

**Taylor
Wimpey**

Find your way around

TAYLOR WIMPEY AT

CALDERWOOD

EAST CALDER | WEST LOTHIAN




Get to know
TAYLOR WIMPEY AT
CALDERWOOD
—
EAST CALDER | WEST LoTHIAN




Our development at Calderwood offers a choice of 3, 4 and 5 bedroom homes in an idyllic setting adjacent to Almondell and Calderwood Country Park in East Calder, and within easy reach of Edinburgh.

3 BEDROOM HOMES

-  **The Baxter**
3 bedroom home
Plots: 183*, 184*, 188*, 189*, 206*, 207*, 215*, 337, 338, 342, 343, 367, 368
-  **The Chalmers**
3 bedroom home
Plots: 191*, 192*, 195*, 214*, 218*, 313, 335, 339, 357

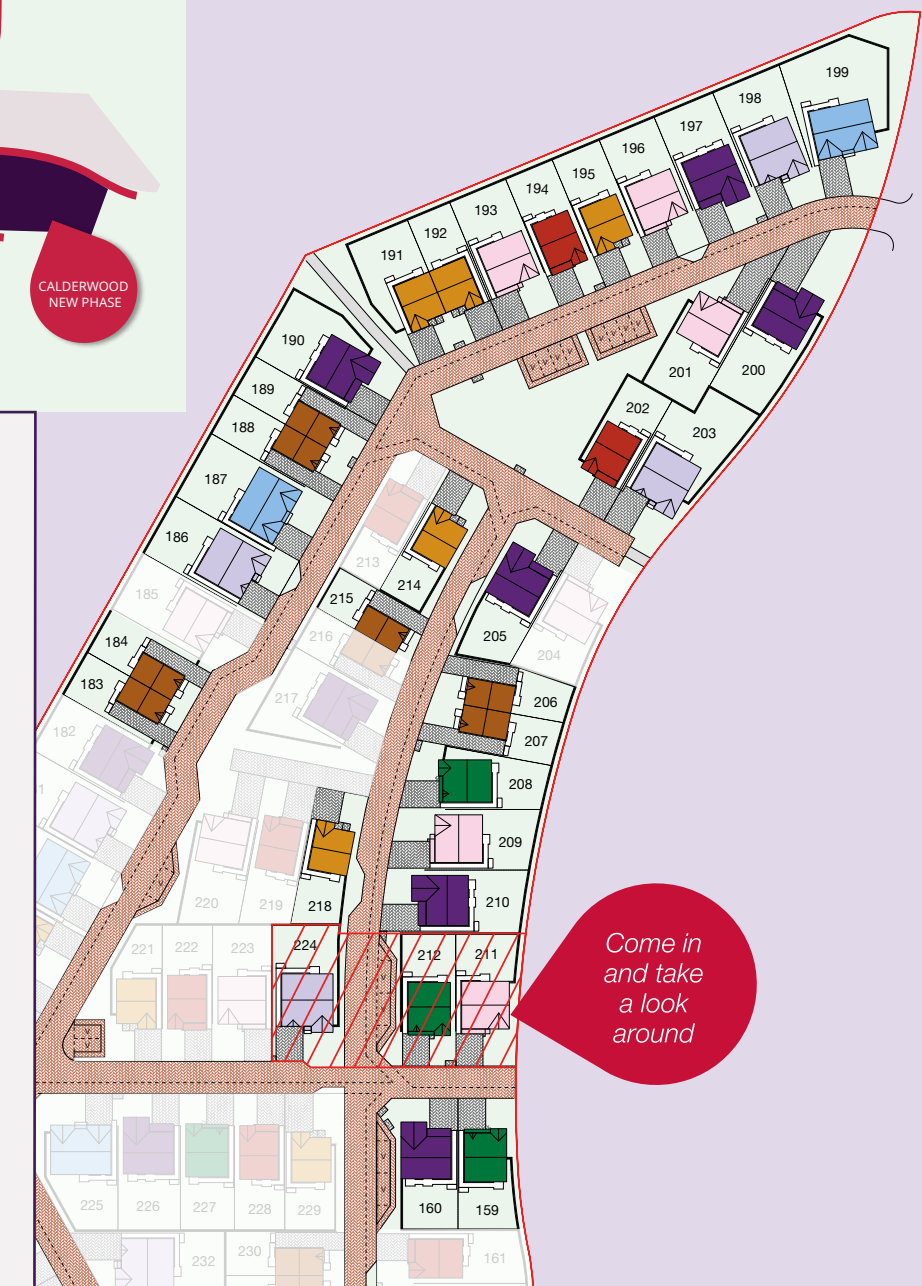
4 BEDROOM HOMES

-  **The Douglas**
4 bedroom home
Plots: 194*, 202*, 310, 314, 334, 336, 344, 359, 363
-  **The Fairbairn**
4 bedroom home
Plot: 159*, 208*, 212*
-  **The Fraser**
4 bedroom home
Plot: 315, 325, 333, 340, 348, 353, 360, 366

-  **The Geddes**
4 bedroom home
Plots: 193*, 196*, 201*, 209*, 211* 317, 319, 322, 326, 330, 341, 345, 347, 352, 356, 358, 364
-  **The Maxwell**
4 bedroom home
Plots: 160*, 190*, 197*, 200*, 205*, 210*, 309, 311, 316, 320, 323, 327, 329, 346, 350, 361, 362, 365
-  **The Stewart**
4 bedroom home
Plots: 186*, 198*, 203*, 224*, 308, 321, 324, 332, 349, 354

5 BEDROOM HOMES

-  **The Wallace**
5 bedroom home
Plots: 187*, 199*, 312, 318, 328, 331, 351, 355



CURRENT PHASE AT
CALDERWOOD

We still have a great range of 3, 4 & 5 bedroom homes available at our current phase of Calderwood. Please note that the placement of these developments is for illustrative purposes only. Please speak with a Sales Executive for more information.

* These are plots available on the previous phase of Calderwood.

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. RB13206/ February 2021



Taylor
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THE BAXTER

3 BEDROOM HOME

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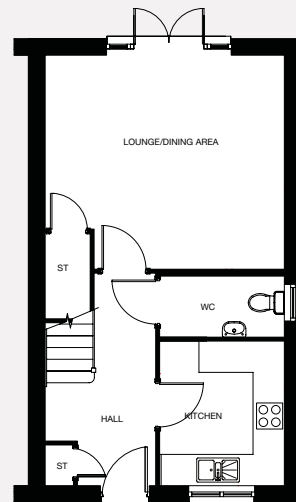
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THE BAXTER

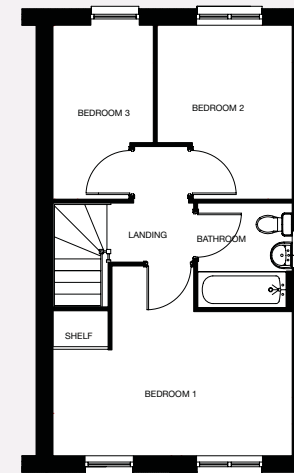
The 3 bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms upstairs as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge/dining room overlooking the rear garden, plus there is great storage in the hall, as well as a downstairs WC and contemporary kitchen.

GROUND FLOOR



Kitchen (max.)	2.39m x 2.77m	7' 10" x 9' 1"
Lounge/Dining Room (max.)	4.58m x 4.10m	15' 0" x 13' 6"
Cloaks	2.39m x 1.17m	7' 10" x 3' 10"

FIRST FLOOR



Bedroom 1 (max.)	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2 (max.)	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3	1.92m x 3.33m	6' 4" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

* Plot specific windows. 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. RB13206 / February 2021

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THE CHALMERS

3 BEDROOM HOME

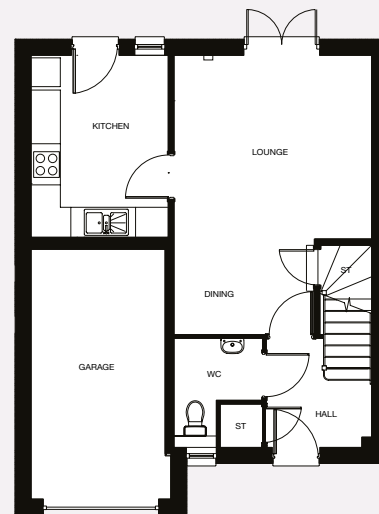
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THE CHALMERS

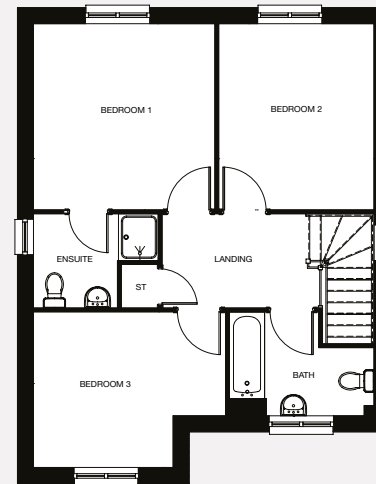
The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including a master bedroom with en suite as well as a separate family bathroom.

GROUND FLOOR



Kitchen	2.68m x 3.56m	8' 10" x 11' 8"
Lounge/Dining Room	3.87m x 5.47m	12' 9" x 18' 0"
Cloaks (max.)	1.73m x 2.13m	5' 8" x 7' 0"

FIRST FLOOR



Bedroom 1	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3 (max.)	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
Ensuite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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THE DOUGLAS

4 BEDROOM HOME



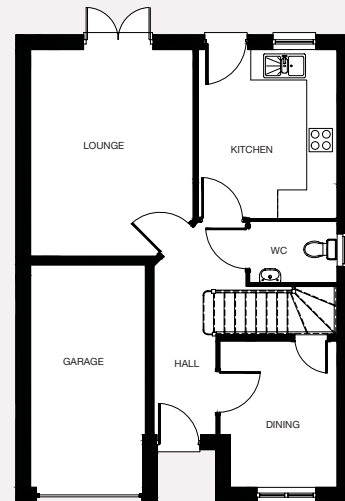
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THE DOUGLAS

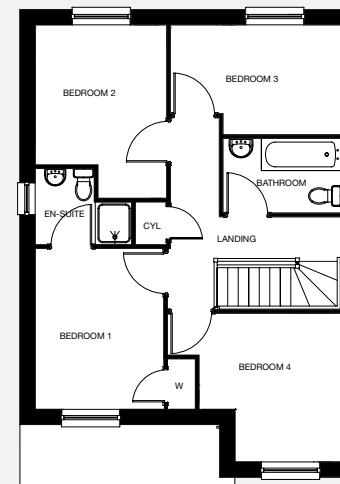
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. The en-suite to the master bedroom, separate family bathroom and downstairs WC add to the overall practicality of this family home. There also a handy integral garage.

GROUND FLOOR



Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Lounge	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
Cloaks	1.87m x 1.25m	6' 2" x 4' 1"

FIRST FLOOR



Bedroom 1	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 (max.)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4 (to wardrobe)	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
Ensuite (over shower)	2.08m x 1.65m	6' 10" x 5' 4"

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THE FAIRBAIRN

4 BEDROOM HOME

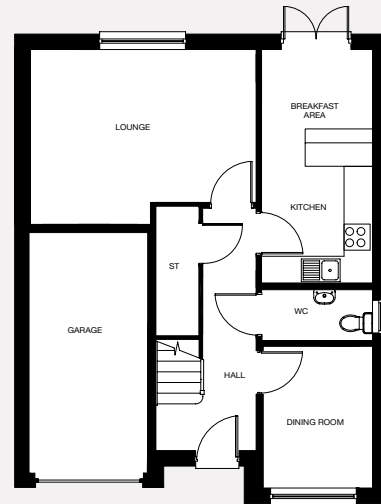
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THE FAIRBAIRN

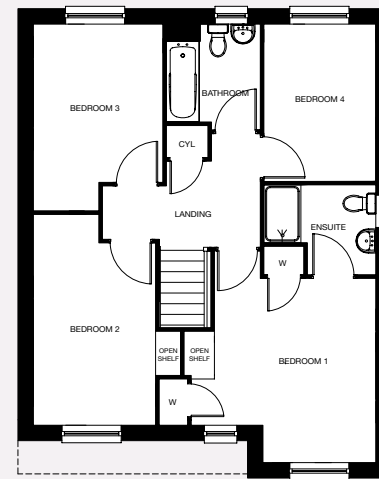
The Fairbairn offers superb family accommodation and is an attractive addition to any street scene. The four bedroom detached Fairbairn offers great living and entertaining space with a comfortable living room and separate dining room, along with a downstairs WC. The kitchen/breakfast area with French doors leading to the rear garden allows you to maximise the outdoors. Upstairs there are four well-proportioned bedrooms with master en-suite and a practical family bathroom. An integral garage and added storage completes the picture.

GROUND FLOOR



Kitchen/Breakfast Area	2.34m x 4.92m	7' 8" x 16' 2"
Lounge	4.77m x 3.69m	15' 8" x 12' 2"
Dining Room	2.34m x 2.99m	7' 8" x 9' 10"
Cloaks	2.34m x 1.10m	7' 8" x 3' 7"

FIRST FLOOR



Bedroom 1	3.41m x 3.89m	11' 2" x 12' 9"
Bedroom 2 (max)	2.60m x 4.45m	8' 7" x 14' 7"
Bedroom 3 (max)	2.74m x 3.94m	9' 0" x 12' 11"
Bedroom 4	2.37m x 3.32m	7' 9" x 10' 11"
Bathroom (over bath)	1.97m x 2.07m	6' 6" x 6' 10"
Ensuite (over shower)	2.37m x 1.89m	7' 9" x 6' 3"

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THE FRASER

4 BEDROOM HOME



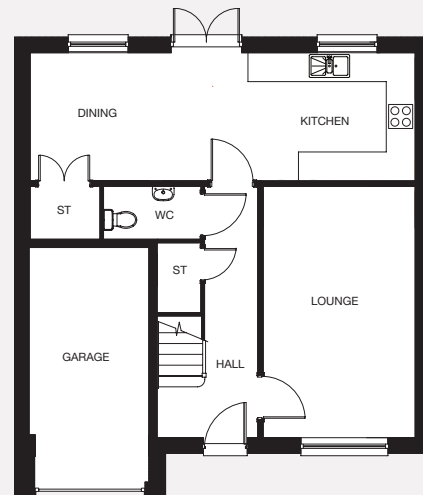
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THE FRASER

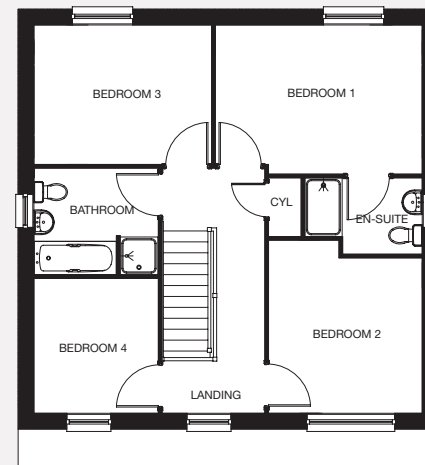
The stylish four bedroom detached Fraser is a practical family home that offers a great place to call home. From the generous hallway, the spacious lounge is an impressive space to relax, whilst the contemporary open-plan kitchen and dining area is the perfect place to entertain or enjoy family suppers.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

GROUND FLOOR



Kitchen/Dining Room	8.02m x 2.66m	26' 4" x 8' 9"
Lounge	3.17m x 5.24m	10' 5" x 17' 2"
Cloaks	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"
Ensuite	2.43m x 1.58m	8' 0" x 5' 2"

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THE GEDDES

4 BEDROOM HOME

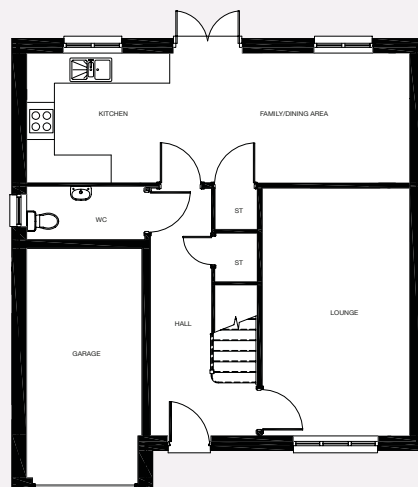
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THE GEDDES

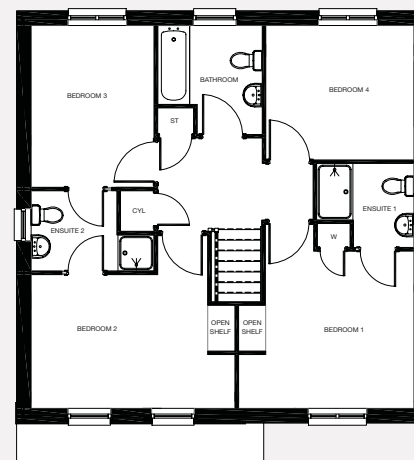
The Geddes is a fantastic home designed with substantial space for growing families. The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/breakfast area with French doors that lead to the rear garden is ideal for informal family dining. The separate lounge and dining room offer further comfortable family living and also great entertaining space. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast a Jack and Jill en-suite. A handy integral garage offers practical storage.

GROUND FLOOR



Kitchen/Family/Dining Area	8.27m x 2.80m	27' 2" x 9' 2"
Lounge	3.16m x 5.34m	10' 5" x 17' 6"
Cloaks	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"
Ensuite 1 (over shower)	2.09m x 1.81m	6' 11" x 5' 11"
Ensuite 2 (over shower)	2.65m x 1.73m	8' 8" x 5' 8"

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THE MAXWELL

4 BEDROOM HOME



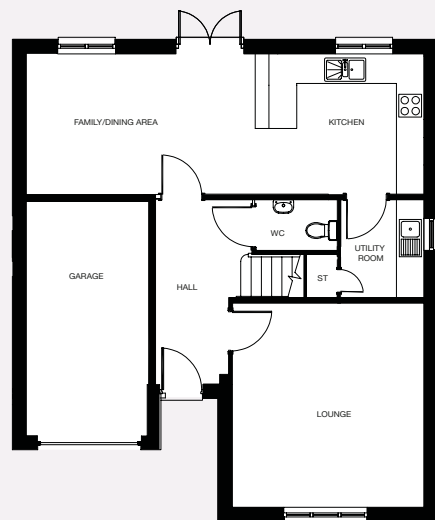
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THE MAXWELL

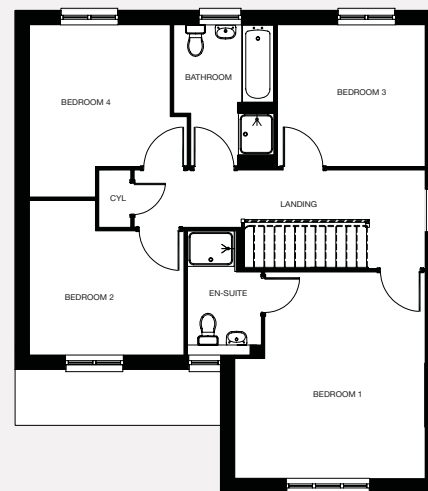
The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with master en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



Kitchen	3.69m x 3.07m	12' 1" x 10' 1"
Lounge	4.20m x 4.44m	13' 9" x 14' 7"
Family/Dining Area	5.05m x 3.07m	16' 5" x 10' 1"
Cloaks	1.80m x 1.10m	5' 11" x 3' 7"
Utility	2.17m x 1.82m	7' 2" x 6' 0"

FIRST FLOOR



Bedroom 1 (max)	4.20m x 4.48m	13' 9" x 14' 9"
Bedroom 2 (max)	3.39m x 3.31m	11' 1" x 11' 0"
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)	1.67m x 2.72m	5' 6" x 8' 11"

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THE STEWART

4 BEDROOM HOME

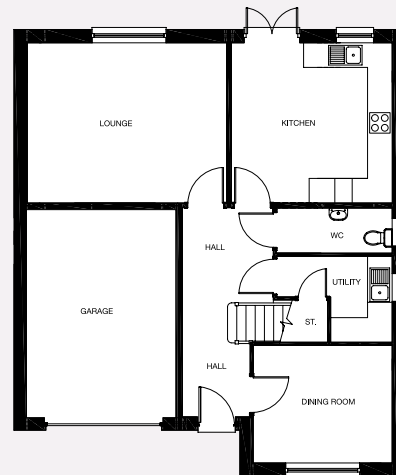
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THE STEWART

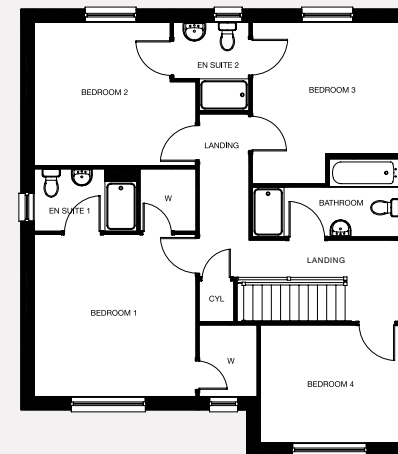
The impressive four bedroom detached Stewart offers superb family accommodation with great kerb appeal. The separate kitchen, lounge and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outside. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast Jack and Jill en-suites. An integral garage, separate utility room and WC add to the overall practicality.

GROUND FLOOR



Kitchen	3.93m x 3.90m	12' 11" x 12' 10"
Lounge	4.87m x 3.90m	16' 0" x 12' 10"
Dining Room	3.41m x 2.88m	11' 2" x 9' 6"
Utility (max.)	2.83m x 2.09m	9' 4" x 6' 11"
Cloaks	2.83m x 1.16m	9' 4" x 3' 10"

FIRST FLOOR



Bedroom 1	3.95m x 3.96m	13' 0" x 13' 0"
Bedroom 2 (max.)	3.95m x 3.50m	13' 0" x 11' 6"
Bedroom 3 (max.)	3.59m x 3.95m	11' 10" x 13' 0"
Bedroom 4	3.41m x 2.88m	11' 2" x 9' 6"
Bathroom (over bath & shower)	3.59m x 1.91m	11' 0" x 6' 3"
Ensuite 1 (over shower)	2.51m x 1.52m	8' 3" x 5' 0"
Ensuite 2 (over shower)	1.84m x 2.16m	6' 1" x 7' 1"

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THE WALLACE

5 BEDROOM HOME

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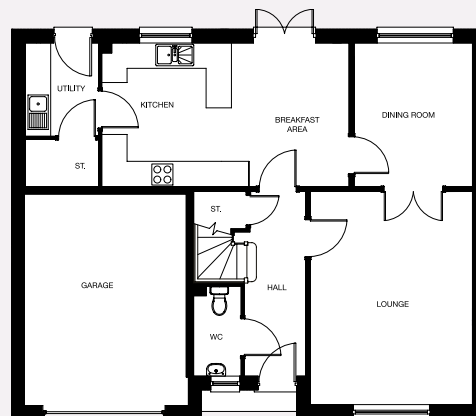
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THE WALLACE

The impressive five bedroom detached Wallace offers superb family accommodation and commands instant kerb appeal. The kitchen boasts a separate utility room that has access to the rear garden, as well as a well-positioned storage cupboard and breakfast area with French doors to the rear garden.

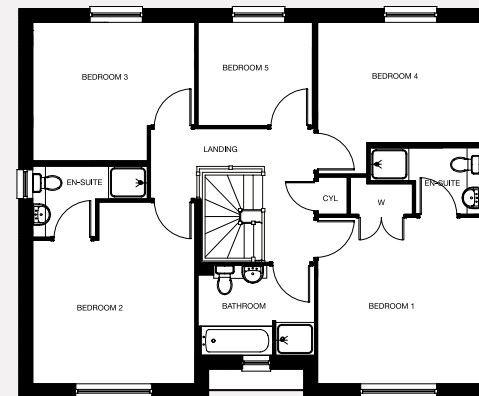
The lounge and dining room are separated by French doors creating one large space or two separate rooms. There also ample storage in a spacious hall cupboard. Upstairs the master bedroom has an en-suite and a built-in wardrobe, plus bedroom 2 also benefits from an en-suite. An integral garage, spacious family bathroom with separate shower, and downstairs WC add to the overall practicality of this well-proportioned family home.

GROUND FLOOR



Kitchen/Breakfast Area	5.85m x 3.41m	19' 3" x 11' 2"
Lounge	3.86m x 5.06m	12' 8" x 16' 7"
Dining Room	2.86m x 3.41m	9' 5" x 11' 2"
Utility	1.74m x 2.21m	5' 9" x 7' 3"
Cloaks	1.12m x 2.14m	3' 8" x 7' 0"

FIRST FLOOR



Bedroom 1	3.86m x 3.95m	12' 8" x 13' 0"
Bedroom 2 (max.)	3.86m x 4.31m	12' 8" x 14' 2"
Bedroom 3 (max.)	3.85m x 3.34m	12' 8" x 11' 0"
Bedroom 4 (max.)	3.86m x 3.60m	12' 8" x 11' 10"
Bedroom 5	2.74m x 2.45m	9' 0" x 8' 1"
Bathroom (over bath & shower)	2.73m x 2.14m	9' 0" x 7' 0"
Ensuite 1 (over shower)	2.61m x 1.57m	8' 7" x 5' 2"
Ensuite 2 (over shower)	2.72m x 1.68m	8' 11" x 5' 6"

* Plot specific windows. 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. RB13206 / February 2021

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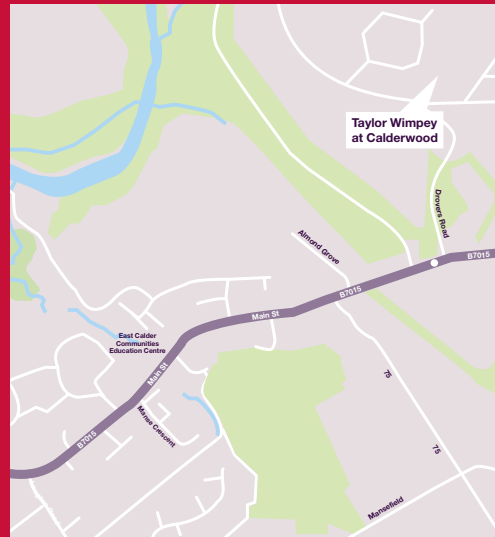
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FROM SOUTH, EAST AND EDINBURGH CITY BYPASS:

- Heading West on A720 (Edinburgh City Bypass) leave at Calder Junction following signs for West Calder/Edinburgh West
- At the roundabout, take 1st exit onto Calder Road A71
- Continue to follow A71, going straight through at the next roundabout
- Go through the village of Wilkieston and turn right onto B7015 for East Calder (signposted Jupiter Artland)
- At the roundabout take the 2nd exit and our Calderwood development is on the left



FROM NORTH:

- Heading South over the Queensferry Crossing, keep right to continue to the M90 following signs for M9/M8/A8/A720/Glasgow/Airport/City Bypass
- Merge onto the main motorway immediately
- Keep in the left hand lane for M9/(M8/Edinburgh/Glasgow)
- Leave M9 at Junction 1, exit towards Broxburn/A89
- Keep right at the fork, follow signs for A89/B7030
- Turn left onto Cliftonhall Road/B7030
- Continue on passing Edinburgh International Climbing Arena (EICA) on your left
- At the traffic lights turn right onto Main Street/A71
- Continue on following signs for Jupiter Artland
- Turn right onto B7015
- At the roundabout take the 2nd exit and our Calderwood development is on the left



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