

# Wellwater Grove



WELLWATER GROVE | EAST CALDER  
3 & 4 BEDROOM STYLISH AND ENERGY EFFICIENT NEW HOMES

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## Welcome to Wellwater Grove

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Introducing Wellwater Grove - a brand-new development from multi award-winning housebuilder Cruden Homes, in the heart of East Calder in West Lothian. This development offers a collection of 45 three-bedroom semi-detached, and four-bedroom detached new homes designed to suit every lifestyle, from first time buyers to larger families.

## About Cruden Homes

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Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. A mindset vital for delivering the best quality homes. We know that a house only becomes a home once someone loves living there, which is why each of our homes is built with our customers in mind.



## About the Development

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Wellwater Grove is ideally situated in a beautiful semi-rural setting on the outskirts of East Calder in West Lothian. Each new home enjoys a carefully considered layout and an interior specification which features the thoughtful design elements we have become known for over our eighty-year heritage. Every contemporary new home is energy efficient as standard and benefits from a variety of sustainable features, including high performance insulation, solar panels and future proofing for the installation of electric car charging.



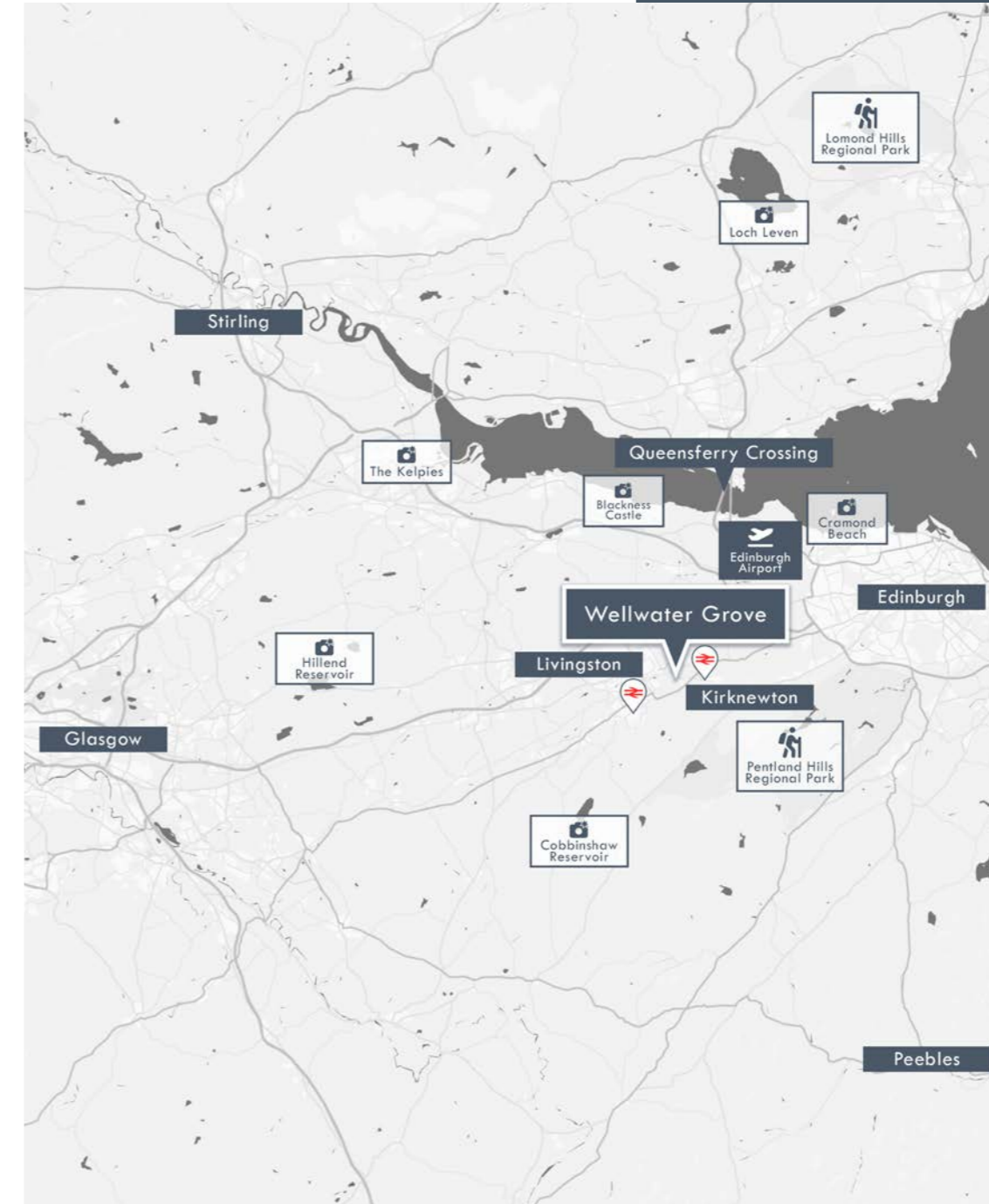
# Location

Wellwater Grove is perfectly located for easy access to a host of local amenities, including East Calder Primary School, Xcite Leisure Centre and pool, the library, Post Office and medical centre. The traditional Main Street is just a short distance from the development and is home to a variety of shops and family friendly village pubs and cafés. For something a bit faster paced, The Centre Livingston and Livingston Designer Outlet offer exceptional dining, recreation, and retail choices just two miles away.

And if you love the great outdoors, you'll be spoilt for choice here. Almondell & Calderwood Country Park offers miles of scenic countryside to explore, and the award-winning contemporary garden, Jupiter Artland is right on your doorstep too. If you're a keen golfer, Deer Park Golf and Country Club and Pumpherston Golf Club are just a short drive from the development.
















**Wellwater Grove**  
 Raw Holdings  
 East Calder  
 EH53 0UL



# Connections

Wellwater Grove is also an easy commute from Edinburgh or Glasgow, making it the perfect tranquil spot to come home to.

Approximate Journey times from Wellwater Grove: \*

-  **Kirknewton Railway Station**  
5 minutes
-  **Livingston South Station**  
10 minutes
-  **East Calder Main Street**  
10 minutes
- Edinburgh**
  -  30 minutes
  -  36 minutes
  -  26 minutes
- Glasgow**
  -  40 minutes
  -  1 hour 10 minutes
- Livingston**
  -  10 minutes
  -  20 minutes
  -    25 minutes

\* all travel times are approximate and are credited to Google Maps 2023





Please note: CGI's are for illustrative purposes only.

## Our Homes

All of our Cruden Homes at Wellwater Grove have been thoughtfully designed in a peaceful neighbourhood, boasting a minimum of three bedrooms. Discover spacious, flexible living, enabling you to create a home to suit your lifestyle. With a selection of semi-detached and detached villas, you will have a variety of choices, helping you to find a home perfectly matched to you. What's more, your move to Wellwater Grove is equipped for the future with cabling for electric car charging points.





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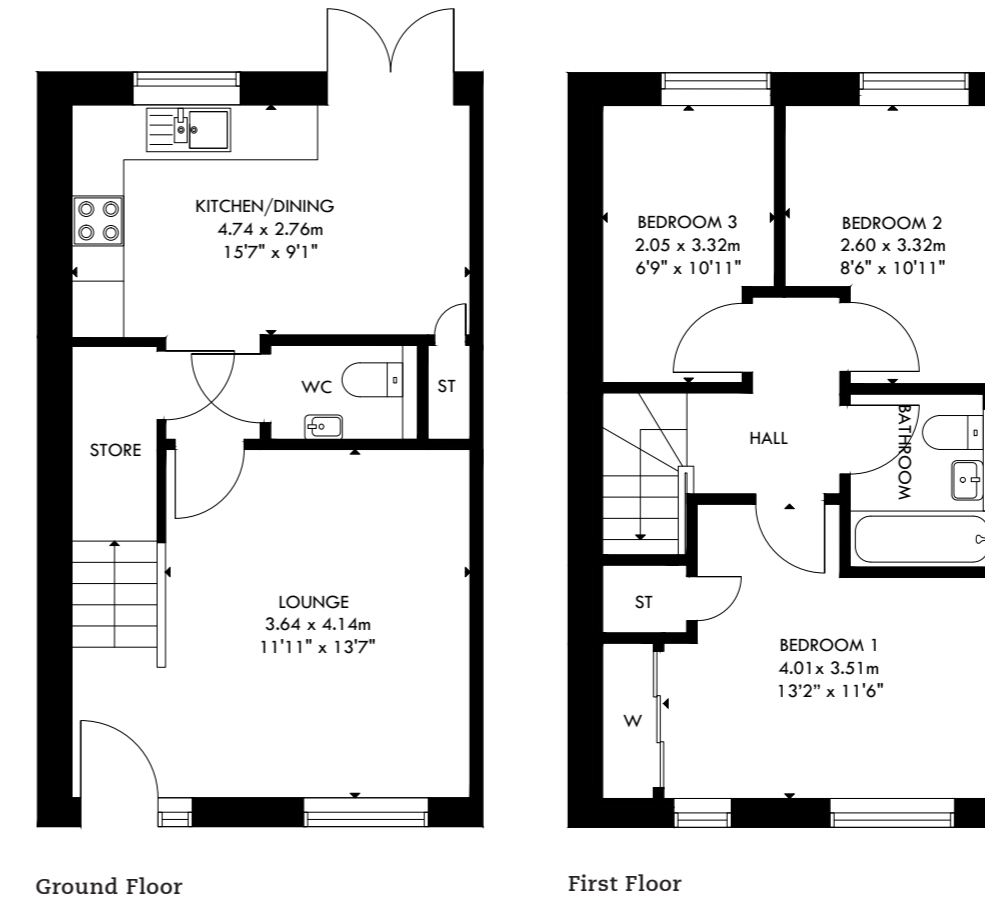
## The Almond

Internal Plot Size :  
3 Bedroom Semi-Detached

78 sq. m | 841 sq. ft

- An inviting lounge with a front aspect
- Open-plan dining kitchen with garden access
- Three light and airy bedrooms

## The Almond



The Almond is a 3-bedroom semi-detached family home featuring well sized spaces. On the ground floor you'll find a generous lounge, leading past a separate wc and handy store on to the kitchen and dining area with access to the rear garden. Upstairs there are 3 well-proportioned bedrooms and a family bathroom.

### CUSTOMER NOTICE

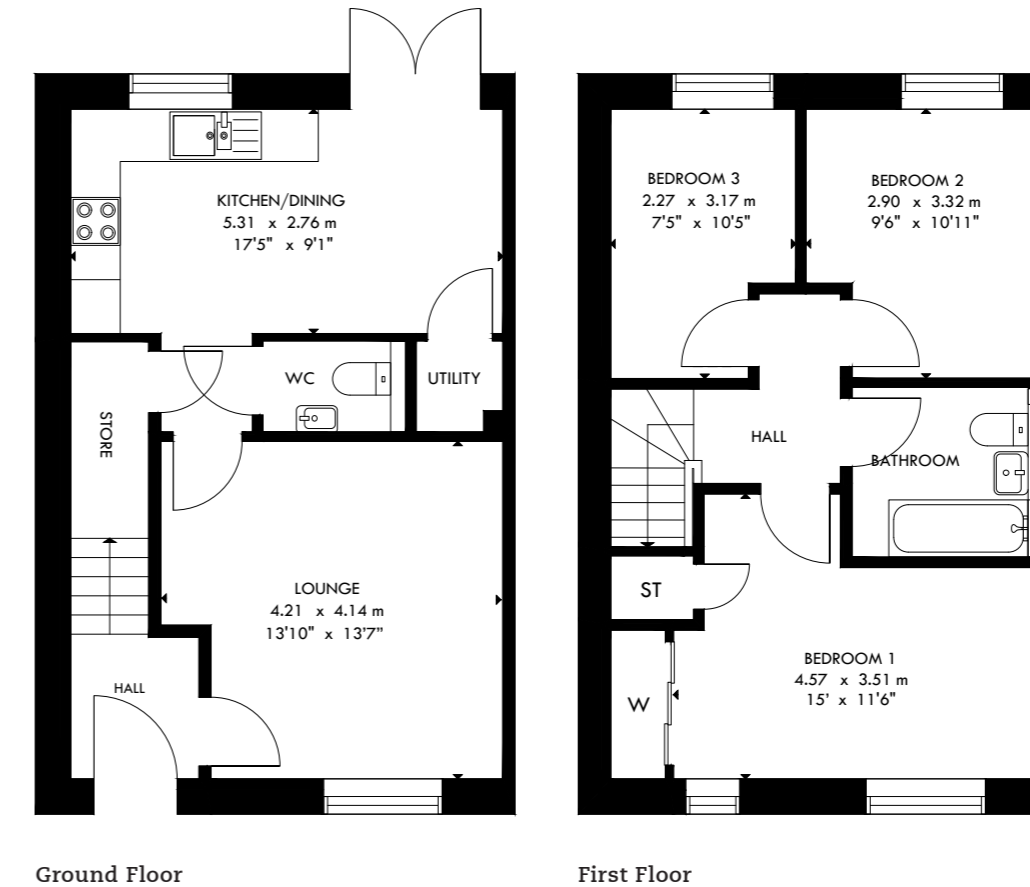
The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this house type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.





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## The Clyde



The Clyde is a 3-bedroom semi-detached family home with plenty of storage. On the ground floor there is a spacious lounge leading into the kitchen and dining area with access to a large store, the WC and utility store. Upstairs there are 3 well-proportioned bedrooms, and a family bathroom.

## The Clyde

Internal Plot Size :  
3 Bedroom Semi-Detached

87 sq. m | 941 sq. ft

- Spacious open-plan dining kitchen with garden access
- Separate utility room
- Three well-proportioned bedrooms and a family bathroom

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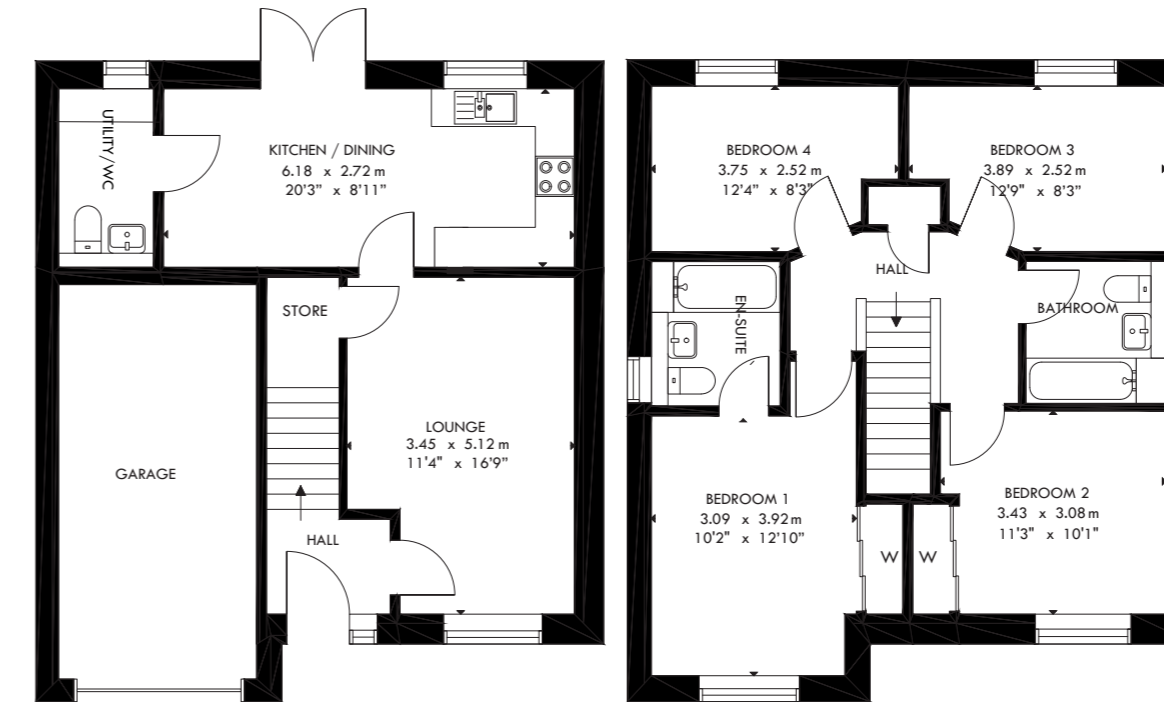
## The Forth

Internal Plot Size :  
4 Bedroom Detached

109 sq. m | 1176 sq. ft

- Generous open-plan dining kitchen with garden access and adjoining utility and WC
- Impressive principal double bedroom with en-suite and built-in wardrobes
- Off-road parking with an integral garage

## The Forth



Ground Floor

First Floor

The Forth is a 4-bedroom detached home that features a generous living area that allows you the flexibility to use the space as you choose to. The open plan kitchen/dining area offers access to the rear garden and there is a convenient WC and a utility space. Upstairs the principle bedroom comes fully equipped with a built-in wardrobe as well as an en-suite bathroom. There are three further well-appointed bedrooms and a family bathroom.

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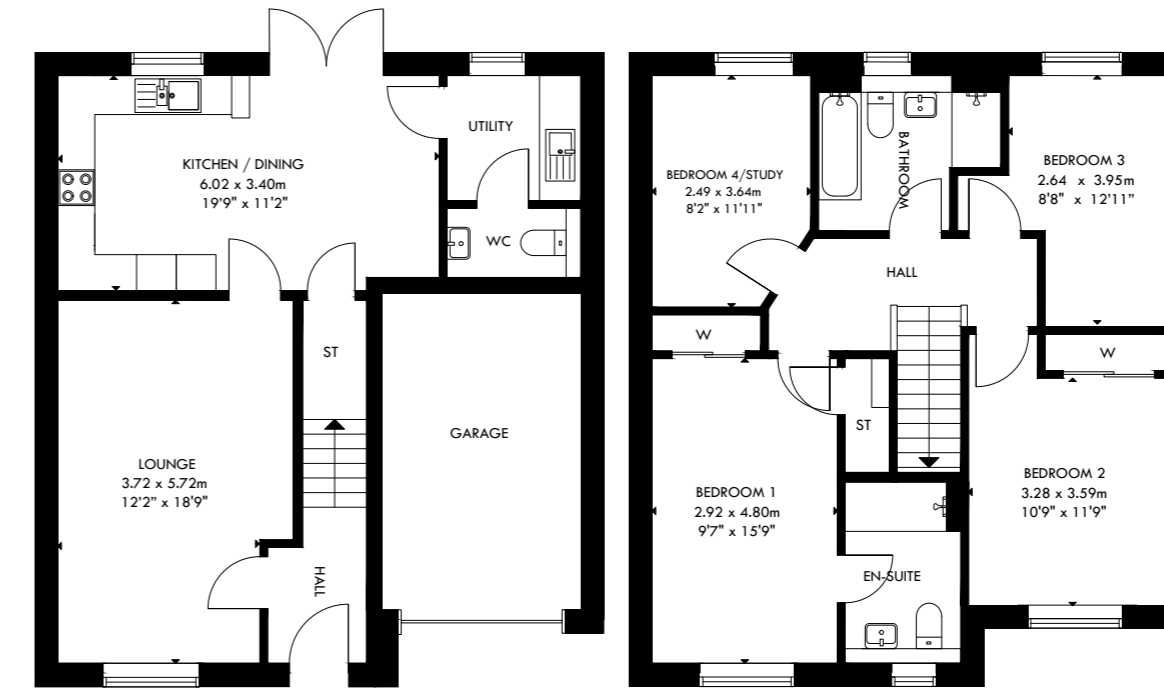
## The Spey

Internal Plot Size :  
4 Bedroom Detached

128 sq. m | 1383 sq. ft

- Principal double bedroom with en suite and built-in wardrobes
- Well-proportioned and flexible accommodation throughout
- Spacious lounge and separate dining kitchen ideal for family living

## The Spey



Ground Floor

First Floor

The Spey is a 4-bedroom detached home with integral garage. The home features a spacious lounge and open plan kitchen/dining room, which offers access to the rear garden as well as to the utility space and wc. Upstairs you will find 4 spacious double bedrooms, one with an en suite and a generous family bathroom.

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## The Tweed

Internal Plot Size :  
4 Bedroom Detached

146 sq. m | 1573 sq. ft

- Wonderful family living and reception space
- Principal double bedroom and second bedroom with built-in wardrobes and en-suites
- A sizeable family bathroom with bath and separate shower enclosure

## The Tweed



Ground Floor

First Floor

The Tweed is a 4-bedroom detached home with integral garage. When entering, you'll be greeted by a generous vestibule. On the ground floor there is a spacious living room, conveniently placed storage cupboards within the hallway, and separate WC. To the rear of the property there is an open plan kitchen/dining area with access to the utility room and to the rear garden. On the first floor, the property features a principal bedroom with an en-suite, as well as 3 spacious bedrooms, a well-considered family bathroom and a storage cupboard.

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**The Forth**  
4 bedroom detached villa

Plot Numbers  
184, 188, 189, 281, 283, 284, 286,  
288, 291

**The Spey**  
4 bedroom detached villa

Plot Numbers  
185, 187, 190, 285, 287, 289, 290

**The Clyde**  
3 bedroom semi-detached villa

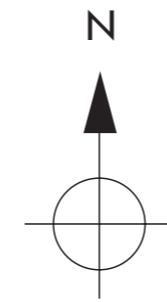
Plot Numbers  
182, 183, 192, 193, 194, 195, 198,  
199, 202, 203, 204, 205, 293, 294,  
295, 296, 297, 298, 299, 300

**The Almond**  
3 bedroom semi-detached villa

Plot Numbers  
196, 197, 200, 201

**The Tweed**  
4 bedroom detached villa

Plot Numbers  
181, 186, 191, 282, 292



**CUSTOMER NOTICE**

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.





# Specification

All homes at Wellwater Grove enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, designer ceramic tiling and chic white sanitaryware. What's more, we offer a range of finishes and optional extras\*, allowing you to personalise your new home\*.

## Kitchen

- A range of contemporary door fronts
- Laminate worktop with upstand
- Electric single fan assisted oven
- 4 burner gas hob with stainless steel splashback
- Integrated fridge freezer
- Cooker hood
- Stainless steel sink with chrome mixer tap

## Bathroom/En-suite

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite
- White heated towel rail to principal en-suite

## Electrical

- White socket/light switches throughout
- Digital TV outlets per plans and provision of cable to roof space for future aerial installation
- Hyperoptic/Openreach infrastructure for broadband
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

## Lighting

- White downlights to kitchen, bathroom and en-suite.
- Pendant light fittings elsewhere

## Heating and Plumbing

- Single zone gas central heating system
- Thermostatic heating control in hall

## Decoration/Fixtures and Fittings

- Soft white emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Sliding opaque glass wardrobe doors with internal shelf and hanging rail to principal bedroom. Also included in bedroom 2 in 4-bedroom property styles only. Please see drawings for specific locations.

## External

- PIR sensor light to front entrance
- Light to side/rear entrances
- Turf to front garden
- Rear garden rotovated
- External tap
- Slabbed patio area to rear

\*A range of choices and optional extras is available, **subject to house type build stage at time of reservation**. Please speak to the sales advisor for further information.

## Warranty

Residents at Wellwater Grove can enjoy the reassurance provided by a company with over 80 years of experience in creating high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside low energy costs, brand-new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

# Important Customer Notice

The plans, computer generated images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (August 2023).





## Get in Touch

Tel: 01506 303 009

[wellwatergrove@crudenhomes.co.uk](mailto:wellwatergrove@crudenhomes.co.uk)

[www.crudenhomes.co.uk](http://www.crudenhomes.co.uk)

