



This development offers the following schemes:

Part Exchange - Our part exchange schemes enables you to buy the house of your dreams – worry-free!

Helping Hand Scheme - We will help you buy the home you want, today. Typically pay from just 85% of the price but own 100% of the property.

Home Change - We can help sell you home in three simple steps

Help to Buy 2: Mortgage Guarantee - Use Help to Buy 2 scheme to get a 95% mortgage. Schemes are available on selected plots only, subject to status, terms and conditions apply. Contact the development for latest information.

Style Description This home offers a spacious lounge with a massive kitchen / breakfast / family / dining area to the rear. The ground floor also has a separate study as well as utility room and WC. The stairs lead up to a spacious landing with 4 bedrooms and family bathroom. Master bedroom also has a dressing room and en-suite and bedrooms 2 and 3 share a jack 'n' jill bathroom. Floorplans may vary from plot to plot. Please ask your sales executive for details of your chosen plot.

Rooms	Ground Floor	Lounge (3.51 x 5 m)	Kitchen / Breakfast / Family / Dining (9.88 x 3.76 m)	Utility (1.85 x 1.85 m)	Study (3 x 2.97 m)	Cloaks (1.07 x 2.06 m)
First Floor	Bedroom 1 (4.45 x 3.84 m)	En-Suite (1.5 x 2.34 m)	Dressing Room (1.5 x 1.4 m)	Bedroom 2 (3.76 x 3.84 m)	En-Suite (2.39 x 1.7 m)	Bedroom 3 (3.58 x 2.79 m)
Bedroom 4 (3.02 x 2.79 m)	Bathroom (2.01 x 2.79 m)	Specification				

Specification We are a national house builder with a local approach to building your new home. We will provide you with the specification appropriate to the locality of your selected new home and development and we will explain the choice of external materials used, for example your brick colour and roof tiles. You will be able to select certain elements of the fixtures and fittings encompassing the latest designs from leading manufacturers, subject to the stage of build of your chosen home. If you wish to further personalise your new home, an exciting range of options is available to purchase from our Finishing Touches scheme. Our experienced sales team is on hand to guide you through the choices available to you depending again on the stage of build.

Quality Assured Your new home will be built in accordance with all relevant technical and building regulations, in particular the Government's Code for Sustainable Homes. In addition all stages of the construction of your new home will be inspected by our experienced construction staff. On completion of your new home we will provide you with a quality assured certificate for you to keep.

10-year NHBC (or equivalent) Warranty A 10-year warranty is provided with every new Charles Church home. A comprehensive guide explaining the warranty will be supplied to you. We will ensure warranties provided by the manufacturers of appliances are honoured for the first year of occupation. Our Customer Care Department is on hand to offer you the necessary guidance and assistance.

About Charles Church At Calderwood Charles Church at Calderwood is the stunning collection of new homes, located in the scenic Calderwood Country Park. On the outskirts of Livingston, West Lothian's largest town, residents of this development will benefit from the surrounding unspoilt countryside, while the bustle of town life is only a short

drive away. Named after the country park it is located within, this exclusive development has much to offer those with a love of the outdoors. With the River Almond passing by and the Strathblain Country Park hill walk only a short distance away, this stunning development has a cyclical, ever-changing romance with nature for outdoor adventures, challenges and homes. Historically, the location is renowned for its success in the stone mining industry - it is in the beautiful town that the world saw the birth of the boom. However, the new market in Glasgow is now home to various restaurants and businesses offering great employment opportunities. Situated in a desirable location, those who do not commute to the city can still benefit from the excellent access to Glasgow's public transport system, including the M8, the M9, the M74, the M73, the M72, the M71, the M70, the M69, the M68, the M67, the M66, the M65, the M64, the M63, the M62, the M61, the M60, the M59, the M58, the M57, the M56, the M55, the M54, the M53, the M52, the M51, the M50, the M49, the M48, the M47, the M46, the M45, the M44, the M43, the M42, the M41, the M40, the M39, the M38, the M37, the M36, the M35, the M34, the M33, the M32, the M31, the M30, the M29, the M28, the M27, the M26, the M25, the M24, the M23, the M22, the M21, the M20, the M19, the M18, the M17, the M16, the M15, the M14, the M13, the M12, the M11, the M10, the M9, the M8, the M7, the M6, the M5, the M4, the M3, the M2, the M1.

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information correct at time of publication and is subject to change. Please check specification by contacting the development.

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