



Winchburgh Grange

A development of 3 and 4-bedroom homes

Bellway



Choose a fine quality of life

Modern homes in the heart of the community

Winchburgh Grange is part of a well-established development of 3 and 4 bedroom homes. The village of Winchburgh itself benefits from a good selection of everyday essentials such as a supermarket, GP surgery, pharmacy, pubs and restaurants. A network of cycle paths and pedestrian walkways offers access to the local shops, cafés and sporting activities in the surrounding neighbourhood.

The Edinburgh to Falkirk Union Canal passes through Winchburgh, providing ample opportunities for walking and cycling to local beauty spots such as Glendevon pond; a home to all manner of wildlife and fauna. The canal itself is being developed to include children's playgrounds and picnic areas.

With such close proximity to Edinburgh, it's easy to enjoy all this exciting capital city has to offer. Not only is Edinburgh the leading festival city in the world, home to the fantastic summer festivals, it's also a UNESCO world heritage site. Packed with medieval tenements, narrow wynds of the old town and the sweeping elegance of the Georgian new town, there's no question Edinburgh deserves its reputation as one of the most stunning

cities in the world. The retail options are abundant with a mix of high street brands, designer names and independent boutiques.

With an unparalleled range of events and fantastic shopping it's no surprise culinary delights also await in Edinburgh. With a number of Michelin starred restaurants, each with a unique flair on excellent food, this capital city continues to delight diners from all over the world. Bars and pubs are plentiful. The Sheep Heid Inn, thought to be Edinburgh's oldest pub has been serving patrons for over six centuries. With quality eateries nestled all over the city you will never tire of the culinary options available.

Families are well catered for at Winchburgh Grange. In the village itself you will find the existing Winchburgh & Holy Family Primary School catering for younger children which has a planned expansion and upgrade as part of the development in addition to the two or three new primary schools planned. Two new secondary schools will be built on a shared campus on the Western Edge of the village. The development also remains within the catchment area of Linlithgow Academy, just 6 miles away.

A perfect place to call home

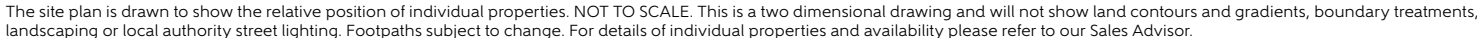
Everything is on your doorstep at Winchburgh Grange

Winchburgh Grange is ideally situated for transport links to major cities in the surrounding area. Just minutes from the M9, and with a new junction planned at Duntarvie just a mile away, this allows access to Linlithgow and Falkirk to the west and eastward to the M8 to Livingston. The M9 takes you northwards to Queensferry and over the Queensferry

Crossing via the A90 to Dunfermline. Edinburgh is just 10 miles from Winchburgh Grange, ideal for commuters. In addition to the road network, a new railway station is planned for the mainline between Edinburgh and Glasgow. There are regular scheduled buses to and from surrounding areas including Edinburgh, Linlithgow, Falkirk, South Queensferry and Broxburn.









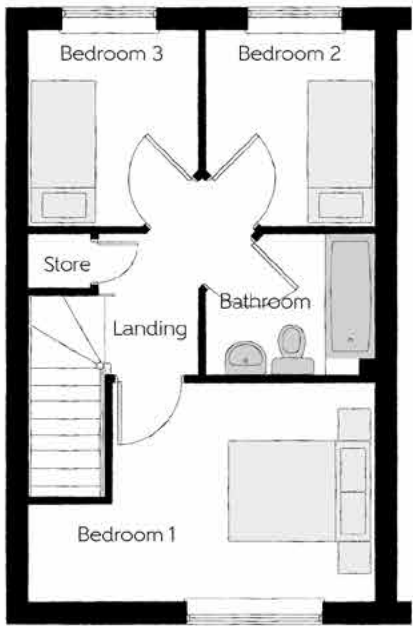
The Benbecula

THREE BEDROOM HOME



The Benbecula

Three bedroom home



First Floor

Bedroom 1	4.702m x 2.978m	(15'5" x 9'9")
Bedroom 2	2.303m x 2.672m	7'7" x 8'9"
Bedroom 3	2.299m x 2.672m	7'6" x 8'9"



Ground Floor

Kitchen/Breakfast Area	2.332m x 4.451m	7'7" x 14'7"
Living Room	4.702m x 3.175m	15'5" x 10'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The 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 overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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.



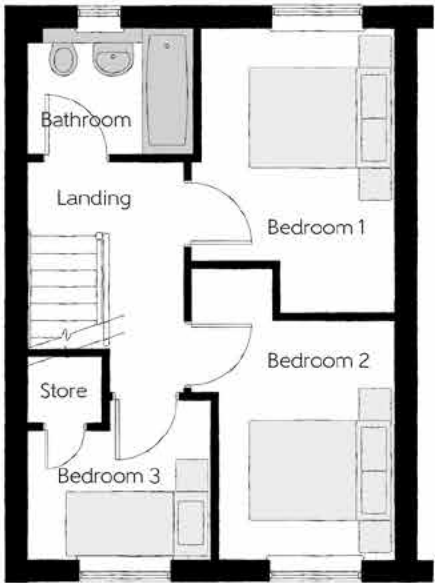
The Sandhill

THREE BEDROOM HOME



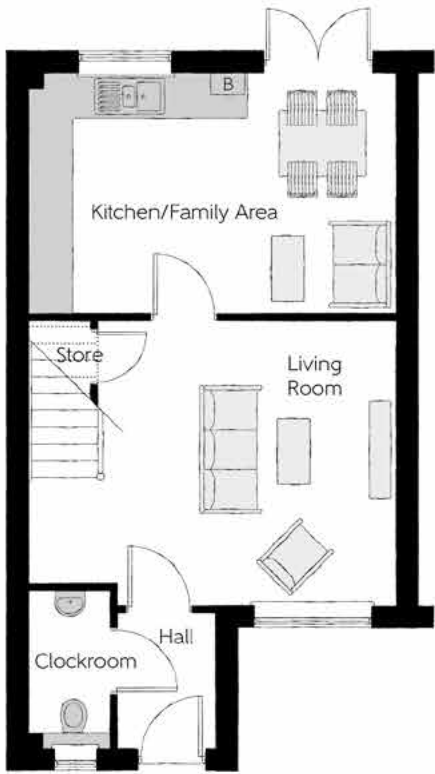
The Sandhill

Three bedroom home



First Floor

Bedroom 1	2.834 x 3.886m (max) (max)	9'4" x 12'9" (max) (max)
Bedroom 2	2.834m x 3.941m (max) (max)	9'4" x 12'10" (max) (max)
Bedroom 3	2.507m x 2.188m (max) (max)	8'3" x 7'2" (max) (max)



Ground Floor

Kitchen/Family Area	5.052m x 3.261m	16'7" x 10'8"
Living Room	5.052 x 3.881m (max) (max)	16'7" x 12'9" (max) (max)

Cls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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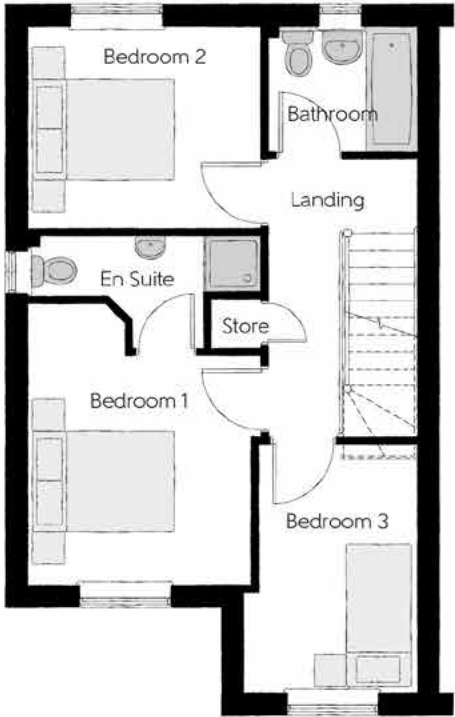
The Kinloch

THREE BEDROOM HOME



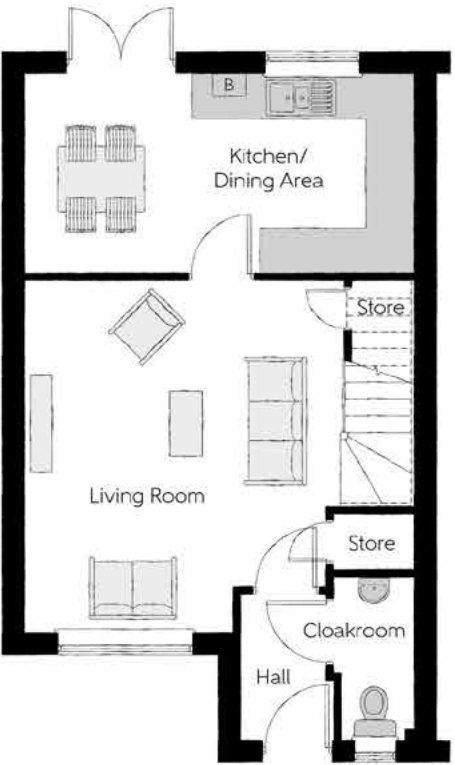
The Kinloch

Three bedroom home



First Floor

Bedroom 1	3.795m x 3.150m <small>(max) (max)</small>	12'5" x 10'4" <small>(max) (max)</small>
Bedroom 2	3.150m x 2.731m	10'4" x 9'0"
Bedroom 3	2.351m x 3.355m <small>(max) (max)</small>	7'9" x 11'0" <small>(max) (max)</small>



Ground Floor

Kitchen/Dining Area	5.225m x 2.685m	17'2" x 8'10"
Living Room	4.330m x 4.740m <small>(max) (max)</small>	14'2" x 15'7" <small>(max) (max)</small>

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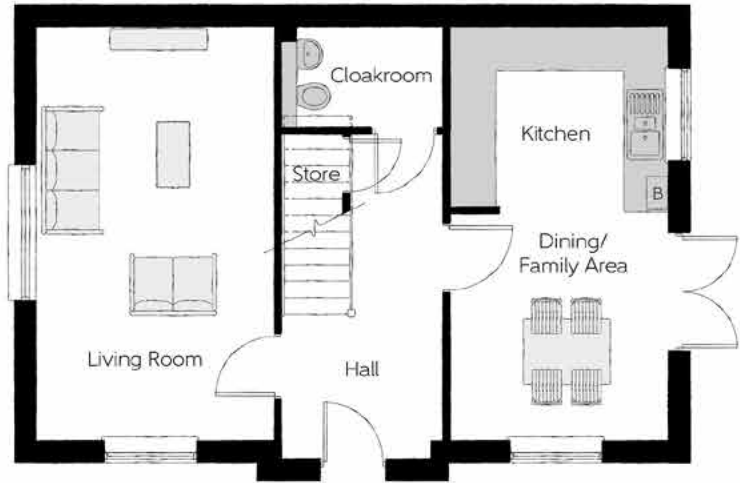
The Erinvale

THREE BEDROOM HOME



First Floor

Bedroom 1	3.229m x 4.491m <small>(max) (max)</small>	10'7" x 14'9" <small>(max) (max)</small>
Bedroom 2	2.999m x 3.145m	9'10" x 10'4"
Bedroom 3	2.999m x 2.345m	9'10" x 7'8"



Ground Floor

Kitchen	2.950m x 2.444m	9'8" x 8'0"
Dining/Family Area	2.950m x 3.022m	9'8" x 9'11"
Living Room	3.205m x 5.591m	10'6" x 18'4"

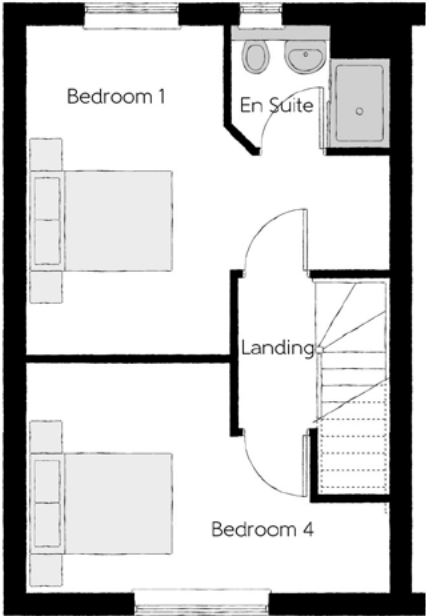
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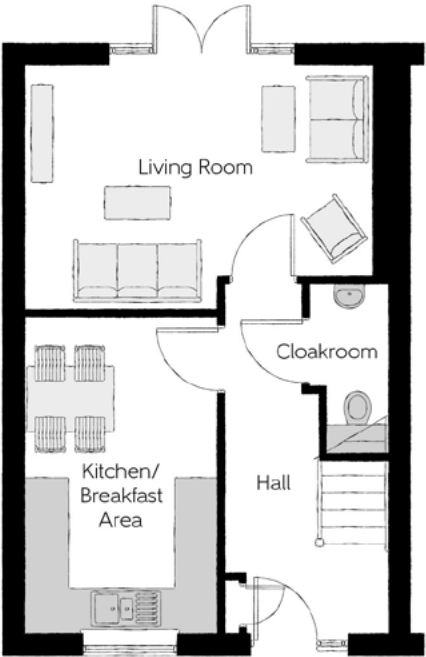
The Fairmont

FOUR BEDROOM HOME

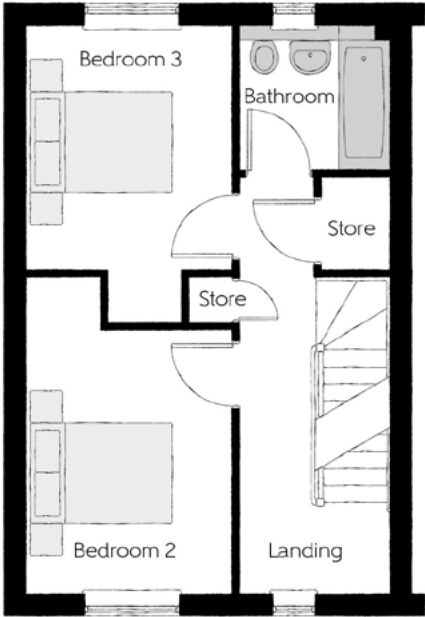


Second Floor		
Bedroom 1	4.170m x 4.470m	13'8" x 14'8"
Bedroom 4	3.100m x 4.860m	10'2" x 15'11"

First Floor		
Bedroom 2	4.250m x 2.630m	13'11" x 8'8"
Bedroom 3	4.020m x 2.630m	13'2" x 8'8"



Ground Floor		
Kitchen/Breakfast Area	4.250m x 2.610m	13'11" x 8'7"
Living Room	3.300m x 4.710m	10'10" x 15'5"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Dedicated to delivering quality

An enhanced specification is a Bellway hallmark.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

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

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



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

Bellway

