

The Almond

Livingston

A collection of 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



Computer generated image.

A perfect place to call home

This elegant collection of 3, 4 and 5-bedroom new homes boasts a sought-after location just one mile from vibrant Livingston town centre. With excellent transport connections in the area, as well as attractive public parks and several popular family attractions, The Almond is sure to appeal to a wide audience of buyers, including families, first-time buyers and commuters alike.

Designed in a mix of styles to suit all lifestyles, these lovely homes are built to a high level of specification that includes modern fitted kitchens, open plan living areas and contemporary bathrooms. In addition, each home benefits from either garages or allocated parking



Everything is on your doorstep at The Almond

The Almond boasts an ideal setting just one mile from Livingston town centre whilst offering excellent transport links. Commuters will benefit from an excellent motorway network and good public transport services. The vibrant town centre of Livingston is a short drive away. Cosmopolitan Glasgow city centre can be reached in just 35 minutes via the M8 motorway, while the world-class attractions of Edinburgh are 45-minutes away via the A71. The closest train station Livingston South – just two miles away – which offers regular services to Garscadden, Edinburgh Central, and Helensburgh Central. Edinburgh Airport provides international travel at just a 20-minute drive from The Almond.

Livingston is a vibrant and well-connected town with attractive rural surrounds, located in the historic county of West Lothian. With a range of attractions in the close surrounding area, including picturesque country parks, sports centres, golf clubs, historic houses and even a zoo, residents of The Almond will delight in the abundance of nearby leisure pursuits.



Livingston Designer Outlet is the perfect place to indulge in a little retail therapy. Boasting over 10 designer name stores as well as dining and leisure options, this popular attraction is less than 1 mile from home.

Those who enjoy an active lifestyle are well-catered for, with numerous walking and cycling routes alongside the near-by River Almond. The Almondell and Calderwood Country Park is an excellent visitor attraction, ideal for walking, picnicking, outdoor sports and wildlife spotting, not to mention the park's hireable barbecue facility – ideal for the summer months.

For a day out with a difference, the unique Jupiter Artland is a sculpture park and art gallery built inside 100 acres of meadow and woodland, nestled in the grounds of the 19th century Bonnington House.

Closer to home, the popular Almond Valley Heritage Centre is within walking distance of the development and promises an enchanting day out for visitors of all ages, with a historic working watermill, a museum, farm animal enclosures, train and tractor rides, and children's play areas. For further adventure, residents of The Almond may enjoy a visit to Five Sisters Zoo, just a 5-minute drive away, and home to over 160 different animal species from around the world.

A number of gyms and leisure centres surround the development, which offer state-of-the-art fitness facilities to suit all abilities. These include Bannatyne Health Club within a 10-minute walk (3-minute drive), as well as PureGym Livingston, Xercise4Less and Xcite Livingston, all of which can be reached within a short drive.

A perfect setting for family life, The Almond is served by a number of popular schools. Children of primary school age will find a number of schools within a six minute drive, including Bellsquarry Primary School, Williamston Primary School and Bankton Primary School. Older students are served by the popular James Young High School, just a 5-minute drive from The Almond. Those pursuing further study may consider the multi-disciplinary University of Glasgow, around a 35-minute drive away, or The University of Edinburgh, renowned as the centre of Scottish law and medicine, just 45-minutes away by car.



The Almond offers both countryside and convenience, an ideal combination in a wonderful location.

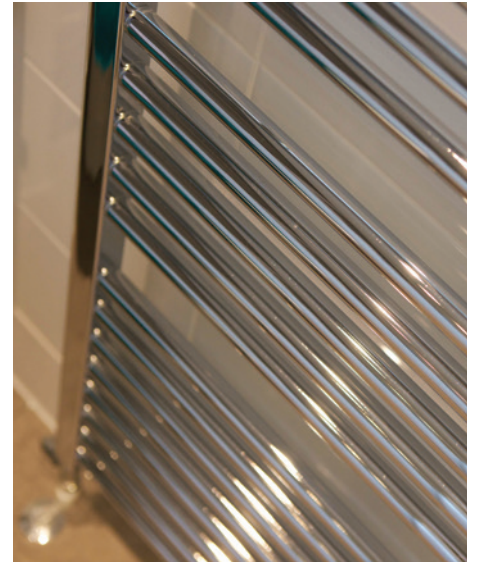




Typical Bellway streetscene. Computer generated image.

Discover a range of house styles
with 3, 4 or 5 bedrooms. Each
home at The Almond is finished
to our exacting standards.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Granite or silestone worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler*
- ~ Washing machine
- ~ Under-unit lighting

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

- ~ Full and half-height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail
- ~ Electric shower

Security:

- ~ Intruder alarms

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Miscellaneous:

- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas
- ~ Decorative glazing to front door

All items subject to build stage.

*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

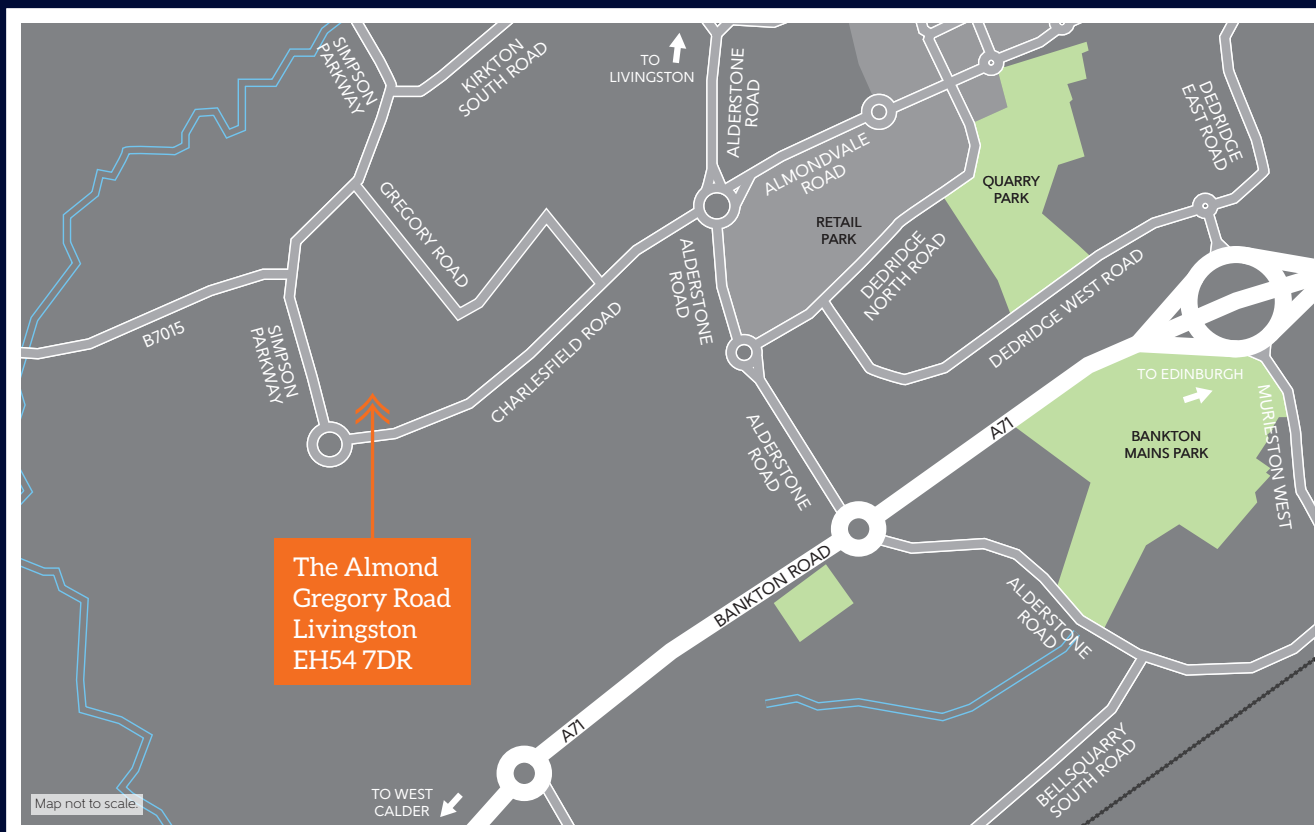
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. 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.

How to find us



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