



PHASE FIVE : PLOTS 61-66

 Allison Gardens
BLACKRIDGE

SOUTHVALE
HOMES 

www.southvalehomes.co.uk

A select development of 2, 3 & 4 bedroom semi detached and detached bungalows in the village of Blackridge...

Allison Gardens



Welcome to Allison Gardens...

Allison Gardens is a select development of two, three and four bedroom semi detached and detached bungalows set in the West Lothian village of Blackridge.

Life at Blackridge is perfect for those looking to have the best of both worlds - a happy and healthy life in a semi rural setting while still being able to reach the city and town with ease. Recent years have seen a gradual growth as families move to the area to enjoy a different way of life. Now with this charming development you too have the chance to spread your roots in the special surroundings of Allison Gardens.

Life here has been designed to give you more. More space, more freedom, more luxury. Southvale Homes have created spacious and light living spaces behind traditional facades with interiors that exude elegance in both design and finish. Built with an unfailing attention to even the smallest detail, your new home boasts stylish kitchens, bathrooms, fixtures and fittings. Complete with private gardens, landscaped to front and back and private parking for two cars, these are homes of distinction.

With so much to enjoy, so close to home, welcome to life at Allison Gardens.



AVAILABLE



Where life moves
at a gentler pace



Life can be different every day...

Blackridge is a popular village situated on the far reaches of West Lothian. Life at Allison Gardens can be simple and stylish where things move at a more gentle pace.

The village offers a good range of local shops with friendly service and a personal touch, while more extensive high street favourites are available at The Centre in Livingston and nearby Bathgate and Armadale. There are great transport links with the new high speed rail network providing frequent services to Edinburgh and Glasgow, also there are extensive park and ride facilities available. Good road links allow easy access to national motorways, with Edinburgh Airport approximately 40 minutes away, taking you quickly from country to city, offering the best of both worlds.

Locally Blackridge School offers primary education, with secondary education provided at Armadale Academy.

Outdoor pursuits are well catered for with Polkemmet and Beecraigs country parks on your doorstep. Great walking opportunities also abound in the Bathgate and Pentland hills just a short drive away.



Beecraigs Country Park



Pentland Hills

We build homes you have always dreamed of...

Here at Southvale Homes we take great care and pride in building exactly the dream home you want. We constantly design, adapt and adjust until we can bring you the perfect place to live. Since 2006 we have dedicated ourselves to provide an outstanding range of homes designed to give you lifestyle options and choice. Traditional or contemporary, large or small our range of homes have been designed to be as individual as you are.

Each and every project undertaken is completed with pride, efficiency and safety to ensure end results that both our clients and Southvale Homes are proud of. We work with the finest materials used by highly experienced tradesmen to produce outstanding results. In short, we build you the home you have always dreamed of...



Photo of Southvale Homes similar development 'Priory Crescent' in Blackwood



Light and space perfectly positioned...



Interior photos of Southvale Homes similar development 'Priory Crescent' in Blackwood

2, 3 and 4 bedroom detached and semi detached homes. With spacious rooms in which to live and grow, Allison Gardens is the ideal location for a more relaxed life. Every inch of space is utilised to create functional and modern homes built to the highest standards and specifications. The attention to detail and quality workmanship combined with luxurious and modern finished will ensure that this development creates a lasting impression.

Images shown are for illustration purposes only, please contact your sales negotiator for details of actual fixtures and fittings.

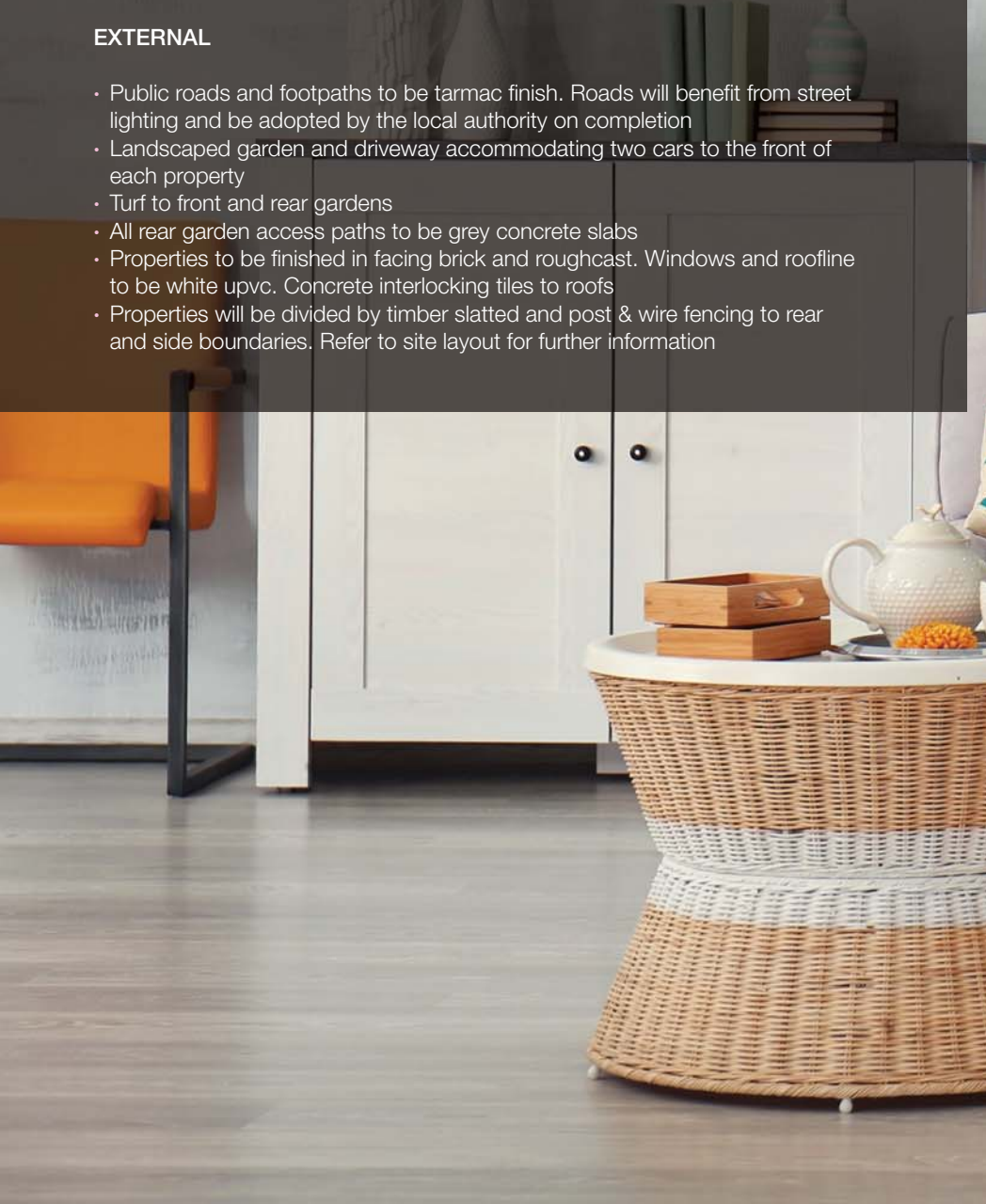
Stylish Specification

INTERNAL

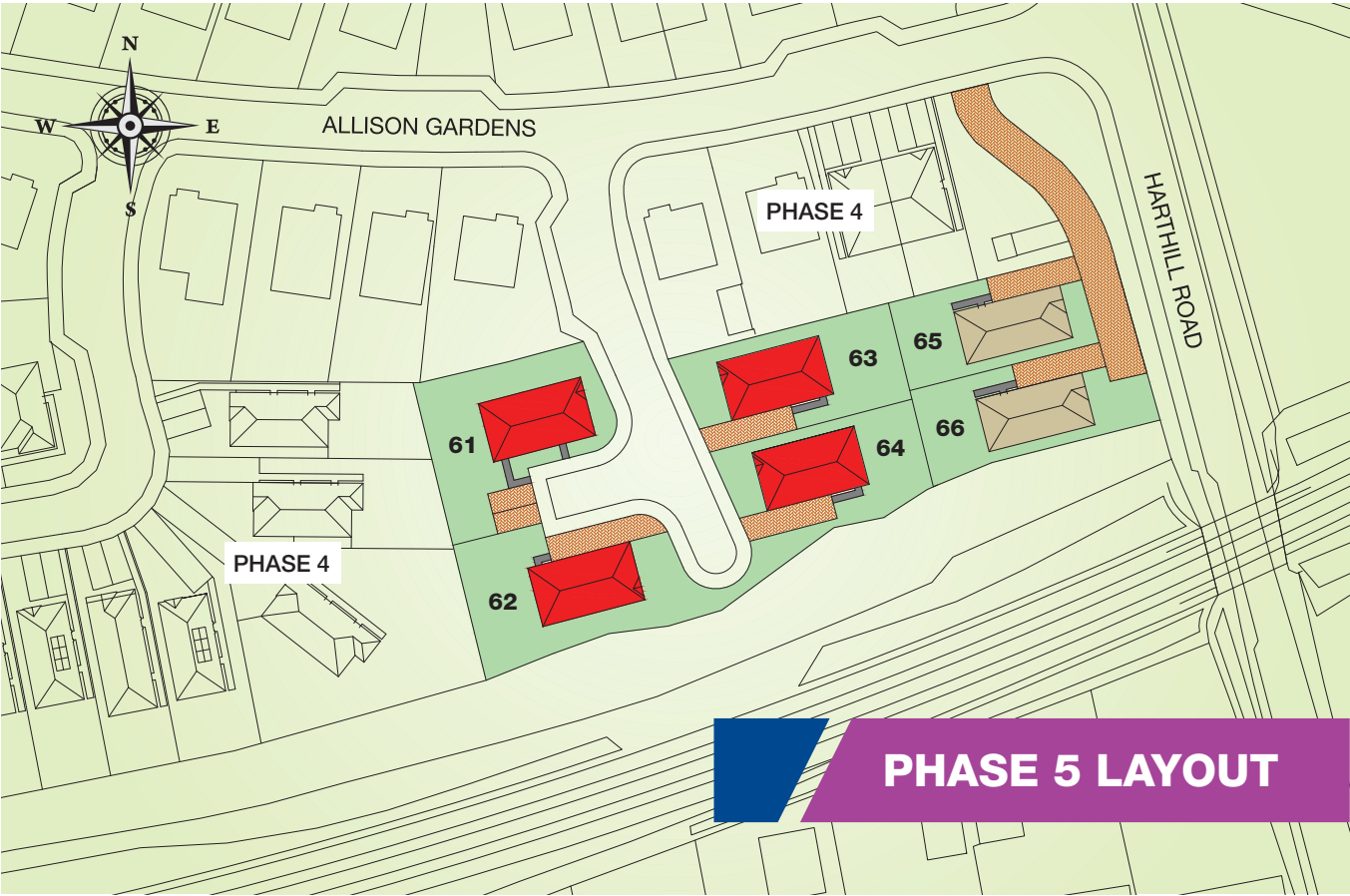
- White gloss finish to mdf skirtings, facings and panelled doors
- Quality fitted kitchens, comprising integrated oven,hob,hood,fridge/freezer and chrome taps.
- Space provided for washing machine
- Bathrooms and en-suites to have quality branded sanitaryware and where specified, decorative wet wall
- Bedrooms to have wardrobes with shelving and hanging rails, unless noted otherwise
- Walls and ceilings to be finished in magnolia and white emulsion respectively

EXTERNAL

- Public roads and footpaths to be tarmac finish. Roads will benefit from street lighting and be adopted by the local authority on completion
- Landscaped garden and driveway accommodating two cars to the front of each property
- Turf to front and rear gardens
- All rear garden access paths to be grey concrete slabs
- Properties to be finished in facing brick and roughcast. Windows and roofline to be white upvc. Concrete interlocking tiles to roofs
- Properties will be divided by timber slatted and post & wire fencing to rear and side boundaries. Refer to site layout for further information



Allison Gardens



HAMILTON HOUSE TYPE
4 Bedroom Detached Bungalow



OBAN V3 HOUSE TYPE
3 Bedroom Detached Bungalow

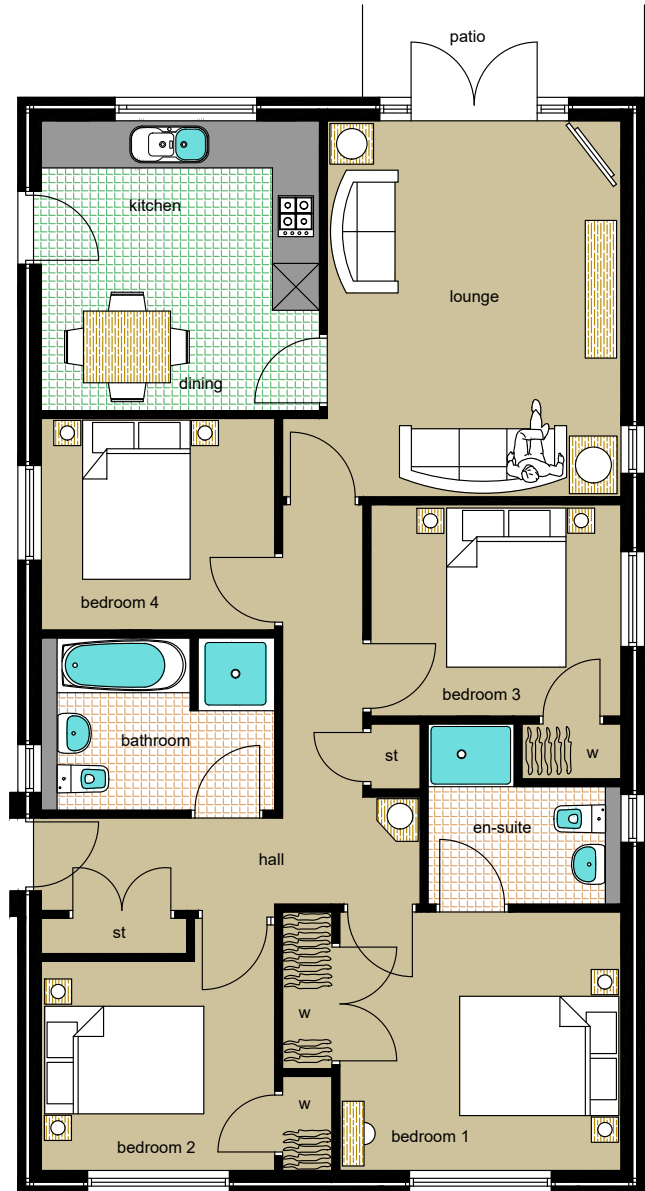
Hamilton

4 BEDROOM DETACHED BUNGALOW

Lounge	4800mm x 4320mm	15'8" x 14'2"
Kitchen/Dining	3700mm x 3550mm	12'1" x 11'7"
Bedroom 1	3590mm x 3300mm	11'9" x 10'9"
Bedroom 2	3135mm x 2980mm	10'3" x 9'9"
Bedroom 3	3194mm x 2700mm	10'5" x 8'10"
Bedroom 4	2980mm x 2700mm	9'9" x 8'10"
Bathroom	2980mm x 2200mm	9'9" x 7'2"

Floor Area: 99.16sqm

All dimensions taken to widest points



Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.

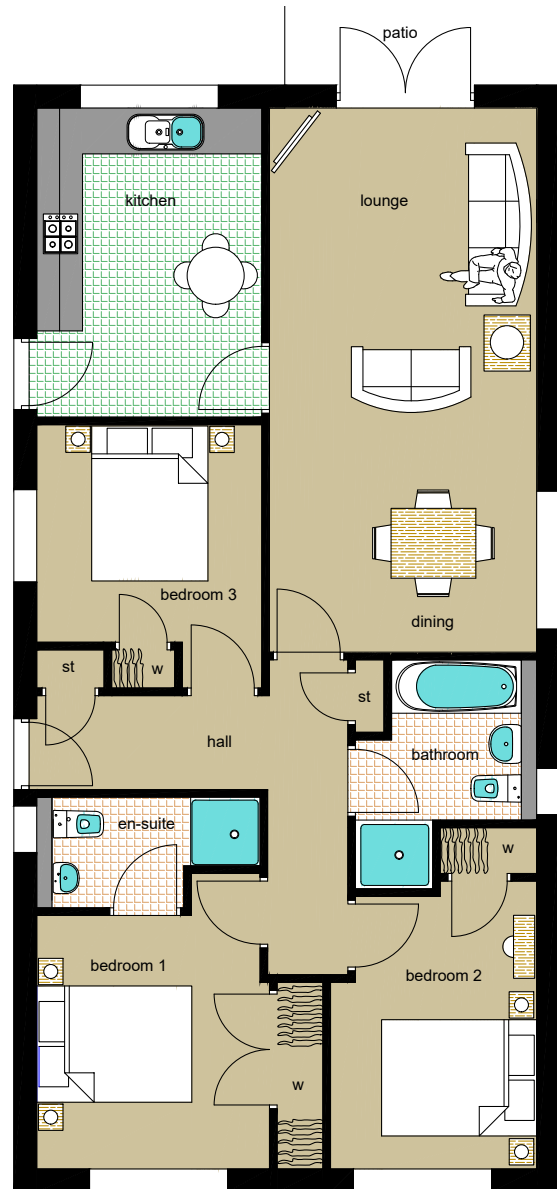
Oban (v3)

3 BEDROOM DETACHED BUNGALOW

Lounge/Dining	7130mm x 3500mm	23'4" x 11'5"
Kitchen	4051mm x 2950mm	13'3" x 9'8"
Bedroom 1	3870mm x 3050mm	12'8" x 10'0"
Bedroom 2	3771mm x 2700mm	12'4" x 8'10"
Bedroom 3	3450mm x 2950mm	11'3" x 9'8"
Bathroom	2374mm x 2100mm	7'9" x 6'10"

Floor Area: 91.04sqm

All dimensions taken to widest points



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Allison Gardens

BLACKRIDGE



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HOMES 

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AVAILABLE

 **O'MALLEY**
PROPERTY

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