



Solicitors & Estate Agents









Fixed Price

**£479,995**

## Plot 36 'The Blake'

Bangour Village Estate | West Lothian | EH52 6LL

Forming part of 'The Crescent' at Bangour Village Estate, The Blake 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 offering luxury family living.

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

## Description

The Blake is an ideal bright and spacious, detached four bedroom family home. The ground floor comprises a welcoming hallway, a separate formal lounge, an open plan dining kitchen with a family area which extends the width of the home, and French doors connecting to the private back garden. A downstairs WC, separate laundry room, and storage cupboard ensure maximum convenience.

The studio designed kitchen includes a full suite of high quality integrated Electrolux appliances. The space is complemented with under cabinet lighting and chic soft close cabinetry in a selection of colours and finishes. All bathrooms feature designer sanitaryware from award winning RAK ceramics and Porcelanosa tiling.

The first floor has a family bathroom, and additional dedicated storage space. The indulgent principal bedroom has a fitted double wardrobe and a spacious en-suite, the second bedroom also has a spacious en-suite, and the two additional bedrooms complete the first floor of this impressive family home.

Please note, CGIs/ 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.

# SITE PLAN

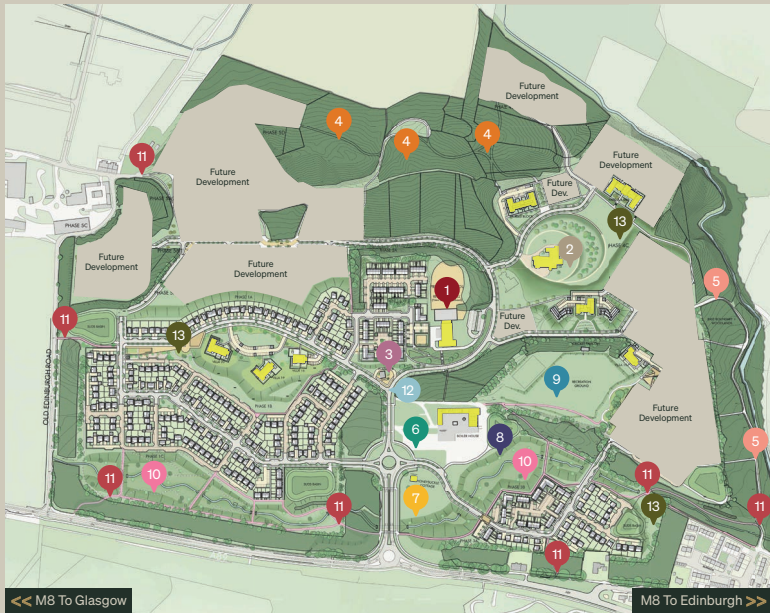
## The Crescent

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

















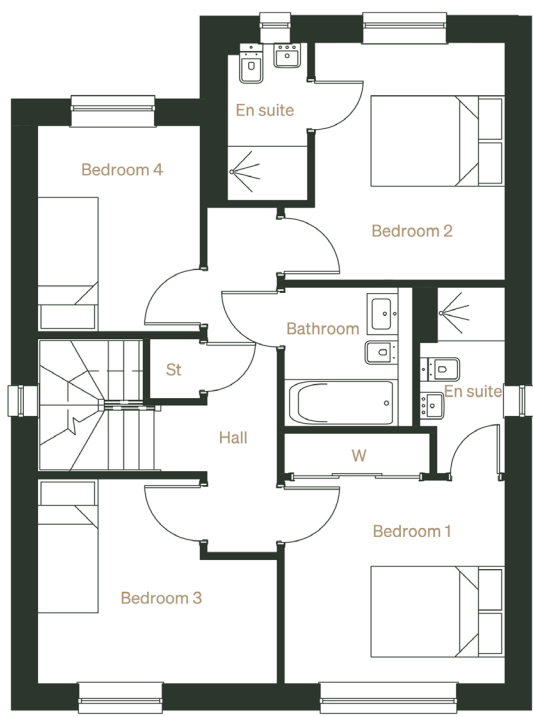
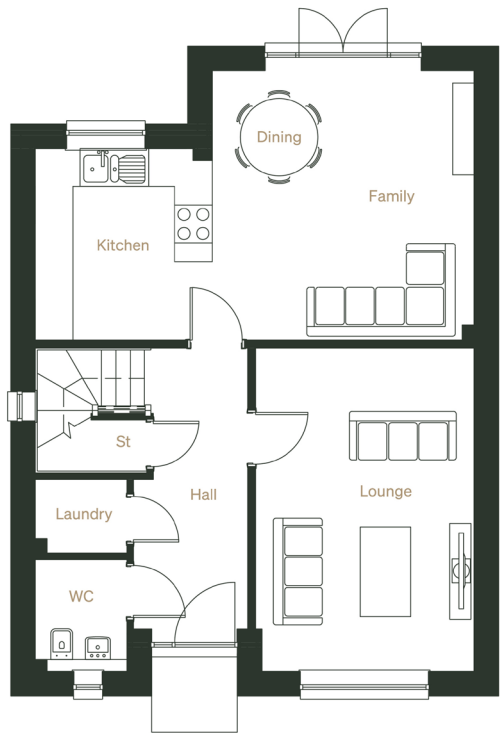
**BVG**  
VILLAGE ESTATE

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.



## AMENITIES

-  1 Primary School & Nursery
-  2 Church
-  3 Community Pavilion/  
Proposed New Bus Stop
-  4 Woodland Walkway
-  5 Woodland Stream Walkway
-  6 Community Retail Hub
-  7 Community Leisure Facility
-  8 Community Energy Centre
-  9 Community Recreation Grounds  
& Playing Fields
-  10 Linear Park
-  11 Pedestrian/Cycle link
-  12 Bus Terminus
-  13 Childrens Playpark
-  Original Heritage Buildings



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 virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

