

PLANVIEW DEVELOPMENTS



CANNOP MEADOWS

STONEYBURN WEST LOTHIAN

AREA & AMENITIES

Cannop Meadows is situated just off Cannop Crescent on the edge of the village of Stoneyburn, perfectly positioned to enjoy the tranquility of the surrounding area. Stoneyburn is home to a thriving local school and nursery which, together with the surrounding countryside, good transport links and local amenities makes it an ideal location for families. The two new championship golf courses, business and leisure facilities planned by The Heartlands Project in Whitburn will also add to the future appeal of the local area.

Residents can stock up on essentials at a variety of local shops in Stoneyburn Main Street however, when they are looking for more choice, they will find it close at hand. The excellent shops in the nearby towns of both Whitburn and Fauldhouse provides a wider retail mix and enthusiastic shoppers will be pleased to learn that the Almondvale Shopping Centre in

Livingston and shopping in Bathgate are also both within easy driving distance from Cannop Meadows. The local area also offers residents a wide choice of leisure pursuits to suit all ages and tastes.

Many of these activities can be found at Polkemmet Country Park which nestles on the western boundary of Whitburn on the B7066 Whitburn to Harthill Road. The Park provides residents with easy access to 169 acres of natural beauty.

Walks can be taken along the river Almond, which winds its way through the park which is home to a variety of indigenous wildlife and birds. The Ranger Service at the park offers a range of information and interactive activities based on the study of the richness of the local habitat. For those who prefer

more competitive and participative sports, the park is also home to a picturesque bowling green, a floodlit driving range and a nine-hole golf course, reckoned by many to be the most attractive course in West Lothian. If you have young children, you will particularly appreciate the large central play area, named by local school children the "fantasy forest". Then, when all your energy has been expended, you might wish to picnic or barbecue outdoors in the specially created park facilities or visit the restaurant and bar in the park Center complex for some refreshments. Back in the center of Whitburn is the well-equipped Xcite leisure center providing even more choice for your leisure time.

Cannop Meadows is also an ideal location if you are a busy commuter who wants to spend their leisure time in the country. Stoneyburn, situated on the B7015, is close to the A71 and has good links with the M8 motorway network. The nearest railway stations are Breich and Fauldhouse providing links to Edinburgh and Glasgow via the Shotts Line. These enviable transport links allow residents at Cannop Meadows to enjoy the benefits of both worlds, the sense of community that comes from living in a traditional Scottish village and the convenience of major cities within easy reach. Enjoy a game of golf at Fauldhouse, picturesque bowling green in Polkemmet Country Park, Shopping in nearby Designer Outlet Livingston Unwind in the peaceful village of Stoneyburn, a place to call home.

YOUR PROPERTY DEVELOPER

PLANVIEW

Planview Ltd is a privately owned Scottish based Building Company operating from West Lothian since our incorporation in 1996.

In recent years we have expanded our business to 'General Building Contractor & Housing Developer' and have completed many All Trade Developments for ourselves and other Developers in the past.

We now develop and construct our own home refurbishment projects and have been providing newly build residential properties to our local housing market since 2010.

A further insight into our history and portfolio can be found by searching.
www.planviewdevelopments.co.uk



Alder	Plots: 6,7
Hazel	Plots: 1,10
Hawthorn	Plots: 2*,4
Juniper	Plots: 5,8
Rowan	Plots: 3*,11,12,13,14,15,16
Aspen	Plots: 9

A GREAT
PLACE TO CALL HOME FOR
ALL THE FAMILY

CANNOP MEADOWS

WEST LOTHIAN

Cannop Meadows is a new development situated on the edge of the village of Stoneyburn, near Whitburn in West Lothian.

Planview Developments are building 16 homes at the development, comprising of different house styles.

The exteriors of the properties being built by Planview Developments have been designed to complement the existing blend of traditional and new build properties in the surrounding area whilst the designs for the interiors are intended to make the most of the natural light ingress and the space available.

Cannop Meadows is easily accessible from Glasgow and Edinburgh via the main rail and motorway networks and with Edinburgh Airport only a 20 minute drive away.



The Alder

The Alder is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Alder offers a large lounge area and separate Study/Bed 5 on the ground floor with access to the garden from the Dining/Kitchen at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Alder has room for a garden at both the front and back of the property.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
Kitchen/Dining	7.96m x 3.12m
Utility	2.90m x 1.82m
WC	2.00m x 1.20m

First Floor Dimensions

Bedroom 1	3.63m x 3.88m
Bedroom 2	3.63m x 3.88m
Bedroom 3	3.63m x 4.02m
Bedroom 4	3.63m x 4.02m
Bathroom	2.80m x 2.44m
En-suite	1.70m x 2.44m

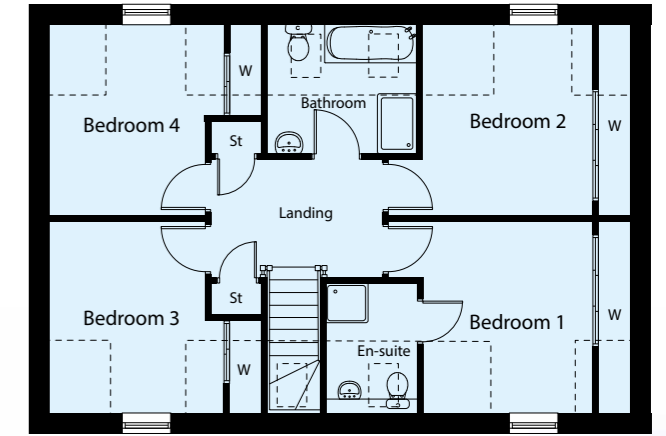
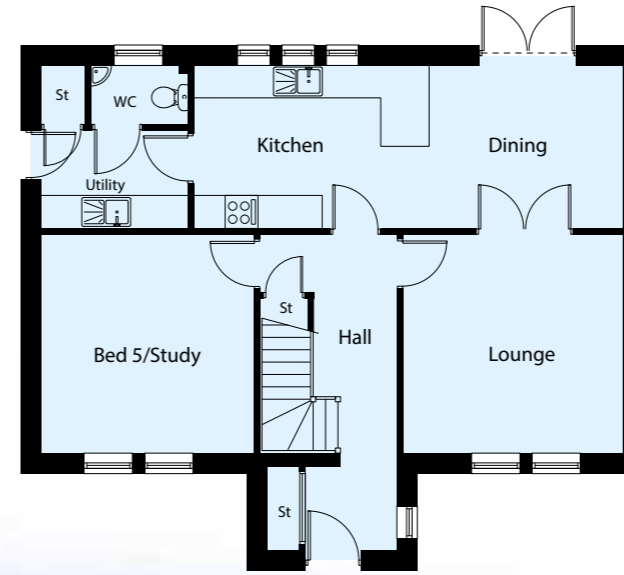


Image shows plot 6

The Hazel

The Hazel is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Hazel offers a large lounge area and separate Study/Bedroom on the ground floor with access to the garden from the Sunroom at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Hazel has a detached garage and room for a garden at both the front and back of the property.

- * Plot 10 has detached double garage.
- * Plot 1 has detached single garage.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
Kitchen/Dining	7.96m x 3.12m
Sunroom	3.76m x 4.44m
Utility	2.90m x 1.82m
WC	2.00m x 1.20m

First Floor Dimensions

Bedroom 1	3.63m x 3.88m
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Bedroom 3	3.63m x 4.02m
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Bathroom	2.80m x 2.44m
En-suite	1.70m x 2.44m

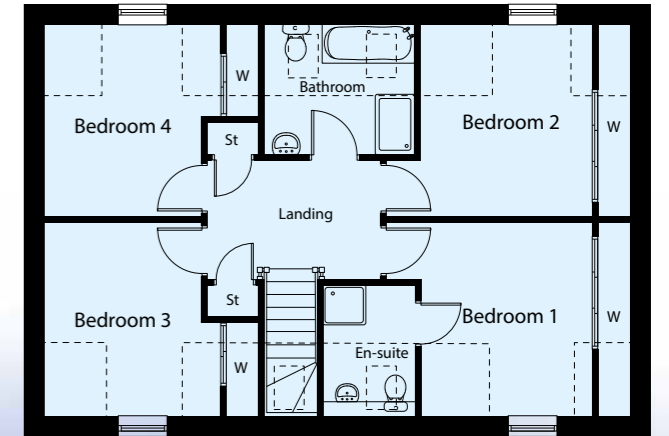
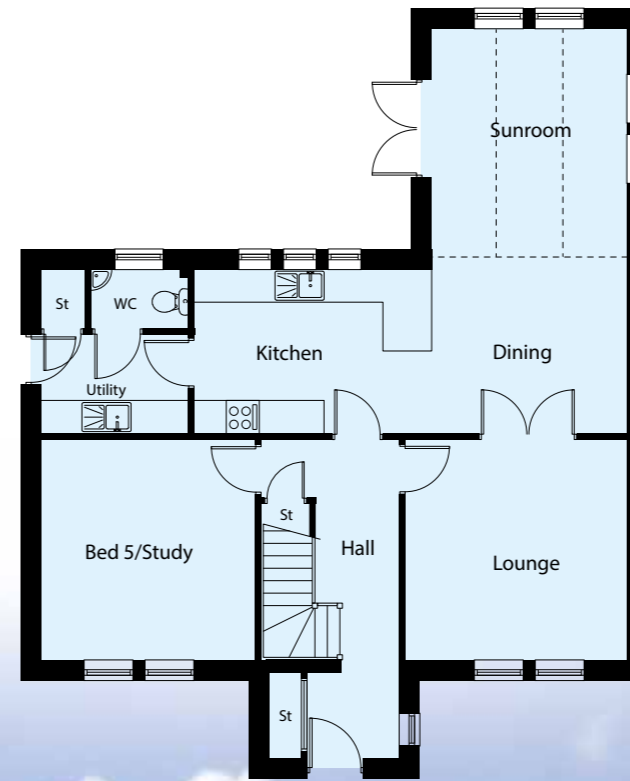


Image shows plot 10

The Hawthorn

The Hawthorn is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Hawthorn offers a large lounge area and separate Study/Bed 5 on the ground floor with access to the garden from the Dining/Kitchen at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Hawthorn has an integral garage and room for a garden at both the front and back of the property.

* Plot 2 has garage entrance at rear.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
Kitchen/Dining	7.96m x 3.12m
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WC	2.00m x 1.20m

First Floor Dimensions

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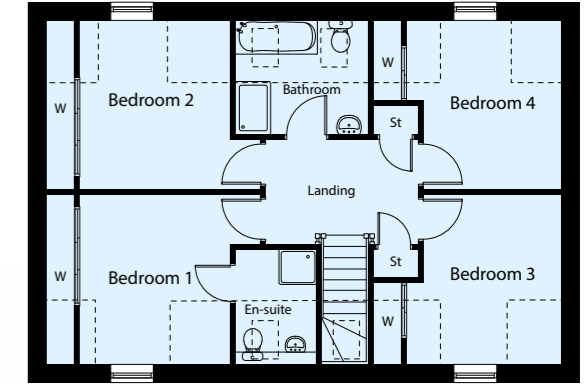
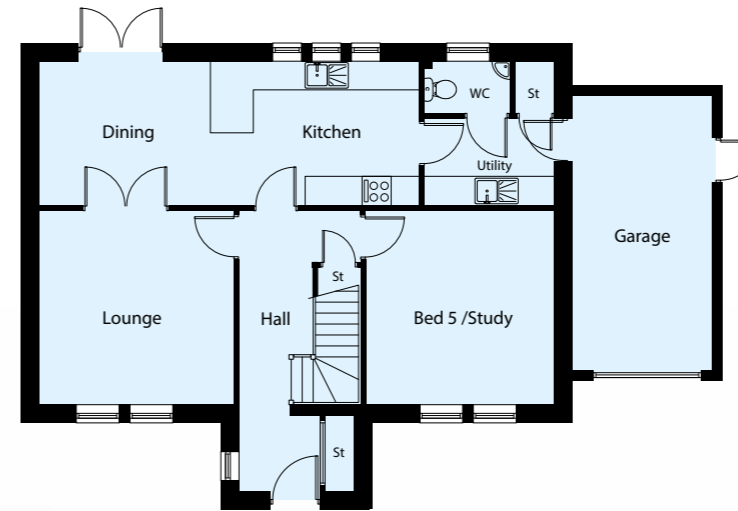


Image shows plot 4

The Juniper

The Juniper is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Juniper offers a large lounge area and separate Study/Bedroom on the ground floor with access to the garden from the Sunroom at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Juniper has an integral garage and room for a garden at both the front and back of the property.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
Kitchen/Dining	7.96m x 3.12m
Sunroom	3.76m x 4.44m
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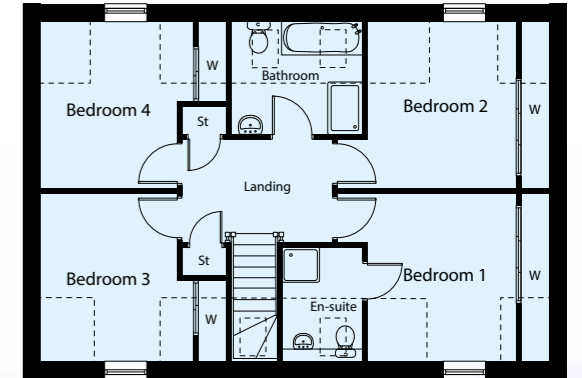


Image shows plot 8

The Rowan

The Rowan is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Rowan offers a large lounge area and separate Study/Bedroom on the ground floor with access to the garden from the Sunroom at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Rowan has an integral garage and room for a garden at both the front and back of the property.

* Plot 3 has garage entrance at rear.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
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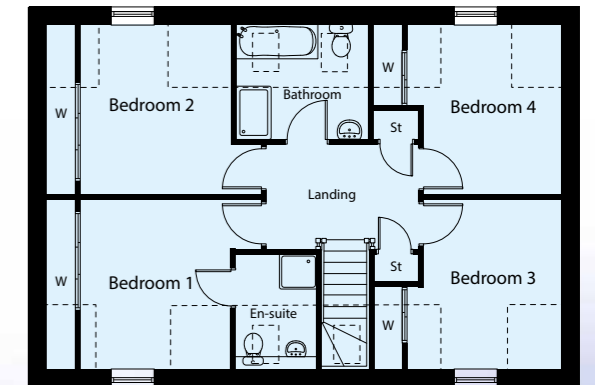
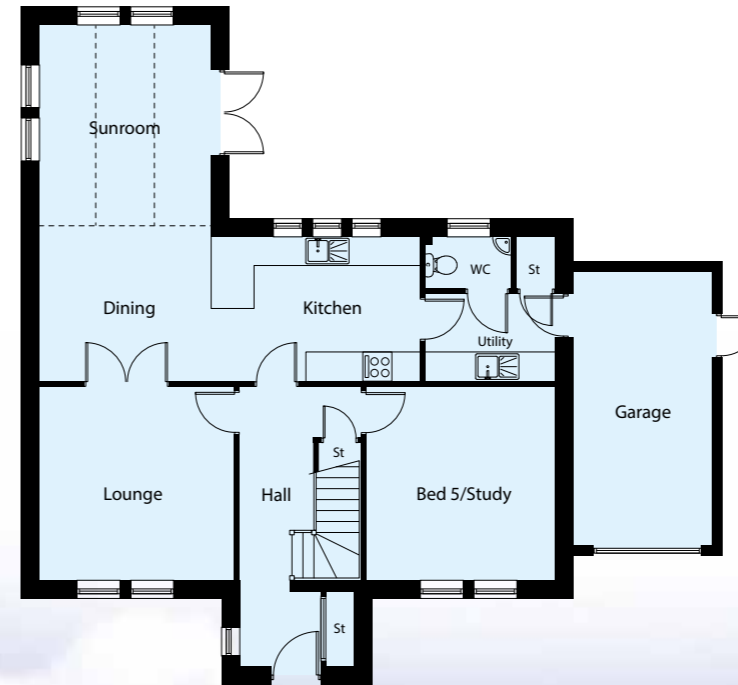


Image shows plot 11

The Aspen

The Aspen is a beautiful 5 bedroom detached house. The property includes an en-suite from the main bedroom as well as an upstairs bathroom and downstairs toilet.

The Aspen offers a large lounge area and separate Study/Bedroom on the ground floor with access to the garden from the Sunroom at the back. Upon entry from the front door to the hall which has 2 storage cupboards there is access to the Lounge, Study/Bed 5, and Staircase. Upstairs features 4 bedrooms and plenty of fitted wardrobe storage space and an additional 2 cupboards in hallway.

The Aspen has an integral double garage and room for a garden at both the front and back of the property.

Ground Floor Dimensions

Lounge	4.14m x 4.18m
Study/Bed 5	4.14m x 4.02m
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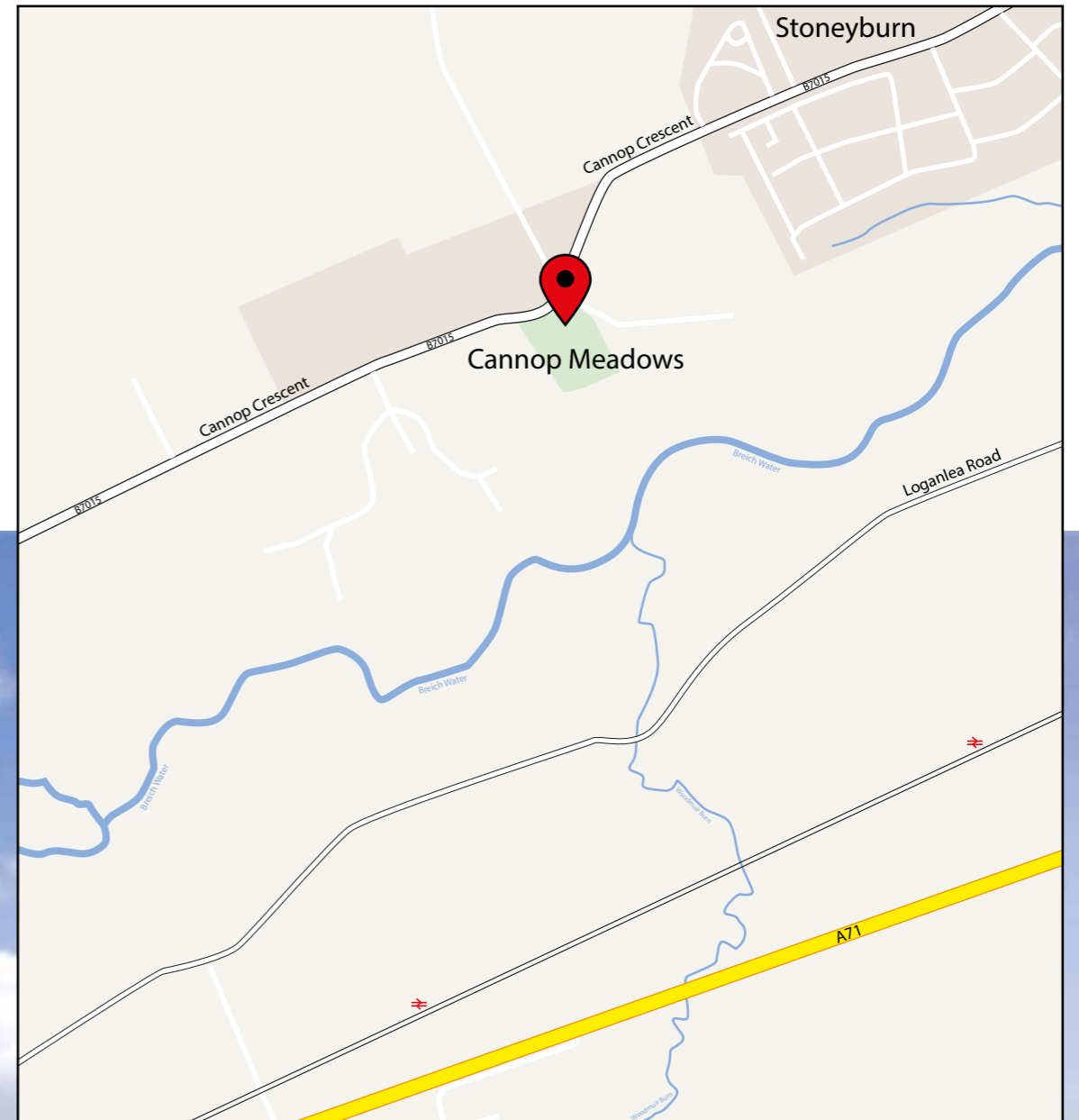
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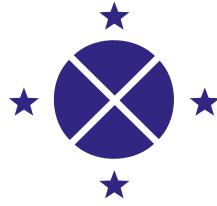
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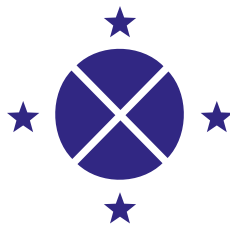
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EH47 8FA

www.planviewdevelopments.co.uk

Tel: 07900 253 748

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