




Woodlands Park
LIVINGSTON



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Woodlands Park

LIVINGSTON

Woodlands Park is a small exclusive new development on the Northern edge of Livingston in one of the towns' most desirable residential areas. Close to schools, railway station, local shopping and amenities, Woodlands Park is perfectly situated for families who like privacy and individuality at home with the benefit of excellent transport links to Edinburgh and Glasgow on their doorstep.

Accommodation comprises:-

Ground Floor - Formal Lounge/Kitchen-Family Room/
Dining Room/Study/Cloakroom/Utility Room/Int Dbl Garage
1ST Floor - Master Bedroom-Dressing-En suite/Guest
Bedroom with En suite/3 Further Bedrooms/Family
Bathroom/Galleried Landing



Plot 1



GROUND FLOOR



1ST FLOOR

Plot 2



GROUND FLOOR



1ST FLOOR

Specification

Extras

- Under floor heating
- 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
- Quartz worktops, under unit lighting
- Quality oven with Induction hob and chimney style extractor hood
- Integrated fridge freezer, wine cooler
- Integrated dishwasher
- Integrated microwave
- Soft close doors
- Kettle tap

Utility Room

- Units to replicate kitchen choice
- Worktops from selected range

Bathrooms, En suites and WC cloakrooms

- High quality, range of contemporary sanitary ware throughout
- Separate bath & shower in master en suite
- 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)

Bedrooms

- Fitted wardrobe to master bedroom with choice of doors
- Sliding wardrobe doors to other bedrooms

Lounge

- Class 1 fully working chimney
- Allocated budget assigned for individual choice of fire & surround

Decorative finishes and joinery

- Oak staircase
- Oak pre-finished doors throughout with brushed chrome/satin ironmongery
- Oak skirting and door facing to main upper & lower hallways
- Oak continued into formal lounge and dining area
- Multi point locking front & rear external doors

Lighting & electrical fittings

- Down lighters to kitchen, bathrooms & ground floor hallways
- Chrome light switches & sockets to public rooms & hallways
- External front & rear door lighting.
- Light & power to garage
- Intruder alarm with remote panels to front & back doors
- Mains wired smoke & carbon monoxide detectors
- Pre installed TV points to public rooms & selected bedrooms
- CAT 5 wiring throughout with pre-wire for scalable future proofed multi-room audio/video home network.

Internal features

Under floor heating throughout ground floor, radiators to upper floor

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

Location and Amenities



Livingston's 'new town' status belies its' ancient origins. Picture the scene, a 12th century Flemish entrepreneur called De Leving was granted land in the

beautiful Almond valley. Sheltered on the south side by the Pentland hills, and on the north side by the Bathgate hills, he would have found it difficult to believe his luck! To protect his family and retinue he set about building a fortified peel tower – the natives could be a bit hostile – and the surrounding settlement became known as Levingstoun.

In the mid 17th century Sir Patrick Murray bought the lands and the old peel tower. Here he created a beautiful home and one of the first botanical gardens in Scotland. Specimens from these gardens were taken to form the world famous botanical gardens in Edinburgh.

During the industrial revolution and into the 19th century, Livingston thrived. The development of the oil shale industry brought wealth and opportunity to the area. In fact, there wouldn't be a Texan oil industry if it weren't for the technology developed in the nearby village of Addiewell and Livingston at this time.

For entertainment Livingston has a wealth of great cafes, bars and restaurants. And if the buzz of Edinburgh calls, you can be in the city centre, by rail, in less than half an hour, to

enjoy world class venues for theatre, ballet, the Festival, the Tattoo and other seasonal entertainments. Easy access to the M8 and M9 motorway networks ensure swift travel times to Edinburgh airport, throughout the central belt and beyond.

Excellent shopping experiences abound both locally and at The Centre; a comfortable all year fest of famous brands and services for your delight and delectation.

Highly regarded educational facilities are equally accessible and range from Meldrum and St John Ogilvie primaries to Deans and St Margaret's high schools. There are also great local nurseries providing all day and wrap around care.

In the surrounding area there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention close to home, Polkemet, Beecraigs and Almondell, three beautiful country parks, with a great variety and opportunity for outdoor leisure pursuits.

