

Find your way around

TAYLOR WIMPEY AT

CALDERWOOD

EAST CALDER | WEST LOTHIAN



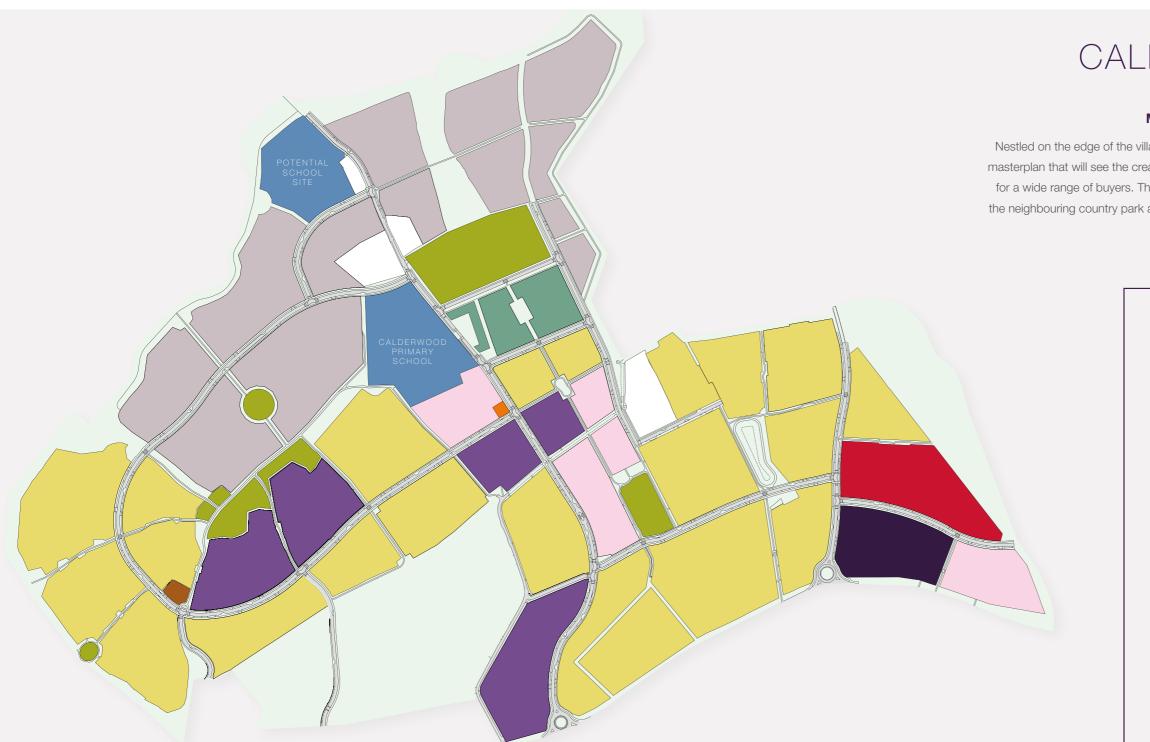
5 BEDROOM HOMES



The Wallace 5 bedroom home Plots: 312, 318, 328, 331, 351, 355

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The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. RB13206/ April 2022





Community Contributions

We will make significant contributions towards providing additional local education capacity including the delivery of the new Calderwood Primary School, as well as local transport improvments.



Development Design

Calderwood incorporates a design that aims to create a sense of place and maximises the latest Scottish Government Planning Policy for 'Designing Places' where it aims to integrate with the local area. The homes within the development have distinctive exteriors including natural touches of colourful Hardieplank wooden cladding.



Local Amenities

With its excellent transport links, Calderwood is a much sought-after development for commuters. The Edinburgh City Bypass and the M8 to Glasgow are easily accessible and Kirknewton train station can whisk you into Edinburgh in under 30 minutes.



Open Space

There are pockets of green space, as well as a play park throughout the development, and with Almondell and Calderwood Country Park close by, this is perfect for buyer who love the outdoors.

CALDERWOOD

MASTERPLAN

Nestled on the edge of the village of East Calder, Calderwood is part of an overall masterplan that will see the creation of a great selection of 3, 4 & 5 bedroom homes for a wide range of buyers. This development has been designed to complement the neighbouring country park and you'll find a good choice of shops and amenities within easy reach.





THE BAXTER

The three bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. This is a great family home offering three well-proportioned bedrooms upstairs as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room/dining area overlooking the rear garden, plus there is great storage in the hall and in the living room, as well as a downstairs WC and contemporary kitchen.



GROUND FLOOR

FIRST FLOOR

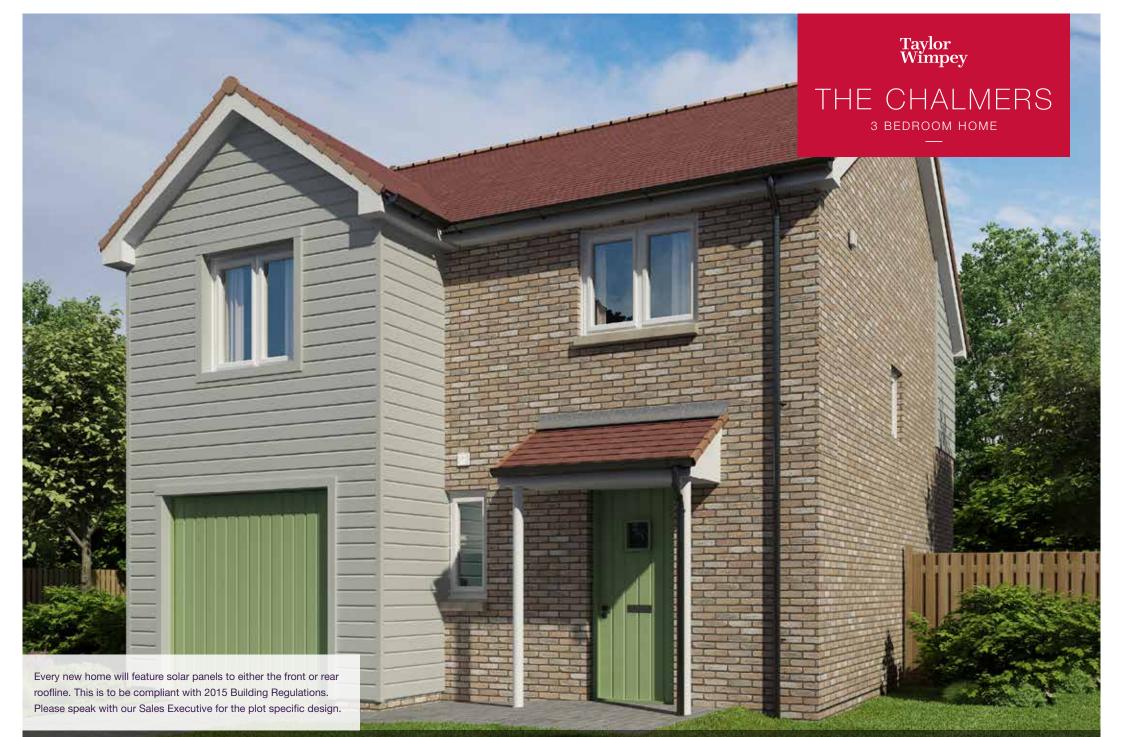


Living Room/Dining Area (max.) 4.58m x 4.10m 15' 0" x 13' 5"	Kitchen (max.)	2.39m x 2.77m	7' 10" x 9' 1"
			10 0 10 0
WC 2.39m x 1.17m 7' 10" x 3' 10"	WC	2.39m x 1.17m	7' 10" x 3' 10"

Bedroom 1 (max.)	4.58m x 3.64m	
Bedroom 2 (max.)	2.59m x 3.33m	
Bedroom 3 (max.)	1.92m x 3.33m	
Bathroom (over bath)	1.81m x 2.00m	

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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or = 50mm and floor plans are not shown to scale. RB13206 / February 2021



THE CHALMERS

The three bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The living room and dining area combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including bedroom one with an en suite shower room as well as a separate family bathroom.

GROUND FLOOR

FIRST FLOOR





			Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"	Bedroom 3 (max.)	3.76m x 3.05m	12' 4" x 10' 0"
Living Room/Dining Area	3.87m x 5.47m	12' 9" x 18' 0"	Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
WC (max.)	1.73m x 2.13m	5' 8" x 7' 0"	En suite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

Bedroom 1

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3.55m x 3.65m 11' 8" x 12' 0"



THE DOUGLAS

The four bedroom detached Douglas is a great family home with a stylish and practical layout. This home will appeal to a wide range of buyers from professional couples, to young and growing families. The living room has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. An en suite to bedroom one, separate family bathroom and downstairs WC add to the overall practicality of this family home. There is also a handy integral garage.

GROUND FLOOR





Bedroom 2	Hedroom 3
En Suite	Bathroom
Bedroom 1	Bedroom 4

Kitchen	2.97m x 3.60m	
Living Room	3.48m x 4.42m	
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
WC	1.87m x 1.25m	6' 2" x 4' 1"

Bedroom 1	2.76m × 3.45m	9' 1" × 11' 4"
Bedroom 2 (max.)	2.83m × 3.72m	
Bedroom 3 (max.)	3.66m × 2.36m	12' 0" × 7' 9"
Bedroom 4 (max.)	3.04m × 3.19m	10' 0" × 10' 6"
Bathroom	2.54m × 1.60m	
En suite (over shower)	2.08m × 1.65m	

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The stylish four bedroom detached Fraser is a great place to call home. From the generous hallway, the spacious living room is an impressive space to relax, whilst the contemporary open-plan kitchen/dining area is the perfect place to entertain or enjoy meal times. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms - including bedroom one with an en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



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			Bedroom 2	3.18m × 3.58m	10' 5" × 11' 9"
			Bedroom 3	3.68m × 2.89m	12' 1" × 9' 6"
Kitchen/Dining Area	8.02m × 2.66m	26' 4" × 8' 9"	Bedroom 4	2.58m × 2.79m	8' 5" × 9' 2"
Living Room	3.17m × 5.24m	10' 5" × 17' 2"	Bathroom	2.58m × 2.20m	8' 5" × 7' 3"
WC	2.03m × 1.10m	6' 8" × 3' 6"	En suite	2.43m × 1.58m	8' 0" × 5' 2"

Bedroom 1

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4.28m × 3.09m 14' 0" × 10' 1"

FIRST FLOOR



THE GEDDES

The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/dining area with French doors that lead to the rear garden is ideal for informal family dining. The separate living room is a great entertaining space. 'Upstairs you will find four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three offer a Jack and Jill en suite shower. A handy integral garage offers practical storage.



GROUND FLOOR

FIRST FLOOR



Bedroom 1 (max)

Bedroom 2 (max)

		Bedroom 3	2.65m × 3.48m	8' 8" × 11' 5"	
			Bedroom 4	3.19m × 2.89m	10' 6" × 9' 6"
Kitchen/Dining Area	8.27m × 2.80m	27' 2" × 9' 2"	Bathroom (max.)	2.25m × 2.34m	7' 5" × 7' 8"
Living Room	3.16m × 5.34m	10' 5" × 17' 6"	En suite 1 (over shower)	2.09m × 1.81m	6' 11" × 5' 11"
WC	2.54m × 1.14m	8' 4" × 3' 9"	En suite 2 (over shower)	2.65m × 1.73m	8' 8" × 5' 8"

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3.78m × 3.89m 12' 5" × 13' 1"

4.39m × 2.88m 14' 5" × 9' 6"





The Maxwell four bedroom detached home is not only a practical family home, but it is also a great addition to any street scene. This home features a spacious living room to the front and the impressive kitchen/dining area offers a thoughtful layout for busy families. Upstairs, are four double bedrooms with an en suite shower to bedroom one and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.



GROUND FLOOR

Kitchen/Dining Area	8.69m x 3.07m	28' 6" x 10' 1"
Living Room	4.20m x 4.44m	13' 9" x 14' 7"
WC	1.78m x 1.12m	5' 11" x 3' 7"
Utility	1.82m x 2.14m	6' 0" x 7' 2"

FIRST FLOOR



Bedroom 1 (max)	4.20m × 4.49m	13' 9" × 14' 9"
Bedroom 2 (max)	3.39m × 3.39m	
Bedroom 3	3.26m × 3.10m	10' 8" × 10' 2"
Bedroom 4 (max.)	3.09m × 3.77m	10' 2" × 12' 5"
Bathroom (over bath)	2.20m × 3.10m	7' 3" × 10' 2"
En suite (inc. shower)	1.64m × 2.72m	5' 5" × 8' 11"

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THE STEWART

The impressive four bedroom detached Stewart is perfect for family living with great kerb appeal. The separate kitchen, living room and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outdoors. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three boast a Jack and Jill en suite shower. An integral garage, utility room and WC add to the overall practicality.

GROUND FLOOR



Kitchen	3.93m × 3.90m	12' 11" × 12' 10"
Living Room	4.87m × 3.90m	
Dining Room	3.41m × 2.88m	
Utility (max.)	2.83m × 2.09m	
wc	2.83m × 1.16m	

FIRST FLOOR



Bedroom 1	3.95m × 3.96m	13' 0" × 13' 0"
Bedroom 2 (max.)	3.95m × 3.50m	13' 0" × 11' 6"
Bedroom 3 (max.)	3.59m × 3.95m	11' 10" × 13' 0"
Bedroom 4	3.41m × 2.88m	11' 2" × 9' 5"
Bathroom (over bath & shower)	3.59m × 1.91m	11' 0" × 6' 3"
En suite 1 (over shower)	2.51m × 1.52m	8' 3" × 5' 0"
En suite 2 (over shower)	1.84m × 2.16m	6' 1" × 7' 1"

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THE WALLACE

The impressive five bedroom Wallace is perfect for family living and boasts instant kerb appeal. The kitchen and breakfast area has French doors to the rear garden, as well as a separate utility room and storage cupboard with access to the rear garden. The living room and dining room are separated by French doors creating one large space or two separate rooms. There is also ample storage in a spacious hall cupboard. Upstairs bedroom one has an en suite shower and a built-in wardrobe, plus bedroom two also benefits from an en suite shower. An integral garage, spacious family bathroom with separate shower, and downstairs WC add to the overall practicality of this well-proportioned family home.



GROUND FLOOR

Bedroom 3 Landing In Solle Redroom 2 Bedroom 3 Landing Bedroom 3 Solle Solle Bedroom 3 Solle Solle Bedroom 3 Solle Solle Bedroom 1 Bedroom 1

FIRST FLOOR

Kitchen/Dining Area	5.86m x 3.41m	
Living Room	3.86m x 5.06m	
Dining Room	2.86m x 3.41m	9' 5" x 11' 2"
Utility	1.75m x 2.21m	5' 9" x 7' 3"
wc	1.13m x 2.14m	

Bedroom 1	3.86m x 3.95m	12' 8" x 13' 0"
Bedroom 2 (max.)	3.86m × 4.32m	12' 8" × 14' 2"
Bedroom 3 (max.)	3.85m × 3.34m	12' 8" × 11' 0"
Bedroom 4 (max.)	3.86m × 2.86m	12' 8" × 9' 5"
Bedroom 5	2.75m × 2.45m	9'0" × 8'1"
Bathroom (over bath & showe	" 2.74m × 2.14m	9'0"×7'0"
En suite 1 (over shower)	2.61m × 1.58m	8' 7" × 5' 2"
En suite 2 (over shower)	2.73m × 1.69m	8' 11" × 5' 7"

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FROM SOUTH, EAST AND EDINBURGH CITY BYPASS:

- Heading West on the A720 (Edinburgh City Bypass) leave at Calder Junction following signs for West Calder/Edinburgh West
- At the roundabout, take the 1st exit onto Calder Road A71
- Continue to follow the A71, going straight through at the next roundabout
- Go through the village of Wilkieston and turn right onto the B7015 for East Calder (signposted Jupiter Artland)
- At the roundabout take the 2nd exit and our Calderwood development is on the right

FROM NORTH:

- Heading South over the Queensferry Crossing, keep right to continue to the M90 following signs for M9/M8/A8/A720/Glasgow/Airport/City Bypass
- Merge onto the main motorway immediately
- Keep in the left hand lane for M9/(M8/Edinburgh/ Glasgow)
- Leave M9 at Junction 1, exit towards Broxburn/A89
- Keep right at the fork, follow signs for A89/B7030
- Turn left onto Cliftonhall Road/B7030
- Continue on passing Edinburgh International Climbing Arena (EICA) on your left
- At the traffic lights turn right onto Main Street/A71
- Continue on following signs for Jupiter Artland
- Turn right onto the B7015
- At the roundabout take the 2nd exit and our Calderwood development is on the right



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