

Turpie
&Co

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Woodthorpe Gardens

A PLACE TO GROW

About I & H Brown

In 1955, Ian and Hardie Brown bought a farm. It was a very nice farm but it had a concrete aerodrome sitting on it from the war. Some years later, the brothers decided to rent a Traxcavator in order to break up the concrete – and there a rather remarkable story began. Other people had jobs on their farms and the Traxcavator became popular in the area. Soon Ian and Hardie were involved in moving lots of earth, buying and hiring out the machinery to do it. ‘We were always interested in plant’, says Hardie. ‘Our business has been like a boyhood dream because we love plant.’

Where one man saw one use for a piece of land, Ian and Hardie could see two or even three. And this creative, very human approach to stewardship of the land has guided and informed the people of I & H Brown. There have been fifty years of astonishingly vigorous and satisfying work, quite unusual in its diversity: from earth-moving and demolition, from farming and haulage to road-building and open-cast mining, the company moved deeper into questions of what to do with the various types of land it acquired. ‘We always looked for a second use’, says Hardie. Housing and making land appropriate for it were and are important accomplishments, even more so the company’s work in remediation – caring for land that has been used.

So a collaboration became a side-line, the side-line became a business, and the business became an extraordinarily diverse and agile team, a force that’s been on the map for over half a century – not only on the map, but transforming it.

“Housing and making land appropriate for it were and are important accomplishments” – Hardie Brown



Woodthorpe Gardens

A PLACE TO GROW

Situated on the North West edge of the town of Bathgate, Woodthorpe Gardens was once the site of a popular Garden Centre which the development has been named after.

Set in the peaceful tranquility of a countryside location, Woodthorpe Gardens is the new flagship development of I & H Brown and offers 5 original house styles, designed exclusively for this development.

Comprising of only 11 properties, Woodthorpe Gardens offers a rare opportunity to own a new home of unique design and quality in a sought after location.

All of the properties have 4 or 5 bedrooms and feature spacious open plan kitchen and family rooms which are essential for modern living. These social spaces also offer flexibility for formal or informal dining and allow direct access to the garden and patio areas.

Master bedrooms have en suite facilities and all properties have detached or integral garages.

Woodthorpe Gardens delivers a concept of modern living that brings higher expectations to your best ideas of home.

House Types

- Esk ●
- Esk 2 ●
- Devron ●
- Spey ●
- Findhorn ●


Woodthorpe Gardens
A PLACE TO GROW



Esk

Ground floor

- Integrated single garage
- Lounge to front of house
- Kitchen/dining/family room
- Direct access to rear garden via patio doors off family room and French doors from kitchen
- Utility room
- WC/Cloakroom

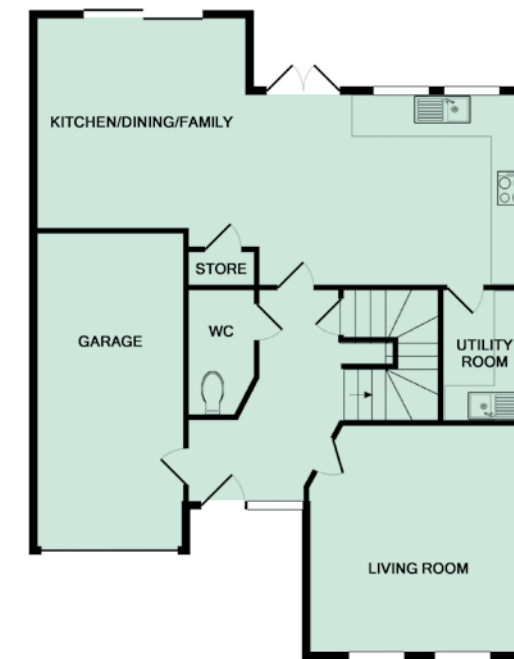
First floor

- Master bedroom with Juliet balcony and ensuite shower room
- 3 further bedrooms
- Family bathroom

Patio/seating areas off Family room and kitchen



GROUND FLOOR



FIRST FLOOR



Esk – 130m²

Ground Floor

Living Room	3.86m x 3.96m
Kitchen/Dining/Family Room	8.48m x 3.31m (at widest)
Utility Room	2.35m x 1.55m
WC	1.16m x 2.23m
Garage	2.57m x 5.40m

First Floor

Master Bedroom	3.98m x 3.55m (at widest)
Master En Suite	2.36m x 1.53m
Bedroom 2	3.57m x 3.57m
Bedroom 3	3.26m x 3.15m
Bedroom 4	3.18m x 2.44m
Bathroom	2.18m x 2.05m

Esk 2

Ground floor

- Integrated single garage
- Lounge to front of house
- Kitchen/dining/family room
- Direct access to rear garden via patio doors off family room and French doors from kitchen
- Utility room
- WC/Cloakroom
- Study

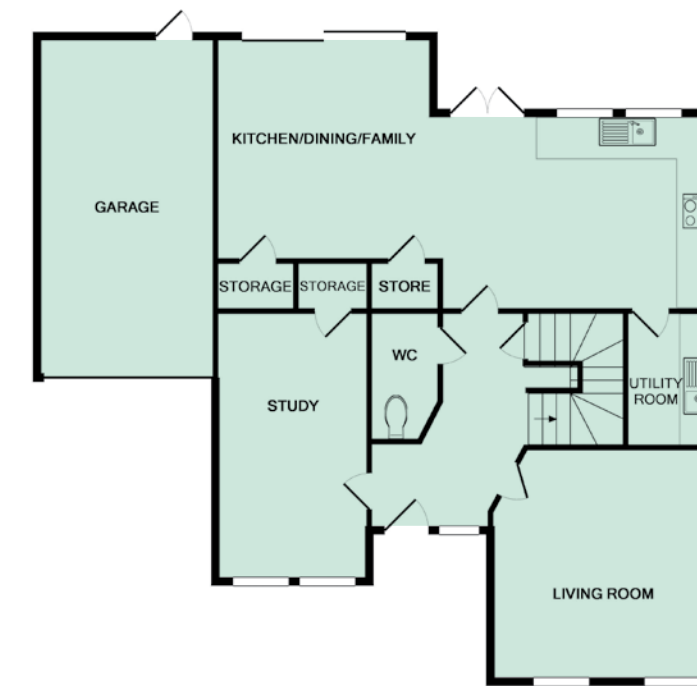
First floor

- Master bedroom with Juliet balcony and ensuite shower room
- 3 further bedrooms
- Family bathroom

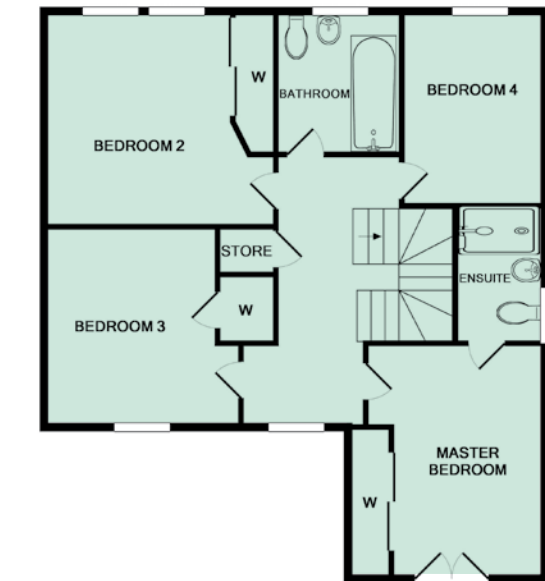
Patio/seating areas off Family room and kitchen



GROUND FLOOR



FIRST FLOOR



Esk 2 – 145m²

Ground Floor

Living Room	3.86m x 3.96m
Kitchen/Dining/Family Room	8.48m x 3.80m (at widest)
Utility Room	2.35m x 1.56m
Study	4.28m x 2.63m
WC	1.17m x 2.23m
Garage	5.80m x 3.06m

First Floor

Master Bedroom	3.55m x 3.98m (at widest)
Master En Suite	2.36m x 1.53m
Bedroom 2	3.57m x 3.57 (at widest)
Bedroom 3	3.25m x 3.15m
Bedroom 4	3.18m x 2.44m
Bathroom	2.05m x 2.18m

Devron

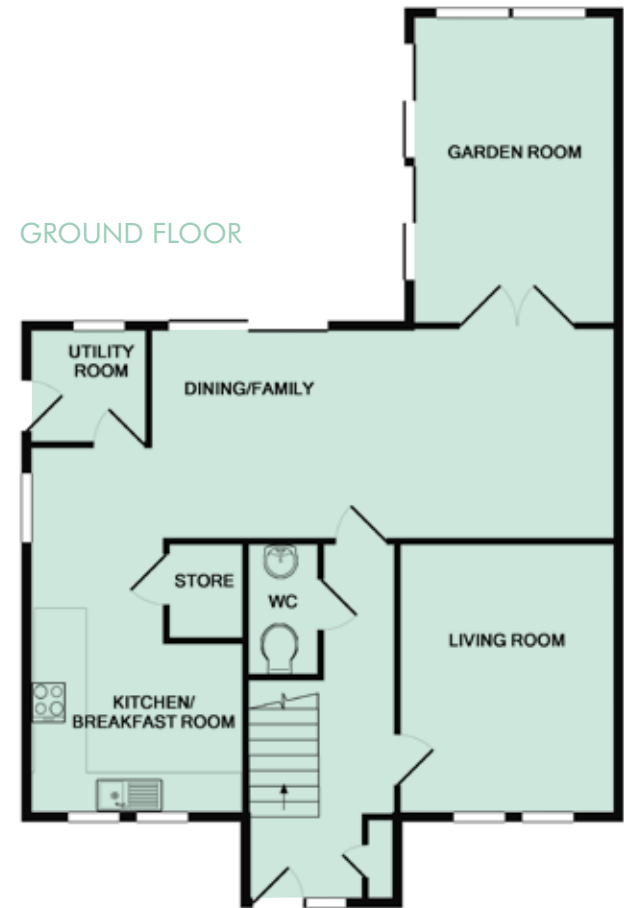
Ground floor

- Lounge to front of house
- Open plan breakfasting kitchen, family room, dining room
- Garden room
- Direct access to rear garden and patio areas off double patio doors in family room and patio doors in garden room
- Utility room
- WC/Cloakroom

First floor

- Master bedroom with ensuite shower room
- 3 further bedrooms with built in wardrobes
- Family bathroom

Patio seating areas off family room and garden room
 Detached double garage (plot specific)



FIRST FLOOR



Devron – 154m²

Ground Floor

Living Room	3.26m x 4.10m
Kitchen/Breakfast Room	3.26m x 5.58m
Dining/Family Room	6.94m x 3.48m
Garden Room	3.11m x 4.66m
Utility	1.86m x 1.80m
WC	1.85m x 0.95m

First Floor

Master Bedroom	4.44m x 3.21m
Master En Suite	3.32m x 2.18m
Bedroom 2	3.69m x 3.28m
Bedroom 3	3.78m x 3.11m
Bedroom 4	3.00m x 2.71m
Bathroom	2.25m x 2.24m

Spey

Ground floor

- Integral double garage
- Lounge to front of house
- Open plan kitchen, family room, dining
- Direct access to garden and patio areas via double patio doors from diner and French doors from family room
- Utility room with direct access to garage
- WC/Cloakroom

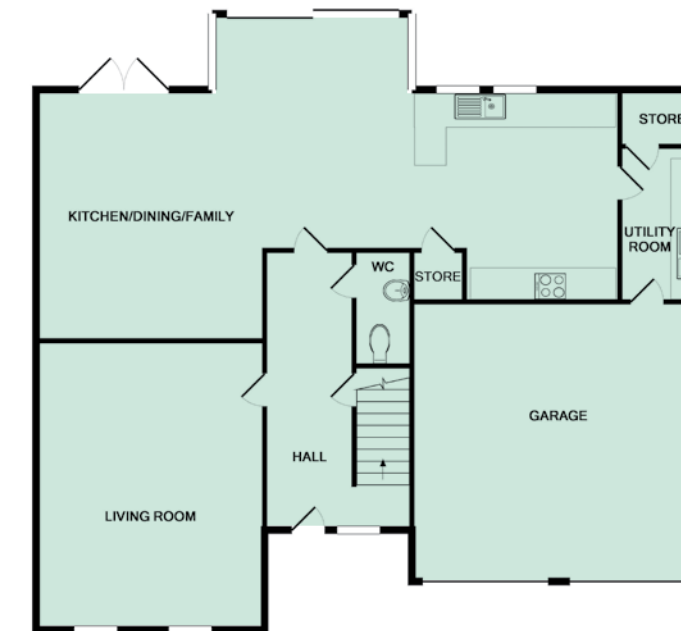
First floor

- Master bedroom with Juliet balcony and en suite shower room
- 3 further double bedrooms with built in wardrobes
- Bedroom 5/study
- Family bathroom

Patio/seating areas off Family room and dining area



GROUND FLOOR



FIRST FLOOR



Spey – 170m²

Ground Floor

Living Room	5.27m x 3.86m
Kitchen/Dining/Family Room	10.26m x 4.32 (at widest)
Utility	2.11m x 1.60m
WC	2.07m x 1.04m
Garage	5.57m x 5.31m

First Floor

Master Bedroom	4.03m x 3.86m
Master En suite	2.28m x 2.18m
Bedroom 2	3.86m x 3.31m (at widest)
Bedroom 3	3.74m x 2.62m (at widest)
Bedroom 4	2.70m x 3.95m
Bedroom 5/Study	2.64m x 2.70m
Bathroom	2.21m x 1.95m

Findhorn

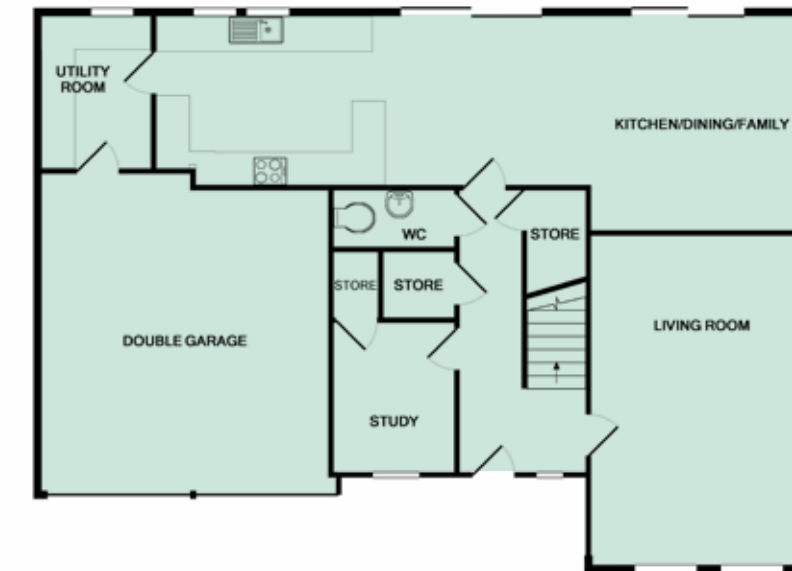
Ground floor

- Integral double garage
- Lounge to front of house
- Open plan kitchen, dining, family room
- Direct access to rear garden and patio seating areas from family room and diner via 2 sets of patio doors
- Utility room with direct access to integral garage
- Study
- WC/Cloakroom

First floor

- Master bedroom with ensuite shower room
- Guest bedroom with ensuite shower room
- 2 further double bedrooms
- Family bathroom

GROUND FLOOR



FIRST FLOOR



Findhorn – 200m²

Ground Floor

Living Room	5.59m x 3.86m
Kitchen/Dining/Family Room	12.0m x 3.9m (at widest)
Utility	2.09m x 2.83m
Study	2.29m x 2.61m
WC	1.12m x 2.28m
Double Garage	5.92m x 5.33m (at widest)

First Floor

Master Bedroom	7.43m x 4.25m (at widest)
Master En Suite	2.83m x 1.77m
Bedroom 2	3.86m x 3.94m
Bedroom 3	3.75m x 2.94m
Bedroom 4	3.75m x 2.38m
Bathroom	2.15m x 2.21m

Specification

Kitchen

- Choice of contemporary & traditional Kitchen doors from a selected range
- Under unit lighting
- Quality Electric Oven gas hob and chimney style extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Glass Splash Back at Cooker, Upstand worktops
- Soft close doors

Utility Room

- Units to replicate kitchen choice
- Upstand Worktops from selected range

Bathrooms, En suites and WC cloakrooms

- High quality, range of contemporary sanitary ware throughout
- Chrome fixings to sanitary ware
- Tiled Shower enclosure with thermostatic shower
- Choice of wall tiling from Porcelanosa range

Bedrooms

- Fitted wardrobes to all Bedrooms



Finishes and Joinery

- Contemporary Prefinished Doors with Satin Ironmongery
- Large Decorative Skirtings and Facings
- Multi point locking, High Performance Composite front & rear external doors
- High Performance UPVC Windows

Lighting & electrical fittings

- External front & rear door lighting
- Light & power to garage
- Mains wired smoke & carbon monoxide detectors
- Pre installed TV points to public rooms & selected bedrooms

External features

- Block paved driveway
- Paved rear patio area
- Front gardens laid to lawn
- 1.8 metre timber fence to rear boundary (Dividing Fences available as an optional extra)

Other Features

- High Efficiency Gas Central Heating
- 10 Year Warranty



Typical interior of Devron house type.

Bathgate

From its historic 12th century origins, Bathgate has grown into a thriving county town. Marjoribanks Street hints at the daughter of Robert the Bruce, who was gifted the land on her marriage to Walter the Steward, hence founding the Stewart dynasty. The town still celebrates this event in the local Gala day Pageant.

Commuters will appreciate the first class transport links provided by the new state of the art railway station, with high speed trains to Glasgow, the capital and beyond. Bathgate is conveniently located close to the M8 and M9 motorways for easy access to Edinburgh Airport, just 25 minutes away. There is also a regular bus service networking throughout the county.



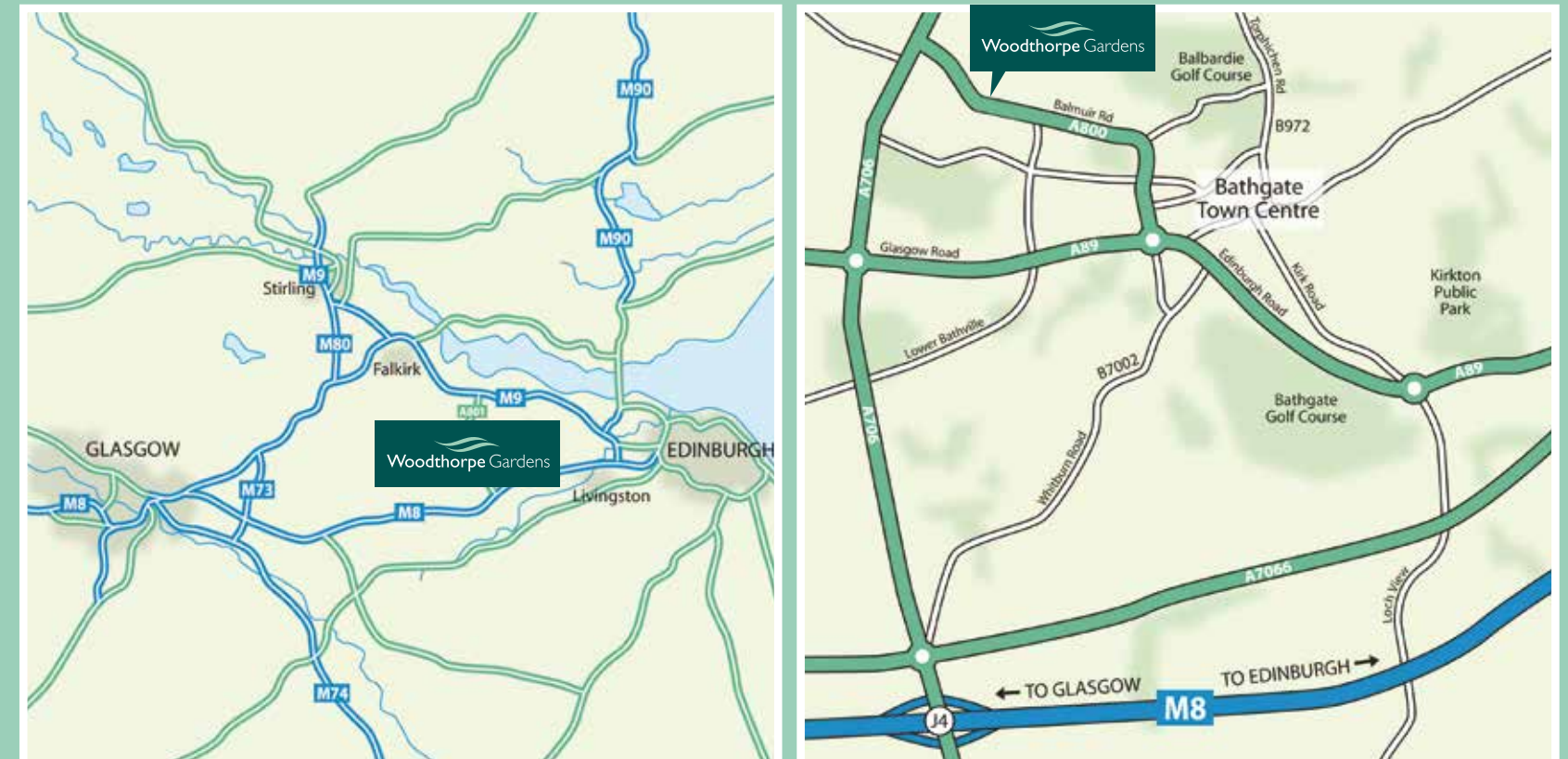
Newly refurbished, the town centre offers a traditional shopping experience with ample parking and a mixture of high street favourites and good local businesses. In addition, for the big weekly shop, there is a wide choice of supermarkets both locally and within the surrounding area. If you feel the need for refreshments along the way there are welcoming restaurants, coffee shops and bars within easy walking distance. More extensive shopping abounds with The Centre in Livingston only 10 minutes away, also the Gyle shopping centre and Edinburgh just 25 minutes by car.

Bathgate offers great keep fit opportunities, with a sports centre, swimming pool and fitness suites, for both the ardent and not so ardent enthusiasts! Golfers will be thrilled with two superb local courses and many others to choose from in the surrounding area.

Popular local primary schools include Balbardie, Simpsons and Boghall feeding into Bathgate Academy. There are also great local nurseries offering all day and wrap around care. West Lothian and Oatridge Colleges provide tertiary education.

In the surrounding area, there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention close to home, Polkemmet, Beecraigs and Almondell, three beautiful country parks, with a great variety and opportunity for outdoor leisure pursuits.

The route to Woodthorpe Gardens



IMPORTANT NOTICE

While every care has been taken in the preparation of this brochure, to give a fair overall view of the development, these particulars do not form any part of an offer or contract with the purchaser or any third party.

I & H Brown reserve the right to change sizes and or specifications as conditions and circumstances may dictate. All measurements are as a guide only. Information given must not be relied upon as absolute statements or representations of fact.