

## 4 bedroom detached new house for sale, The Carradale At Calderwood at East Calder



Location **Scotland, Fife**  
<https://www.freeadsz.co.uk/x-162888-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 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. Special Offer Price - Massive discounts for this week only. Save money with our special offer price discount when you reserve now. For a limited time only, this home could be yours with a 10,000 discount. WAS: 282,000 NOW: 272,000. Make your move soon for maximum savings... Style Description: This lovely family home has a spacious ground floor, with expansive lounge and open plan kitchen, breakfast room and family dining room. There is also a utility room and store cupboard located off the kitchen. From the long hall is the staircase to the first floor and a cloakroom. The first floor comprises of four bedrooms, of which bedrooms one and two have en suites. Bedroom one also has built-in double wardrobes. Also accessed from the landing are bedrooms three and four and the modern family bathroom. Floor plans may vary from plot to plot. Please ask your sales executive for details of your chosen plot. Price is available subject to status, terms and conditions apply. Rooms: Ground Floor - Lounge (3.43 x 5.49 m), Family / Dining / Kitchen / Breakfast (6.93 x 3.71 m), Utility (1.7 x 2.82 m), Cloaks (1.09 x 2.06 m), Garage (2.74 x 5 m). First Floor - Bedroom 1 (3.99 x 4.11 m), En-Suite (2.9 x 1.7 m), Bedroom 2 (3 x 4.06 m), En-Suite (1.7 x 2.51 m), Bedroom 3 (3.86 x 3.4 m), Bedroom 4 (1.7 x 2.84 m), Bathroom (2.72 x 2.01 m). 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.

Calderwood is a stunning collection of new homes. Located in the heart of Calderwood Country Park, the skirts of West Lothian, just to the west of Edinburgh, this development will benefit from the surrounding urban and countryside, while the bustle of the city is only a short drive away. Nestled in the countryside, this development has been built to offer those who live here a sense of privacy and security. With the River Almond passing by and the Spittal Brook and King's Burn running through the woodland, a sense of distance and tranquillity is guaranteed. The stunning development has a choice of building and plot packages, routes of access and outdoor developments of all areas and facilities. Homes are available in a range of sizes and styles, from two to four bedrooms, and there are also plots available for self-builders. The development is set to be completed in early 2018.

Livingston is renowned for its successful oil shale mining industry – it is in this beautiful town that the world saw its first oil boom. However, the new modern Livingston is now home to various retailers and businesses offering great employment opportunities. Situated in an enviable location for those who wish to commute, Charles Church at Calderwood offers convenient access to Scotland's primary transportation networks, including the M8, the Forth Road bridge and Edinburgh's bypass. For non-drivers, Calderwood is served well by public transport, with the nearby train station at Kirkintilloch 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 Hours: Monday 11am – 6pm, Tuesday – Closed, Wednesday – Closed, Thursday –

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11am - 6pm, Friday 11am - 6pm, Saturday 11am - 6pm, Sunday 11am - 6pm  
Directions From Glasgow and the West, follow the M8 sign posted for Edinburgh, leave the M8 at Junction 3 and follow signs for the A899 and then A89.  
Disclaimer Images 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 information correct at time of publication and is subject to change. Please check specification by contacting the development.

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