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4 bedroom detached new house for sale, The Roslin At Calderwood at East Calder, Li

Location **Scotland, Midlothian**
https://www.freeadsz.co.uk/x-162568-z

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 stepsHelp 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 DescriptionThis 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 ofyour chosen plotRoomsGround FloorLounge (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 FloorBedroom 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)SpecificationSpecificationWe 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 AssuredYour 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) WarrantyA 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 CalderwoodCharles 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 [illegible] Strathbrock [illegible] hill wo[illegible] short dist[illegible] this s[illegible] development [illegible] cycl[illegible] walking ro[illegible] for ou[illegible] adventur[illegible] ages and [illegible] historically [illegible] is ren[illegible] its succ[illegible] mine[illegible] – it is i[illegible] beautiful tow[illegible] world saw [illegible] room. However, the new m[illegible] Livingston is [illegible] to vario[illegible] and bus[illegible] offering [illegible] Situa[illegible] viable [illegible] those who [illegible] commute [illegible] Church a[illegible] offe[illegible] acce[illegible] land's pri[illegible] portatio[illegible] including [illegible] 79, the [illegible] Road bridge and Edinburgh's bypass. For non-drivers, Calderwood is served well by public transport, with the nearby train station at Kirknewton offering regular services to the capital city of Edinburgh and the vibrant city of Glasgow.Charles Church at Calderwood also offers a great schooling community. With the West Calder High located close by, Livingston benefits from excellent standards of education for all ages, making this prosperous setting key for numerous families.With its exclusive location and stunning surroundings, Charles Church at Calderwood is a desirable development for young professionals and families alike.Opening HoursMonday 11am - 6pm Tuesday Closed, Wednesday Closed, Thursday 11am - 6pm, Friday 11am - 6pm, Saturday 11am - 6pm, Sunday 11am - 6pmDirectionsFrom Glasgow and the West, follow the M8 sign posted for Edinburgh, leave the M8 at Junction 3 and followsigns for the A899 and then A89.Disclaimerimages depict typical Charles Church house type. All room dimensions are subject to +/- 50mm tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty. All

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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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