



**REDBURN**  
MEADOWS

**BLACKRIDGE**

[www.redburnmeadows.com](http://www.redburnmeadows.com)

A COLLECTION OF 2, 3, 4 AND 5 BEDROOM  
HOMES WITH SPACIOUS PRIVATE GARDENS AND  
EXCELLENT ECO CREDENTIALS



## Overview

Redburn Meadows is a new development of 176 homes in the village of Blackridge, ideally placed between Edinburgh and Glasgow.

The collection offers two to five bedroom houses with generous layouts, large windows that maximise natural light, and open-plan living areas opening onto private gardens. Selected plots also include driveways and integrated garages.

Interiors feature contemporary kitchens with integrated appliances, modern bathrooms with quality fittings, and practical built-in storage throughout. Provision for superfast fibre broadband is provided as standard, and every home comes with a 10-year warranty for complete peace of mind.



**REDBURN  
MEADOWS**



# Location

Redburn Meadows is ideally placed for those looking to commute to Edinburgh or Glasgow, with excellent transport links to and from each city.

EDINBURGH

- Edinburgh is only 29 minutes by train from Blackridge, with the closest station to Redburn Meadows is Blackridge Station, located under 5 minutes’ walk from the development.

GLASGOW

- Blackridge Station also offers regular trains to Glasgow City Centre with a journey time of 35 minutes and services running every 30 minutes.

Both cities are less than 40 minutes by car via the M8 motorway. Blackridge is located just off the M8 near Bathgate, Livingston and Airdrie.

Blackridge Train Station is under five minutes on foot from Redburn Meadows, making commuting straightforward and hassle-free.

With a Primary School in the village within close proximity, a Doctor’s Surgery situated across the road from the development, and Nature Parks and Reserves a short cycle away it is ideally situated for families looking for a peaceful home in central Scotland.

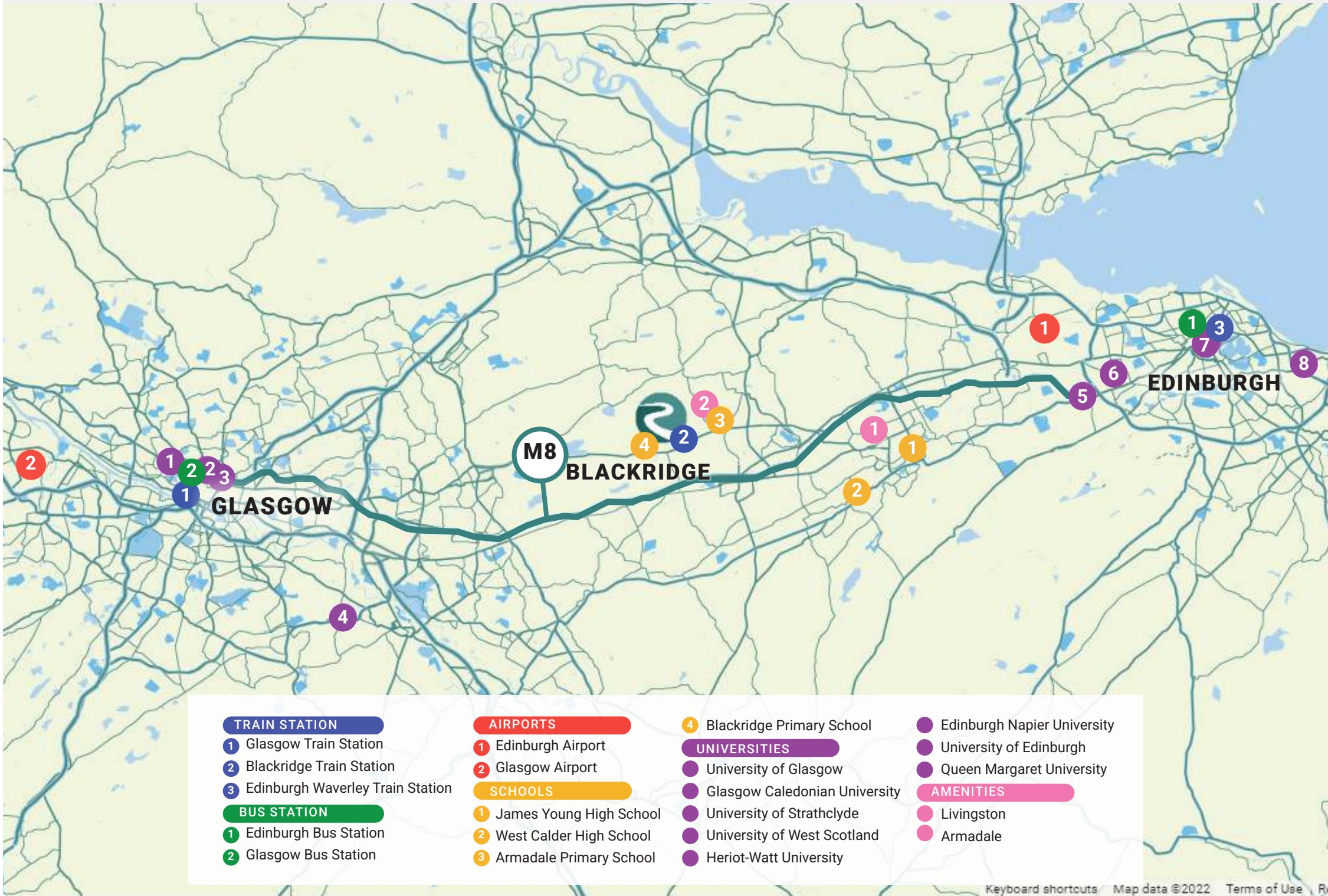
Journey times quoted are rail journeys.



Edinburgh



Glasgow





# Redburn Meadows



PHASE 1

## PHASE 1 | Site Plan



<ul style="list-style-type: none"><li><span style="color: #e91e63;">●</span> Kinloch 2 bed terrace house 01, 02, 03, 04, 08, 09, 10, 11, 31, 32, 33, 34, 40, 41, 42, 63, 64, 65</li></ul>	<ul style="list-style-type: none"><li><span style="color: #ffc107;">●</span> Devon 3 bed detached house 58, 59, 60, 61, 76</li></ul>	<ul style="list-style-type: none"><li><span style="color: #2196f3;">●</span> May 3 bed detached house 05, 15, 24, 47, 52, 57, 62, 66, 67, 70, 71, 72, 73</li></ul>	<ul style="list-style-type: none"><li><span style="color: #4caf50;">●</span> Eden 4 bed detached house 16, 26, 27, 28, 39, 56, 75, 77</li></ul>
<ul style="list-style-type: none"><li><span style="color: #2196f3;">●</span> Rannoch 2 bed terrace house 12, 13, 14, 43, 44, 45, 46</li></ul>	<ul style="list-style-type: none"><li><span style="color: #ff9800;">●</span> Duchray 3 bed terrace house 21, 22, 23, 48, 51</li></ul>	<ul style="list-style-type: none"><li><span style="color: #9c27b0;">●</span> Livet 3 bed semi detached house 06, 07, 17, 18, 19, 20, 29, 30, 35, 36, 37, 38, 49, 50, 68, 69</li></ul>	<ul style="list-style-type: none"><li><span style="color: #f44336;">●</span> Alladale 5 bed detached house 25, 53, 54, 55, 74, 78</li></ul>



# The Development

Redburn Meadows is an exclusive new development of 176 beautifully designed family homes, set in the peaceful rural village of Blackridge, West Lothian. Ideally located between Edinburgh and Glasgow, it offers the perfect blend of countryside charm and city convenience.

Choose from a range of 2 to 5-bedroom detached, semi-detached, and terraced homes—each thoughtfully crafted with generous living spaces, high-quality finishes, and luxury touches throughout.

Large windows fill each home with natural light, creating bright and airy interiors. Open-plan kitchen, dining, and living areas are ideal for everyday life and entertaining, with doors opening out to private rear gardens. At the front, landscaped gardens create a welcoming entrance, while many homes also offer private driveways and integrated garages for added storage and off-street parking.

Tree-lined streets and green open spaces give Redburn Meadows a tranquil, village feel—offering a peaceful alternative to city living.

Upstairs, spacious contemporary bedrooms are perfect for family life, with the flexibility to create home offices where needed. Modern bathrooms feature premium fixtures and fittings, while built-in storage is seamlessly integrated throughout.

Each home includes high-specification kitchens with carefully selected appliances, and is fully wired for superfast fibre broadband—ideal for home working, streaming and staying connected.

All homes come with a 10-year warranty, offering peace of mind and lasting quality.

## Redburn Meadows | PHASE 1





## THE KINLOCH HOUSE TYPE



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Please note, image is a computer generated image and is for illustrative purposes only

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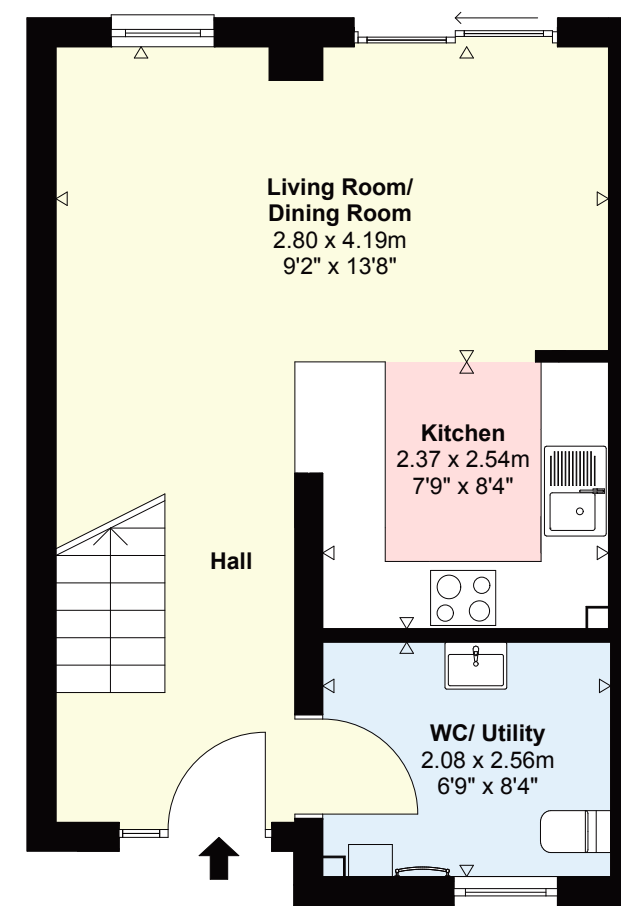
Approx. Gross Internal Area 71.86 Sq M - 773 Sq ft

2 bed terrace house

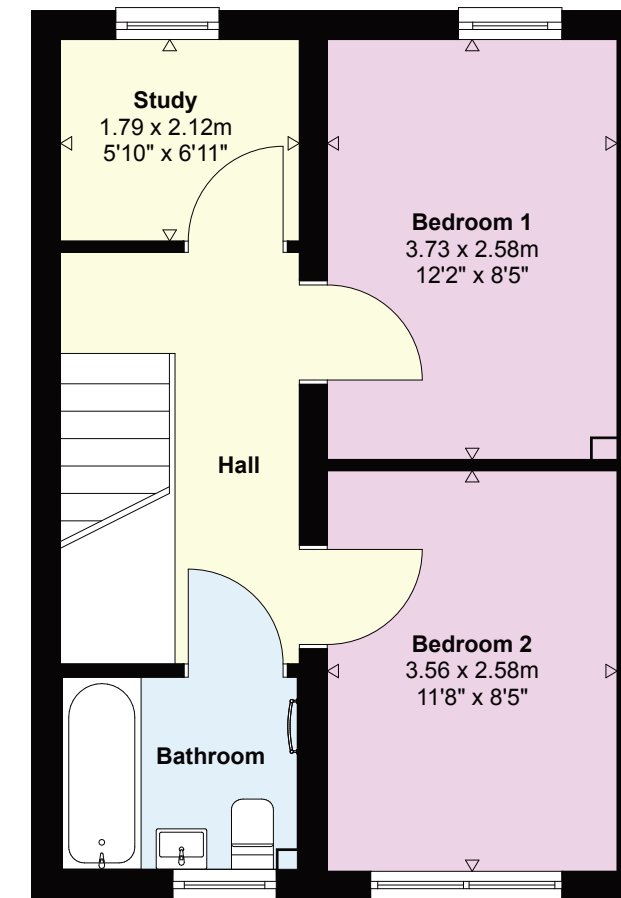
Plot Numbers: 02, 03, 09, 10, 32, 33, 41, 64

End-terraced house

Plot Numbers: 01, 04, 08, 11, 31, 34, 40, 42, 63, 65



GROUND FLOOR



FIRST FLOOR

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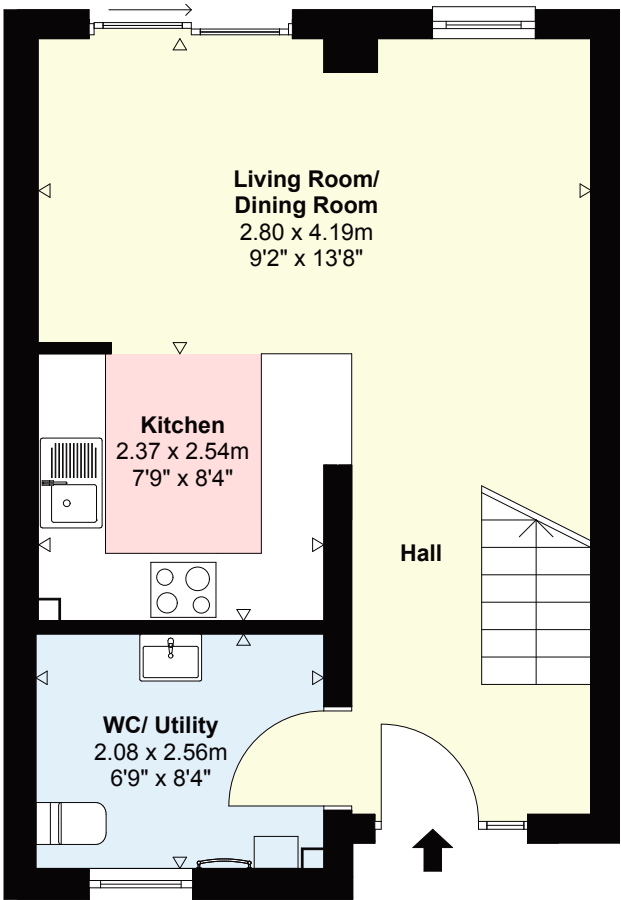
11



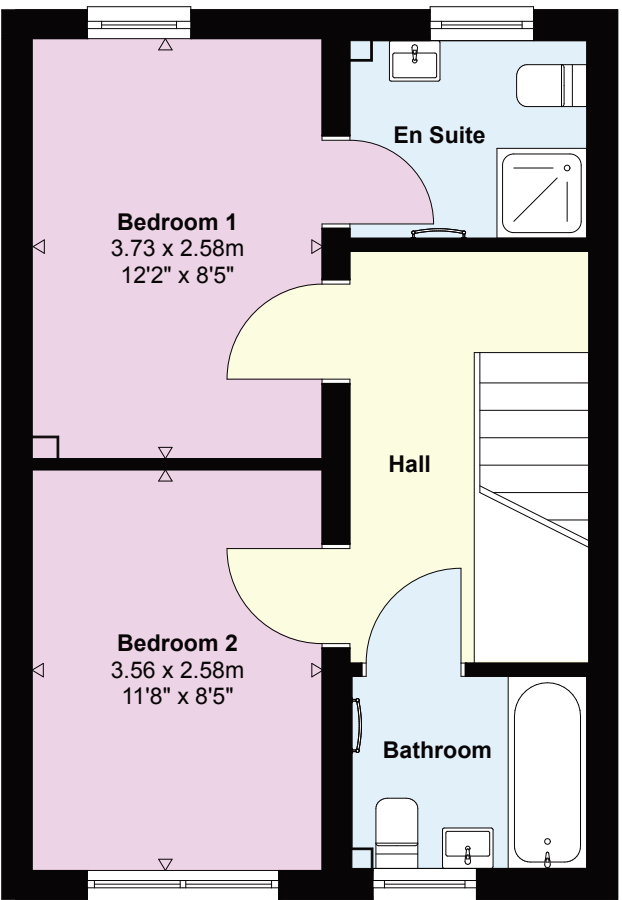
# THE RANNOCH HOUSE TYPE



Approx. Gross Internal Area 71.80 Sq M - 772 Sq ft  
2 bed terrace house  
Plot Numbers: 13, 44, 45  
End-terraced house  
Plot Numbers: 12, 14, 43, 46



GROUND FLOOR



FIRST FLOOR



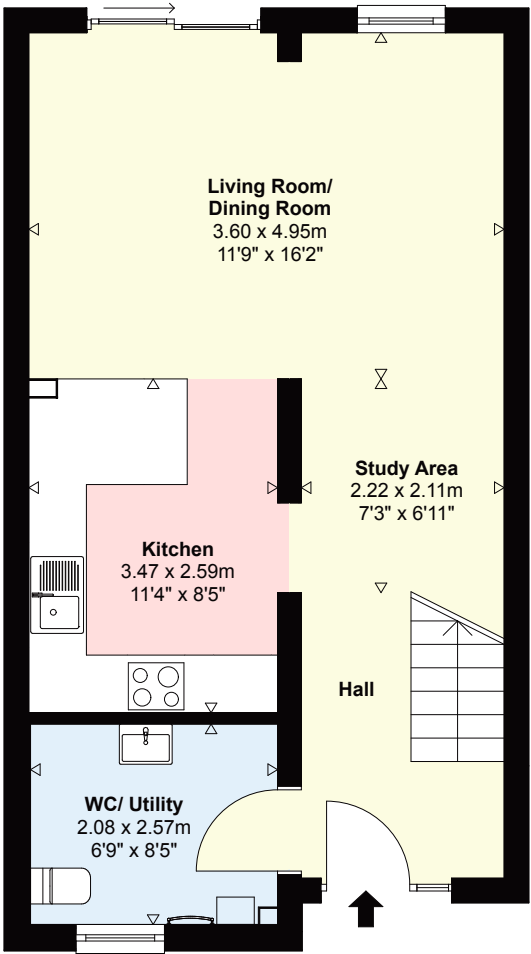
THE DEVON HOUSE TYPE



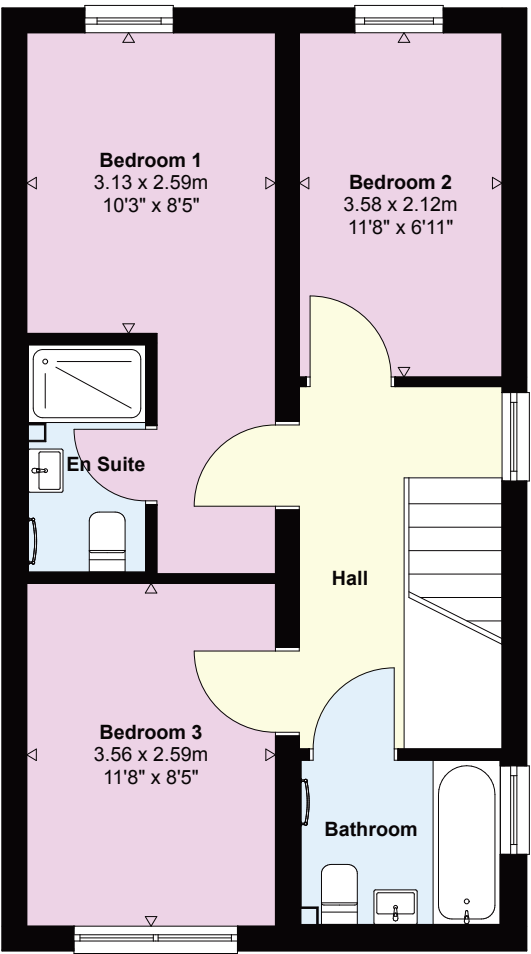
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Please note, image is a computer generated image and is for illustrative purposes only

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Approx. Gross Internal Area 90.75 Sq M - 976 Sq ft  
3 bed detached house  
Plot Numbers: 58, 59, 60, 61, 76



GROUND FLOOR



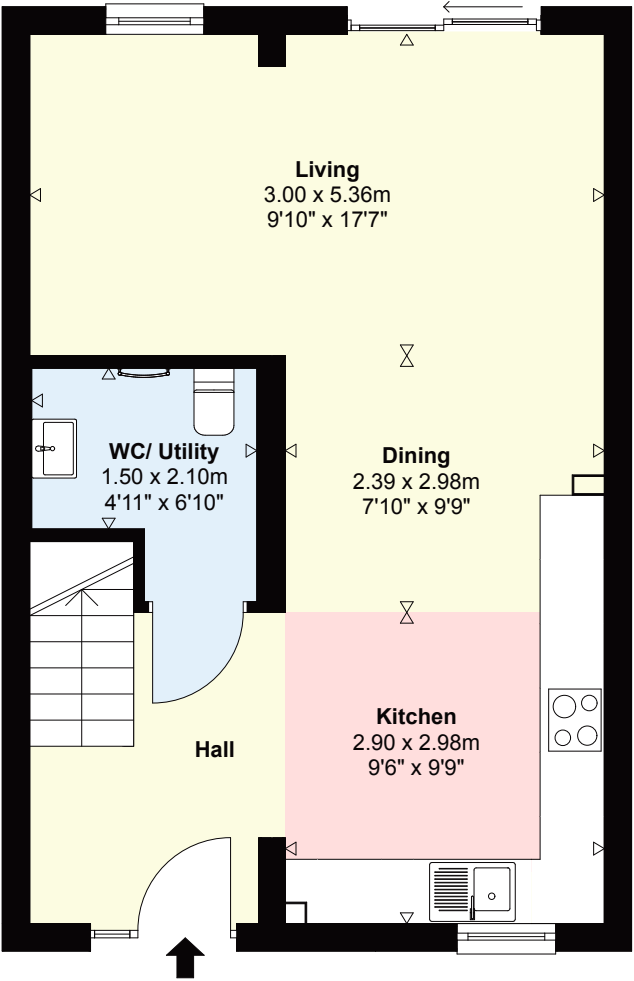
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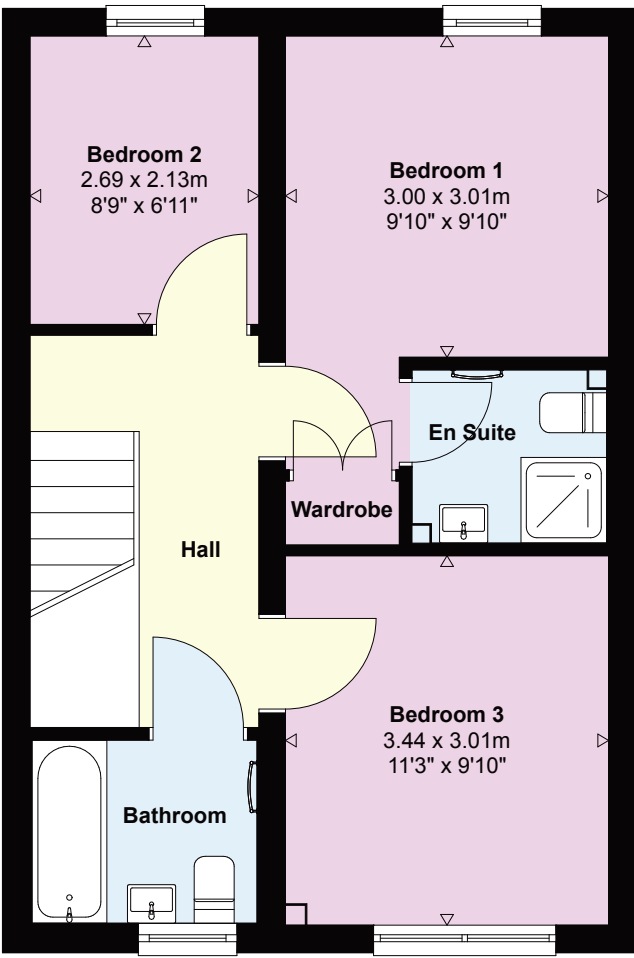
THE DUCHRAY HOUSE TYPE



Approx. Gross Internal Area 89.32 Sq M - 961 Sq ft  
3 bed detached house  
Plot Numbers: 21, 22, 23, 48, 51



GROUND FLOOR



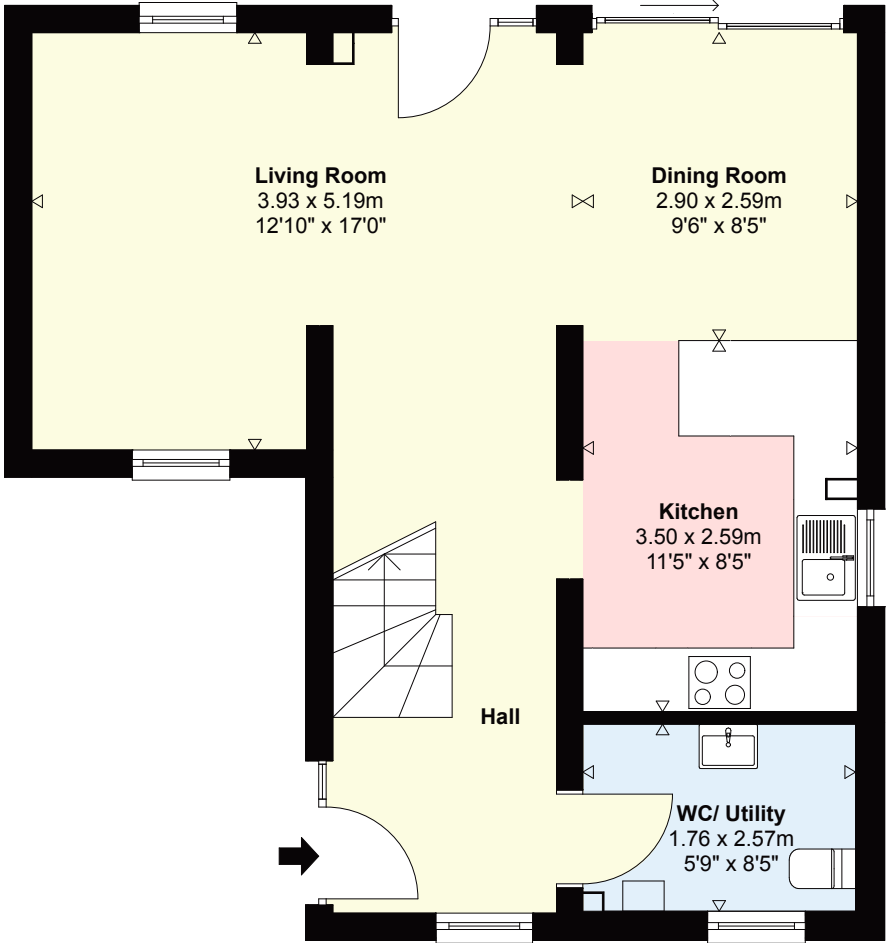
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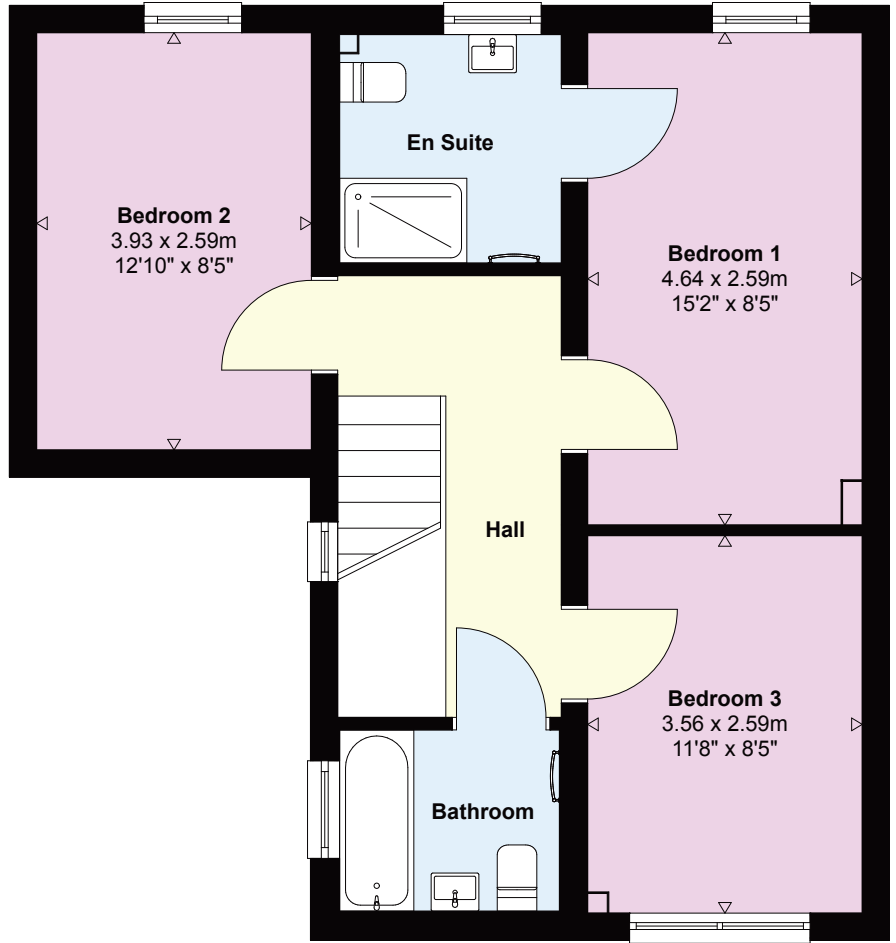
THE MAY HOUSE TYPE



Approx. Gross Internal Area 104.35 Sq M - 1123 Sq ft  
3 bed detached house  
Plot Numbers: 05, 15, 24, 47, 52, 57, 62, 66, 67, 70, 71, 72, 73



GROUND FLOOR



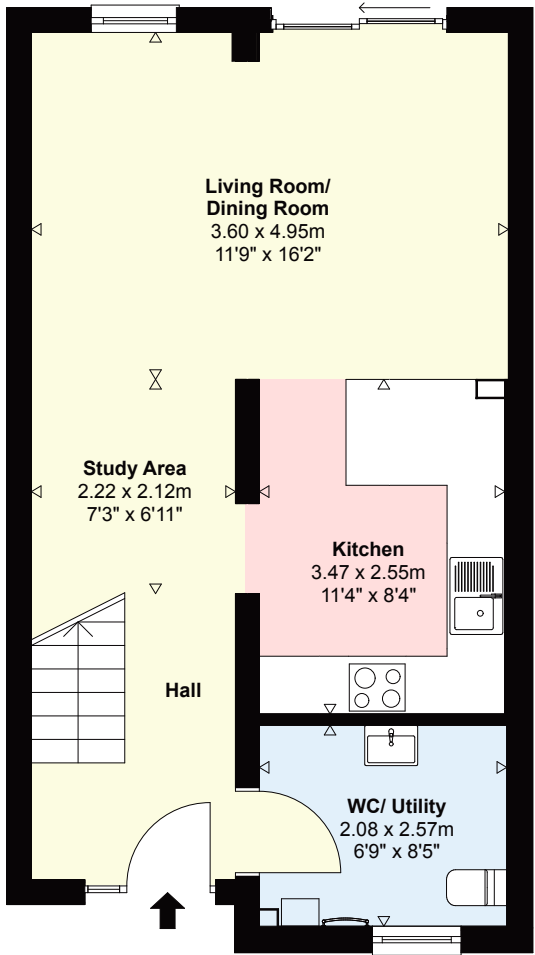
FIRST FLOOR



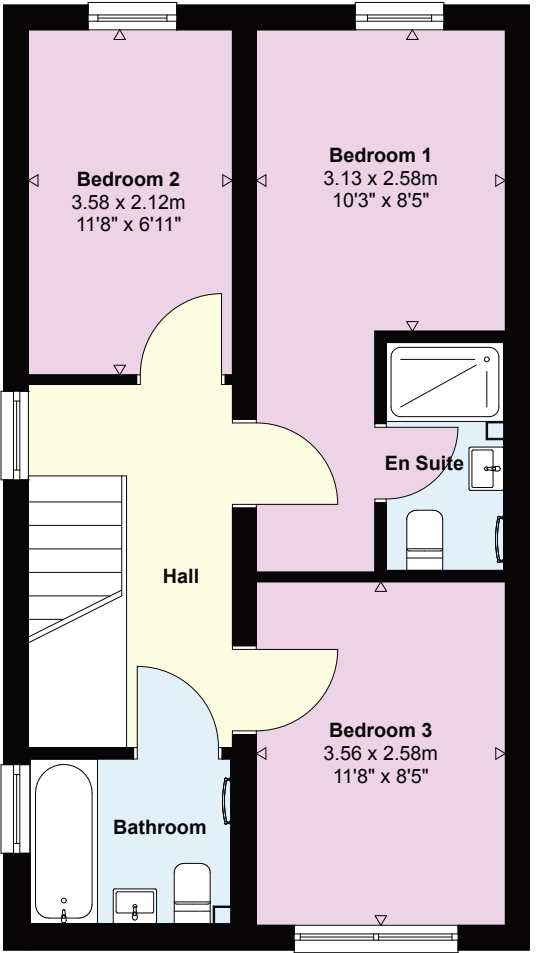
THE LIVET HOUSE TYPE



Approx. Gross Internal Area 90.73 Sq M - 976 Sq ft  
3 bed semi detached house  
Plot Numbers: 06, 07, 17, 18, 19, 20, 29, 30, 35, 36, 37, 38, 49, 50, 68, 69



GROUND FLOOR



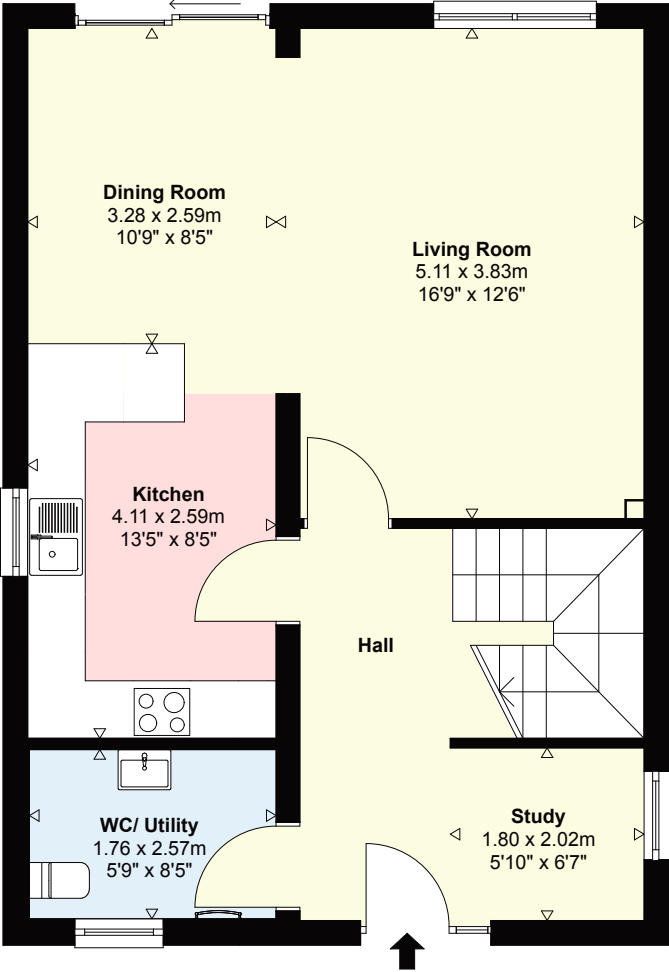
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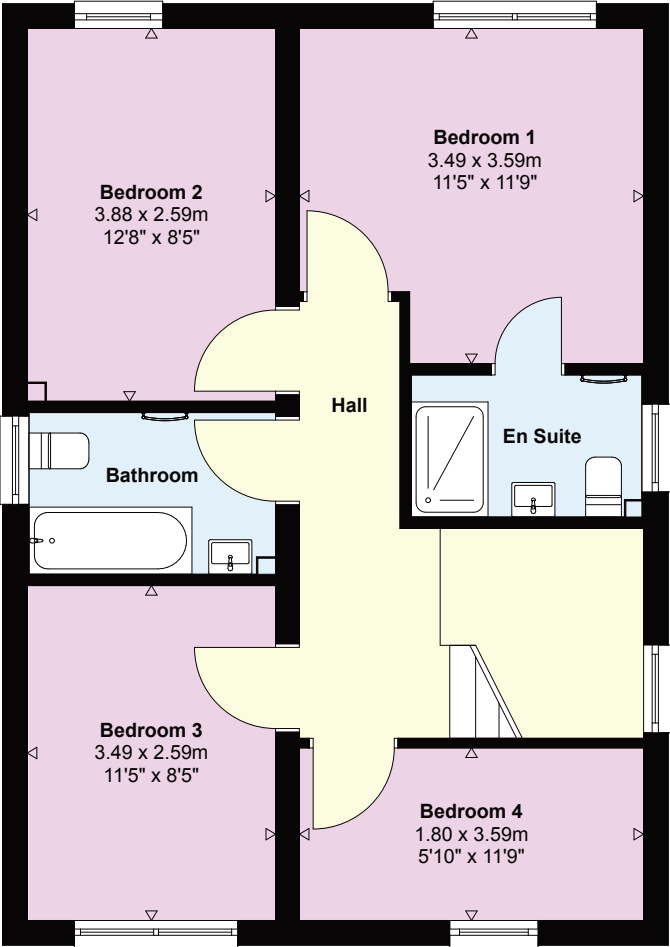
THE EDEN HOUSE TYPE



Approx. Gross Internal Area 119.50 Sq M - 1286 Sq ft  
4 bed detached house  
Plot Numbers: 16, 26, 27, 28, 39, 56, 75, 77



GROUND FLOOR



FIRST FLOOR

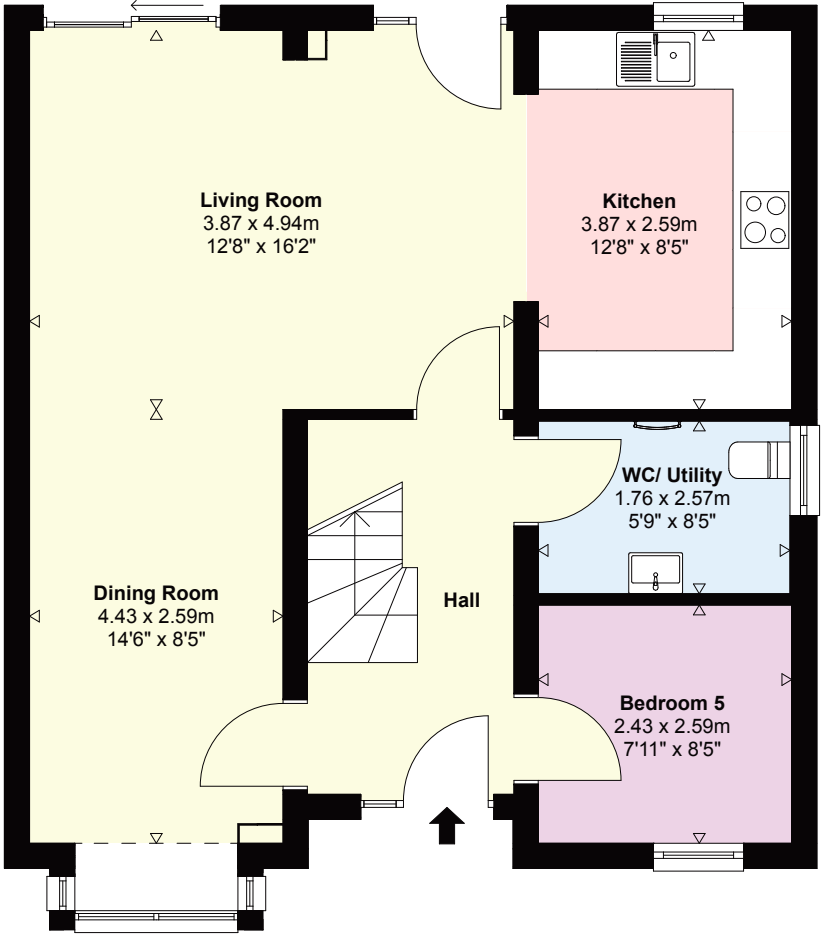


THE ALLADALE HOUSE TYPE

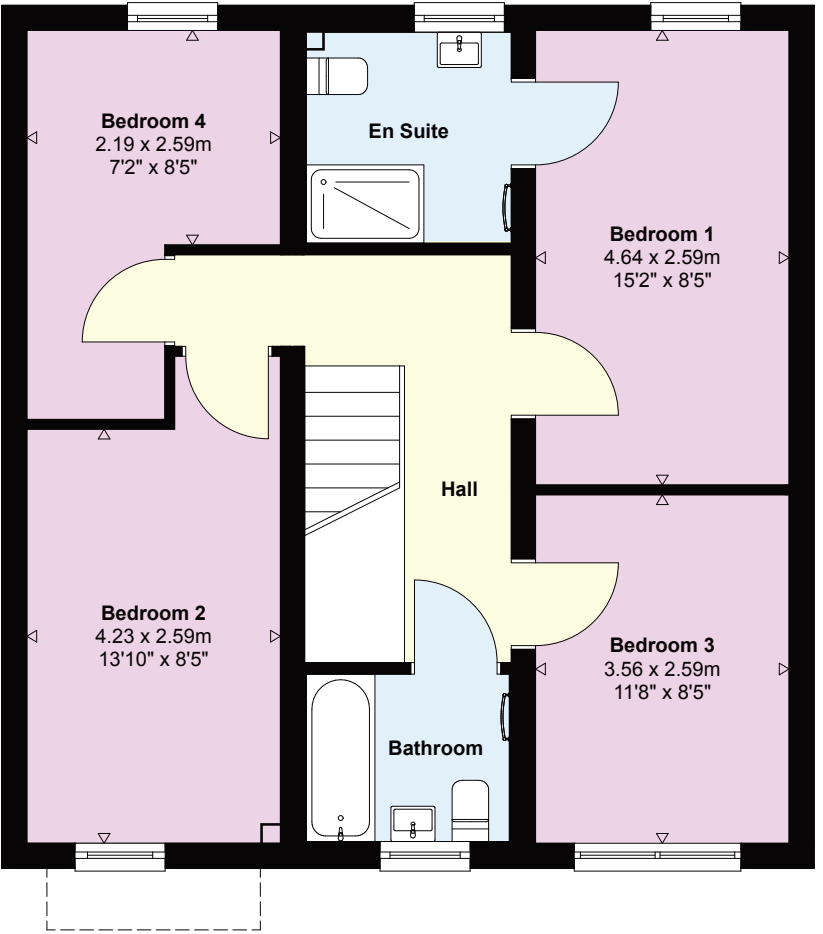


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Approx. Gross Internal Area 127.94 Sq M - 1377 Sq ft  
5 bed detached house  
Plot Numbers: 25, 53, 54, 55, 74, 78



GROUND FLOOR



FIRST FLOOR

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# Specification



## KITCHEN

Stylish German kitchens by Silver Birch Interiors, award winning kitchen specialists who work alongside many of Scotland’s leading housebuilders.

Creating beautiful and functional kitchens takes more than innovative design and creative application; it takes the best products delivered with brands whose visions align this development.

The kitchen furniture includes soft closing doors and drawers as standard with integrated appliances to all properties including:

- Bosch fan assisted single oven
- Bosch 4 zone Ceramic Hob
- Bosch Integrated Extractor
- Indesit Fridge/Freezer
- Indesit Dishwasher

Furniture is complimented with Laminate worktops, complete with matching upstands and splashback to rear of hob elevations.

Stainless steel sink provided with Single lever chrome mixer tap.

Cutlery tray included.



## PLUMBING & HEATING

- Gas combination boiler
- Heated towel radiators in bathroom



## BATHROOM & EN SUITE

- Designer Sonas sanitaryware, taps, showers and fittings
- Heated towel radiators
- High quality mirror with LED feature lighting
- High quality tiling to walls and floors



## DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors
- Stainless steel lever door handles and hinges



## DATA & MULTIMEDIA

- Optical Fibre for fast broadband and streaming



## ELECTRICAL

- Low energy lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms
- External private lighting

We operate a policy of continual improvement and the specification is correct at time of printing. Please speak to our sales agents for the most current specification.

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# Specification



## CONSTRUCTION

- Modern modular “warm frame” design ensuring long-lasting, high-quality homes
- Superior thermal insulation and airtightness for warmer, cheaper-to-run homes
- Sustainable designs with up to 20% lower embodied carbon
- Further reduced carbon footprint through efficient installation methods
- Built with light gauge steel for strength, durability, and fewer defects
- Energy-saving features including Solar PV for greater self-sufficiency
- High-quality finishing details including PVC rainwater goods and fully connected utilities



## EXTERNALS

- Aluminium clad timber doubled glazed windows
- High performance timber external doors fitted with three-point locking system
- Glass doors to rear garden area
- Seeded lawns to rear garden area



## SECURITY & SAFETY

- Heat and smoke detectors



## PRIVATE PARKING

- Provision for future car charging point

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## STORAGE

- Built-in wardrobe in bedrooms



## SUSTAINABILITY FEATURES

- Very low cost of heating due to high levels of insulation and B+ rating for EPC
- Provision for future car charging points to be fitted by owners



## WARRANTY

- 10 year build warranty on the house



## FACTORING

- Taylor and Martin Property Factors will be managing the development



## WC/UTILITY

- Optional extra for fitted units through Silver Birch
- Provisions for separate utility room upon request



# Contacts



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DEVELOPER



0131 222 9600 - [scotland@knightfrank.com](mailto:scotland@knightfrank.com)

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SALES AGENT

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