

# Winchburgh Grange

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Winchburgh

A collection of 3, 4 and 5 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



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Over **75**  
YEARS of QUALITY  
SINCE 1946



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## A perfect place to call home

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Part of a well established development, Winchburgh Grange consists of 3, 4 and 5 bedroom homes boasting an attractive village location and impressive range of local amenities. This iconic collection of homes will benefit from purpose built walkways and cycle paths, close proximity to well regarded local schools, excellent transport links and acres of bordering countryside.

These wonderful homes, built to the highest Bellway standards, encompass a range of design features including en-suite bathrooms, open-plan living spaces and contemporary fitted kitchens. Built in a range of styles, Winchburgh Grange is sure to appeal to a wide audience of buyers.



# Everything is on your doorstep at Winchburgh Grange

Winchburgh Grange is ideally situated for transport links to major cities in the surrounding area. Just minutes from the M9, and with a new junction planned at Duntarvie just a mile away, this allows access to Linlithgow and Falkirk to the west and eastward to the M8 to Livingston. The M9 takes you northwards to Queensferry and over the Queensferry Crossing via the A90 to Dunfermline. Edinburgh is just 10 miles from Winchburgh Grange, ideal for commuters. In addition to the road network, a new railway station is planned for the mainline between Edinburgh and Glasgow. There are regular scheduled buses to and from surrounding areas including Edinburgh, Linlithgow, Falkirk, South Queensferry and Broxburn.

Winchburgh Grange is part of a well established development of 3, 4 and 5 bedroom homes, the



product of 10 years of careful planning set within 347 hectares. The village of Winchburgh itself benefits from a good selection of everyday essentials such as a supermarket, GP surgery, pharmacy, pubs and restaurants. A network of cycle paths and pedestrian walkways offers access to the local shops, cafés and sporting activities in the surrounding neighbourhood.

The Edinburgh to Falkirk Union Canal passes through Winchburgh, providing ample opportunities for walking and cycling to local beauty spots such as Glendevon pond; a home to all manner of wildlife and fauna. The canal itself is being developed to include children's playgrounds and picnic areas.

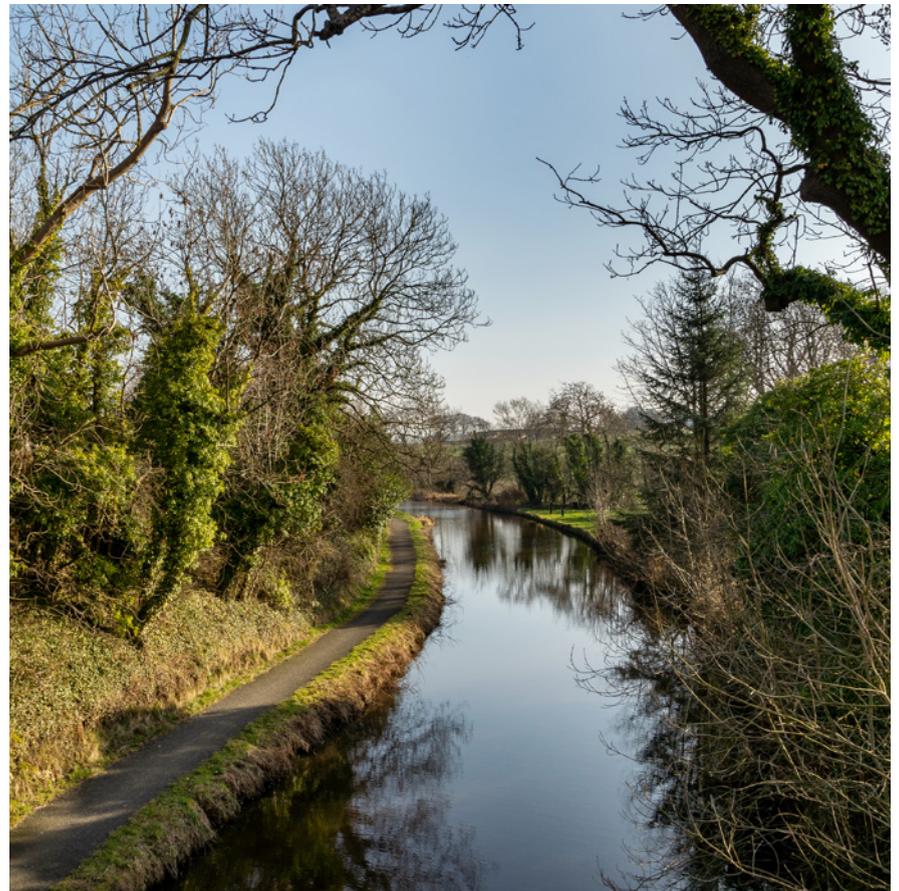
With such close proximity to Edinburgh, it's easy to enjoy all this exciting capital city has to offer. Not only is Edinburgh the leading festival city in the world, home to the fantastic summer festivals, it's also a UNESCO world heritage site. Packed with medieval tenements, narrow wynds of the old town and the sweeping elegance of the Georgian new town, there's no question Edinburgh deserves its reputation as one of the most stunning cities in the world. The retail options are abundant with a mix of high street brands, designer names and independent boutiques.

With an unparalleled range of events and fantastic shopping it's no surprise culinary delights also await in Edinburgh. With five Michelin starred restaurants, each with a unique flair on excellent food, this capital city continues to delight diners from all over the world. Bars and pubs are plentiful. The Sheep Heid Inn, thought to be Edinburgh's oldest pub has been serving patrons for over six centuries. With quality eateries nestled all over the city you will never tire of the culinary options available.

Families are well catered for at Winchburgh Grange. In the village itself you will find the existing Winchburgh & Holy Family Primary School catering for younger children which has a planned expansion and upgrade as part of the development in addition to the two or three new primary schools planned. Two new secondary schools will be built on a shared campus on the Western Edge of the village. The development also remains within the catchment area of Linlithgow Academy, just 6 miles away.



Close proximity to exciting Edinburgh, excellent transport connections and fantastic local amenities, Winchburgh Grange is situated in an ideal location, surrounded by acres of beautiful countryside.





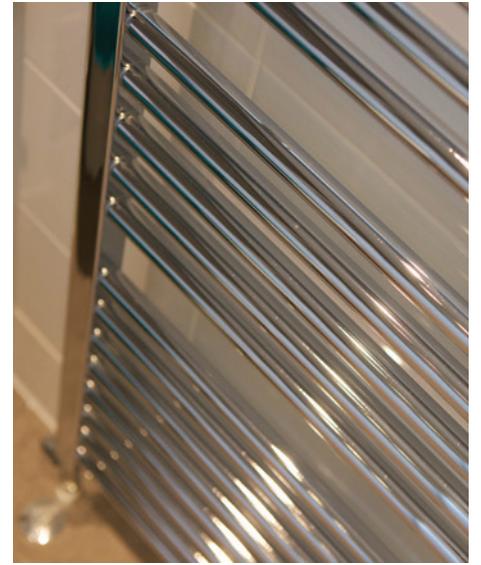
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Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

Discover a range of house styles  
with 3, 4 or 5 bedrooms.  
Each home at Winchburgh Grange  
is finished to our exacting standards.

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Make your new home  
as individual as you are

*Additions*

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## Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- ~ Granite or silestone worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler\*
- ~ Washing machine
- ~ Under-unit lighting

### Flooring:

- ~ Choose from carpets, vinyl or ceramic

### Tiling:

- ~ Full and half-height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Heated towel rail
- ~ Electric shower

### Security:

- ~ Intruder alarms

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

### Miscellaneous:

- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas

All items subject to build stage.

\*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

# Sell your home quicker with Express Mover and no estate agent fees to pay



## How it works

### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

### Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

### Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

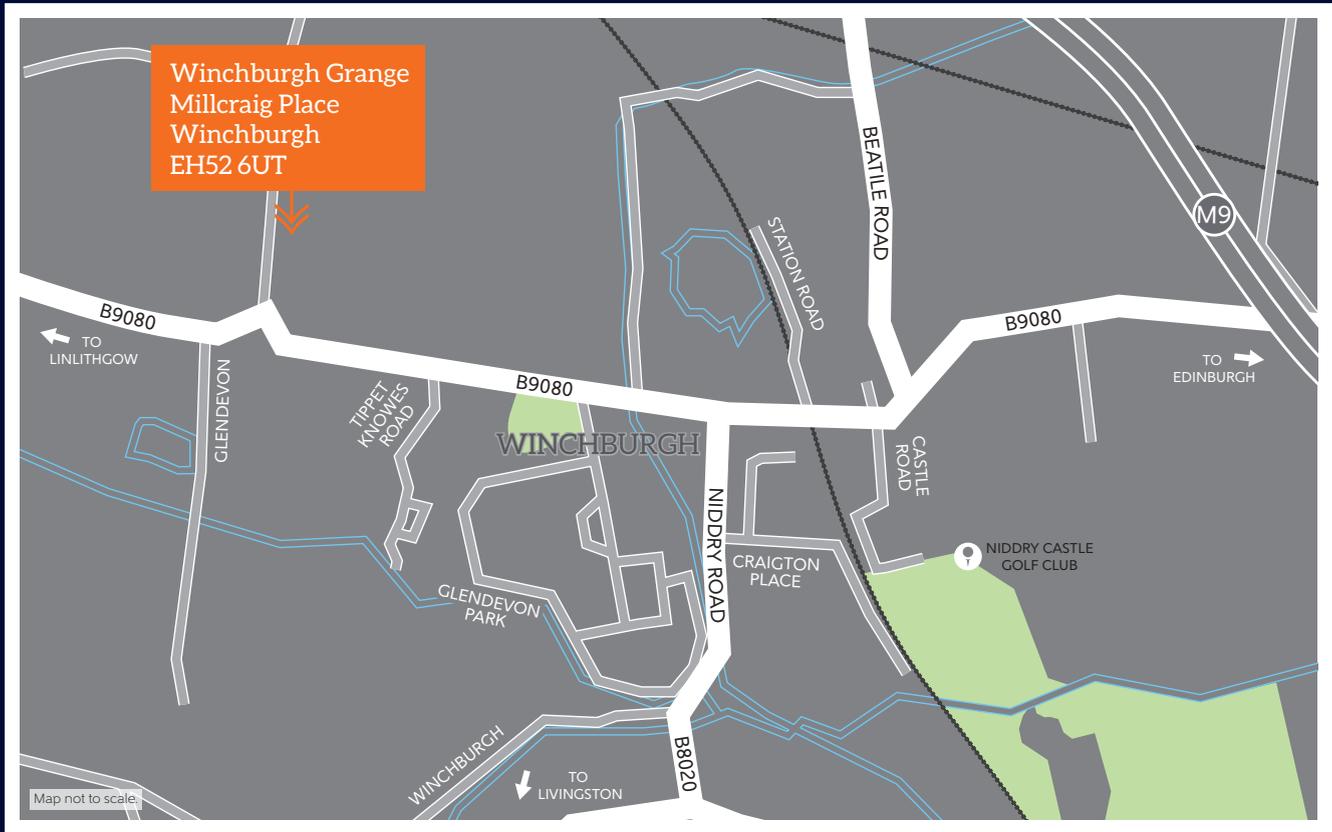
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Over **70**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us



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