

BUCHANAN GARDENS

KIRKTON NORTH, LIVINGSTON EH54 6GU



A COLLECTION OF 3 AND 4 BED HOMES



BARRATT
HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



BUCHANAN GARDENS, LIVINGSTON

DEVELOPMENT LAYOUT

- Brodie 3 bedroom terraced/semi-detached
- Cawdor 3 bedroom terraced/semi-detached
- Doune 3 bedroom semi-detached
- Dunrobin 3 bedroom terraced/semi-detached
- Crammond 3 bedroom semi-detached
- Crichton 4 bedroom detached
- Craigievar 4 bedroom detached
- Fernie 4 bedroom detached
- Dunbar 4 bedroom detached
- Balmoral 4 bedroom detached
- Drummond 4 bedroom detached



barratthomes.co.uk



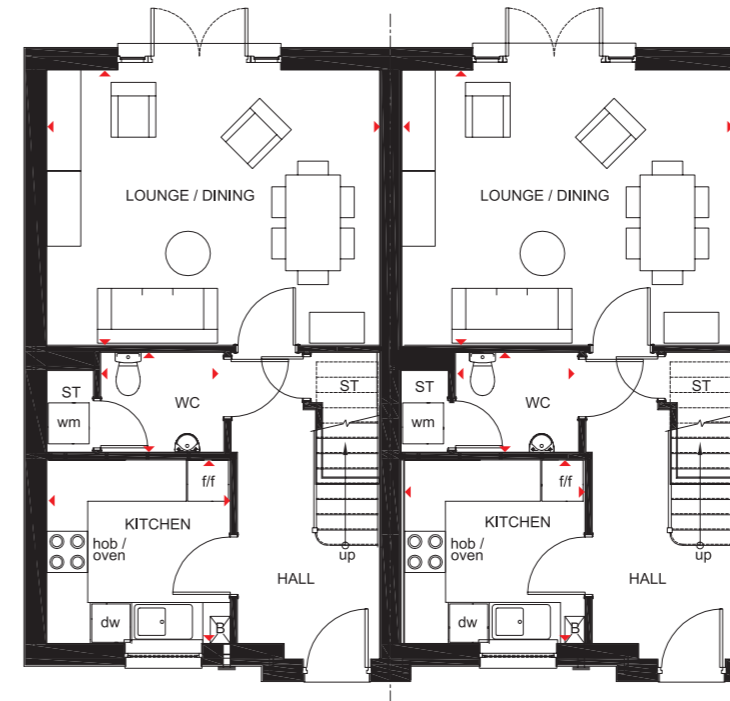
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Buchanan Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. 322520/NOV2016

BRODIE

3 BEDROOM TERRACED HOUSE



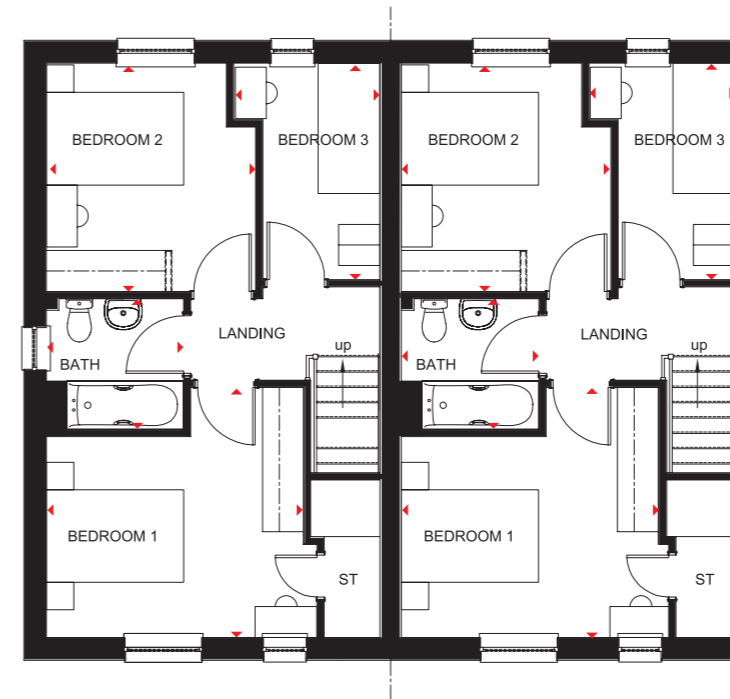
- An attractive three bedroom home offering spacious lounge and dining area with French doors leading to the garden
- Ground floor also features kitchen and WC
- First floor offers two beautiful double bedrooms, a single bedroom and bathroom



Ground Floor

Lounge/Dining	4857 x 4013mm	15'11" x 13'2"
Kitchen	2678 x 2678mm	8'9" x 8'9"
WC	1798 x 1456mm	5'11" x 4'9"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

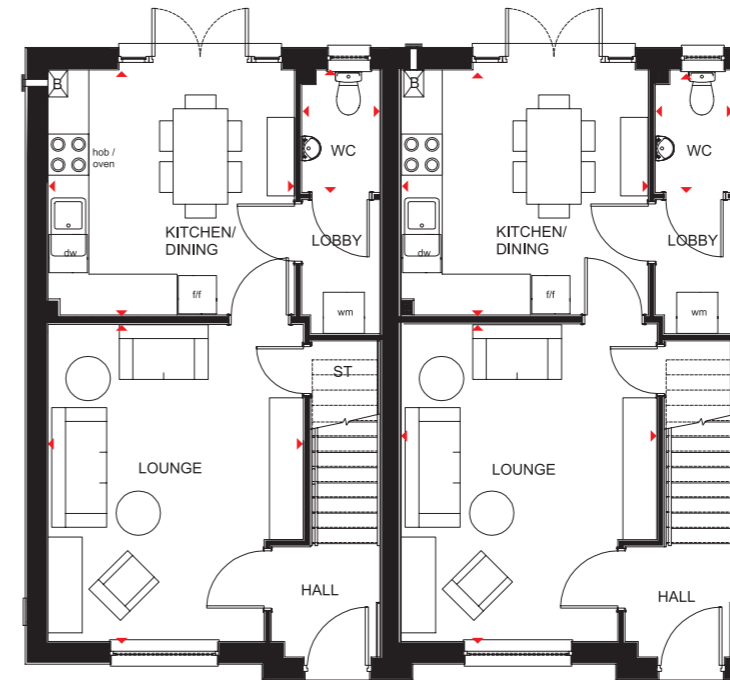
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

CAWDOR

3 BEDROOM TERRACED HOUSE



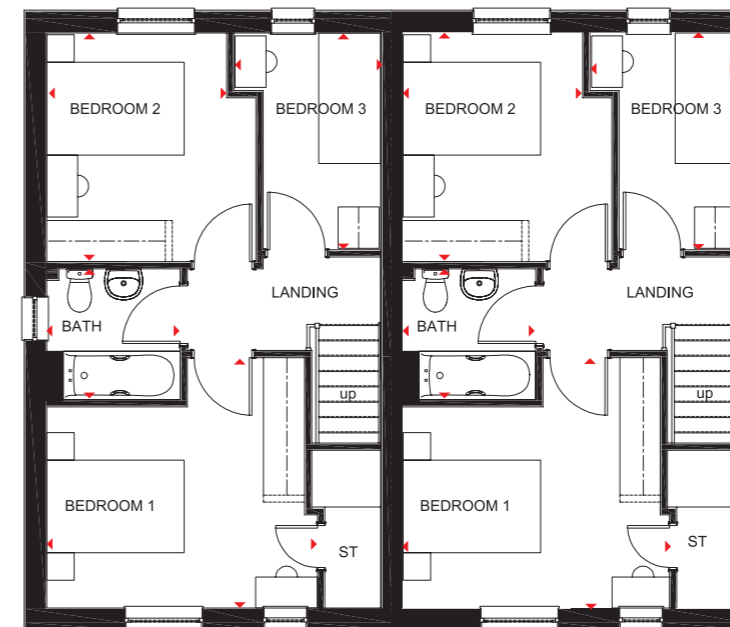
- A carefully designed three bedroom home offering family kitchen and dining area with French doors opening onto the rear garden
- The ground floor also has a comfortable lounge
- First floor features two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	4651 x 3708mm	15'3" x 12'2"
Kitchen/Dining	3588 x 3576mm	11'9" x 11'9"
WC	1794 x 1144mm	5'11" x 3'9"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

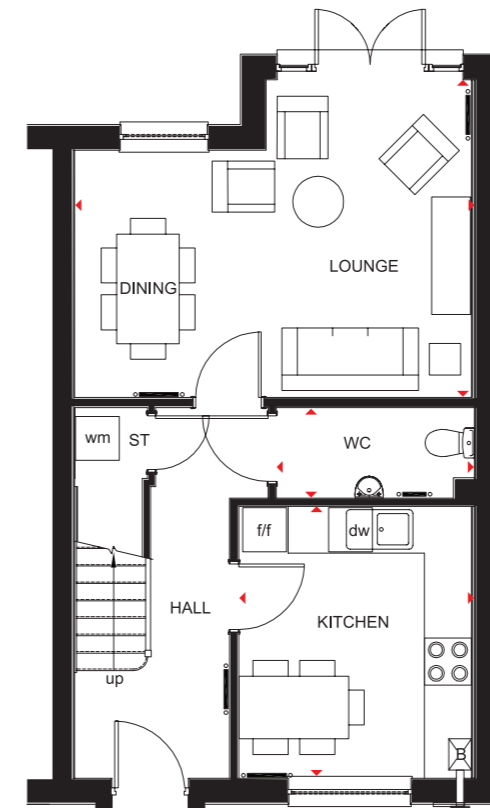
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

DOUNE

3 BEDROOM SEMI-DETACHED HOME



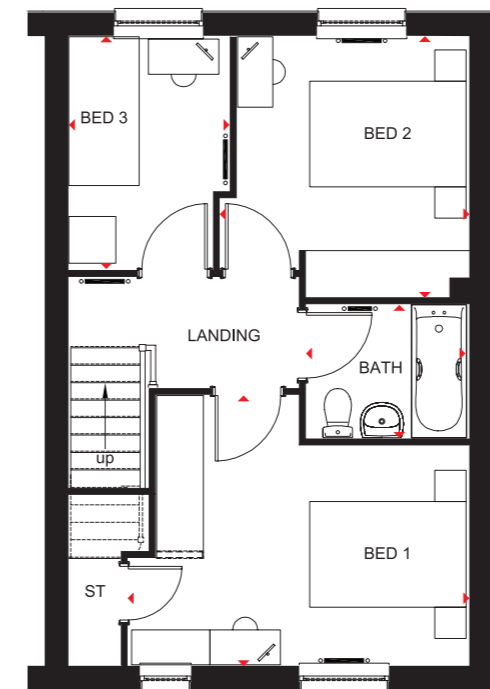
- Natural light flows through this good-sized three bedroom home
- A bright, open-plan lounge and dining area opens onto the rear garden
- Front-aspect fitted kitchen includes breakfast area and the ground floor offers plenty of convenient storage including utility space
- Upstairs are a spacious master bedroom with large storage space, a further double bedroom, a single bedroom and family bathroom



Ground Floor

Lounge/Dining	5078 x 4062mm	16'8" x 13'4"
Kitchen	3478 x 2976mm	11'5" x 9'9"
WC	2534 x 1157mm	8'4" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3444 x 4318mm	11'4" x 14'2"
Bedroom 2	3326 x 3139mm	10'11" x 10'4"
Bedroom 3	2971 x 2052mm	9'9" x 6'9"
Bathroom	2039 x 1700mm	6'8" x 5'7"

[Approximate dimensions]

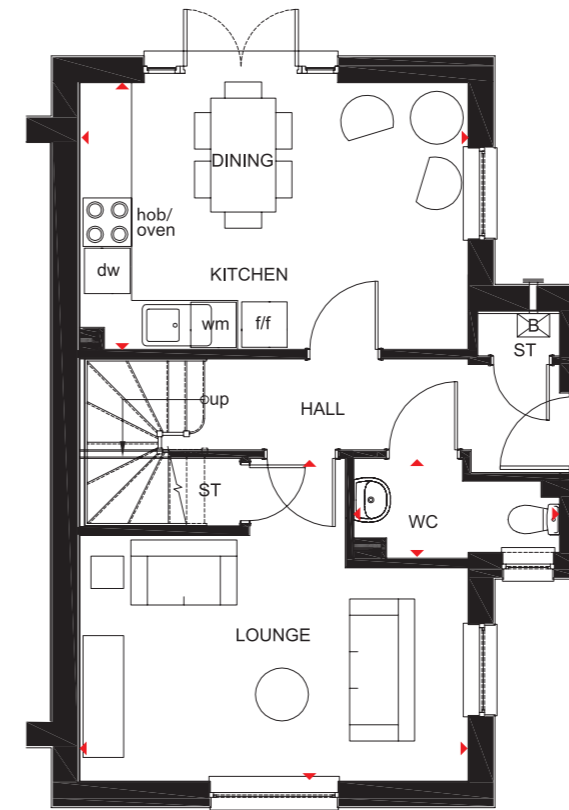
KEY	Radiator	wm	Washing machine space		Dimension location
	B	Boiler	f/f	Fridge/freezer space	
	ST	Store	dw	Dishwasher space	

DUNROBIN

3 BEDROOM TERRACED HOUSE



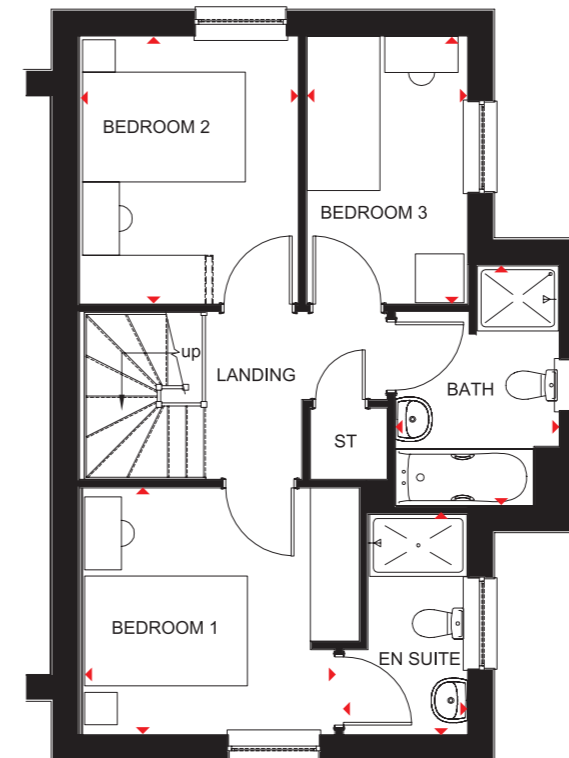
- An attractive three bedroom home offering quality kitchen with dining area and French doors leading to the garden
- Ground floor also features comfortable lounge, WC and central staircase
- First floor offers a spacious master bedroom with en suite, a double bedroom, a single bedroom and bathroom



Ground Floor

Lounge	4735 x 3969mm	15'6" x 13'0"
Kitchen/Dining	4735 x 3282mm	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	2708 x 1529mm	8'11" x 5'0"
Bedroom 2	3296 x 2651mm	10'10" x 8'8"
Bedroom 3	3296 x 1979mm	10'10" x 6'6"
Bathroom	3296 x 2014mm	10'10" x 6'7"

[Approximate dimensions]

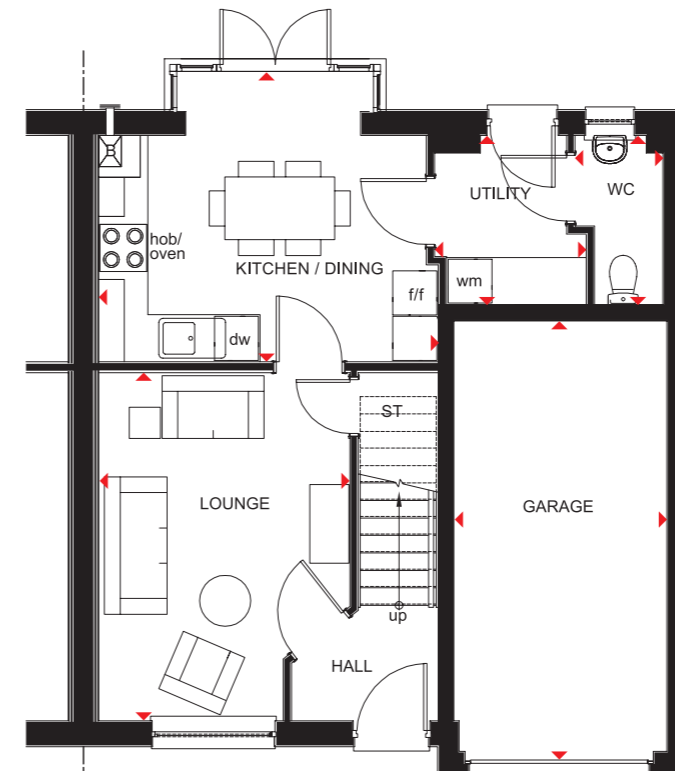
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRAMMOND

3 BEDROOM SEMI-DETACHED HOME



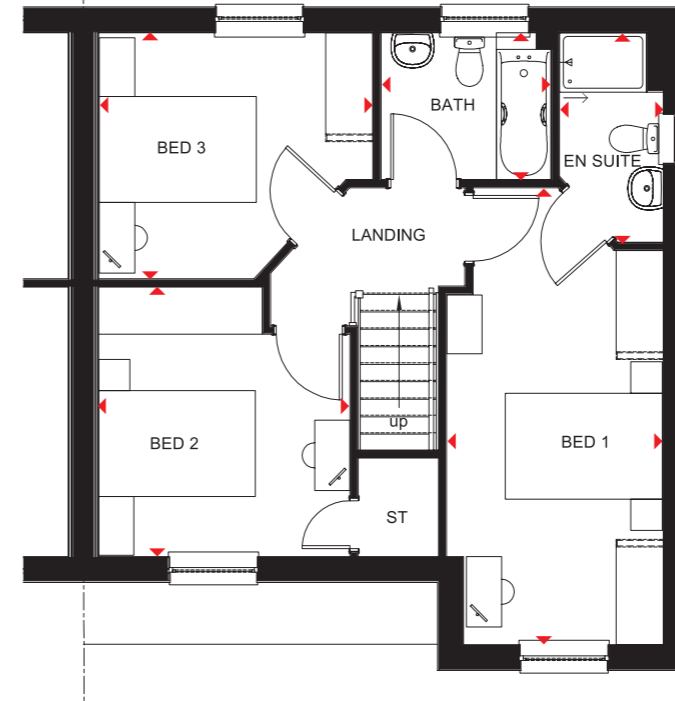
- An attractive three bedroom home offering a stylish open-plan kitchen and dining area with French doors leading onto the garden
- Ground floor features a spacious lounge, a handy utility room and WC
- First floor offers a master bedroom with en suite, two further double bedrooms and family bathroom
- This home also offers an integral garage



Ground Floor

Lounge	4442 x 3204mm	14'7" x 10'6"
Kitchen/Dining	4331 x 3704mm	14'3" x 12'2"
Utility	2160 x 1935mm	7'1" x 6'4"
WC	2160 x 1123mm	7'1" x 3'8"
Garage	5487 x 2717mm	18'0" x 8'11"

[Approximate dimensions]



First Floor

Bedroom 1	5828 x 2763mm	19'1" x 9'1"
En Suite	2673 x 1322mm	8'9" x 4'4"
Bedroom 2	3435 x 3216mm	11'3" x 10'7"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

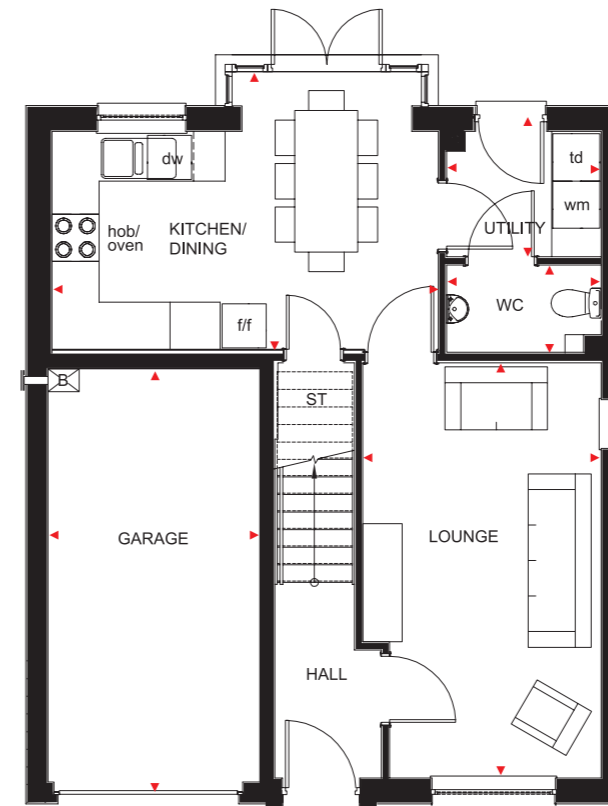
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRICHTON

4 BEDROOM DETACHED HOUSE



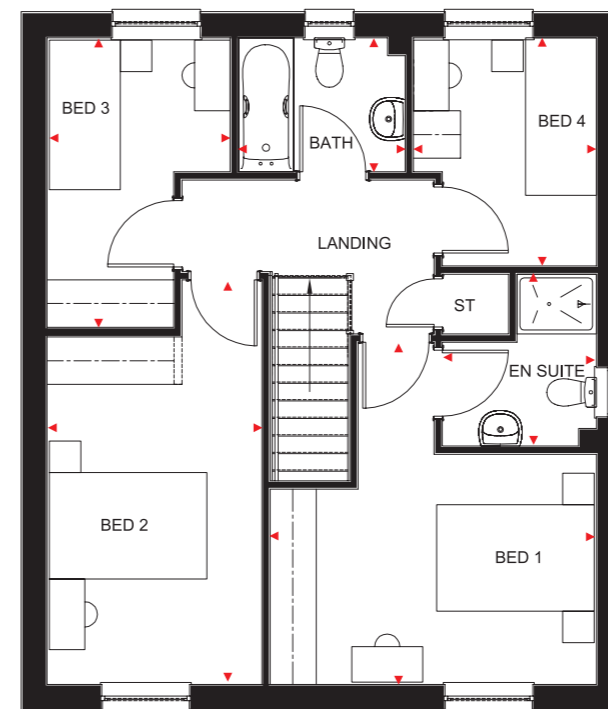
- An attractive four bedroom home offering open-plan kitchen and dining room with glazed bay opening onto the rear garden
- Ground floor also features comfortable lounge, separate utility room and WC
- First floor includes a master bedroom with en suite shower room, a further double bedroom, two single bedrooms and family bathroom
- This home comes with integral garage



Ground Floor

Lounge	5269 x 3025mm	17'3" x 9'11"
Kitchen/ Dining	4904 x 3528mm	16'1" x 11'7"
Utility	1963 x 1592mm	6'5" x 5'3"
WC	1963 x 1105mm	6'5" x 3'8"
Garage	5245 x 2688mm	17'2" x 8'10"

[Approximate dimensions]



First Floor

Bedroom 1	4342 x 4140mm	14'3" x 13'7"
En Suite	2182 x 1954mm	7'2" x 6'5"
Bedroom 2	5105 x 2727mm	16'9" x 8'11"
Bedroom 3	3646 x 2296mm	12'0" x 7'6"
Bedroom 4	2895 x 2323mm	9'6" x 7'7"
Bathroom	2115 x 1700mm	6'11" x 5'7"

[Approximate dimensions]

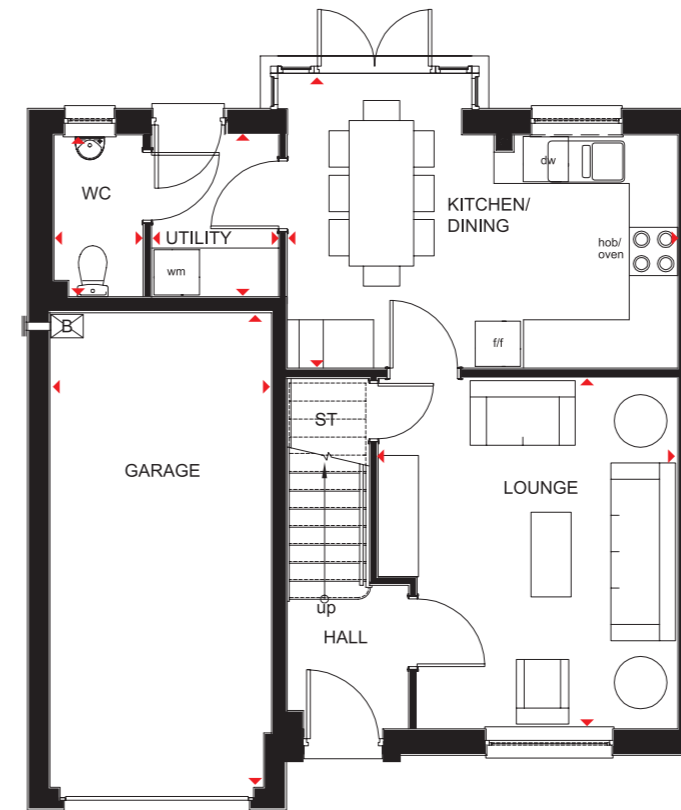
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

CRAIGIEVAR

4 BEDROOM DETACHED HOUSE



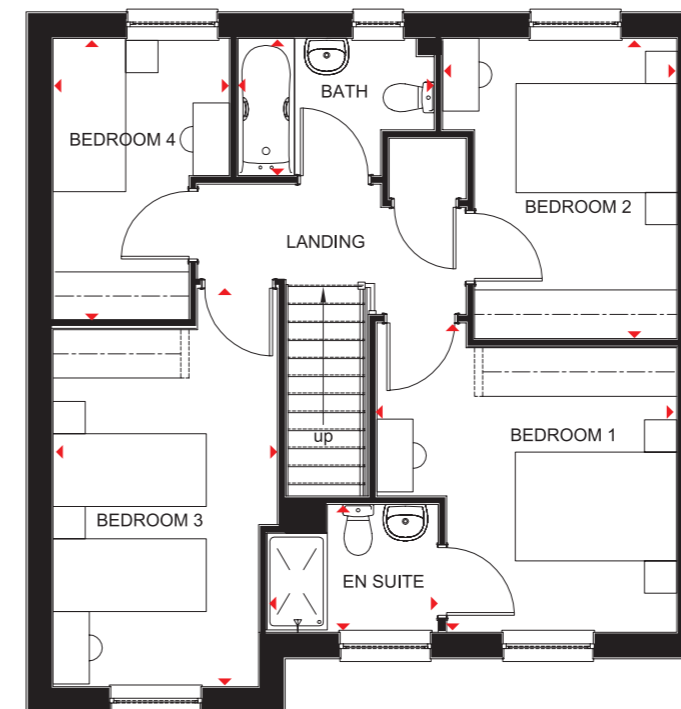
- A delightful 4 bedroom home offering kitchen with dining area and full height glazed bay with French doors leading to the rear garden
- Airy lounge and separate utility room also located on the ground floor
- First floor has two double bedrooms, en suite shower room to master bedroom, a twin bedroom, a single bedroom and family bathroom
- This family home also comes with integral garage



Ground Floor

Lounge	4339 x 3712mm	14'3" x 12'2"
Kitchen/Dining	4837 x 3650mm	15'10" x 12'0"
Utility	2004 x 1572mm	6'7" x 5'2"
WC	2004 x 1103mm	6'7" x 3'7"
Garage	5885 x 2743mm	19'4" x 9'0"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

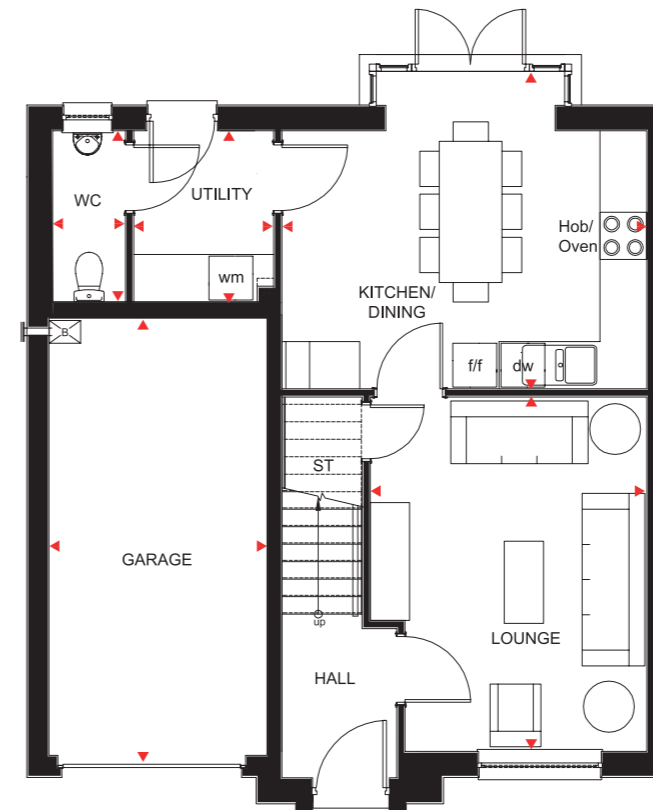
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

FERNIE

4 BEDROOM DETACHED HOUSE



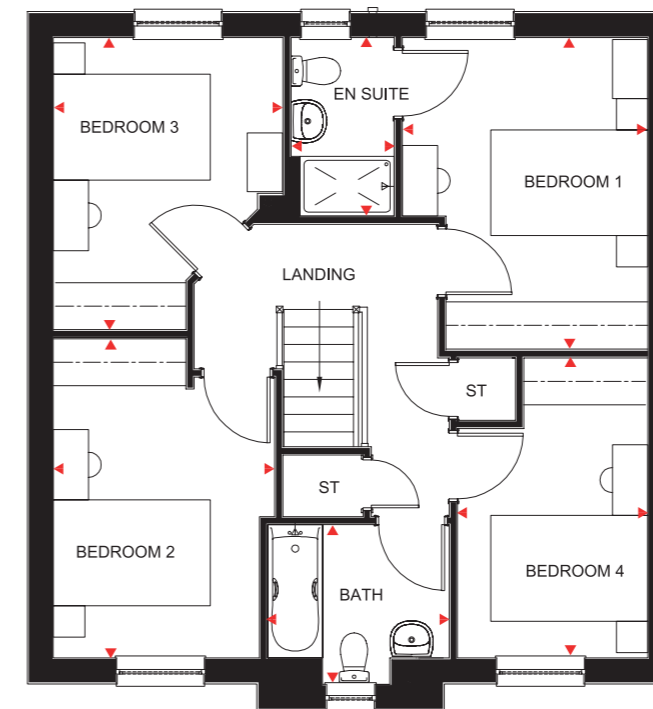
- A beautifully presented four bedroom home offering kitchen with dining area, and full-height glazed bay with French doors leading to the rear garden
- An airy lounge, utility room and WC are also located on the ground floor
- First floor has four double bedrooms with en suite shower room to master bedroom, and family bathroom
- This family home also comes with an integral garage



Ground Floor

Lounge	4524 x 3527mm	14'10" x 11'7"
Kitchen/ Dining Room	4655 x 4050mm	15'3" x 13'3"
Utility	2179 x 1787mm	7'2" x 5'10"
WC	2179 x 929mm	7'2" x 3'1"
Garage	5579 x 2784mm	18'4" x 9'2"

[Approximate dimensions]



First Floor

Bedroom 1	3974 x 3129mm	13'0" x 10'3"
En Suite	2279 x 1313mm	7'6" x 4'4"
Bedroom 2	4074 x 2628mm	13'4" x 8'7"
Bedroom 3	3729 x 2929mm	12'3" x 9'7"
Bedroom 4	3829 x 2426mm	12'7" x 8'0"
Bathroom	2316 x 2036mm	7'7" x 6'8"

[Approximate dimensions]

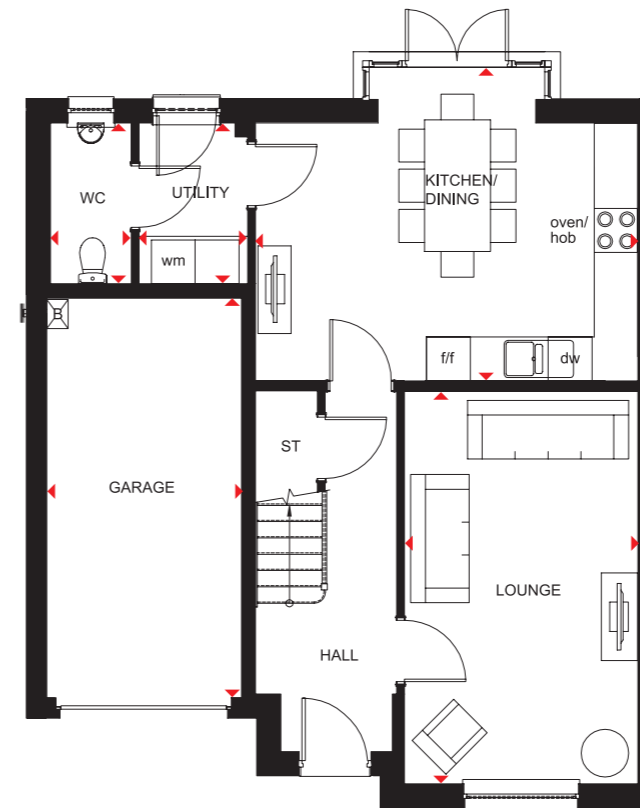
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DUNBAR

4 BEDROOM DETACHED HOME



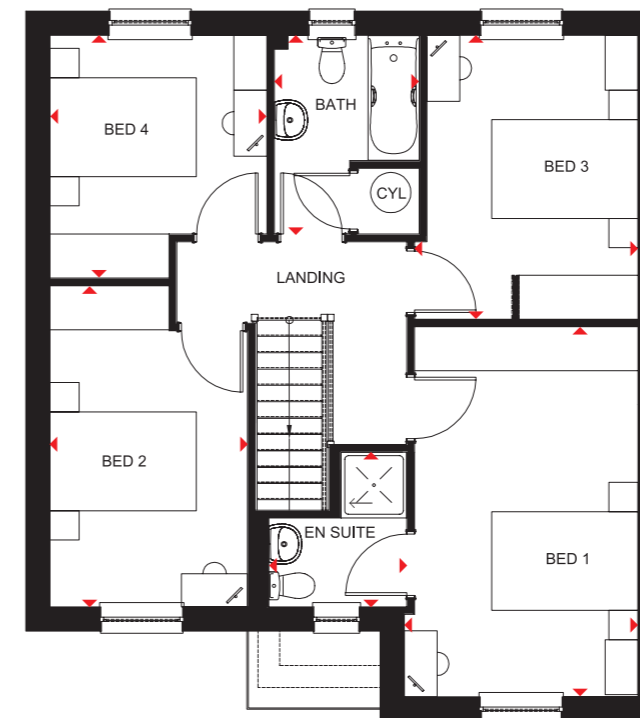
- Spacious detached home with integral garage for added security
- Light-filled, open-plan kitchen, ideal for flexible modern living, with separate utility and a dining area with glazed bay leading to the garden
- Separate front-aspect lounge provides the perfect place to relax
- Upstairs are four double bedrooms and a family bathroom, the generous master bedroom with shower room en suite



Ground Floor

Lounge	5369 x 3192mm	17'7" x 10'6"
Kitchen/Dining Room	5228 x 4287mm	17'2" x 14'1"
Utility	2199 x 1489mm	7'3" x 4'11"
WC	2199 x 1103mm	7'3" x 3'7"
Garage	5460 x 2661mm	17'11" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	5052 x 3192mm	16'7" x 10'6"
En Suite	2113 x 1887mm	6'11" x 6'2"
Bedroom 2	4384 x 2697mm	14'5" x 8'8"
Bedroom 3	3875 x 3052mm	12'9" x 10'0"
Bedroom 4	3315 x 2691mm	10'11" x 8'8"
Bathroom	2715 x 1975mm	8'11" x 6'6"

[Approximate dimensions]

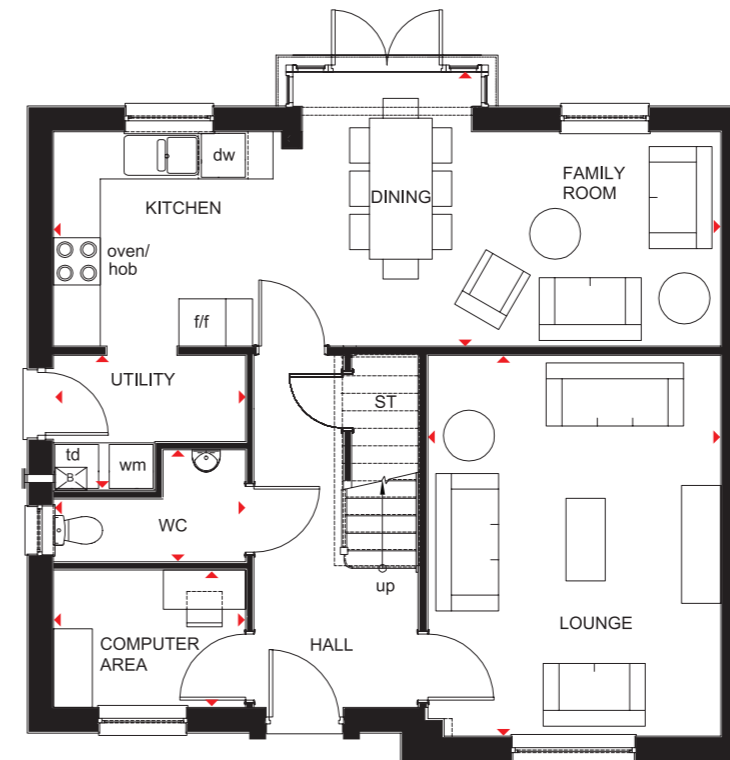
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	

BALMORAL

4 BEDROOM DETACHED HOUSE



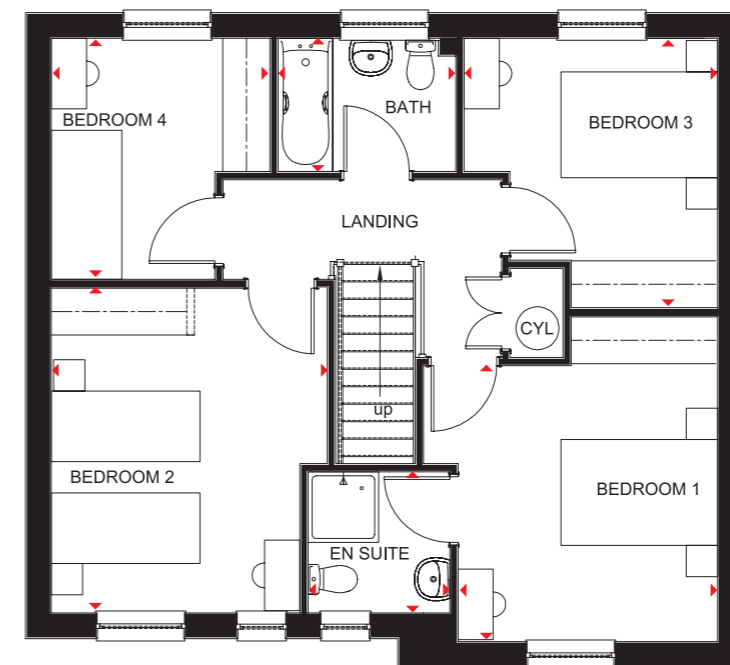
- Oversized windows fill this spacious family home with natural light
- A large open-plan kitchen with utility, a dining area leading to the rear garden, and a family space, creates a bright hub for living and entertaining
- A computer room and spacious lounge provide places to work and relax
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4855 x 3732mm	15'11" x 12'3"
Kitchen/ Family/Dining	8507 x 3490mm	27'11" x 11'5"
Utility	2452 x 1716mm	8'1" x 5'8"
WC	2451 x 1425mm	8'0" x 4'8"
Computer Area	2451 x 1749mm	8'0" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	4149 x 3754mm	13'7" x 12'4"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	4143 x 3523mm	13'7" x 11'7"
Bedroom 3	3438 x 3240mm	11'3" x 10'8"
Bedroom 4	3074 x 2790mm	10'1" x 9'2"
Bathroom	2267 x 1700mm	7'5" x 5'7"

[Approximate dimensions]

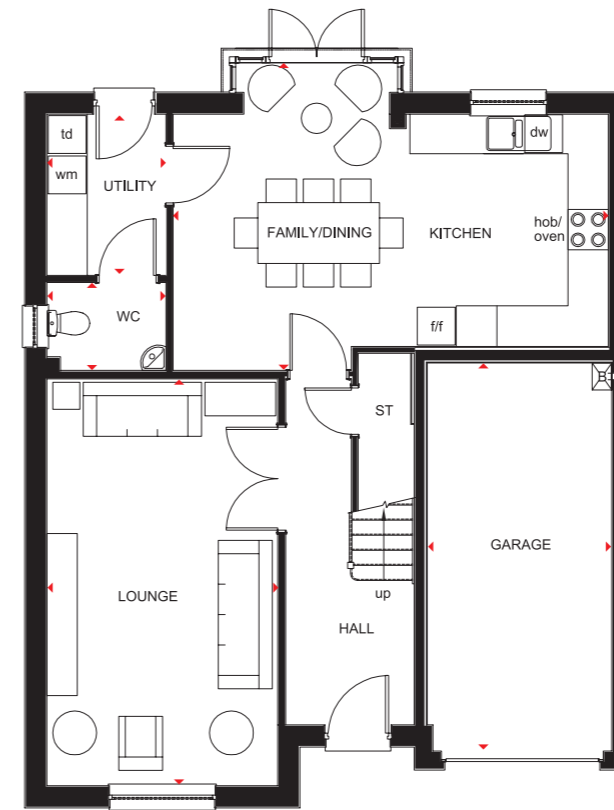
KEY					
B	Boiler	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		

DRUMMOND

4 BEDROOM DETACHED HOME



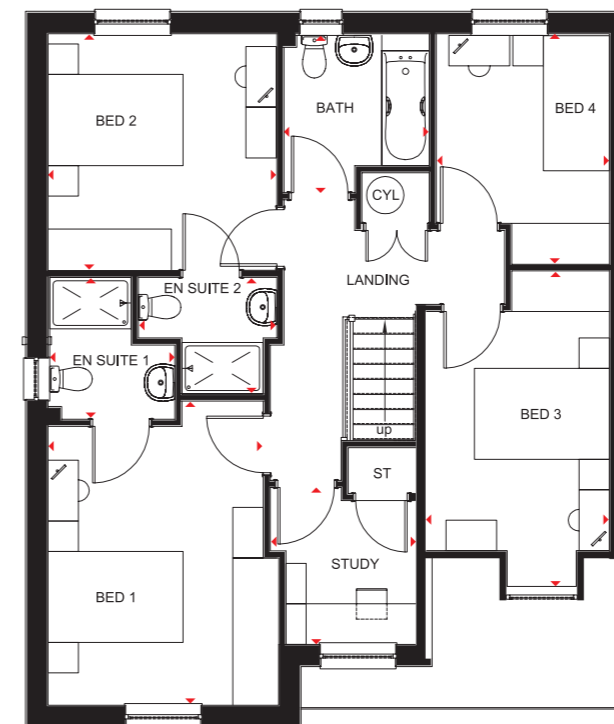
- A stylish four bedroom home with family kitchen and dining area, full-height glazed bay opening onto the rear garden, and an adjoining utility room
- Bright and airy lounge also located on the ground floor
- First floor has three double bedrooms, the master and bedroom two with en suite shower rooms, a single bedroom, study and family bathroom
- This family home also comes with an integral garage



Ground Floor

Lounge	6021 x 3417mm	19'9" x 11'3"
Kitchen/ Family Room	6444 x 4555mm	21'2" x 14'11"
WC	1763 x 1300mm	5'9" x 4'3"
Utility	2389 x 1763mm	7'10" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	4503 x 3417mm	14'9" x 11'3"
En Suite 1	2100 x 1878mm	6'11" x 6'2"
Bedroom 2	3510 x 3388mm	11'6" x 11'1"
En Suite 2	1725 x 2050mm	5'8" x 6'9"
Bedroom 3	4671 x 2709mm	15'4" x 8'11"
Bedroom 4	3414 x 2564mm	11'2" x 8'5"
Study	2323 x 2145mm	7'7" x 7'0"
Bathroom	2354 x 2150mm	7'9" x 7'1"

(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		

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, and
- 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



barratthomes.co.uk

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