

MONARCHS WAY
WEST CALDER



WALKER

GROUP



MONARCHS WAY WEST CALDER

WELCOME TO MONARCHS WAY

We are very excited to welcome you to Monarch's Way, Walker Group's latest development in West Lothian. Monarch's Way is located just on the edge of the bustling market town of West Calder. It is right next to some of West Lothian's most beautiful countryside and has a lovely river running close beside it. It is also within easy reach of Livingston (with all its great shopping) and offers an easy commute to both Glasgow and Edinburgh (providing rail links to each).

Here at Walker Group, we believe that Monarch's Way offers a really fantastic place for families to live - it's the perfect place for those who love

taking a stroll in the countryside, who like taking Sunday lunch at a nice country pub, but who don't want work and the bright lights of the city to be too far away.

So, whether you're from the local area and are looking for a high-quality new-build home, or if you're heading out of the city to give your family a beautiful place to live in the country, come and visit the show home at Monarch's Way to see what it has to offer you.

We look forward to welcoming you to Monarchs Way.

WE KNOW YOU'LL LOVE IT HERE

We're even more excited by the fact that we've found such a wonderful location for Monarch's Way - right on the edge of the town and close to the beautiful Breich Water.

Buy a house at Monarch's Way and you'll be able to nip into West Calder in a matter of minutes for all of your daily needs, to get the kids to school or to catch the train to work. The benefit of buying at Monarch's Way is that all of the homes are high-quality new-builds.

So, unlike an old house, where there is often renovation work that needs to be done, your new home at Monarch's Way will be in pristine condition when you move in.

What's more, in comparison to a similar home in the city, the stylish homes at Monarch's Way offer outstanding value for money. So, why not take a closer look, and find out why Monarch's Way could be the ideal place for you to call home.

WHY BUY FROM WALKER

The starting point for every house we design is you and we conduct extensive research into what customers really want.

That's why we offer flexible room layouts which adapt to your family's needs. The kitchen is the heart of every home, offering the ideal place not just to cook, but to entertain, do homework or relax in front of the television. Many of our properties come with open plan kitchens in contemporary designs with dining areas and family rooms opening into the garden, bringing

outdoors adventures inside. Storage is not an issue in a Walker home, our homes offer ample fitted storage throughout the home.









Unlike many of our competitors, we include a number of extras as standard features such as enhanced appliances and stylish ironmongery. You also have the opportunity to personalise your home to make it feel uniquely yours by selecting from our range of contemporary kitchens and impressive bathrooms.















MONARCHS WAY WEST CALDER



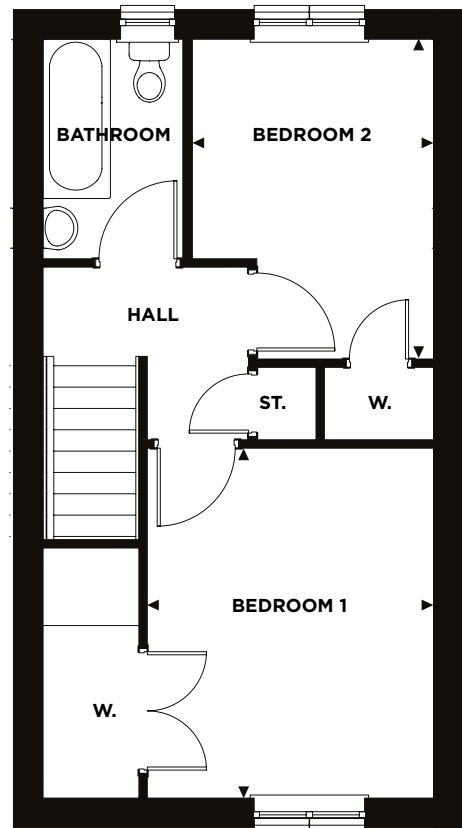
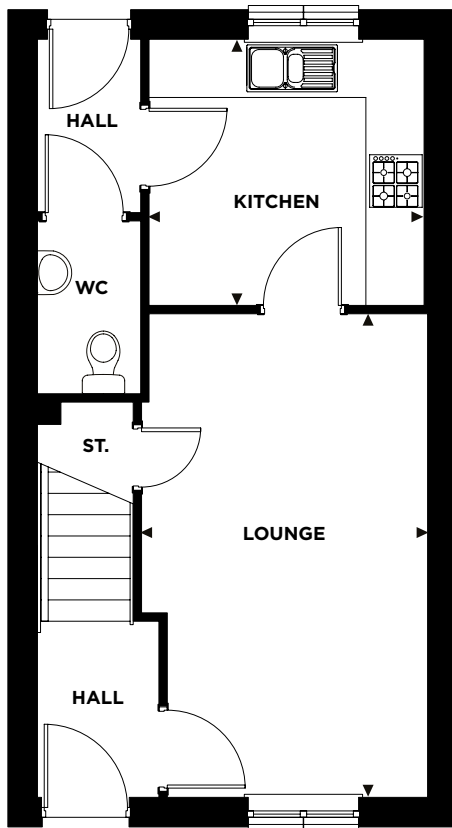
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HYWOOD 2 BEDROOM TERRACE (67m² / 721 SQ FT)



Ground Floor

First Floor

	METRIC	IMPERIAL
Lounge	3.03m x 5.12m	9'11" x 16'9"
Kitchen/Dining Area	2.91m x 2.84m	9'6" x 9'3"
WC	1.10m x 1.84m	3'6" x 4'9"

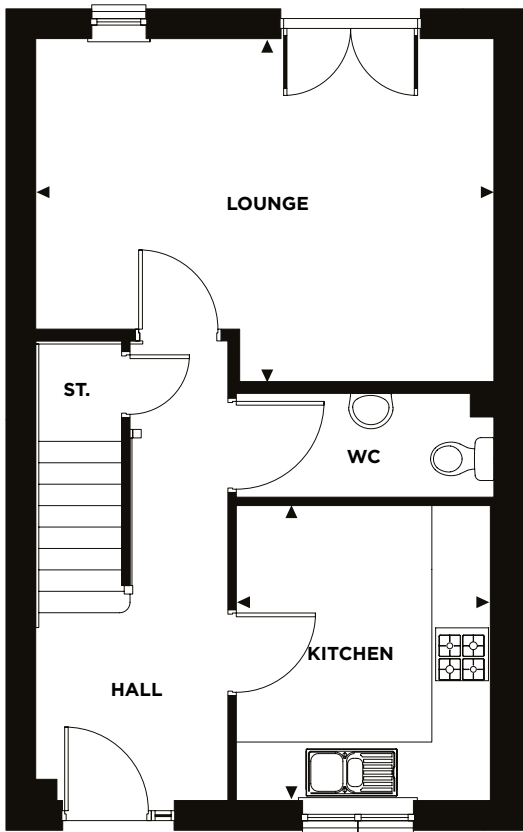
	METRIC	IMPERIAL
Bedroom 1	3.04m x 3.72m	10' x 12'2"
Bedroom 2	2.55m x 3.40m	8'4" x 11'10"
Bathroom	2.33m x 1.48m	7'5" x 4'9"

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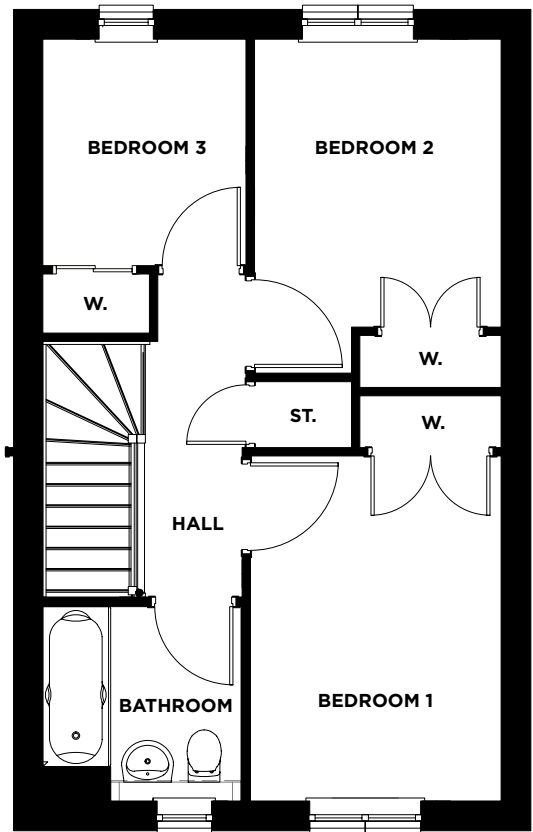


GLENELG 3 BEDROOM TERRACE (78m² / 844 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.84m x 3.64m	15'10" x 11'11"
Kitchen	2.68m x 3.13m	8'9" x 10'3"
WC	1.10m x 2.06m	3'6" x 8'8"



First Floor

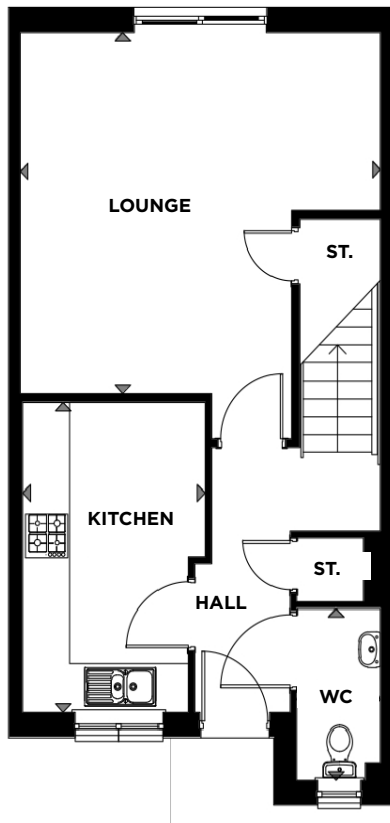
	METRIC	IMPERIAL
Bedroom 1	2.64m x 3.66m	8'7" x 12'
Bedroom 2	2.5m x 3.05m	8'2" x 10'
Bedroom 3	2.26m x 2.4m	7'4" x 7'11"
Bathroom	2.10m x 2.06m	6'8" x 6'6"

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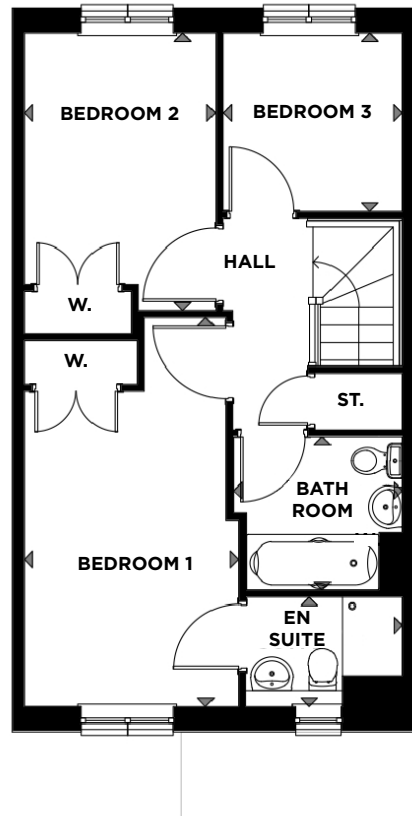


ALBURY 3 BEDROOM SEMI DETACHED (84m² / 914 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.6m x 4.85m	15'1" x 15'9"
Kitchen	3.93m x 2.44m	12'9" x 8'0"
WC	2.17m x 1.15m	7'1" x 3'8"



First Floor

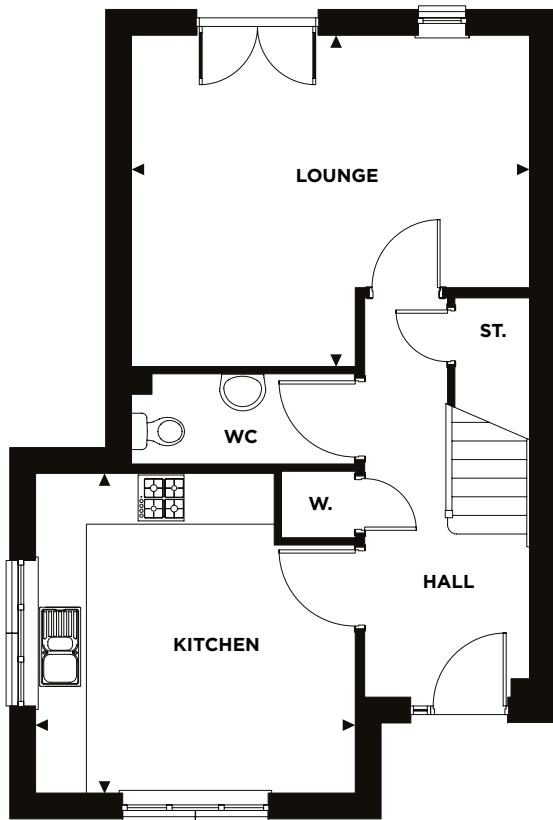
	METRIC	IMPERIAL
Bedroom 1	4.98m x 2.74m	16'3" x 8'10"
En suite	1.40m x 2.0m	4'6" x 6'6"
Bedroom 2	3.55m x 2.45m	11'7" x 8'0"
Bedroom 3	2.28m x 2.30m	7'5" x 7'5"
Bathroom	1.97m x 2.16m	6'5" x 7'1"

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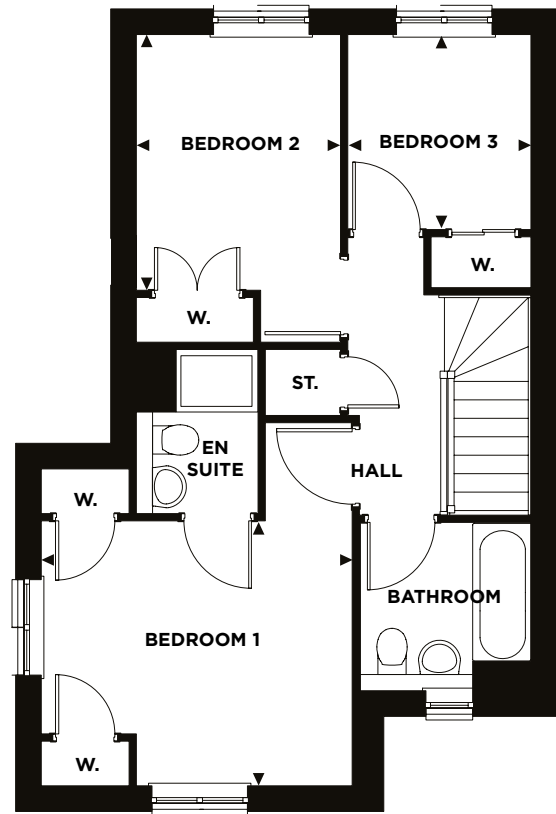


ORMISTON 3 BEDROOM SEMI DETACHED (93m² / 1010 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.86m x 4.04m	15'11" x 13'3"
Kitchen	3.90m x 3.90m	12'9" x 12'9"
WC	1.10m x 2.73m	3'6" x 8'8"



First Floor

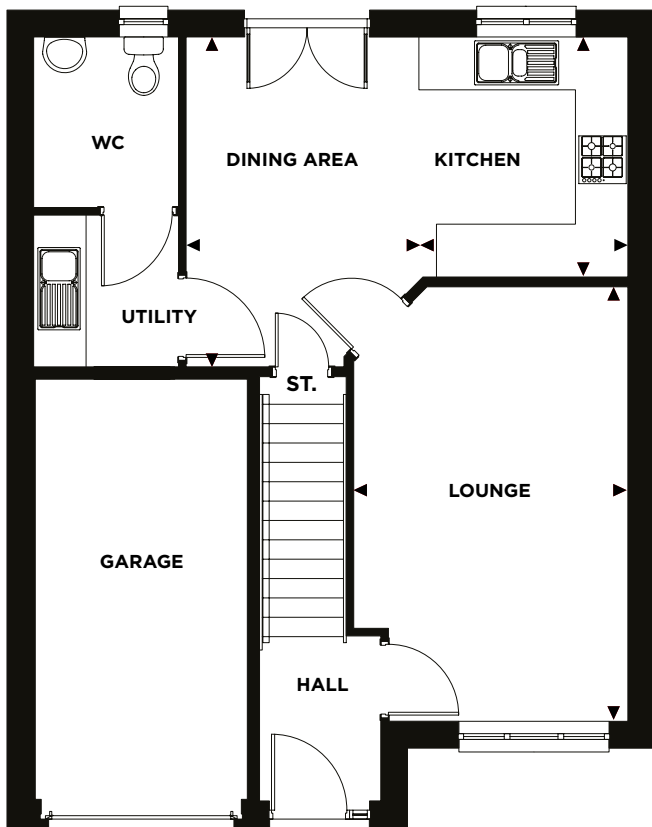
	METRIC	IMPERIAL
Bedroom 1	2.64m x 3.66m	8'7" x 12'
En suite	2.02m x 1.50m	6'8" x 4'9"
Bedroom 2	2.53m x 3.12m	8'3" x 10'2"
Bedroom 3	2.15m x 2.38m	7' x 7'9"
Bathroom	2.10m x 2.05m	6'8" x 6'6"

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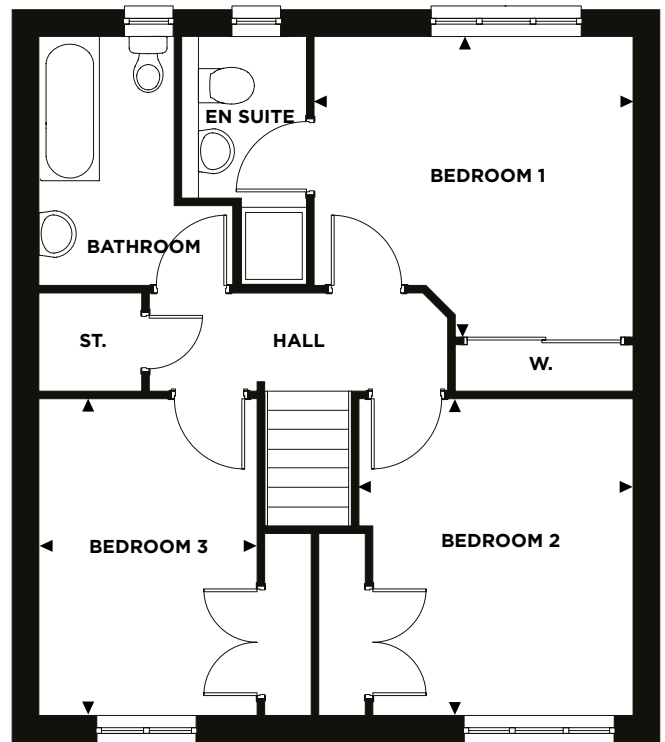


BELMONT 3 BEDROOM DETACHED (102m² / 1106 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.09m x 3.24m	16'7" x 10'6"
Kitchen/Dining Area	2.82m x 5.23m	9'3" x 17'2"
Utility Room	1.78m x 1.70m	5'8" x 5'6"
WC	1.8m x 1.4m	5'9" x 4'2"



First Floor

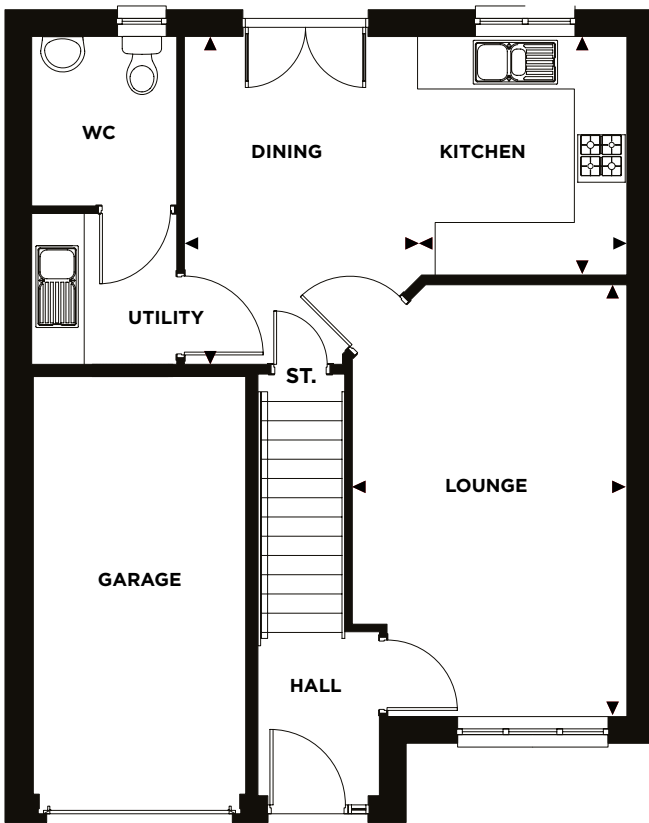
	METRIC	IMPERIAL
Bedroom 1	3.55m x 3.77m	11'6" x 12'4"
En suite	2.93m x 1.47m	9'6" x 4'8"
Bedroom 2	3.74m x 3.24m	12'3" x 10'6"
Bedroom 3	3.74m x 2.58m	12'3" x 8'5"
Bathroom	2.94m x 1.6m	9'6" x 5'2"

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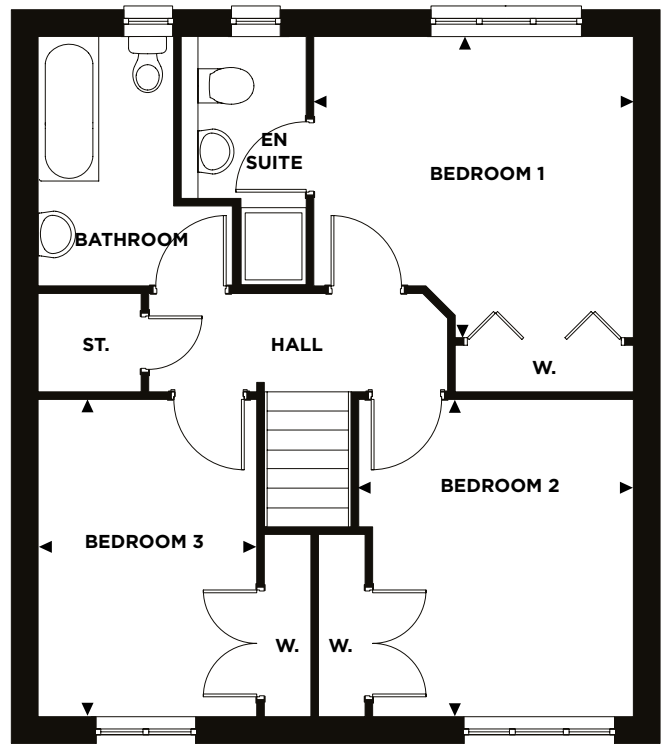


BELMONT 3 BEDROOM SEMI DETACHED (102m² / 1106 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.09m x 3.24m	16'7" x 10'6"
Kitchen/Dining Area	2.82m x 5.23m	9'3" x 17'2"
Utility Room	1.78m x 1.70m	5'8" x 5'6"
WC	1.8m x 1.4m	5'9" x 4'2"



First Floor

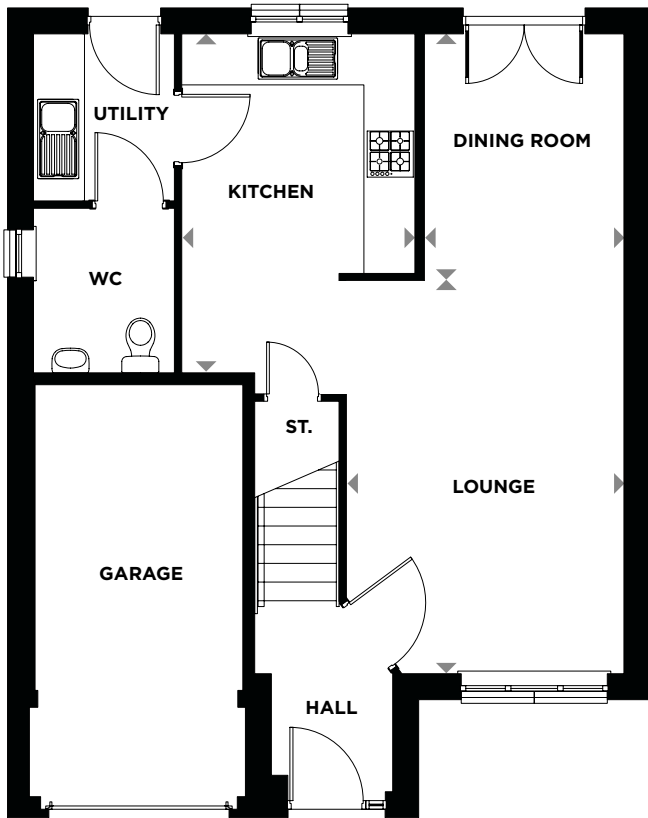
	METRIC	IMPERIAL
Bedroom 1	3.55m x 3.77m	11'6" x 12'4"
En suite	2.93m x 1.47m	9'6" x 4'8"
Bedroom 2	3.74m x 3.24m	12'3" x 10'6"
Bedroom 3	3.74m x 2.58m	12'3" x 8'5"
Bathroom	2.94m x 1.6m	9'6" x 5'2"

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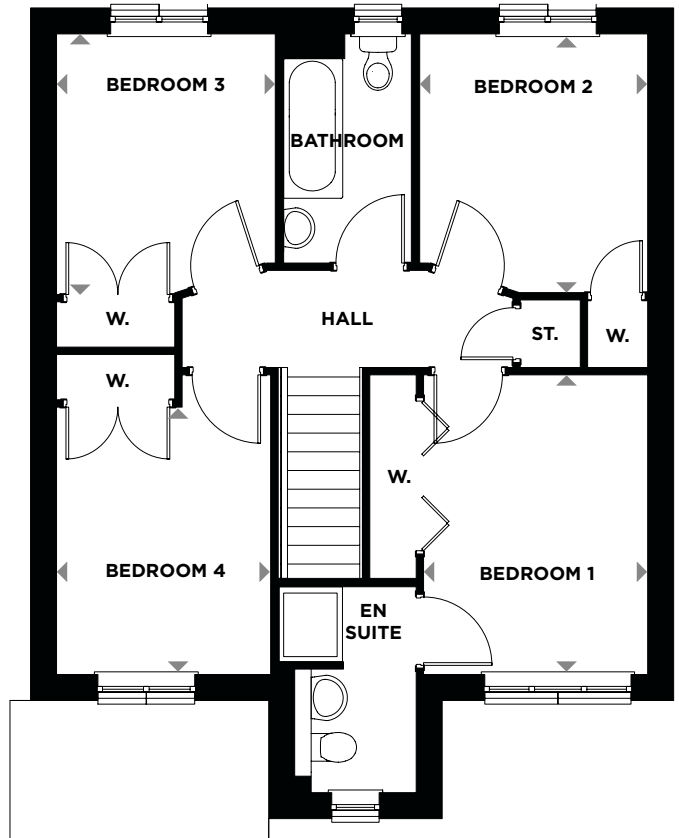


LISMORE 4 BEDROOM DETACHED (105m² / 1140 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	3.39m x 4.78m	11'2" x 15'8"
Kitchen	2.83m x 4.12m	13'6" x 9'4"
Dining Room	2.42m x 2.91m	8' x 9'7"
WC	1.8m x 1.4m	5'9" x 4'2"



First Floor

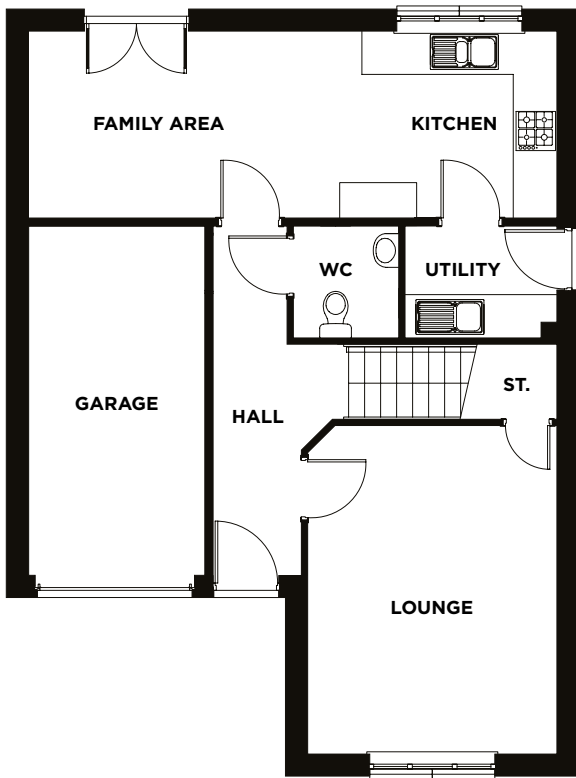
	METRIC	IMPERIAL
Bedroom 1	2.72m x 3.614m	8'11" x 11'1"
En suite	1.67m x 2.5m	5'6" x 8'2"
Bedroom 2	2.76m x 3.2m	9'1" x 10'6"
Bedroom 3	2.65m x 2.804m	8'9" x 9'2"
Bedroom 4	2.6m x 3.24m	8'6" x 10'8"
Bathroom	1.56m x 2.78m	5'1" x 9'2"

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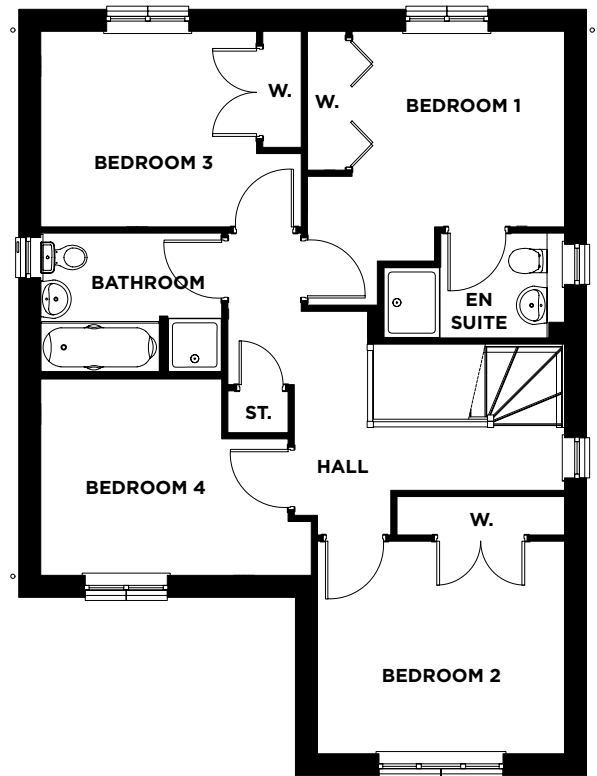


KIDSTON 4 BEDROOM DETACHED (121m² / 1310 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.7m x 3.53m	15'4" x 11'6"
Kitchen/Family Area	2.67m x 7.50m	8'8" x 24'6"
Utility Room	2.1m x 1.6m	6'8" x 5'2"
WC	1.60m x 1.49m	5'2" x 4'9"



First Floor

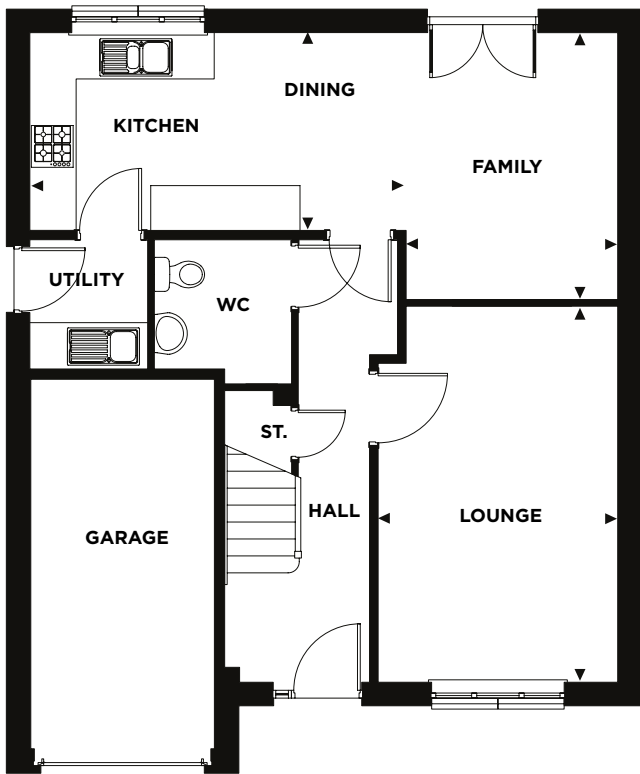
	METRIC	IMPERIAL
Bedroom 1	3.92m x 3.68m	10'8" x 12'1"
En suite	1.50m x 2.59m	4'9" x 8'5"
Bedroom 2	3.04m x 3.53m	9'10" x 11'6"
Bedroom 3	2.80m x 3.73m	9'2" x 12'2"
Bedroom 4	2.81m x 3.87m	9'2" x 12'7"
Bathroom	1.99m x 2.60m	6'5" x 8'5"

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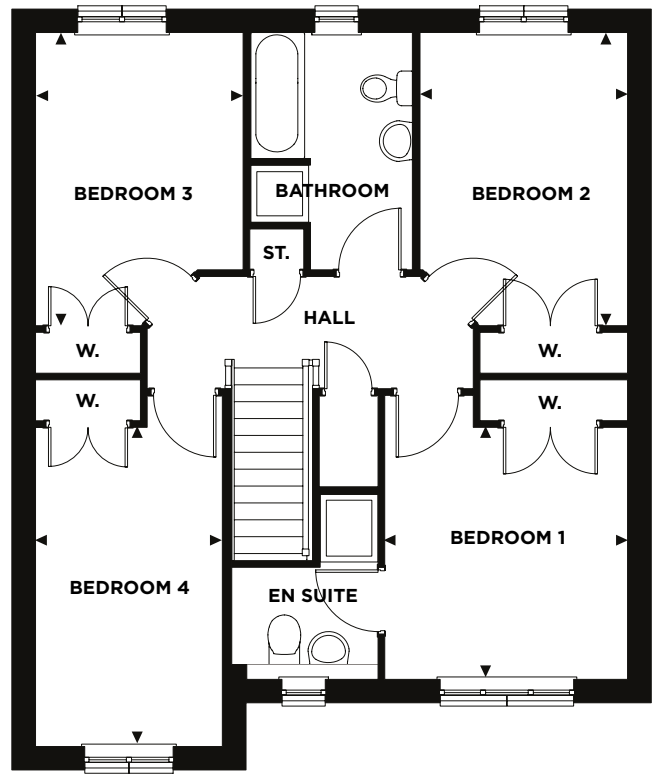


LANDSBOROUGH 4 BEDROOM DETACHED (128m² / 1381 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	3.21m x 5.04m	10'5" x 16'5"
Kitchen/Dining/Family	7.8m x 3.5m	25'10" x 11'8"
Utility Room	1.58m x 1.73m	5'2" x 5'8"
WC	1.84m x 1.74m	6' x 5'8"



First Floor

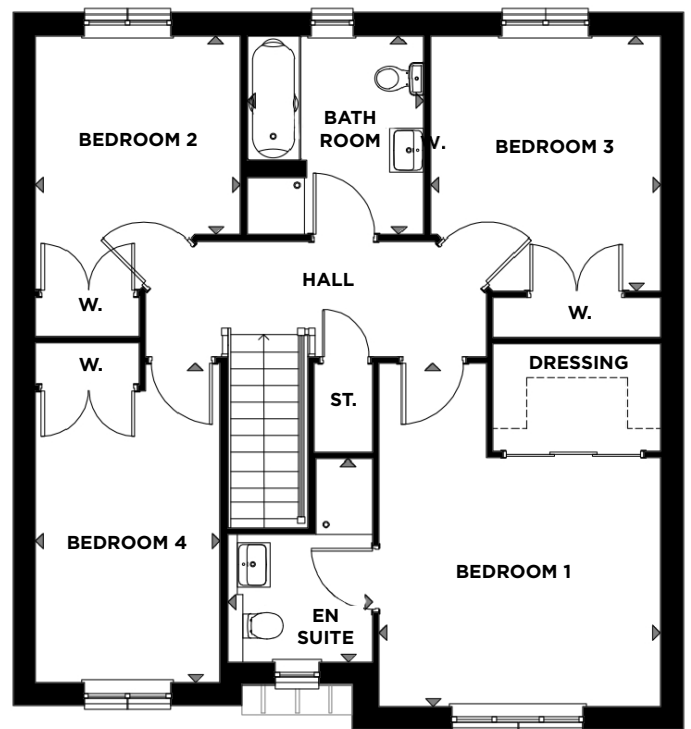
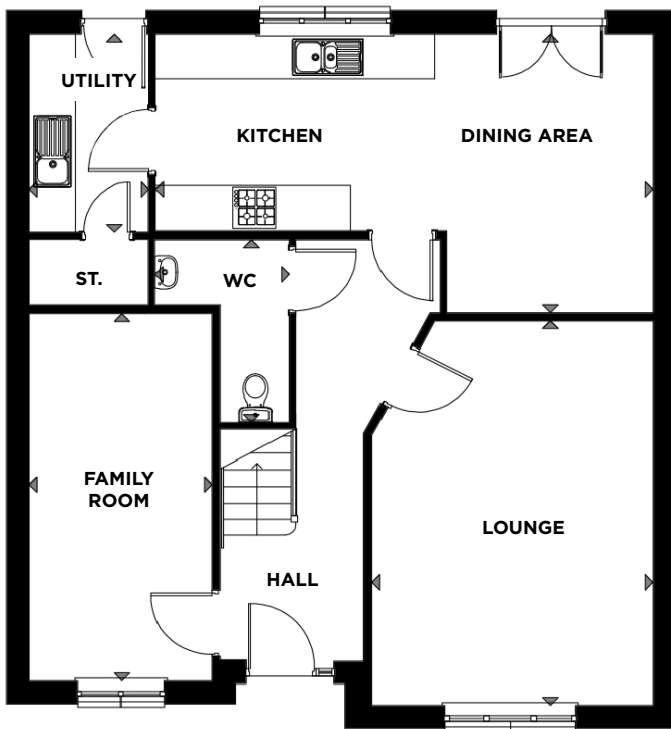
	METRIC	IMPERIAL
Bedroom 1	3.23m x 3.82m	10'7" x 12'6"
En suite	2.5m x 1.95m	8'2" x 6'4"
Bedroom 2	3.94m x 2.76m	12'11" x 9'
Bedroom 3	3.94m x 2.76m	12'11" x 9'
Bedroom 4	4.72m x 2.94m	15'5" x 8'2"
Bathroom	3.19m x 2.15m	10'5" x 7'

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ARLINGTON 4 BEDROOM DETACHED (132m² / 1423 SQ FT)



Ground Floor

First Floor

	METRIC	IMPERIAL
Lounge	3.39m x 4.74m	11'10" x 15'7"
Kitchen	2.78m x 3.11m	9'10" x 10'2"
Family Room	2.93m x 3.11m	9'7" x 10'2"
Utility Room	3.70m x 1.62m	12'10" x 5'3"
WC	2.00m x 1.71m	6'5" x 5'6"

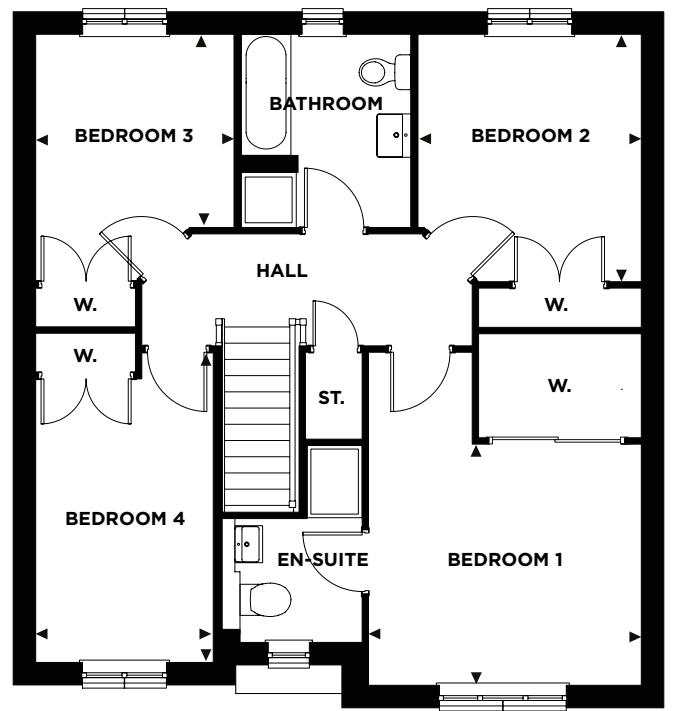
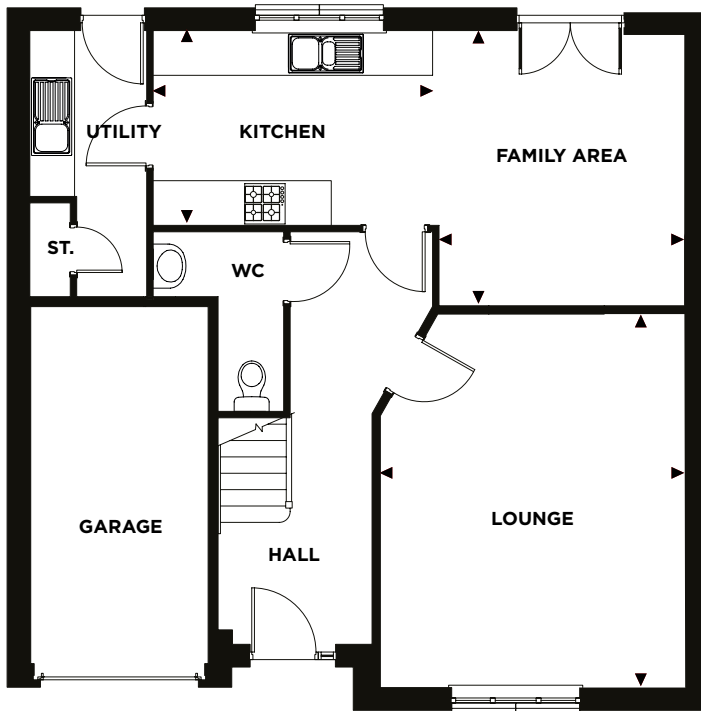
	METRIC	IMPERIAL
Bedroom 1	3.23m x 3.15m	10'11" x 10'4"
En suite	1.46m x 2.49m	4'7" x 8'10"
Bedroom 2	2.79m x 3.15m	9'10" x 12'11"
Bedroom 3	2.75m x 3.76m	9'10" x 12'11"
Bedroom 4	2.51m x 3.45m	14'1" x 8'2"
Bathroom	2.83m x 2.01m	9'2" x 6'6"

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CANTERBURY 4 BEDROOM DETACHED (137m² / 1474 SQ FT)



Ground Floor

First Floor

	METRIC	IMPERIAL
Lounge	5.20m x 3.81m	17'1" x 12'5"
Kitchen/Family Room	3.78m x 6.76m	12'4" x 22'2"
Utility Room	3.68m x 1.62m	12'1" x 5'3"
WC	2.48m x 1.81m	8'1" x 5'10"

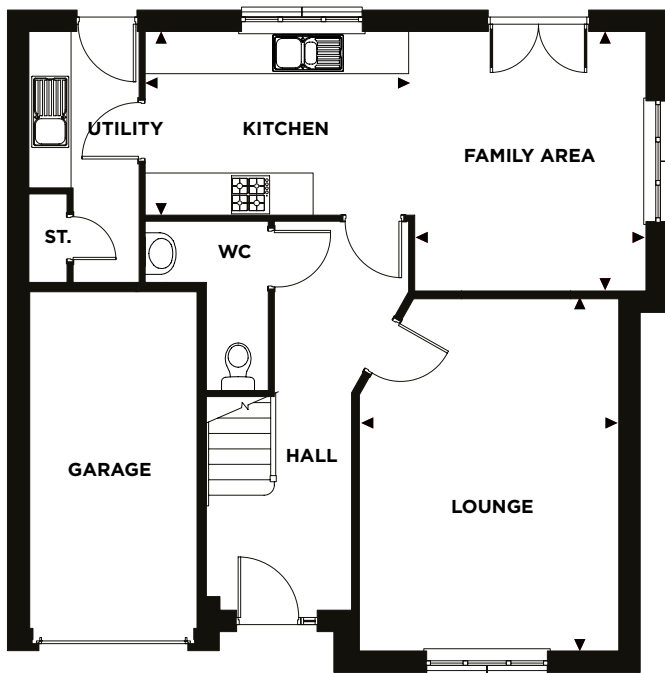
	METRIC	IMPERIAL
Bedroom 1	4.67m x 3.81m	15'3" x 12'5"
En suite	2.75m x 1.95m	9'0" x 6'4"
Bedroom 2	3.46m x 3.12m	11'4" x 10'2"
Bedroom 3	2.70m x 2.78m	8'9" x 9'1"
Bedroom 4	4.34m x 2.48m	14'2" x 8'1"
Bathroom	2.70m x 2.38m	8'9" x 7'8"

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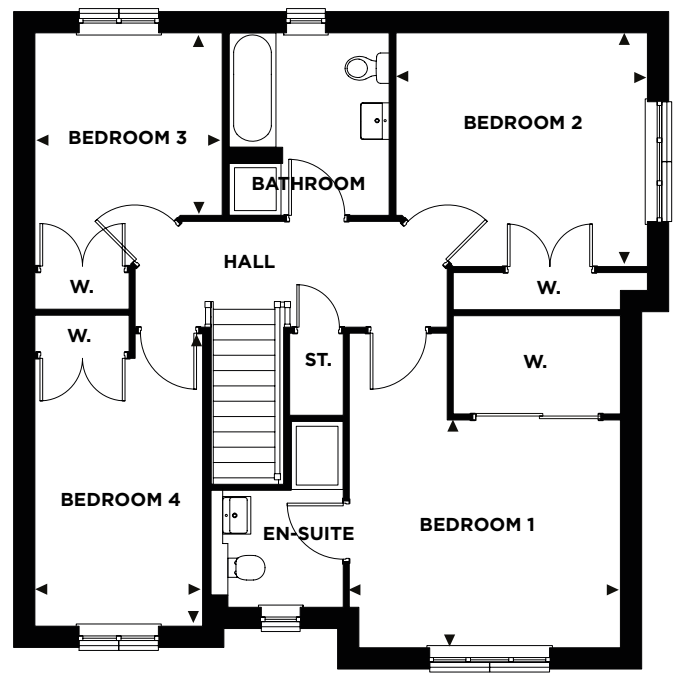


CANTERBURY CORNER 4 BEDROOM DETACHED (143m² / 1543 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.20m x 3.81m	17'1" x 12'5"
Kitchen/Family Room	3.78m x 7.36m	12'4" x 24'1"
Utility	3.68m x 1.62m	12'1" x 5'3"
WC	2.48m x 1.81m	8'1" x 5'9"



First Floor

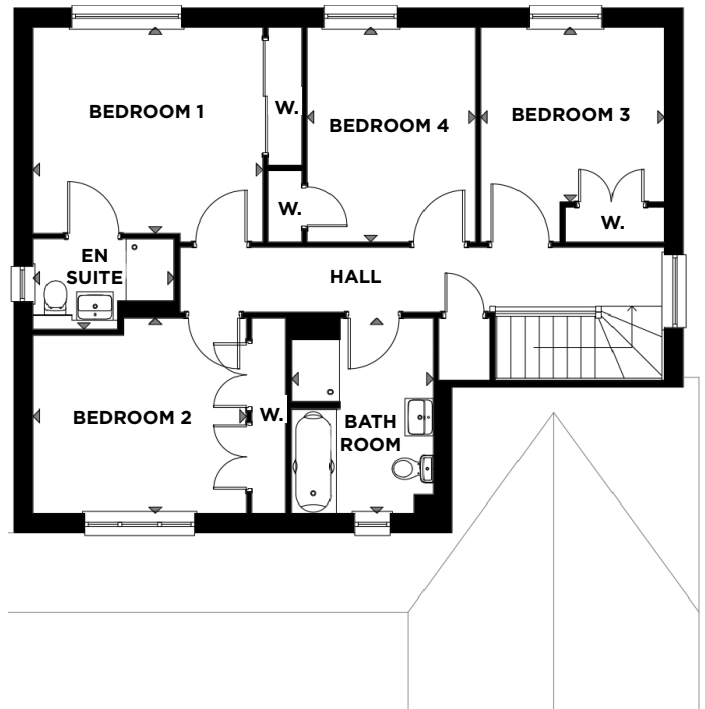
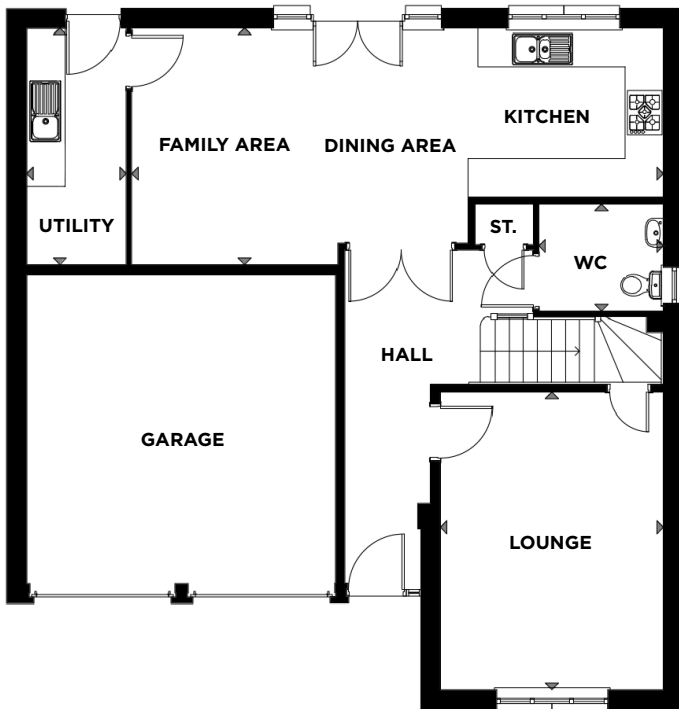
	METRIC	IMPERIAL
Bedroom 1	4.66m x 4.01m	15'3" x 13'2"
En suite	2.75m x 1.95m	9'0" x 6'4"
Bedroom 2	3.46m x 3.72m	11'4" x 12'2"
Bedroom 3	2.70m x 2.78m	8'9" x 9'1"
Bedroom 4	4.34m x 2.48m	14'2" x 8'1"
Bathroom	2.70m x 2.38m	8'9" x 7'8"

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GLADSTONE 4 BEDROOM DETACHED (144m² / 1559 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.76m x 3.58m	15'6" x 11'7"
Kitchen/Family/Dining	3.78m x 8.52m	12'4" x 27'10"
Utility	3.78m x 1.59m	12'4" x 5'2"
WC	1.71m x 2.00m	5'6" x 6'6"

First Floor

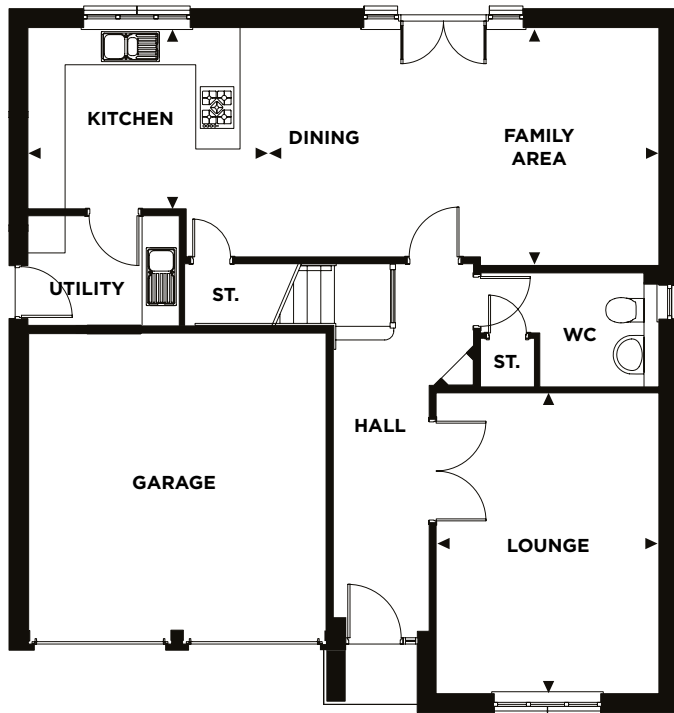
	METRIC	IMPERIAL
Bedroom 1	3.32m x 3.70m	10'9" x 12'1"
En suite	1.46m x 2.27m	4'8" x 7'4"
Bedroom 2	3.16m x 3.44m	10'4" x 11'3"
Bedroom 3	2.82m x 2.96m	9'3" x 9'7"
Bedroom 4	3.46m x 2.71m	11'4" x 8'9"
Bathroom	3.16m x 2.28m	10'4" x 7'5"

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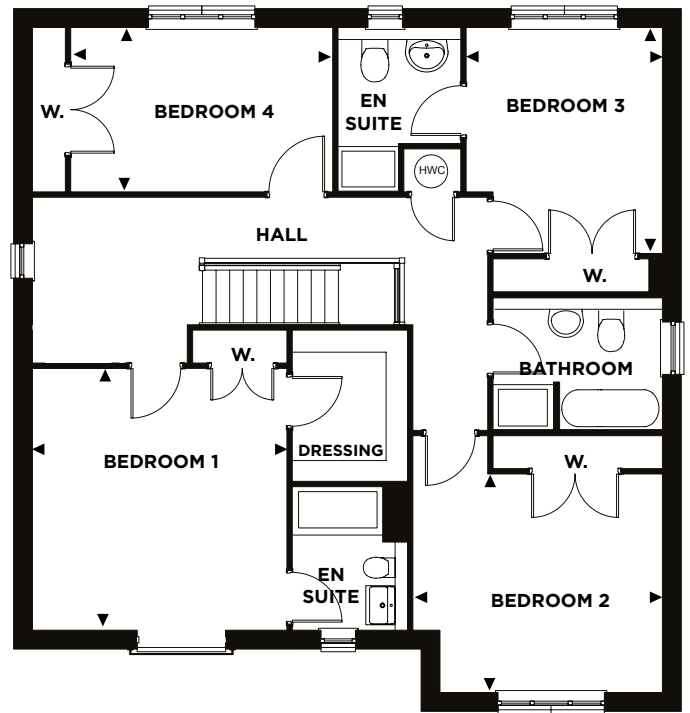


GLENBROOK 4 BEDROOM DETACHED (194m² / 2088 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	3.72m x 5.02m	12'2" x 16'6"
Kitchen/Dining	3.72m x 3.02m	12'2" x 9'11"
Family Area	6.80m x 3.97m	22'5" x 13'
WC	2.97m x 1.90m	9'7" x 6'2"



First Floor

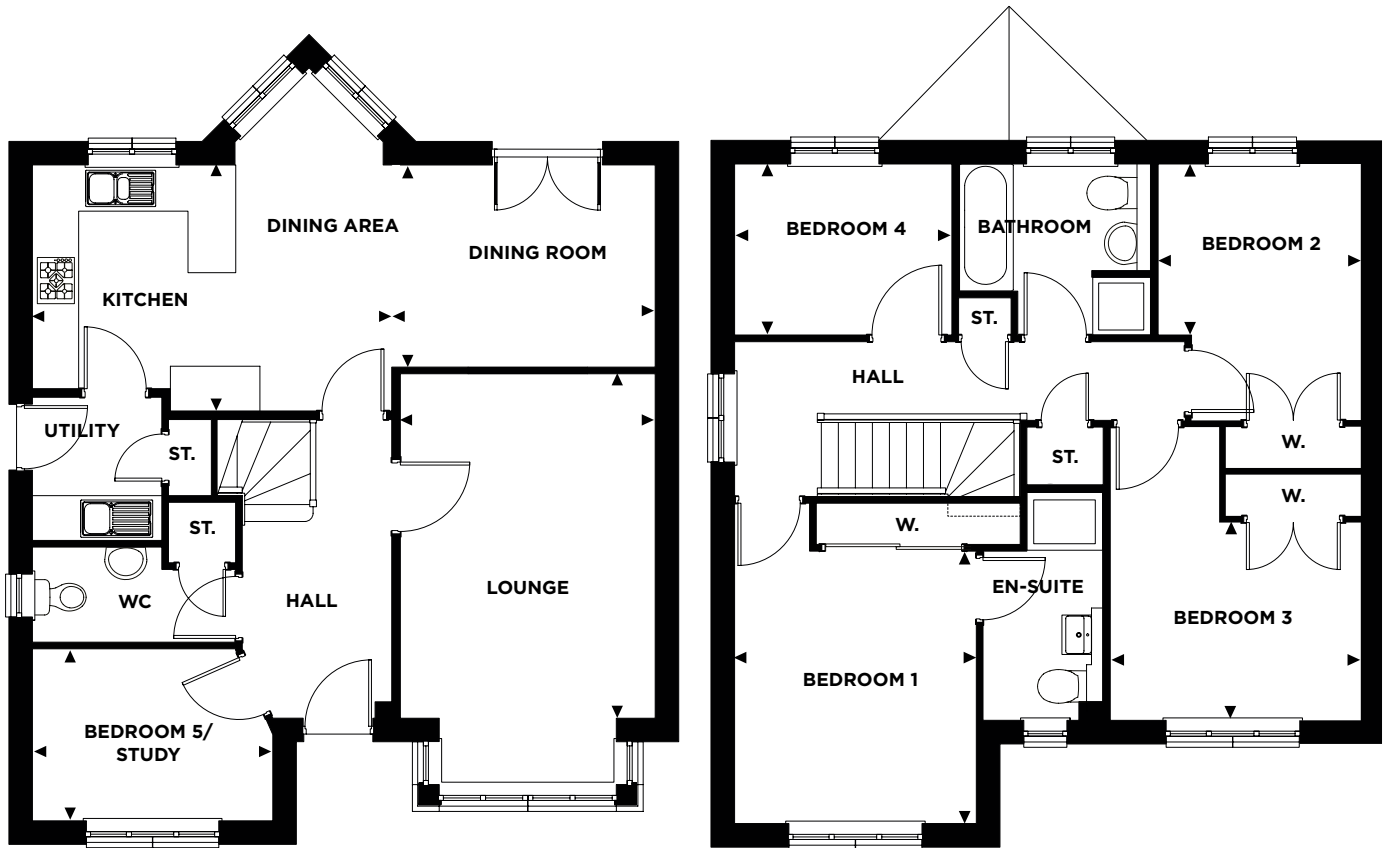
	METRIC	IMPERIAL
Bedroom 1	4.25m x 4.37m	13'3" x 14'4"
En suite	1.92m x 2.39m	6'2" x 7'8"
Bedroom 2	4.17m x 3.65m	13'8" x 11'11"
En suite	2.05m x 2.73m	6'8" x 8'11"
Bedroom 3	3.28m x 3.78m	10'9" x 12'5"
Bedroom 4	4.38m x 2.75m	14'4" x 9'
Bathroom	2.84m x 2.2m	8'2" x 7'2"

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BRAMPTON 5 BEDROOM DETACHED (136m² / 1467 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.51m x 3.42m	18'1" x 11'2"
Kitchen/Family/Dining	2.68m x 8.35m	8'8" x 27'4"
Bedroom 5/Study	2.31m x 3.22m	7'6" x 10'6"
Utility Room	1.92m x 1.74m	6'3" x 5'7"
WC	1.27m x 2.74m	4'2" x 8'11"

First Floor

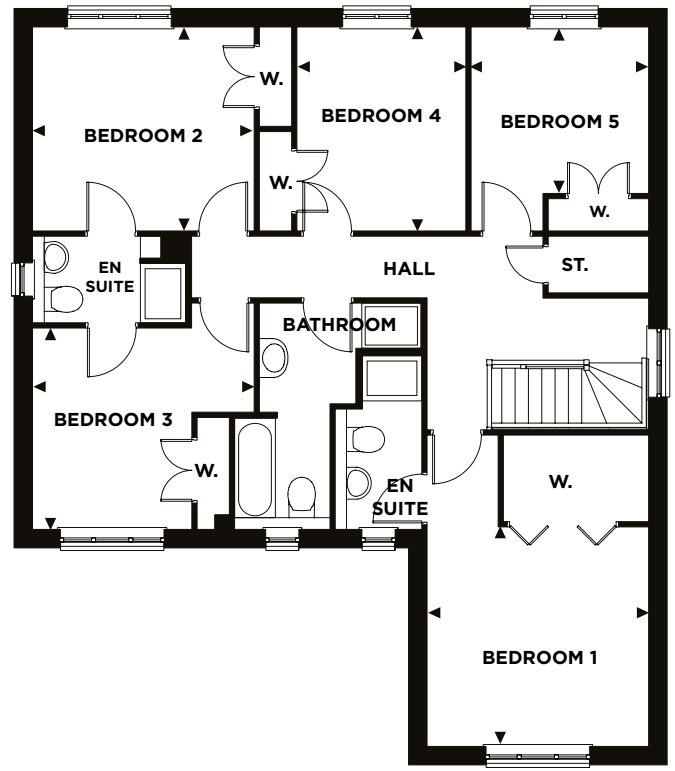
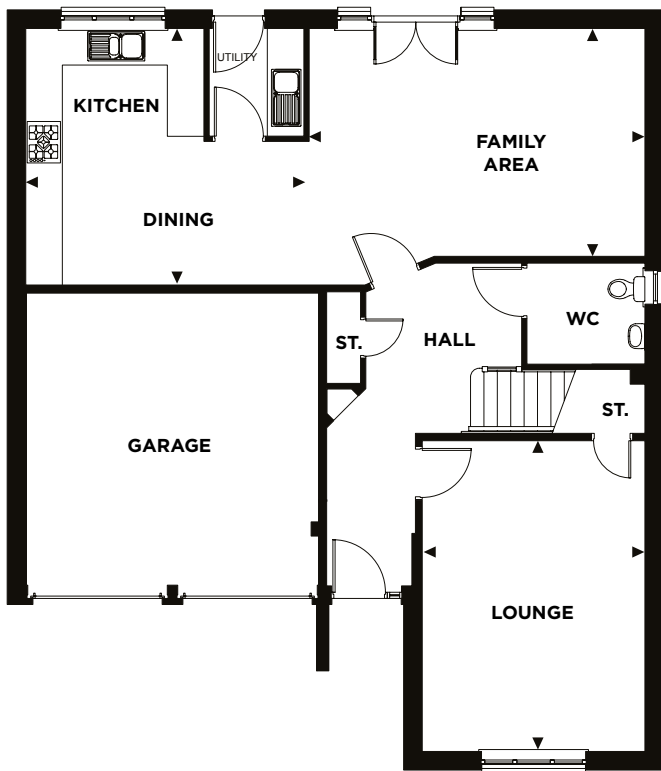
	METRIC	IMPERIAL
Bedroom 1	3.63m x 3.22m	11'9" x 10'6"
En Suite	3.04m x 1.59m	9'10" x 5'2"
Bedroom 2	3.41m x 2.7m	11'2" x 8'10"
Bedroom 3	3.91m x 3.34m	12'9" x 10'11"
Bedroom 4	2.28m x 2.9m	7'5" x 9'6"
Bathroom	2.28m x 2.55m	7'5" x 8'4"

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OAKLEIGH 5 BEDROOM DETACHED (187m² / 2018 SQ FT)



Ground Floor

First Floor

	METRIC	IMPERIAL
Lounge	3.78m x 5.27m	12'5" x 17'30"
Kitchen/Dining	4.80m x 4.35m	15'9" x 14'3"
Family Room	5.69m x 3.86m	18'8" x 12'8"
WC	1.71m x 2m	5'6" x 6'5"

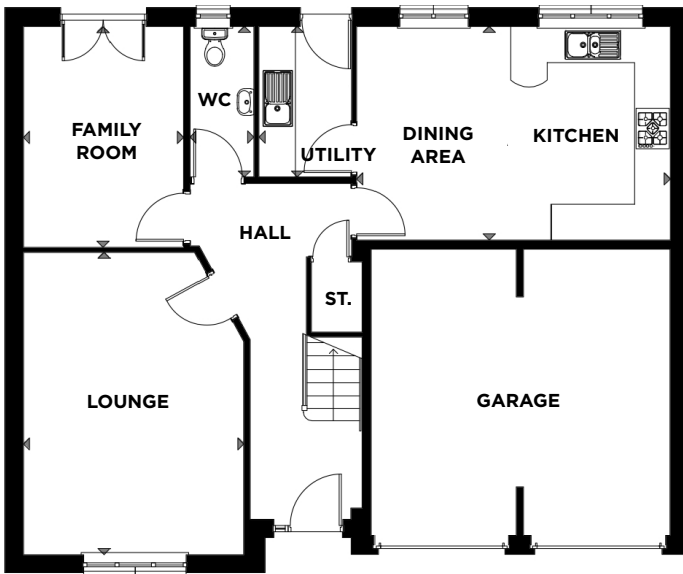
	METRIC	IMPERIAL
Bedroom 1	3.78m x 3.74m	13'5" x 12'3"
En suite	2.96m x 1.47m	9'5" x 4'8"
Bedroom 2	3.78m x 3.48m	12'5" x 11'5"
En suite	2.6m x 1.47m	8'6" x 4'10"
Bedroom 3	3.78m x 3.43m	12'5" x 11'3"
Bedroom 4	2.88m x 3.48m	9'5" x 11'5"
Bedroom 5	3.03m x 2.84m	9'11" x 9'4"
Bathroom	2.75m x 3.85m	9' x 12'6"

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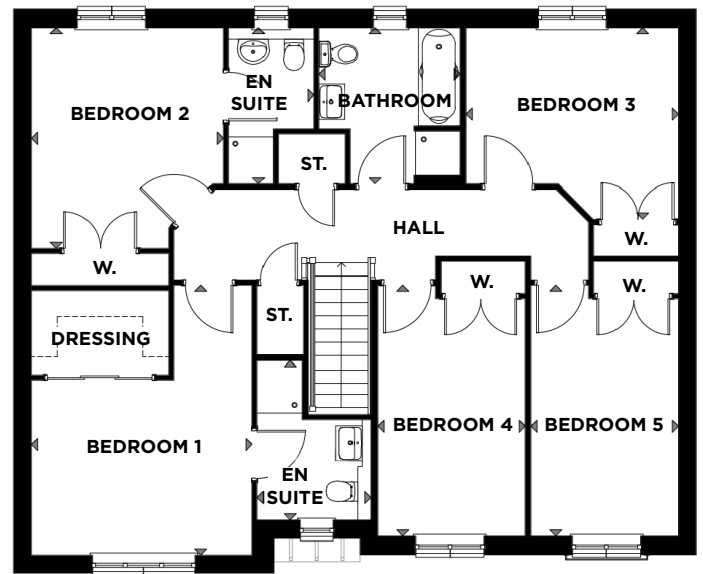




ROXBURGH 5 BEDROOM DETACHED (169m² / 1828 SQ FT)



Ground Floor



First Floor

	METRIC	IMPERIAL
Lounge	5.21m x 3.82m	17'1" x 12'5"
Kitchen/Dining	3.69m x 5.42m	12'1" x 17'8"
Family Room	2.77m x 3.81m	9'08" x 12'5"
Utility Room	2.60m x 1.60m	8'5" x 5'2"
WC	2.6m x 1.1m	8'5" x 3'6"

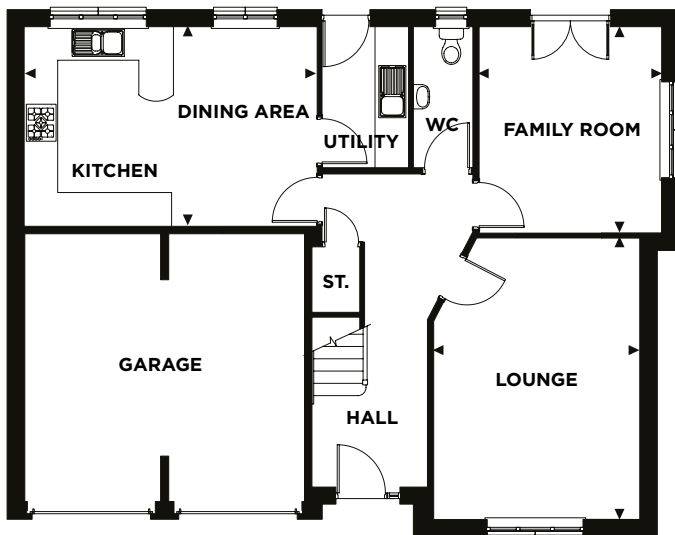
	METRIC	IMPERIAL
Bedroom 1	4.66m x 3.81m	15'3" x 12'5"
En suite	2.75m x 1.95m	9'0" x 6'4"
Bedroom 2	3.32m x 3.81m	10'9" x 12'5"
En suite	2.69m x 1.47m	8'8" x 4'8"
Bedroom 3	3.31m x 3.68m	10'9" x 12'1"
Bedroom 4	4.34m x 2.55m	14'2" x 8'4"
Bedroom 5	4.34m x 2.55m	14'2" x 8'4"
Bathroom	2.70m x 2.44m	8'6" x 8'0"

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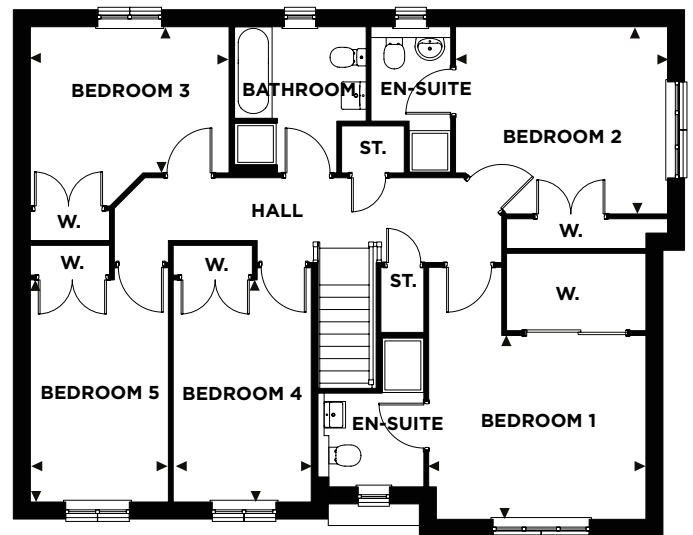


ROXBURGH CORNER 5 BEDROOM DETACHED (175m² / 1889 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.21m x 3.82m	17'1" x 12'5"
Kitchen/Dining	3.69m x 5.42m	12'1" x 17'8"
Family Room	3.81m x 3.38m	12'5" x 11'1"
Utility Room	2.60m x 1.60m	8'5" x 5'2"
WC	2.60m x 1.10m	8'5" x 3'6"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.66m x 4.01m	15'3" x 13'2"
En suite	2.75m x 1.95m	9'0" x 6'4"
Bedroom 2	3.46m x 3.92m	11'4" x 12'9"
En suite	2.69m x 1.47m	8'8" x 4'8"
Bedroom 3	3.31m x 3.68m	10'9" x 12'1"
Bedroom 4	4.34m x 2.55m	14'2" x 8'4"
Bedroom 5	4.34m x 2.55m	14'2" x 8'4"
Bathroom	2.70m x 2.44m	8'9" x 8'0"

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SPECIFICATION

MONARCHS WAY WEST CALDER

INTERIOR FEATURES

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
White panelled internal doors, half glazed to lounge.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bi fold wardrobes to bed 1					✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	
Sliding timber wardrobes to bed 3		✓	✓															

KITCHEN

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome 'Delta' worktop lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓					
5 burner gas hob										✓			✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓											
Double oven							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓						
Stainless steel 90cm chimney hood and back panel										✓			✓	✓	✓	✓		
Stainless steel 90cm island chimney hood																		✓

HEATING & ELECTRICS

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators										✓			✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder										✓			✓	✓	✓	✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓						
Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric strip light and power to the garage					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



**MONARCHS WAY
WEST CALDER**

BATHROOMS & WC

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	ROYBURGH	ROYBURGH CORNER	OAKLEIGH	GLENBROOK
Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower valve over bath	✓	✓																
Thermostatically controlled shower valve to bathroom shower tray.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower to ensuite 1. Valve (V) or Electric (E)			✓ E	✓ E	✓ E	✓ E	✓ E	✓ E	✓ V	✓ V	✓ E	✓ E	✓ V	✓ V	✓ V	✓ V	✓ V	✓ V
Thermostatically controlled shower valve to ensuite 2														✓	✓	✓	✓	✓
Vanity units to bathroom		✓	✓							✓								✓
Vanity unit to the WC																	✓	
Upper mirror vanity unit to bathroom										✓								
Vanity units to ensuite 1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upper mirror vanity unit to ensuite 1											✓	✓	✓	✓	✓	✓	✓	✓
Vanity units to ensuite 2														✓	✓	✓	✓	✓
Ideal standard contemporary 'Cube' bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to bathroom or ensuite where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of ceramic wall tiling to bathroom and ensuite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXTERIOR & GARDEN

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	ROYBURGH	ROYBURGH CORNER	OAKLEIGH	GLENBROOK
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc patio doors to rear garden				✓														
Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monoblock driveways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

GOOD TO KNOW

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MONARCHS WAY

WEST CALDER

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We'd love to hear from you.

Call us on

01506 668934

Email us on

monarchsway@walkergroup.co.uk

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