

HARWOOD PARK

LIMEFIELDS, LIVINGSTON EH55 8QN



A COLLECTION OF 3 AND 4 BEDROOM HOMES

HARWOOD PARK, WEST LOTHIAN

DEVELOPMENT LAYOUT

KEY

Bonnyton	3 bedroom mid-terraced
Coull	3 bedroom semi-detached/end-terraced
Wemyss	3 bedroom semi-detached
Traquair	3 bedroom semi-detached
Abergeldie	3 bedroom end-terraced
Ravenscraig	3 bedroom semi-detached/detached
Glenbuchat	4 bedroom detached
Invercauld	4 bedroom detached
Fenton	4 bedroom detached
Dunbar	4 bedroom detached
Craigston	4 bedroom detached
Balmoral	4 bedroom detached
Cullen	4 bedroom detached
Buchanan	4 bedroom detached



barratthomes.co.uk

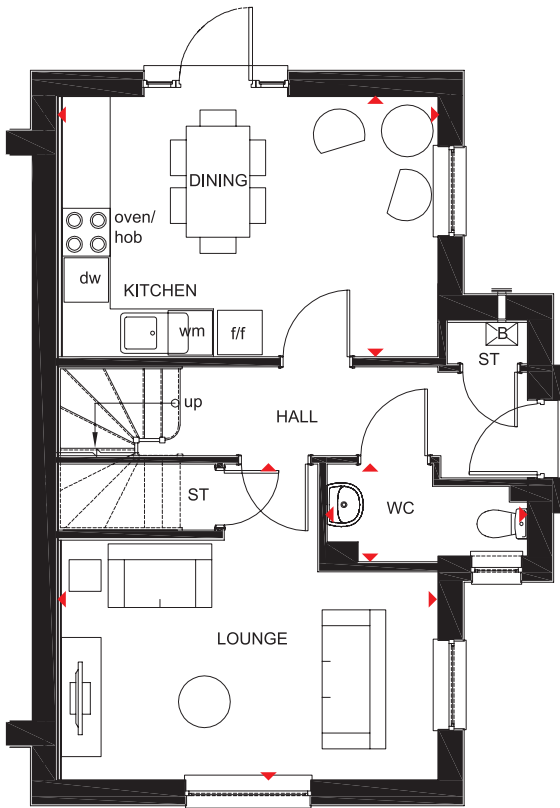


ABERGELDIE

3 BEDROOM END-TERRACED HOME



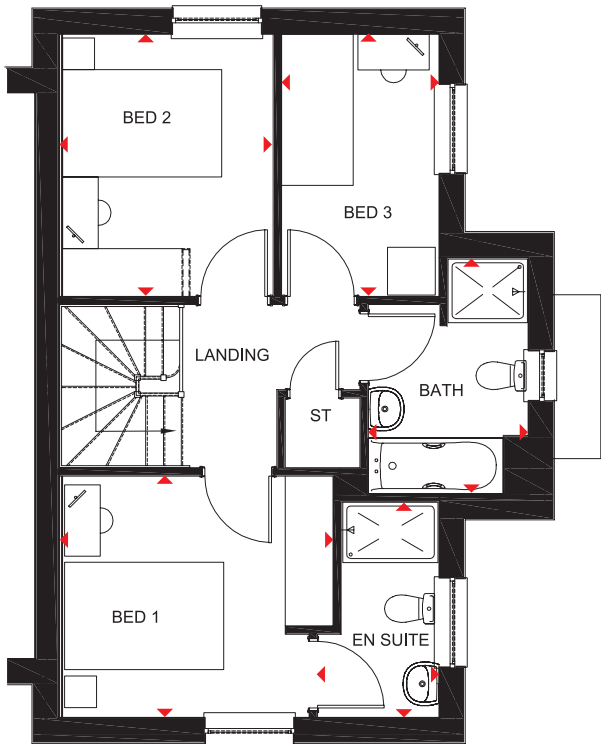
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a master bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4732 x 3969mm	15'6" x 13'0"
Kitchen/Dining	4719 x 3273mm	15'6" x 10'9"
WC	2529 x 1227mm	8'4" x 4'0"

(Approximate dimensions)



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

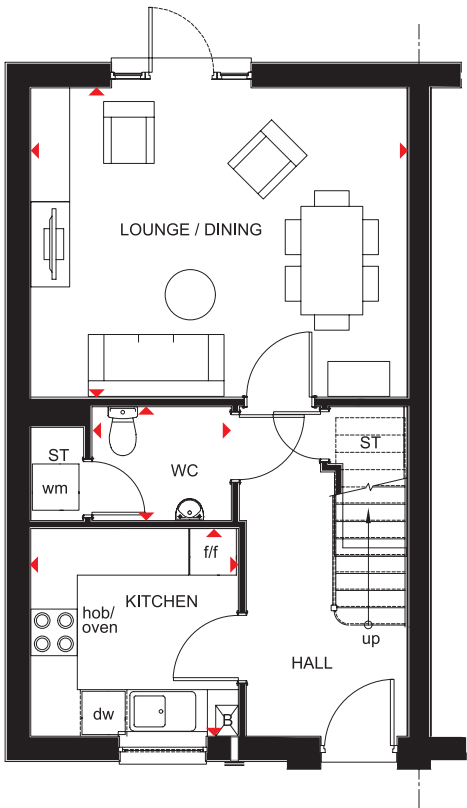
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BONNYTON

3 BEDROOM TERRACED HOME



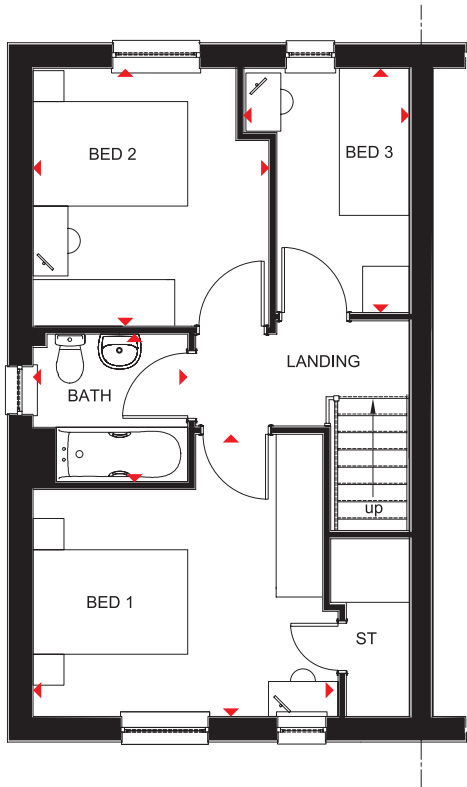
- Good-sized terraced home, with room for a growing family
- Front-aspect kitchen with stylish fitted units
- Large lounge with space for everyone to relax, a dining area and direct access to the rear garden
- Two double bedrooms, a single bedroom and family bathroom are on the first floor



Ground Floor

Lounge/Dining	4857 x 3990mm	15'11" x 13'1"
Kitchen	2678 x 2678mm	8'9" x 8'9"
WC	1798 x 1465mm	5'11" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3940 x 3644mm	12'11" x 11'11"
Bedroom 2	3046 x 3329mm	10'0" x 10'11"
Bedroom 3	2131 x 3154mm	7'0" x 10'4"
Bathroom	1997 x 1900mm	6'7" x 6'3"

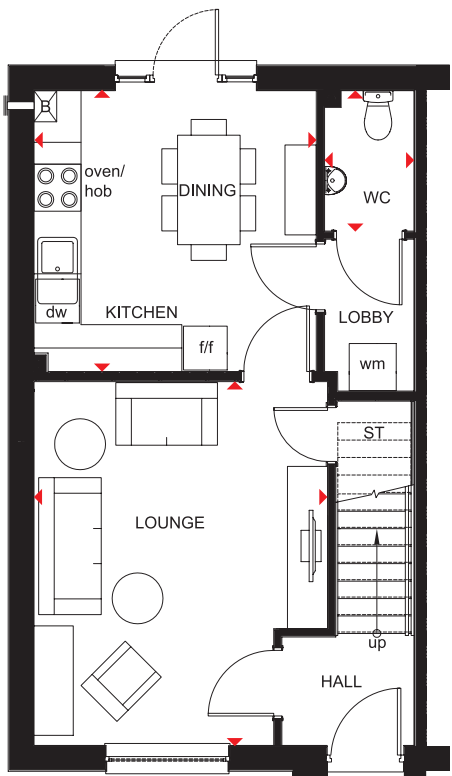
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

3 BEDROOM SEMI-DETACHED/END-TERRACED HOME



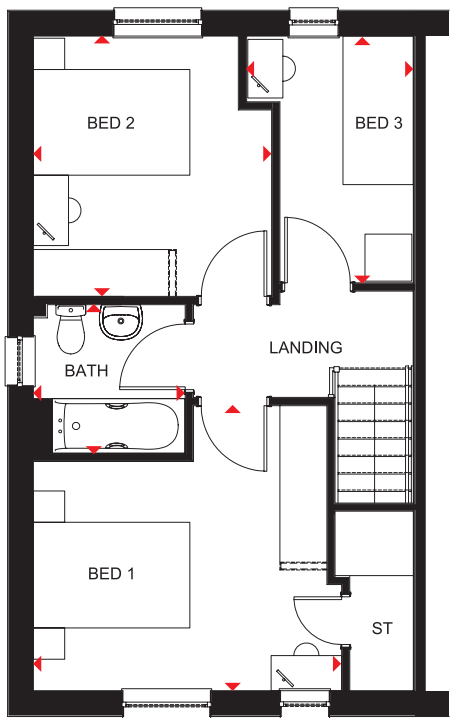
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1940mm	3'9" x 6'4"

(Approximate dimensions)



First Floor

Bedroom 1	3840 x 3643mm	12'7" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2131 x 3155mm	7'0" x 10'4"
Bathroom	1941 x 1900mm	6'4" x 6'3"

(Approximate dimensions)

- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space

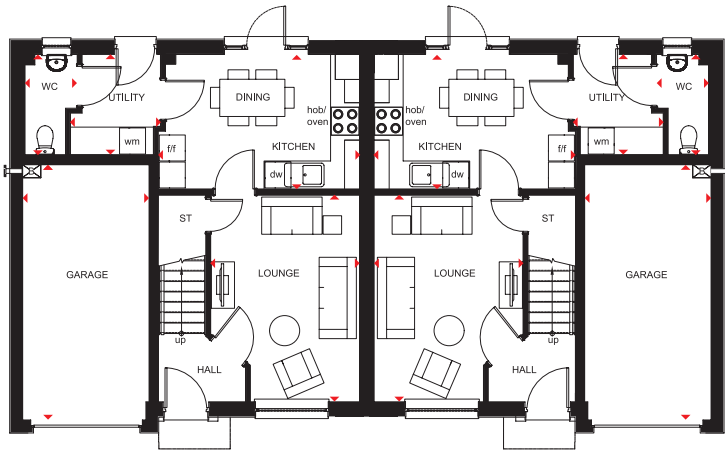
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension location

RAVENS CRAIG

3 BEDROOM SEMI-DETACHED HOME



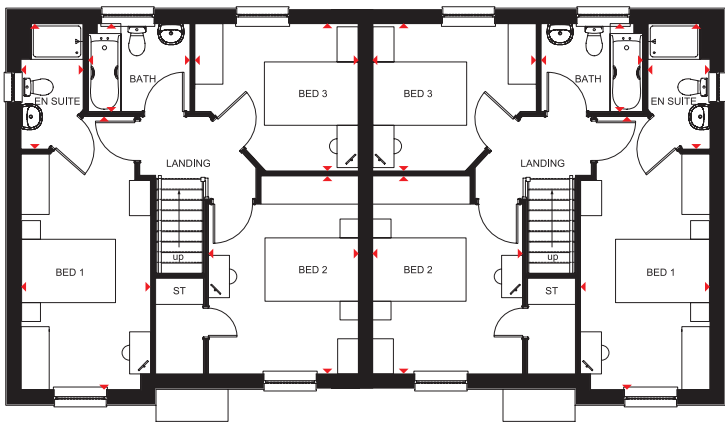
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the master with en suite, and family bathroom are on the first floor



Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4331 x 2889mm	14'3" x 9'6"
Utility	1935 x 2123mm	6'4" x 7'0"
WC	1123 x 2123mm	3'8" x 7'0"
Garage	2717 x 5487mm	8'11" x 18'0"

(Approximate dimensions)



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

(Approximate dimensions)

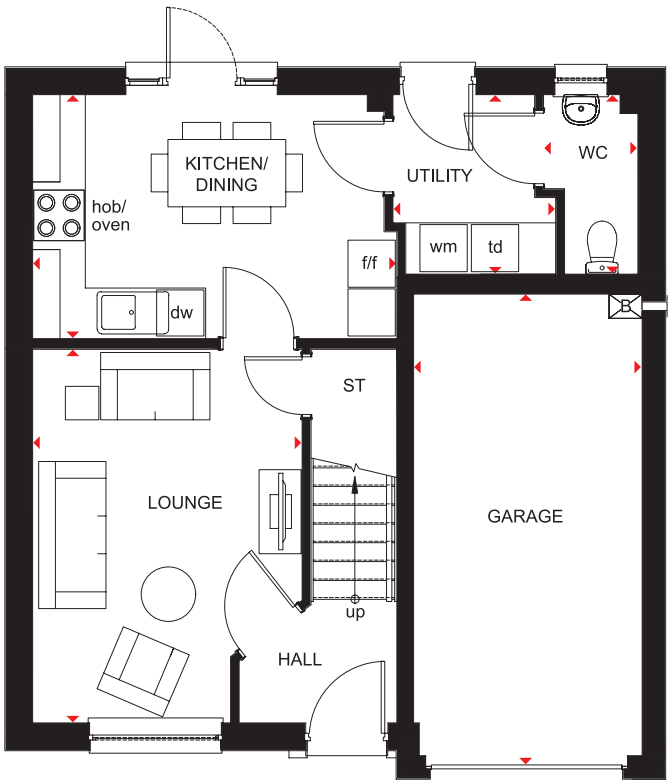
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

RAVENS CRAIG

3 BEDROOM DETACHED HOME



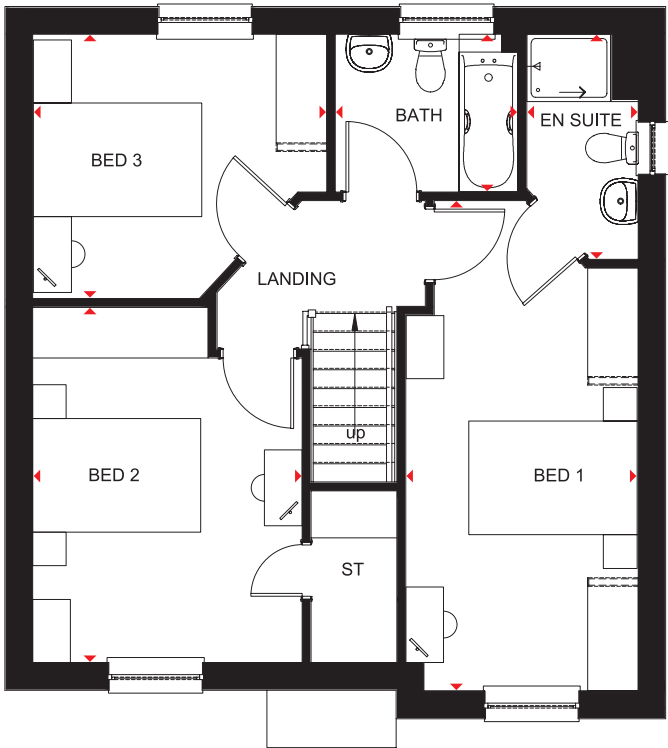
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the master with en suite, and family bathroom are on the first floor



Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4331 x 2898mm	14'3" x 9'6"
Utility	1935 x 2132mm	6'4" x 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2717 x 5487mm	8'11" x 18'0"

(Approximate dimensions)



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

(Approximate dimensions)

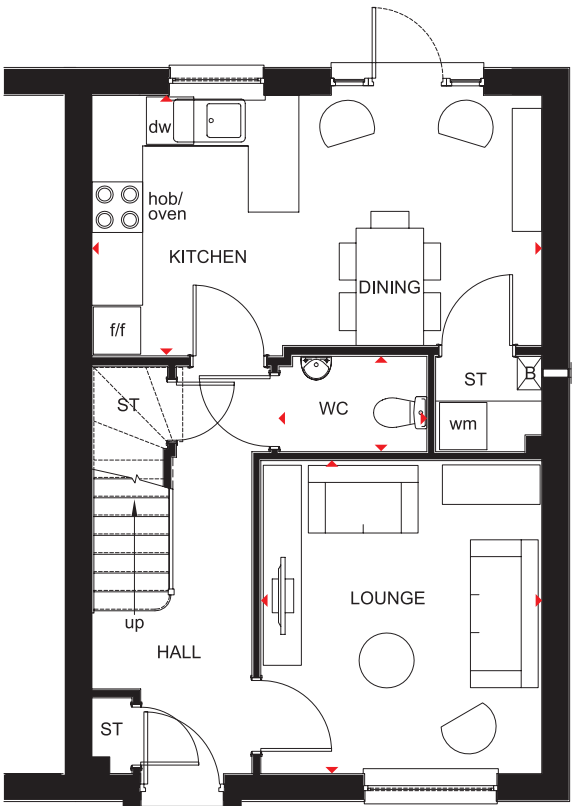
KEY	B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	◀▶	Dimension location		

TRAQUAIR

3 BEDROOM SEMI-DETACHED HOME



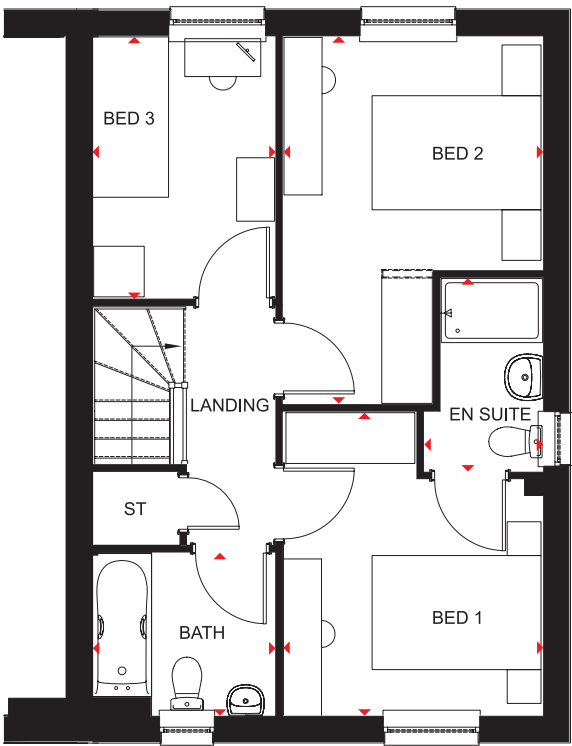
- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"

(Approximate dimensions)



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

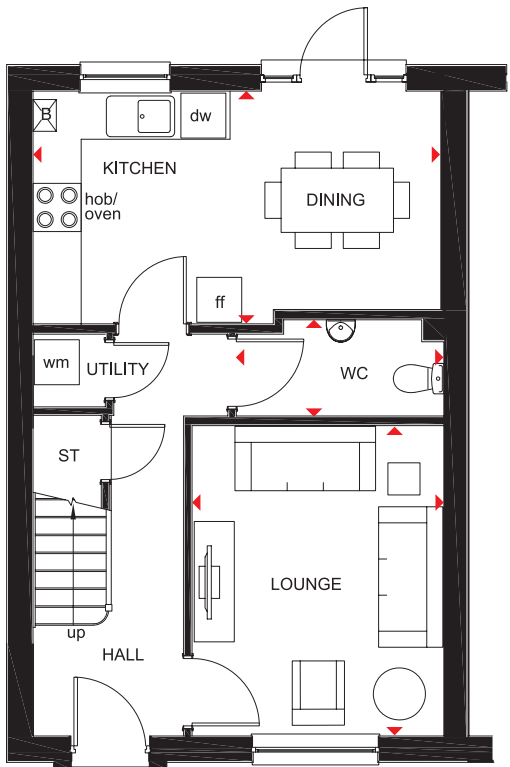
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

3 BEDROOM SEMI-DETACHED HOME



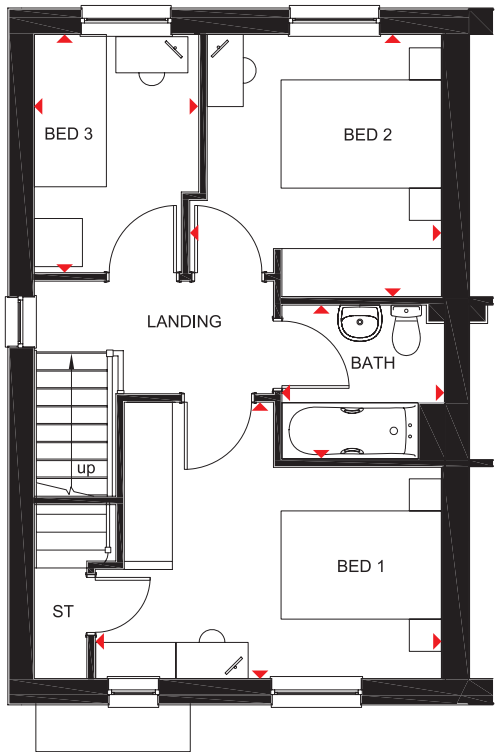
- Family home with all the essential space for modern living
- Open-plan kitchen with dining area and access to the rear garden, separate utility cupboard and plenty of storage
- Front-aspect lounge provides room to relax in comfort
- Two double bedrooms, a single bedroom and family bathroom are upstairs



Ground Floor

Lounge	3136 x 3864mm	10'3" x 12'8"
Kitchen/Dining	5077 x 2899mm	16'8" x 9'6"
WC	2584 x 1198mm	8'6" x 3'11"
Utility	900 x 907mm	2'11" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4318 x 3444mm	14'2" x 11'4"
Bedroom 2	3139 x 3271mm	10'4" x 10'9"
Bedroom 3	2052 x 2971mm	6'9" x 9'9"
Bathroom	2027 x 1917mm	6'8" x 6'3"

(Approximate dimensions)

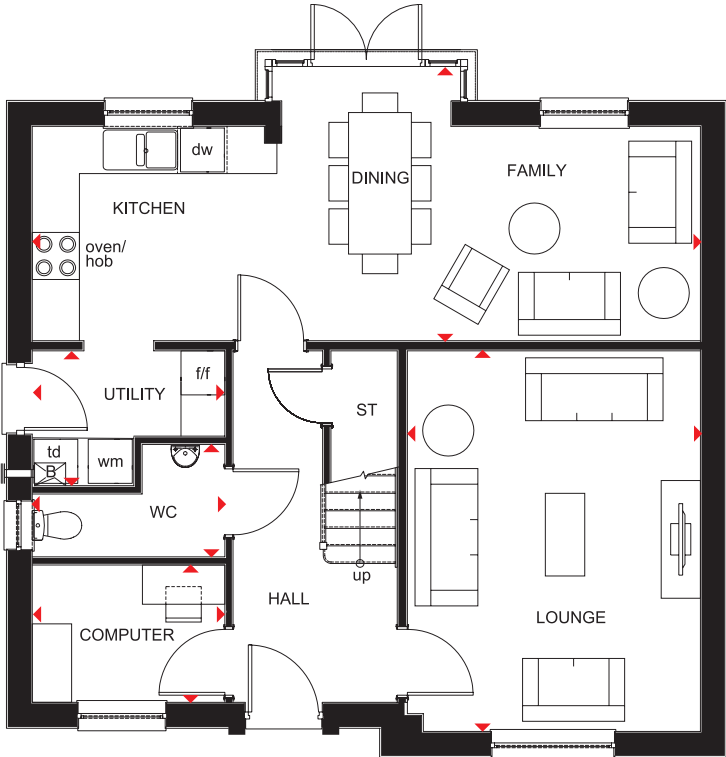
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BALMORAL

4 BEDROOM DETACHED HOME



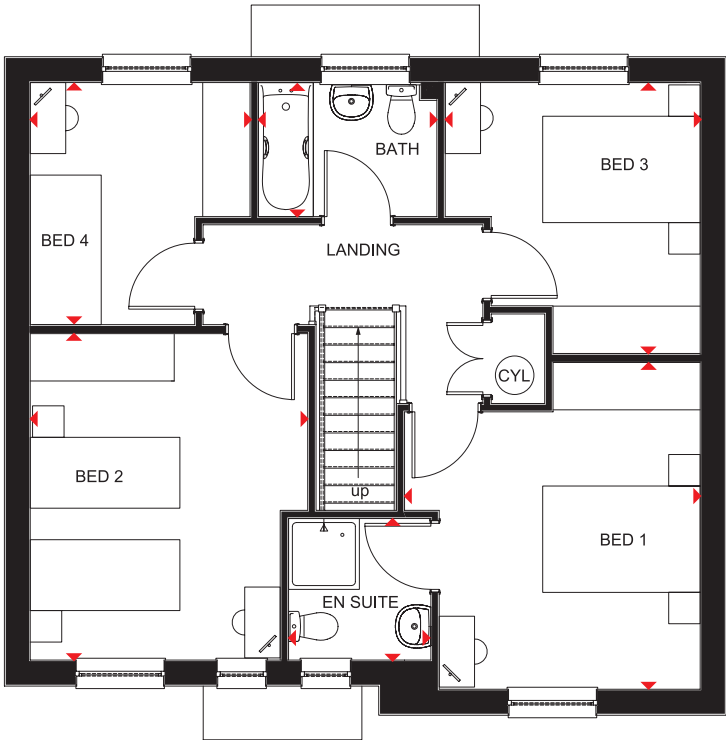
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and attractive glazed bay leading to the rear garden
- Ground floor includes separate utility room, WC and study
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and a fully fitted bathroom



Ground Floor

Lounge	3743 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 3490mm	27'11" x 11'5"
Utility	2452 x 1717mm	8'1" x 5'8"
Computer	2451 x 1749mm	8'0" x 5'9"
WC	2467 x 1430mm	8'1" x 4'8"

(Approximate dimensions)



First Floor

Bedroom 1	3766 x 4149mm	12'4" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3511 x 4144mm	11'6" x 13'7"
Bedroom 3	3240 x 3438mm	10'8" x 11'3"
Bedroom 4	2790 x 3074mm	9'2" x 10'1"
Bathroom	2267 x 1700mm	7'5" x 5'7"

(Approximate dimensions)

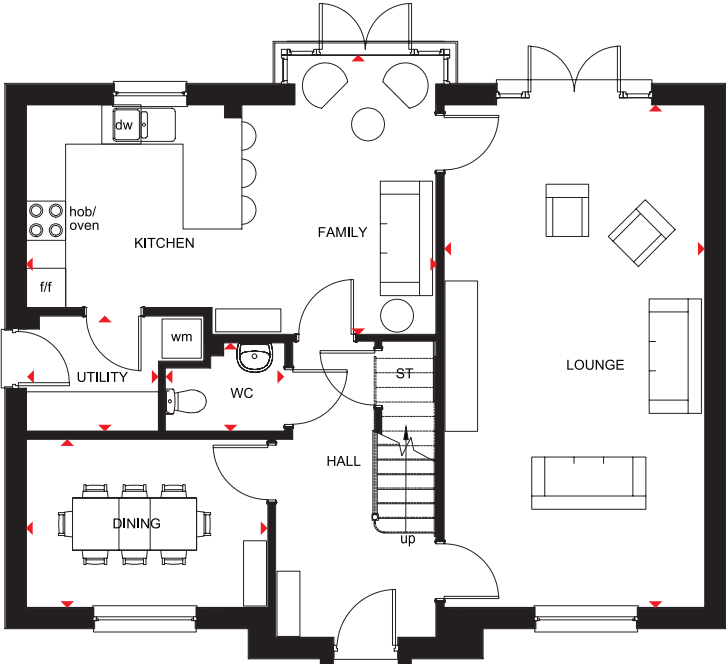
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

BUCHANAN

4 BEDROOM DETACHED HOME



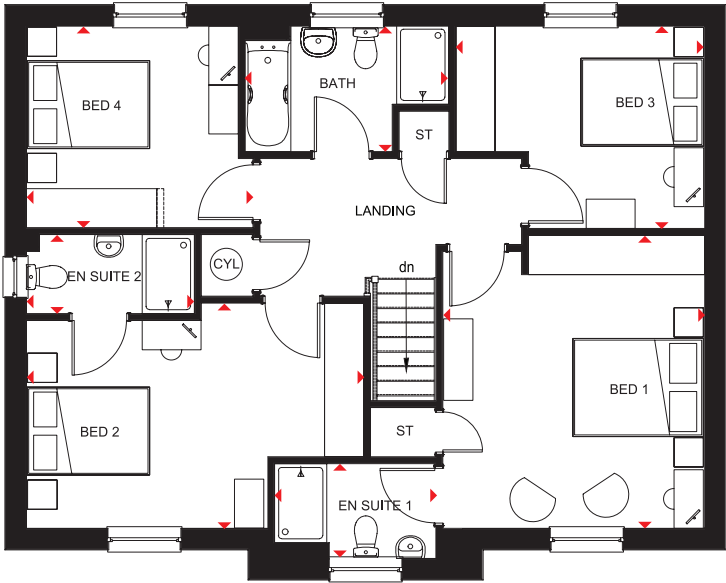
- Attractive double-fronted family home full of light and space
- Large, open-plan kitchen with separate utility, and a family area leading to the garden via a walk-in glazed bay
- Expansive, dual-aspect lounge, also with access to the garden via French doors, and separate dining room
- Four double bedrooms – the master and second bedroom with en suite – and the family bathroom with separate shower are on the first floor



Ground Floor

Lounge	3992 x 7692mm	13'2" x 25'3"
Kitchen/Family	6273 x 4276mm	20'7" x 14'0"
Dining	3698 x 2572mm	12'2" x 8'5"
Utility	1760 x 2718mm	5'9" x 8'11"
WC	1831 x 1350mm	6'0" x 4'5"

(Approximate dimensions)



First Floor

Bedroom 1	4015 x 4487mm	13'2" x 14'9"
En Suite 1	2470 x 1452mm	8'1" x 4'9"
Bedroom 2	5168 x 3450mm	16'11" x 11'4"
En Suite 2	2572 x 1210mm	8'5" x 4'0"
Bedroom 3	3813 x 3100mm	12'6" x 10'2"
Bedroom 4	3473 x 3087mm	11'5" x 10'2"
Bathroom	3123 x 1921mm	10'3" x 6'4"

(Approximate dimensions)

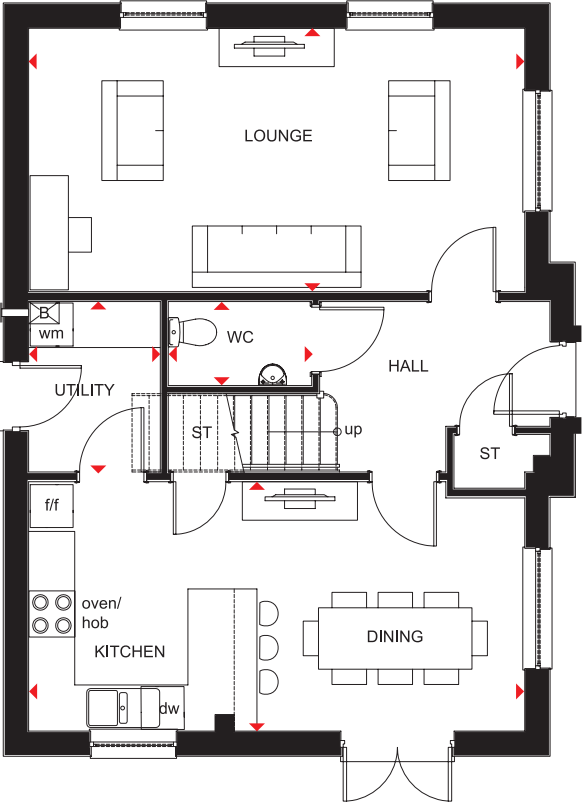
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

CRAIGSTON

4 BEDROOM DETACHED HOME



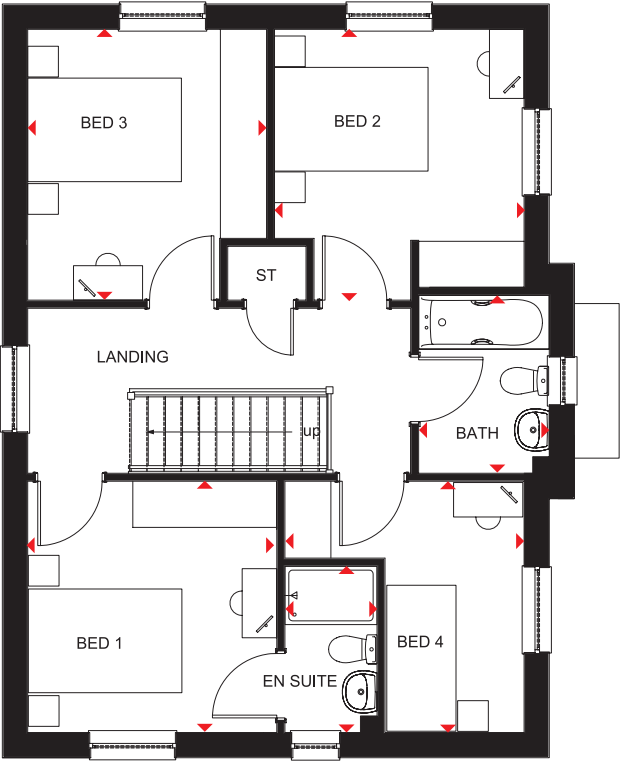
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a master bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



Ground Floor

Kitchen/Dining	6464 x 3247mm	21'2" x 10'8"
Utility	1715 x 2220mm	5'8" x 7'3"
WC	1867 x 1095mm	6'2" x 3'7"
Lounge	6464 x 3432mm	21'2" x 11'3"

(Approximate dimensions)



First Floor

Bedroom 1	3244 x 3270mm	10'8" x 10'9"
En suite	1200 x 2164mm	3'11" x 7'1"
Bedroom 2	3249 x 3527mm	10'8" x 11'7"
Bedroom 3	3110 x 3527mm	10'2" x 11'7"
Bathroom	1700 x 2315mm	5'7" x 7'7"
Bedroom 4	3115 x 3270mm	10'3" x 10'9"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

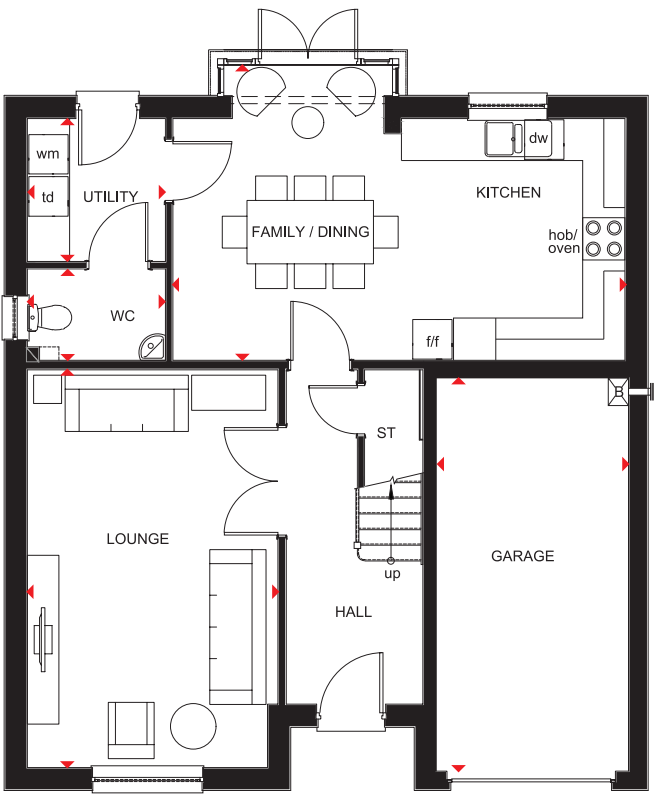
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

CULLEN

4 BEDROOM DETACHED HOME



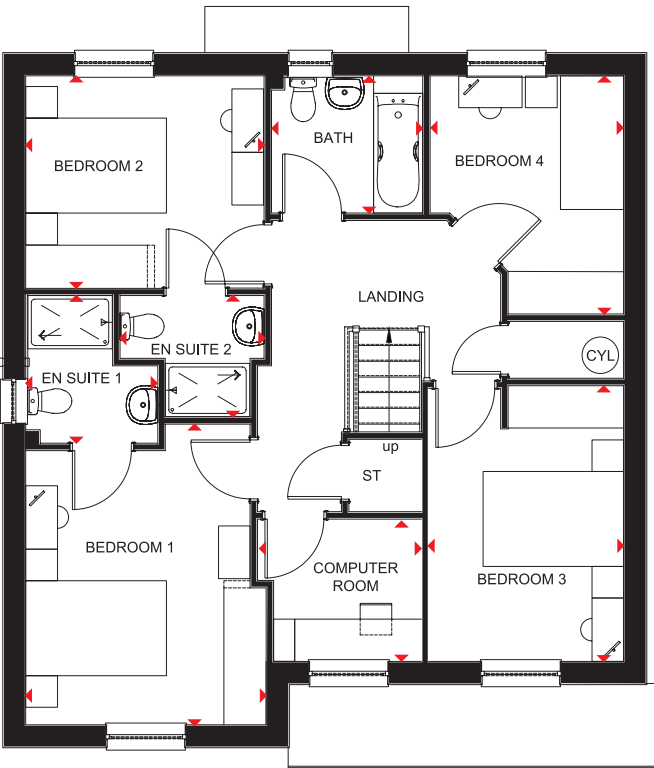
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with glazed bay leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax and elegant double-door entrance. An integral garage provides added security
- Upstairs are three double bedrooms – the master and bedroom two both with en suite – a single bedroom, a family bathroom, and a computer room/study



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Family/Dining	6432 x 4201mm	21'1" x 13'9"
Utility	1963 x 2034mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2733 x 5592mm	9'0" x 18'4"

(Approximate dimensions)



First Floor

Bedroom 1	3417 x 4272mm	11'3" x 14'0"
En Suite 1	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3388 x 3025mm	11'1" x 9'11"
En Suite 2	2050 x 1725mm	6'9" x 5'8"
Bedroom 3	2774 x 3919mm	9'1" x 12'10"
Bedroom 4	2752 x 3388mm	9'0" x 11'1"
Computer Room	2333 x 2023mm	7'8" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

(Approximate dimensions)

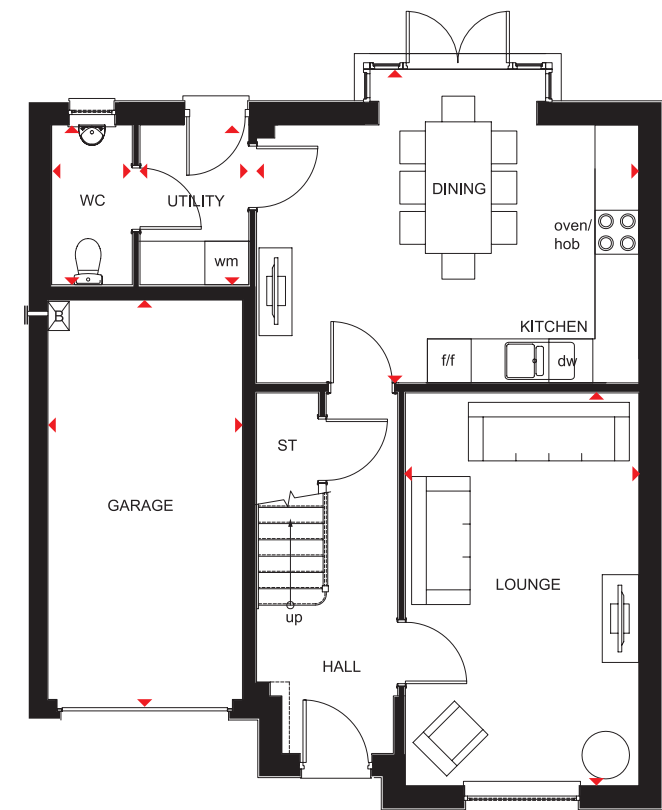
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

DUNBAR

4 BEDROOM DETACHED HOME



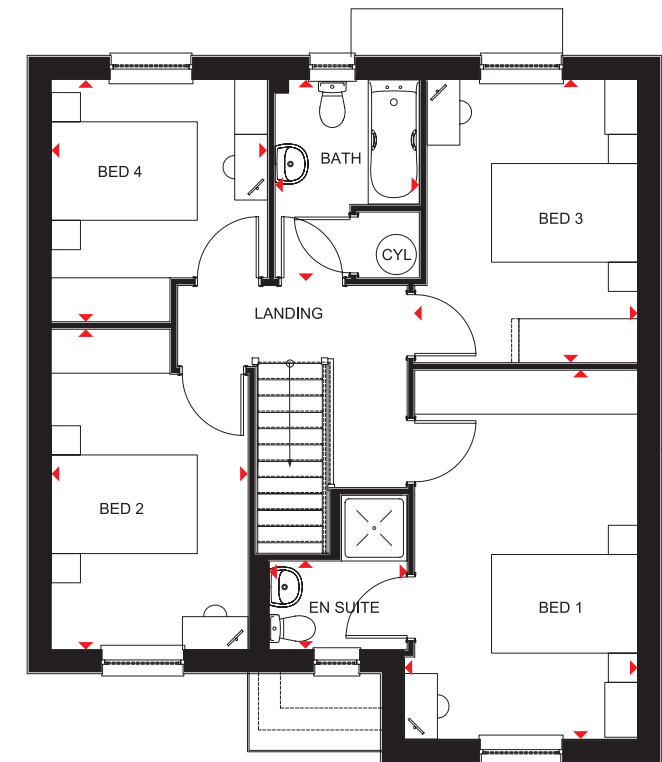
- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via a glazed walk-in bay
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 4287mm	17'2" x 14'1"
Utility	1489 x 2146mm	4'11" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2661 x 5460mm	8'9" x 17'11"

(Approximate dimensions)



First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

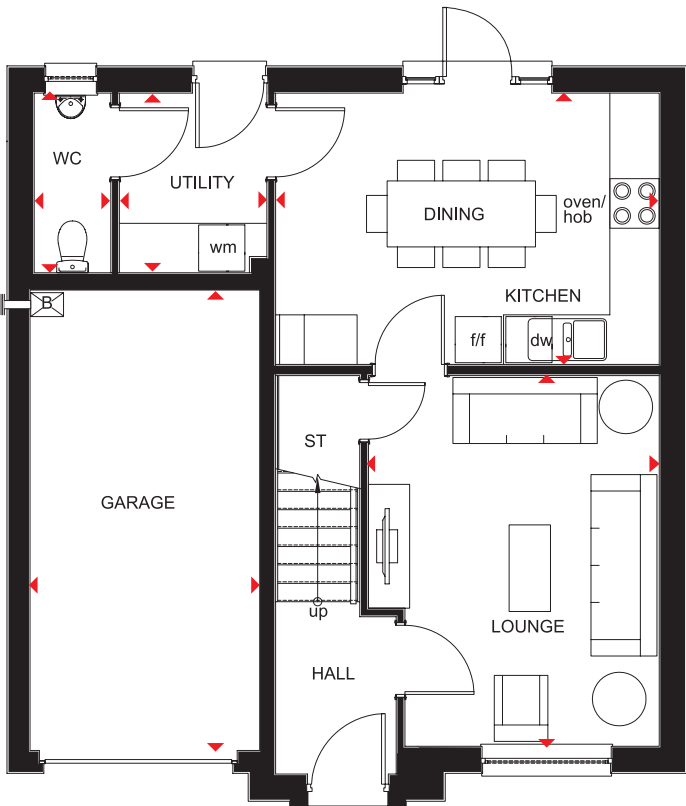
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

FENTON

4 BEDROOM DETACHED HOME



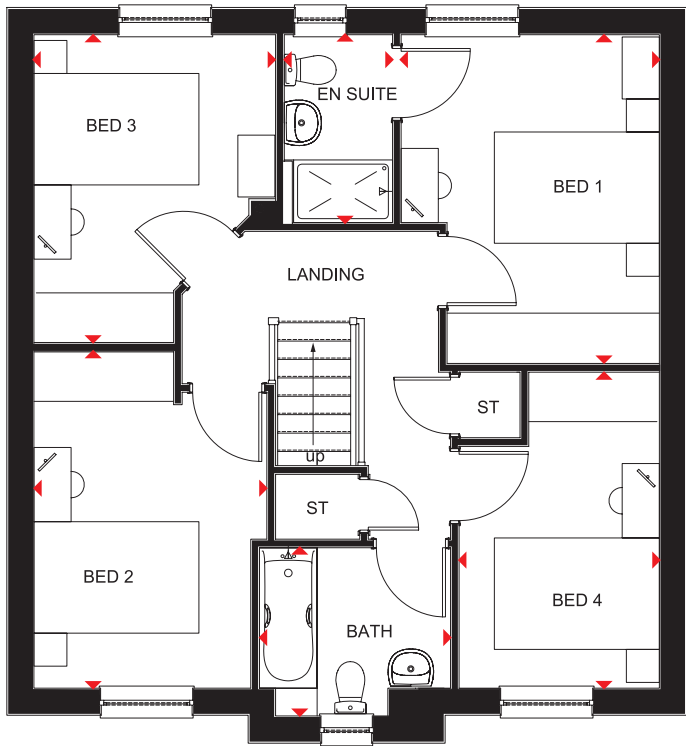
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

(Approximate dimensions)



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

(Approximate dimensions)

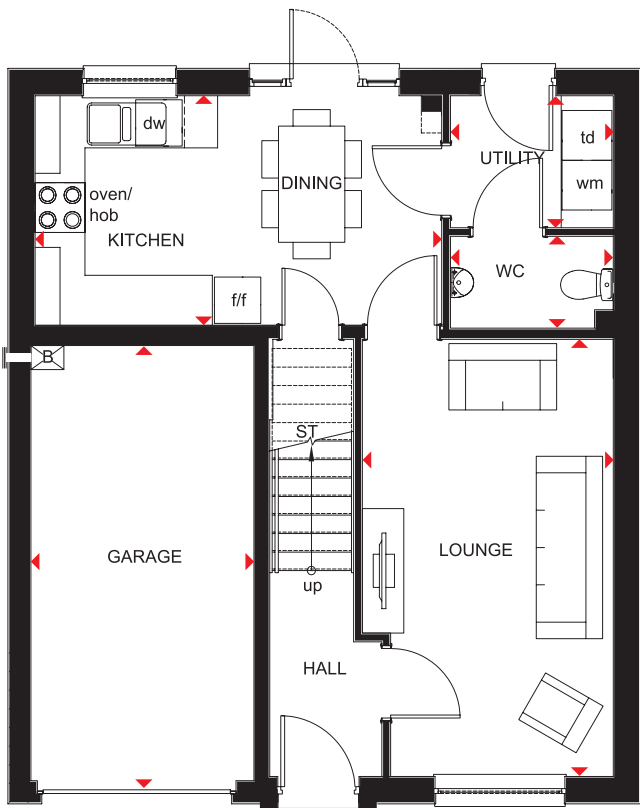
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

GLENBUCHAT

4 BEDROOM DETACHED HOME



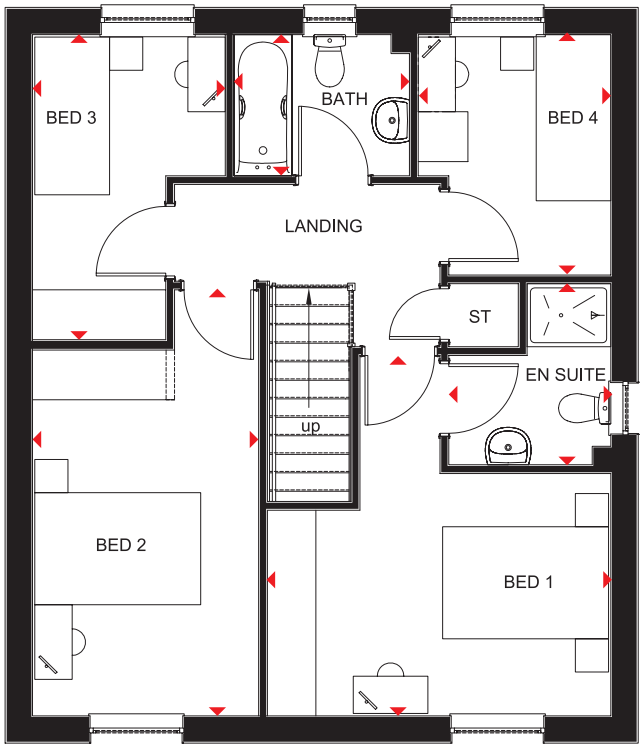
- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and family bathroom



Ground Floor

Lounge	3025 x 5260mm	9'11" x 17'3"
Kitchen/Dining	4904 x 2775mm	16'1" x 9'1"
Utility	1963 x 1592mm	6'5" x 5'3"
WC	1963 x 1114mm	6'5" x 3'8"
Garage	2690 x 5236 mm	8'10" x 17'2"

(Approximate dimensions)



First Floor

Bedroom 1	4140 x 4342mm	13'7" x 14'3"
En suite	1954 x 2182mm	6'5" x 7'2"
Bedroom 2	2727 x 5133mm	8'11" x 16'10"
Bedroom 3	2324 x 3674mm	7'7" x 12'1"
Bedroom 4	2323 x 2895mm	7'7" x 9'6"
Bathroom	2115 x 1700mm	6'11" x 5'7"

(Approximate dimensions)

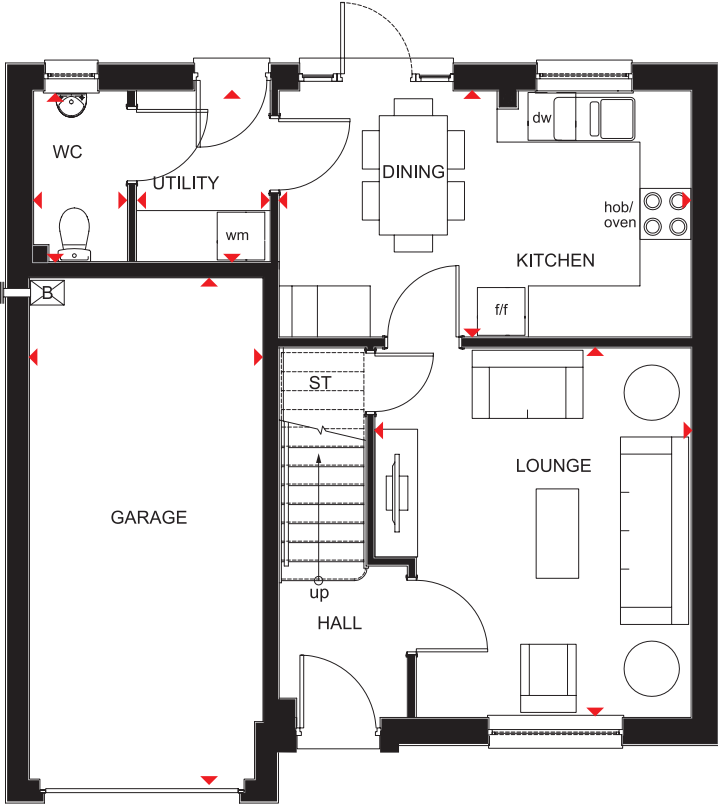
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

INVERCAULD

4 BEDROOM DETACHED HOME



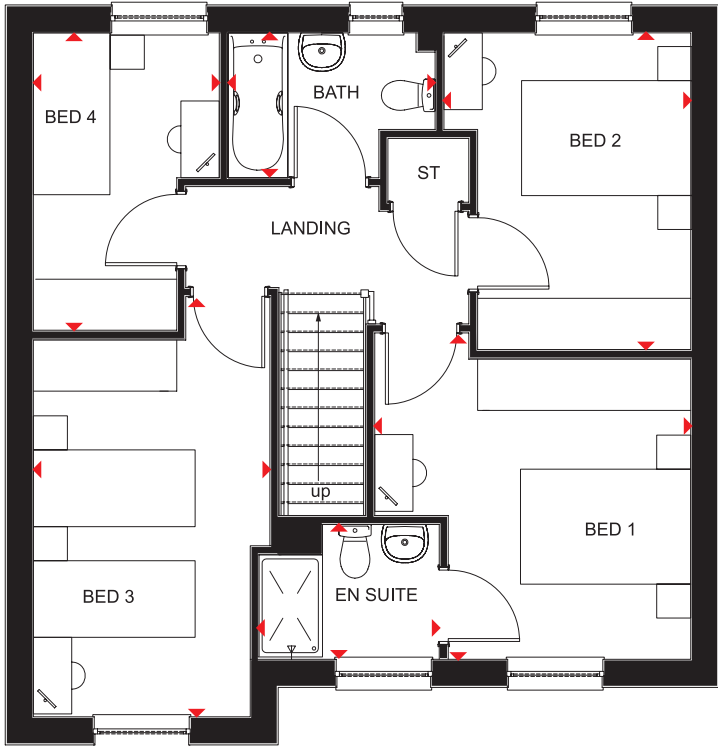
- Generous, front-aspect lounge with room for all the family to relax
- Open-plan fitted kitchen with dining area and access to the rear garden, and a separate utility room and WC
- Integral garage for added security and convenience
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	3712 x 4339mm	12'2" x 14'3"
Kitchen/Dining	4837 x 2888mm	15'10" x 9'6"
Utility	1572 x 1966mm	5'2" x 6'5"
WC	1103 x 1966mm	3'7" x 6'5"
Garage	2743 x 5885mm	9'0" x 19'4"

(Approximate dimensions)



First Floor

Bedroom 1	3712 x 3834mm	12'2" x 12'7"
En Suite	2117 x 1584mm	6'11" x 5'2"
Bedroom 2	2898 x 3717mm	9'6" x 12'2"
Bedroom 3	2780 x 4937mm	9'1" x 16'2"
Bedroom 4	2184 x 3492mm	7'2" x 11'5"
Bathroom	2430 x 1700mm	8'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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