

Laurel Park

Murieston, Livingston

A collection of 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



Computer generated image.

A perfect place to call home

Situated in the vibrant area of Murieston, just a stone's throw from Livingston, surrounded by acres of green space whilst offering excellent amenities and within commutable distance to both Edinburgh and Glasgow, Laurel Park enjoys an ideal location.

These beautiful 4 and 5 bedroom homes, built to the highest Bellway specification offer a range of traditional, two-storey family homes in a variety of styles designed to suit a wide audience of buyers. Each home is well appointed featuring integrated kitchen appliances, quality sanitaryware, an enclosed garden and either a garage or allocated parking.



Everything is on your doorstep at Laurel Park

Laurel Park is an appealing development of 4 and 5 bedroom homes in the vibrant area of Murieston, surrounded by acres of green space and boasting a central location within commuting distance of both Edinburgh and Glasgow. The location of these homes benefits from convenient transport links with the A71 within easy reach linking to an excellent motorway network. Livingston South train station is around half a mile from home, within easy walking distance and offers regular services into both Edinburgh and Glasgow. For those requiring international travel Edinburgh airport is just over a 15 minute drive away.

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 is also a UNESCO



world heritage site. The retail options are abundant with a mix of high street brands, designer names and independent boutiques.

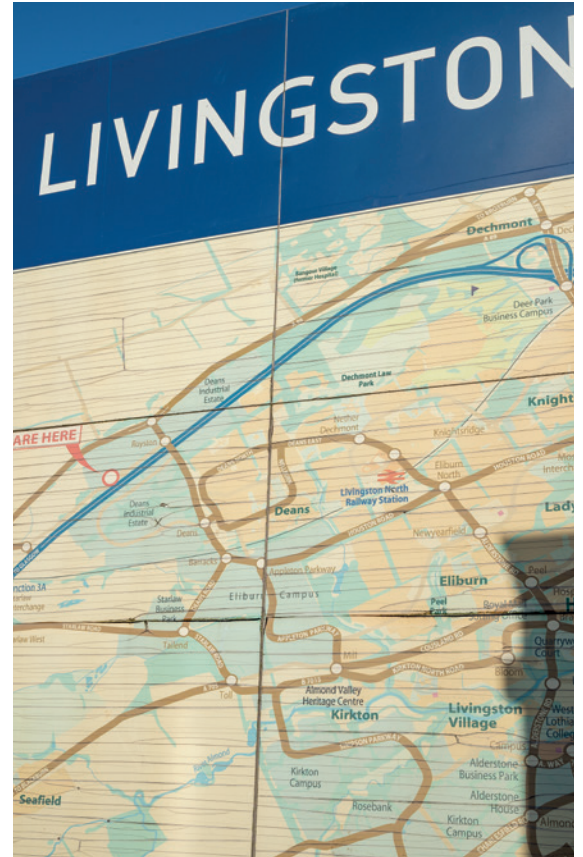
With an unparalleled range of events and fantastic shopping it's no surprise culinary delights also await in Edinburgh. With five Michelin starred restaurants, each with a unique flair on excellent food, this capital city continues to delight diners from all over the world. Bars and pubs are plentiful.

A little closer to home, you will find all the local amenities you would expect. Murieston is home to a range of facilities including a local convenience store. Nearby Livingston offers further facilities to the mix including a number of large supermarkets. The Centre at Livingston incorporating the Livingston Designer Outlet is a fantastic leisure and retail facility just over 5 minutes away from Laurel Park. Offering a cinema as well as over 155 stores including designer labels and high street brands, this facility is also proud to boast some fantastic restaurants and bars offering diners a cuisine to suit every taste.

Surrounded by a stunning countryside location, taking advantage of the great outdoors at Laurel Park is easy. The Almondell and Calderwood Country Park, less than a 5 minute drive from home, offers an abundance of trails for walking, cycling or horseback riding through tranquil parkland. Closer to home, Bankton Mains Park, around a 20 minute walk from your doorstep incorporates a children's play area, sports centre, bowling club as well as tennis and football pitches.

Almond Valley Heritage Trust, situated on a wooded riverside around a 10 minute drive from Laurel Park, offers an ideal day out for families. The stone buildings of the watermill and byres are home to friendly farm animals. Amongst the woods and gardens, a raft of trampolines and pedal carts provide ample opportunity for imaginative outdoor play. Children can enjoy a trailer ride or trip on the narrow gauge railway whilst the onsite café offers a welcome retreat.

A perfect setting for family life, Laurel Park is served by a number of popular schools covering primary through to higher education.



Surrounded by excellent amenities, close to exciting Edinburgh and surrounded by countryside, Laurel Park is in an ideal location.



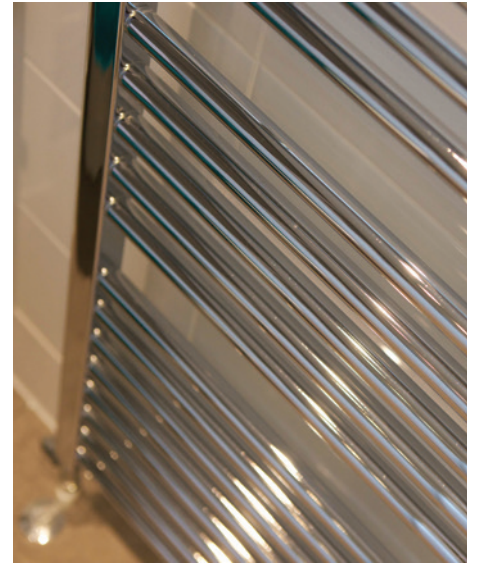


Computer generated image.

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 4 or 5 bedrooms.
Each home at Laurel Park is finished
to our exacting standards.





Make your new home
as individual as you are
Additions





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



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.

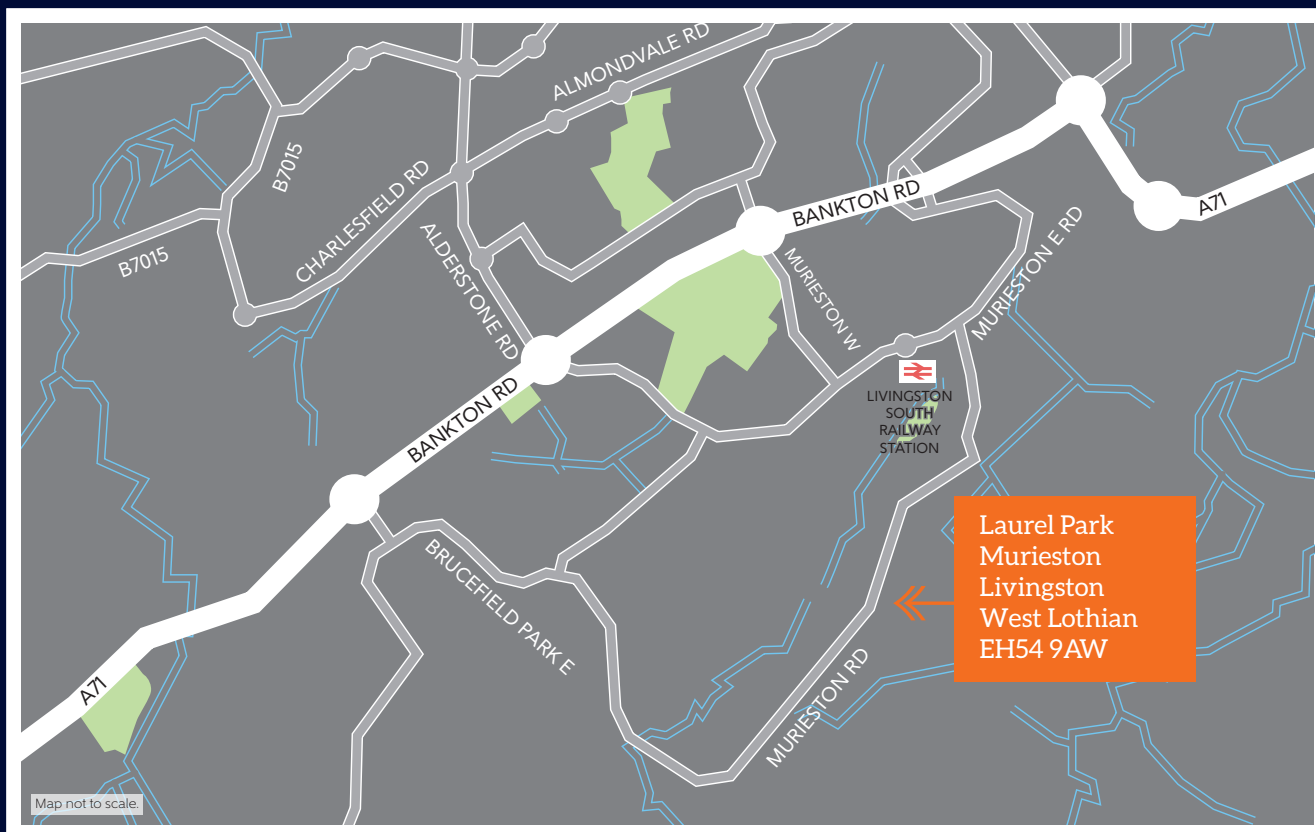
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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