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Welcome to Limefield Mains.

An elegant constellation of bespoke build homes.

These spacious new homes are designed with families in mind. With large bedrooms each featuring an adjoining en suite, open plan living/dining areas that offer a welcoming space to gather together, and verdant gardens that everyone can enjoy. And, for an utterly bespoke home, there are also 14 self-build plots available so you can tailor your space to fit your lifestyle completely.

Located in West Calder this development is an excellent opportunity for growing families and commuters working in Edinburgh to enjoy a peaceful and spacious living environment within 30 minutes travel of the City Centre.

Contents:

- 01 Welcome
- 03 Our Location
- 07 The Blairvaich
- 13 The Clashmore
- 19 Specification
- 21 Contact Us

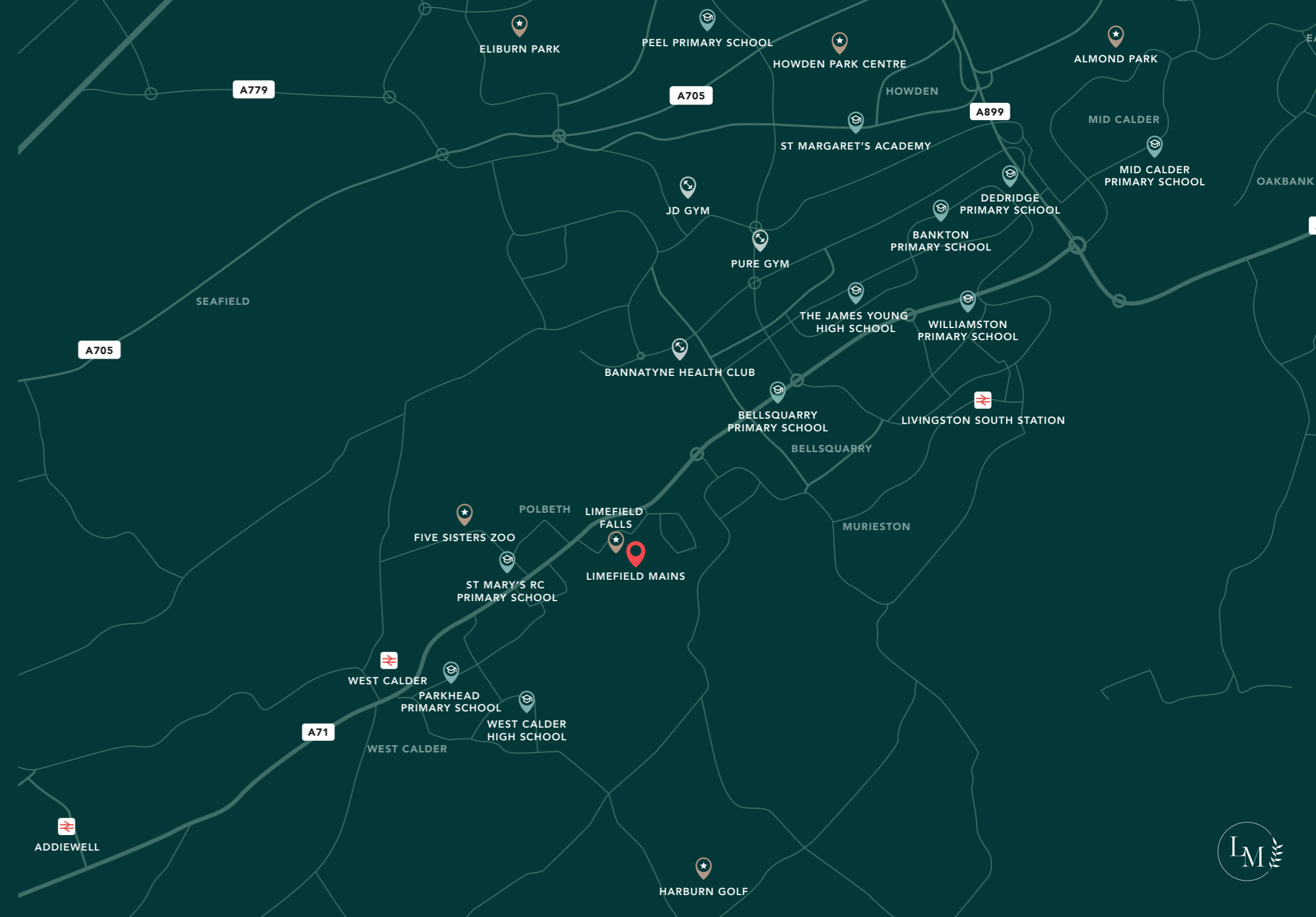
Welcome.



Our location.

Nestled in the charming village of West Calder, Limefield Mains is perfectly placed for those who are looking to enjoy the best of both worlds.

In your brand-new home, set against the picturesque backdrop of green landscapes, you can enjoy a beautiful balance of rural living, whilst reaching local amenities with ease. Surrounded by tranquil countryside, a home at Limefield Mains is the ideal choice to escape the hustle and bustle of the city whilst having convenient access to main road links leading to both Edinburgh and Glasgow. You also won't be far from Livingston, boasting a designer outlet and a wide variety of restaurants, cafes and bars to discover.



A historic village nestled in the heart of West Lothian.

The Limefield Estate is home to the historic Limefield House, once the residence of James “Paraffin” Young, the founding father of the shale oil industry in West Lothian. Young often entertained the explorer, David Livingstone at the estate on his trips home from Africa, and had a miniature version of the Victoria Falls constructed on Harburn Water, the stream that runs through the grounds as a tribute to his dear friend. As well as the picturesque Limefield Falls, you’ll have an abundance of country walks from the doorstep. West Calder is a thriving community with a selection of well-regarded schools and nurseries. In addition, the railway station offers a direct link to Edinburgh and Glasgow.



Surrounded by stunning natural landscapes.

The Blairvaich.

Experience the epitome of modern living.

As you step through the foyer in the Blairvaich, you are welcomed by a spacious entrance hallway which leads through to a comfortable and inviting lounge area - made for relaxation and leisure. Experience the epitome of modern living, with an open-plan kitchen, dining and family area, opening out to your garden and creating the perfect space to gather with family and friends.

In the Blairvaich, convenience meets functionality with a well-appointed utility room, downstairs WC, integral garage and your very own home office. Upstairs you will find five thoughtfully designed bedrooms. Your principal bedroom is an oasis of comfort and privacy, providing an abundance of space, en suite bathroom and private balcony. There are two further en suite bathrooms, complete with dressing rooms, whilst the final two share a cleverly designed Jack and Jill bathroom.



GROUND FLOOR:

- Living / Dining / Kitchen
5.92 x 6.84m / 19'5" x 22'5"
- Lounge
5.97 x 4.34m / 19'7" x 14'3"
- Utility
4.47 x 1.54m / 14'8" x 5'1"
- Study
4.92 x 3.11m / 16'2" x 10'2"
- Garage
5.95 x 5.59m / 19'6" x 18'4"



UPPER FLOOR:

- Principal bedroom
6.24 x 3.38m / 20'6" x 11'1"
- Bedroom 2
5.92 x 2.96m / 19'6" x 9'10"
- Bedroom 3
6.03 x 3.30m / 19'9" x 10'10"
- Bedroom 4
3.98 x 3.58m / 13'1" x 11'9"
- Bedroom 5
4.55 x 2.44m / 14'11" x 8'
- Dressing Area
3.45 x 2.27m / 11'4" x 7'5"



The Blairvaich.



The Clashmore.

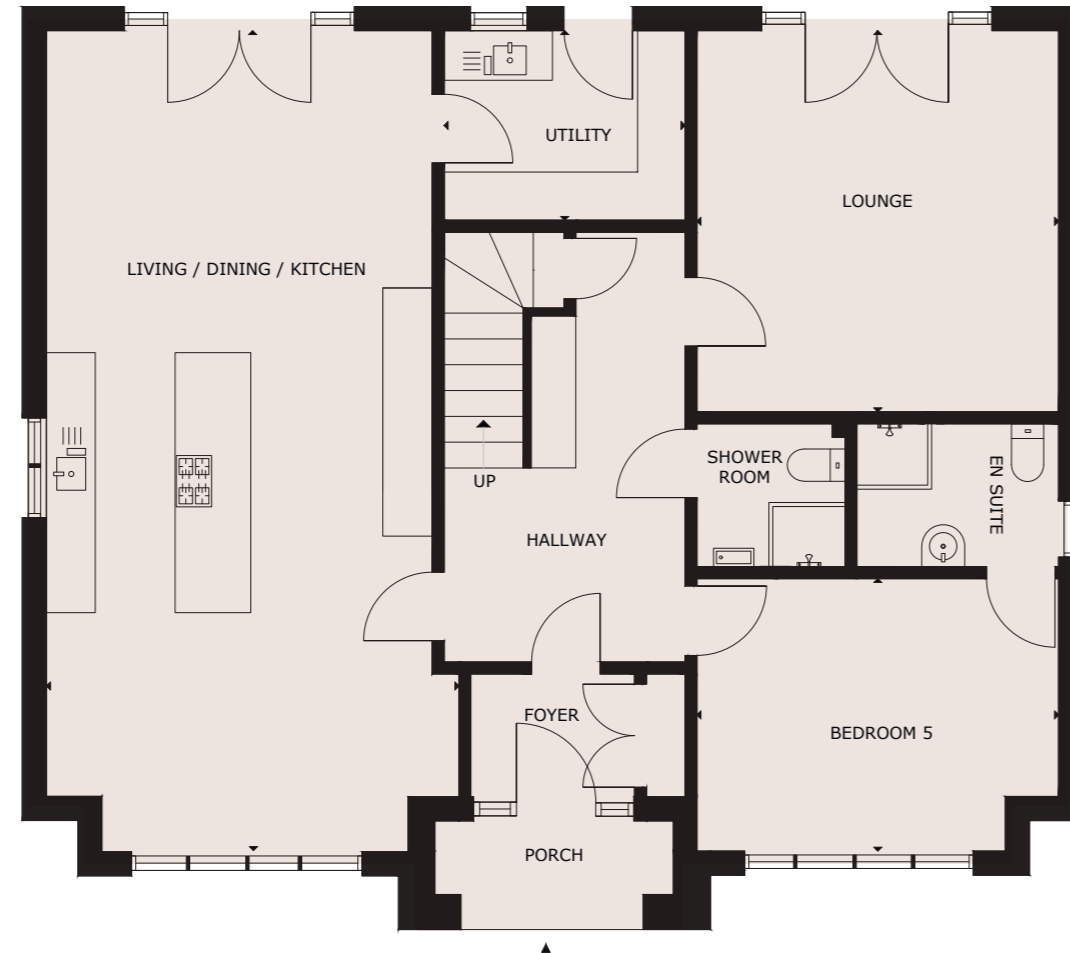
Discover the definition of sophistication.

The Clashmore seamlessly marries practicality and elegance, with a bright, open-plan kitchen/dining area at its heart. Enjoy an exquisite family space with French doors, extending an invitation to your garden. You will also find a functional utility room just off the kitchen, not to mention a beautifully designed lounge, which similarly leads to the garden allowing natural light to stream in to the room.

An easily accessible en suite bedroom completes the ground floor of the Clashmore, with a convenient separate shower room. As you venture upstairs, you will find the remaining four bedrooms all featuring en suite bathrooms. Discover the definition of sophistication in your main bedroom, where you can start and end your day in ultimate comfort and style, complete with a large dressing room.

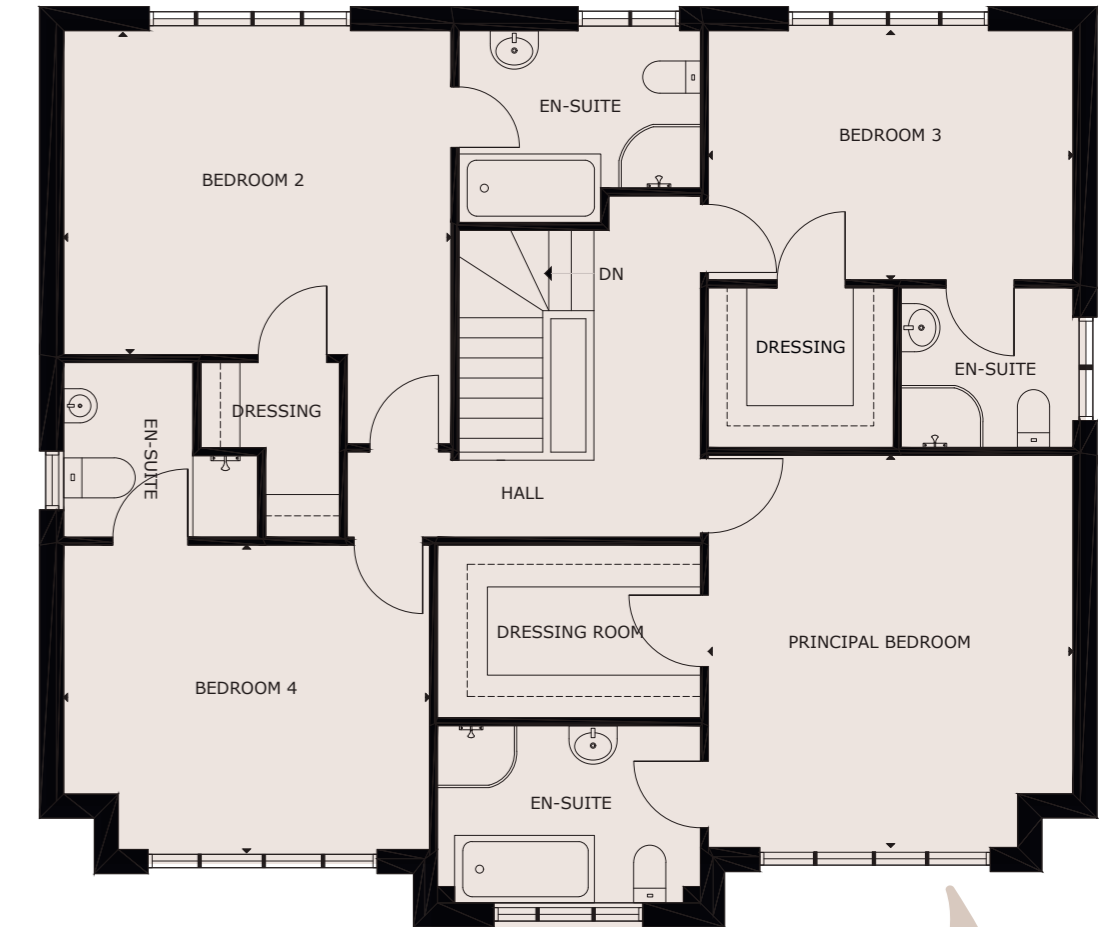
GROUND FLOOR:

- Living / Dining / Kitchen
5.10 x 10.08m / 16'9" x 33'9"
- Lounge
4.46 x 4.68m / 14'8" x 15'4"
- Utility
2.94 x 2.30m / 9'8" x 7'7"
- Bedroom 5
4.46 x 3.36m / 14'8" x 11'



UPPER FLOOR:

- Principal bedroom
4.51 x 4.87m / 14'10" x 15'11"
- Bedroom 2
4.80 x 4.00m / 15'9" x 13'1"
- Bedroom 3
4.51 x 3.07m / 14'10" x 10'1"
- Bedroom 4
4.51 x 3.73m / 14'10" x 12'3"



The Clashmore.



Specification.

KITCHEN:

- Choice of contemporary & traditional kitchen doors from a selected range
- Quality double oven with 5 burner gas or induction hob and extractor hood (Neff or equivalent)
- Integrated fridge freezer
- Integrated dishwasher
- Granite worktops with upstand
- Soft close doors

BATHROOMS, EN SUITES & WC CLOAKROOMS:

- High quality, range of contemporary sanitary ware throughout
- Chrome fixings to sanitary ware
- Tiled shower enclosure with thermostatic shower
- Choice of wall tiling to half height
- Chrome heated towel rail
- Built in vanity units

BEDROOMS:

- Fitted wardrobe with choice of door (where applicable)
- Walk in wardrobe with shelf and hanging rail (where applicable)

UTILITY ROOM:

- Units to replicate kitchen choice
- Laminate worktops from selected range

FINISHES AND JOINERY:

- Contemporary white doors throughout with chrome ironmongery
- White skirtings and door facings throughout
- Multi point locking, white composite front and rear external doors - 'Secure by Design' compliant
- 2.4m ceiling height on ground & first floor
- White staircase with oak handrail and oak bullnose step
- White UPVC windows
- White downpipes, gutters and fascia boards to house and garage

LIGHTING & ELECTRICAL FITTINGS:

- Down lighters to kitchen, bathrooms and ground floor hallway
- Chrome light switches and sockets to public rooms and hallway
- External front and rear door lighting
- Light and power to garage
- Mains wired smoke and carbon monoxide detectors
- Solar PV panels
- Pre installed TV points to public rooms and bedrooms

EXTERNAL FEATURES:

- Electric garage door white and remote openers (where applicable)
- Block paved driveway and path to front door
- 1.8 meter timber fence to rear and side boundary
- Paved rear patio area
- Front garden laid to lawn

OTHER FEATURES:

- Gas boiler
- Warranty (provided)
- Fibre broadband available

Contact us.

For more information or to register your interest please contact us via:

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