

**Taylor  
Wimpey**

*Find your way around*

# AULDCATHIE VIEW

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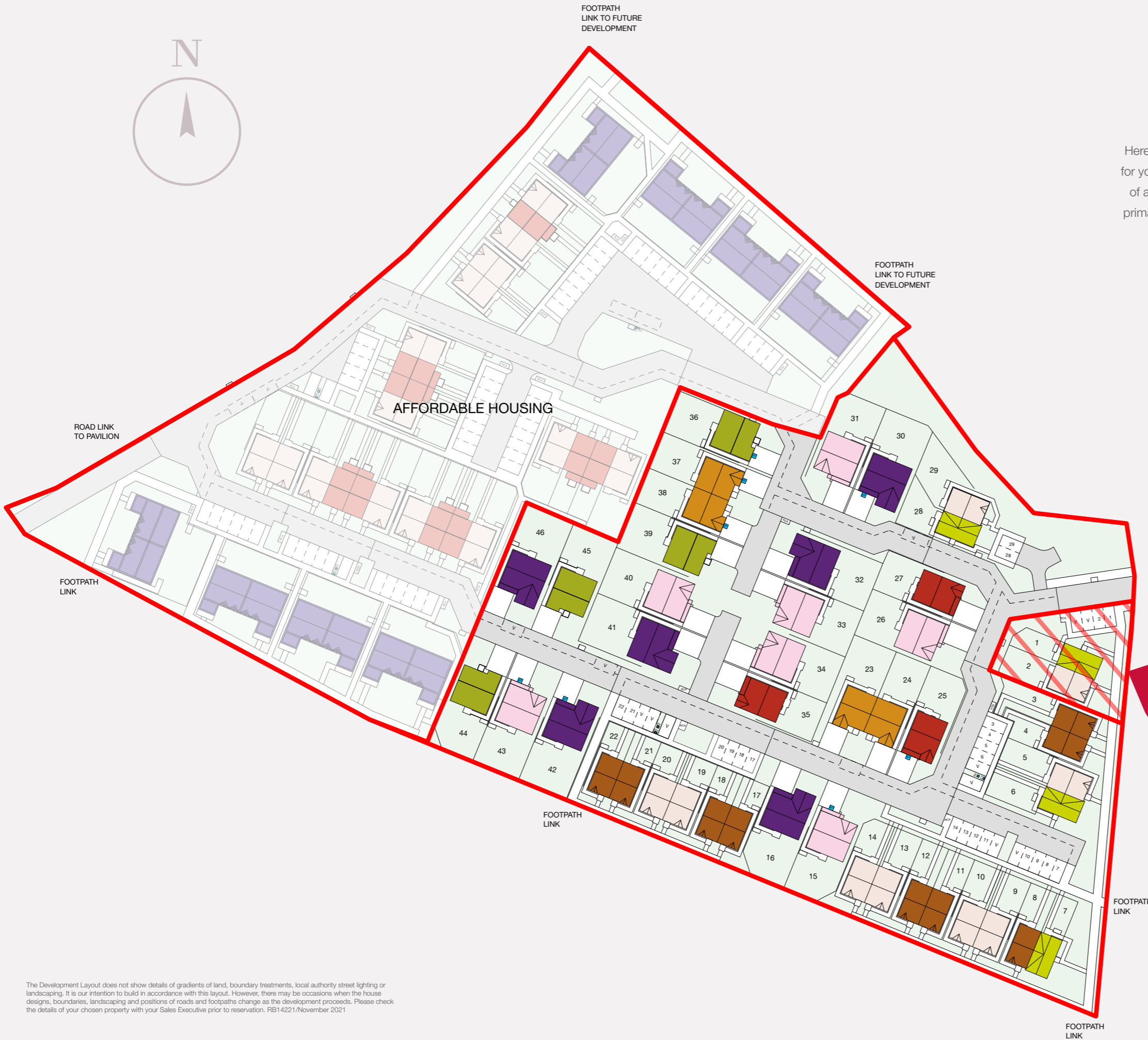
WINCHBURGH | WEST LOTHIAN




Get to know  
**AULDCATHIE VIEW**

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Here you'll find a great range of three and four bedroom homes waiting for you off Duntarvie Castle Road in Winchburgh. Auldcathie View is part of an overall masterplan vision which will provide new state-of-the-art primary and secondary schools, transport improvements, a new marina as well as a 85-acre District Park.




**3 BEDROOM HOMES**

-  **The Baxter**  
 3 bedroom home  
**Plots:** 3, 4, 8, 11, 12, 17, 18, 21, 22


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-  **The Blair**  
 3 bedroom home  
**Plots:** 2, 5, 9, 10, 13, 14, 19, 20, 29

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-  **The Boswell**  
 3 bedroom home  
**Plots:** 1, 6, 7, 28

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-  **The Chalmers**  
 3 bedroom home  
**Plots:** 23, 24, 37, 38

**4 BEDROOM HOMES**

-  **The Douglas**  
 4 bedroom home  
**Plots:** 25, 27, 35

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-  **The Fraser**  
 4 bedroom home  
**Plot:** 36, 39, 44, 45

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-  **The Geddes**  
 4 bedroom home  
**Plots:** 15, 26, 31, 33, 34, 40, 43

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-  **The Maxwell**  
 4 bedroom home  
**Plots:** 16, 30, 32, 41, 42, 46

*Come in and take a look around*

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. RB14221/November 2021

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# THE BAXTER

3 BEDROOM HOME

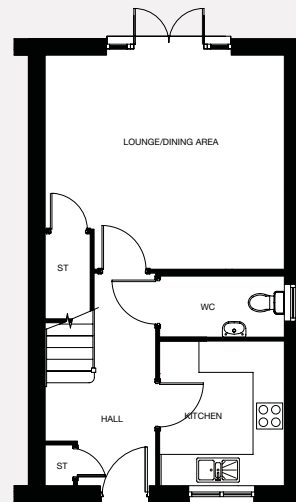
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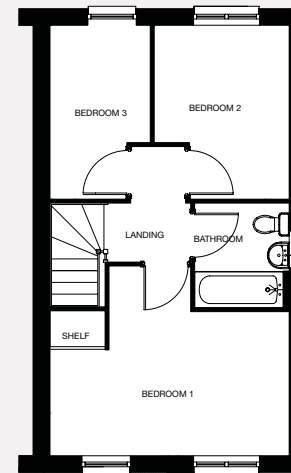
# THE BAXTER

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**



**FIRST FLOOR**



<b>Kitchen</b> (max.)	2.39m x 2.77m	7' 10" x 9' 1"
<b>Lounge/Dining Room</b> (max.)	4.58m x 4.10m	15' 0" x 13' 5"
<b>Cloaks</b>	2.39m x 1.17m	7' 10" x 3' 10"

<b>Bedroom 1</b> (max.)	4.58m x 3.64m	15' 0" x 11' 11"
<b>Bedroom 2</b> (max.)	2.59m x 3.33m	8' 6" x 10' 11"
<b>Bedroom 3</b>	1.92m x 3.33m	6' 4" x 10' 11"
<b>Bathroom</b> (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. RB13974 / August 2021

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# THE BLAIR

3 BEDROOM HOME

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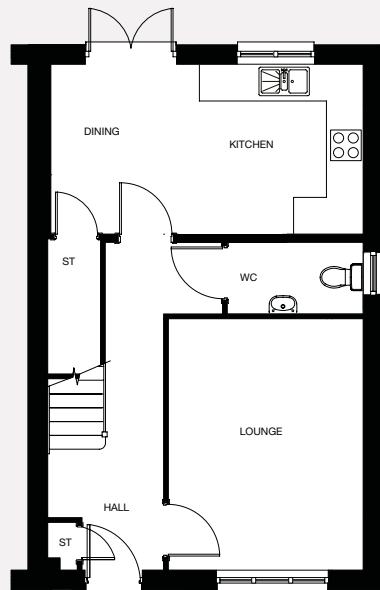
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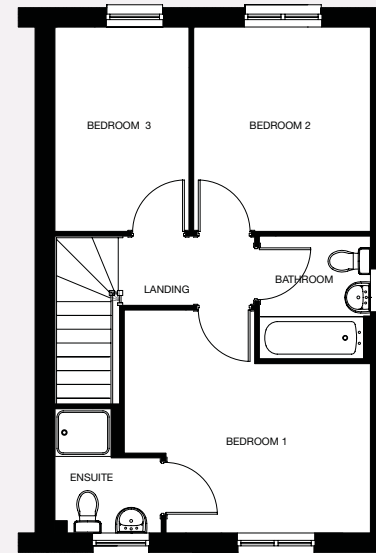
# THE BLAIR

The 3 bedroom Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including a master bedroom with en suite, and two further bedrooms 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 and dining kitchen overlooking the rear garden, plus there is great storage off the kitchen/dining area and the hall, as well as a downstairs WC and contemporary kitchen.

**GROUND FLOOR**



**FIRST FLOOR**



<b>Kitchen/Dining Area</b> (max.)	5.10m x 2.77m	16' 9" x 9' 1"
<b>Lounge</b>	3.18m x 4.10m	10' 5" x 13' 5"
<b>Cloaks</b>	2.22m x 1.17m	7' 3" x 3' 10"

<b>Bedroom 1</b> (max.)	4.01m x 3.64m	13' 2" x 11' 11"
<b>Bedroom 2</b> (max.)	2.88m x 3.33m	9' 6" x 10' 11"
<b>Bedroom 3</b>	2.19m x 3.33m	7' 2" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
<b>Ensuite</b> (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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## THE BOSWELL

3 BEDROOM HOME

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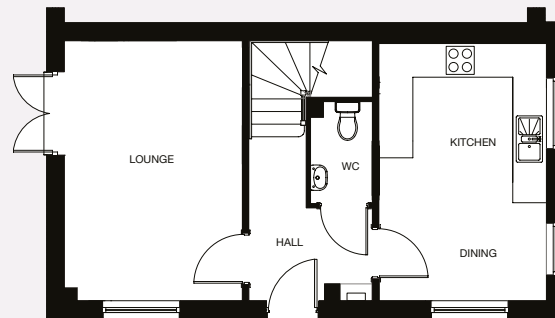
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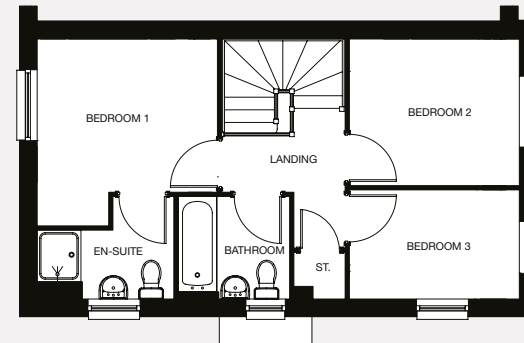
# THE BOSWELL

The three bedroom Boswell is a stylish home offering a layout that is ideal for a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms including a master bedroom with en suite, and two further bedrooms and a family bathroom - this is a great home. Downstairs there is plenty of space to relax with a generous lounge that extends the full width of this home, plus French doors to the rear garden make this a light and bright space. The practicalities of a stylish and fully-fitted kitchen add to the overall appeal of this home.

**GROUND FLOOR**



**FIRST FLOOR**



<b>Kitchen/Dining Area</b>	4.58m x 3.03m	15' 0" x 9' 11"
<b>Lounge</b>	4.63m x 3.17m	15' 2" x 10' 5"
<b>Cloaks</b>	1.82m x 1.10m	6' 0" x 3' 7"

<b>Bedroom 1</b>	3.33m x 3.21m	10' 11" x 10' 6"
<b>Bedroom 2</b>	2.61m x 3.03m	8' 7" x 9' 11"
<b>Bedroom 3</b>	1.94m x 3.03m	6' 4" x 9' 11"
<b>Bathroom</b>	1.83m x 1.99m	6' 0" x 6' 6"
<b>Ensuite</b>	1.83m x 2.43m	6' 0" x 8' 0"

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## THE CHALMERS

3 BEDROOM HOME



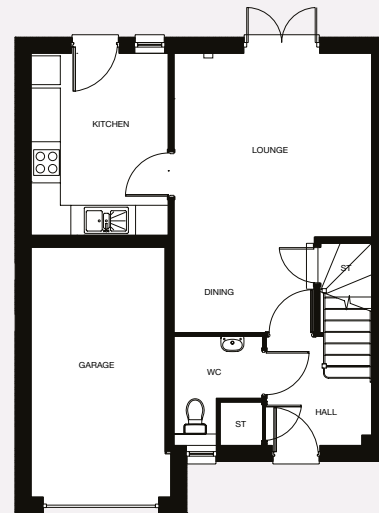
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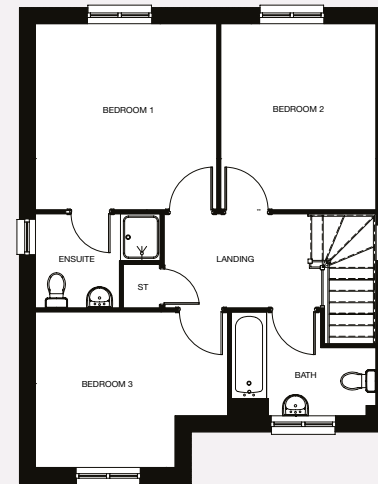
# THE CHALMERS

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 bedroom 1 with en suite as well as a separate family bathroom.

**GROUND FLOOR**



**FIRST FLOOR**



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

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

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# THE DOUGLAS

4 BEDROOM HOME

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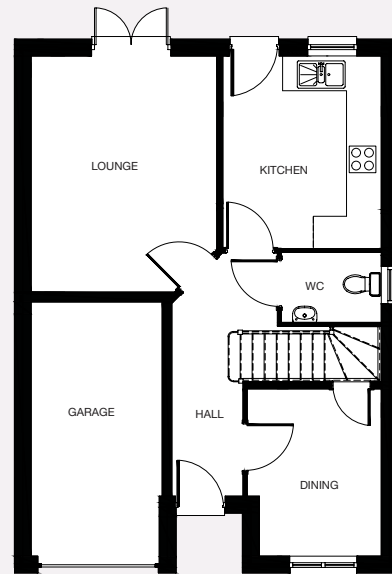
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# THE DOUGLAS

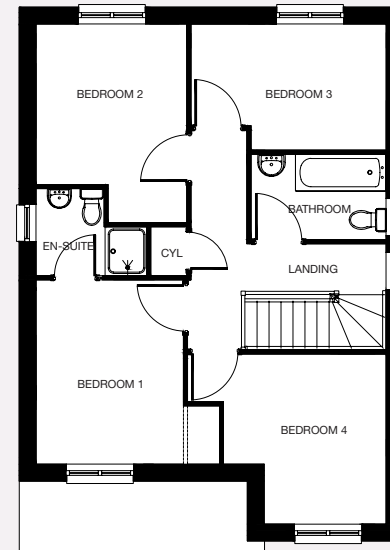
The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. The en-suite to bedroom 1, separate family bathroom and downstairs WC add to the overall practicality of this family home. There also a handy integral garage.

**GROUND FLOOR**



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

**FIRST FLOOR**



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

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# THE FRASER

4 BEDROOM HOME



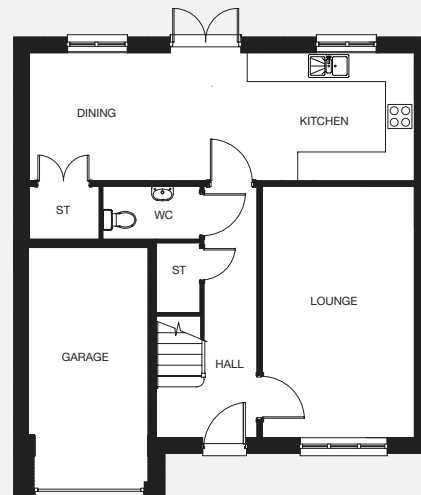
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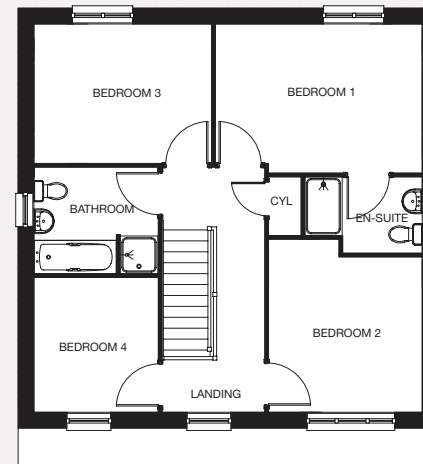
# THE FRASER

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 bedroom 1 with en suite shower, as well as a separate family bathroom to make everyday life a breeze.

**GROUND FLOOR**



**FIRST FLOOR**



<b>Kitchen/Dining Room</b>	8.02m × 2.66m	26' 4" × 8' 9"
<b>Lounge</b>	3.17m × 5.24m	10' 5" × 17' 2"
<b>Cloaks</b>	2.03m × 1.10m	6' 8" × 3' 6"

<b>Bedroom 1</b>	4.28m × 3.09m	14' 0" × 10' 1"
<b>Bedroom 2</b>	3.18m × 3.58m	10' 5" × 11' 9"
<b>Bedroom 3</b>	3.68m × 2.89m	12' 1" × 9' 6"
<b>Bedroom 4</b>	2.58m × 2.79m	8' 5" × 9' 2"
<b>Bathroom</b>	2.58m × 2.20m	8' 5" × 7' 3"
<b>Ensuite</b>	2.43m × 1.58m	8' 0" × 5' 2"

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# THE GEDDES

4 BEDROOM HOME



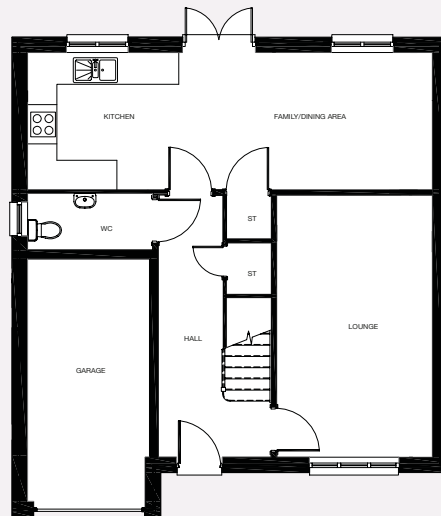
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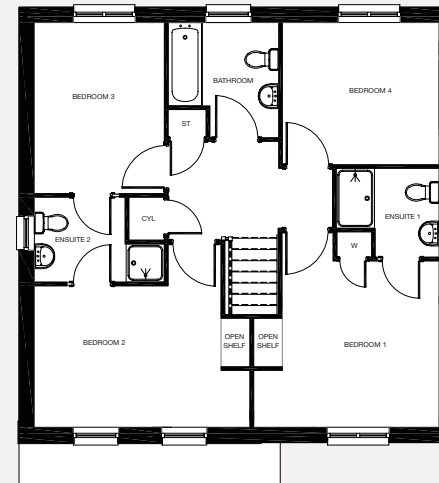
# THE GEDDES

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 bedroom 1 en-suite and bedrooms 2 and 3 also boasting a Jack and Jill en-suite. A handy integral garage offers practical storage.

**GROUND FLOOR**



**FIRST FLOOR**



<b>Kitchen/Family/Dining Area</b>	8.27m x 2.80m	27' 2" x 9' 2"
<b>Lounge</b>	3.16m x 5.34m	10' 5" x 17' 6"
<b>Cloaks</b>	2.54m x 1.14m	8' 4" x 3' 9"

<b>Bedroom 1 (max)</b>	3.78m x 3.89m	12' 5" x 13' 1"
<b>Bedroom 2 (max)</b>	4.39m x 2.88m	14' 5" x 9' 6"
<b>Bedroom 3</b>	2.65m x 3.48m	8' 8" x 11' 5"
<b>Bedroom 4</b>	3.19m x 2.89m	10' 6" x 9' 6"
<b>Bathroom (max.)</b>	2.25m x 2.34m	7' 5" x 7' 8"
<b>Ensuite 1 (over shower)</b>	2.09m x 1.81m	6' 11" x 5' 11"
<b>Ensuite 2 (over shower)</b>	2.65m x 1.73m	8' 8" x 5' 8"

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## THE MAXWELL

4 BEDROOM HOME

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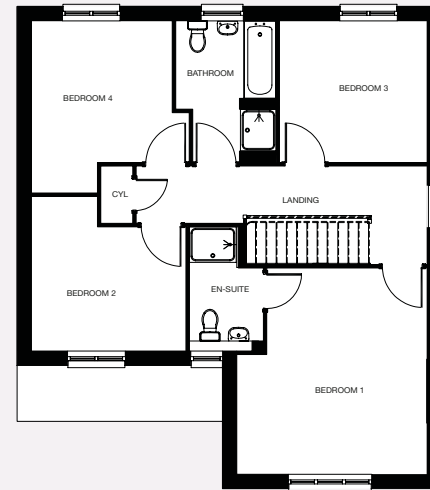
The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with bedroom 1 en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

**GROUND FLOOR**



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

**FIRST FLOOR**



<b>Bedroom 1 (max)</b>	4.20m x 4.48m	13' 9" x 14' 9"
<b>Bedroom 2 (max)</b>	3.39m x 3.31m	11' 1" x 11' 0"
<b>Bedroom 3</b>	3.26m x 3.10m	10' 8" x 10' 2"
<b>Bedroom 4 (max.)</b>	3.09m x 3.77m	10' 2" x 12' 5"
<b>Bathroom (over bath)</b>	2.20m x 3.10m	7' 3" x 10' 2"
<b>En suite (inc. shower)</b>	1.67m x 2.72m	5' 6" x 8' 11"

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## AULDCATHIE VIEW

Off Duntarvie Castle Road  
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West Lothian  
EH52 6FS

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### FROM THE WEST:

- From the M9 towards Edinburgh, take exit 2 towards Kincardine Bridge and Uphall.
- Turn right onto B8046 towards Broxburn
- Turn left onto B9080
- Bear left onto Duntarvie Castle Road
- Continue and turn left at the junction with Queens Mary's Court
- Auldcaithie View will be on your left

### FROM THE EAST:

- From the Newbridge roundabout take the 3rd exit
- Take the 3rd exit on to the A89
- Continue along the A89 and turn right signposted B800
- Continue along the B800 through Kirkliston
- At the junction with Main Street turn left onto the B9080
- Continue along Main Street the road changes to Stirling Road
- Follow Stirling Road for approx. 10 miles until you enter Winchburgh
- Turn right at the junction with Duntarvie Castle Road
- Continue and turn left at the junction with Queens Mary's Court
- Auldcaithie View will be on your left



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