited, by appointment, to 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.

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.



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 weather proof: at this stage our buyer will be advised of the anticipated month of completion
- When the home is decorated and main services are connected: at this stage we will advise anticipated week of completion.

When your anticipated move-in date has been agreed, your funds from your solicitor will be transferred on the agreed date and you will receive a personal home demonstration of your new home along with your keys.



SPECIFICATIONS

🖞 General

'A' rated energy efficient boiler

Thermostatically controlled radiators

Multi point locking system to front (rear doors where applicable)

TV/FM/SAT and BT point to lounge & bedroom 1 to allow for future installation of satellite

Internal white panelled doors

Internal grey woodgrain finished doors, raised ceiling heights, Double Garage (Stewart & Victoria)

Walk out Balcony from bed 1 (Stewart only)

Juilette balcony (Kinneil, Stewart & Victoria)

Walk-in wardrobe (Victoria only)

Galleried entrance hallway (Stewart only)

Bi-fold doors opening to rear garden (Victoria & Stewart)

Contemporary chrome ironmongery

Smooth ceiling finish

White gloss skirtings, facings, stair balustrading

Photovoltaic Solar Panels

Fibre broadband to development

10 year new home warranty

Kitchen

Wide selection of kitchen units

Single/1½ bowl stainless steel sink with chrome fittings

Chimney hood and stainless steel splashback at hob

Stainless steel oven

Integrated fridge freezer (where applicable)

Utility (where applicable)

Single bowl stainless steel sink with chrome fittings

Bathroom

Contemporary white sanitary ware

Chrome taps

Shaver point to en-suite (or to bathroom where there is no en-suite)

9KW electric shower to bathroom (where there is no en-suite)

Thermostatic shower to en-suite only (where applicable)

Fitted vanity units from contemporary range

Choice from a wide range of co-ordinating ceramic wall tiles



🖉 External

Contemporary mix of external material finishes (pre-determined for each plot)

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

Please refer to the on-site Sales Manager for full factoring details, the company reserve the right to amend and/or update standard Specification and 'Up-grade options at their discretion.

*Up-grade options and costs are subject to the build stage of the property at time selections are made.