



# Persimmon

Together, we make your home



## Kinglass View

Bo'ness • West Lothian



**Persimmon**

Together, we make your home

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building excellence, find out more about us on page 4"**



**5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.





Kinglass View

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 22](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**9,922**

homes  
delivered in  
2023

**200+**

locations  
across  
the UK

**4800+**

employees  
make it all  
happen

**452**

acres of  
public space  
created

**£2.3bn**

invested in  
local communities  
over the last  
5 years



## "Building sustainable homes and community hubs"

### Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

### Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.

### Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

### 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

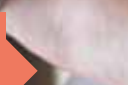
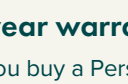
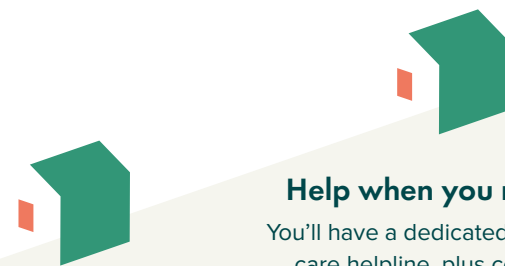
### Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 24





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

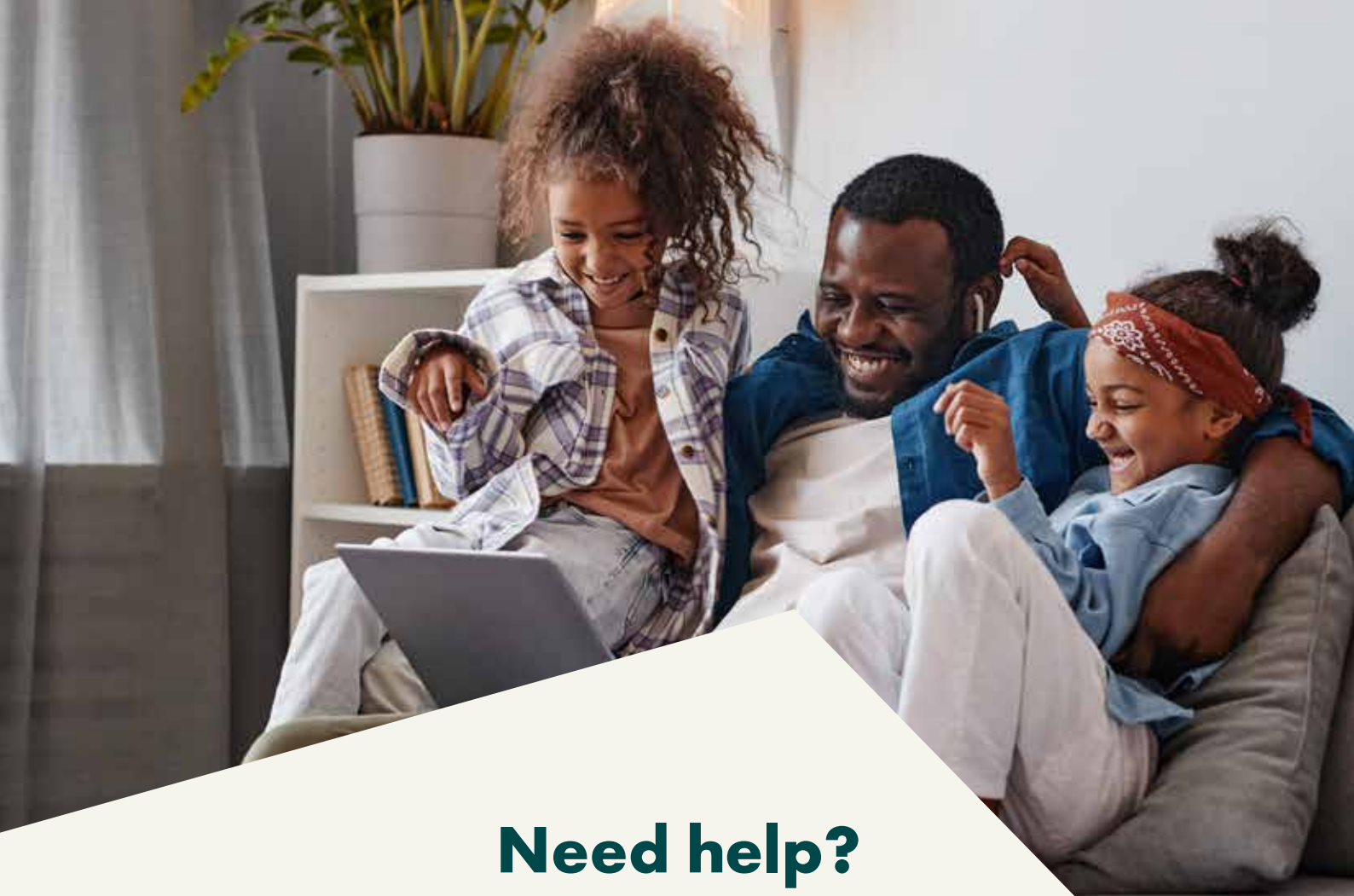
The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)





# Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART**  
EXCHANGE



**HOME**  
CHANGE



**EARLY**  
**BIRD**



**Deposit Unlock**




**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**

- 
- A photograph of a modern kitchen with grey cabinetry, a white countertop, and a built-in oven. A wooden cutting board, a toaster, and a potted plant are on the counter. A dark apron hangs on the wall to the left.
- Choice of 3, 4 & 5-bedroom homes
  - Sustainable and energy-efficient
  - Good schooling options nearby
  - Easy links to Edinburgh and Falkirk



**Scan me!**

For availability and pricing on our beautiful new homes at Kinglass View.





Bo'ness • West Lothian

# Kinglass View

Find your dream home in a charming, vibrant location. Whether you're a first-time buyer, moving up the property ladder, or looking to downsize, we have the ideal home to suit your needs, with a range of 3, 4, and 5-bedroom homes available.

Bo'ness, nestled on the south bank of the Firth of Forth, is a town with a rich history and a strong sense of community. Known for its picturesque surroundings, Bo'ness offers a mix of stunning countryside and scenic coastal views, while being just a short commute from major cities like Edinburgh, which is only 20 miles away. The town is surrounded by green spaces, including the popular Kinneil Estate. There are also numerous coastal paths along the Firth of Forth, where you can enjoy peaceful strolls with stunning views across the water.

Bo'ness has a variety of local shops, cafés, and restaurants, giving residents everything they need just a short walk or drive away.

For daily essentials, there are several supermarkets, including Tesco and Lidl. Nearby towns such as Falkirk and Linlithgow provide even more shopping choices, with larger retail parks and well-known high street brands.

The town is home to several well-regarded primary schools, including Deanburn Primary and Bo'ness Public School. For secondary education, Bo'ness Academy serves the area, offering a comprehensive curriculum and a range of extracurricular activities. Nearby towns like Linlithgow and Falkirk provide additional schooling options, including private schools for those seeking alternative education pathways.

With a fantastic location, a wide variety of homes to suit every lifestyle, and a strong sense of community, Kinglass View is the ideal place to call home.

## EXPLORE

Start exploring...

Tesco Superstore  
**1.6 miles**

Kinneil Estate  
**2.0 miles**

Falkirk  
**9.0 miles**

Edinburgh Airport  
**11.7 miles**



Kingsglass View

## Our homes

### 3 bedroom



**The Elgin**

### 4 bedroom



**The Crammond**



**The Balerno**



**The Thurso**



**The Thornton**



**The Whithorn**

### 5 bedroom



**The Warriston**



**The Stockbridge**



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.





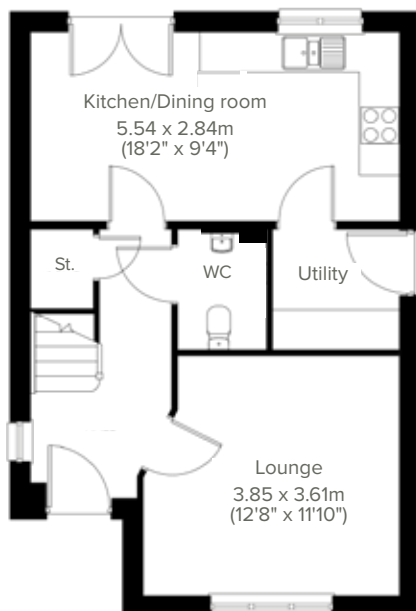


3 bedroom home

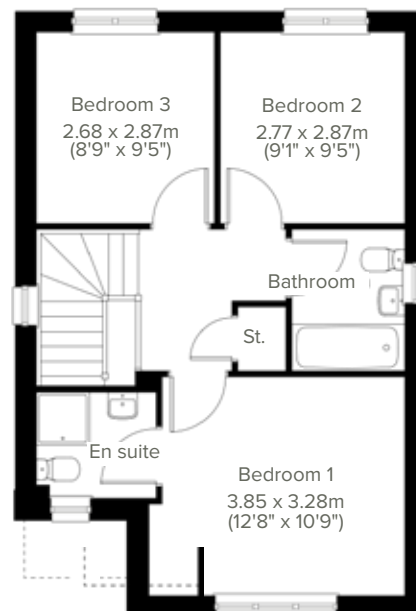
# The Elgin



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there is a good-sized family bathroom and further storage.



**GROUND FLOOR**



**1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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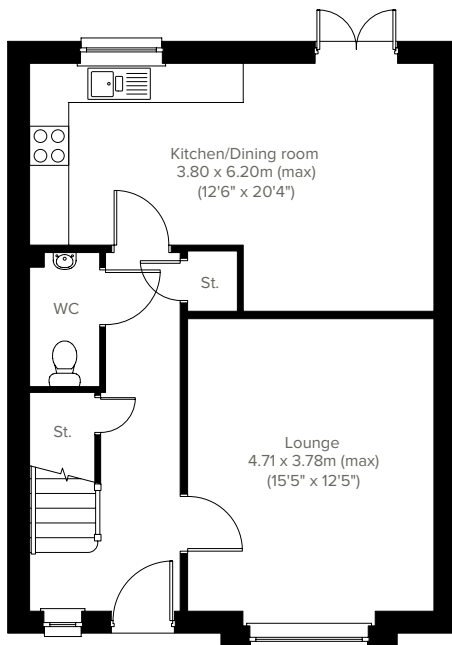


# The Crammond

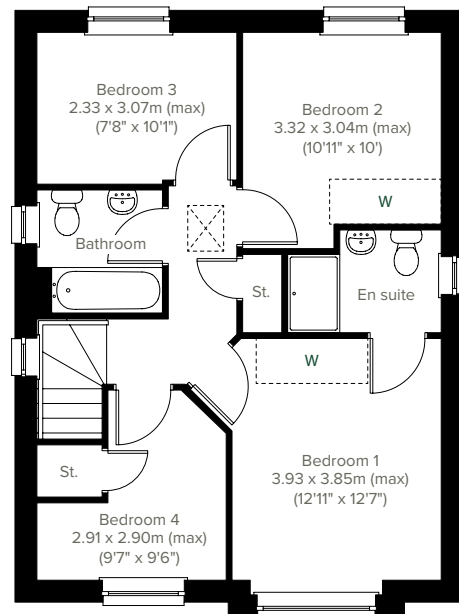
4 bedroom home



This four-bedroom detached family home is designed to provide spacious and flexible living accommodation. The Crammond features a lounge to the front, an open-plan kitchen/dining room with direct access to the rear garden and a downstairs WC. A large landing with a window provides light, bedroom one has an en suite and there is a family bathroom.



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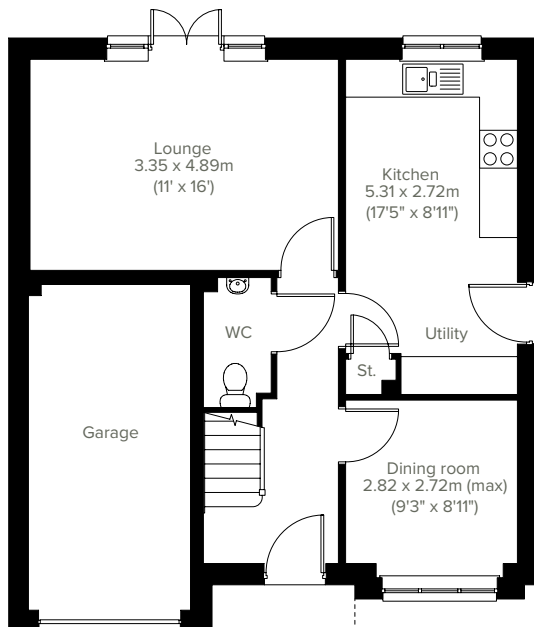


4 bedroom home

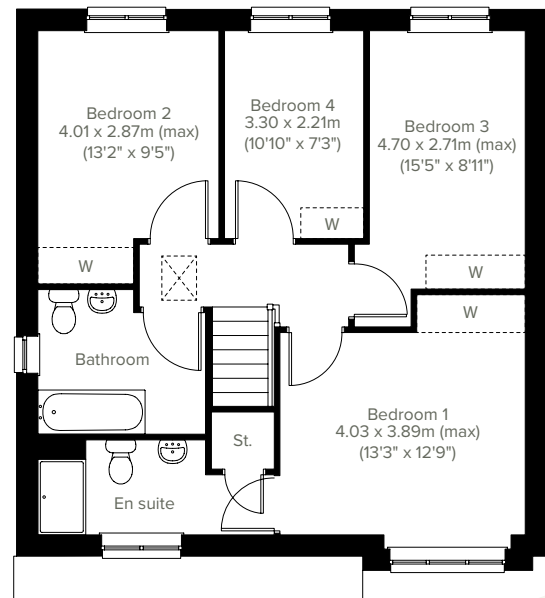
# The Balerno



The four-bedroom Balerno is perfectly designed for modern family living. This stunning detached home benefits from a bright and modern lounge with French doors leading into the garden. It also features a kitchen with outside access, front-aspect dining room and internal garage. The downstairs WC, handy storage cupboards and en suite to bedroom one mean it's practical as well as stylish.



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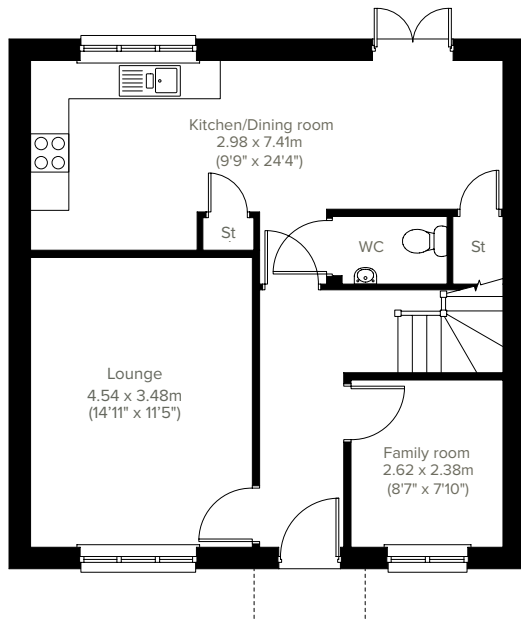
# The Thurso

4 bedroom home

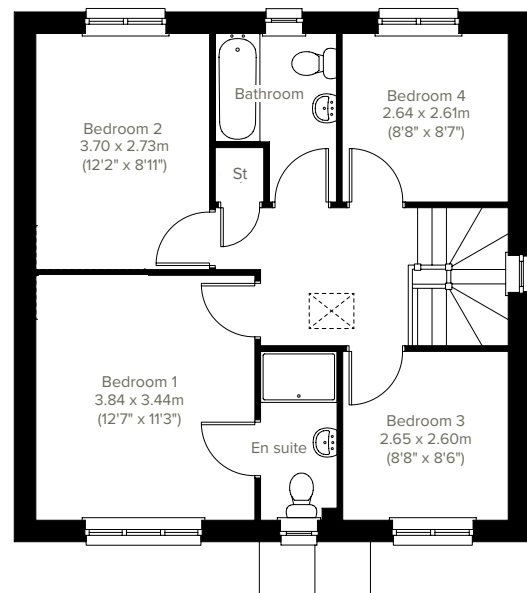


CGI shows the enhanced gable option with additional windows.

Ideal for family life, the Thurso is a beautiful four-bedroom home. The open plan kitchen/dining room is spacious and bright with garden access. There is a front-aspect lounge, family room and downstairs WC. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



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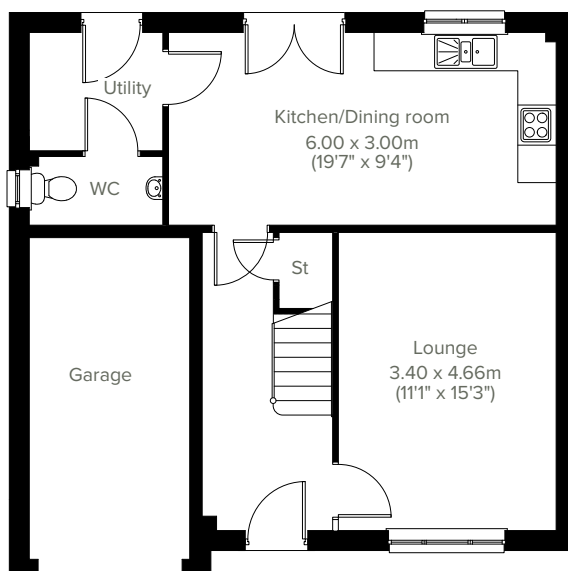


4 bedroom home

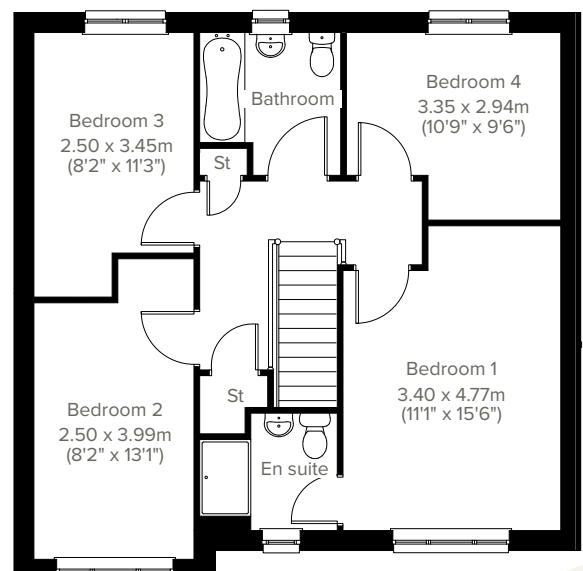
# The Thornton



The Thornton is a four-bedroom detached home with an integral garage. The ground floor layout includes a lounge, kitchen/dining room, utility room and a downstairs WC. Both the kitchen and the utility room have direct access to the garden. Upstairs there are four good-sized bedrooms. Bedroom one has its own en suite and the other bedrooms share the family bathroom, plus there are storage cupboards throughout the home.



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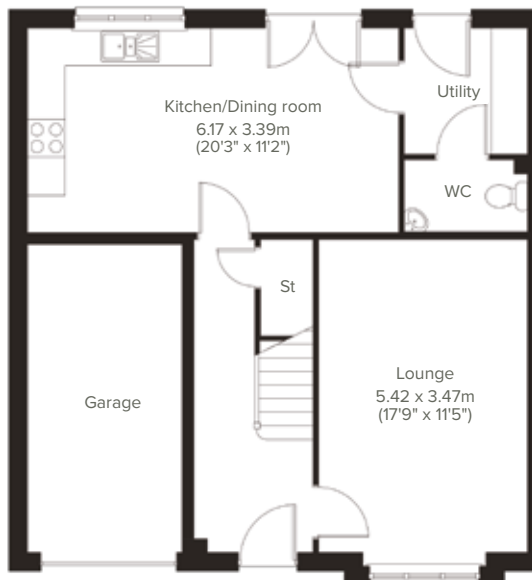
# The Whitthorn

4 bedroom home

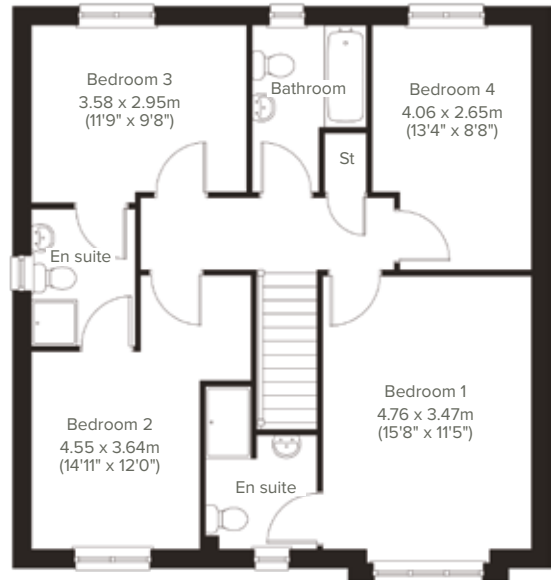


CGI shows the enhanced gable option with additional windows.

The Whitthorn is an impressive four-bedroom detached property. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front-aspect lounge, separate utility room, storage cupboard, WC and an integral garage. Upstairs there are four good-sized bedrooms, with an en suite to bedroom one and a Jack and Jill en suite to bedrooms two and three.



**GROUND FLOOR**



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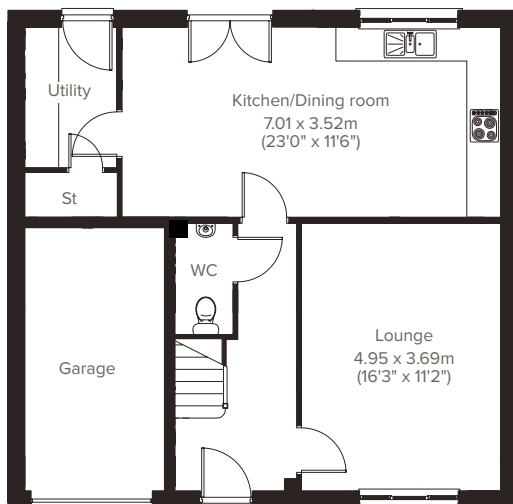


5 bedroom home

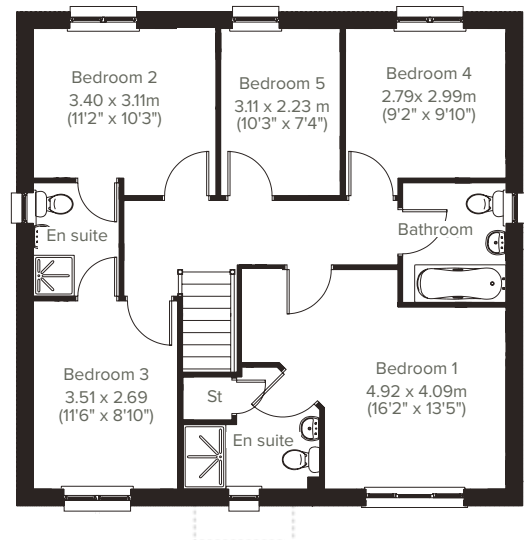
# The Warriston



An impressive family home, the Warriston is a five-bedroom detached property perfect for modern living. The stylish open-plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned lounge, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - and a Jack and Jill en suite to bedrooms two and three.



**GROUND FLOOR**



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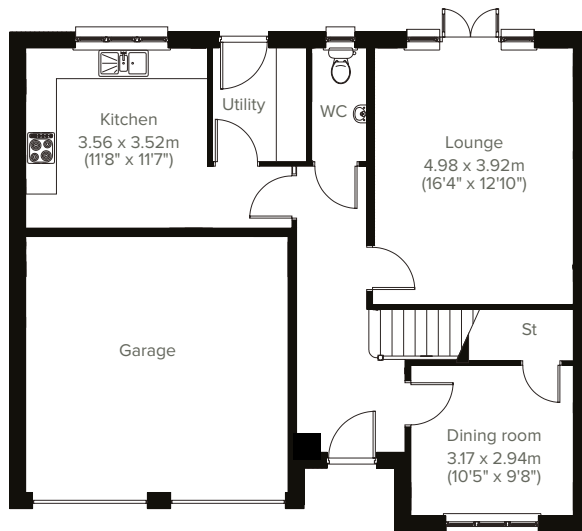


# The Stockbridge

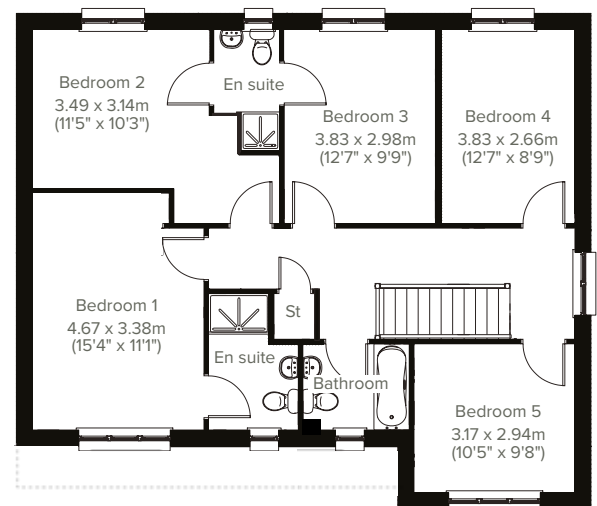
5 bedroom home



The Stockbridge is a five-bedroom home with a spacious front-aspect dining room, a spacious lounge with French doors leading to the garden and a handy utility. There is practical storage throughout and bedroom one benefits from an en suite bathroom, with bedrooms two and three sharing a Jack and Jill en suite. A double integral garage sits at the front of the home.



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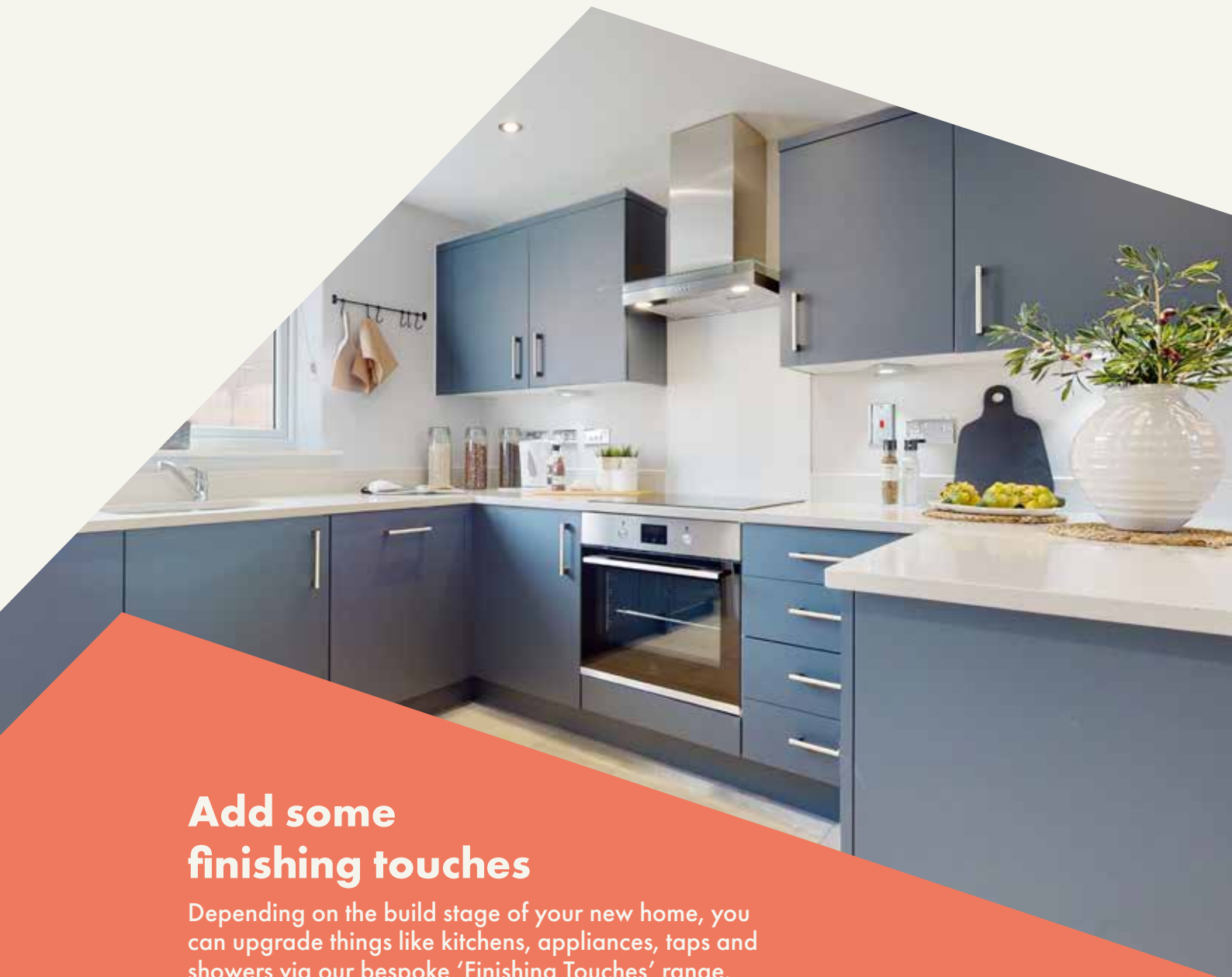
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Kinglass View

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.





## External

### Walls

Traditional cavity walls.  
Inner: timber frame or block.  
Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
French doors to garden or balcony  
(where applicable).



## Internal

### Ceilings

Painted in white emulsion.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted in white emulsion.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven and gas hob in stainless steel with integrated stainless steel cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

### Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.







Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

**[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)**

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

## Proud to be building communities

When creating Kinglass View, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Kinglass View has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Kinglass View.”



# £720,000 total contribution

## EDUCATION

£5,964 per house towards Grange Primary School and nursery provisions within the area.



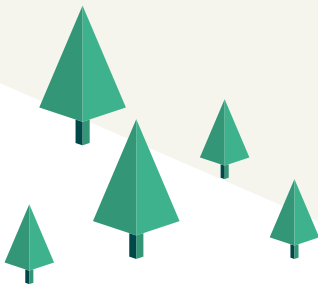
## HOUSING

Affordable and extra care housing provision.



## COMMUNITY SPACES

£1,911 per house for open space improvements in the surrounding area





6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



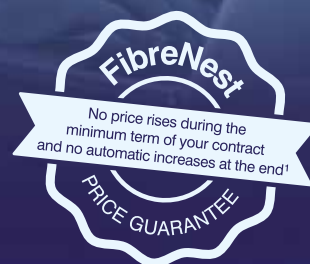
## **And did we mention you'll have more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.





Your home, better connected  
for a brighter future



# Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
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### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:



Persimmon

# Notes

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