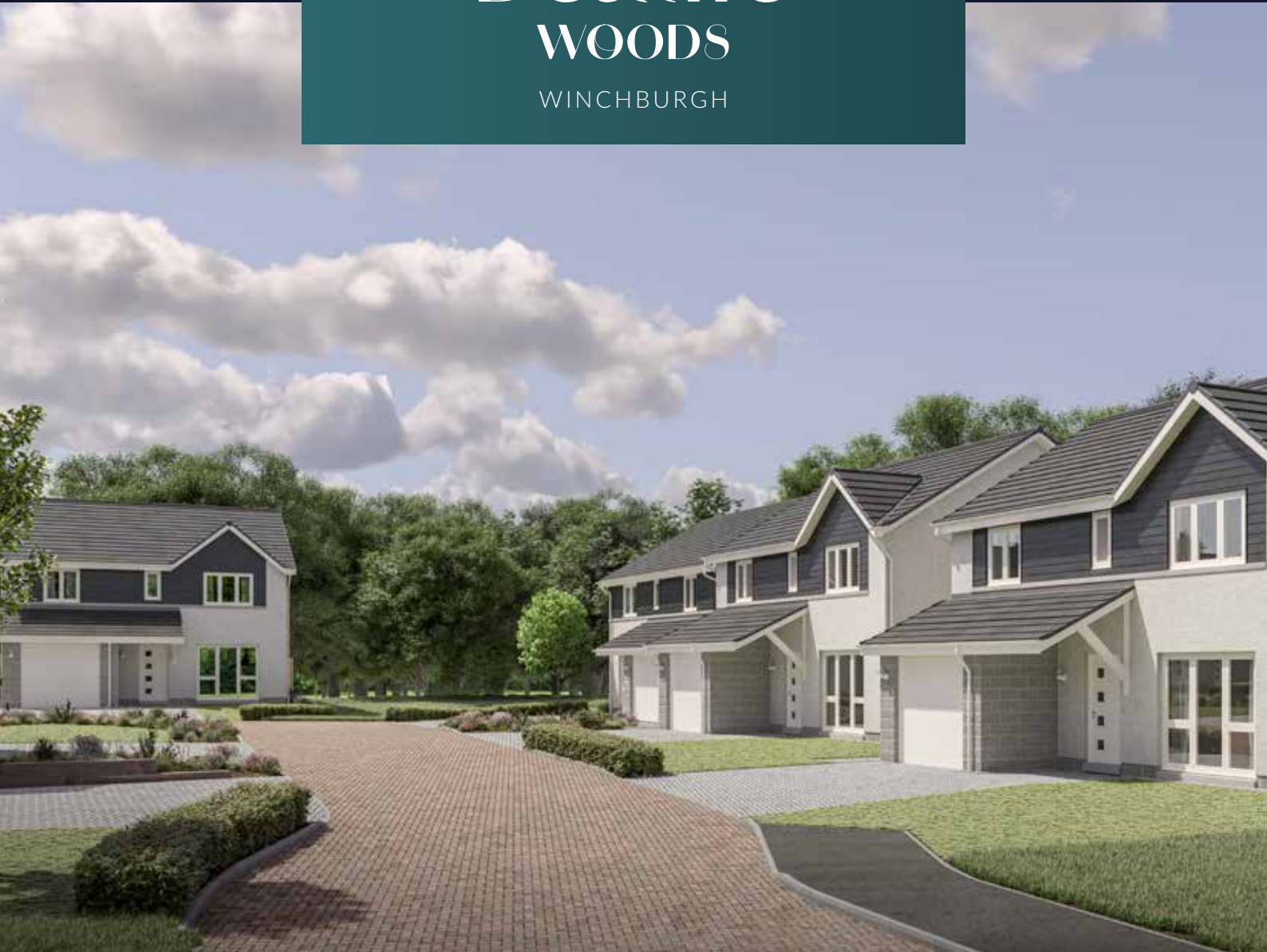




Beatlie  
WOODS  
WINCHBURGH



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12 WELCOME TO YOUR SPECIAL NEW NEIGHBOURHOOD





THE PLACE WHERE I

# Belong



Moving home is more than a fresh start - it's a decision shaped by real-life moments. Maybe you're running out of space, or simply no longer need as much. Perhaps your family is growing, you're stepping onto the property ladder, or looking for a home that offers more flexibility - a home office, a place for family to stay, or rooms where the kids can grow and thrive.

Whatever your reason, it's personal - and we understand that. With generations of experience, we know how to build homes that work for modern life. Homes with space to be together, and space to enjoy some peace and quiet. Surrounded by greenery, safe streets, and fresh air - the kind of place where children can play outside, where dogs can roam, and where you can take a breath and feel at ease.

Inside, it's all about comfort and considered design. A kitchen that's ready for everyday life and special occasions alike, with generous worktops, high-specification appliances, and space for dining with family and friends. A garden that invites you out when the sun shines. Built-in storage where you need it, and bathrooms that balance practicality with a little everyday luxury.

These are homes where quality shows in every detail. Warm, bright, energy-efficient, and easy to live in. With French doors that open to let the day in, and close behind you when it's time to unwind.

It just works. So you can get on with the things that matter: time with friends, weekends well spent, laughter around the table, and the quiet moments that make you feel truly at home.

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An enviable destination...





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WINCHBURGH



AN ENVIABLE DESTINATION

# A new home, a new life



Above: The Burnett and Burnard, Plots 18 and 19

There's nothing like a fresh start to inspire a new life. Winchburgh offers the opportunity to live in a thriving, well-connected community close to Edinburgh, combining modern living with scenic surroundings and excellent amenities. Here, you'll discover a beautiful place to call home just a short trip from the city, enjoying the comfort and style of a new-build home in this sought-after part of West Lothian.



## LIVE YOUR LIFE

Winchburgh offers a high quality of life, blending modern living with a semi-rural feel. With the Union Canal nearby, open countryside close at hand, and the city just a short drive away, this community provides space to relax, explore, and thrive for individuals and families alike.



## GET ACTIVE

From riverside walks along the Union Canal to scenic cycling routes, woodland trails, and local parks, Winchburgh is perfect for outdoor enthusiasts. Nearby golf courses, sports clubs, and easy access to the Pentland Hills and the Scottish Borders make it simple to stay active, while Edinburgh and the surrounding countryside offer endless options for adventure.



### CULTURAL SPOTS TO KEEP EVERYONE CURIOUS

Winchburgh's proximity to Edinburgh means theatres, museums, art galleries, and live music venues are all within easy reach. Closer to home, the area's rich heritage can be explored through nearby landmarks such as Linlithgow Palace and Hopetoun House, while local events, clubs, and community groups offer plenty of opportunities to get involved and stay connected.



### A WELCOMING COMMUNITY, A PREMIUM LOCATION

Winchburgh is a well-established and close-knit community, highly regarded for its peaceful lifestyle and strong sense of place. Residents enjoy access to local amenities including shops, cafes, medical practices, and community centres. Nearby towns such as Linlithgow and Broxburn provide further shopping, dining, and leisure options, while Edinburgh city centre is just a short drive away for more extensive retail and cultural experiences.



### GETTING AROUND

Commuting is straightforward, with Edinburgh city centre only around 9 miles away and excellent road connections via the M8 motorway. Public transport is also convenient, with regular bus services and trains at nearby Linlithgow or Uphall/Broxburn stations. Edinburgh Airport is just over 15 miles away, providing easy access for travel further afield.



### EDUCATION

Beatlie Woods is ideally located for families, falling within the catchment area for Hawkhill Primary School, Holy Family Primary School as well as Winchburgh Academy and Sinclair Academy. All schools are within close proximity and offer a nurturing learning environment and modern facilities with strong links to the local community.

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BEATLIE WOODS, WINCHBURGH

# Designed for Living, Built for Life



## THE KITCHEN: THE HEART OF YOUR HOME

Your kitchen is more than just a place to cook, it's the heart of your home. It's where conversations flow, kids do their homework at the table, and friends gather for relaxed, easy suppers. It's the hub of daily life, designed with space and style in mind so there's room for everyone.

Whether you're whipping up a quick midweek meal or preparing a leisurely Sunday lunch, your kitchen is ready for it all. With modern work surfaces, clever storage solutions,

and high-performance appliances included as standard, it makes cooking a pleasure, not a chore.

Crafted by Creative Designs, your kitchen is designed in collaboration with our expert team to suit your lifestyle perfectly. Enjoy soft-close drawers, premium finishes, and the freedom to choose the colours and materials that reflect your personal taste.





### STYLE AND COMFORT THROUGHOUT

Many bedrooms are enhanced by built-in wardrobes, floor to ceiling sliding mirror doors, while selected rooms offer the added luxury and practicality of walk-in wardrobes.

Bathrooms and en-suites feature pristine white sanitaryware, contemporary taps, and large showers, all complemented by your choice of elegant Porcelanosa tiling.

### THE THOUGHTFUL TOUCHES

We know it's the little details that make a difference. That's why your home includes little extras such as down lights, lock block driveways and chrome towel rails plus ample storage throughout for everything from coats to kids' toys.

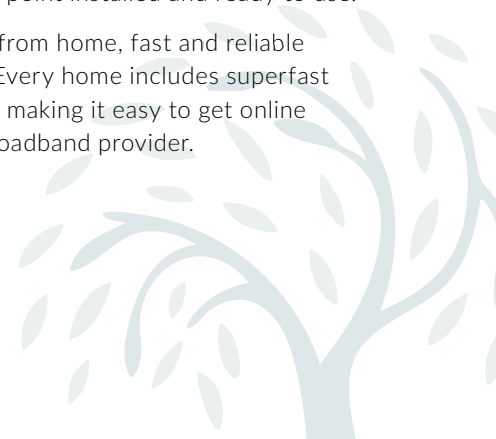
### READY FOR MODERN LIFE

Every home at Beatlie Woods comes complete with an EV (Electric Vehicle) charging point installed and ready to use.

With more of us working from home, fast and reliable connectivity is essential. Every home includes superfast broadband infrastructure, making it easy to get online when you choose your broadband provider.

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# QUALITY AND FINISH Delivered as standard

We take pride in thoughtfully including all the little touches that make a home truly special. Delivered as standard in the exceptional quality and finish you can expect from us.

## YOUR HOME COMES COMPLETE WITH

- > Two years of Bancon Homes after care\*
- > A 10 year NHBC warranty\*
- > Air source heat pumps are installed in all homes, providing energy-efficiency heating and hot water
- > All homes come complete with an EV (Electric Vehicle) charging point installed and ready to use
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > Outdoor clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Turfed front garden
- > Homes with driveways are paved with lock block

\*These run concurrently.

## YOUR KITCHEN

- > Expertly designed and crafted kitchen by Creative Designs
- > Inset stainless steel sink with lever chrome mixer tap
- > Your choice of door and work surface colour and finish
- > Induction hob pans
- > Bosch multifunction single fan oven
- > Bosch canopy extractor
- > Hotpoint integrated fridge freezer
- > Hotpoint integrated dishwasher\*\*

\*\*Where applicable.

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Built in wardrobes to many bedrooms. Floor to ceiling sliding mirror doors or oak finish pass door for walk-ins and oak finish doors to wardrobes in the Loch
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood with oak newel capping and handrail to stair
- > Hard wired heat & smoke alarms with battery back-up

## YOUR BATHROOM

- > Chrome finish heated towel rails to selected bathrooms and en-suites
- > Your choice of Porcelanosa wall tiling
- > Contemporary white sanitaryware
- > Contemporary taps





Our sales team will be on site to guide and assist you through your new home journey.

## AWARD WINNING Customer Care

We pride ourselves on the level of individual customer care we provide, and our award winning, passionate team is committed to delivering an end-to-end personalised service throughout the entire buying and settling-in process and beyond.

From the moment you arrive at our sales centre our friendly team will guide you at every step. From reserving your dream plot, reviewing detailed plans and drawings, choosing your personalised colours and finishes, working with your solicitors and helping you plan your move-in day, we are here to help.

We have a long-standing service commitment to our customers and want to ensure that your new home exceeds your expectations. Bancon Homes cover your home for

the first two years with a warranty and an emergency care service. You will be introduced to a dedicated after-care specialist and welcomed to our HomeCare app to help you report and resolve any issues you may have with your new home quickly and easily. You will also have a 10-year NHBC home warranty.\*

It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we secured a prestigious Gold Award from independent research company In House Research Ltd for the eighth consecutive year.

Bancon Homes is a Registered Developer with the New Homes Quality Board.

\*These run concurrently.



We know that the quality of finish is just as important as the quality of build, that's why we work with the best suppliers.



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Welcome to your special  
new neighbourhood...





Beatlie  
WOODS  
WINCHBURGH



# Beatlie Woods Location

Ideally positioned on Main Street in Winchburgh, close to all the local amenities, and opposite the brand-new state-of-the-art primary school, yet minutes from scenic countryside, your new home enjoys a wonderful setting.

There are eight different house styles, each with its own unique layout, designed to suit a variety of lifestyles and needs. Whether you're looking for open-plan living, flexible family spaces, or elegant finishes, you'll find a home that reflects your taste and enhances your everyday life.

This exclusive development offers more than just beautiful homes – it's a peaceful, well-connected community where nature, quality, and comfort come together. Thoughtfully landscaped green space, and easy access to Winchburgh amenities, local schools, and outdoor leisure make this a truly exceptional place to live.

Welcome home.



- Hawkhill Primary School: 2 mins
- Holy Family Primary School: 23 mins
- Winchburgh Academy: 25 mins
- Sinclair Academy: 23 mins
- Convenience Store: 8 mins
- Sainsburys Local and shopping complex: 12 mins

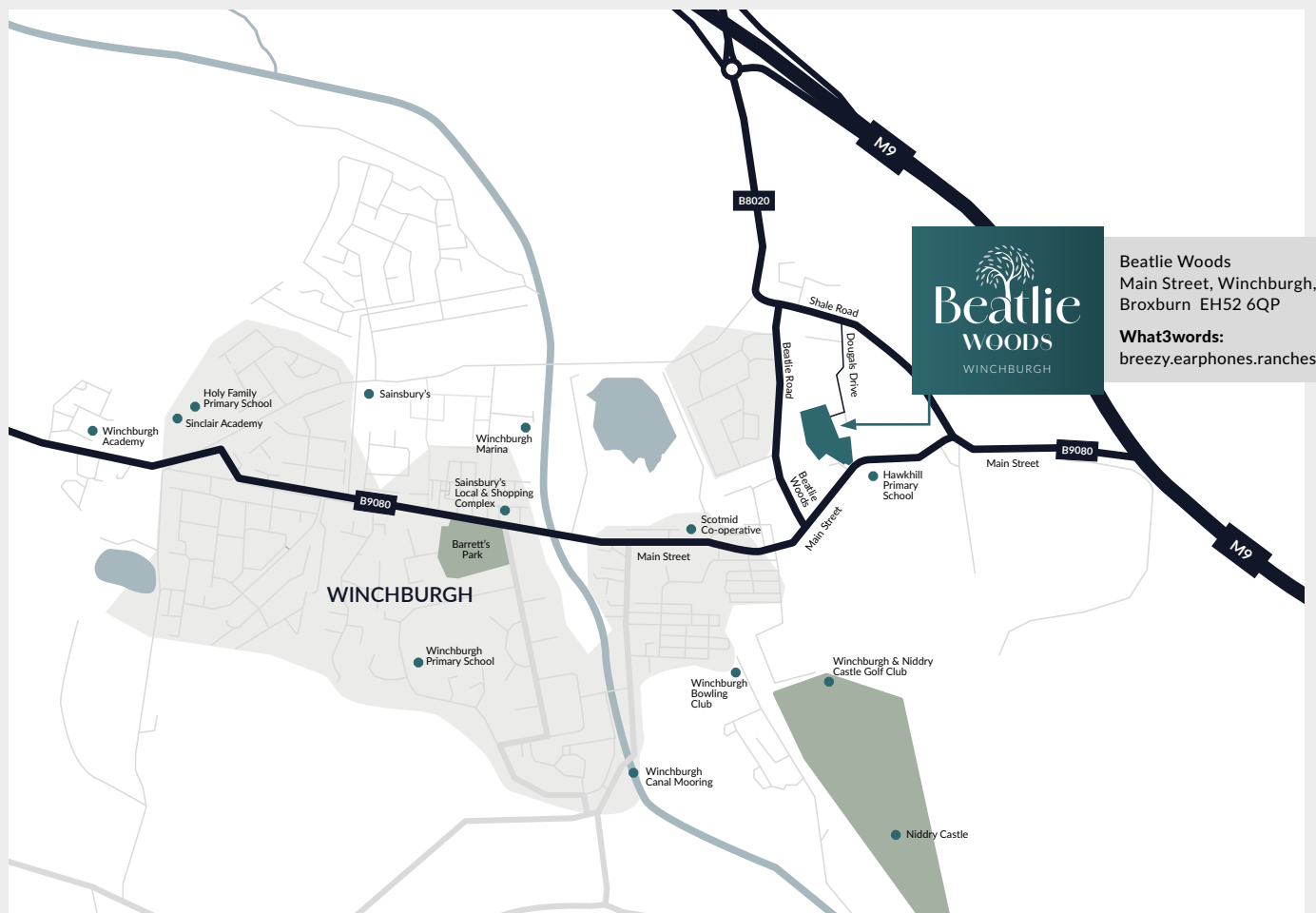


- Hawkhill Primary School: 2 mins
- Holy Family Primary School: 4 mins
- Winchburgh Academy: 5 mins
- Sinclair Academy: 4 mins
- Convenience Store: 3 mins
- Sainsburys Local and shopping complex: 4 mins
- Edinburgh Airport: 12 mins
- Forth Road Bridge: 10 mins
- Haymarket: 28 mins

\*All travel times are approximate.



- Good local connectivity and to neighbouring towns.
- Direct bus links to Edinburgh city centre.
- Regular daytime services, including express routes.
- Night bus options available.





**The Larch**

4 bedroom detached home  
Plots 1, 2, 4, 13, 14, 16



**The Birch**

4 bedroom detached home  
Plots 5, 7, 23



**The Viewfield**

4 bedroom detached home  
Plots 3, 6, 8, 12



**The Elmwood**

4 bedroom detached home  
Plot 20



### The Burnett

3 bedroom detached/  
semi detached home  
Plots 17, 18



### The Burnard

3 bedroom detached/  
semi detached home  
Plot 15, 19, 21, 22



### The Richmond

3 bedroom terrace home  
Plots 9, 11, 24, 27



### The Loch

2 bedroom terrace home  
Plots 10, 25, 26



# Our Homes Collection

Choose from eight different house styles.

Choose your perfect home...

The Larch 4 bedroom home



The Birch 4 bedroom home



The Viewfield 4 bedroom home



The Elmwood 4 bedroom home



The Burnett 3 bedroom home



The Burnard 3 bedroom home



The Richmond 3 bedroom home



The Loch 2 bedroom home



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# The Larch

4 bedroom detached home with integral single garage



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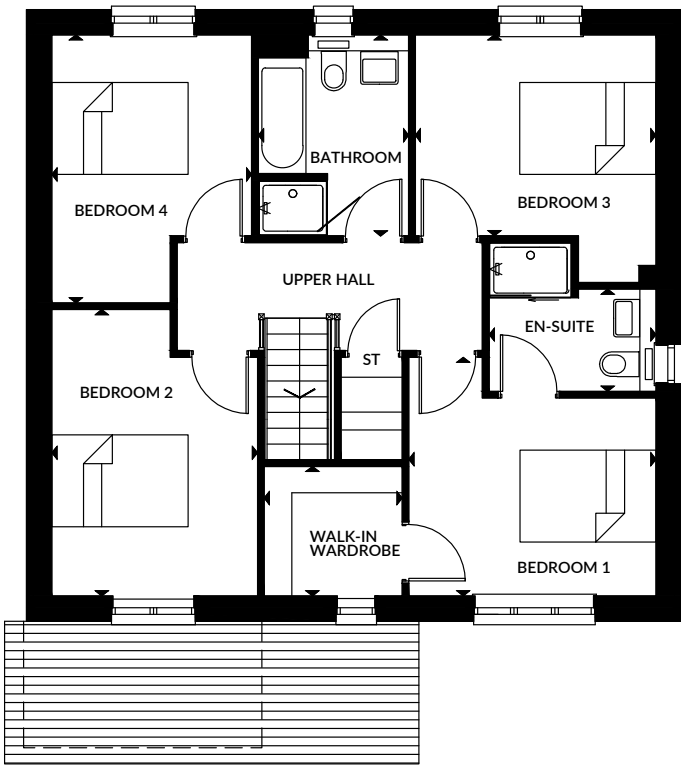
## KEY FEATURES



- > Open plan kitchen/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.

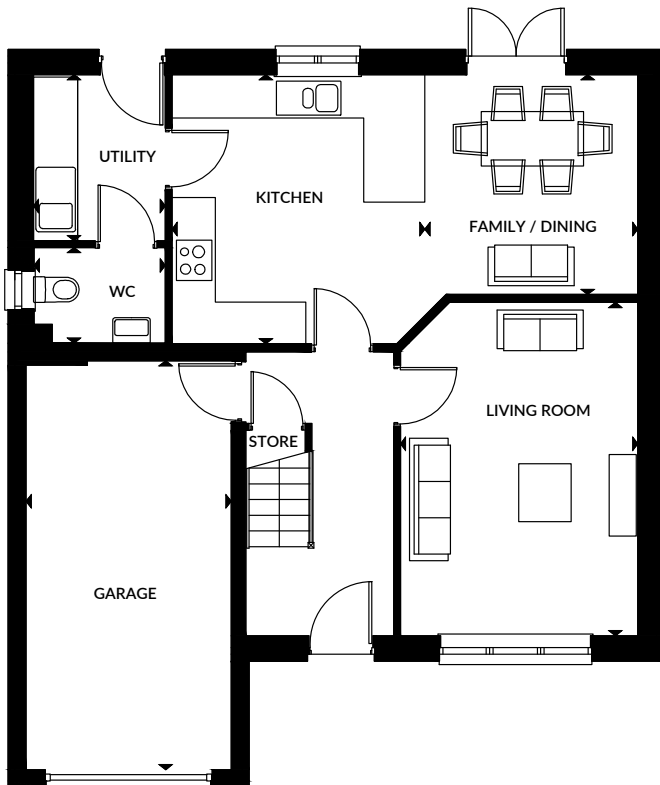
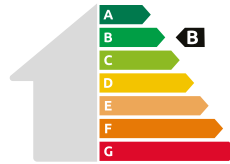


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.63m x 3.51m	11' 10" x 11' 5"
En-suite	2.45m x 1.50m	8' 0" x 4' 11"
Walk-in Wardrobe	2.02m x 1.90m	6' 7" x 6' 2"
Bedroom 2	3.02m x 4.21m	9' 10" x 13' 9"
Bedroom 3	3.54m x 2.95m	11' 7" x 9' 8"
Bathroom 4	2.94m x 3.94m	9' 7" x 12' 10"
Bathroom	2.21m x 2.95m	7' 2" x 9' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.49m x 4.90m	11' 5" x 16' 0"
Kitchen	3.71m x 3.95m	12' 2" x 12' 11"
Family / Dining	3.13m x 3.23m	10' 3" x 10' 7"
Utility	1.94m x 2.44m	6' 4" x 8' 0"
WC	1.93m x 1.40m	6' 3" x 4' 7"
Garage	3.01m x 6.01m	9' 10" x 19' 8"

Total Area 133m<sup>2</sup> | 1,432 Sq Ft



GROUND FLOOR

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# The Birch

4 bedroom detached home



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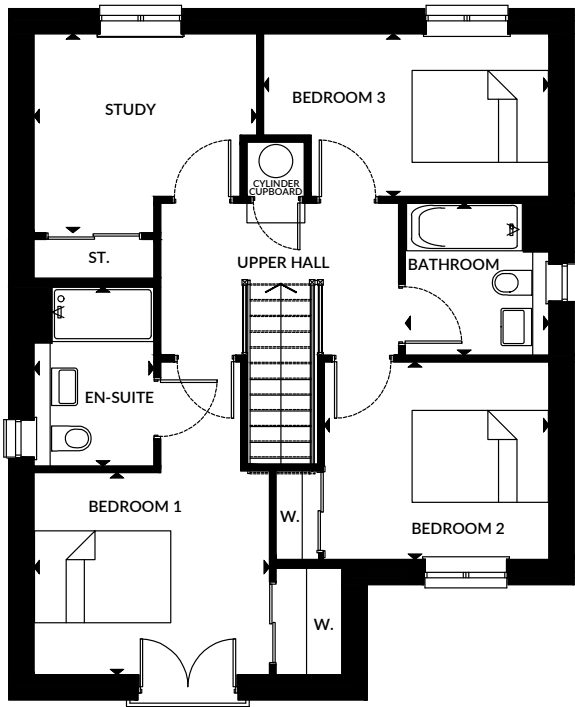
## KEY FEATURES



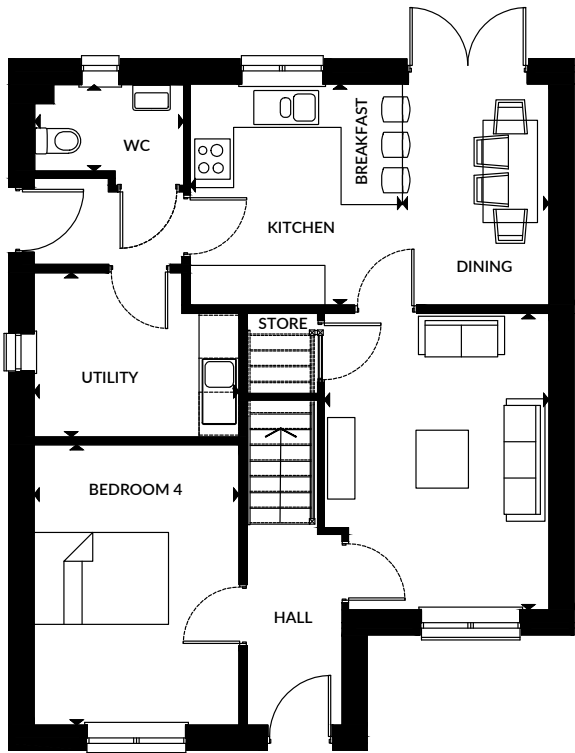
- > Open plan kitchen/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a luxurious en-suite shower room
- > Two further spacious double bedrooms and a study on the first floor
- > Convenient ground floor guest bedroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.46m x 2.97m	11' 4" x 9' 8"
En-suite	1.76m x 2.64m	5' 9" x 8' 8"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	4.19m x 3.39m	13' 8" x 7' 9"
Study	3.27m x 2.92m	10' 8" x 9' 6"
Bathroom	2.11m x 2.23m	6' 10" x 7' 3"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen	3.11m x 3.24m	10' 2" x 10' 7"
Dining	2.15m x 3.24m	7' 0" x 10' 7"
Utility	3.01m x 2.41m	9' 10" x 7' 10"
WC	2.18m x 1.26m	7' 1" x 4' 1"
Bedroom 4	3.01m x 4.11m	9' 10" x 13' 5"

Total Area 132m<sup>2</sup> | 1,421 Sq Ft



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# The Viewfield

4 bedroom detached home with integral single garage



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## KEY FEATURES



x1



x2



x4

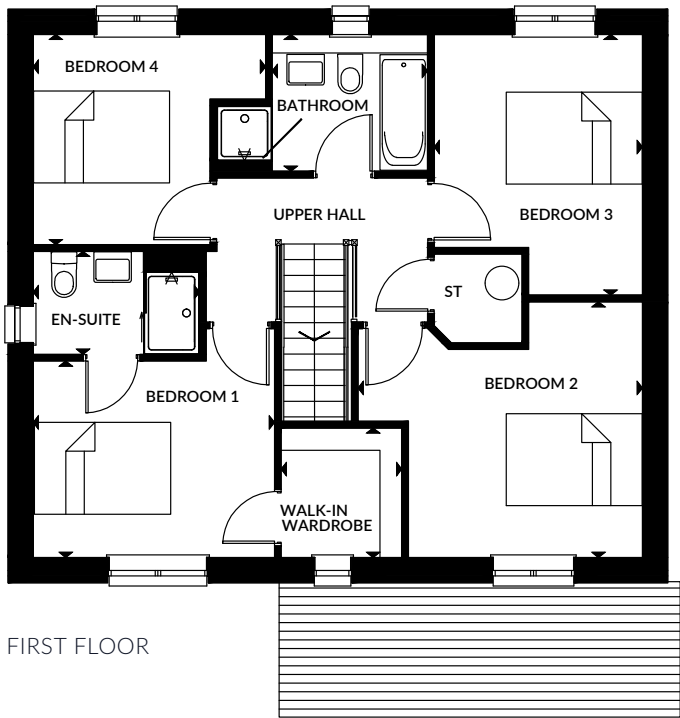


x2

- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage with internal door access. Painted white with light and power



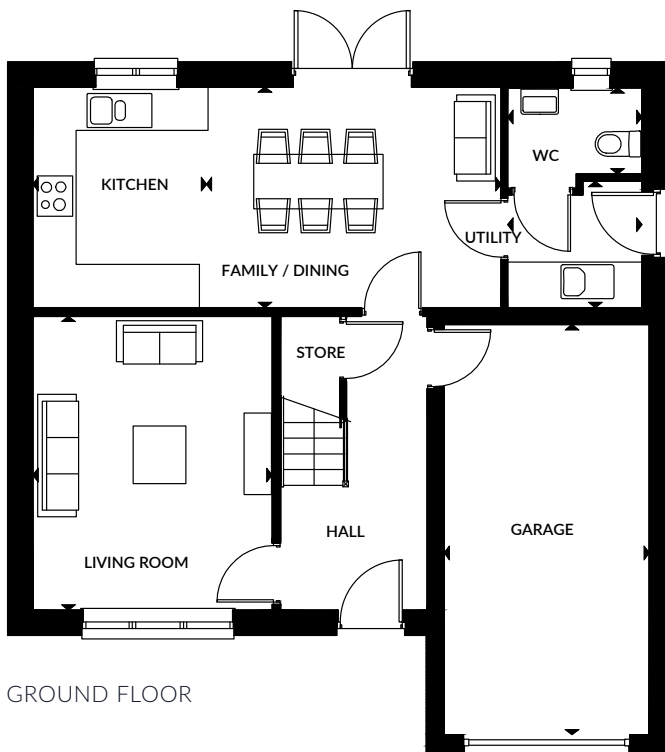
Interior image for illustrative purposes only.



First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.54m x 2.88m	11' 7" x 9' 5"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.18m x 3.75m	13' 8" x 12' 3"
Bedroom 3	3.06m x 3.83m	10' 0" x 12' 6"
Bathroom 4	3.41m x 3.09m	11' 2" x 10' 1"
Bathroom	2.28m x 2.01m	7' 5" x 6' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.51m x 4.31m	11' 6" x 14' 1"
Kitchen	4.33m x 3.24m	14' 2" x 10' 7"
Family / Dining	2.55m x 3.24m	8' 4" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 0"
WC	1.97m x 1.26m	6' 5" x 4' 1"
Garage	3.01m x 6.02m	9' 10" x 19' 9"

Total Area 123m<sup>2</sup> | 1,327 Sq Ft



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# The Elmwood

4 bedroom detached home with integral single garage



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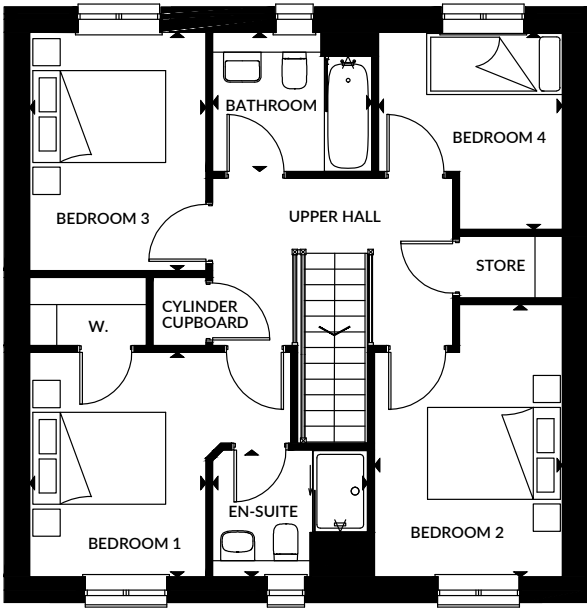
## KEY FEATURES



- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious bedrooms
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage. Painted white with light and power



Interior image for illustrative purposes only.

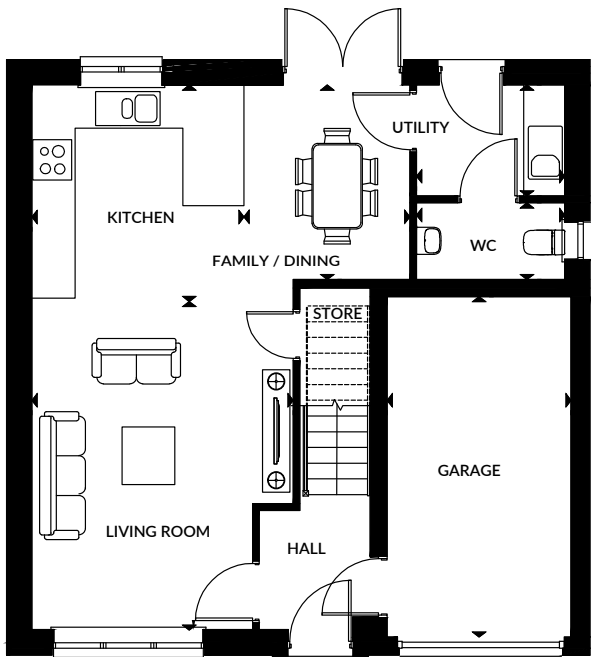


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.59m x 3.30m	8' 5" x 10' 9"
En-suite	2.28m x 1.87m	7' 5" x 6' 1"
Bedroom 2	2.76m x 4.00m	9' 0" x 13' 1"
Bedroom 3	2.59m x 3.50m	8' 5" x 11' 5"
Bedroom 4	2.70m x 2.90m	8' 10" x 9' 6"
Bathroom	2.34m x 2.05m	7' 7" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.84m x 4.83m	12' 7" x 15' 10"
Kitchen	3.12m x 3.18m	10' 2" x 10' 5"
Family / Dining	2.44m x 2.86m	7' 11" x 9' 4"
Utility	2.18m x 1.63m	7' 1" x 5' 4"
WC	2.18m x 1.13m	7' 1" x 3' 8"
Garage	2.70m x 5.00m	8' 10" x 16' 4"

Total Area 110m<sup>2</sup> | 1,184 Sq Ft



GROUND FLOOR

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# The Burnett Detached

3 bedroom detached home



Computer generated image for illustrative purposes only.

## KEY FEATURES



x1



x1



x3

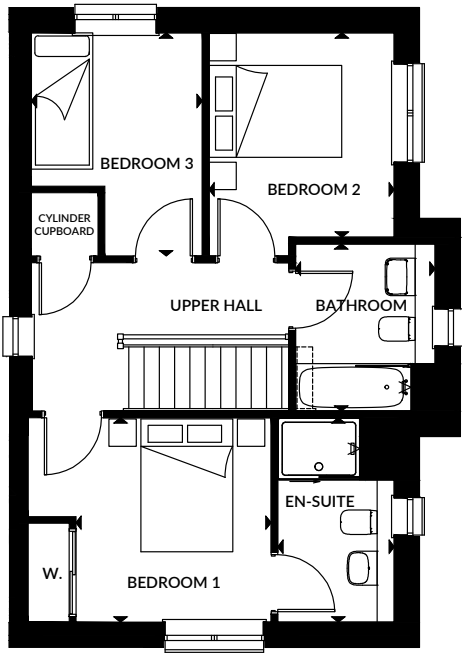


x2

- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Two further spacious bedrooms
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.

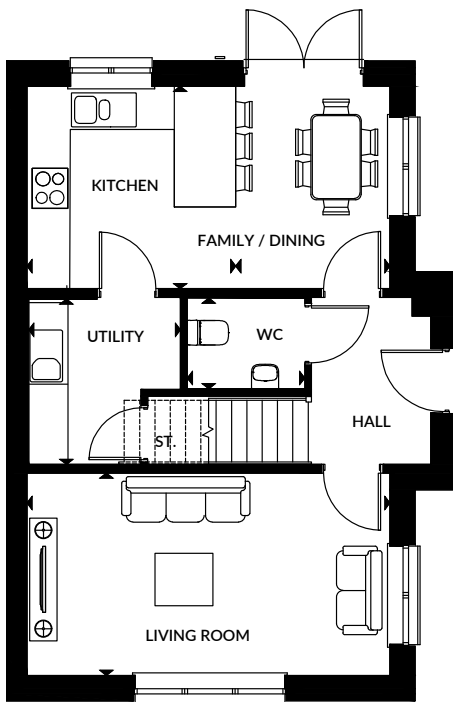


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.87m x 3.00m	9' 4" x 9' 10"
En-suite	1.71m x 3.00m	5' 7" x 9' 10"
Bedroom 2	2.72m x 3.00m	8' 11" x 9' 10"
Bedroom 3	2.51m x 3.28m	8' 2" x 10' 8"
Bathroom	2.05m x 2.45m	6' 8" x 8' 0"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	5.33m x 2.97m	17' 5" x 9' 9"
Kitchen	3.07m x 2.97m	10' 0" x 9' 9"
Family / Dining	2.26m x 2.97m	7' 5" x 9' 9"
Utility	2.23m x 2.43m	7' 3" x 7' 11"
WC	1.73m x 1.33m	5' 7" x 4' 4"

Total Area 95m<sup>2</sup> | 1,023 Sq Ft



GROUND FLOOR

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# The Burnett Semi-Detached

3 bedroom semi-detached home



Computer generated image for illustrative purposes only.

## KEY FEATURES



x1



x1



x3

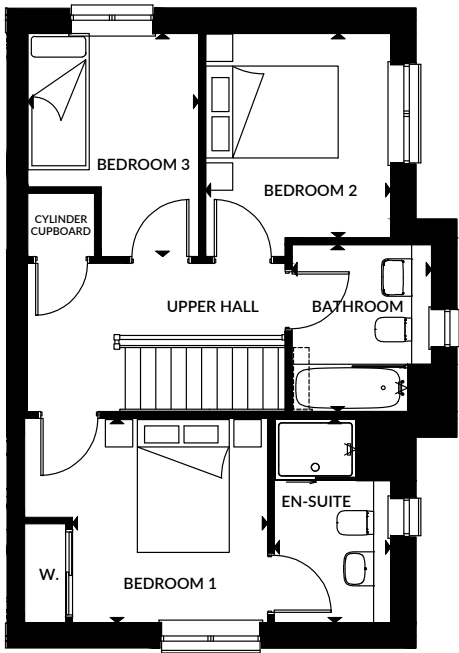


x2

- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Two further spacious bedrooms
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.

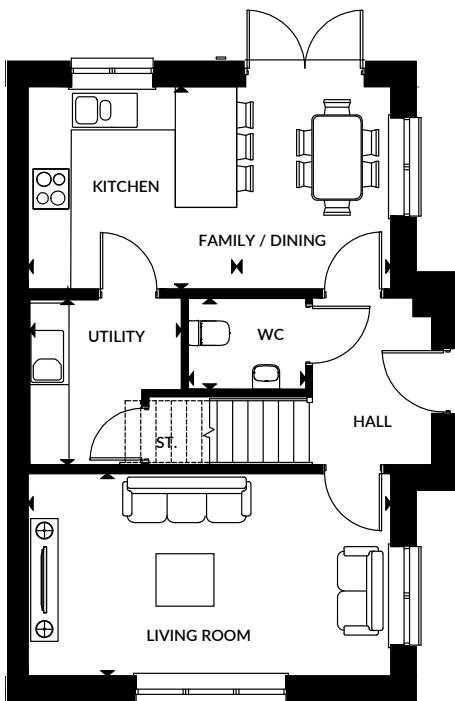


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.87m x 3.00m	9' 4" x 9' 10"
En-suite	1.71m x 3.00m	5' 7" x 9' 10"
Bedroom 2	2.72m x 3.00m	8' 11" x 9' 10"
Bedroom 3	2.51m x 3.28m	8' 2" x 10' 8"
Bathroom	2.05m x 2.45m	6' 8" x 8' 0"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	5.33m x 2.97m	17' 5" x 9' 9"
Kitchen	3.07m x 2.97m	10' 0" x 9' 9"
Family / Dining	2.26m x 2.97m	7' 5" x 9' 9"
Utility	2.23m x 2.43m	7' 3" x 7' 11"
WC	1.73m x 1.33m	5' 7" x 4' 4"

Total Area 95m<sup>2</sup> | 1,023 Sq Ft



GROUND FLOOR

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# The Burnard Detached

3 bedroom detached home



Computer generated image for illustrative purposes only.

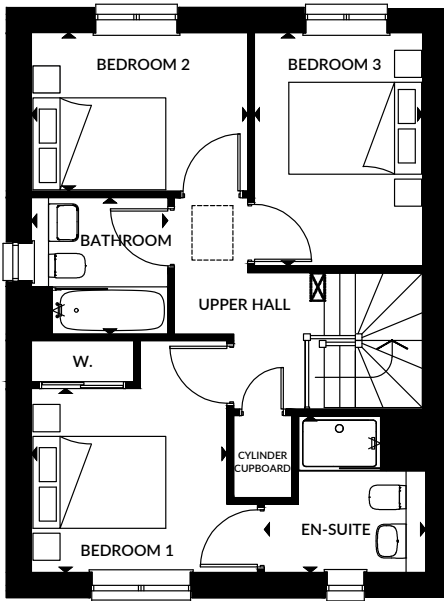
## KEY FEATURES



- > Large open plan kitchen/family/dining area
- > French doors leading out to the garden
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Two further spacious bedrooms
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.

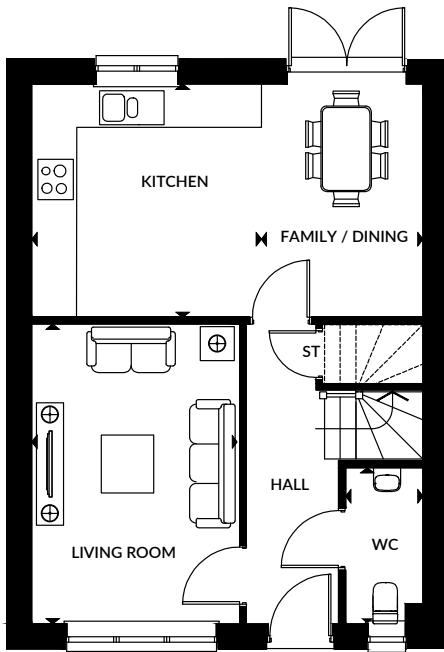


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.87m x 2.70m	9' 4" x 8' 10"
En-suite	2.37m x 2.30m	7' 9" x 7' 6"
Bedroom 2	3.18m x 2.33m	10' 5" x 7' 7"
Bedroom 3	2.47m x 3.43m	8' 1" x 11' 2"
Bathroom	2.00m x 2.00m	6' 6" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.05m x 4.40m	10' 0" x 14' 5"
Kitchen	3.37m x 3.43m	11' 0" x 11' 2"
Family / Dining	2.37m x 3.43m	7' 9" x 11' 2"
WC	1.13m x 2.29m	3' 8" x 7' 6"

Total Area 90m<sup>2</sup> | 969 Sq Ft



GROUND FLOOR

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# The Burnard Semi-Detached

3 bedroom semi-detached home



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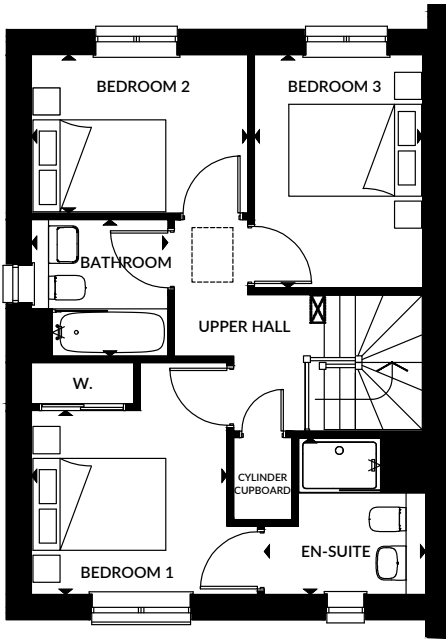
## KEY FEATURES



- > Large open plan kitchen/family/dining area
- > French doors leading out to the garden
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Two further spacious bedrooms
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.

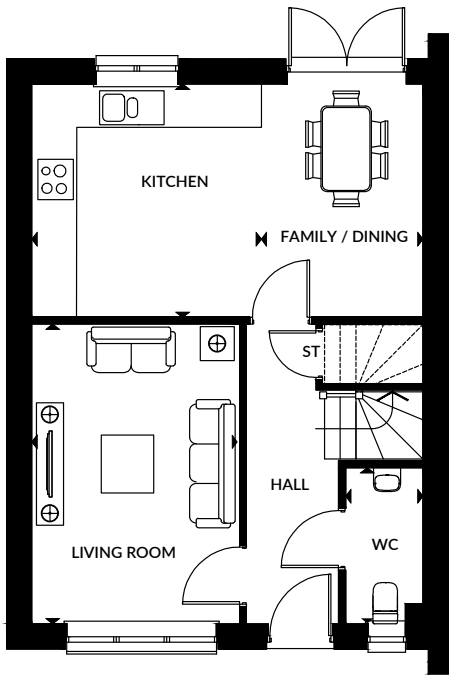


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.87m x 2.70m	9' 4" x 8' 10"
En-suite	2.37m x 2.30m	7' 9" x 7' 6"
Bedroom 2	3.18m x 2.33m	10' 5" x 7' 7"
Bedroom 3	2.47m x 3.43m	8' 1" x 11' 2"
Bathroom	2.00m x 2.00m	6' 6" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.05m x 4.40m	10' 0" x 14' 5"
Kitchen	3.37m x 3.43m	11' 0" x 11' 2"
Family / Dining	2.37m x 3.43m	7' 9" x 11' 2"
WC	1.13m x 2.29m	3' 8" x 7' 6"

Total Area 90m<sup>2</sup> | 969 Sq Ft



GROUND FLOOR

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# The Richmond

3 bedroom terrace home



Computer generated image for illustrative purposes only.

## KEY FEATURES



x1



x1



x3

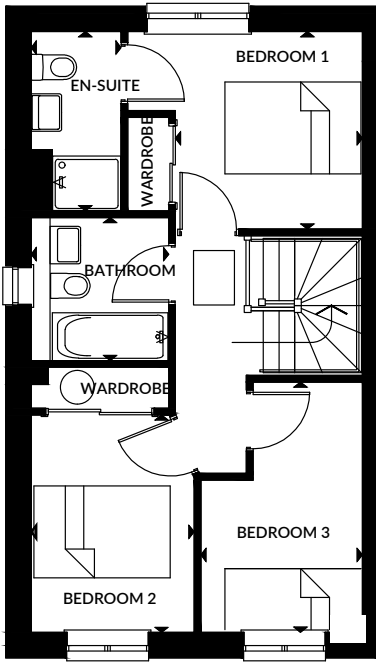


x2

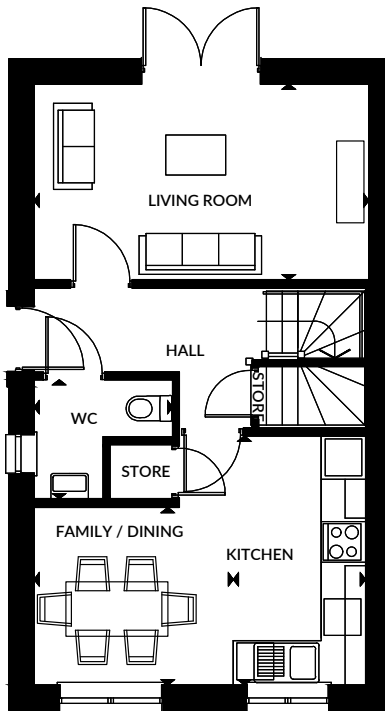
- > Large open plan kitchen/family/dining area
- > French doors leading out to the garden
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Two further spacious bedrooms, one with a built-in wardrobe
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	2.74m x 2.90m	8' 11" x 9' 6"
En-suite	1.32m x 2.63m	4' 3" x 8' 7"
Bedroom 2	2.39m x 3.19m	7' 10" x 10' 5"
Bedroom 3	2.37m x 3.67m	7' 9" x 12' 0"
Bathroom	2.02m x 2.10m	6' 7" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.91m x 2.87m	16' 1" x 9' 5"
Kitchen	1.94m x 3.66m	6' 4" x 11' 11"
Family / Dining	2.92m x 2.61m	9' 7" x 8' 6"
WC	2.03m x 1.75m	6' 7" x 5' 8"

Total Area 86m<sup>2</sup> | 926 Sq Ft



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# The Loch

2 bedroom terrace home



Computer generated image for illustrative purposes only.

## KEY FEATURES



x1



x1



x2

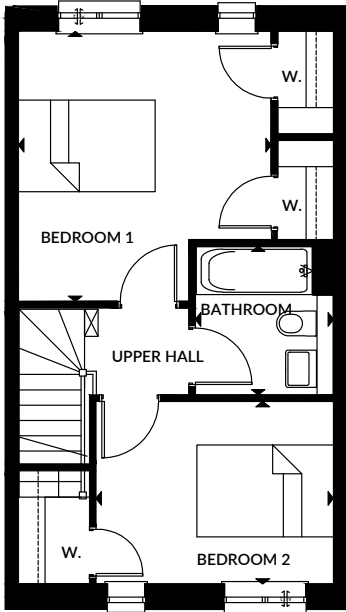


x1

- > Open plan living room/kitchen/dining area
- > French doors leading out to the garden
- > Bedroom one features two built-in wardrobes
- > One further spacious double bedroom with built-in wardrobe
- > Luxurious family bathroom
- > Bosch and Hotpoint appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.

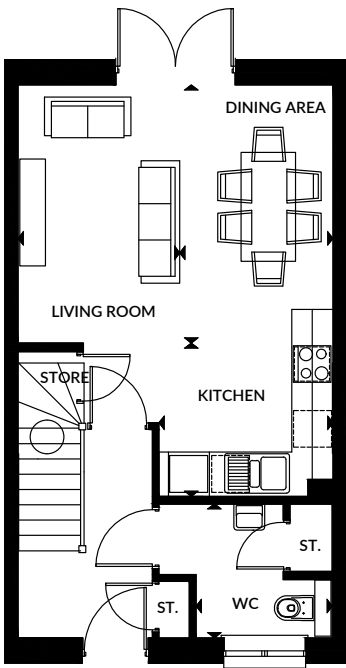


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.71m x 3.97m	12' 1" x 13' 0"
Bedroom 2	3.48m x 2.68m	11' 5" x 8' 9"
Bathroom	2.02m x 2.18m	6' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	2.48m x 3.79m	8' 1" x 12' 5"
Kitchen	2.55m x 2.23m	8' 4" x 7' 3"
Dining	2.14m x 3.79m	7' 0" x 12' 5"
WC	2.00m x 1.97m	6' 6" x 6' 5"

Total Area 75m<sup>2</sup> | 807 Sq Ft



GROUND FLOOR

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