



BANGOUR

VILLAGE ESTATE





Inspired by history, designed for the future

Bangour Village Estate, on the site of the former Bangour Hospital in West Lothian, offers a curated collection of 3, 4 and 5 bedroom homes.

Each residence promises adaptability to a wide range of lifestyles, ensuring a high standard of living without compromise. One of the UK's most iconic redevelopment projects, this inspirational location combines timeless elegance and contemporary luxury.

Discerning buyers can expect an unrivalled living experience set within 215 acres of majestic, mature woodland with brand-new amenities such as a state-of-the-art primary school and a vibrant community retail hub, all just outside the thriving town of Livingston and close to Edinburgh.





Founded in the early twentieth century, the Bangour Hospital was a much-loved and respected institution, serving as the Edinburgh War Hospital during WWII and later providing a variety of services to the community, including a maternity ward.

Today, it is poised for a renaissance, transforming its rich heritage into an aspirational new neighbourhood. Bangour's important history will be embodied and restored in the new village settlement, with several Victorian heritage buildings lovingly renovated and reborn as wonderful places to live.



Prime location

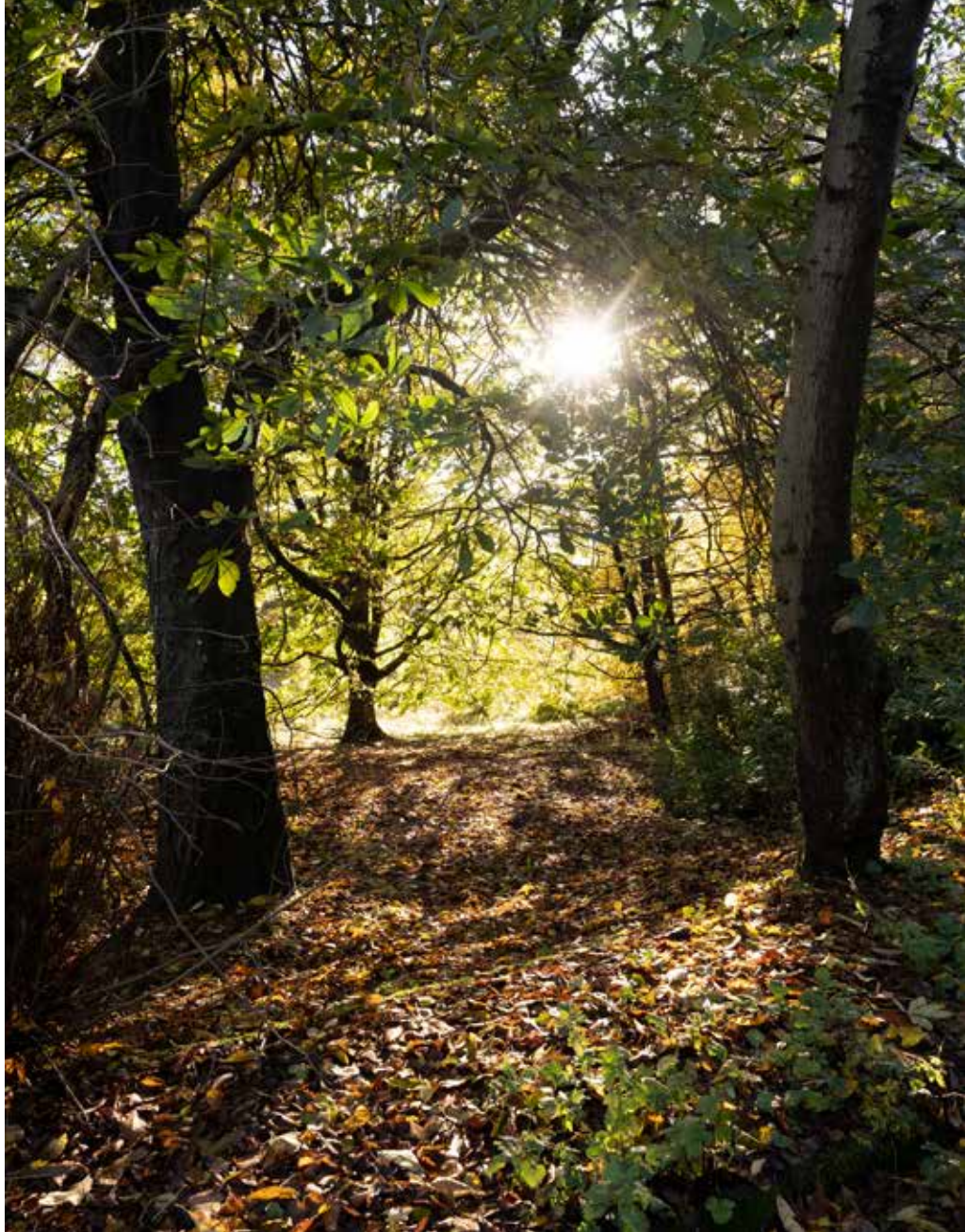
Residents will benefit from excellent road transport links due to the estate's strategic location near the M8, with an easy commute to Edinburgh, Stirling, and Glasgow, as well as access to travel further afield via Edinburgh International Airport. The nearby Uphall train station offers frequent trains to Edinburgh in around 20 minutes.

Livingston, just outside Bangour Village Estate, is a major shopping destination with an impressive variety of retail and entertainment options. The Centre is home to well-known brands, and Livingston Designer Outlet, the largest of its kind in Scotland, has more than 70 boutiques, restaurants, and coffee shops.

There are several golf courses in the area, such as Pumpherstoun, Deer Park Golf and Country Club, and Linlithgow, and the nearby PureGym offers a range of exercise classes. Keen cyclists can access Route 754, which follows the Union and Forth & Clyde Canals, three miles from Bangour, offering an entirely traffic-free route to Edinburgh in 90 minutes.

Nature and art lovers can visit the award-winning Jupiter Artland, a vast collection of over thirty unique sculptures set in 100 acres of tranquil meadows and woodlands, just a 15-minute drive away.

Families will find plenty to do, including wildlife encounters at Five Sisters Zoo, trips to Almond Valley Heritage Centre, cinemas, soft play areas, and ten-pin bowling.



A haven in central Scotland

Approximate Drive Times

- Edinburgh City Centre – 30 mins
- Stirling – 41 mins
- Glasgow – 40 mins
- Edinburgh Airport – 16 mins
- Livingston North Train Station – 10 mins





*Nestled within 215 acres of majestic woodland,
Bangour Village Estate is a tranquil retreat.*



Residents can choose from a range of leisure opportunities. With easy access to shopping, dining, golf, exercise, and family-friendly activities.

Local Amenities

Approximate Drive Times

Dechmont	1 min
M8 Junction 3	2 mins
Uphall Railway Station	3 mins
Livingston	6 mins
Deer Park Golf & Country Club	7 mins
Xcite	8 mins
Almond Valley Heritage Centre	9 mins
Bathgate	9 mins
Livingston Designer Outlet	10 mins
Pumpherstons Golf Club	10 mins
Vue Cinema	10 mins
Yoyo Soft Play	12 mins
Puregym Livingston	12 mins
Five Sisters Zoo	15 mins
Edinburgh Airport	16 mins
Linlithgow Golf Club	18 mins
Edinburgh	30 mins
Glasgow	40 mins

On Site Amenities

- 1 Primary School & Nursery
- 2 Church
- 3 Proposed Community Pavillion/
Proposed New Bus Stop
- 4 Woodland Walkway
- 5 Woodland Stream Walkway
- 6 Proposed Community Retail Hub
- 7 Proposed Community Leisure Facility
- 8 Community Energy Centre
- 9 Community Recreation Grounds
& Playing Fields
- 10 Linear Park
- 11 Pedestrian/Cycle link
- 12 Childrens Playpark
- 13 Original Heritage Buildings



Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.



A more sustainable way of life

Bangour Village Estate will be an eco-friendly community that promotes a more sustainable way of life, with all homes receiving the highest 'A rating' for energy efficiency.

The new village settlement will also have a district heating system, more commonly found in major European cities like Amsterdam and Berlin, offering residents reduced utility bills.



Luxuriously appointed

Flexibility and individuality are built in when you buy a new, luxury home at Bangour Village Estate. All of our homes are A-rated energy efficient and designed to an exacting standard to ensure you will love living in them.

Thoughtful specification means our homes offer luxury living with quality fixtures and fittings throughout. Internal specification includes stunning studio designed kitchens, available in a carefully curated collection of styles, colours and finishes. High quality integrated appliances and under cabinet lighting are also included as standard.

Boutique-style bathroom, cloakroom and en suite facilities all feature sleek award winning sanitaryware and luxurious fittings complemented with a choice of large profile Porcelanosa wall tiling.

Every home also benefits from ample USB points, provision for an electric car charging point, smart heating and Solar PV for maximum energy efficiency.



A typical Ambassador Homes interior



A typical Ambassador Homes interior



A typical Ambassador Homes interior



A typical Ambassador Homes interior



Our Commitment *to you*

Ambassador Homes is an independent, family owned Scottish homebuilder, proud of its heritage and track record in the housebuilding industry. Daring to be different and unafraid of change, we are forward thinking, agile and driven to keep our homes on the pulse of how modern homebuyers would like to live.

We understand that for you it's more than just a home, it's how you'll live here, and this is important to us.

We are passionate about the quality of your new home, and this commitment is backed by the Ambassador Homes stamp of approval – ensuring your new home is thoughtfully designed, energy efficient and has an industry leading specification.

For these reasons we're confident you'll be proud to call an Ambassador Homes space your new home.

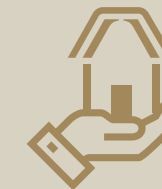
Our experienced and knowledgeable team will guide and support you through every step of the process, from your very first enquiry through to the excitement of moving into your new Ambassador home.



We will make sure that you have contact details for key staff who will be helping you throughout the process of buying your home, so they can answer any questions you may have along the way.



Prior to signing your missives, we will provide you with all the information you need. If required, we can help you to appoint your own advisor to carry out legal formalities. Throughout the process your exchange deposit is always protected.



We will guide you through all the choices and options available to allow you to put your own personal stamp on your home (subject to build stage).



We will give you all the information you need about your warranty provider and other guarantees and warranties provided with your new home.



We will provide a timeline detailing all the steps in the process for legal completion and the handing over of your new Ambassador home.



In advance of moving in, we will arrange a Home Demonstration visit to your new home when it is completed to make sure you know how everything works.

5 REASONS

to live well in an Ambassador Home



PRESTIGIOUS
LOCATIONS



DISTINCTIVE
ARCHITECTURE



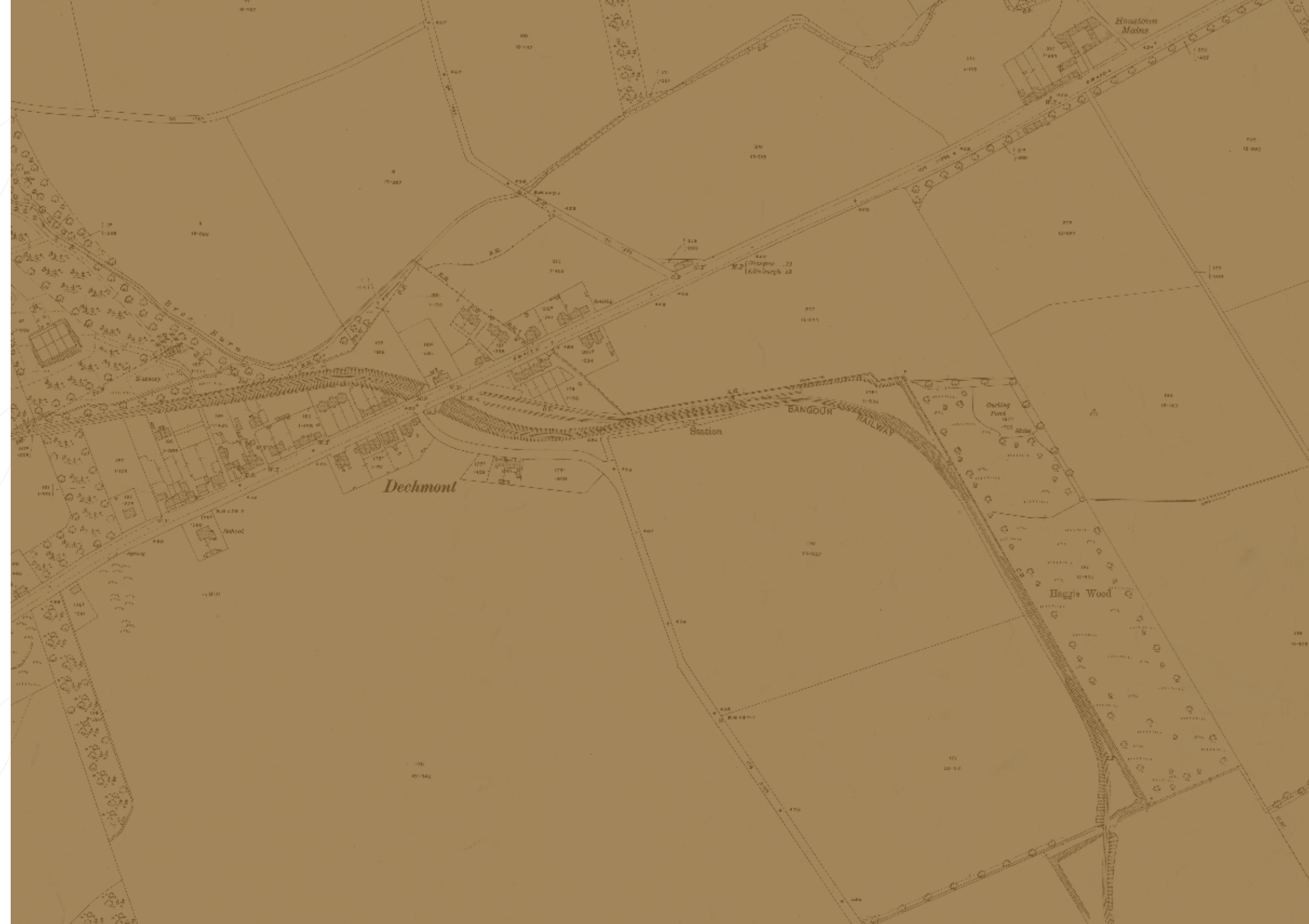
LUXURIOUS
SPECIFICATION



ENERGY
EFFICIENCY



CARING CUSTOMER
EXPERIENCE







HUGHES

4 bedroom detached

The Hughes is an ideal detached four bedroom family home, perfect for a busy family. With a versatile layout, the ground floor accommodation comprises a spacious formal living room, cloakroom WC and handy laundry room to ensure maximum convenience.

The open plan kitchen and living-dining room is the heart of this home and benefits from French doors with additional fixed light windows that allow additional light to flood in. The studio

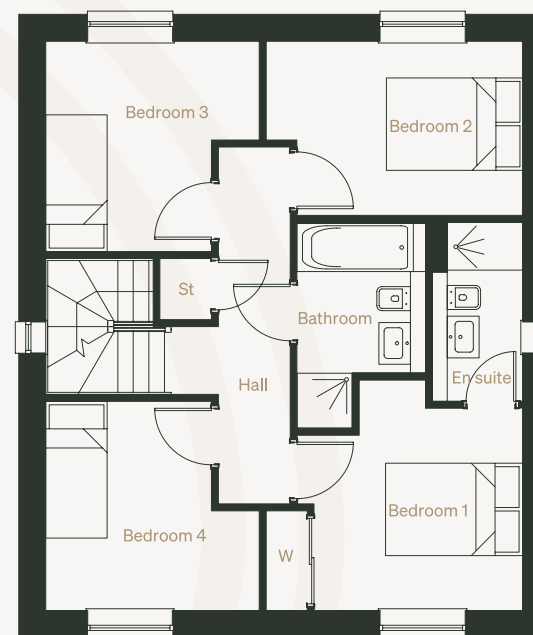
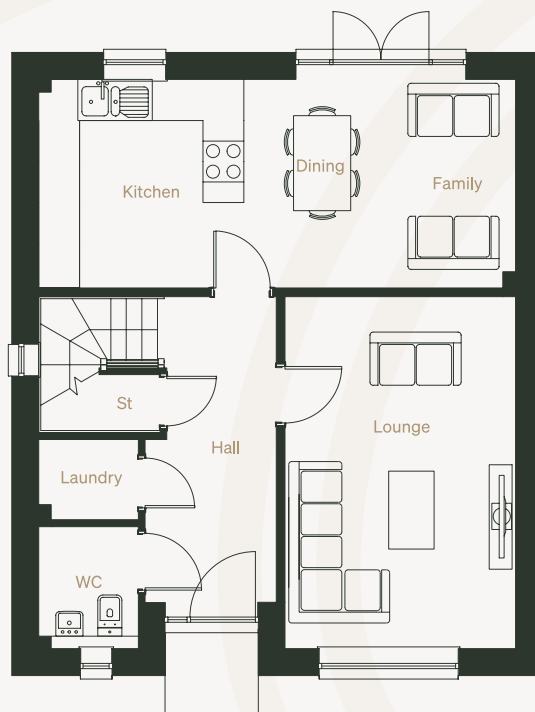
designed kitchen includes a social cooking peninsula, and a full suite of high-quality integrated Zanussi appliances.

On the first floor there is a family bathroom with separate shower enclosure, and additional dedicated storage space to the landing. The principal bedroom suite is enhanced by a set of built-in fitted wardrobes, along with an en-suite with double shower enclosure. Three additional good-sized bedrooms complete the first floor of this unique family home.

HUGHES

4 bedroom detached

114.52 sq m / 1232 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.36 × 5.14	11'1" × 16'11"
Family / Dining	3.96 × 3.04	13'0" × 10'0"
Kitchen	3.00 × 3.04	9'10" × 10'0"
Laundry	1.45 × 1.17	4'9" × 3'10"
WC	1.45 × 1.78	4'9" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.04 × 3.37	10'0" × 11'1"
En suite	1.31 × 2.61	4'4" × 8'7"
Bedroom 2	3.74 × 2.54	12'3" × 8'4"
Bedroom 3	3.12 × 3.07	10'3" × 10'1"
Bedroom 4	3.12 × 3.05	10'3" × 10'0"
Bathroom	1.88 × 2.99	6'2" × 9'10"





THORNE

3 bedroom semi-detached

The Thorne is a premium semi-detached family home with three bedrooms offering contemporary living on two levels. Incorporating both style and functionality, the Thorne boasts a naturally light and spacious open plan kitchen/dining and lounge, spanning the full depth of the property, that opens directly out to the private back garden through French doors.

The kitchen is furnished with a set of high-quality integrated Zanussi appliances, enhanced by sleek soft close cabinetry

and under cabinet lighting. The adjacent laundry room ensures maximum convenience. To complete the ground floor accommodation there is a storage closet and large WC.

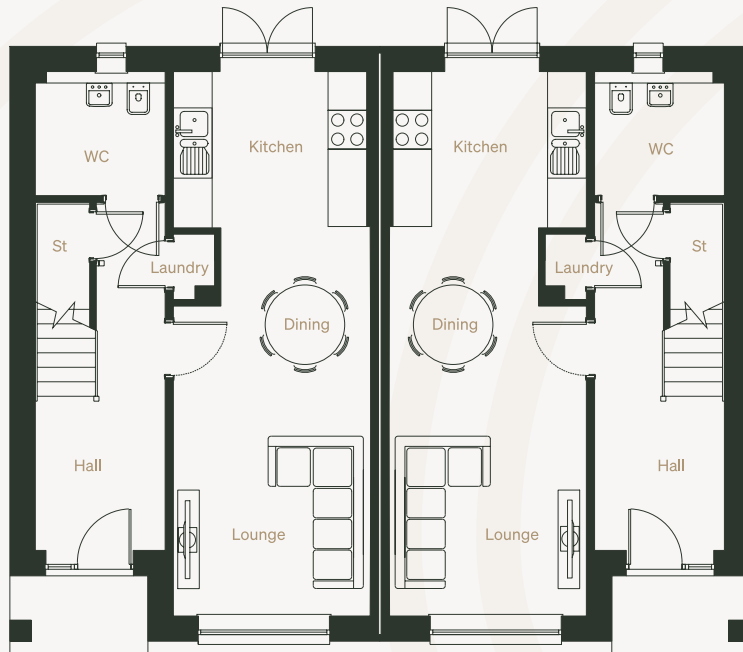
The upper floor comprises three bedrooms, a family bathroom, and additional storage. The principal bedroom is furnished with a fitted wardrobe and benefits from an en-suite featuring full-height Porcelanosa tiling around the shower. The family bathroom comes with satin chrome trim for an elegant finish.

THORNE

Plots 40, 41, 42, 48, 49, 50

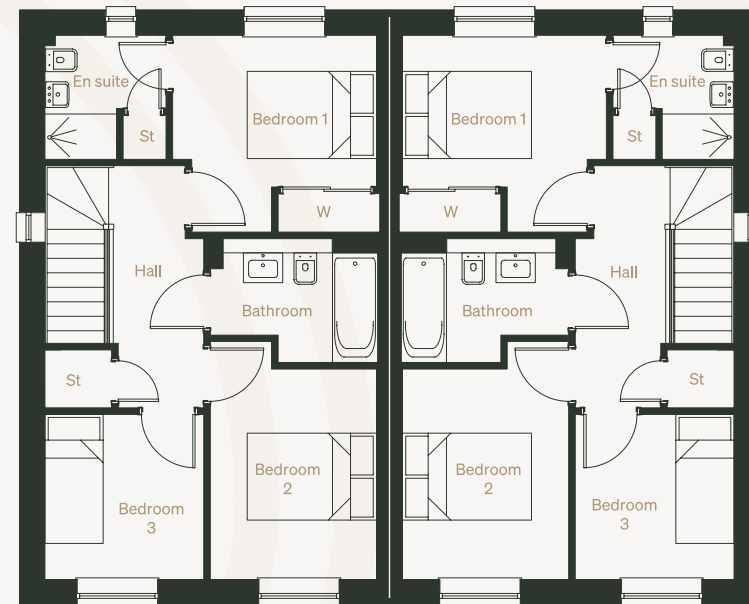
3 bedroom semi-detached

85.23 sq m / 917 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge / Dining	3.04 × 6.01	10'0" × 19'9"
Kitchen	2.99 × 2.41	9'10" × 7'11"
Laundry	0.65 × 1.01	2'2" × 3'4"
WC	2.00 × 1.92	6'7" × 6'4"



FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.15 × 3.04	10'4" × 10'0"
En suite	1.87 × 1.92	6'2" × 6'4"
Bedroom 2	2.57 × 3.68	8'5" × 12'1"
Bedroom 3	2.45 × 2.55	8'1" × 8'5"
Bathroom	2.59 × 1.92	8'6" × 6'4"



BANGOUR
VILLAGE ESTATE

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



MILNE

3 bedroom semi-detached

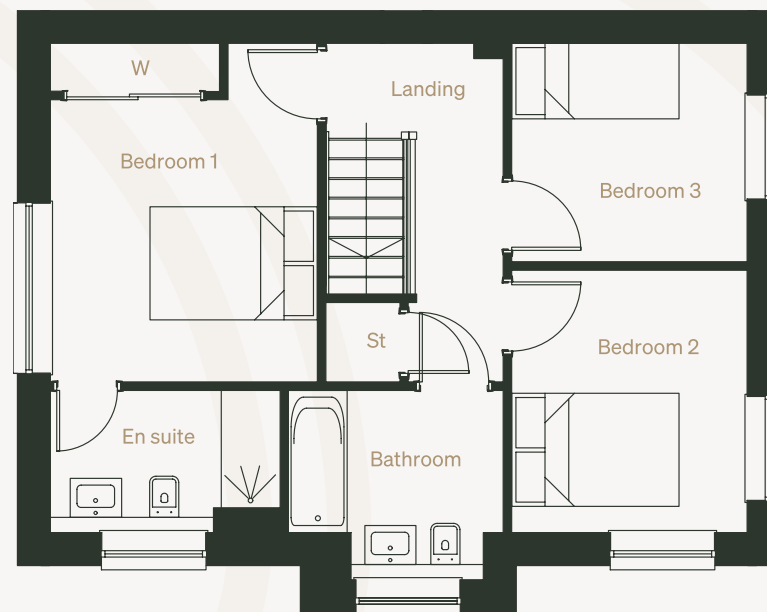
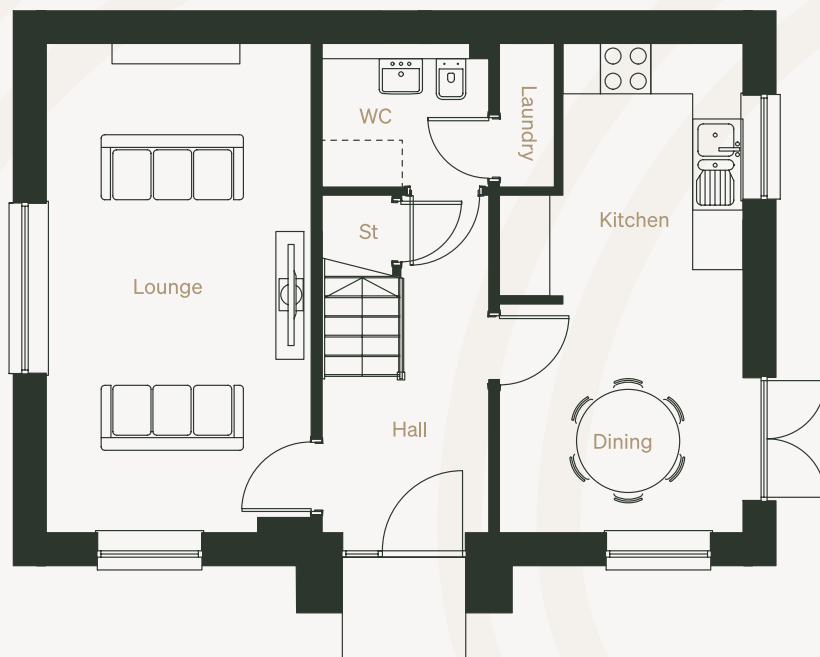
The Milne offers a stylish and functional three bedroom semi-detached family home set across two floors. With a central front entrance, the ground floor of this beautiful home offers a modern, versatile layout with a bright and spacious double aspect lounge, spanning the full depth of the house. Oversized windows throughout the ground floor ensure maximum light floods in. The open plan kitchen/dining is enhanced by French doors leading directly to the private, fenced back garden.

The well-appointed kitchen is equipped with high-quality Zanussi appliances. Sleek, soft-close cabinetry and under cabinet lighting provide a contemporary feel and a separate laundry area ensures maximum convenience. Dedicated storage space and WC complete the ground floor. On the first floor there are three well-proportioned bedrooms, a family bathroom and additional storage space. The impressive principal bedroom includes a fitted double wardrobe and en-suite with double shower. All of the bathrooms feature award-winning sanitaryware, enhanced by Porcelanosa tiling.

MILNE

3 bedroom semi-detached

100.54 sq m / 1082 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.16 × 5.84	10'5" × 19'2"
Kitchen / Dining	2.80 × 5.84	9'2" × 19'2"
Laundry	0.65 × 1.71	2'2" × 5'7"
WC	2.09 × 1.77	6'11" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.18 × 4.04	10'6" × 13'3"
En suite	2.74 × 1.70	9'0" × 5'7"
Bedroom 2	2.81 × 3.13	9'3" × 10'3"
Bedroom 3	2.81 × 2.60	9'3" × 8'7"
Bathroom	2.56 × 2.26	8'5" × 7'5"





MILNE

3 bedroom detached

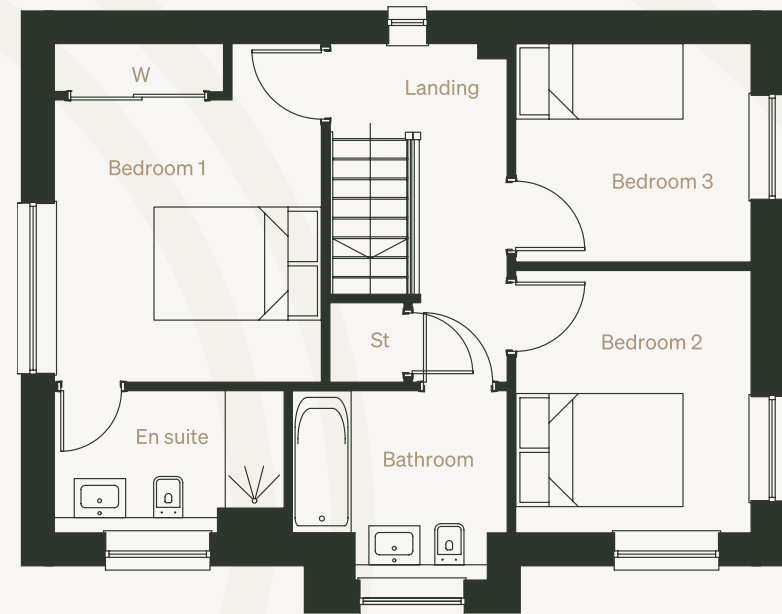
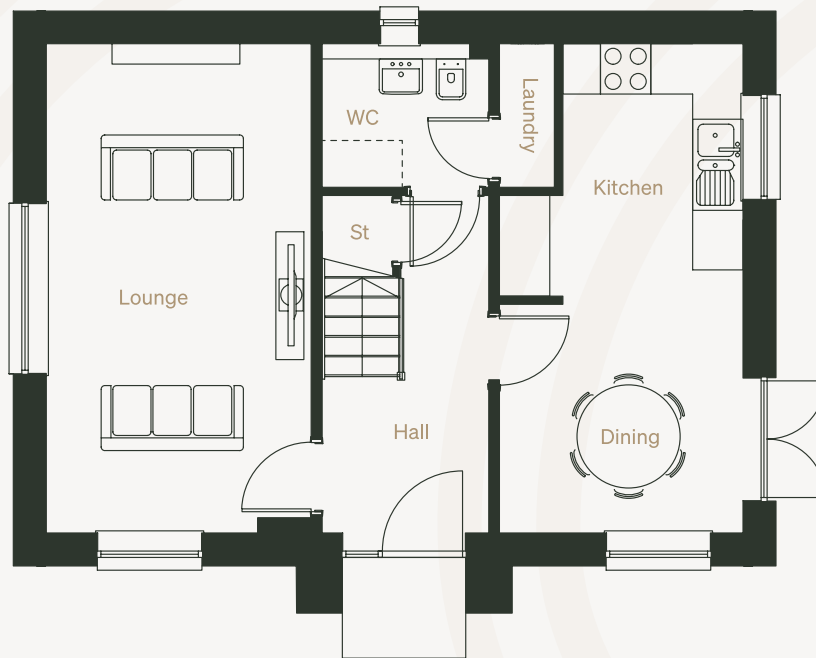
The Milne offers a stylish and functional three bedroom detached family home set across two floors. With a central front entrance, the ground floor of this beautiful home offers a modern, versatile layout with a bright and spacious double aspect lounge, spanning the full depth of the house. Oversized windows throughout the ground floor ensure maximum light floods in. The open plan kitchen/dining is enhanced by French doors leading directly to the private, fenced back garden.

The well-appointed kitchen is equipped with high-quality Zanussi appliances. Sleek, soft-close cabinetry and under cabinet lighting provide a contemporary feel and a separate laundry area ensures maximum convenience. Dedicated storage space and WC complete the ground floor. On the first floor there are three well-proportioned bedrooms, a family bathroom and additional storage space. The impressive principal bedroom includes a fitted double wardrobe and en-suite with double shower. All of the bathrooms feature award-winning sanitaryware, enhanced by Porcelanosa tiling.

MILNE

3 bedroom detached

98.05 sq m / 1055 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.16 × 5.84	10'5" × 19'2"
Kitchen / Dining	2.80 × 5.84	9'2" × 19'2"
Laundry	0.65 × 1.71	2'2" × 5'7"
WC	2.09 × 1.77	6'11" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.18 × 4.04	10'6" × 13'3"
En suite	2.74 × 1.70	9'0" × 5'7"
Bedroom 2	2.81 × 3.13	9'3" × 10'3"
Bedroom 3	2.81 × 2.60	9'3" × 8'7"
Bathroom	2.56 × 2.26	8'5" × 7'5"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.





DRUMMOND

4 bedroom detached

An ideal home for growing families, the Drummond features a spacious dining kitchen with French doors and open plan family dining space leading directly to the private back garden.

The ground floor comprises of a separate formal lounge with oversized windows, a cloakroom WC, and a bright open plan kitchen dining area with plenty of room for entertaining guests. A separate laundry room and storage cupboard ensures maximum convenience. The studio designed kitchen features a social cooking peninsula and breakfast

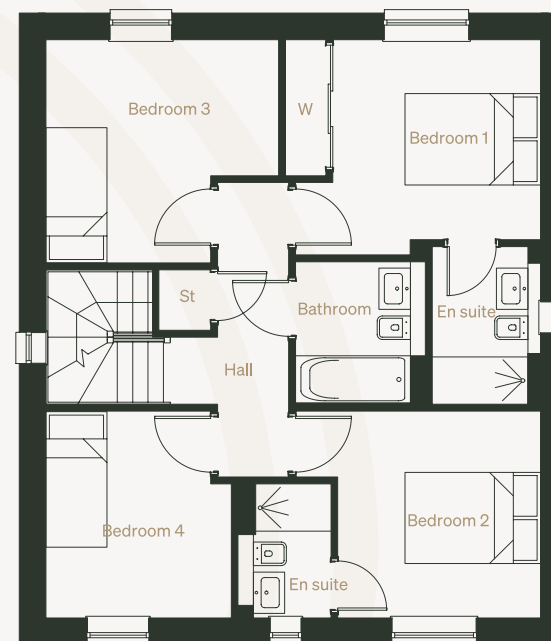
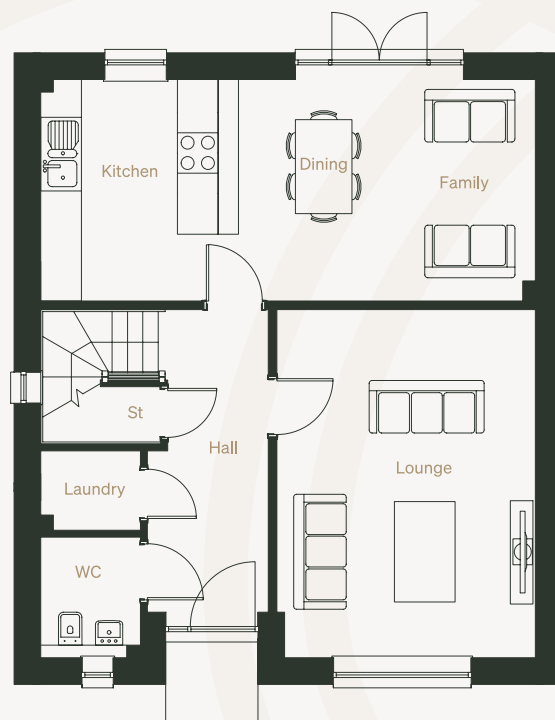
bar. Well-appointed for the modern chef, you'll find a full suite of high-quality integrated Zanussi appliances.

The first floor houses four well-proportioned bedrooms. The principal bedroom features a set of fitted wardrobes with an en suite shower room. Bedroom two also features its own separate en suite with a double shower enclosure. All bathrooms feature designer sanitaryware and ceramic tiling. A family bathroom and additional dedicated storage space complete this lovely family home.

DRUMMOND

4 bedroom detached

123.34 sq m / 1328 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.81 × 5.14	12'6" × 16'11"
Family / Dining	4.38 × 3.27	14'5" × 10'9"
Kitchen	2.92 × 3.27	9'7" × 10'9"
Laundry	1.47 × 1.17	4'10" × 3'10"
WC	1.47 × 1.78	4'10" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.76 × 2.95	12'4" × 9'8"
En suite 1	1.59 × 2.33	5'3" × 7'8"
Bedroom 2	2.99 × 3.05	9'10" × 10'0"
En suite 2	1.37 × 1.98	4'6" × 6'6"
Bedroom 3	3.43 × 3.29	11'3" × 10'10"
Bedroom 4	2.73 × 3.05	9'0" × 10'0"
Bathroom	1.92 × 2.08	6'4" × 6'10"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.





DRUMMOND 2

4 bedroom detached

An ideal home for growing families, the Drummond 2 features a spacious dining kitchen with French doors and open plan family dining space leading directly to the private back garden.

The ground floor comprises of a separate formal lounge with oversized windows, a cloakroom WC, and a bright open plan kitchen dining area with plenty of room for entertaining guests. A separate laundry room and storage cupboard ensures maximum convenience. The studio designed kitchen features a social cooking peninsula and

breakfast bar. Well-appointed for the modern chef, you'll find a full suite of high-quality integrated Zanussi appliances.

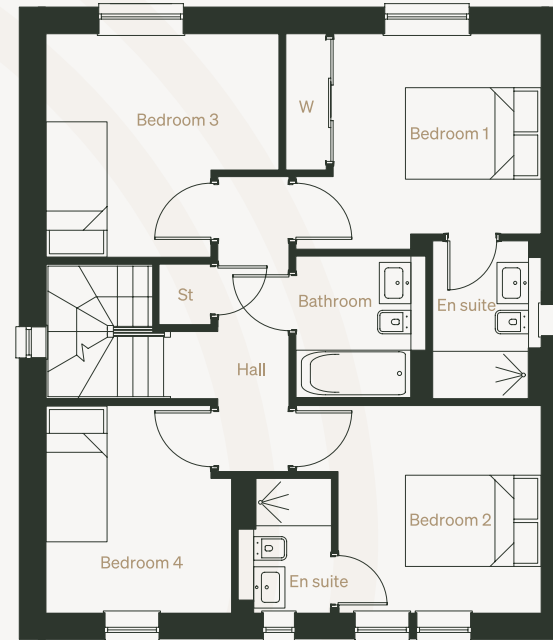
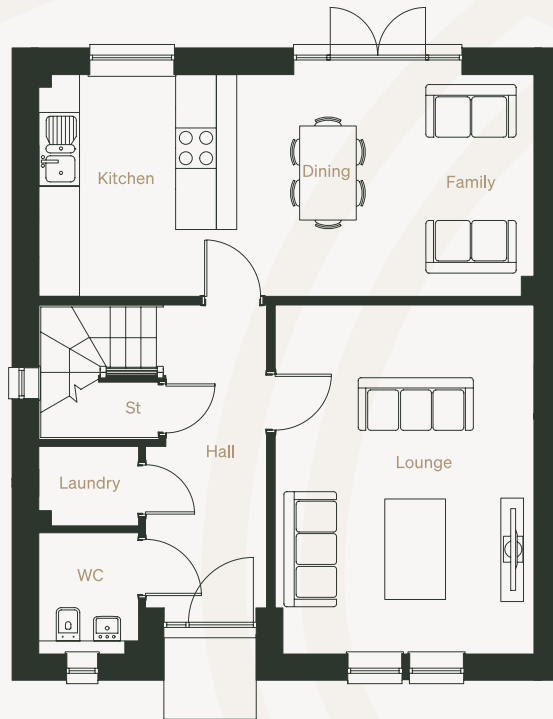
The first floor houses four well-proportioned bedrooms. The principal bedroom features a set of fitted wardrobes with an en suite shower room. Bedroom two also features its own separate en suite with a double shower enclosure. All bathrooms feature designer sanitaryware and ceramic tiling. A family bathroom and additional dedicated storage space complete this lovely family home.

DRUMMOND 2

Plots 4, 5

4 bedroom detached

123.34 sq m / 1328 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.81 × 5.14	12'6" × 16'11"
Family / Dining	4.38 × 3.27	14'5" × 10'9"
Kitchen	2.92 × 3.27	9'7" × 10'9"
Laundry	1.47 × 1.17	4'10" × 3'10"
WC	1.47 × 1.78	4'10" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.76 × 2.95	12'4" × 9'8"
En suite 1	1.59 × 2.33	5'3" × 7'8"
Bedroom 2	2.99 × 3.05	9'10" × 10'0"
En suite 2	1.37 × 1.98	4'6" × 6'6"
Bedroom 3	3.43 × 3.29	11'3" × 10'10"
Bedroom 4	2.73 × 3.05	9'0" × 10'0"
Bathroom	1.92 × 2.08	6'4" × 6'10"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



BANGOUR
VILLAGE ESTATE



BLAKE

4 bedroom detached

The Blake offers luxury family living with a bright and spacious layout. The ground floor comprises a welcoming hallway, a separate formal lounge, an open plan dining kitchen with a family area that extends the width of the home, and French doors connecting to the private back garden. A downstairs WC, separate laundry room, and storage cupboard ensure maximum convenience.

The studio-designed kitchen includes a full suite of high-quality integrated Zanussi appliances. The space is complemented with

under-cabinet lighting and chic soft-close cabinetry in a selection of colours and finishes. All bathrooms feature designer sanitaryware from award-winning RAK Ceramics and Porcelanosa tiling.

The first floor has a family bathroom and additional dedicated storage space. The indulgent principal bedroom has a fitted double wardrobe and a spacious en-suite; the second bedroom also has a spacious en-suite, and the two additional bedrooms complete the first floor of this impressive family home.

BLAKE

4 bedroom detached

124.71 sq m / 1342 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.46 × 5.14	11'5" × 16'11"
Family / Dining	4.15 × 4.39	13'8" × 14'5"
Kitchen	2.81 × 3.05	9'3" × 10'0"
Laundry	1.45 × 1.17	4'9" × 3'10"
WC	1.45 × 1.78	4'9" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.29 × 3.03	10'10" × 9'11"
En suite 1	1.02 × 2.77	3'4" × 9'1"
Bedroom 2	3.29 × 3.54	10'10" × 11'8"
En suite 2	1.50 × 2.35	4'11" × 7'9"
Bedroom 3	3.57 × 3.05	11'9" × 10'0"
Bedroom 4	2.42 × 3.07	7'11" × 10'1"
Bathroom	1.92 × 2.07	6'4" × 6'10"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.





LENNOX

*4 bedroom detached
with garage*

The jewel in the crown of The Crescent at Bangour Village Estate, a home of true distinction. Set over three levels the Lennox features a spacious dining kitchen, principal bedroom suite, detached garage and provision for an EV car charging point. Open plan dining kitchen, equipped with premium integrated Zanussi appliances complimented by a solid Silestone worktop, soft close cabinetry and under unit lighting. French doors open into the private garden providing natural light and a laundry area ensuring maximum convenience. A separate formal lounge with glazed feature wall and door sets this home apart. The ground floor is completed with a WC and handy storage cupboard.

On the first floor there are three well-proportioned bedrooms. Bedroom two benefits from a bay window with Juliet balcony and connects to bedroom three via a Jack & Jill en-suite shower room. A family bathroom along with two large storage cupboards complete this floor.

An incredible principal suite is housed over the entire top floor, with a spacious en-suite bathroom with double shower and storage cupboard. This indulgent suite allows for a sought after dressing area with three sets of fitted wardrobes, along with an additional storage cupboard.

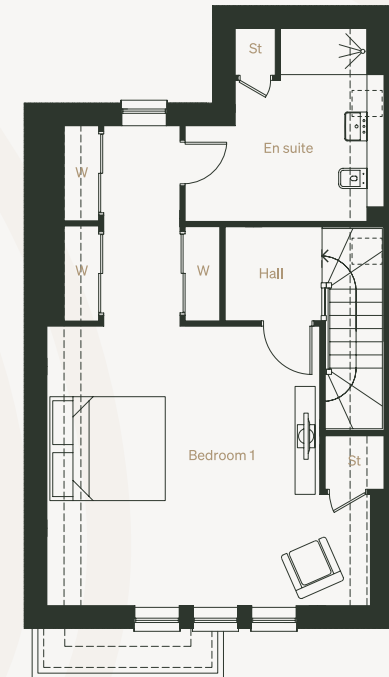
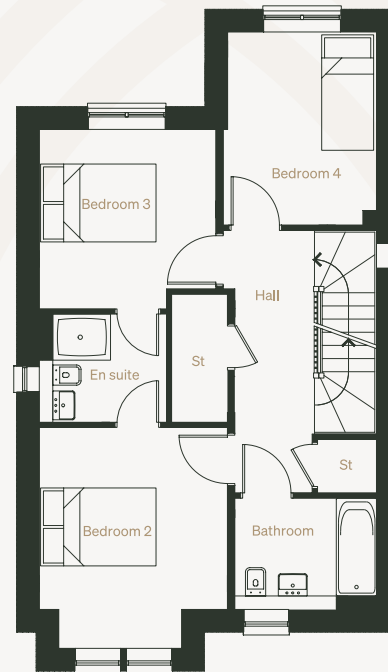
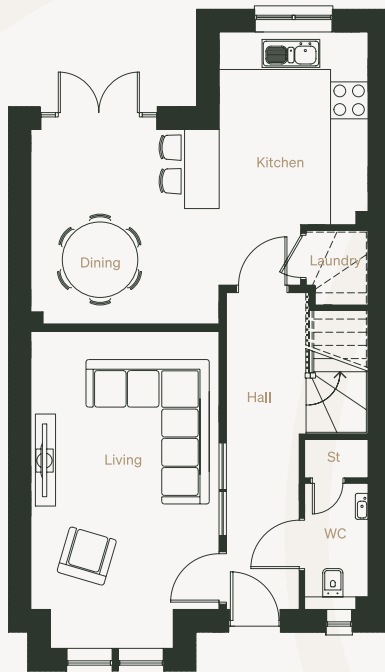
LENNOX

Plots 8, 11, 12, 15, 16, 19, 20,
23, 24, 27, 28, 31, 47*

4 bedroom detached with garage

*No garage on plot 47

161.67 sq m / 1740 sq ft



GROUND FLOOR

AREA	METRES	FEET
Living	3.25 × 5.49	10'8" × 18'
Dining	3.25 × 3.37	10'8" × 11'1"
Kitchen	2.57 × 4.38	8'6" × 14'5"
Laundry	1.07 × 1.29	3'6" × 4'3"
WC	1.10 × 2.18	3'7" × 7'2"

FIRST & SECOND FLOOR

AREA	METRES	FEET
Bedroom 1	5.60 × 4.84	18'5" × 15'11"
En suite 1	3.44 × 3.34	11'4" × 11'0"
Bedroom 2	3.25 × 3.82	10'8" × 12'7"
En suite 2	2.20 × 1.87	7'3" × 6'2"
Bedroom 3	3.05 × 3.11	10'0" × 10'3"
Bedroom 4	2.65 × 3.34	8'9" × 11'0"
Bathroom	2.45 × 1.92	8'1" × 6'4"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



BANGOUR
VILLAGE ESTATE



BURTON

4 bedroom semi-detached

The Burton is a luxurious family home with a bright and spacious layout. The ground floor features a welcoming hallway, a separate formal lounge, and an open plan dining kitchen with a family area that spans the width of the home with French doors leading to the private back garden. A downstairs WC, separate laundry room, and storage cupboard ensure maximum convenience.

The studio-designed kitchen features a full suite of high-quality integrated Zanussi appliances. Under-cabinet lighting and chic

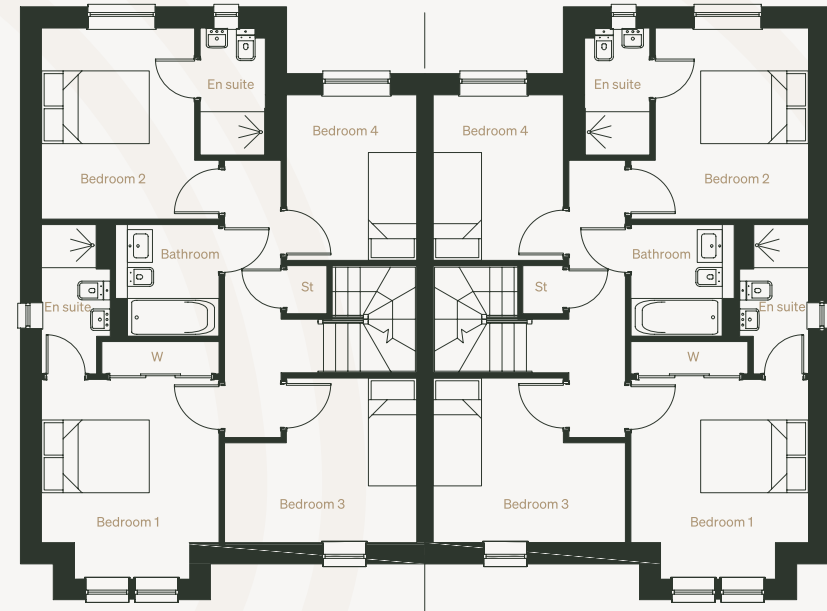
soft-close cabinetry are available in a variety of colours and finishes. Each bathroom features Porcelanosa tiles and designer sanitaryware, which together create a sleek, contemporary design that is both functional and stylish. On the first floor, there is a family bathroom and additional dedicated storage space. The indulgent principal bedroom has a fitted double wardrobe and a spacious en-suite; the second bedroom also has a spacious en-suite, and the two additional bedrooms complete the first floor of this impressive family home.

BURTON

Plots 13, 14, 21, 22, 29, 30

4 bedroom semi-detached

127.82 sq m / 1376 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.46 × 5.81	11'4" × 19'1"
Dining / Family	4.15 × 4.28	13'8" × 14'1"
Kitchen	2.77 × 3.04	9'1" × 10'0"
Laundry	1.42 × 1.17	4'8" × 3'10"
WC	1.47 × 1.78	4'10" × 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.29 × 3.69	10'10" × 12'2"
En suite 1	1.27 × 2.77	4'2" × 9'1"
Bedroom 2	3.29 × 3.54	10'10" × 11'8"
En suite 2	1.21 × 2.35	4'0" × 7'9"
Bedroom 3	3.58 × 3.05	11'9" × 10'0"
Bedroom 4	2.43 × 3.07	8'0" × 10'1"
Bathroom	1.92 × 2.07	6'4" × 6'10"



BANGOUR
VILLAGE ESTATE

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



MITCHELL

4 bedroom semi-detached

The Mitchell features a spacious dining kitchen with French doors and open plan family space leading directly to the private back garden. Offering a versatile modern layout, the ground floor comprises of a separate formal lounge with feature bay with oversized windows, a WC, and bright open plan kitchen dining area. A separate laundry room and storage cupboard ensures maximum convenience. The studio designed kitchen includes a full suite of integrated Zanussi appliances. The space is complimented with under cabinet lighting and chic soft close cabinetry.

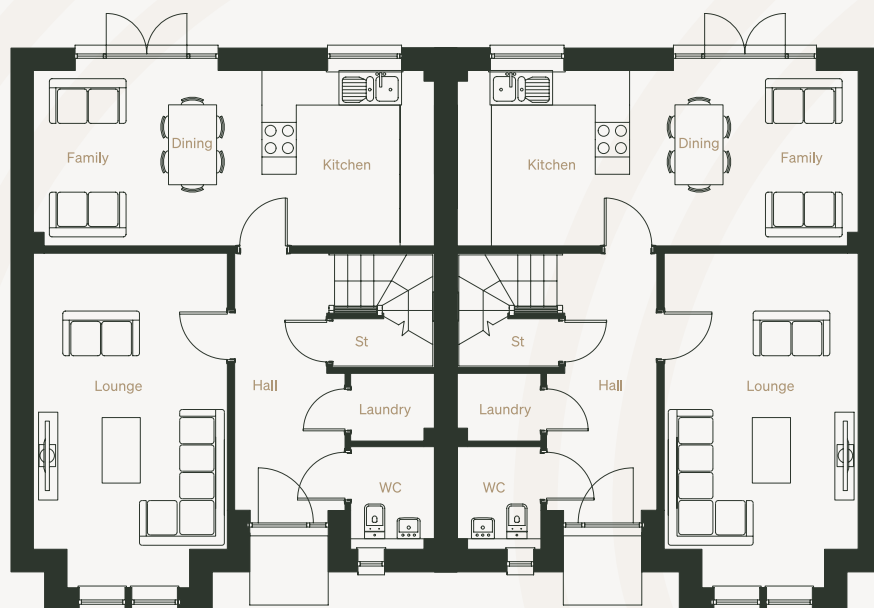
On the first floor there is a family bathroom with separate shower enclosure and additional dedicated storage space. The principal bedroom is enhanced by a bay window with Juliet balcony ensuring plenty of natural light. A spacious en-suite, and double fitted wardrobe ensure optimal convenience in this indulgent principal bedroom suite. Three additional bedrooms complete the first floor of this impressive family home. All bathrooms feature designer sanitaryware and Porcelanosa tiling.

MITCHELL

Plots 9, 10, 17, 18, 25, 26

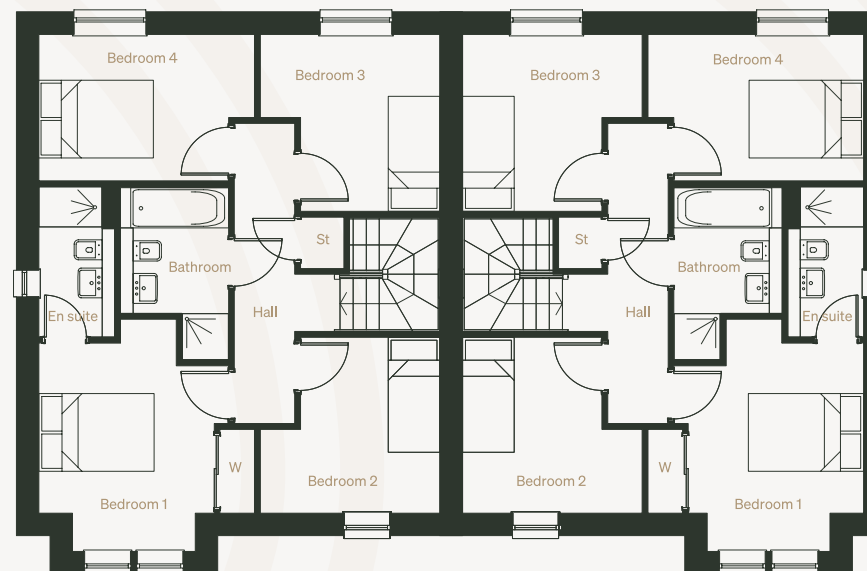
4 bedroom semi-detached

116.73 sq m / 1257 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.36 × 5.81	11'1" × 19'1"
Family / Dining	3.93 × 3.04	12'11" × 10'0"
Kitchen	3.00 × 3.04	9'10" × 10'0"
Laundry	1.42 × 1.17	4'8" × 3'10"
WC	1.42 × 1.78	4'8" × 5'10"



FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.29 × 4.03	10'10" × 13'3"
En suite	1.31 × 2.61	4'4" × 8'7"
Bedroom 2	3.74 × 2.54	12'3" × 8'4"
Bedroom 3	3.12 × 3.07	10'3" × 10'1"
Bedroom 4	3.05 × 3.08	10'0" × 10'2"
Bathroom	1.88 × 2.99	6'2" × 9'10"



BANGOUR
VILLAGE ESTATE

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



MITCHELL

4 bedroom detached

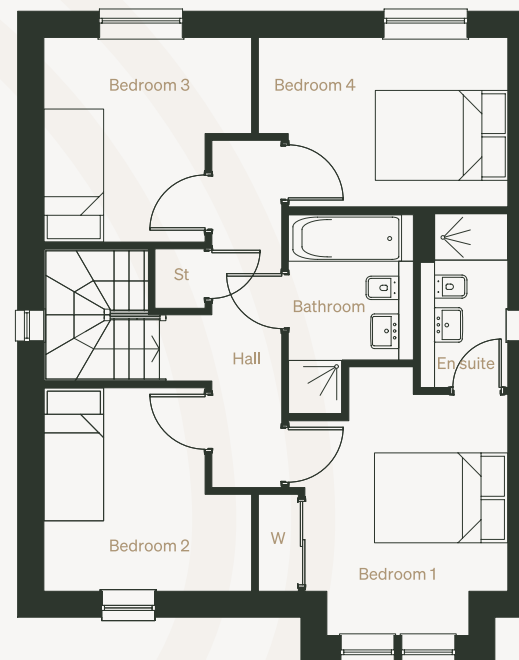
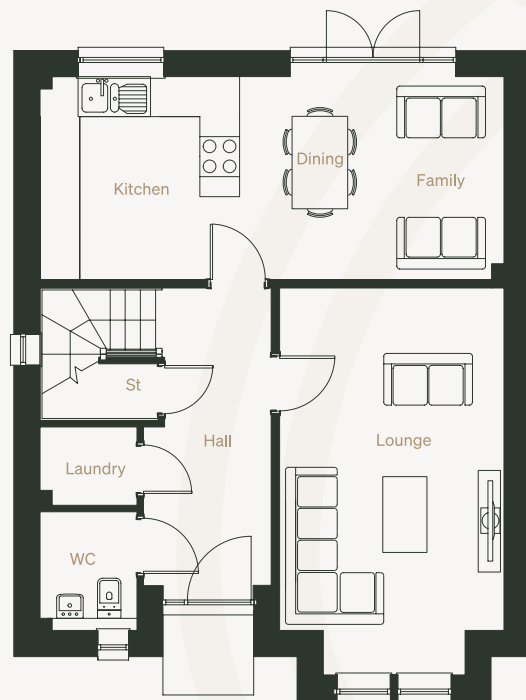
The Mitchell features a spacious dining kitchen with French doors and open plan family space leading directly to the private back garden. Offering a versatile modern layout, the ground floor comprises of a separate formal lounge with feature bay with oversized windows, a WC, and bright open plan kitchen dining area. A separate laundry room and storage cupboard ensures maximum convenience. The studio designed kitchen includes a full suite of integrated Zanussi appliances. The space is complimented with under cabinet lighting and chic soft close cabinetry.

On the first floor there is a family bathroom with separate shower enclosure and additional dedicated storage space. The principal bedroom is enhanced by a bay window with Juliet balcony ensuring plenty of natural light. A spacious en-suite, and double fitted wardrobe ensure optimal convenience in this indulgent principal bedroom suite. Three additional bedrooms complete the first floor of this impressive family home. All bathrooms feature designer sanitaryware and Porcelanosa tiling.

MITCHELL

4 bedroom detached

117.33 sq m / 1263 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.38 x 5.81	11'1" x 19'1"
Family / Dining	3.96 x 3.04	13'0" x 10'0"
Kitchen	3.00 x 3.04	9'10" x 10'0"
Laundry	1.45 x 1.17	4'9" x 3'10"
WC	1.45 x 1.78	4'9" x 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.29 x 4.03	10'10" x 13'3"
En suite	1.31 x 2.61	4'4" x 8'7"
Bedroom 2	3.12 x 3.05	10'3" x 10'0"
Bedroom 3	3.12 x 3.07	10'3" x 10'1"
Bedroom 4	3.74 x 2.54	12'3" x 8'4"
Bathroom	1.88 x 2.99	6'2" x 9'10"

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.





ROSEBERY

3 bedroom detached

The Rosebery offers a stylish three bedroom detached family home. The ground floor offers a bright and spacious double aspect lounge, spanning the full depth of the house. Oversized windows throughout the ground floor ensure maximum light floods in. The open plan kitchen area with dedicated space for dining is enhanced by French doors leading directly to the private, fenced back garden.

The well-appointed kitchen is equipped with a suite of high-quality Zanussi appliances. Sleek, soft-close cabinetry and under cabinet

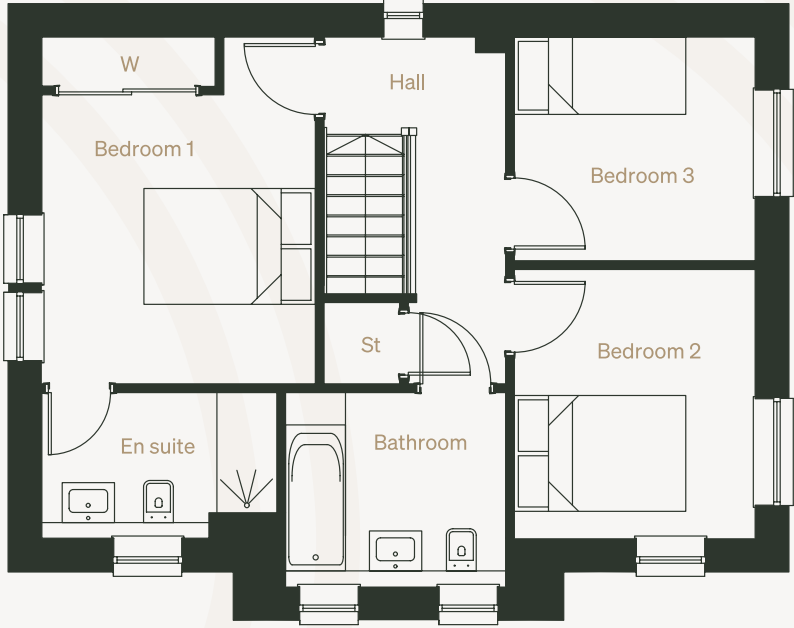
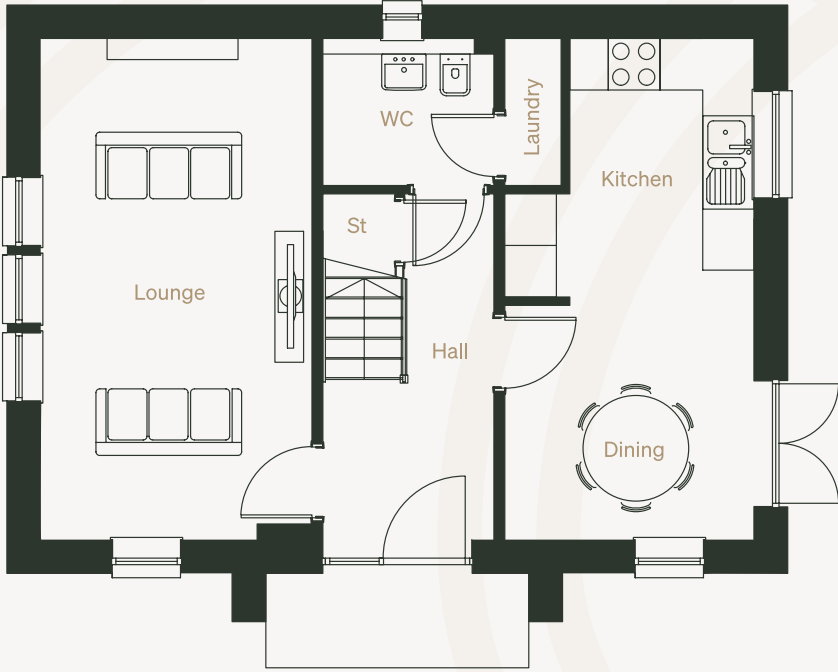
lighting provides the kitchen with a contemporary feel and a separate laundry area ensures maximum convenience. Dedicated storage space and WC complete the ground floor accommodation.

On the first floor there are three well-proportioned bedrooms, a family bathroom and additional storage space. The impressive principal bedroom includes a fitted double wardrobe and en-suite with double shower. All of the bathrooms feature award-winning sanitaryware, enhanced by Porcelanosa tiling.

ROSEBERY

3 bedroom detached

98.6 sq m / 1059 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	3.16 x 5.84	10'5" x 19'2"
Kitchen / Dining	2.80 x 5.84	9'2" x 19'2"
Laundry	0.65 x 1.71	2'2" x 5'7"
WC	2.09 x 1.77	6'11" x 5'10"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.18 x 4.04	10'6" x 13'3"
En suite	2.74 x 1.70	9'0" x 5'7"
Bedroom 2	2.81 x 3.13	9'3" x 10'3"
Bedroom 3	2.81 x 2.60	9'3" x 8'7"
Bathroom	2.56 x 2.26	8'5" x 7'5"



Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.



HAWTHORN

4 bedroom detached

The Hawthorn is a sophisticated four bedroom detached family home. The ground floor features an open plan kitchen, dining and family space with feature media wall and island breakfast bar. The fully equipped kitchen, boasting a full suite of integrated Zanussi appliances, with sleek soft close cabinetry and under cabinet lighting. The adjoining utility area has access to the garden.

French doors ensure plenty of light floods into this grand space and seamlessly connects the interior and exterior space. A separate living

room with oversized windows allows extra space. A WC and two large cupboards complete the ground floor.

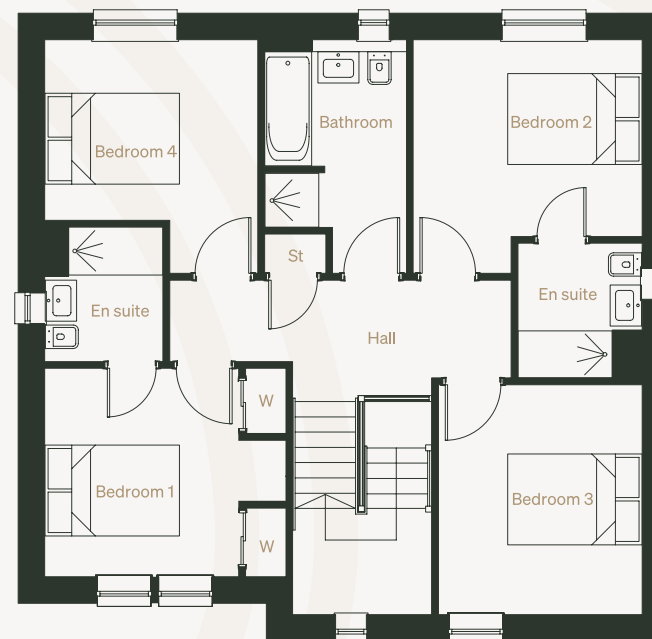
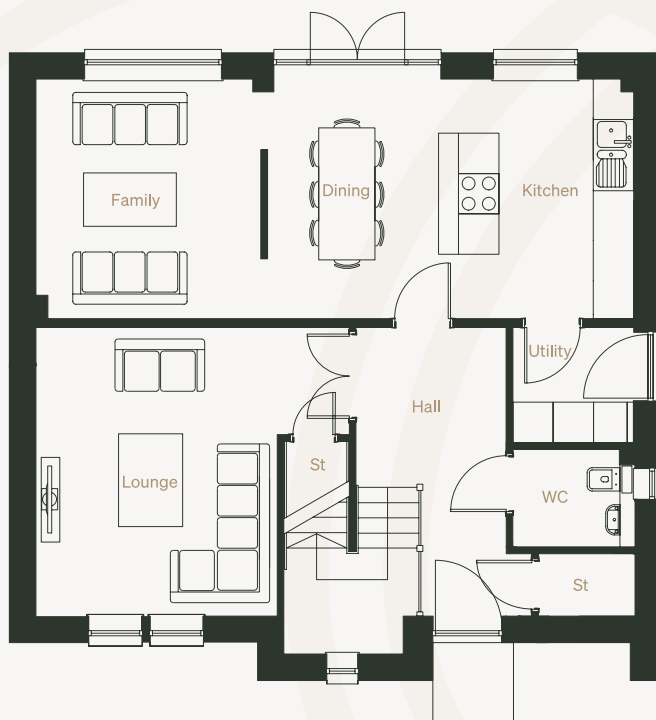
On the first floor, the principal bedroom includes two fitted wardrobes and an ensuite bathroom with double shower. Three further double bedrooms, one of which includes an ensuite, also with a double shower. This floor is equipped with additional storage and a family bathroom, offering a bath and convenient separate shower enclosure. All bathrooms feature designer sanitaryware and Porcelanosa tiling.

HAWTHORN

Plots 2, 3, 6, 7, 45

4 bedroom detached

145.75 sq m / 1569 sq ft



GROUND FLOOR

AREA	METRES	FEET
Lounge	4.63 × 4.29	15'2" × 14'1"
Family	3.34 × 3.56	11'0" × 11'8"
Dining / Kitchen	5.43 × 3.56	17'10" × 11'8"
Utility	1.81 × 1.71	6'0" × 5'7"
WC	1.82 × 1.45	6'0" × 4'9"

FIRST FLOOR

AREA	METRES	FEET
Bedroom 1	3.58 × 3.09	11'9" × 10'2"
En suite 1	1.75 × 2.00	5'9" × 6'7"
Bedroom 2	3.40 × 3.47	11'2" × 11'5"
En suite 2	1.84 × 2.00	6'1" × 6'7"
Bedroom 3	3.07 × 3.41	10'1" × 11'2"
Bedroom 4	3.16 × 3.47	10'5" × 11'5"
Bathroom	2.10 × 3.47	6'11" × 11'5"


Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.

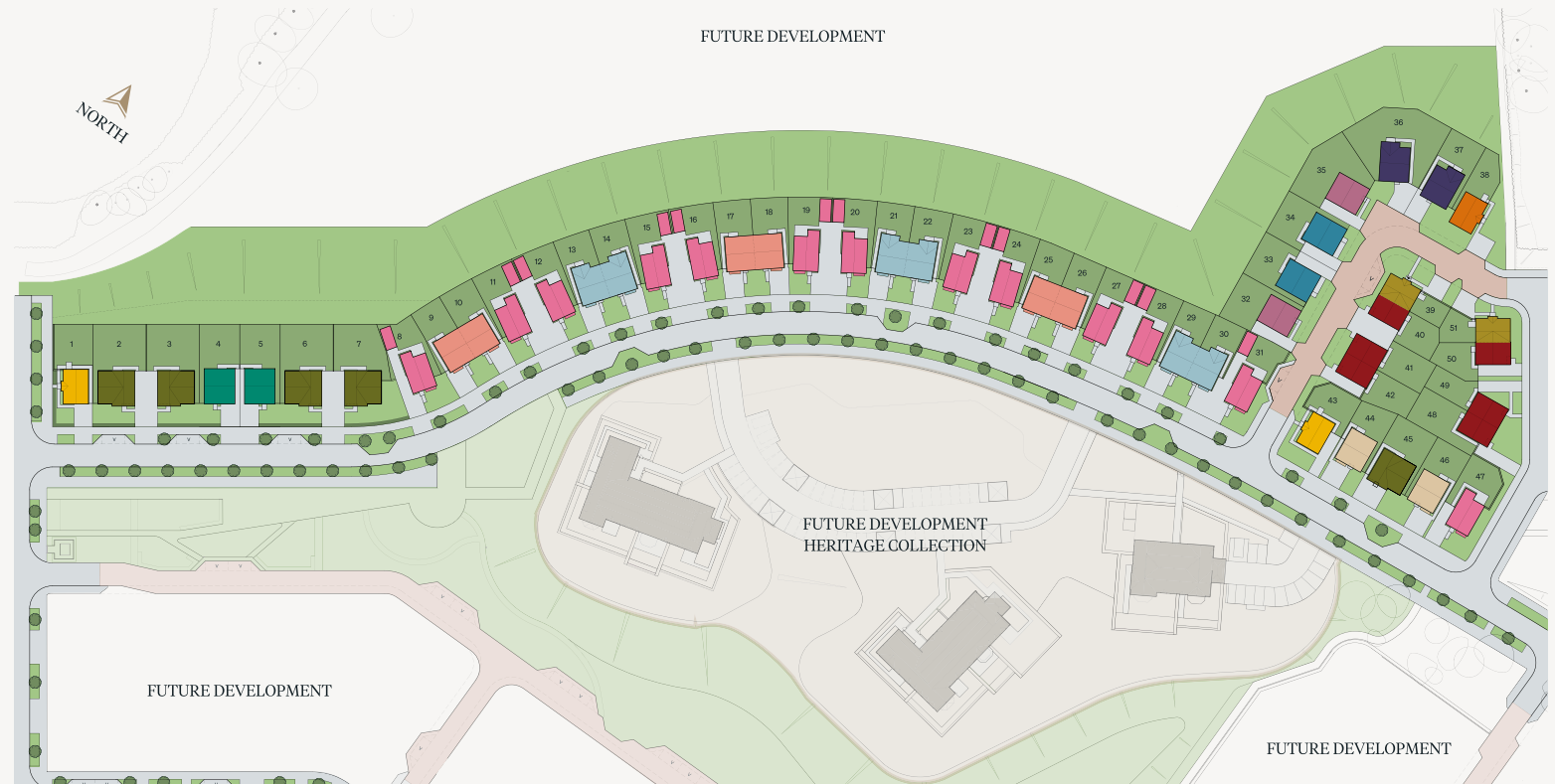


BANGOUR
VILLAGE ESTATE

SITE PLAN

The Crescent

- 
THORNE *3 bedroom semi-detached*
 Plots: 40, 41, 42, 48, 49, 50
- 
MILNE *3 bedroom detached*
 Plots: 38
- 
ROSEBERY *3 bedroom detached*
 Plots: 1, 43
- 
MILNE *3 bedroom semi-detached*
 Plots: 39, 51
- 
HUGHES *4 bedroom detached*
 Plots: 32, 35
- 
MITCHELL *4 bedroom semi-detached*
 Plots: 9, 10, 17, 18, 25, 26
- 
MITCHELL *4 bedroom detached*
 Plots: 44, 46
- 
DRUMMOND *4 bedroom detached*
 Plots: 33, 34
- 
DRUMMOND 2 *4 bedroom detached*
 Plots: 4, 5
- 
BLAKE *4 bedroom detached*
 Plots: 36, 37
- 
BURTON *4 bedroom semi-detached*
 Plots: 13, 14, 21, 22, 29, 30
- 
HAWTHORN *4 bedroom detached*
 Plots: 2, 3, 6, 7, 45
- 
LENNOX *4 bedroom detached with garage*
 Plots: 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28, 31, 47*
*No garage on plot 47



BANGOUR
VILLAGE ESTATE

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.



BANGOUR

VILLAGE ESTATE