



# Bonnington Place Wilkieston

YOUR NEW LIFE IN THE HEART  
OF WEST LoTHIAN

Bancon Homes





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## The Place Where I Belong

A friendly, welcoming community in the  
rolling landscape of the beautiful  
West Lothian countryside.



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## Why choose Bancon Homes?



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## Individual Homes

Choose from our superb range of  
2, 3 & 4 bedroom family homes with  
high quality finishes and Bancon's  
award winning customer service.

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## With all the little touches you're looking for

We make your house a wonderful  
place to call home.

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## Your New Neighbourhood

This wonderful rural setting with Livingston,  
East Calder and Edinburgh close by offers you  
the best of both worlds.







THE PLACE WHERE I

# Belong

**Moving home can be exciting, a fresh start, a new beginning. It usually starts with a challenge. We've run out of space, our family is growing, we want to own our first home, we want to get on to the property ladder before it's too late, we can afford something a bit bigger, Mum is coming to stay, the kids need space of their own, I need space of my own. The list is endless and personal to each of us.**

We've been a family company for generations and we know just what makes families happy at home. Great space to be together, space to be apart. Great surroundings to take the dog for a walk, for the kids to play outside safely, plenty of fresh air, mature trees, a green place, a place to be healthy and happy – that sense of well-being you feel when everything is just right.

Inside it's all about comfort. A gleaming kitchen with plenty of worktops, premium new appliances and space for a proper kitchen table, a garden to enjoy when the weather is right, plenty of storage to hide away the boots, coats, school bags, Hoover, a beautiful bathroom – practical for the family with a bit of luxury for you, bedrooms with space and some with beautiful oak finish wardrobes, already built in.

All the little touches that say – this is a quality home built with craftsmanship and by people who really care.

It's warm when you come home each evening to put your feet up, it's bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit.

You don't have to think about your home because everything is just right. Life is for living. Weekends are for friends, sports, days out, nights in. Your home – the place to snuggle up, be fulfilled, hear laughter, plan the future, feel blessed, know that this is where you belong.

# Beautiful family homes

A NEW HOME, A NEW LIFE

A fresh start and a new life is what you can expect at Bonnington Place, Wilkieston. In the beautiful rolling landscape of West Lothian, Bonnington Place offers an unrivalled lifestyle in a desirable location just ten minutes from Livingston and East Calder, and 30 minutes from the centre of Edinburgh.

Here you can discover a wonderful place to call home, bring up a family and enjoy the peace and tranquillity of the surrounding rural landscape.

## PERFECT FOR FAMILIES

Bonnington Place is the perfect location for you and your family to live your best life with a range of amenities on your doorstep in Kirknewton, Livingston and East Calder, yet close to Scotland's cosmopolitan capital. A world heritage site, Edinburgh is one of the world's most beautiful cities. It also offers a wealth of attractions for families including Edinburgh Castle, Dynamic Earth, The Royal Botanical Gardens, Holyrood Park, Edinburgh Zoo and much more.

## A NEW COMMUNITY

Settling in Bonnington Place brings an opportunity to become part of a friendly and welcoming community. A magical time to make life-long friends and create the home you've always dreamed of in a new and exciting neighbourhood with excellent transport connections across the central belt of Scotland and beyond.

## IDEAL FOR AN ACTIVE LIFESTYLE

Famous for its stunning scenery the Almondell and Calderwood Country Park is a beautiful place to discover scenic walks.

Only a mile away and not to be missed is the amazing Jupiter Artland at Wilkieston, a contemporary sculpture park and art gallery set in 100 acres of woodland and meadows in the grounds of a 17th Century Jacobean Manor House.

Located just a 5 minute drive away is the world famous Edinburgh International Climbing Arena. The venue also has fitness classes, a gym and soft play venue for children.

In the shadow of the Pentland Hills, the area is rich with natural beauty. In the Pentlands you can find a range of outdoor pursuits from fishing, camping, and cycling to walking, horse riding and orienteering. The Midlothian Snowsport Centre at Hillend with its dry ski slope is only minutes away by car.

Nearby is the luxurious Dalmahoy Hotel & Country Club with its 18 hole golf course, a veritable mecca for golfers and lovers of fine dining alike.

## OUTSTANDING FACILITIES CLOSE BY

The nearby village of Kirknewton has a pharmacy and convenience store with more shopping opportunities available in East Calder. Here you will find various convenience stores, a hairdresser, a clothes shop, a pet shop, a pharmacy and friendly local cafés.

Livingston, Hermiston Gate and the Gyle Retail and Business Centres are also within easy reach.

## EXCELLENT SCHOOLING

Bonnington Place is in the catchment area for East Calder Primary School which also has a nursery wing. There is also private nursery provision at Wilkieston. In addition to this, a new primary school in East Calder is due to open in August 2024. Secondary school education is provided at West Calder High School – ranked in the top 12% of schools in the 2022 Schools League Table – just over 15 minutes drive away.

## AN IDEAL LOCATION TO GET AROUND

Located just off the A71, Bonnington Place is in a great location for easy access to Edinburgh by road, taking only 30 minutes to get into the capital's centre. It also has superb rail connections into the city and beyond, with trains from Kirknewton to Edinburgh Waverley taking only 25 to 30 minutes.

Going westwards, the train to Glasgow Central Station takes just over an hour at peak times.

Bonnington Place's close proximity to the M8 and Edinburgh City Bypass also makes commuting by car very easy for travel across the UK.

Edinburgh International Airport is also just a 12 minute car journey away.









# Bonnington Place

AN ENVIABLE LOCATION  
COMBINING CITY AND COUNTRY LIVING

At Bancon Homes, we pride ourselves on the quality of our craftsmanship and include all the little things that you'll want as standard. There is no need to think about added extras when you buy a Bancon home as we've thought about them for you.

The kitchen is really the heart of your home. It's the place where you spend the most time cooking, chatting, kids at the kitchen table doing their homework, friends over for a relaxed supper. The hub of your home, it's where family and friends gather and there's plenty of room for everyone. There's plenty of space too for cooking, from quick mid week suppers to big Sunday lunches, with streamlined work surfaces, great storage and all the best Siemens appliances included.

Your Leicht kitchen comes from Kitchens International and our designers work with them to create the perfect kitchen, whatever your lifestyle, with soft close drawers and stylish finishes. When it comes to taste, it's all yours and you can choose the kitchen colours and finish that suits you best (dependent on point of reservation).

The kitchen comes complete with a single oven and an induction hob – heat when you need it, faster than gas, easy to clean, more energy efficient and more importantly, safe for the kids as the hob cools down quickly.

In some of your bedrooms you'll also find oak finish wardrobes built in and ready to fill. In the bathrooms and en-suites, you'll find the very best pristine white fittings with contemporary taps, large showers and Porcelanosa tiling.

It's the little things that matter like plenty of storage for bags, coats, suitcases, toys and the things you want to hold on to, and USB points so you don't have to find the plug each time you need to recharge your phone.

As many of us now work from home, communication is key, and we include superfast broadband in all our homes, making speed and connectivity easy when you choose your broadband provider.

With heating and hot water provided by an air source heat pump, you'll also lower your carbon emissions and increase your home energy efficiency.







We pride ourselves on the level of individual customer care we provide, and our passionate team is committed to delivering an end-to-end personalised service throughout the entire buying process. It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we secured a prestigious Gold Award from independent research company In House Research Ltd for the sixth consecutive year.

Bancon Homes is a Registered Developer with the New Homes Quality Board.



#### PREMIUM PARTNERS

We know that the quality of finish is just as important as the quality of build. We work with the best suppliers to ensure all the finishes in your home are second to none.





WHY CHOOSE

# Bancon Homes

**Bancon Homes has more than 40 years' experience in building luxury new homes in enviable locations. Our award-winning team takes pride in turning dreams into reality, bringing homebuyers thoughtfully-designed beautiful homes built with superior craftsmanship, in well-connected neighbourhoods.**

Our people are passionate about quality, about getting each and every detail right so when you move into your new home, you'll be as proud of living in it as we have been in creating it. Last year we were finalists in three categories of The Scottish Home Awards, two for our Aden Meadows development in Mintlaw and one for The Reserve at Eden in Aberdeen. In 2021 we were also finalists in three categories, two for our Lochside of Leys development in Banchory and one for the Housebuilder of the Year (less than 100 units).

Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride

ourselves on our award-winning customer service as it really matters to us that each and every customer is happy with their home and our service.

Moving home should be exciting and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like in our brochure, then please come and experience our homes. Walking inside, catching your breath, feeling the space and the light, will help you to decide which home is just perfect for you.

Our experienced team are here to help you, whether that's choosing the right kitchen or finding the best financial advice so feel free to ask, we're always on hand and ready to support you every step of the way.



# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM

We pride ourselves on including all the little things that you'll come to love in your home and we include them as part of the high standard of finish we provide.

## YOUR HOME COMES COMPLETE WITH

- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap (where applicable)
- > Rotary clothes dryer (where applicable)
- > 1800mm timber screen fencing to rear, including matching timber gate (where applicable)
- > Turfed front garden
- > Lock block paved driveway (where applicable)
- > Superfast broadband connection
- > Air source heat pump
- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty

## YOUR KITCHEN

- > German designed, award winning Leicht kitchen
- > Stainless steel sink with lever chrome mixer tap
- > Siemens induction hob with 3 piece induction pan set, multifunction single fan oven and canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface (dependent on point of reservation)

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak finish internal doors
- > White satin paintwork for all wood
- > Hard wired heat & smoke alarms with battery back up
- > Timber stairs with white satin painted balustrade & oak hardwood handrail
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves
- > Built in oak finish wardrobes (not applicable to all bedrooms)

## YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling (dependent on point of reservation)
- > Contemporary white fittings
- > Contemporary taps



# WELCOME TO

# Your New Neighbourhood

**Bonnington Place is an exclusive development of 33, two, three and four bedroom homes in the village of Wilkieston, West Lothian.**

Surrounded by rolling countryside it is situated in one of the most beautiful rural landscapes West Lothian has to offer.

Convenient for commuting to Edinburgh and with Kirknewton, East Calder and Livingston close by, Bonnington Place offers an enviable destination to call home.

At Bonnington Place we're creating a friendly neighbourhood perfect for families, or anyone who simply wants a great place to live.

Each individual home has been designed with its surroundings in mind and combines contemporary looks with versatile interiors, quality materials, superior craftsmanship and generous outdoor space. Combined with our award winning customer service our homes will let you live the stylish lifestyle you've always dreamed of.

Working from home has never been more easy and convenient with Superfast Broadband connectivity in all our stunning homes making both work and play faster.

With it's close proximity to Edinburgh International Airport, the Edinburgh Bypass, and the Queensferry Crossing, a home at Bonnington Place allows fast and easy access for buyers looking to travel further afield.

## WELL CONNECTED

### BY CAR

- > Wilkieston Private Nursery – 1 minute
- > Jupiter Artland – 1 minute
- > Ratho Medical Practice – 4 minutes
- > Kirknewton Train Station and Supermarket – 4 minutes
- > Edinburgh International Climbing Centre – 5 minutes
- > East Calder Primary School – 6 minutes
- > East Calder shops – 6 minutes
- > Dalmahoy Hotel and Country Club – 6 minutes
- > Dalmahoy Golf Club – 6 minutes
- > Heriot-Watt University – 8 minutes
- > Livingston Designer Outlet – 10 minutes
- > St Johns Hospital, Livingston – 11 minutes
- > The Gyle Retail and Business Centre – 12 minutes
- > Edinburgh Airport – 12 minutes
- > West Calder High School – 16 minutes
- > Almondale & Calderwood Country Park – 16 minutes
- > Midlothian Snowsport Centre – 18 minutes
- > Edinburgh Princes Street – 31 minutes

### BY RAIL

- > From Kirknewton  
Edinburgh Waverley Station – 31 minutes
- > From Kirknewton  
Glasgow Central Station – 1 hour 16 minutes



**The Loch**

2 bedroom mid-terraced home  
Plots 25 & 26.

**The Richmond**

3 bedroom semi-detached or end-terraced home  
Plots 5, 6, 24 & 27.

**The Thistle**

3 bedroom semi-detached home  
Plots 7, 8, 15 & 16.

**The Cairnfield**

3 bedroom semi-detached home  
Plots 9, 10, 17, 18, 20 & 21.

**The Argyll**

3 bedroom detached home  
Plots 3, 19 & 22.

**The Viewfield**

4 bedroom detached home  
Plot 12.

**The Larch**

4 bedroom detached home  
Plots 2, 4, 11, 13 & 14.

**The Raeburn**

4 bedroom detached home  
Plot 1.

**The Louisville**

4 bedroom detached home  
Plot 23.

**The Seafield**

4 bedroom detached home  
Plots 40, 41, 42, 43, 44 & 45.





# The Loch

2 bedroom mid-terraced home



"The overall care that they took of us was very much appreciated, especially as we were first time buyers. We weren't forced to buy either, it was just nice. The overall experience that we had was perfect." – **Buyer, The Reserve at Eden.**



This is a great first home, ideal for couples or those just starting out. The design really optimises the space and light available with a large open concept living, dining, kitchen by award winning kitchen designers Leicht. It comes complete with a superb range of Siemens appliances and features plenty of storage and work surfaces. The bright and airy living area has French doors leading out to the enclosed rear garden, making it an adaptable entertaining and living space. The ground floor also has a guest cloakroom and plenty of additional storage, perfect for linens and towels. The entrance hallway has a good sized storage cupboard and a second large storage cupboard can be found in the kitchen area.

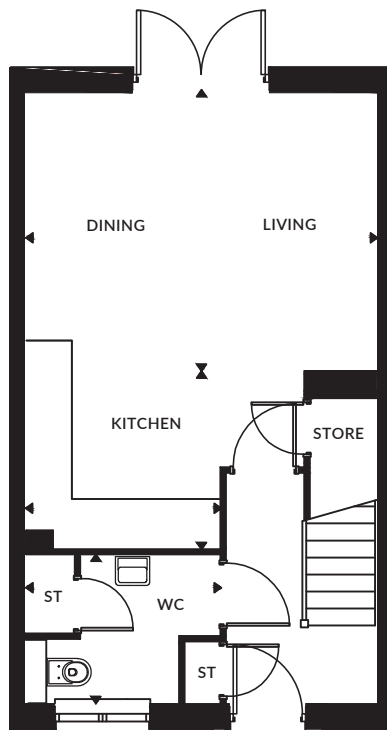
Upstairs there are two spacious bedrooms. The master bedroom has two built in oak finish wardrobes providing lots of storage space and two windows overlooking the rear garden. The second guest bedroom comes complete with an oak finish built in wardrobe and also benefits from two windows, making this a bright and airy room. The family bathroom has contemporary white fittings and features a bath with over bath shower and is finished with premium quality Porcelanosa tiling.

Outside, the front garden is turfed. There are 2 dedicated parking spaces.

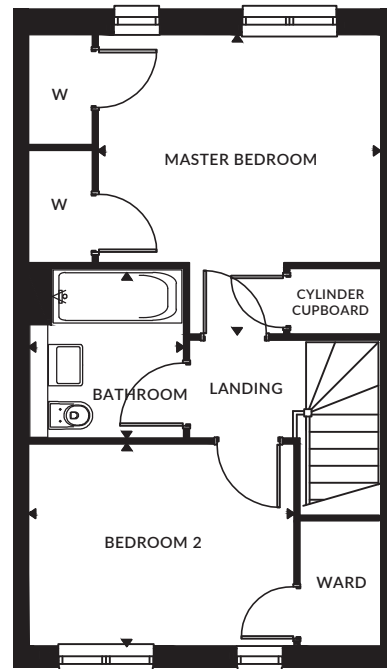


# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.67m x 3.97m	12' 0" x 13' 0"
Bedroom 2	3.48m x 2.68m	11' 5" x 8' 9"
Bathroom	2.02m x 2.18m	6' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.62m x 3.70m	15' 1" x 12' 5"
Kitchen	2.55m x 2.34m	8' 4" x 7' 8"
WC	2.54m x 1.95m	8' 3" x 6' 4"

**Total Area** 75 m<sup>2</sup> | 807 Sq Ft



# The Richmond

3 bedroom semi-detached or end-terraced home



"The whole team have been very helpful and made sure that everything went smoothly. The city is minutes away and the countryside is on your doorstep. The houses are lovely. The whole process was easy." – **Buyer, The Reserve at Eden.**



This stylish home really optimises the space and light with a large dining Leicht designer kitchen and a superb range of Siemens appliances along with plenty of storage and work surfaces. There is a beautiful living room with French doors leading out to the garden, making the most of the entertaining space and making this a practical and adaptable home. The ground floor also has a guest cloakroom and a large storage cupboard. The kitchen also benefits from a storage cupboard, perfect to use as a larder or to store the vacuum cleaner.

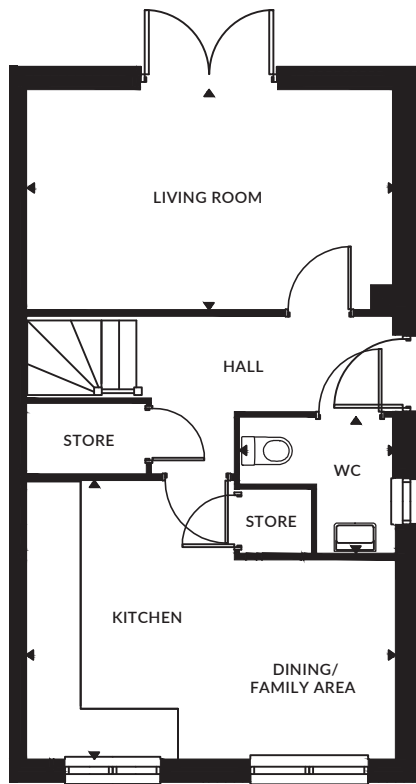
Upstairs, the master bedroom has a built in oak finish wardrobe and an en-suite finished with contemporary white fittings and premium quality Porcelanosa tiling. There are two further bedrooms and a family bathroom also with contemporary white fittings including a bath with over bath shower.

Outside, the front garden is turfed and there are 2 dedicated parking spaces available.

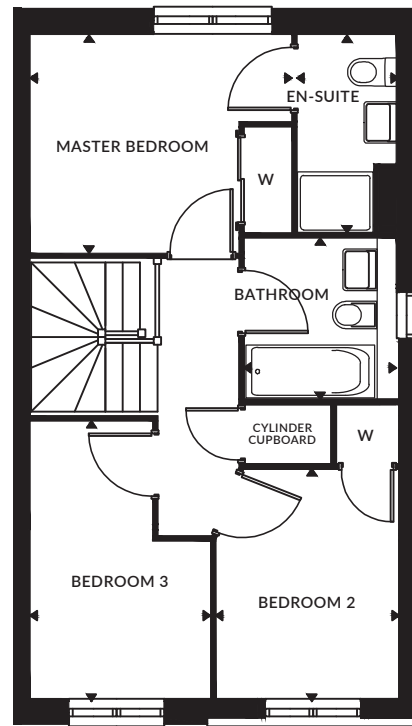


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 2.90m	11' 3" x 9' 6"
En-suite	1.32m x 2.63m	4' 4" x 8' 7"
Bedroom 2	2.39m x 3.19m	7' 10" x 10' 5"
Bedroom 3	2.37m x 3.68m	7' 9" x 12' 0"
Bathroom	2.02m x 2.10m	6' 7" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.86m x 2.88m	15' 11" x 9' 5"
Kitchen	2.68m x 3.66m	8' 9" x 12' 0"
Family/Dining	2.13m x 2.61m	6' 11" x 8' 6"
WC	2.01m x 1.75m	6' 7" x 5' 8"

**Total Area** 86 m<sup>2</sup> | 923 Sq Ft



# The Thistle

3 bedroom semi-detached home



"The quality overall is good. They seem a bit different. There is a bit of design about them. They were easy to deal with in terms of part-exchanging and buying. They gave us a lot of reassurance." – **Buyer, Lochside of Leys.**



This is a superb home for a couple or young family and has an open concept Leicht kitchen with plenty of space for cooking and dining. The space is bright and airy with French doors leading out to the private rear garden making it the perfect place for family barbecues and get togethers. To the front of the house there is a spacious living room looking out over the front garden. From the hall you'll find a good sized guest cloakroom and two additional storage cupboards, giving you plenty of space to store coats and shoes in one and your vacuum cleaner and cleaning products in the downstairs cupboard.

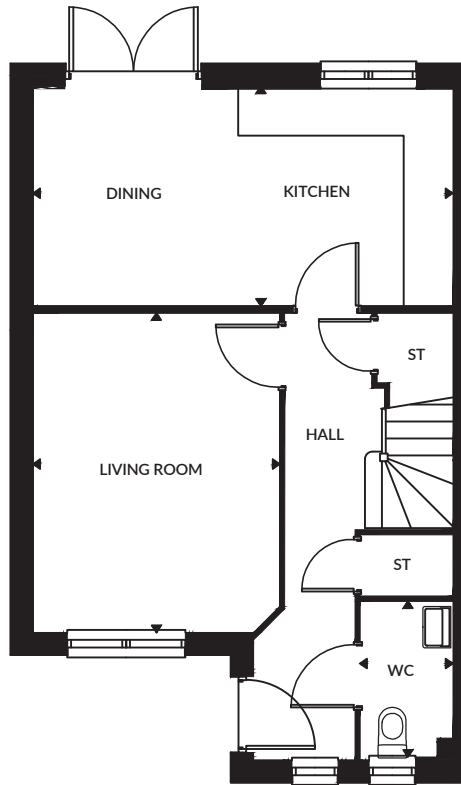
Upstairs, there are three generous bedrooms, two of which have built in oak finish wardrobes. The luxurious family bathroom has contemporary white fittings and has both a bath and a shower enclosure and comes complete with premium quality Porcelanosa tiling.

Outside, the front garden is turfed and also comes complete with 2 dedicated parking spaces.

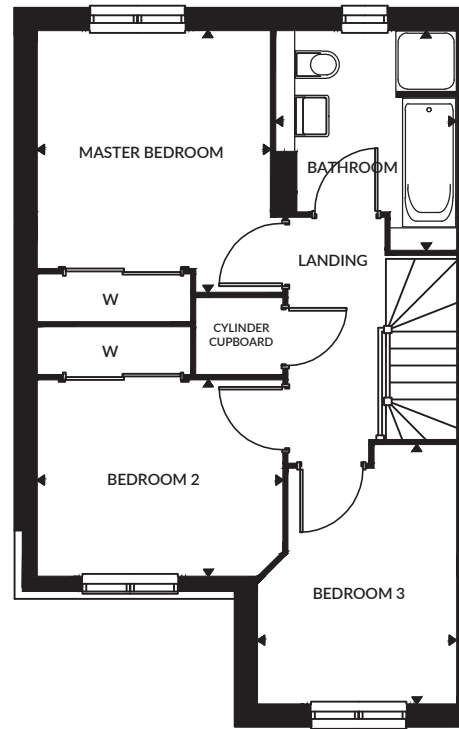


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 2.57m	10' 6" x 8' 5"
Bedroom 3	2.60m x 3.40m	8' 6" x 11' 1"
Bathroom	2.36m x 2.87m	7' 9" x 9' 5"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.22m x 4.19m	10' 6" x 13' 8"
Kitchen/Dining	5.51m x 2.87m	18' 0" x 9' 4"
WC	1.17m x 2.05m	3' 10" x 6' 8"

**Total Area** 88m<sup>2</sup> | 947 Sq Ft



# The Cairnfield

3 bedroom semi-detached home with integral single garage

"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The solar panels were included and we like thinking about the environment so that was a big selling point for us. Bancon Homes are nice people to deal with." – **Buyer, Kinion Place.**



This is a spacious open concept home with a thoughtfully designed Leicht kitchen which is beautifully styled with Siemens appliances throughout. French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds to the space with a convenient internal door to the integral garage.

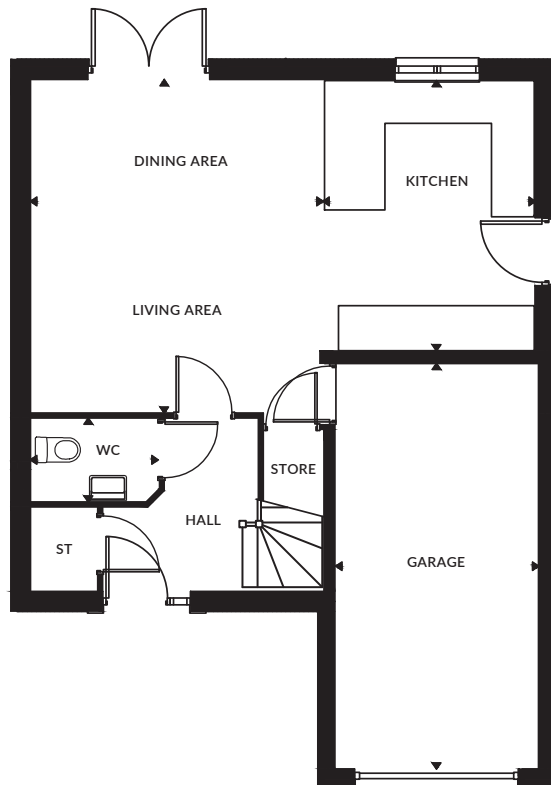
Upstairs the spacious master bedroom has an en-suite with large shower and premium quality Porcelanosa tiling. The master bedroom and one of the two additional bedrooms also come with an oak finish built in wardrobe while the luxurious family bathroom has a bath and separate shower.

The landing makes use of space with a linen cupboard for added storage.

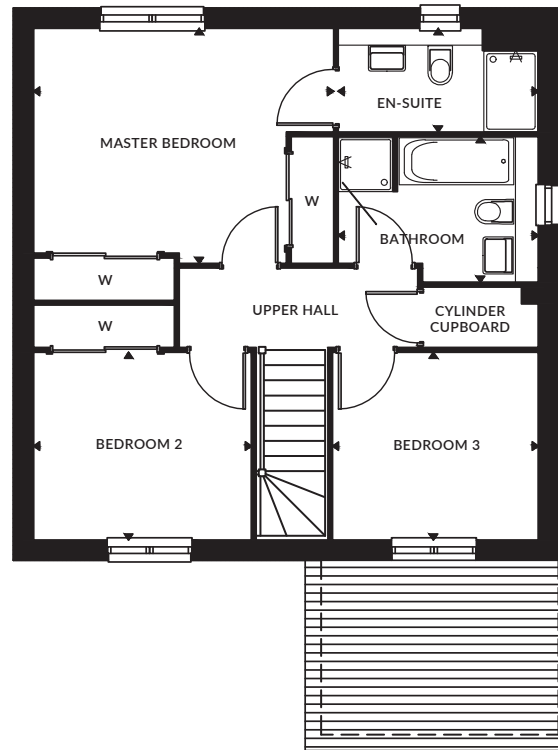
Outside, the front garden is turfed and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 2.76m	10' 5" x 9' 0"
Bedroom 3	3.20m x 2.76m	10' 5" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 102.5 m<sup>2</sup> | 1,103 Sq Ft



# The Argyll

3 bedroom detached home with integral single garage



"It was plain sailing. Communication was good. We got a bottle of gin which was nice, and Jennifer the sales representative was very accommodating. There were no issues at all." – **Buyer, Aden Meadows.**



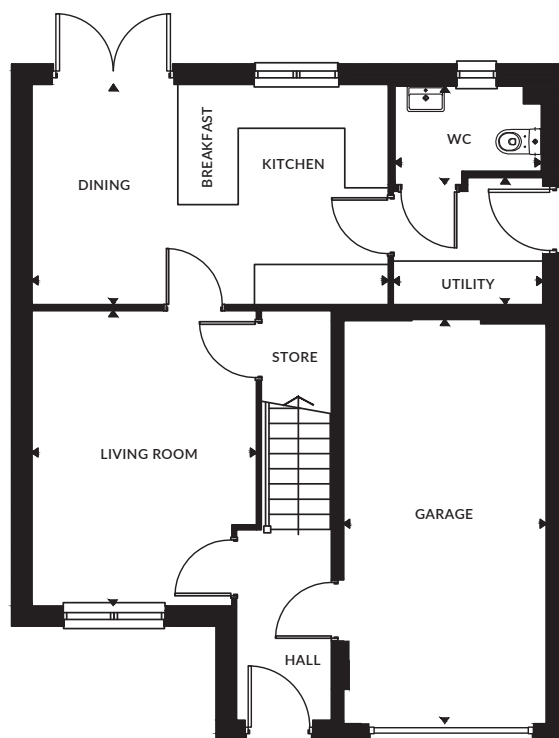
The open concept kitchen with great dining space is the star of this home. The stunning Leicht kitchen with contemporary finish is complemented by Siemens appliances and has French doors leading out to your enclosed rear garden. There is also a spacious living room, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a contemporary look.

Upstairs you will find the master bedroom with its own walk-in wardrobe and an en-suite bathroom complete with large luxury shower, contemporary white fittings and premium quality Porcelanosa tiling. One of the other bedrooms also has built in oak finish wardrobes. A luxurious family bathroom completes this floor.

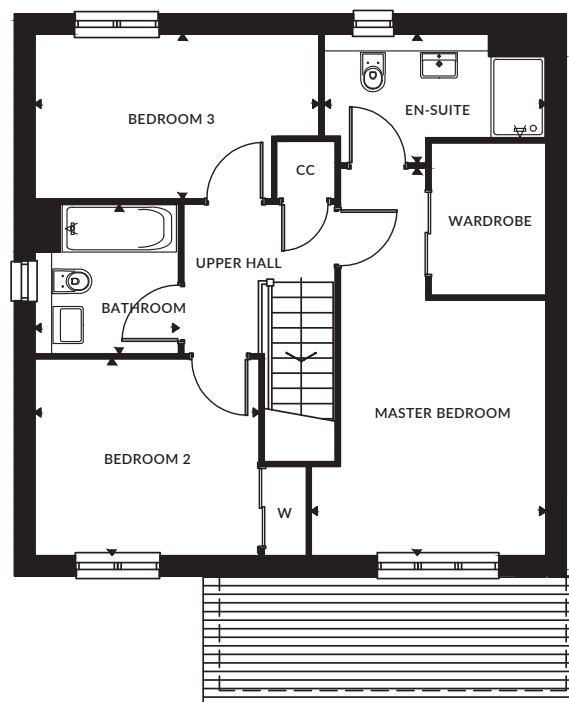
Outside the front garden is turfed with a lock block paved driveway and there is an integral garage with access from the hall.

# We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 5.73m	11' 3" x 18' 9"
En-suite	3.26m x 1.89m	10' 8" x 6' 2"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	4.20m x 2.42m	13' 9" x 7' 11"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 105.2 m<sup>2</sup> | 1,132 Sq Ft



# The Viewfield

4 bedroom detached home with integral single garage



"If you go to other developments I feel the houses are crowded together. This is lovely, open and airy. There is no one looking at you directly. It's well laid out. There is a lovely grass feature at the front and nobody at the back. They have lovely standing stones in the grass area and it's really quite delightful." – **Buyer, The Roses at Eden.**



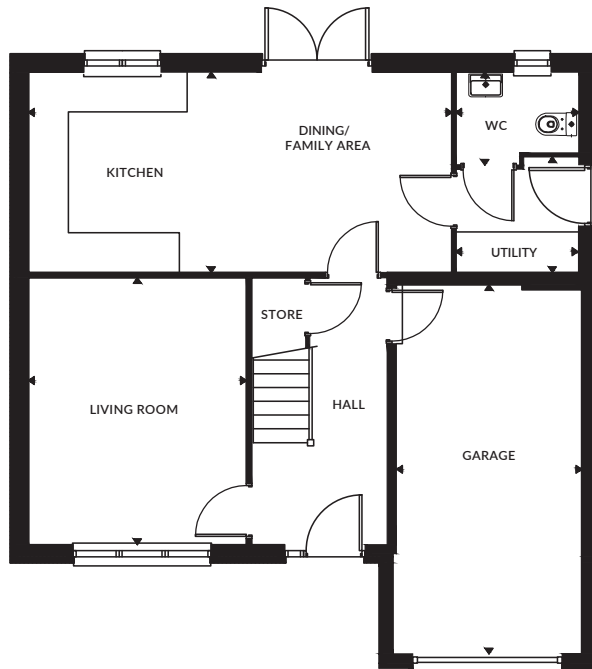
This stunning family home has a large kitchen, dining and family area providing plenty of space for dining and informal gatherings. Within the Leicht kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces. There is also a separate utility room and a guest cloakroom. The living room is accessed from the hall and has large windows overlooking the garden.

Upstairs, the spacious master bedroom has it's own en-suite with luxury large size shower, contemporary white fittings and premium quality Porcelanosa tiling. It also has a great walk-in oak finish wardrobe. There are three other bedrooms, one of which also has built in oak finish wardrobes. The luxurious family bathroom is spacious with a bath as well as a separate shower.

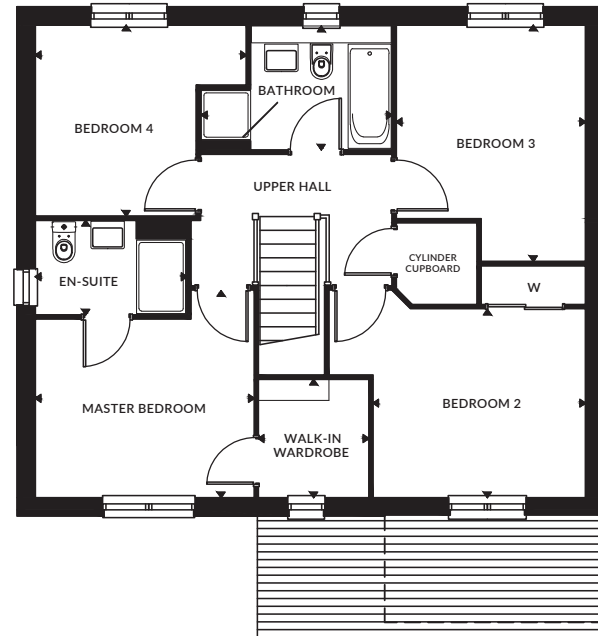
There is also an integral garage with internal door access. Outside, the front garden is turfed and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.04m x 6.00m	9' 11" x 19' 8"

**Total Area** 123.3 m<sup>2</sup> | 1,327 Sq Ft



# The Larch

4 bedroom detached home with integral single garage



"We bought the home of our dreams and our experience with Bancon was nothing short of exceptional. From first enquiry through to purchase and after care, the service we received was excellent and the home itself is an abundance of luxury." – **Buyer, Overton Gardens.**



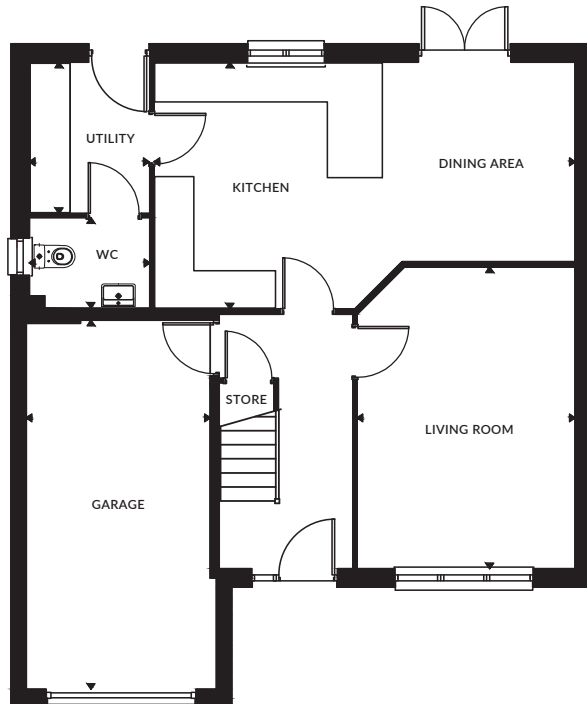
This good-sized, stylish family home benefits from an open concept kitchen and dining room and a separate living room. The German designed kitchen is from Leicht and has plenty of storage and work surfaces. Combined with premium Siemens appliances and your choice of finish (dependent on point of reservation), this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading out to your private garden. Off the kitchen you'll find a cloakroom and separate utility room with a door leading out to the garden for ease. In the hall, there is plenty of handy storage and a door leading into the integral garage.

Upstairs, there are four spacious double bedrooms and a beautiful family bathroom with bath and separate shower. Within the master bedroom suite there is a walk-in wardrobe and en-suite bathroom with luxury large shower with Porcelanosa tiling. The other bedrooms are spacious and one of them also comes complete with built in oak finish wardrobes.

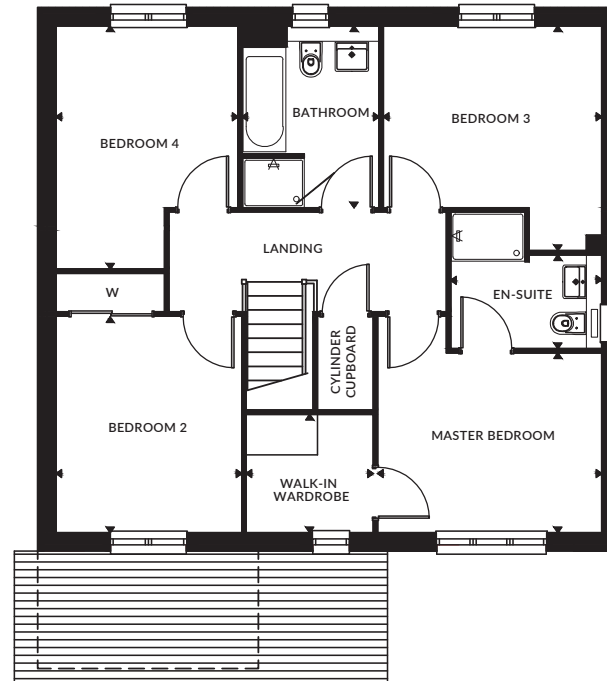
There is also an integral garage with internal door access. Outside, the front garden is turfed and the driveway is paved with lock block.

# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 3.51m	9' 10" x 11' 6"
Bedroom 3	3.54m x 3.60m	11' 7" x 11' 9"
Bedroom 4	2.94m x 3.90m	9' 7" x 12' 9"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	10' 11" x 16' 0"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	3.07m x 6.00m	10' 0" x 19' 8"

**Total Area** 133.2 m<sup>2</sup> | 1,434 Sq Ft



# The Raeburn

4 bedroom detached home with detached double garage

"The build quality and customer experience is fantastic." – Buyer, The Roses at Eden.



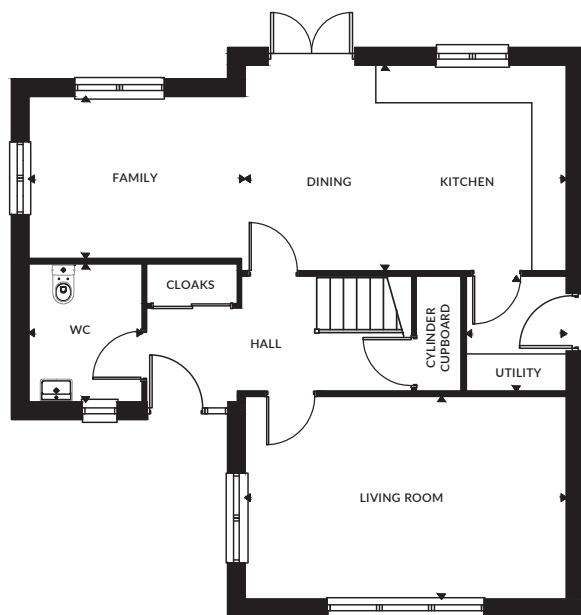
The impressive Raeburn features a light and spacious living room which overlooks the front garden. Off the hall there is also a large open concept family/dining/kitchen area that boasts a beautiful Leicht kitchen with plenty of cupboard space and work surfaces. The kitchen comes complete with premium Siemens appliances. There is a great dining space with French doors opening out to the garden making this a very versatile space. A utility room, guest cloakroom and additional storage completes the downstairs.

Upstairs, there are four good sized bedrooms. The master bedroom suite has a walk-in wardrobe along with its own en-suite. This comes complete with contemporary white fittings and Porcelanosa tiling. One of the other guest bedrooms also has built in oak finish wardrobes. The family bathroom is luxurious and also has white fittings and Porcelanosa tiling.

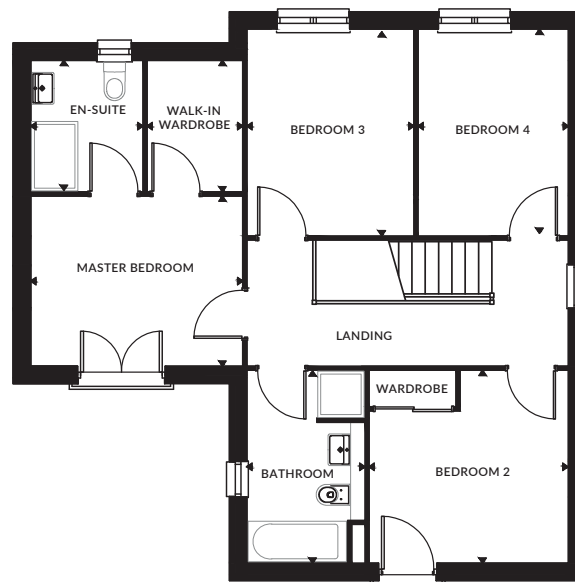
Outside, the front garden is turfed and the driveway is paved with lock block with a detached double garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	2.91m x 3.63m	9' 7" x 11' 11"
En-suite	2.23m x 1.90m	7' 4" x 6' 3"
Walk-in Wardrobe	2.23m x 1.62m	7' 4" x 5' 4"
Bedroom 2	3.30m x 3.40m	10' 10" x 11' 2"
Bedroom 3	3.54m x 2.85m	11' 7" x 9' 4"
Bedroom 4	3.54m x 2.56m	11' 7" x 8' 5"
Bathroom	2.00m x 3.30m	6' 7" x 10' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.47m x 5.50m	11' 4" x 18' 0"
Kitchen/Dining	3.52m x 5.50m	11' 7" x 18' 0"
Family Area	3.70m x 2.77m	12' 2" x 9' 1"
Utility	1.96m x 1.70m	6' 5" x 5' 7"
WC	2.33m x 1.90m	7' 8" x 6' 3"

**Total Area** 140 m<sup>2</sup> | 1,510 Sq Ft



# The Louisville

4 bedroom detached home with integral single garage



"I have already recommended them because of their customer care. The quality of the home is high. The design of the home for the price means that I get a lot for my money, a lot more than I would have expected." – **Buyer, Aden Meadows.**



This is a large traditional family home combining open concept living with elements of more formal living space.

The entrance hall leads you to the stunning Leicht kitchen which offers your choice of finish (dependent on point of reservation) and comes complete with premium Siemens appliances. The real benefit of this home is being able to cook while you are chatting with friends and family. The dining area is light and airy with French doors that overlook the rear garden. There is also a guest cloakroom and a separate utility room with a door leading out to the garden.

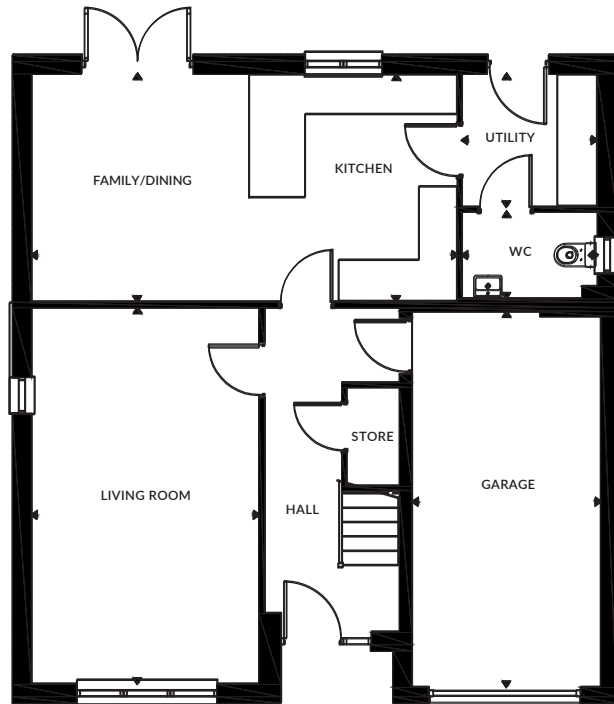
The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this an outstanding family home.

Upstairs, there are four good-sized bedrooms, two of which have oak finish wardrobes built in. The master bedroom and the guest bedroom, both have their own en-suites with contemporary white fittings and stylish Porcelanosa tiling. The main family bathroom also has contemporary white fittings and again you can choose the Porcelanosa tiles to suit your tastes (dependent on point of reservation).

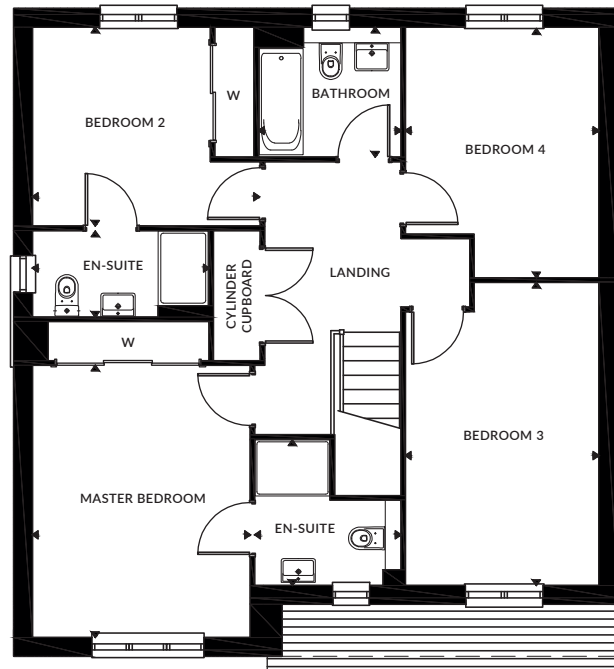
Outside, the front garden is turfed and the driveway features lock block paving.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite	2.31m x 2.31m	7' 6" x 7' 6"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-suite	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.07m x 4.80m	10' 0" x 15' 8"
Bedroom 4	3.07m x 4.00m	10' 0" x 13' 1"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen/Family/ Dining	6.80m x 3.63m	22' 3" x 11' 10"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.09m x 1.32m	6' 10" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 150.2 m<sup>2</sup> | 1,616 Sq Ft



# The Seafield

4 bedroom detached home with integral single garage



"The first time we came to see the Bancon home we had been thinking that we didn't want to buy new again. When we walked into the Bancon Home, we knew it was for us and I said, 'this is my home'. The layout of the house and the development are both very good. I think that they are also good value for money." – **Buyer, Lochside of Leys.**



The Seafield is an impressive four bedroom home which is ideal for contemporary family living.

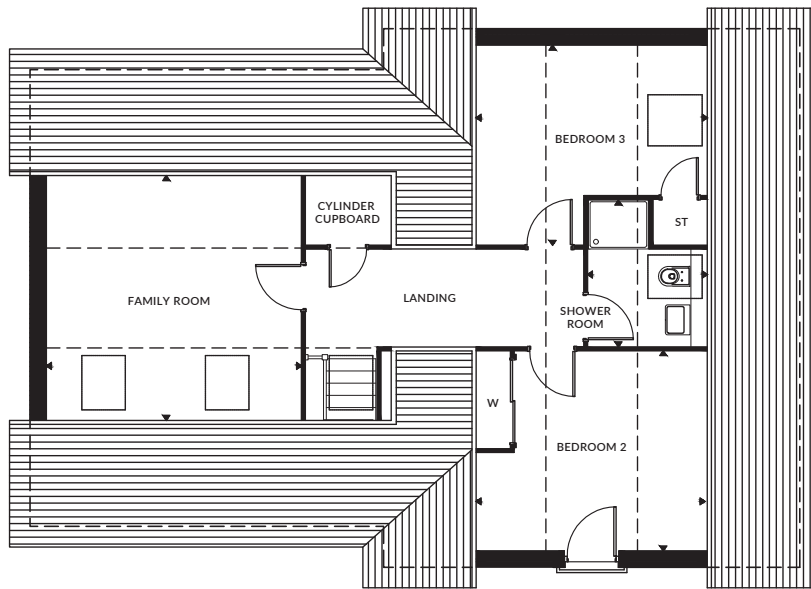
Split over one and half storeys, the spacious ground floor accommodation includes a stylish open plan kitchen, dining area with French doors leading out to the garden. The designer Leicht kitchen comes complete with premium Siemens appliances and plenty of storage options, as well as a separate utility room which leads into the integrated garage. For more formal entertaining there is a bright and airy living room with full height windows overlooking the front garden. The master suite and one of the three guest bedrooms are also on the ground floor and are accessed off a large hallway, which also houses a storage cupboard. The fabulous master suite comes complete with oak finish fitted wardrobes and its own luxury en-suite. A family bathroom completes the downstairs.

Upstairs, there are two further great sized bedrooms which are accessed off a central landing and a superb family room which provides a perfect space for all the family to enjoy. The upstairs accommodation is completed with a further bathroom including a shower. All the bathrooms throughout this beautiful home come with white fittings and Porcelanosa tiling.

Outside the front garden is turfed and the driveway is paved with lock block.

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FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 2	3.68m x 4.25m	12' 0" x 13' 11"
Bedroom 3	4.22m x 3.65m	13' 10" x 11' 11"
Shower Room	2.17m x 2.69m	7' 1" x 8' 9"
Family Room	4.47m x 4.66m	14' 7" x 15' 3"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.15m x 4.19m	13' 7" x 13' 8"
Kitchen/Dining	4.48m x 4.96m	14' 8" x 16' 3"
Utility	2.87m x 3.13m	9' 4" x 10' 3"
Master Bedroom	3.95m x 4.18m	12' 11" x 13' 8"
En-suite	1.50m x 2.20m	4' 11" x 7' 2"
Bedroom 4	3.10m x 3.49m	10' 2" x 11' 5"
Bathroom	1.63m x 3.03m	5' 4" x 9' 11"
Garage	3.00m x 6.27m	9' 10" x 20' 6"

**Total Area** 166.1 m<sup>2</sup> | 1,787 Sq Ft





Find out more about our beautiful homes at Bonnington Place, Wilkieston, EH27 8BQ.

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**Bancon Homes**



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