

# The Ferndown

Three bedroom home

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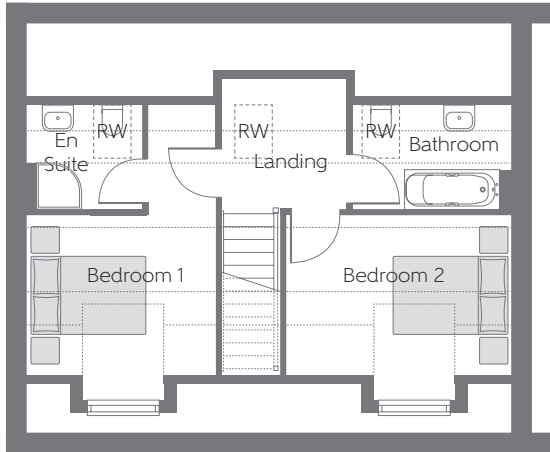


Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

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Almondvale Way, Livingston, West Lothian EH54 6GA

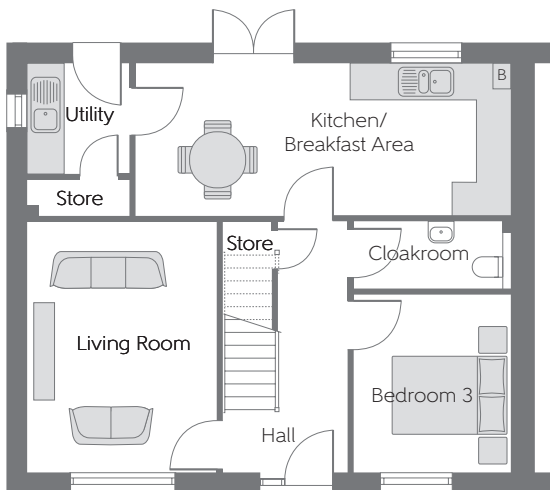
Telephone: 01506 594 420  
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**Bellway**



### First Floor

Bedroom 1	3.344m x 2.832m (max)	11'0" x 9'3" (max)
Bedroom 2	3.936m x 2.833m (max) (max)	12'11" x 9'4" (max) (max)



### Ground Floor

Kitchen/Breakfast Area	6.618m x 2.700m	21'9" x 8'10"
Living Room	4.438m x 3.344m	14'7" x 11'0"
Bedroom 3	3.138m x 2.763m	10'4" x 9'1"

B Boiler    
 RW Roof Window    
 ..... Reduced Head Height

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. Photo Voltaic (solar) panels are shown for illustrative purposes only and position and size may vary. Please refer to Sales Advisor for exact details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 04/21 THEALMOND