

Highfield Park at The Drum

A STUNNING DEVELOPMENT OF
3 BEDROOM SEMI DETACHED AND
3, 4 & 5 BEDROOM DETACHED VILLAS

BO'NESS

ogilvie
HOMES



www.ogilviehomes.co.uk

The Area

The town of Bo'ness is nestled on the south bank of the River Forth just 18 miles west of the capital city of Edinburgh and less than 5 miles from the historical town of Linlithgow.

Bo'ness is the shortened version of the towns name which is actually Borrowstounness, dating back to the 1400s. The town benefits from some lovely views across the River Forth with an array of local shops and historic architecture.

There are many attractions in the town including the Bo'ness & Kinneil Railway, Kinneil House and the cottage where James Watt worked on his steam engine. Home of the oldest picture house in Scotland, the Hippodrome Cinema, which has been recently refurbished.

Today, Bo'ness is primarily a commuter town, with people travelling to Edinburgh, Glasgow and Falkirk with excellent road and rail links to all areas.

How to Get There

From Glasgow: Take M8 heading east, at junction 12 take A80, then left onto B765, turn right onto Langdale Street, then right onto Royston Road, take 1st exit at roundabout, then take 1st exit at roundabout again, take 4th exit at roundabout, take 2nd exit at roundabout onto M80 slip road, keep left onto M876, then merge onto M9. At junction 5 take A905, continue on A905 then at roundabout then take 2nd

exit, at next roundabouts take 2nd exit onto A904, continue onto A993, destination will be on right.

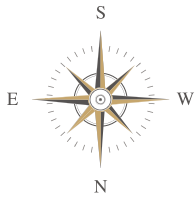
From Edinburgh: Head west onto A90, take exit towards A904, at Queensferry Junction take first exit to continue on A904 until signpost for A993, go through roundabout, destination is on left.

From Perth: Head south onto M90, at junction 1A, take A904, exit to Bo'ness, at Queensferry junction, take 3rd exit onto A904, stay on A904, then onto A993, go through roundabout, destination is on left.



Bo'ness

Highfield Park at The Drum



Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

3 Bedroom



CARRIDEN
Semi Detached Villa



CLYDESDALE
Detached Villa



DUNDAS
Detached Villa



DUNDAS 2
Detached Villa

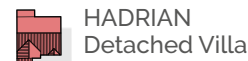
4 Bedroom



GRANGE
Detached Villa



KINNEIL
Detached Villa



HADRIAN
Detached Villa



STEWART
Detached Villa

4/5 Bedroom



VICTORIA
Detached Villa

Plots not yet under construction may be subject to change and local authority approval. These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.



Carriden

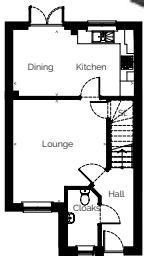
3 Bedroom Semi Detached Villa

Bo'ness

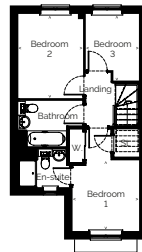
Highfield Park at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.54 x 4.08 m 14'11" x 13'5"
Kitchen/Dining:	2.89 x 5.25 m 9'6" x 17'3"

First Floor

Bedroom 1:	2.90 x 3.10 m 9'6" x 10'2"
Bedroom 2:	2.82 x 3.67 m 9'3" x 12'0"
Bedroom 3:	2.32 x 2.90 m 7'7" x 9'6"

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Clydesdale

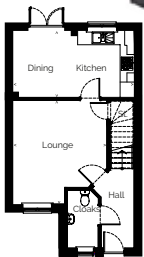
3 Bedroom Detached Villa

Bo'ness

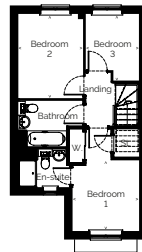
Highfield Park at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.54 x 4.08 m 14'11" x 13'5"
Kitchen/Dining:	2.89 x 5.25 m 9'6" x 17'3"

First Floor

Bedroom 1:	2.90 x 3.10 m 9'6" x 10'2"
Bedroom 2:	2.82 x 3.67 m 9'3" x 12'0"
Bedroom 3:	2.32 x 2.90 m 7'7" x 9'6"

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Dundas

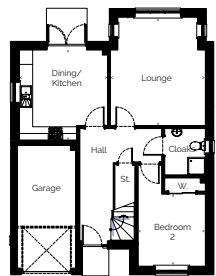
3 Bedroom 1.5 Storey Villa

Bo'ness

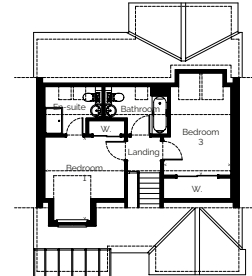
Highfield Park at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.24 x 4.84 m 13'11" x 15'11"
Kitchen/Dining:	3.93 x 4.03 m 12'11" x 13'3"
Bedroom 2:	3.00 x 3.22 m 9'10" x 10'7"

First Floor

Bedroom 1:	3.55 x 3.74 m 11'8" x 12'3"
Bedroom 3:	3.00 x 4.55 m 9'10" x 14'11"

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Dundas 2

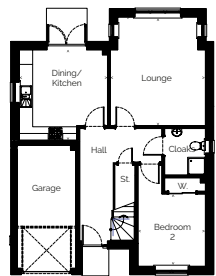
3 Bedroom 1.5 Storey Villa

Bo'ness

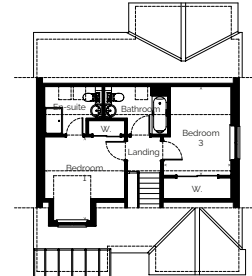
Highfield Park
at The Drum

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HOMES

GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.24 x 4.84 m 13'11" x 15'11"
Kitchen/Dining:	3.93 x 4.03 m 12'11" x 13'3"
Bedroom 2:	3.00 x 3.22 m 9'10" x 10'7"

First Floor

Bedroom 1:	3.55 x 3.74 m 11'8" x 12'3"
Bedroom 3:	3.00 x 3.95 m 9'10" x 12'11"

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Hadrian

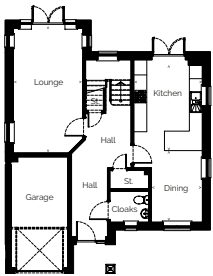
4 Bedroom Detached Villa

Bo'ness

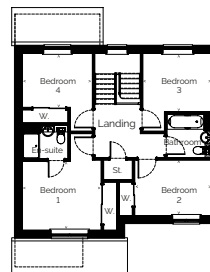
Highfield Park at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.22 x 5.78 m 10'7" x 18'11"
Kitchen:	3.17 x 4.20 m 10'5" x 13'9"
Dining:	2.35 x 3.31 m 7'9" x 10'10"

First Floor

Bedroom 1:	3.64 x 3.18 m 11'11" x 10'5"
Bedroom 2:	3.55 x 2.57 m 11'8" x 8'5"
Bedroom 3:	3.18 x 2.70 m 10'5" x 8'10"
Bedroom 4:	3.23 x 2.50 m 10'7" x 8'2"

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Grange

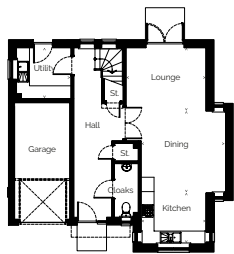
4 Bedroom Detached Villa

Bo'ness

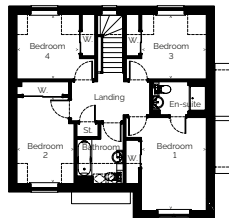
Highfield Park at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.70 x 2.94 m 12'2" x 9'8"
Kitchen:	3.02 x 2.36 m 9'11" x 7'9"
Dining:	3.90 x 3.79 m 12'10" x 12'5"
Utility:	2.52 x 2.36 m 8'3" x 7'9"

First Floor

Bedroom 1:	3.00 x 4.59 m 9'10" x 15'1"
Bedroom 2:	2.65 x 4.00 m 8'8" x 13'2"
Bedroom 3:	2.99 x 3.00 m 9'10" x 9'10"
Bedroom 4:	2.89 x 3.00 m 9'6" x 9'10"

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Kinneil

4 Bedroom Detached Villa

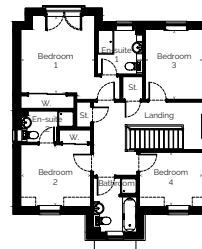
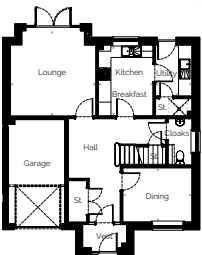
Bo'ness

Highfield Park at The Drum



GROUND FLOOR

FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.12 x 4.09 m 13'6" x 13'5"
Kitchen/Breakfast:	2.63 x 3.42 m 8'7" x 11'2"
Dining:	3.33 x 2.61 m 10'11" x 8'7"
Utility:	1.76 x 2.46 m 5'9" x 8'1"

First Floor

Bedroom 1:	3.57 x 3.74 m 11'8" x 12'3"
Bedroom 2:	3.37 x 2.98 m 11'1" x 9'9"
Bedroom 3:	2.76 x 3.37 m 9'0" x 11'0"
Bedroom 4:	3.03 x 2.62 m 9'11" x 8'7"

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Stewart

4 Bedroom Detached Villa

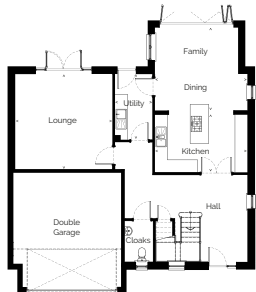
Bo'ness

Highfield Park at The Drum



GROUND FLOOR

FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.69 x 4.59 m 15'5" x 15'1"
Family/Dining:	4.47 x 4.00 m 14'8" x 13'2"
Kitchen:	4.47 x 2.78 m 14'8" x 9'1"
Utility:	1.80 x 3.18 m 5'11" x 10'5"

First Floor

Bedroom 1:	3.64 x 4.45 m 11'11" x 14'7"
Bedroom 2:	4.38 x 3.73 m 14'4" x 12'3"
Bedroom 3:	3.16 x 4.92 m 10'4" x 16'2"
Bedroom 4:	3.01 x 3.30 m 9'11" x 10'10"

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Victoria

4/5 Bedroom Detached Villa

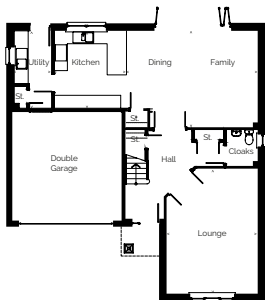
Bo'ness

Highfield Park

at The Drum



GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.24 x 5.82 m 13'11" x 19'1"
Kitchen:	3.30 x 3.60 m 10'10" x 11'10"
Dining/Family:	6.10 x 4.49 m 20'0" x 14'9"
Utility:	1.76 x 3.60 m 5'9" x 11'10"

First Floor

Bedroom 1:	5.06 x 3.03 m 16'7" x 9'11"
Bedroom 2:	4.24 x 3.37 m 13'11" x 11'1"
Bedroom 3:	3.74 x 3.76 m 12'3" x 12'4"
Bedroom 4:	3.11 x 2.77 m 10'3" x 9'1"
Library/Bedroom 5:	4.23 x 2.70 m 13'11" x 8'10"

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Found the 'One'?



Once you have chosen your house style and which plot you want to buy, we can assist you, if required with the following:

- Appointing a solicitor to carry out the conveyancing for your purchase is essential, however should you require the recommendation of a solicitor, we will be happy to put you in touch with one.
- Financial advice from an Independent Financial Advisor, if you do not have anyone in mind, we can recommend a suitable independent advisor to provide free financial advice, prior to your reservation. Please ask sales manager for details.



The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period stipulated (usually 2-3 weeks) and making your reservation payment fee of £500. (Preferred payment method is online banking however if this is not available to you the site sales manager can advise a suitable alternative.

**70% of your reservation fee will be retained should you cancel your reservation prior to concluding the missive contract.*



During the fixed period your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated

expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important as the reservation will automatically expire & any incentive offered will be withdrawn, should the next stage of concluding the missive contract, not have been achieved, (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be remarketed for sale.** Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point the balance of the deposit will be payable which is further £1000 adding to your total deposit of £1500.



Found the 'One'?



With the legalities complete, subject to build stage, you will be invited, to a specific appointment, at the marketing suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home. The appointment date agreed will be the Final opportunity for processing all colours and any client extras for the property (we are unable to consider any amendments/additions to your colour selections or chosen extras after this appointment date), however would welcome as many visits by appointment, as necessary prior to the final appointment date & time agreed.

*Please be advised only our pre-approved list of extras will be considered, subject to the build stage of the property at the time.

Following this, we will keep you informed at intervals of the progress of your home, to monitor the build programme and anticipated entry date. **As your build progresses, we will be in a clearer position to advise on firmer, likely date for completion.**



Brexit, Lockdowns and significant demand are combining to create shortages in the essential materials and labour the UK's housebuilding sector needs, with global supply chains significantly stretched and order backlogs now a regular occurrence. Whilst we will continue to provide all our customers with anticipated dates some delays may be encountered in the coming months because of the shortages.

Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor – at this stage we will advise buyers of an anticipated calendar quarter.
- When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the anticipated month of completion.
- When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage an anticipated move-in date will be agreed with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date. You will receive a personal home demonstration of your new home from our site team representatives along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues which will be reviewed by our site team at the end of the first month.

Details of our emergency Customer Care number will be provided for any urgent items.



SPECIFICATIONS

i General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge & bedroom 1 to allow for future installation of satellite
- Internal white panelled doors
- Internal grey woodgrain finished doors, raised ceiling heights, Double Garage (Stewart & Victoria)
- Walk out Balcony from bed 1 (Stewart only)
- Juilette balcony (Kinneil, Stewart & Victoria)
- Walk-in wardrobe (Victoria only)
- Galleried entrance hallway (Stewart only)
- Bi-fold doors opening to rear garden (Victoria & Stewart)
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White satin finish skirtings and facings
- Photovoltaic Solar Panels
- Fibre broadband to development
- 10 year new home warranty

🍴 Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Extraction hood and glass splashback at hob (except Kinneil, Stewart & Victoria)
- Stainless steel single oven
- Integrated fridge freezer
- Integrated dishwasher, built in microwave (Kinneil only)
- Island extraction hood, 5 burner hob, built in microwave, integrated dishwasher (Stewart & Victoria)

🍷 Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

🚿 Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite/s)
- Thermostatic shower to en-suite
- Fitted vanity units from contemporary range
- Choice from a wide range of co-ordinating ceramic wall tiles

**🌿** External

- Contemporary mix of external material finishes (pre-determined for each plot)
- Paved footpaths and patios
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias

Please refer to the on-site Sales Manager for full factoring details, the company reserve the right to amend and/or update standard Specification and *Up-grade options at their discretion.

*Up-grade options and costs are subject to the build stage of the property at time selections are made.