

**BLAEBERRYHILL  
STEADING**  
*Whitburn*

Turpie  
&Co

[www.turpies.com](http://www.turpies.com)

A select steading development of only three 3 bedroom luxury homes with the perfect blend of traditional design and contemporary features.

# A SPECIAL PLACE WHERE QUALITY COMES AS STANDARD..

**A select steading development of only three 3 bedroom luxury homes with the perfect blend of traditional design and contemporary features.**

With the development of this stylish three unit steading, your new home is a special place where quality comes as standard and attention to detail is evident in every corner of every room. Inside, spacious well designed rooms are flooded with natural light combining rural traditions with a distinctive contemporary twist.

All homes are finished to an enviable specification and provide bright, contemporary living spaces featuring fully equipped dining kitchens with French doors to rear garden, spacious living rooms, fully tiled bathrooms and en-suite shower rooms and fenced, turfed gardens. Quality decking ensures you can enjoy your outside space, perfect for barbecues on lazy warm evenings.

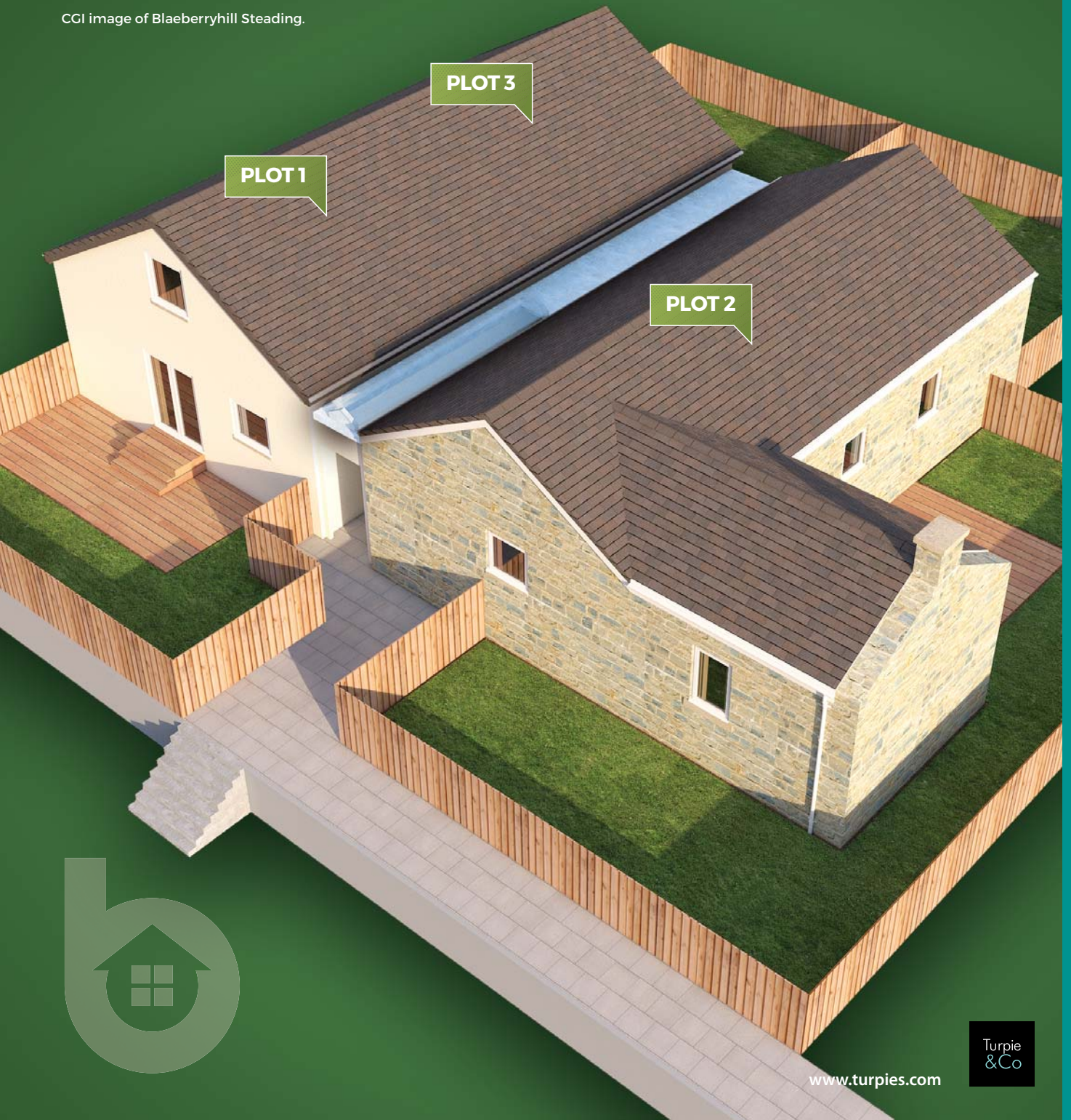
Each home at Blaeberryhill is unique but all are designed to include luxury as standard. Your carefully planned kitchen has been ergonomically

designed for efficiency, comfort and style. While your sleek and chic bathrooms and en-suites will create blissful spaces where you can relax and soak your cares away. Blaeberryhill Steadings is designed with you, your space and ease of living in mind. Whether you have a growing family, are looking to downsize or are a professional couple, there is a home at Blaeberryhill which is perfect for you.

A fantastic selection of amenities are within minutes drive of the development with everything you could possibly need. Whitburn is a well established community with a good selection of shops, banks and schools. The area is well provided for with a library, community centre and swimming pool, with the Polkemmet Country Park nearby. Ideal for family fun or a quiet weekend walk. Situated adjacent to the M8 motorway the area is ideal for the commuter wishing to travel to Edinburgh, Glasgow and indeed most parts of Central Scotland.







PLOT 3

PLOT 1

PLOT 2







# SPECIFICATION

## Extras

- Electric garage doors
- Oak finishes
- Bespoke kitchens and bathrooms
- Decked or paved patio
- Block paved driveway.

## Kitchen

- Choice of contemporary & traditional kitchen doors from a selected range
- Worktops, under unit lighting
- Quality oven with induction hob and chimney style extractor hood
- Integrated fridge freezer
- Soft close doors.

## Bathrooms, En suites and WC Cloakrooms

- High quality, range of contemporary sanitary ware throughout
- Chrome fixings to sanitary ware
- Shower enclosure with thermostatic shower
- Choice of wall tiling to half height
- Chrome heated towel rail
- Built-in vanity units (plot specific).

## Decorative Finishes and Joinery

- Oak pre-finished doors
- High quality multi point locking front & rear external doors.

## Lighting & Electrical Fittings

- Down lighters to kitchen, bathrooms & ground floor hallways
- External front & rear door lighting
- Light & power to garage
- Mains wired smoke & carbon monoxide detectors
- Pre-installed TV points to public rooms & selected bedrooms.

**This is a draft specification and no contracts will be entered into before a full specification is produced.**

Images shown are for illustrative purposes only. Contact your sales representative for details of decorative finishes, fixtures, fittings and furnishing.





# LOCATION AND AMENITIES...

Whitburn is a popular town situated in the centre of West Lothian. Livingston and Bathgate are 20 minutes and 10 minutes by car respectively and easy access to the M8 and M9 motorway networks ensures swift travel times throughout the central belt and beyond. The opening of the new train stations in Armadale and Bathgate provides frequent high-speed links to Glasgow and Edinburgh.

East Whitburn and nearby Whitburn offer a good range of local shops, with more extensive high street favourites available at The Centre in Livingston. Popular local primary schools include Whitdale, Polkemmet, Croftmalloch and St Josephs. Secondary education is provided at Whitburn Academy and St Kentigerns. Great local nurseries abound, offering versatile care packages to suit your needs.

Outdoor pursuits are well catered for with Polkemmet and Beecraigs country parks on your doorstep. Great walking opportunities also abound in the Bathgate and Pentland hills, just a short drive away.



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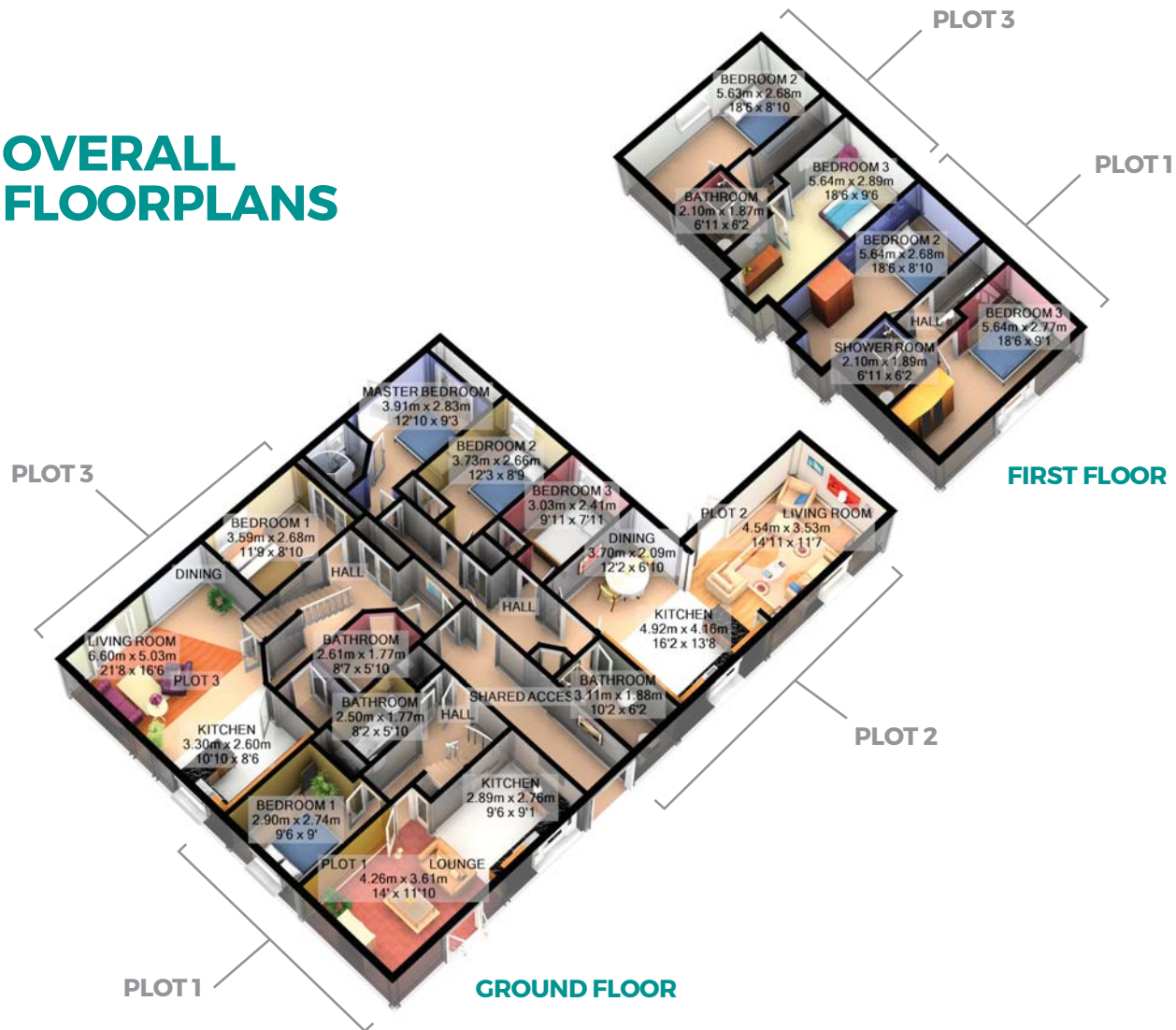








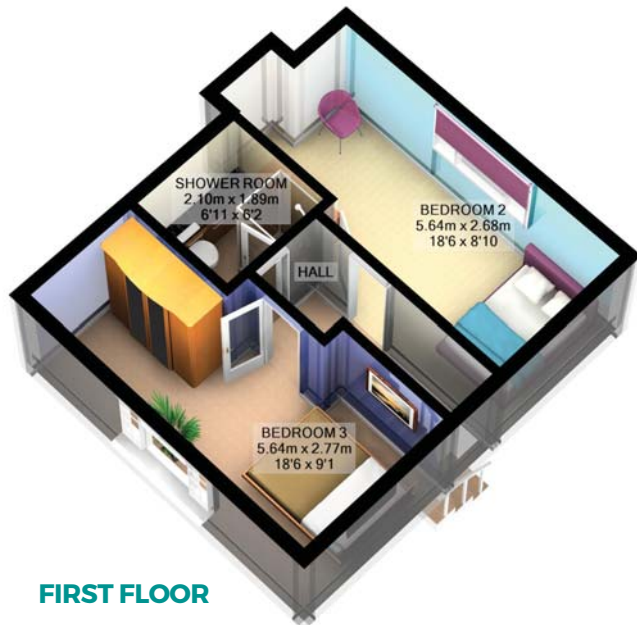
## OVERALL FLOORPLANS



**NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.





**FIRST FLOOR**



**GROUND FLOOR**



**PLOT 1**

<b>Lounge</b>	3.61m x 4.26m
<b>Kitchen</b>	2.89m x 2.76m
<b>Bedroom 1</b>	2.90m x 2.74m
<b>Bathroom</b>	2.50m x 1.77m
<b>Bedroom 2</b>	5.64m x 2.68m
<b>Bedroom 3</b>	5.64m x 2.77m
<b>Shower Room</b>	1.89m x 2.10m



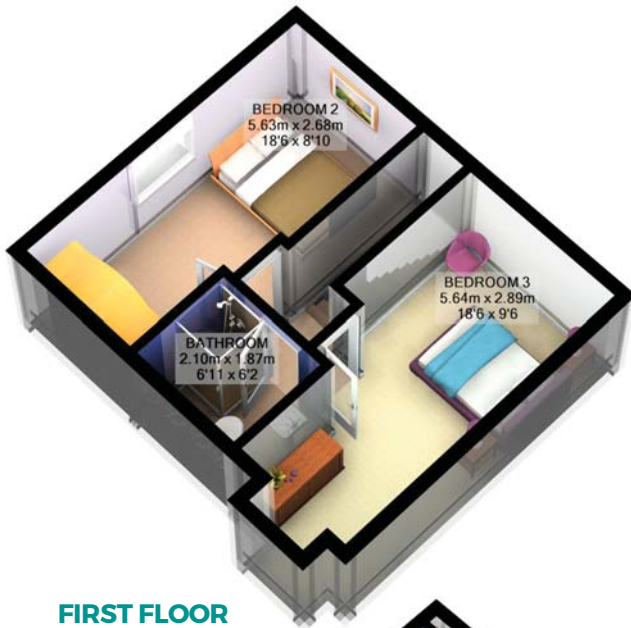
## PLOT 2

<b>Living Room</b>	3.53m x 4.54m
<b>Kitchen</b>	4.92m x 4.16m
<b>Dining</b>	3.70m x 2.09m
<b>Master Bedroom</b>	2.83m x 3.91m
<b>En Suite</b>	1.67m x 1.77m
<b>Bedroom 2</b>	2.66m x 3.73m
<b>Bedroom 3</b>	2.41m x 3.03m
<b>Bathroom</b>	1.89m x 3.10m

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**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 3

<b>Lounge/Dining</b>	5.03m x 6.60m
<b>Kitchen</b>	2.60m x 3.30m
<b>Laundry</b>	1.41m x 1.77m
<b>Bedroom 1</b>	3.59m x 2.68m
<b>Bathroom</b>	2.61m x 1.77m
<b>Bedroom 2</b>	5.64m x 2.68m
<b>Bedroom 3</b>	5.64m x 2.89m
<b>Shower Room</b>	1.89m x 2.10m





# BLAEBERRYHILL STEADING

## Award Winning Estate Agents

Telephone: 01506 668448 [www.turpies.com](http://www.turpies.com)



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