









Fixed Price

**£445,995**

## Plot 33 'The Drummond'

Bangour Village Estate | West Lothian | EH52 6LL

Forming part of 'The Crescent' at Bangour Village Estate, The Drummond is a four bedroom, detached house by Ambassador Homes. Set in 215 acres of majestic woodland in this spectacular location, this iconic redevelopment pays homage to the emotive history of the area, whilst bringing modern living standards to a bespoke collection of homes, with this property being ideal for growing families.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Private front and rear gardens
-  Driveway
-  EPC - A

## Description

The accommodation is well proportioned and laid out over two levels. You enter a welcoming hallway with storage, a laundry room and handy WC, and there is a formal lounge with oversized windows providing plenty of natural light. The fantastic open plan family/dining/kitchen area offers ample room for entertaining guests and features a social cooking peninsula, breakfast bar, a full suite of high quality integrated Zanussi appliances, and doors leading directly out to the rear garden.

Moving to the first floor, there are four double bedrooms, a family bathroom and additional storage space. Bedrooms one and two boast en-suite shower rooms with designer sanitaryware by RAK Ceramics, with the principal bedroom also having fitted wardrobes. The family bathroom benefits from the same luxury sanitaryware as the en-suites.

The Puredrive hybrid battery that will store energy from the solar panels will be included.

Please note, CGI's/ pictures are representative of an Ambassador home, but details may vary depending on house type.

## Gardens and Parking

There are private gardens to the front and rear, plus a driveway providing off street parking.

## Factoring

A factoring agent will be appointed to maintain the communal grounds and the cost of this is to be confirmed.

## Viewing

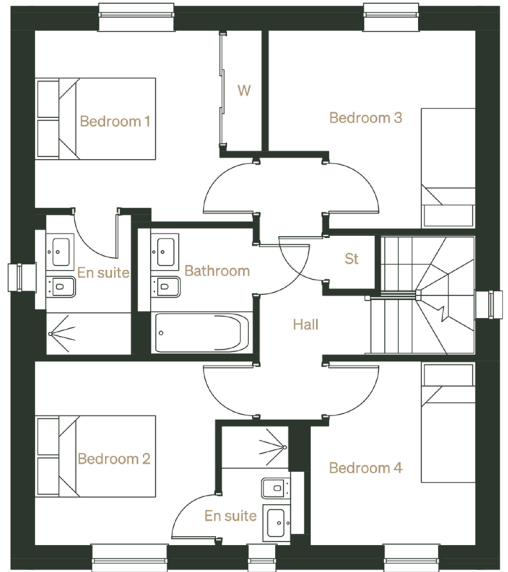
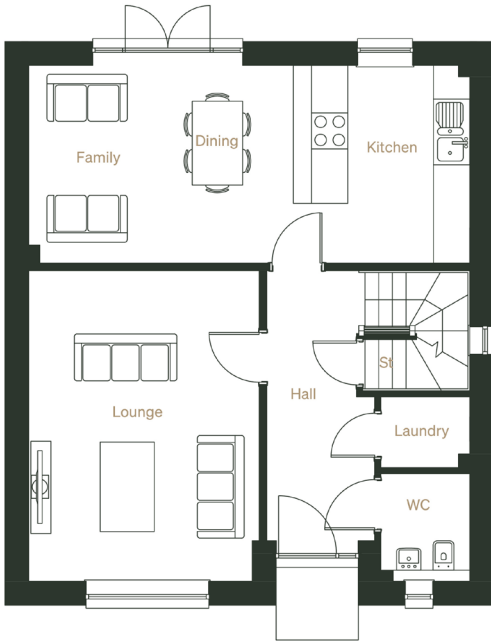
By appointment through Neilsons (0131 625 2222).

## Location

Bangour Village Estate is located in Dechmont, a small West Lothian village near to Livingston. The new community will in time benefit from a primary school, nursery, commercial hub, café/ restaurant and open spaces, whilst bus stops within the development will keep the area connected with its surroundings. Meanwhile, there are existing local amenities, with more comprehensive shopping found in the nearby village of Uphall and a wider variety including Asda, The Centre and Livingston Designer Outlet a short drive away. Recreational facilities include Deer Park Golf and Country Club and Uphall Golf Club. The M8 motorway network and Uphall train station are close by, making this an ideal commuter base for both Edinburgh and Glasgow.

- THORNE** *3 bedroom semi-detached*  
Plots: 40, 41, 42, 48, 49, 50
- MILNE** *3 bedroom detached*  
Plots: 38
- ROSEBERY** *3 bedroom detached*  
Plots: 1, 43
- MILNE** *3 bedroom semi-detached*  
Plots: 39, 51
- HUGHES** *4 bedroom detached*  
Plots: 32, 35
- MITCHELL** *4 bedroom semi-detached*  
Plots: 9, 10, 17, 18, 25, 26
- MITCHELL** *4 bedroom detached*  
Plots: 44, 46
- DRUMMOND** *4 bedroom detached*  
Plots: 33, 34
- DRUMMOND 2** *4 bedroom detached*  
Plots: 4, 5
- BLAKE** *4 bedroom detached*  
Plots: 36, 37
- BURTON** *4 bedroom semi-detached*  
Plots: 13, 14, 21, 22, 29, 30
- HAWTHORN** *4 bedroom detached*  
Plots: 2, 3, 6, 7, 45
- LENNOX** *4 bedroom detached with garage*  
Plots: 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28, 31, 47\*  
\*No garage on plot 47





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the floor plan and further information.



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