



**REDBURN
MEADOWS**

BLACKRIDGE, WEST LOTHIAN, EH48 3SR
A collection of 2, 3, 4 and 5 bedroom homes

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image and is for illustrative purposes only*



REDBURN MEADOWS

www.redburnmeadows.com



DEVELOPER



RETTIE

0131 243 3858
redburnmeadows@rettie.co.uk

SALES AGENT



The Development

Redburn Meadows is an exciting new development of 184 luxurious family homes, comprising of detached, semi-detached and terraced houses ranging from 2 to 5 bedrooms. Set in the rural surroundings of Blackridge in West Lothian, Redburn Meadows is ideally situated between Scotland's largest cities, Edinburgh and Glasgow.

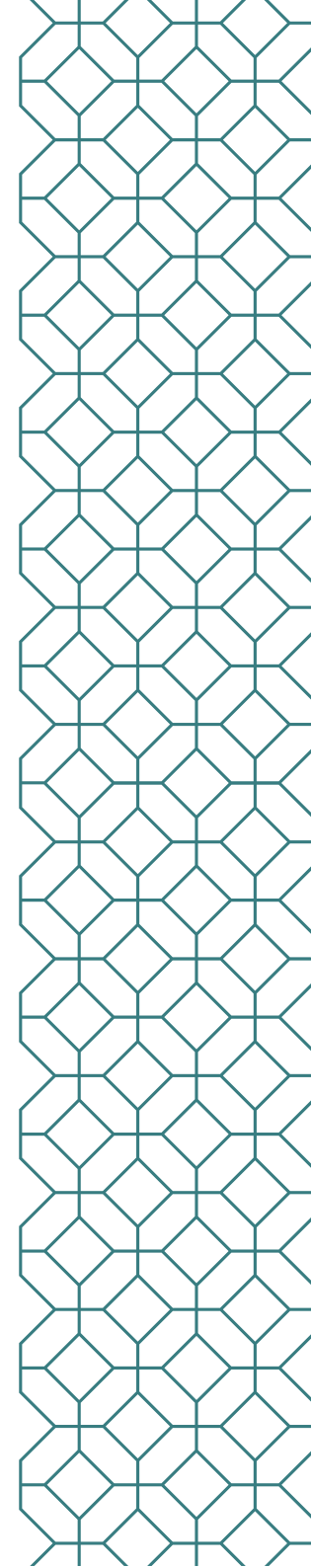
Each property will be impeccably finished, offering luxury as standard. The spacious homes are well-proportioned throughout, with each house type boasting oversized windows to fill the homes with natural light, giving each room an airy atmosphere and a greater sense of space. The open plan living, kitchen and dining areas are perfect for entertaining, with doors leading out to the private gardens to the rear of the properties.

Tastefully landscaped gardens at the front of the properties add more welcoming green space to the homes, as well as private driveways and integrated garages available as an additional extra on select house types exceptional storage space and off-street parking. The quiet, grass lined streets seamlessly blend the development into the surrounding greenery, making Redburn Meadows a peaceful and tranquil alternative to city living.

Upstairs, spacious contemporary bedrooms make these homes ideal for family living, with the opportunity of utilising spare bedrooms for home offices for those who require space to work from home. Modern bathrooms with high quality fixtures and finishings add to the grandeur of these homes, offering luxury as standard in every house type. Built in storage can be found in every house type, neatly positioned within the bedrooms and hallways throughout the homes.

Carefully selected premium appliances and kitchen fittings have been chosen to further emphasise the contemporary feel of the homes. Other attractive features that come as standard are available in our specification document for each property, available from our sales agents. The homes will be wired to receive super fast Fibre optic broadband, guaranteeing fast internet access, ideal for home working, streaming and general connectivity.

All properties are sold with a 10 year warranty, providing peace of mind for years to come.





BLACKRIDGE TRAIN STATION
IS UNDER **5 MINS** WALK
FROM THE DEVELOPMENT.

JOURNEY TIME TO
EDINBURGH ONLY **34 MINS***.

JOURNEY TIME TO
GLASGOW ONLY **35 MINS***.

*Times quoted are for rail journeys

REDBURN MEADOWS - PHASE 1

CRAIGINN TERRACE

WESTRIG WAY

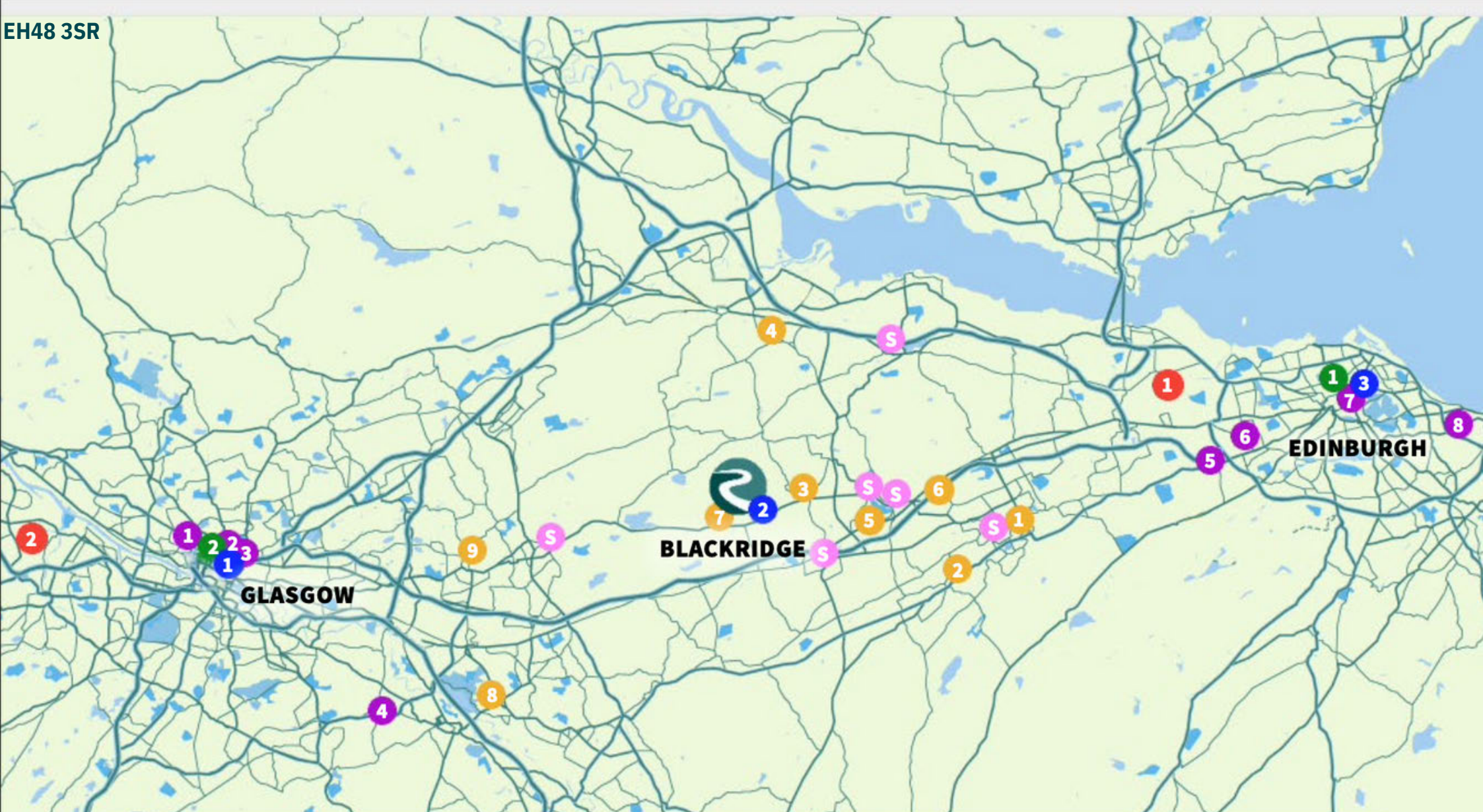


FUTURE DEVELOPMENT
Phase 3

COMING SOON
Phase 2

COMING SOON
Phase 2





UNIVERSITIES

- 1 University of Glasgow
- 2 Glasgow Caledonian University
- 3 University of Strathclyde
- 4 University of West Scotland
- 5 Heriot-Watt University

- 6 Edinburgh Napier University
- 7 University of Edinburgh
- 8 Queen Margaret University

SCHOOLS

- 1 James Young High School
- 2 West Calder High School

- 3 Armadale Primary School
- 4 Braes high School
- 5 SouthDale Primary School
- 6 Blackburn Primary School
- 7 Blackridge Primary School
- 8 Dalziel High School

- 9 Coatbridge High School

TRAIN STATION

- 1 Glasgow Queen Street Station
- 2 Blackridge Train Station
- 3 Edinburgh Waverley Train Station

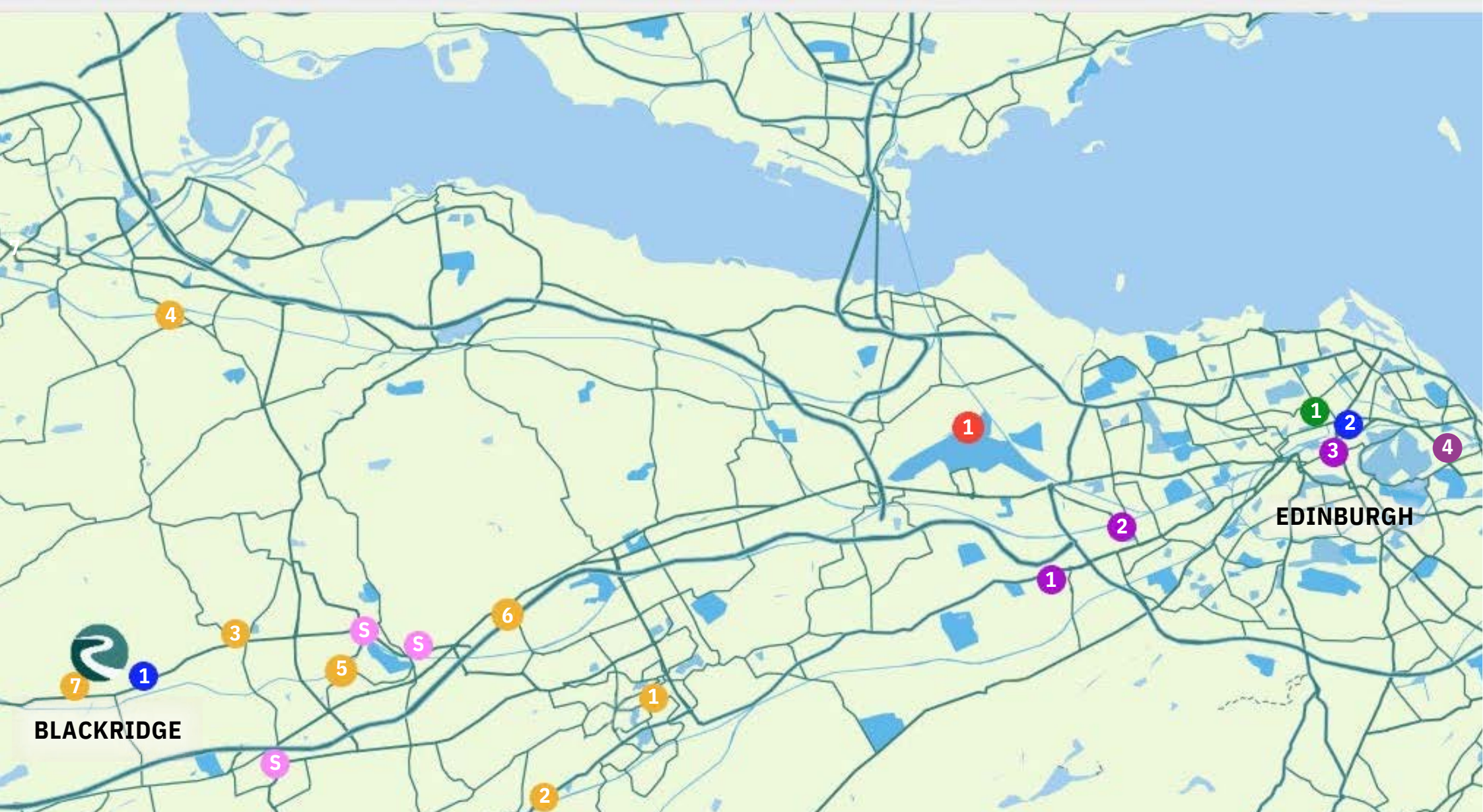
AIRPORTS

- 1 Edinburgh Airport
- 2 Glasgow Airport

BUS STATION

- 1 Edinburgh Bus Station
- 2 Glasgow Bus Station

SUPERMARKETS



BLACKRIDGE

EDINBURGH

UNIVERSITIES

- ① Heriot-Watt University
- ② Edinburgh Napier University
- ③ University of Edinburgh
- ④ Queen Margaret University

SCHOOLS

- ① James Young High School
- ② West Calder High School
- ③ Armadale Primary School
- ④ Braes high School
- ⑤ SouthDale Primary School

- ⑥ Blackburn Primary School
- ⑦ Blackridge Primary School

TRAIN STATION

- ① Blackridge Train Station
- ② Edinburgh Waverley Train Station

AIRPORTS

- ① Edinburgh Airport

BUS STATION

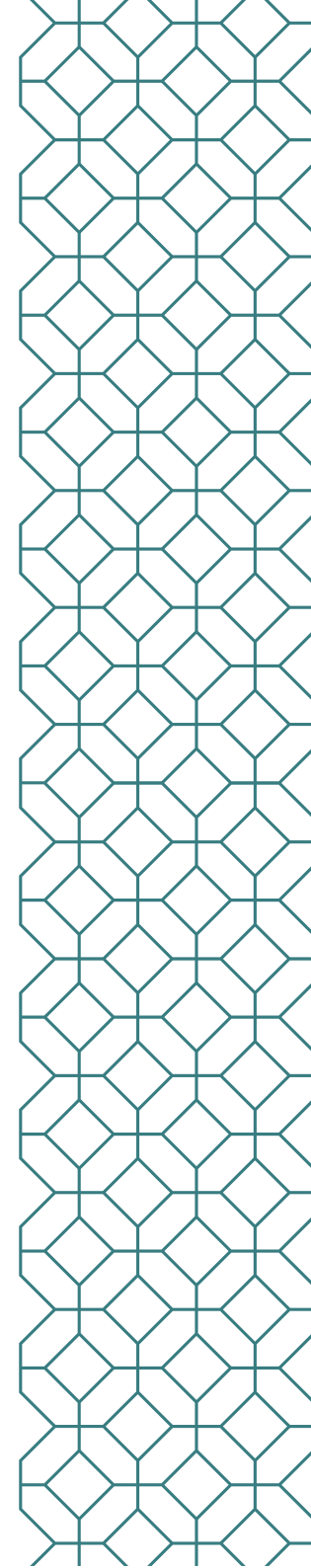
- ① Edinburgh Bus Station

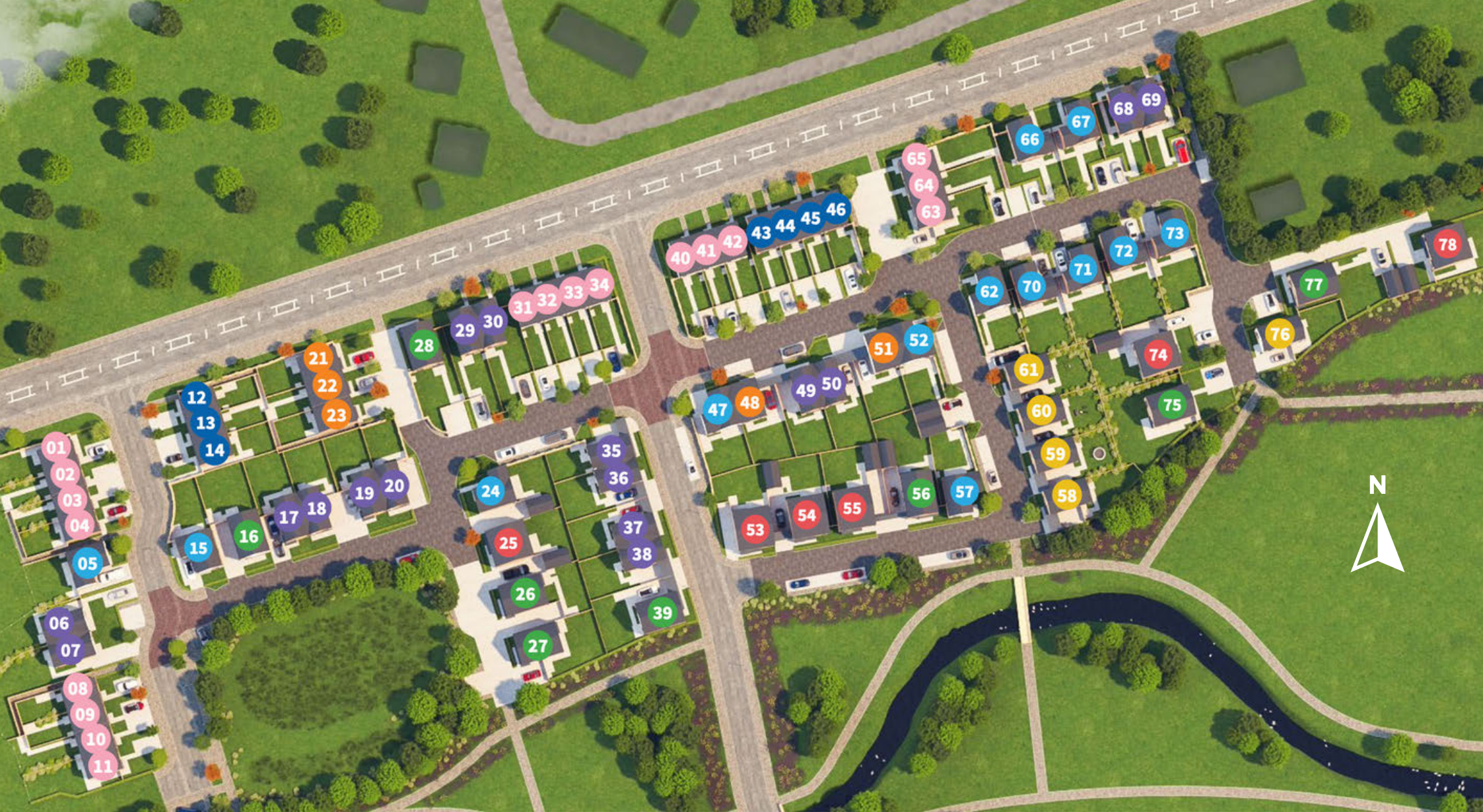
SUPERMARKETS

Situation

Redburn Meadows is ideally placed for those looking to commute to Edinburgh or Glasgow, with excellent transport links to and from each city.

- **EDINBURGH**
Edinburgh is only 29 minutes by train from Blackridge, with the closest station to Redburn Meadows is Blackridge Station, located under 5 minutes' walk from the development.
- **GLASGOW**
Blackridge Station also offers regular trains to Glasgow City Centre with a journey time of 35 minutes and services running every 30 minutes
- Both cities are less than 40 minutes by car via the M8 motorway.
- Blackridge is located just off the M8 near Bathgate, Livingston and Airdrie.





- **Eden**
4 bed detached house
16, 26, 27, 28, 39, 56, 75, 77
- **May**
3 bed detached house
05, 15, 24, 47, 52, 57, 62, 66,
67, 70, 71, 72, 73
- **Devon**
3 bed detached house
58, 59, 60, 61, 76
- **Kinloch**
2 bed terrace house
01, 02, 03, 04, 08, 09, 10, 11, 31,
32, 33, 34, 40, 41, 42, 63, 64, 65
- **Alladale**
5 bed detached house
25, 53, 54, 55, 74, 78
- **Livet**
3 bed semi detached house
06, 07, 17, 18, 19, 20, 29, 30, 35,
36, 37, 38, 49, 50, 68, 69
- **Duchray**
3 bed terrace house
21, 22, 23, 48, 51
- **Rannoch**
2 bed terrace house
12, 13, 14, 43, 44, 45, 46

EDEN

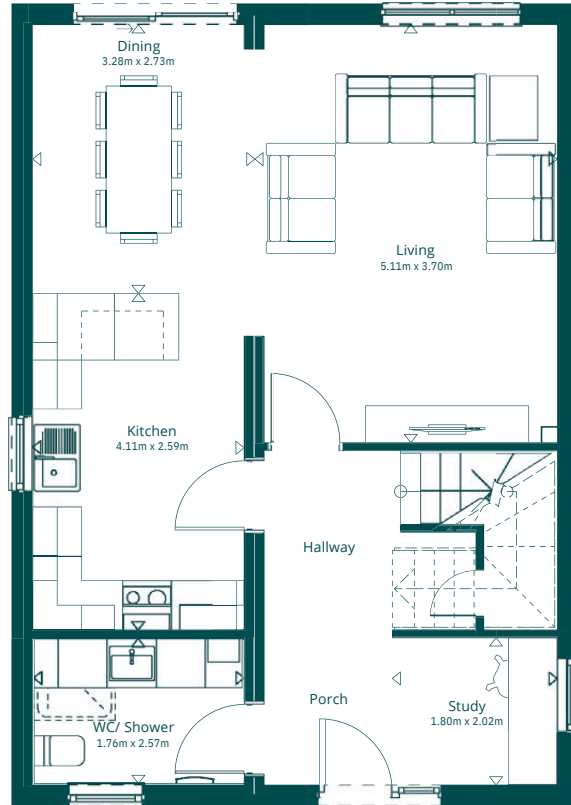


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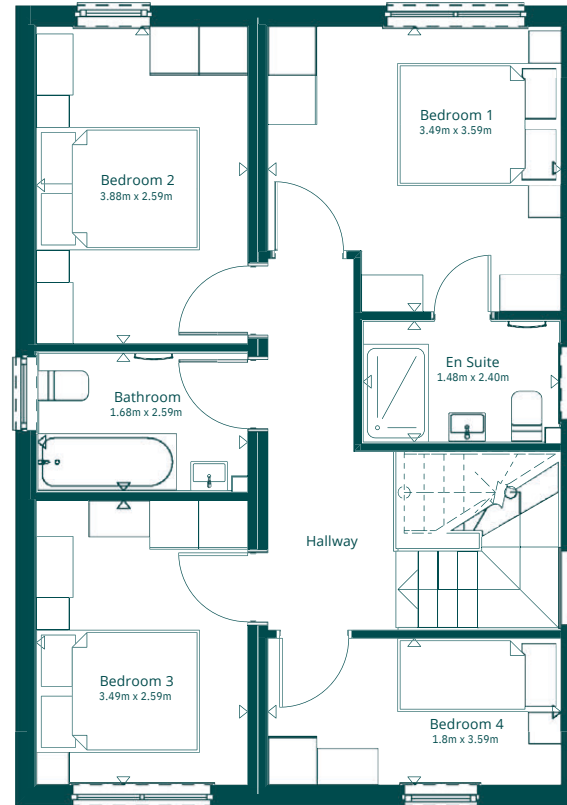
Redburn Meadows, Blackridge

● EDEN | 1286ft² 119m²

4 bed detached house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Study /Hallway	3.59 x 4.09	(11'9" x 13'5")
Living / Kitchen /Dining	7.79 x 6.43	(25'6" x 21'1")
Utility	2.57 x 1.768.	('5" x 5'9")

First Floor

En-Suite	2.40 x 1.48	(7'10" x 4'10")
Bathroom	2.57 x 1.68	(8'5" x 5'6")
Hallway	3.59 x 4.55	(11'9" x 14'11")
Bedroom 4	3.59 x 1.80	(11'9" x 5'10")
Bedroom 3	2.59 x 3.49	(8'6" x 11'5")
Bedroom 2	2.59 x 3.88	(8'6" x 12'8")
Bedroom 1	3.59 x 3.49	(11'9" x 11'5")

Please note plans and measurements above are indicative and for guide purposes only.

ALLADALE

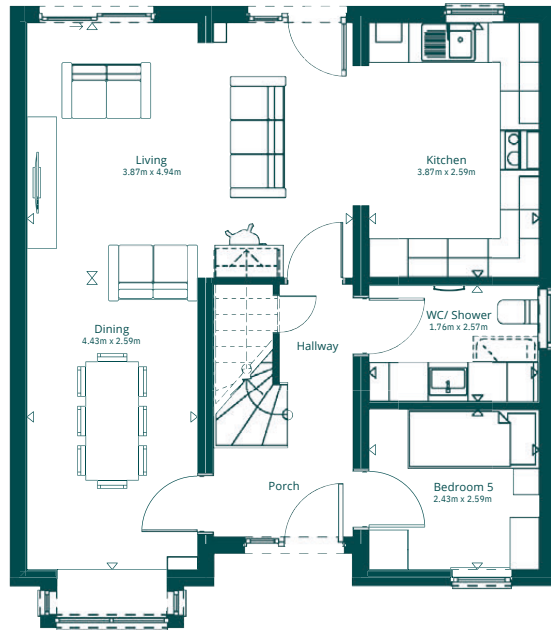


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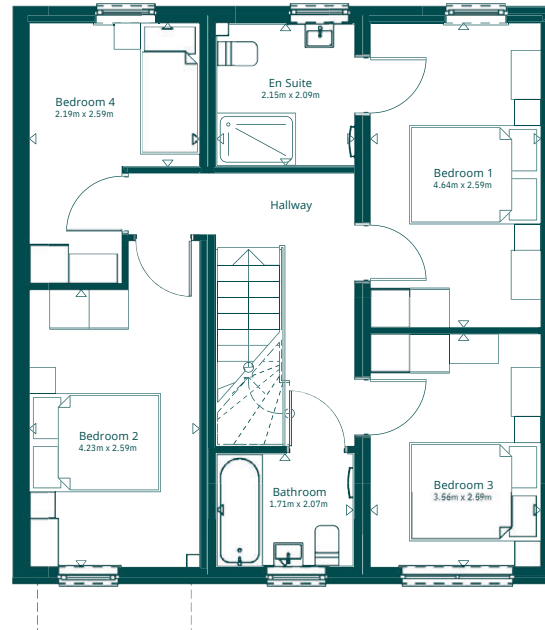
Redburn Meadows, Blackridge

● ALLADALE | 1377ft² 128m²

5 bed detached house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	2.11 x 4.16	(6'11" x 13'7")
Living / Kitchen /Dining	7.79 x 7.79	(25'6" x 25'6")
Utility	2.70 x 1.76	(8'10" x 5'9")
Bedroom 5	2.70 x 2.43	(8'10" x 7'11")

First Floor

Bedroom 1	2.59 x 4.64	(8'6" x 15'2")
Bedroom 2	2.59 x 4.23	(8'6" x 13'10")
Bedroom 3	2.59 x 3.56	(8'6" x 11'8")
Bedroom 4	2.59 x 3.97	(8'6" x 13'0")
Hallway	2.11 x 4.16	(6'11" x 13'6")
En-Suite	2.09 x 2.15	(6'10" x 7'0")
Bathroom	2.07 x 1.72	(6'9" x 5'7")

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MAY

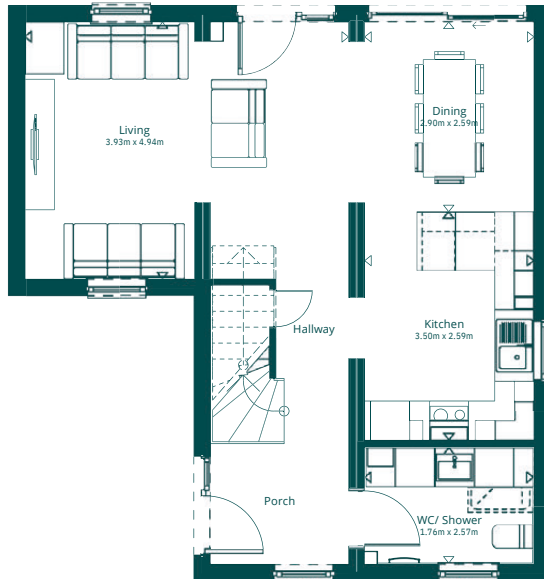


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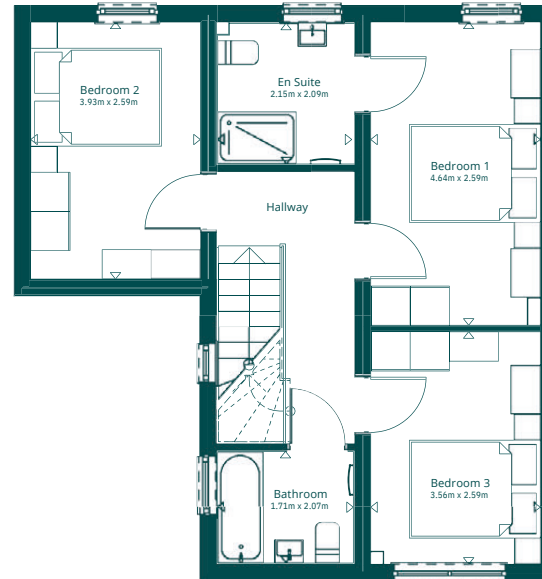
Redburn Meadows, Blackridge

● MAY | 1223ft² 114m²

3 bed detached house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	2.11 x 4.29	(6'11" x 14'1")
Living / Kitchen / Dining	7.79 x 6.40	(25'6" x 20'11")
Utility	2.57 x 1.76	(8'5" x 5'9")

First Floor

Bedroom 1	2.59 x 4.64	(8'6" x 15'2")
Bedroom 2	2.59 x 3.93	(8'6" x 12'10")
Bedroom 3	2.59 x 3.56	(8'6" x 11'8")
Hallway	2.11 x 4.16	(6'11" x 13'6")
En-Suite	2.09 x 2.15	(6'10" x 7'0")
Bathroom	2.07 x 1.72	(6'9" x 5'7")

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LIVET

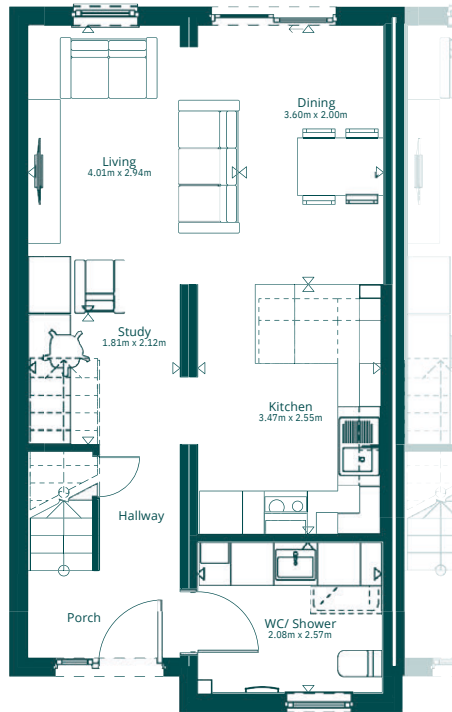


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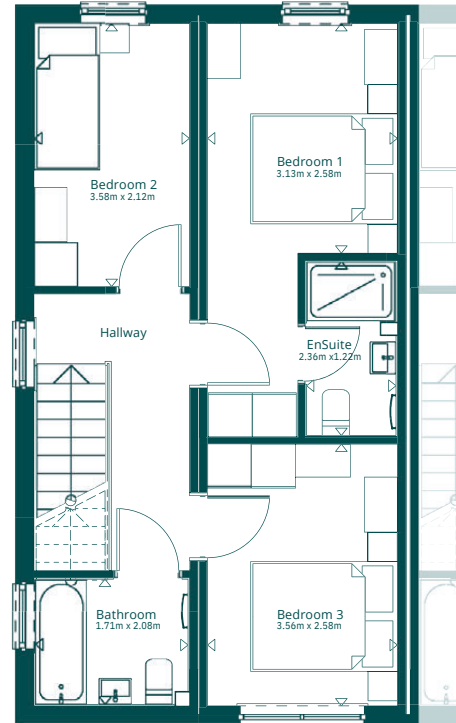
Redburn Meadows, Blackridge

● **LIVET** | 977ft² 91m²

3 bed semi detached house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	2.12 x 2.96	(6'11" x 9'8")
Living / Kitchen / Dining	4.95 x 7.08	(16'2" x 23'2")
Utility	2.57 x 2.08	(8'5" x 6'9")

First Floor

Bedroom 1	2.59 x 5.61	(8'6" x 18'4")
Bedroom 3	2.59 x 3.56	(8'6" x 11'8")
Bedroom 2	2.12 x 3.58	(6'11" x 11'9")
Hallway	2.12 x 3.77	(6'11" x 12'4")
Bathroom	2.08 x 1.72	(6'9" x 5'7")
En-Suite	1.22 x 2.36	(4'0" x 7'9")

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DEVON

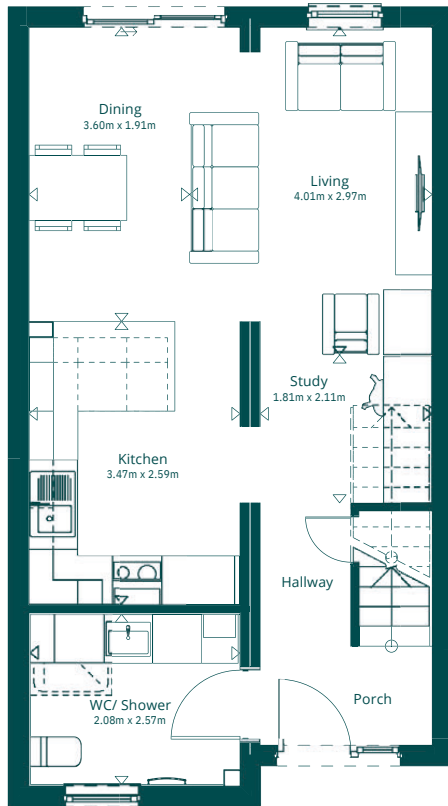


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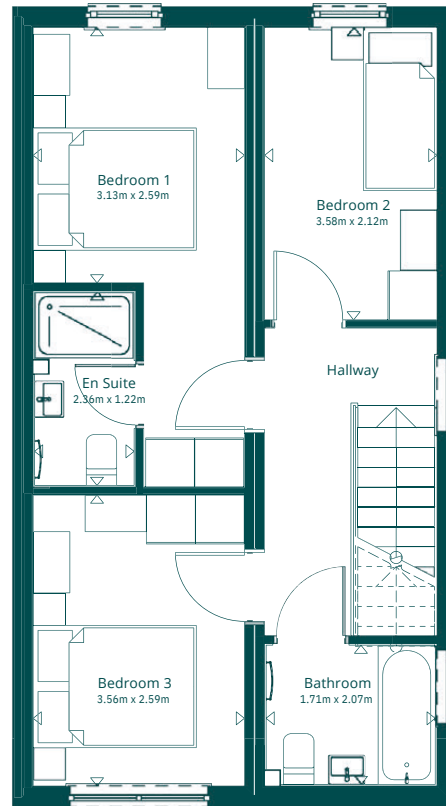
Redburn Meadows, Blackridge

● **DEVON** | 977ft² 91m²

3 bed detached house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	2.13 x 2.96	(6'11" x 9'8")
Living / Kitchen / Dining	4.95 x 7.08	(16'2" x 23'2")
Utility	2.57 x 2.08	(8'5" x 6'9")

First Floor

Bedroom 1	2.59 x 5.61	(8'6" x 18'4")
Bedroom 3	2.59 x 3.56	(8'6" x 11'8")
Bedroom 2	2.11 x 3.58	(6'11" x 11'9")
Hallway	2.13 x 3.77	(6'11" x 12'4")
Bathroom	2.07 x 1.71	(6'9" x 5'7")
En-Suite	1.22 x 2.36	(4'0" x 7'9")

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DUCHRAY

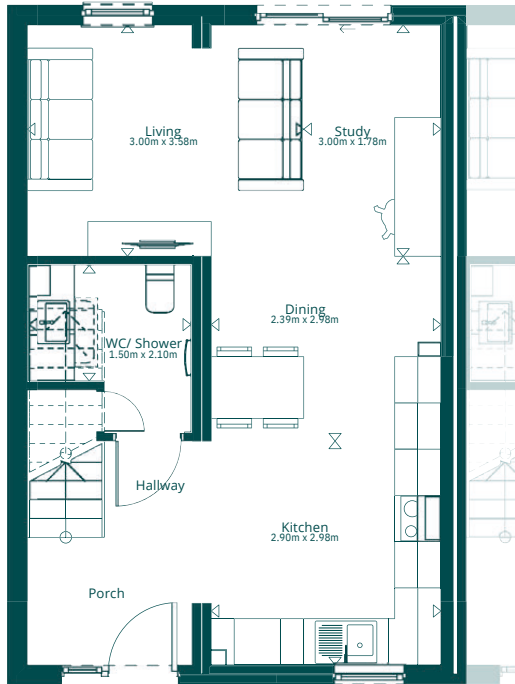


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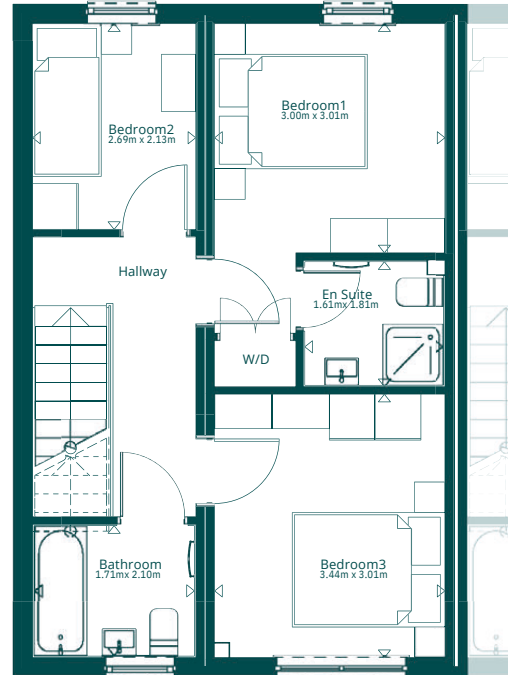
Redburn Meadows, Blackridge

● **DUCHRAY** | 960ft² 89m²

3 bed terrace house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	2.13 x 2.9	(6'11" x 9'6")
Living / Kitchen / Dining	5.36 x 8.30	(17'7" x 27'2")
Utility	2.06 x 2.18	(6'9" x 7'1")

First Floor

Bedroom 1	3.01 x 4.05	(9'10" x 13'3")
Bedroom 3	3.01 x 3.45	(9'10" x 11'3")
Bedroom 2	2.13 x 2.69	(6'11" x 8'9")
Hallway	2.13 x 3.66	(6'11" x 12'0")
Bathroom	2.10 x 1.82	(6'10" x 5'11")
En-Suite	1.83 x 1.61	(6'0" x 5'3")

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KINLOCH

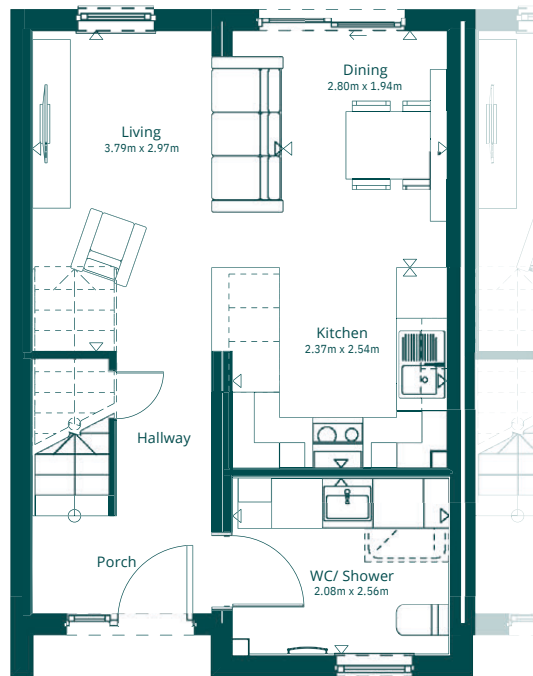


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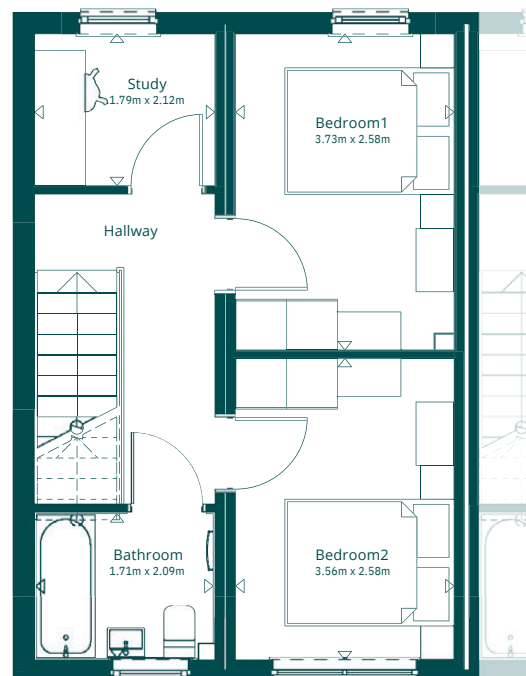
Redburn Meadows, Blackridge

● **KINLOCH** | 771ft² 72m²

2 bed terrace house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	1.67 x 2.11	(5'7" x 6'11")
Living / Kitchen / Dining	4.87 x 5.18	(15'11" x 16'11")
Utility	2.56 x 2.08	(8'4" x 6'9")

First Floor

Bedroom 1	2.58 x 3.73	(8'5" x 12'2")
Bedroom 2	2.58 x 3.73	(8'5" x 11'8")
Hallway	3.66 x 2.11	(12'10" x 6'11")
Study	2.10 x 1.79	(6'10" x 5'10")
Bathroom	2.08 x 1.72	(6'10" x 5'7")

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RANNOCH

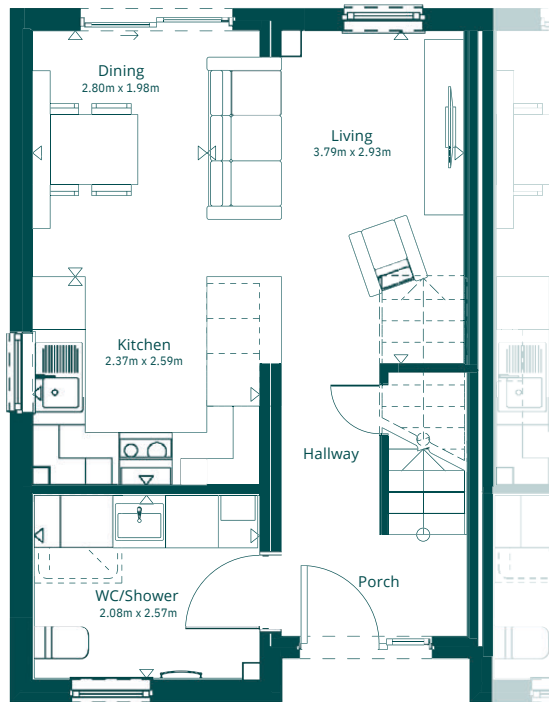


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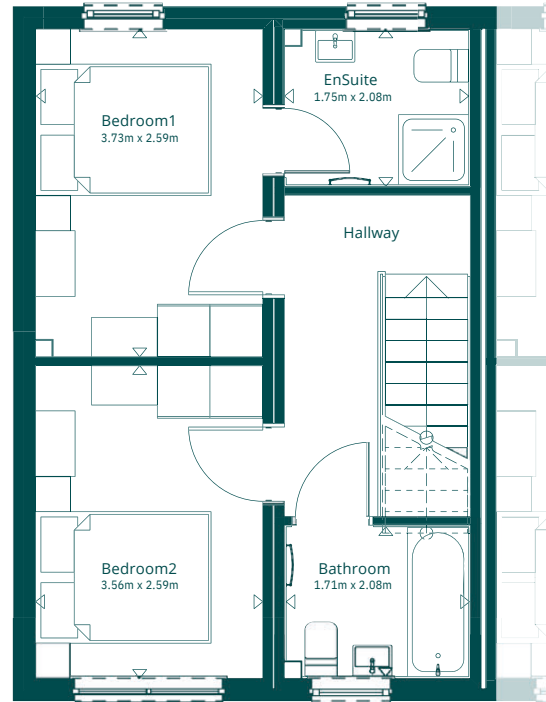
Redburn Meadows, Blackridge

● RANNOCH | 770ft² 72m²

2 bed terrace house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway	1.67 x 2.11	(5'7" x 6'11")
Living / Kitchen / Dining	4.87 x 5.18	(15'11" x 16'11")
Utility	2.56 x 2.08	(8'4" x 6'9")

First Floor

Bedroom 1	2.58 x 3.73	(8'5" x 12'2")
Bedroom 2	2.58 x 3.73	(8'5" x 11'8")
Hallway	3.66 x 2.11	(12'10" x 6'11")
En-Suite	2.10 x 1.75	(6'10" x 5'9")
Bathroom	2.08 x 1.72	(6'10" x 5'7")

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Specification

INTERNAL FEATURES

- USB charging points
- Media point in living room and master bedroom
- All internal doors - white painted throughout
- Patio doors to back garden
- Additional swing door to back garden (May & Alladale only)
- Front door number plate
- Internal door handles stainless steel, satin finish throughout
- Sockets & switches - white throughout
- Smart thermostats and home energy meters provided
- TV cable to living room & master bedroom

EXTERNAL FEATURES

- Insulated render and brick slip
- Inline power saving solar panels
- Entrance canopy
- Double driveways available with selected plots
- Front and rear door lighting
- EV charging points to side, with selected plots
- Hard wired doorbell

*GARAGE AVAILABLE AS ADDITIONAL EXTRA ON PLOTS 24/25/54/55/56/74/77/78

– Please speak to your Rettie & Co representative to discuss further.

BATHROOM & EN-SUITE FEATURES

- White contemporary sanitaryware throughout
- Modern vanity units, gloss white
- Contemporary full height tiling to bath and shower enclosure
- Chrome taps
- Chrome heated towel rail
- Thermostatic mixer showers

KITCHEN FEATURES

- Range of fully fitted designer kitchen
- Pendant lighting throughout
- Splashback behind hob
- Bosch 50/50 Integrated Fridge Freezer (or equivalent)
- Bosch Single Oven (or equivalent)
- Bosch Four Burner Gas Hob (or equivalent)
- Bosch Chimney Hood (or equivalent)
- Bosch Integrated Dishwasher (or equivalent)

UTILITY ROOM

- Separate utility room to all house types
 - White contemporary WC & basin
 - Space provided for washer/dryer
 - Gas combi-boiler (except Alladale where in kitchen)
 - Contemporary floor tiling
- *Future proofed for shower room adaptation

BEDROOM FEATURES

- Data output in master bedroom
- TV socket in master bedroom
- Built in wardrobe (Duchray only)
- Master bedroom with ensuite, with thermostatic mixer shower (except Kinloch)

Premier guarantee warranty.

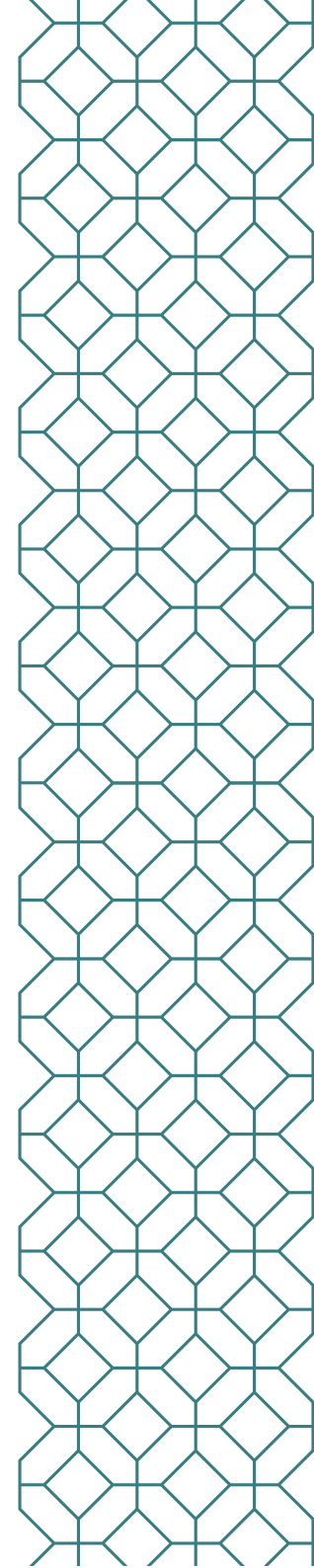
Please check with the sales department for latest specification before reserving.
Blackridge Developments reserve the right to amend specifications

About us

Ardent is a privately owned property development organisation with bases in Aberdeen, Edinburgh and Cork. We consist of a group of experienced property and construction professionals that specialise in the delivery of residential, commercial and hospitality developments in Scotland and Ireland.

Utilising a certified project and risk management approach, Ardent delivers high quality developments on time and to agreed budgets. We work both in challenging urban environments to regenerate abandoned buildings and on green-field sites to deliver comfortable homes with performance levels in excess of statutory requirements.

We work closely with tried and tested industry partners to deliver innovative solutions to the housing market. Ardent is currently transitioning towards modular construction and by 2026, will deliver all of our housing developments utilising off-site fabrication techniques.



Professional Team



DEVELOPER



RETTIE

0131 243 3858

redburnmeadows@rettie.co.uk

SALES AGENT

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name 'Redburn Meadows' is the marketing name for the development. The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agent before making a purchasing decision. The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of the developer, but only to a similar or higher standard. Consequently, these plans do not form part of any contract.



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