



Sibbalds Wynd

BATHGATE, WEST LOTHIAN

A beautiful collection of two, three, four and five bedroom homes located in the bustling town of Bathgate.

Taylor
Wimpey

Contents



Welcome to Sibbalds Wynd

Situated on the outskirts of Bathgate, Sibbalds Wynd is set to be a thriving new community.

This development will provide a combination of 189 high-quality homes with plans to include new pedestrian and cycle links to the existing Bathgate network, 10 acres of green open space, new play areas for children to meet up and play, as well as new bus stops on Sibbalds Brae for added convenience and to encourage sustainable living.



Love Town life



Sibbalds Wynd benefits from a variety of local amenities and the development is prominently situated near schools, shops and leisure facilities making it the ideal location for a wide range of buyers. For those looking to commute the M8 motorway is within easy reach or take one of the frequent rail services from Bathgate train station to both Edinburgh and Glasgow city centre. Edinburgh airport is only a 25 minute drive from the development.

You'll find plenty of green open spaces surrounding the development, and you can explore a variety of habitats and wildlife and Little Boghead Nature Park. Or why not take in a show at the popular Reconnect Regal Theatre.

Bathgate Golf Club



Five Sisters Zoo



Binny Craig Hill



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens

'Symphony' kitchen with a selection of doors,worktops and upstands	✓
1.5 bowl stainless steel insert sink c/w mixer taps* (housetype specific)	✓
Single Oven*	✓
Integrated Pull Out Hood with Filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Soft close doors	✓
Stainless steel splashback	✓

Bathrooms, en suites, utility and cloakrooms

White free standing sanitary ware	✓
Chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)	✓
Thermostatic shower* (house type specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓

Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
Light and power socket to garages	✓

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Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Ground floor concrete finish (no latex or screed)	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External Features	
Solar panels	✓
Smooth finish grey concrete slabs to pathways and patios	✓
PVCu fascia and soffit	✓
Front and rear outdoor light with PIR	✓
Outside tap	✓
Chrome door furniture	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓
Gardens, Paths and Drives	
Turf to front garden	✓
Fencing as boundary enclosure layout with 1.8m open board fence and 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Our homes





The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m²



GROUND FLOOR

Kitchen

2.06m x 3.30m 6' 9" x 10' 10"

Living Room/Dining Area

4.02m x 3.54m 13' 2" x 11' 8"

WC

1.80m x 1.22m 5' 11" x 4' 0"



FIRST FLOOR

Bedroom 1

4.02m x 3.59m 13' 2" x 11' 9"

Bedroom 2 ^(max)

4.02m x 2.40m 13' 2" x 7' 11"

Bathroom ^(over bath)

1.77m x 2.10m 5' 10" x 6' 11"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB15456 / November 2024



The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m²



GROUND FLOOR

Kitchen ^(max)

2.39m x 2.77m 7' 10" x 9' 1"

Living Room/Dining Area ^(max)

4.58m x 4.10m 15' 0" x 13' 5"

WC

2.39m x 1.17m 7' 10" x 3' 10"



FIRST FLOOR

Bedroom 1 ^(max)

4.58m x 3.64m 15' 0" x 11' 11"

Bedroom 2 ^(max)

2.59m x 3.33m 8' 6" x 10' 11"

Bedroom 3 ^(max)

1.92m x 3.33m 6' 4" x 10' 11"

Bathroom ^(over bath)

1.81m x 2.00m 5' 11" x 6' 7"

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The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m²



GROUND FLOOR

Kitchen/Dining Area (max)	5.10m x 2.77m	16' 9" x 9' 1"
Living Room	3.18m x 4.10m	10' 5" x 13' 5"
WC	2.22m x 1.17m	7' 3" x 3' 10"



FIRST FLOOR

Bedroom 1 (max)	4.01m x 3.64m	13' 2" x 11' 11"
Bedroom 2 (max)	2.88m x 3.33m	9' 6" x 10' 11"
Bedroom 3	2.19m x 3.33m	7' 2" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
En suite (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M²



GROUND FLOOR

Kitchen/Dining Area

4.58m x 2.98m 15' 0" x 9' 9"

Living Room

4.63m x 3.17m 15' 2" x 10' 5"

WC

1.82m x 1.10m 6' 0" x 3' 7"



FIRST FLOOR

Bedroom 1

3.33m x 3.21m 10' 11" x 10' 6"

Bedroom 2

2.61m x 3.03m 8' 7" x 9' 11"

Bedroom 3

1.94m x 3.03m 6' 4" x 9' 11"

Bathroom

1.83m x 1.99m 6' 0" x 6' 6"

Ensuite

1.83m x 2.43m 6' 0" x 8' 0"

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The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m²



GROUND FLOOR

Kitchen (max)	2.68m x 3.56m	8' 10" x 11' 8"
Living Room/Dining Area	3.87m x 5.47m	12' 9" x 18' 0"
WC (max)	1.73m x 2.13m	5' 8" x 7' 0"



FIRST FLOOR

Bedroom 1	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3 (max)	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
En suite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m²



GROUND FLOOR

Kitchen

2.97m x 3.60m 9' 9" x 11' 10"

Living Room

3.48m x 4.42m 11' 5" x 14' 6"

Dining Room ^(max)

2.52m x 3.13m 8' 4" x 10' 4"

WC

1.87m x 1.25m 6' 2" x 4' 1"



FIRST FLOOR

Bedroom 1

2.76m x 3.45m 9' 1" x 11' 4"

Bedroom 2 ^(max)

2.83m x 3.72m 9' 3" x 12' 3"

Bedroom 3 ^(max)

3.66m x 2.36m 12' 0" x 7' 9"

Bedroom 4 ^(max)

3.04m x 3.19m 10' 0" x 10' 6"

Bathroom

2.54m x 1.60m 8' 3" x 5' 3"

En suite ^(over shower)

2.08m x 1.65m 6' 10" x 5' 4"

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The Dunlop

4 BEDROOM HOME, TOTAL 1242sq ft / 115.4m²



GROUND FLOOR

Kitchen/Dining Area

5.06m x 2.91m 16' 7" x 9' 6"

Living Room

3.12m x 4.15m 10' 3" x 13' 7"

WC

1.18m x 1.86m 3' 10" x 6' 1"



FIRST FLOOR

Bedroom 2

3.00m x 3.13m 9' 10" x 10' 3"

Bedroom 3

2.60m x 3.11m 8' 6" x 10' 3"

Bedroom 4

2.44m x 3.11m 8' 0" x 10' 3"

Bathroom

2.05m x 2.11m 6' 9" x 6' 11"



SECOND FLOOR

Bedroom 1

3.98m x 3.30m 13' 1" x 10' 10"

En suite

2.20m x 1.89m 7' 2" x 6' 2"

Dressing Room

1.89m x 1.52m 6' 2" x 5' 0"

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The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m²



GROUND FLOOR

Kitchen/Dining Area

8.02m × 2.66m 26' 4" × 8' 9"

Living Room

3.17m × 5.24m 10' 5" × 17' 2"

WC

2.03m × 1.10m 6' 8" × 3' 6"



FIRST FLOOR

Bedroom 1

4.28m × 3.09m 14' 0" × 10' 1"

Bedroom 2

3.18m × 3.58m 10' 5" × 11' 9"

Bedroom 3

3.68m × 2.89m 12' 1" × 9' 6"

Bedroom 4

2.58m × 2.79m 8' 5" × 9' 2"

Bathroom

2.58m × 2.20m 8' 5" × 7' 3"

En suite

2.43m × 1.58m 8' 0" × 5' 2"

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The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m²



GROUND FLOOR

Kitchen/Dining Area

8.27m × 2.80m 27' 2" × 9' 2"

Living Room

3.16m × 5.34m 10' 5" × 17' 6"

WC

2.54m × 1.14m 8' 4" × 3' 9"



FIRST FLOOR

Bedroom 1 (max)

3.78m × 3.89m 12' 5" × 13' 1"

Bedroom 2 (max)

4.39m × 2.88m 14' 5" × 9' 6"

Bedroom 3

2.65m × 3.48m 8' 8" × 11' 5"

Bedroom 4

3.19m × 2.89m 10' 6" × 9' 6"

Bathroom (max)

2.25m × 2.34m 7' 5" × 7' 8"

En suite 1 (over shower)

2.10m × 1.81m 6' 11" × 5' 11"

En suite 2 (over shower)

2.65m × 1.73m 8' 8" × 5' 8"

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The Hume

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m²



GROUND FLOOR

Kitchen/Breakfast Area

3.95m x 3.54m 13' 0" x 11' 7"

Living Room ^(max)

4.28m x 4.15m 14' 1" x 13' 8"

Dining Room

3.04m x 3.63m 10' 0" x 11' 11"

Study

2.81m x 3.12m 9' 3" x 10' 3"

WC

1.12m x 2.15m 3' 8" x 7' 1"



FIRST FLOOR

Bedroom 1

3.50m x 4.30m 11' 6" x 14' 1"

Bedroom 2

4.04m x 3.53m 13' 3" x 11' 7"

Bedroom 3

3.08m x 2.92m 10' 1" x 9' 7"

Bedroom 4

3.05m x 2.73m 10' 0" x 9' 0"

Bathroom

1.95m x 2.10m 6' 5" x 6' 11"

En suite 1

1.66m x 2.48m 5' 5" x 8' 2"

En suite 2

1.93m x 2.38m 6' 4" x 7' 10"

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The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m²



GROUND FLOOR

Kitchen/Dining Area

8.69m x 3.07m 28' 6" x 10' 1"

Living Room

4.20m x 4.44m 13' 9" x 14' 7"

WC

1.78m x 1.12m 5' 11" x 3' 7"

Utility

1.82m x 2.14m 6' 0" x 7' 2"



FIRST FLOOR

Bedroom 1 (max)

4.20m x 4.49m 13' 9" x 14' 9"

Bedroom 2 (max)

3.39m x 3.39m 11' 1" x 11' 1"

Bedroom 3

3.26m x 3.10m 10' 8" x 10' 2"

Bedroom 4 (max)

3.09m x 3.77m 10' 2" x 12' 5"

Bathroom (over bath)

2.20m x 3.10m 7' 3" x 10' 2"

En suite (inc. shower)

1.64m x 2.72m 5' 5" x 8' 11"

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The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m²



GROUND FLOOR

Kitchen/Dining Area

5.86m x 3.41m 19' 3" x 11' 2"

Living Room

3.86m x 5.06m 12' 8" x 16' 7"

Dining Room

2.86m x 3.41m 9' 5" x 11' 2"

Utility

1.75m x 2.21m 5' 9" x 7' 3"

WC

1.13m x 2.14m 3' 8" x 7' 0"



FIRST FLOOR

Bedroom 1

3.86m x 3.95m 12' 8" x 13' 0"

Bedroom 2 (max)

3.86m x 4.32m 12' 8" x 14' 2"

Bedroom 3 (max)

3.85m x 3.34m 12' 8" x 11' 0"

Bedroom 4 (max)

3.86m x 2.86m 12' 8" x 9' 5"

Bedroom 5

2.75m x 2.45m 9' 0" x 8' 1"

Bathroom (over bath & shower)

2.74m x 2.14m 9' 0" x 7' 0"

En suite 1 (over shower)

2.61m x 1.58m 8' 7" x 5' 2"

En suite 2 (over shower)

2.73m x 1.69m 8' 11" x 5' 7"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB15456 / November 2024

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