WALKER
GROUP

MONARCH'S WALK
WEST CALDER

WALKER GROUP

GREAT LOCATION BEAUTIFUL HOMES

A varied mixture of 3, 4 & 5 bedroom homes in a highly desirable area, surrounded by beautiful Lothian counrtyside.





The River Almond

WELCOME TO MONARCH'S WALK

Monarch's Walk can be found in the semi-rural setting of West Calder, West Lothian, a former industrial town brimming with a rich culture and history. Find yourself immersed in a bustling community with plenty on offer, next to some of West Lothian's most beautiful countryside. 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).

With a blend of three, four and five bedroom family homes, this carefully designed neighbourhood lends itself naturally to the tranquil surrounding landscape.

Whether you're from the local area and are looking for a high-quality new-build home, or moving out of the city for a place in the country, come and visit us at Monarch's Walk to see what it has to offer.





Five Sisters





Harburn Golf Course

LEISURE AND RECREATION

Monarch's Walk boasts a treasure trove of local activities for all tastes and ages. Just a stone's throw away is the Five Sisters Zoo, featuring over 160 different species from around the world, it is the perfect place for a family adventure.

There are ample opportunities for scenic walks and letting the pets run free as the Addiewell Nature Reserve lies just West of the town along the calming Breich Water and the Harperrig Reservoir to the East serves as a gateway to the Famous Pentland Hills Regional Park.

Sporting opportunities are to be found with Harburn Golf Club found to the South of the town and West Calder United Junior FC offering footballing opportunities for a range of ages and ability.

The Howden Park Centre in Livingston is the perfect place for theatre buffs and art enthusiasts with a full calendar of exhibitons and shows. The nearby stunning Jupiter Artland, which features world class sculptures set in 100 acres of woodland and open countryside, is another must visit for culture vultures, with a fantastic mix of fixed and temporary displays throughout the year.



Jupiter Artland



Five Sisters Zoo



Harperrig Reserviour



Almondell Country Park



West Calder Train Station

LOCAL TRANSPORT

Monarch's Walk benefits from the well-established transport connections of West Calder. This new development is conveniently situated less than a twenty minutes' walk from West Calder Railway Station, where regular services give direct access to Livingston, Edinburgh and Glasgow. Regular bus services offer easy travel into Livingston Town Centre with the A71 trunk route running through the town providing direct travel into Livingston as well as connections to the wider road network.

EDUCATION

Opened in 2018, West Calder High School offers state of the art, award winning modern facilities, being rated as one of the Top 20 best performing schools in Scotland in 2021. Located only a half hour walk from Monarchs Walk, the route allows for safe travels to and from the school. The town is served by Parkhead Primary School, which lies just round the corner from the High School. Supported by the flexible and numerous transport connections, many opportunities lie at West Lothian College in Livingston as well as many additional higher education options further afield.





SHOPPING

You will find extensive shopping opportunities to suit all your needs. West Calder High Street provides for all the essential needs with numerous independent local businesses, and of course, just along the road, Livingston offers a renowned shopping experience. The famous designer outlet includes ample big-name brands and outlets, high street favourites and a diverse range of culinary options making for an unmissable day out, right on your doorstep.







Livingston Shopping Centre



AFTERSALES

Walker is always striving to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We’re committed to building the most energy efficient homes we can. For example, each Walker home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We’ll take care of you well after your move in date. With every Walker property we offer an after sales service for the first two years.



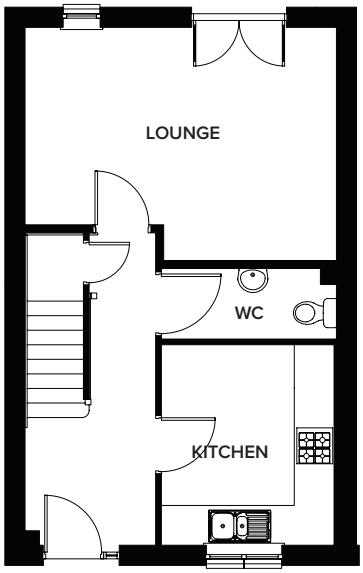
MONARCH'S WALK

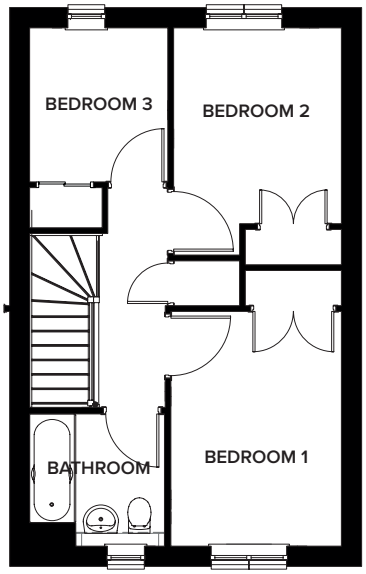
DEVELOPMENT PLAN





GLENELG 3 BEDROOM MID & END TERRACE (78m² / 843 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	4.85m x 3.63m	15'11" x 11'11"
Kitchen	2.69m x 3.12m	8'10" x 10'3"
WC	2.73m x 1.1m	9'0" x 3'7"

First Floor

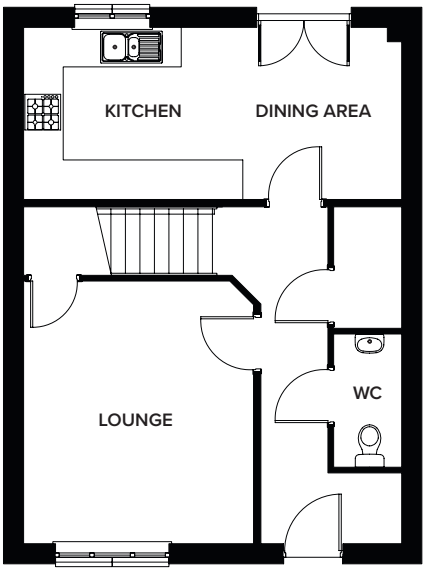
	METRIC	IMPERIAL
Bedroom 1	2.65m x 3.65m	8'8" x 12'0"
Bedroom 2	2.61m x 3.05m	8'6" x 10'0"
Bedroom 3	3.15m x 2.4m	10'4" x 7'10"
Bathroom	2.1m x 2.06m	6'11" x 6'9"

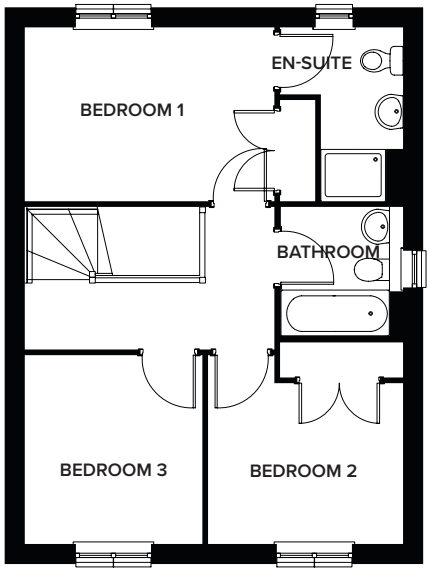
EPC energy rating B

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KENNEDY 3 BEDROOM SEMI DETACHED (96m² / 1032 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.6m x 4.12m	11'10" × 13'6"
Kitchen/Dining Area	5.92m x 2.7m	19'5" x 8'10"
WC	1.06m x 2.09m	3'6" x 6'10"

First Floor

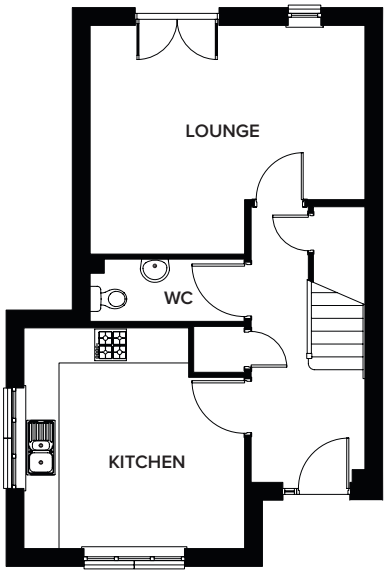
	METRIC	IMPERIAL
Bedroom 1	3.90m x 2.72m	12'10" x 8'11"
En-Suite	1.94m x 2.72m	6'4" x 8'11"
Bedroom 2	3.05m x 2.52m	10'0" x 8'3"
Bedroom 3	2.77m x 2.96m	9'1" x 9'9"
Bathroom	2.91m x 2.02m	6'9" × 6'8"

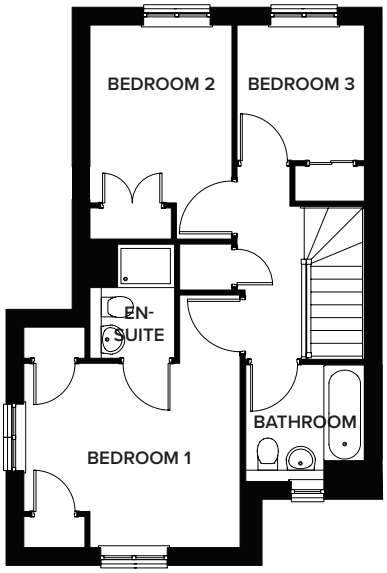
EPC energy rating B

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ORMISTON 3 BEDROOM SEMI DETACHED (94m² / 1010 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	4.85m x 4.04m	15'10" × 13'3"
Kitchen	3.9m x 3.9m	12'9" × 12'9"
WC	2.73m x 1.1m	8'11" × 3'7"

First Floor

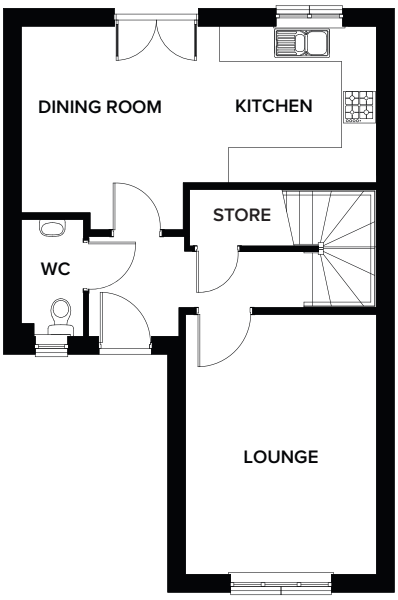
	METRIC	IMPERIAL
Bedroom 1	3.82m x 3.24m	12'6" × 10'8"
En-Suite	1.49m x 2.02	4'11" × 6'8"
Bedroom 2	2.55m x 3.14m	8'5" × 10'4"
Bedroom 3	2.21m x 2.4m	7'3" × 7'10"
Bathroom	2.09m x 2.05m	6'10" × 6'8"

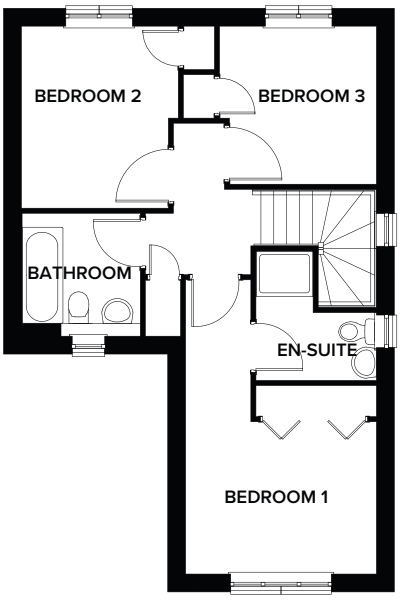
EPC energy rating B

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BRADSHAW 3 BEDROOM DETACHED 97m² / 1043 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.37m x 4.57m	11'1" x 15'0"
Kitchen/Dining	6.72m x 3.58m	22'0" x 11'9"
WC	1.1m x 2.05m	3'7" x 6'9"

First Floor

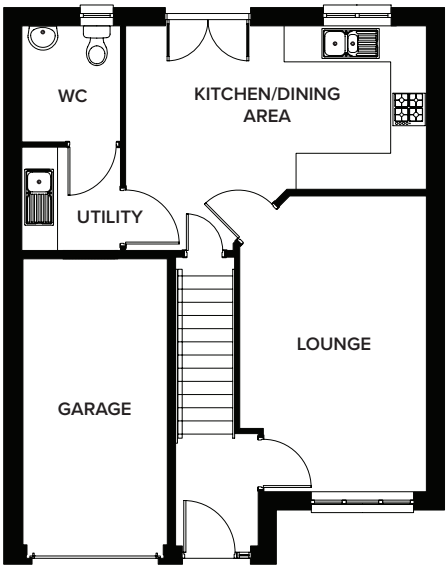
	METRIC	IMPERIAL
Bedroom 1	3.37m x 2.84m	11'1" x 9'4"
En-Suite	2.13m x 2.14m	6'11" x 7'0"
Bedroom 2	2.77m x 3.21m	9'1" x 10'6"
Bedroom 3	2.77m x 2.79m	9'1" x 9'2"
Bathroom	2.08m x 2.17m	6'10" x 7'1"

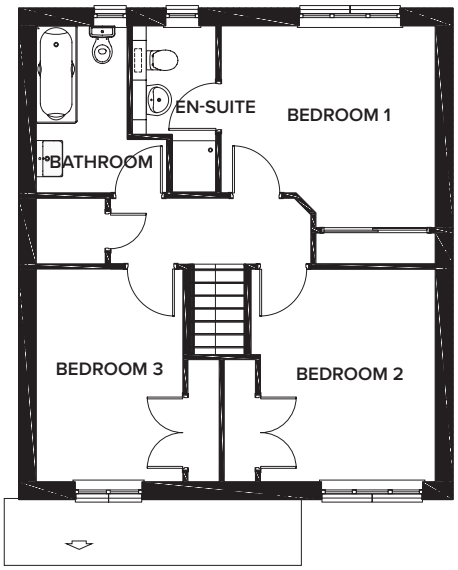
EPC energy rating B

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BELMONT 3 BEDROOM DETACHED (103m² / 1108 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.24.m x 5.09m	10'7" x 16'8"
Kitchen/Dining Area	5.22m x 3.86m	17'1" x 12'8"
Utility Room	1.71m x 1.78m	5'7" x 5'10"
WC	1.71m x 2m	5'7" × 6'7"

First Floor

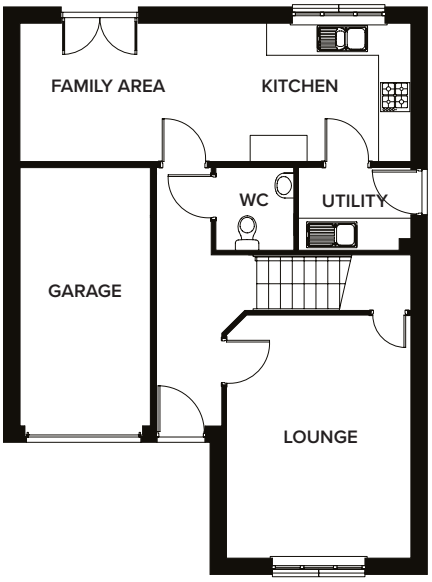
	METRIC	IMPERIAL
Bedroom 1	3.77m x 3.55m	12'4" × 11'8"
En-Suite	1.47m x 2.94m	4'10" × 9'8"
Bedroom 2	3.24m x 3.74m	10'7" x 12'3"
Bedroom 3	2.58m x 3.74m	8'5" x 12'3"
Bathroom	1.6m x 2.94m	5'3" × 9'8"

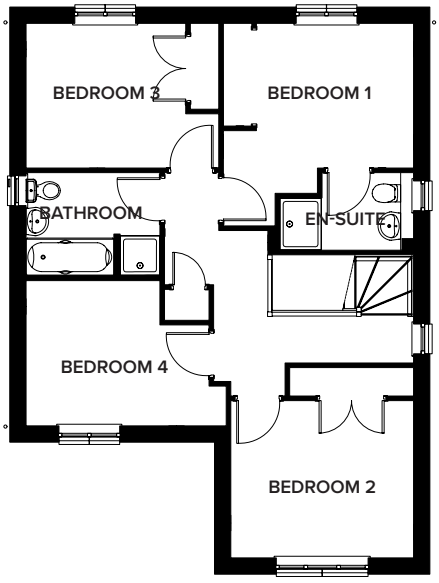
EPC energy rating B

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KIDSTON 4 BEDROOM DETACHED (121m² / 1307 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.51m x 4.67m	11'6" x 15'3"
Kitchen/Family Area	7m x 2.67m	22'11" x 8'9"
Utility Room	2.15m x 1.60m	7'0" x 5'3"
WC	1.49m x 1.6m	4'10" x 5'3"

First Floor

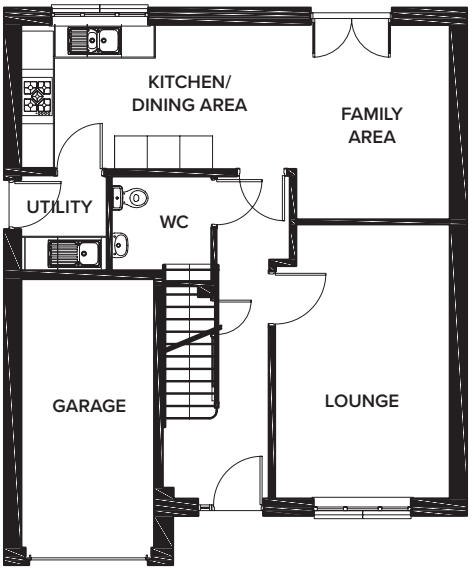
	METRIC	IMPERIAL
Bedroom 1	3.67 x 3.29m	12'0" x 10'9"
En suite	2.59m x 1.5m	8'6" x 4'11"
Bedroom 2	3.53m x 3.04m	11'7" × 10'0"
Bedroom 3	3.73m x 2.8m	12'3" × 9'2"
Bedroom 4	3.87m x 2.81m	12'8" × 9'3"
Bathroom	2.59m x 1.98m	8'6" x 6'6"

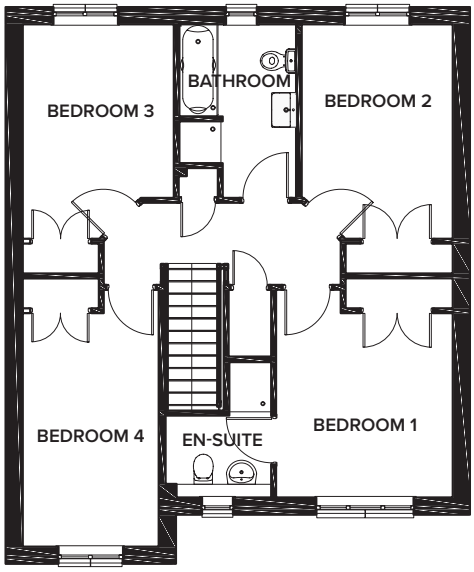
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LANDSBOROUGH 4 BEDROOM DETACHED (128m² / 1381 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.21m x 3.03	10'6" x 9'11"
Kitchen/Dining Area	5.04m x 2.64	16'6" x 8'8"
Family Area	2.82m x 3.57	9'3" x 11'9"
Utility Room	1.57m x 1.73	5'2" x 5'8"
WC	1.83 x 1.73	6'0" x 5'8"

First Floor

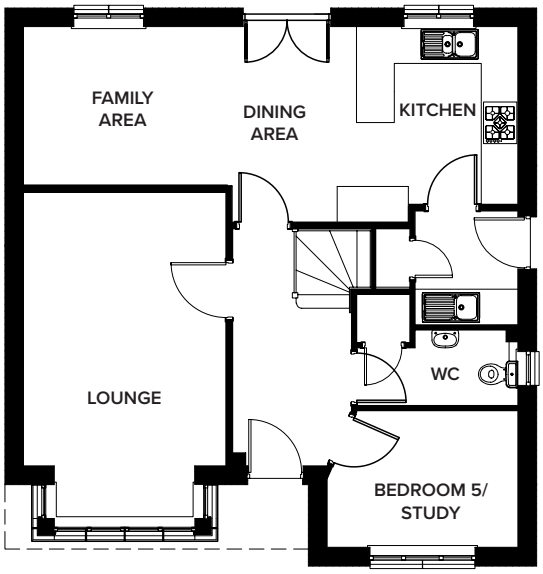
	METRIC	IMPERIAL
Bedroom 1	3.2m x 3.39m	10'6" x 11'1"
En-Suite	1.97m x 2.48m	6'6" x 8'2"
Bedroom 2	2.76m x 3.94m	9'1" x 12'11"
Bedroom 3	2.76m x 3.94m	9'1" x 12'11
Bedroom 4	2.48m x 4.29m	8'2" x 14'1"
Bathroom	2.15m x 3.19m	7'1" x 10'6"

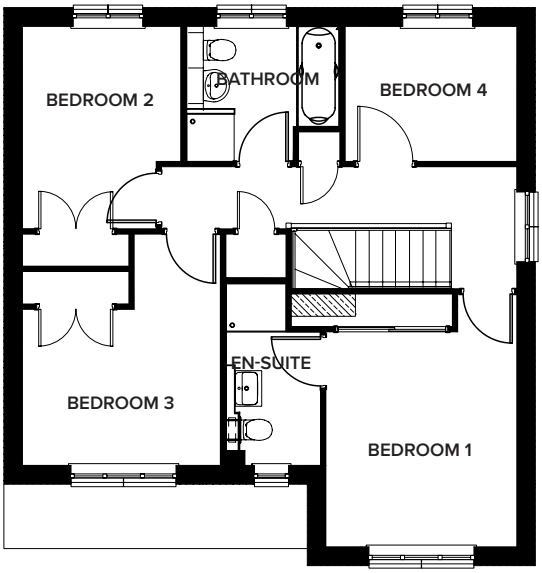
EPC energy rating B

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BRAMPTON 5 BEDROOM DETACHED (135m² / 1451 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.41m x 5.5	11'2" x 18'1"
Kitchen/Dining Area	4.81m x 3.29m	15'9" x 10'10"
Family Area	3.53m x 2.67m	11'7" x 8' 9"
Bedroom 5/Study	3.22m x 2.3m	10'7" x 7'7"
Utility Room	1.73m x 1.91m	5'8" x 6'3"
WC	2.72m x 1.27m	8'11" x 4'2"

First Floor

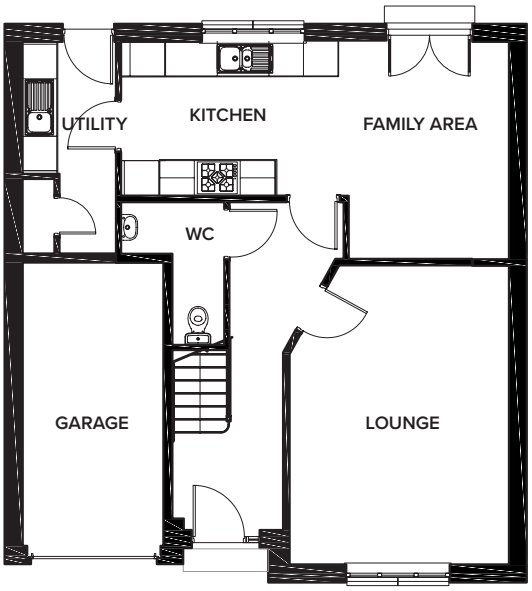
	METRIC	IMPERIAL
Bedroom 1	3.22m x 3.63m	10'7" x 11'11"
En-Suite	1.59m x 3.06m	5'3" x 10'1"
Bedroom 2	2.67m x 3.41m	8'9" x 11'2"
Bedroom 3	3.34m x 3.91m	11'0" x 12'10"
Bedroom 4	2.89m x 2.28m	9'6" x 7'6"
Bathroom	2.57m x 2.28m	8'5" x 7'6"

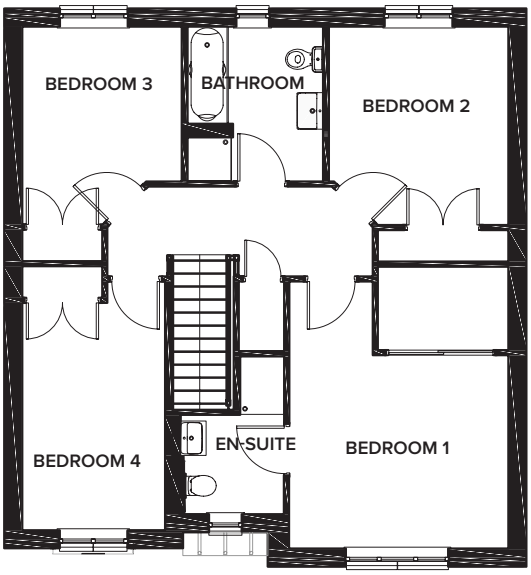
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CANTERBURY 4 BEDROOM DETACHED (137m² / 1474 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.81m x 5.2m	12'6" x 17'1"
Kitchen	3.96m x 2.67m	13'0" x 8'9"
Dining/Family Area	2.8m x 3.78m	9'2" x 12'5"
Utility Room	1.62m x 3.69m	5'4" x 12'1"
WC	2.5m x 1.8m	8'2" x 5'10"

First Floor

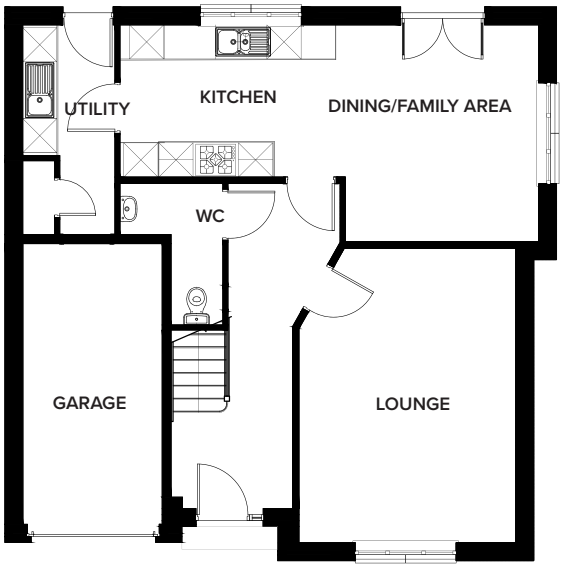
	METRIC	IMPERIAL
Bedroom 1	3.78m x 4.66m	12'5" x 15'3"
En-Suite	1.98m x 2.75m	6'6" x 9'0"
Bedroom 2	3.12m x 3.46m	10'3" x 11'4"
Bedroom 3	2.77m x 3.45m	9'1" x 11'4"
Bedroom 4	2.48m x 4.34m	8'2" x 14'3"
Bathroom	2.37m x 2.7m	7'9" x 8'10"

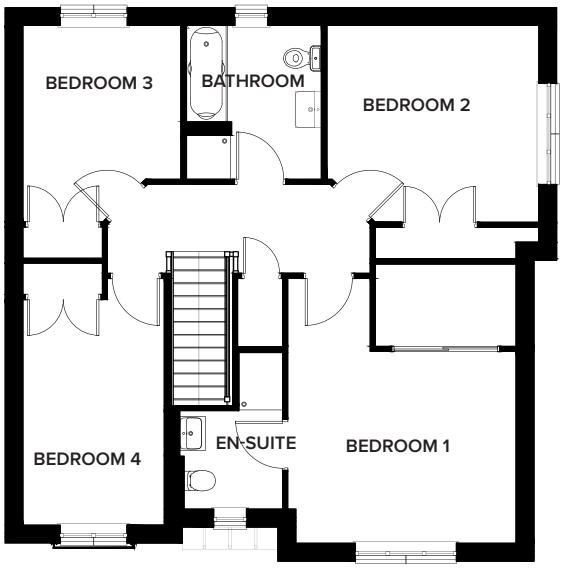
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CANTERBURY CORNER 4 BEDROOM DETACHED (157m² / 1544 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.81m x 5.17m	12'6" x 17'0"
Kitchen	3.96m x 2.67m	13'0" x 8'9"
Dining/Family Area	3.4m x 3.81m	11'2" x 12'6"
Utility Room	1.62m x 3.69m	5'4" x 12'1"
WC	1.81m x 2.49m	5'11" x 8'2"

First Floor

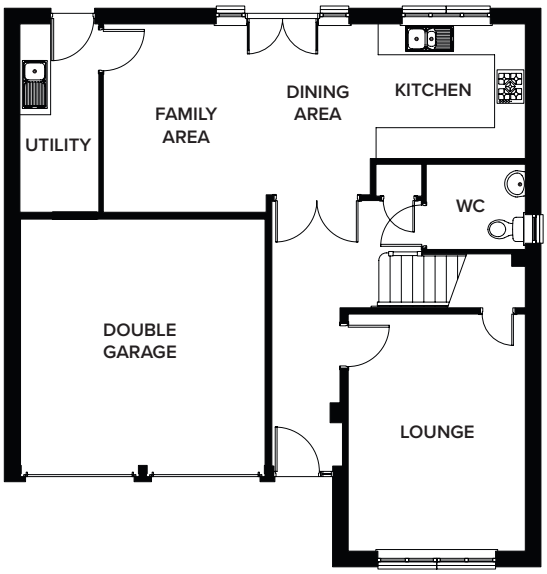
	METRIC	IMPERIAL
Bedroom 1	3.78m x 4.66m	12'5" x 15'3"
En-Suite	1.98m x 2.75m	6'6" x 9'0"
Bedroom 2	3.72m x 3.46m	12'2" x 11'4"
Bedroom 3	2.77m x 3.45m	9'1" x 11'4"
Bedroom 4	2.48m x 4.34m	8'2" x 14'3"
Bathroom	2.37m x 2.7m	7'9" x 8'10"

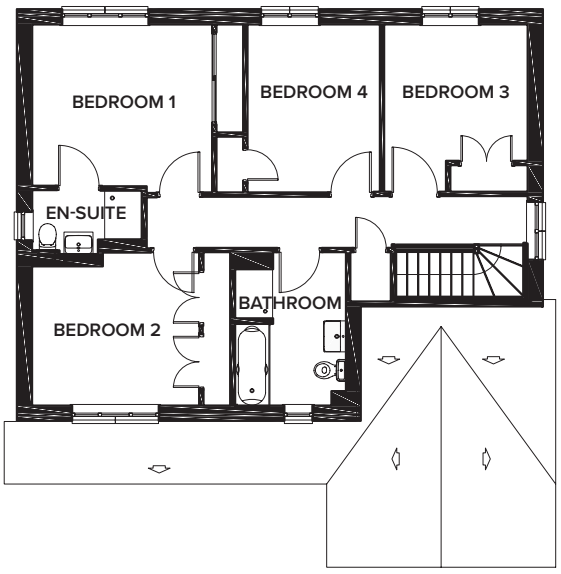
EPC energy rating B

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GLADSTONE 4 BEDROOM DETACHED (143m² / 1537 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.57m x 4.76m	11'9" x 15'7"
Kitchen	3.12m x 2.7m	10'3" x 8'10"
Dining/Family Area	5.38m x 3.78m	17'8" x 12'5"
Utility Room	1.59m x 3.78m	5'3" x 12'5"
WC	2m x 1.71m	6'7" x 5'7"

First Floor

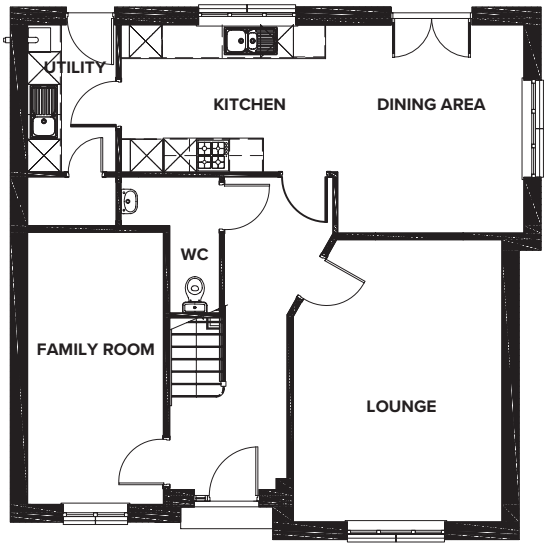
	METRIC	IMPERIAL
Bedroom 1	3.7m x 3.32m	12'2" x 10'11"
En-Suite	2.27m x 1.46m	7'5" x 4'9"
Bedroom 2	3.43m x 3.15m	11'3 x 10'4"
Bedroom 3	2.96m x 3.45m	9'9" x 11'4"
Bedroom 4	2.71m x 3.45m	8'11 x 11'4"
Bathroom	2.28m x 3.15m	7'6' x 10'4"

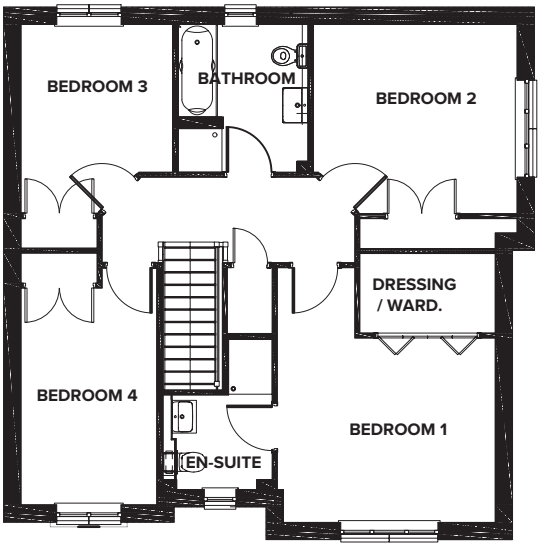
EPC energy rating B

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DENNINGTON CORNER 4 BEDROOM DETACHED (157m² / 1689 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.81m x 5.16m	12'6" x 16'11"
Kitchen	3.96m x 2.69m	13'0" x 8' 10"
Dining Area	3.4m x 3.8m	11'2" x 12'6"
Family Room	4.48m x 4.97m	14'8" x 16'4"
Utility Room	1.62m x 2.69m	5'4" x 8'10"
WC	1.8m x 2.49m	5'11 x 8'2"

First Floor

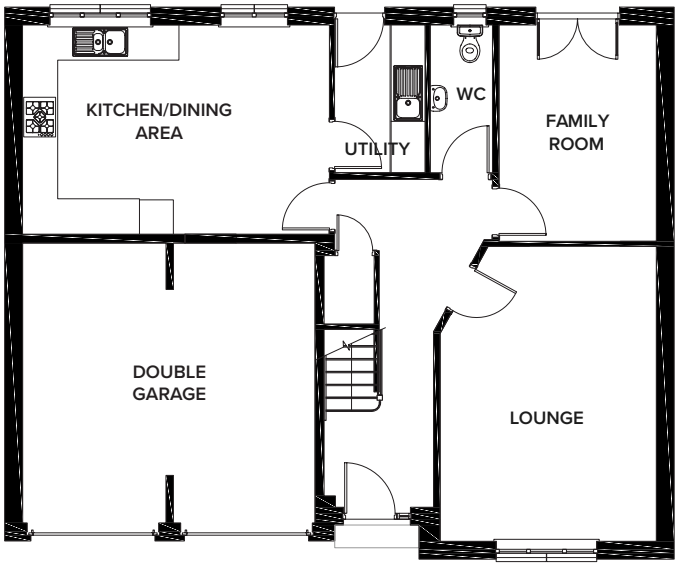
	METRIC	IMPERIAL
Bedroom 1	3.87m x 4.66m	12'9" x 15'3"
En-Suite 1	2m x 2.75m	6'7" x 9'0"
Bedroom 2	3.72m x 3.46m	12'2" x 11'4"
Bedroom 3	2.77m x 3.45m	9'1" x 11'4"
Bedroom 4	2.48m x 4.34m	8'2" x 14'3"
Bathroom	2.37m x 2.7m	7'9" x 8'10"

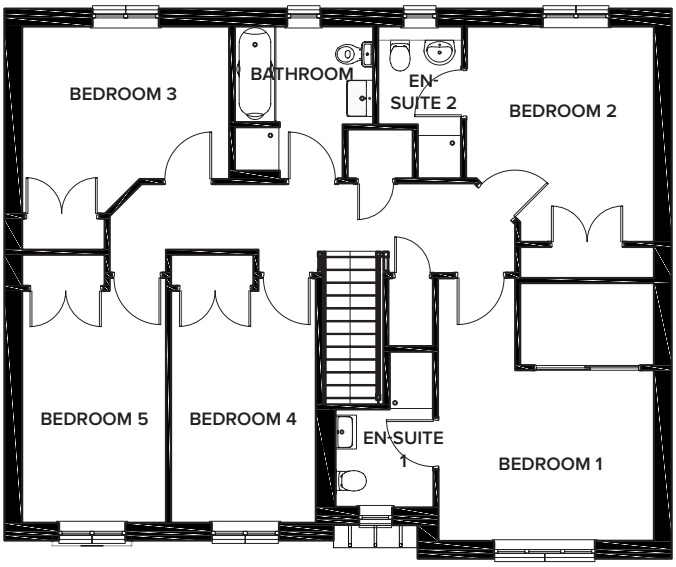
EPC energy rating B

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ROXBURGH 5 BEDROOM DETACHED (171m² / 1837 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17’ x 12’5”
Kitchen/Dining Area	3.7m x 5.4m	12’1” x 17’8”
Family Room	3.8m x 2.8m	12’5” x 9’2”
Utility Room	2.6m x 1.6m	8’6” x 5’2”
WC	2.6m x 1.1m	8’6” x 3’7”

First Floor

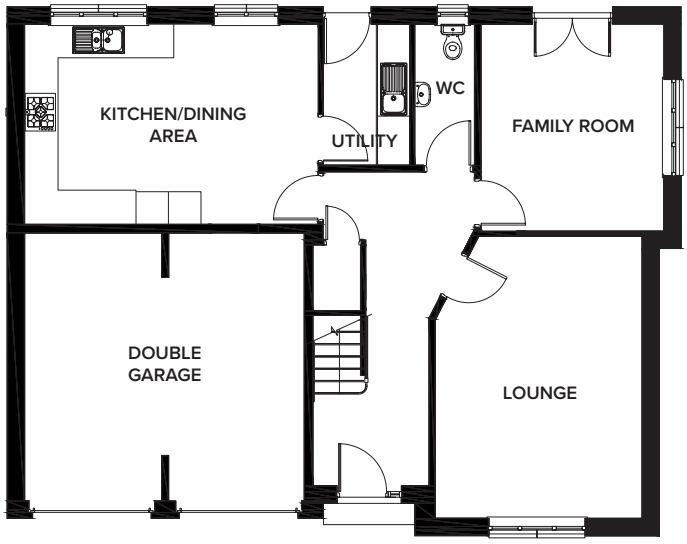
	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.9m	15’1” x 12’9”
En-Suite 1	2.7m x 1.9m	8’10” x 6’2”
Bedroom 2	3.8m x 3.3m	12’5” x 10’9”
En-Suite 2	2.7m x 1.5m	8’10” x 4’11”
Bedroom 3	3.3m x 3.7m	10’9” x 12’1”
Bedroom 4	4.1m x 2.57m	13’5” x 8’5”
Bedroom 5	4.1m x 2.57m	13’5” x 8’5”
Bathroom	2.7m x 2.4m	8’10” x 7’10”

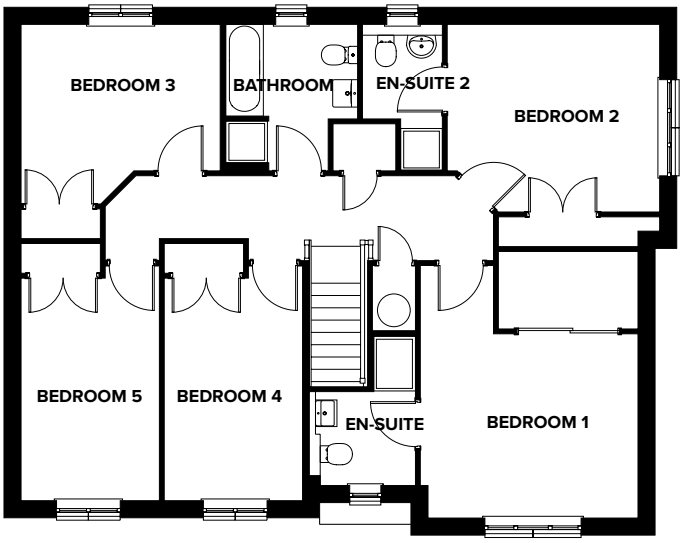
EPC energy rating B

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ROXBURGH CORNER 5 BEDROOM DETACHED (177m² / 1907 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.98m x 4.66m	13'1" x 15'3"
Kitchen/Dining Area	5.41m x 3.69m	17'9" x 12'1"
Family Room	3.37m x 3.81m	11'1" x 12'6"
Utility Room	1.16m x 2.6m	3'10" x 8'6"
WC	1.1m x 2.6m	3'7" x 8'6"

First Floor

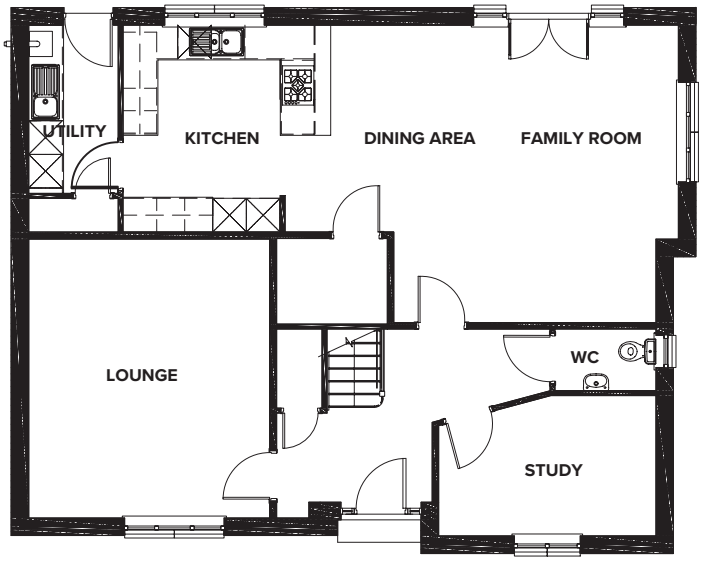
	METRIC	IMPERIAL
Bedroom 1	3.78m x 4.66m	12'5" x 15'3"
En-Suite 1	1.98m x 2.75m	6'6" x 9'0"
Bedroom 2	3.93m x 3.46m	12'11" x 11'4"
En-Suite 2	1.47m x 2.7m	4'10" x 8'10"
Bedroom 3	3.67m x 3.31m	12'0" x 10'10"
Bedroom 4	2.55m x 4.34m	8'4" x 14'3"
Bedroom 5	2.55m x 4.34m	8'4" x 14'3"
Bathroom	2.43m x 2.7m	8'0" x 8'10"

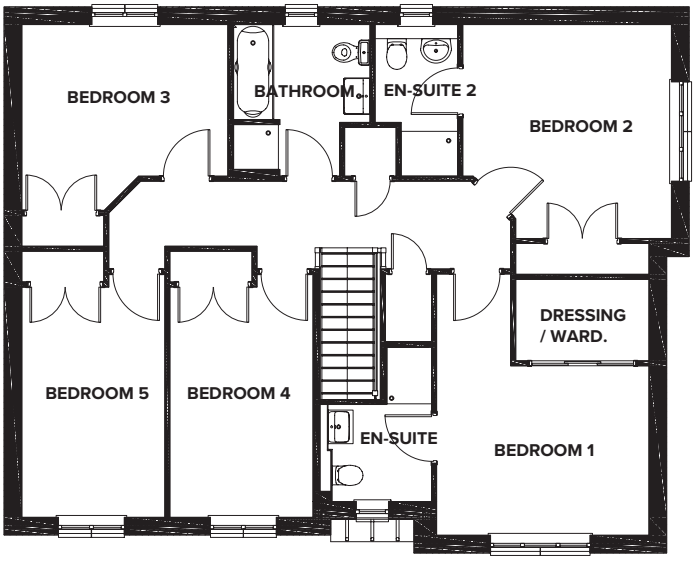
EPC energy rating B

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LONGSTONE CORNER 5 BEDROOM DETACHED (201m² / 2162 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	4.29m x 4.97m	14'1" x 16'4"
Kitchen	3.7m x 3.69m	12'2" x 12'1"
Dining Area/Family Room	6.19m x 5.3m	20'4" x 17'5"
Study	3.87m x 2.5m	12'8" x 8'2"
Utility Room	1.59m x 3m	5'3" x 9'10"
WC	1.8m x 1.1m	5'11" x 3'7"

EPC energy rating B

First Floor

	METRIC	IMPERIAL
Bedroom 1	3.78m x 4.66m	12'5" x 15'3"
En-Suite 1	1.99m x 2.75m	6'6" x 9'0"
Bedroom 2	3.72m x 3.81m	12'2" x12'6"
En-Suite 2	1.47m x 2.7m	4'10" x 8'10"
Bedroom 3	3.67m x 3.31m	12'0 x 10'10"
Bedroom 4	2.55m x 4.34m	8'4" x 14'3"
Bedroom 5	2.55m x 4.34m	8'4" x 14'3"
Bathroom	2.43m x 2.7m	8'0" x 8'10"

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SPECIFICATION

MONARCH'S WALK

SPECIFICATION

	GLENELG	BRADSHAW	KENNEDY	ORMISTON	BELMONT	KIDSTON	LANDSBOROUGH	BRAMPTON	CANTERBURY	CANTERBURY CNR	GLADSTONE	DENNINGTON CNR	ROXBURGH	ROXBURGH CNR	LONGSTONE CNR
INTERIOR FEATURES															
Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome designer handles, full glazed to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full glazed double doors kitchen to hall											✓				
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of paint colour throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bifold style wardrobe door to bedroom 1		✓										✓			
Sliding timber style wardrobe door to bedroom 1					✓			✓	✓	✓	✓		✓	✓	✓
Sliding timber style wardrobe door to bedroom 3	✓			✓											
KITCHEN															
Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome under unit lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome sockets and switches to kitchen along with one twin USB charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓										
5 burner gas hob						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Stainless steel island chimney hood															✓
Single oven	✓	✓	✓	✓	✓										
Double oven						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HEATING & ELECTRICS															
Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge, bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT Openreach including Superfast Broadband, with CAT 5 cable to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging provision to all houses with drives, connection and commissioning by client EV contractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators								✓			✓		✓	✓	✓
Pressurised hot water cylinder								✓			✓		✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓			

Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power supply to the garage					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOMS & WC															
Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled chrome bar mixer shower over bath	✓	✓													
Electric shower to bathroom (shower tray)						✓	✓		✓	✓		✓			
Thermostatically controlled chrome bar mixer shower valve to bathroom (shower tray)								✓			✓		✓	✓	✓
Thermostatically controlled chrome bar mixer shower valve with large deluge head and separate hand shower to en-suite 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower to en-suite 2													✓	✓	✓
Half height tiling to sink wall only in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled bulk head in bathroom	✓	✓	✓	✓				✓							
Tiled bulk head in en-suite 1				✓	✓	✓	✓								
Tiled bulk head in en-suite 2													✓	✓	✓
Wall hung wash hand basin with storage in bathroom					✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Wall hung wash hand basin with storage with additional wall mount storage unit in the en-suite 1								✓	✓	✓	✓	✓	✓	✓	✓
White ceiling down lights to bathrooms and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal standard contemporary ‘Cube’ bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome vertical towel rail to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERIOR & GARDEN															
Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap to the rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m timber fence to rear garden including timber gate to side path	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front and rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

GOOD TO KNOW

ALL OF OUR HOMES ARE COVERED BY

A 10 YEAR NHBC WARRANTY

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MONARCH'S WALK

WEST CALDER

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We'd love to hear from you.

Call us on

01506 668934

Email us at

monarchs.walk@walkergroup.co.uk

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