

LOVELL
HOMES

PRESENTS



WILLOW GROVE
DECHMONT

| AT HOME IN |



WILLOW GROVE DECHMONT

Willow Grove at Dechmont has the charm of village life, in a semi-rural location with easy access to Livingston and Edinburgh. An impressive collection of 2, 3, 4 and 5 bedroom homes are available, with Lovell housetypes carefully chosen to suit the location.

Within walking distance is Dobbies Garden Centre and Livingston has superstores for the weekly food shop as well as a huge variety of shopping, dining, a cinema, gyms and leisure options at The Centre and the Livingston Designer Outlet. Beecraigs and Almondell Country Parks are nearby, golfers have Deer Park and families can try Xtreme Karting Edinburgh just 5 miles away.

Whether you're buying your first home, making room for a growing family or simply looking for a fresh start, Lovell offers a straightforward buying journey with fixed prices and considered layouts, quality materials and craftsmanship so you love your home the moment you step inside.



Streetscene of Willow Grove, Dechmont

| BUILT TO BE LOVED |

We know how important it is that your home suits your lifestyle and personality. At Lovell you can choose from our Inspirations* range, there is wide variety of finishing touches and upgrades which will be expertly installed by our skilled tradespeople, so your home is your own from the moment you move in.

Remember, the earlier you reserve, the more choice you'll have.

Ask our Sales Executives for more details on our Inspirations range.



Glow Garren, Hamilton showhome



Oakwood Edge, Mayfield showhome



The Crossings, South Queensferry showhome



Central Square, Winchburgh showhome

At Willow Grove you're not just buying a house - you're buying a home. Each Lovell home has been thoughtfully designed with modern lifestyles in mind. Depending on the housetype you choose, you'll find design features such as bright open-plan kitchen/dining areas, French doors and private back gardens.

You can choose from a 2-bedroom coach home, terraced and semi-detached 2 and 3 bedroom homes and 3, 4 and 5 bedroom detached family homes.



WILLOW GROVE
DECHMONT

* Subject to build stage from our selected range



IT'S WHAT MAKES
OUR HOMES UNIQUE

The Crossings, South Queensferry showhome

**At Lovell we believe your home should be more than just about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.



WILLOW GROVE
DECHMONT

| WHERE VILLAGE LIFE MEETS MODERN LIVING |

Homes at Willow Grove have been designed with sustainability and long-term performance in mind. Water-efficient fixtures reduce usage by 30% compared to older homes, while solar panels, double glazing and high-performance insulation all help to reduce running costs.

Connecting people to nature was another key design decision. Around 5,000 new trees are being planted throughout the neighbourhood, including the willows that give Willow Grove its name. The development has views across open countryside, safe walking routes, pocket parks and wildflower meadows.



Beechraigs Country Park



Nearby golf facilities



Local zoo



Indoor climbing arena



Local restaurants and cafés

Willow Grove is a collection of 68 new homes designed to integrate into the existing village of Dechmont. The layout of homes and new gateway entrance were guided by the character of the surrounding area.



WILLOW GROVE
DECHMONT

| MORE TO ENJOY, JUST MINUTES AWAY |

In Dechmont village you have a village shop, post office and cafe, children's clubs at the village hall and soon there will be a new primary school.

Dobbies Garden centre is within walking distance and in Livingston there are superstores for the weekly food shop as well as a huge variety of shopping, dining, gyms, cinemas and leisure options including Livingston Designer Outlet, Scotland's largest designer outlet, which has more than 80 shops, restaurants and cafés.

Families have plenty of days out nearby including Almond Valley 'friendly farm' with indoor and outdoor adventure areas, the Five Sisters Zoo, Xtreme Combat Laser Tag and the EICA, Europe's largest indoor climbing arena

There are beautiful walks at nearby Dechmont Law, Beecraigs and Almondell Country Parks and just 15 minutes away Deer Park Golf & Country Club is home to one of the top courses in the Lothians and also has a pool, spa, ten pin bowling and squash courts.



WILLOW GROVE
DECHMONT



Local garden centre



Nearby gym facilities



Local cinema



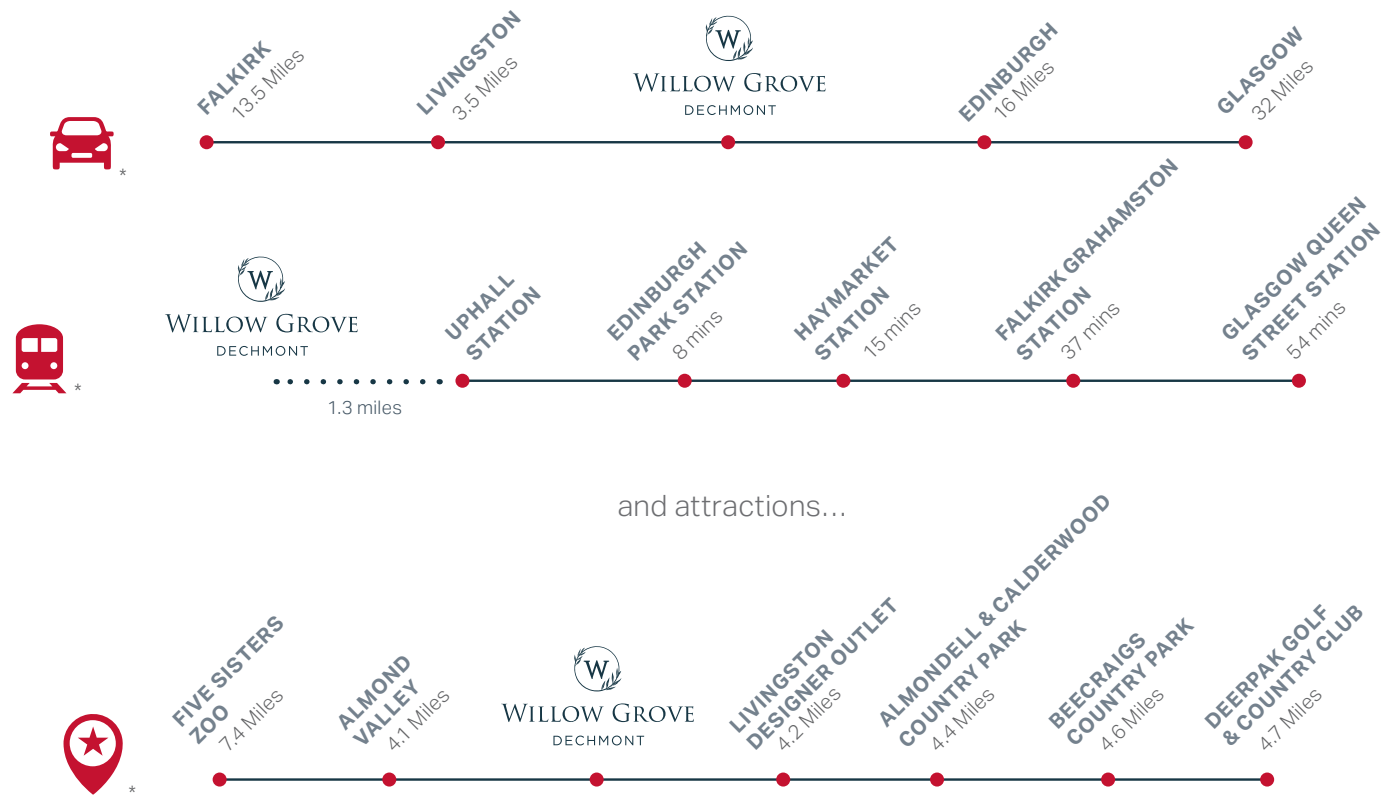
Livingston Designer Outlet



Family activities

IDEALLY LOCATED

Willow Grove is ideally placed for commuting...



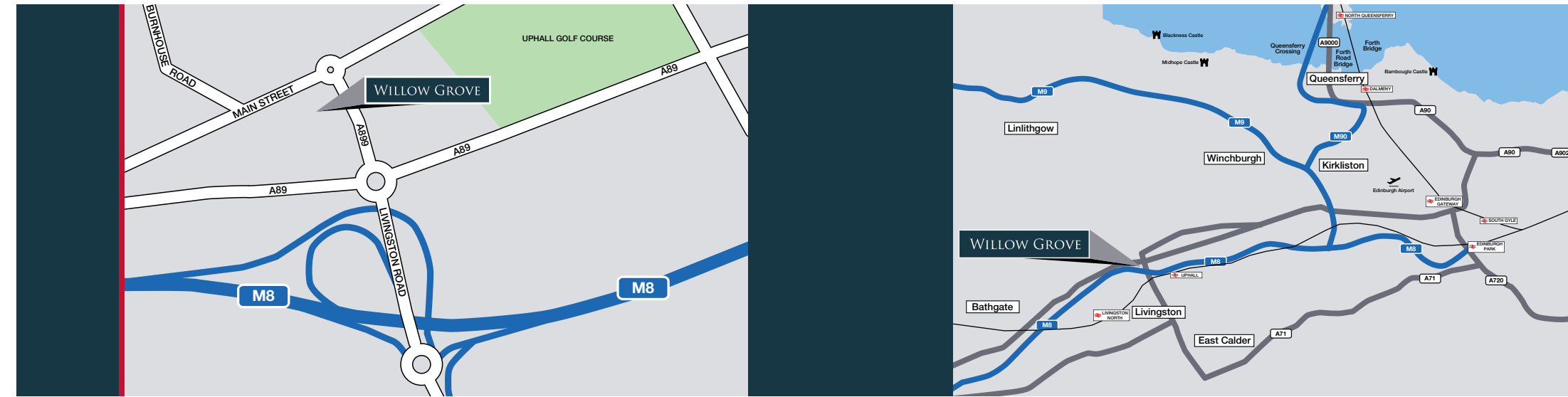
* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

FROM GLASGOW

Take the M8 eastbound towards Edinburgh and exit at Junction 3.
Follow the A899 north towards Dechmont. At Dechmont Roundabout, take the second exit onto the A89 towards Dechmont.
At the next roundabout, take the first exit onto Main Street.
The development will be on your left.

FROM EDINBURGH

Take the M8 westbound towards Glasgow and exit at Junction 3.
Follow the A899 north towards Dechmont. At Dechmont Roundabout, take the second exit onto the A89 towards Dechmont.
At the next roundabout, take the first exit onto Main Street.
The development will be on your left.



SAT NAV POSTCODE: EH52 6JY

| BUYING WITH LOVELL HOMES |

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Willow Grove is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



WILLOW GROVE
DECHMONT



WILLOW GROVE

DECHMONT



PLEASE NOTE: CGIs are indicative, external finishes and features may vary.



WILLOW GROVE

DECHMONT

THE DEVELOPMENT



- ABERDOUR
2 bedroom home
- ANSTRUTHER
2 bedroom home
- BOTHWELL
3 bedroom home
- CARNOUSTIE
3 bedroom home
- CRAIL
3 bedroom home
- DUNBAR
4 bedroom home
- GULLANE
4 bedroom home
- HUNTLY
4 bedroom home
- HADDINGTON
5 bedroom home
- JEDBURGH
5 bedroom home
- KELSO
5 bedroom home



This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way. Sept 26

LOVELL
HOMES

ABERDOUR

2 bedroom home

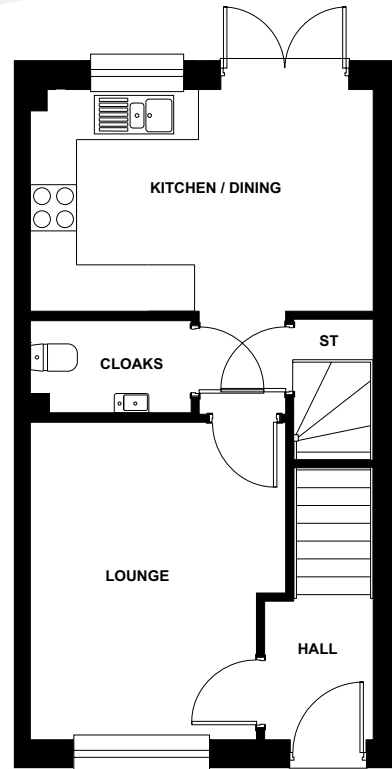


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ABERDOUR

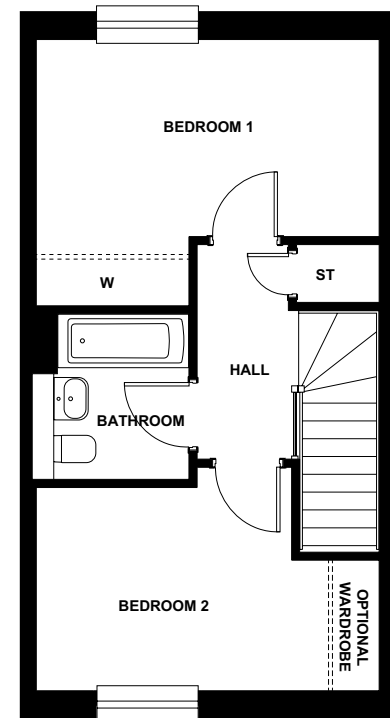
2 bedroom mid terrace home

Plots 2, 3



Ground floor

Kitchen / Dining	4350mm x 2872mm	14'3" x 9'5"
Lounge	3268mm x 4103mm	10'8" x 13'5"
Cloaks	2084mm x 1194mm	6'10" x 3'11"



First floor

Bedroom 1	4403mm x 2540mm	14'5" x 8'4"
Bedroom 2	4403mm x 2622mm	14'5" x 8'7"
Bathroom	2032mm x 2143mm	6'8" x 7'0"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Sept 26.



ANSTRUTHER

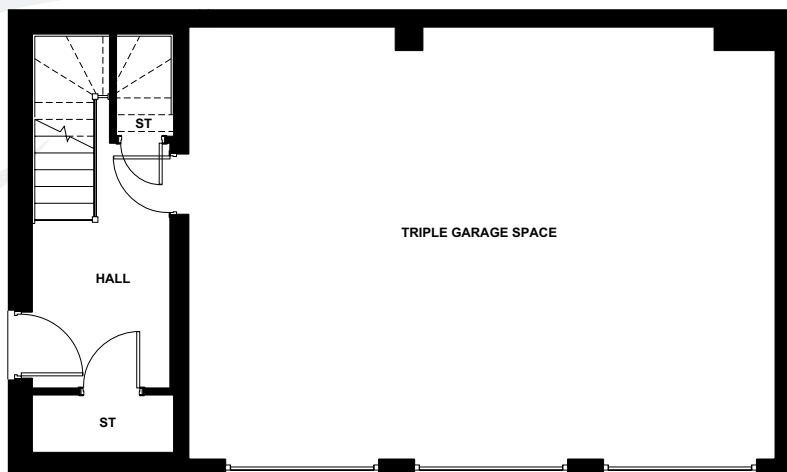
2 bedroom home

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ANSTRUTHER

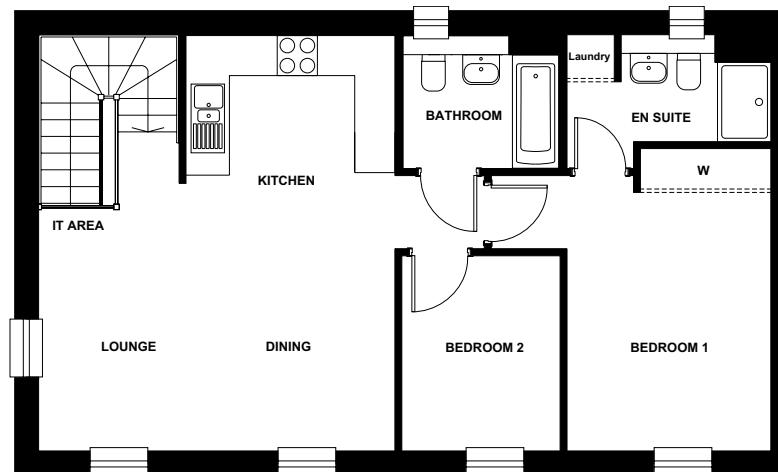
2 bedroom detached home

Plot 9



Ground floor

Triple Garage Space 8728mm x 6430mm 28'7" x 21'2"



First floor

Kitchen / Dining / Lounge / IT Area	5317mm x 6204mm	17'5" x 20'4"
Bedroom 1	3035mm x 3857mm	9'11" x 12'7"
Bedroom 2	2367mm x 2909mm	7'9" x 9'6"
Bathroom	2331mm x 1985mm	7'7" x 6'6"
En suite / Laundry	3035mm x 1587mm	9'11" x 5'2"

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BOTHWELL

3 bedroom home

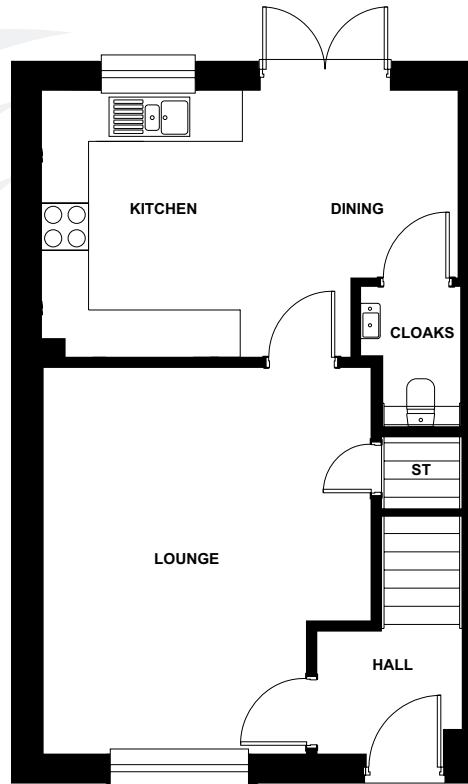


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BOTHWELL

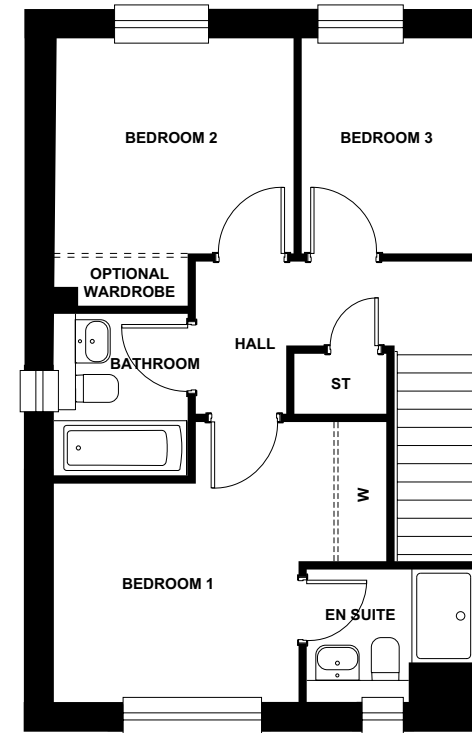
3 bedroom mid / end terrace home

Plots 1, 4, 5, 6, 7



Ground floor

Lounge	4159mm x 4904mm	13'7" x 16'1"
Kitchen / Dining	5213mm x 3382mm	17'1" x 11'1"
Cloaks	991mm x 1790mm	3'3" x 5'10"



First floor

Bedroom 1	3070mm x 2770mm	10'0" x 9'1"
En suite	2144mm x 1677mm	7'0" x 5'6"
Bedroom 2	2954mm x 3384mm	9'8" x 11'1"
Bedroom 3	2207mm x 2719mm	7'2" x 8'11"
Bathroom	1705mm x 2052mm	5'7" x 6'8"

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CARNOUSTIE

3 bedroom home

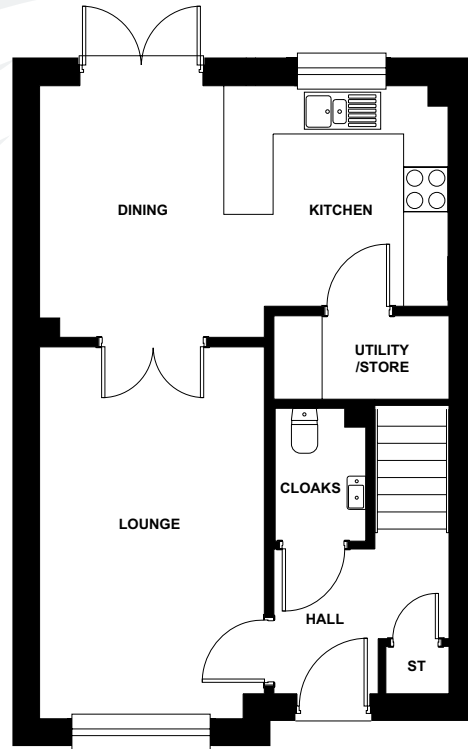


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CARNOUSTIE

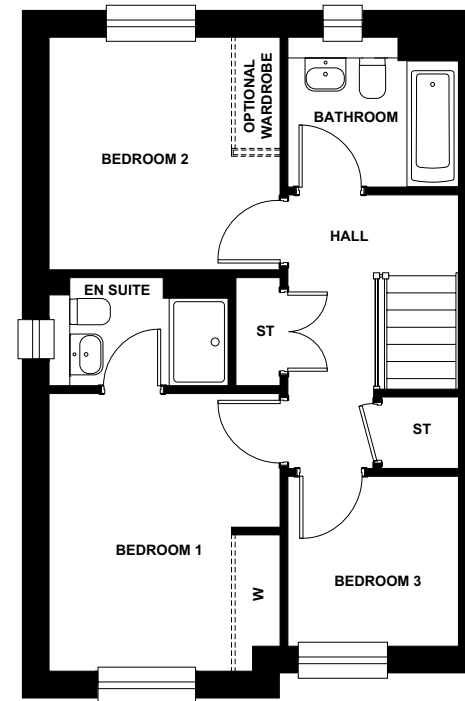
3 bedroom semi detached and detached home

Plots 12, 13, 18, 19, 30, 31, 32, 33, 60



Ground floor

Lounge	3014mm x 5000mm	9'10" x 16'4"
Kitchen / Dining	5409mm x 3390mm	17'9" x 11'1"
Cloaks	1147mm x 1790mm	3'9" x 5'10"



First floor

Bedroom 1	3100mm x 3730mm	10'1" x 12'2"
En suite	2400mm x 1458mm	7'10" x 4'9"
Bedroom 2	3100mm x 3122mm	10'2" x 10'2"
Bedroom 3	2260mm x 2277mm	7'5" x 7'5"
Bathroom	2257mm x 2007mm	7'5" x 6'7"

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CRAIL

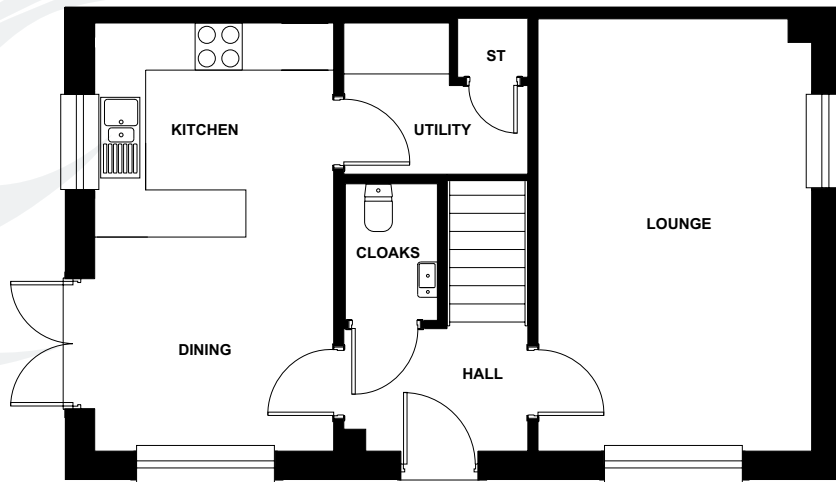
3 bedroom home

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CRAIL

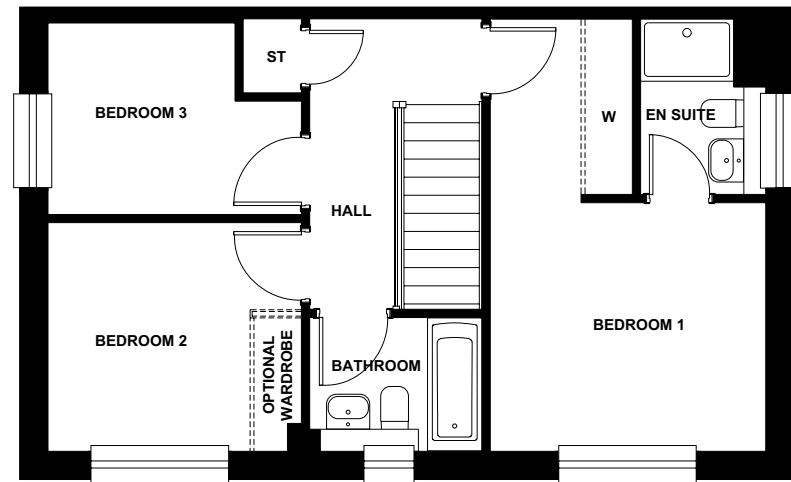
3 bedroom end terrace and detached home

Plots 8, 26, 36, 53, 61, 64



Ground floor

Lounge	5501mm x 3476mm	18'0" x 11'4"
Kitchen / Dining	5448mm x 3046mm	17'10" x 10'0"
Utility	1928mm x 2343mm	6'3" x 7'8"
Cloaks	1743mm x 1175mm	5'8" x 3'10"



First floor

Bedroom 1	3156mm x 3501mm	10'4" x 11'5"
En suite	2240mm x 1583mm	7'4" x 5'2"
Bedroom 2	2901mm x 3219mm	9'6" x 10'6"
Bedroom 3	2442mm x 3219mm	8'0" x 10'6"
Bathroom	1705mm x 2198mm	5'7" x 7'2"

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DUNBAR
4 bedroom home

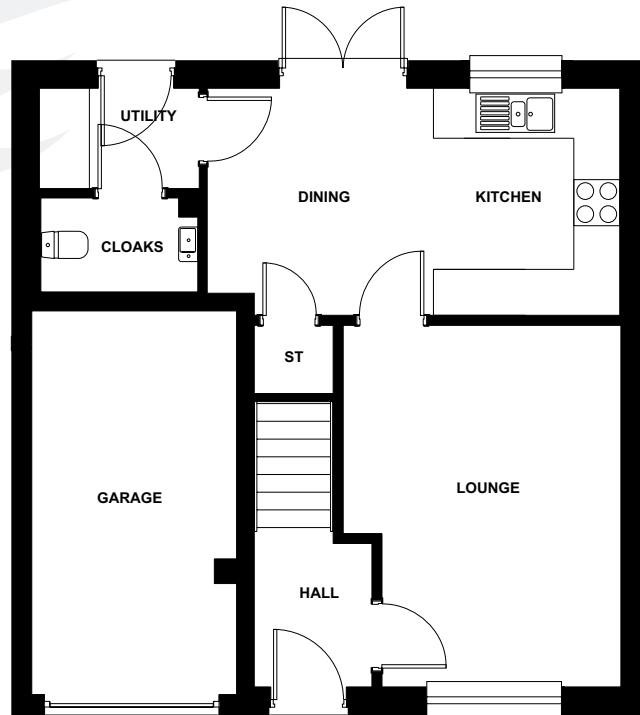


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DUNBAR

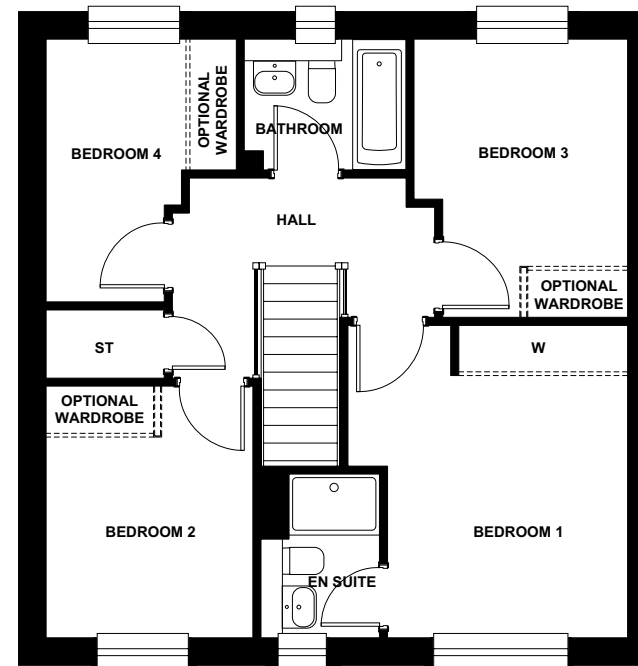
4 bedroom detached home

Plots 42, 43, 48, 54, 66



Ground floor

Lounge	3594mm x 4701mm	11'9" x 15'5"
Kitchen / Dining	5379mm x 2947mm	17'7" x 9'8"
Utility	2070mm x 1294mm	6'9" x 4'3"
Cloaks	2033mm x 1211mm	6'8" x 3'11"



First floor

Bedroom 1	3103mm x 3405mm	10'2" x 11'2"
En suite	1546mm x 2121mm	5'0" x 6'11"
Bedroom 2	2695mm x 3268mm	8'10" x 10'8"
Bedroom 3	2770mm x 3613mm	9'1" x 11'10"
Bedroom 4	2465mm x 3412mm	8'1" x 11'2"
Bathroom	2108mm x 1705mm	6'11" x 5'7"

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LOVELL
HOMES

GULLANE
4 bedroom home



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GULLANE

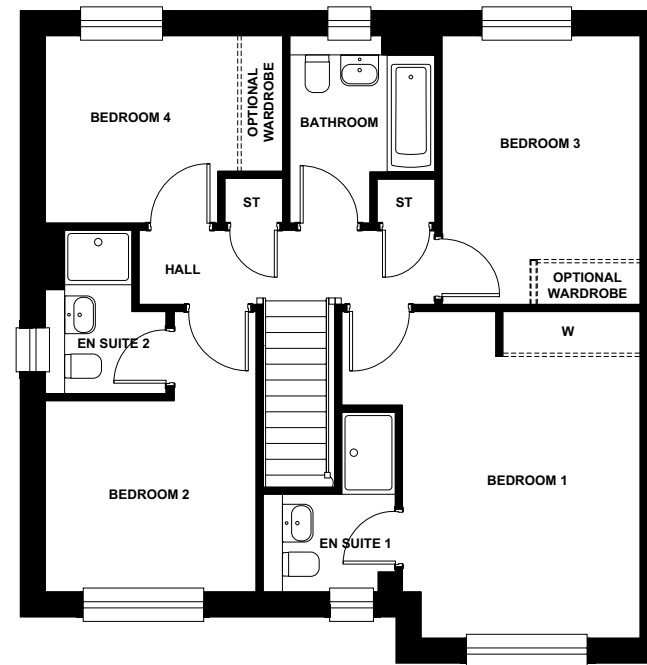
4 bedroom detached home

Plots 14, 15, 16, 24, 44, 59, 62, 63



Ground floor

Lounge	3262mm x 5022mm	10'8" x 16'5"
Kitchen / Dining	5468mm x 3602mm	17'11" x 11'9"
Utility	1551mm x 1905mm	5'1" x 6'3"
Cloaks	1376mm x 1869mm	4'6" x 6'1"



First floor

Bedroom 1	3437mm x 4092mm	11'3" x 13'5"
En suite 1	1925mm x 1408mm	6'3" x 4'7"
Bedroom 2	3069mm x 2772mm	10'0" x 9'1"
En suite 2	1744mm x 2380mm	5'8" x 7'9"
Bedroom 3	2874mm x 3902mm	9'5" x 12'9"
Bedroom 4	3444mm x 2717mm	11'3" x 8'11"
Bathroom	2113mm x 2717mm	6'11" x 8'11"

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HADDINGTON

5 bedroom home

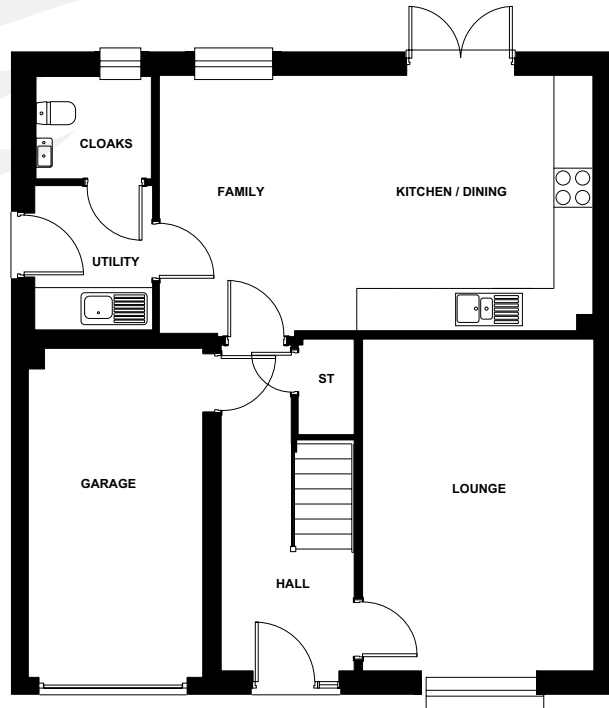


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HADDINGTON

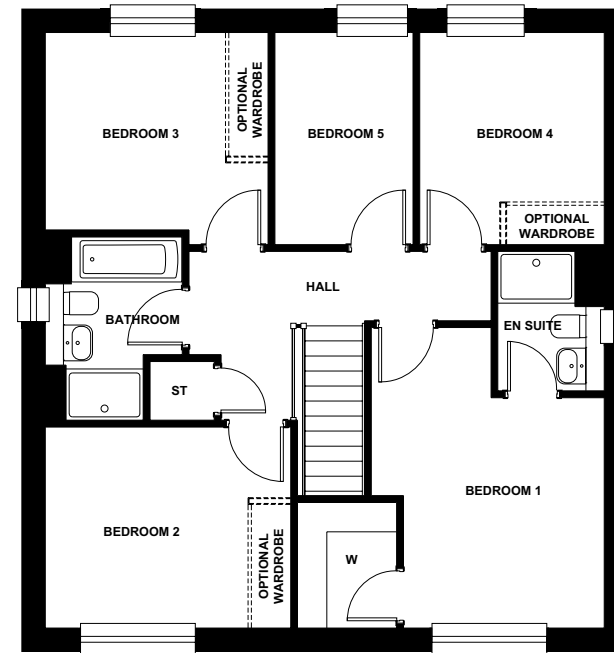
5 bedroom detached home

Plots 11, 17, 23, 25, 40, 46, 51, 56, 58, 67



Ground floor

Lounge	3551mm x 5086mm	11'7" x 16'8"
Kitchen / Dining	6664mm x 3912mm	21'10" x 12'10"
Utility	1810mm x 2204mm	5'11" x 7'2"
Cloaks	1761mm x 1559mm	5'9" x 5'1"



First floor

Bedroom 1	3566mm x 3527mm	11'8" x 11'6"
En suite	1622mm x 2144mm	5'3" x 7'0"
Bedroom 2	3760mm x 3077mm	12'4" x 10'1"
Bedroom 3	3412mm x 3021mm	11'2" x 9'11"
Bedroom 4	2821mm x 3247mm	9'3" x 10'7"
Bedroom 5	2122mm x 3247mm	6'11" x 10'7"
Bathroom	2092mm x 2820mm	6'10" x 9'3"

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HUNTLY

4 bedroom home

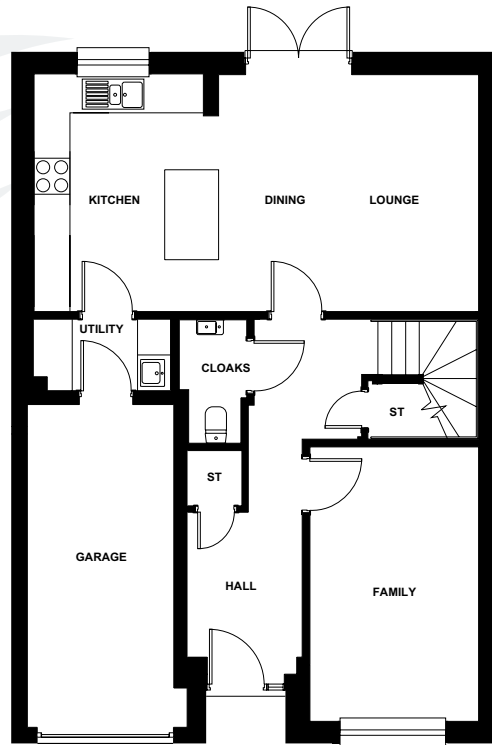


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HUNTLY

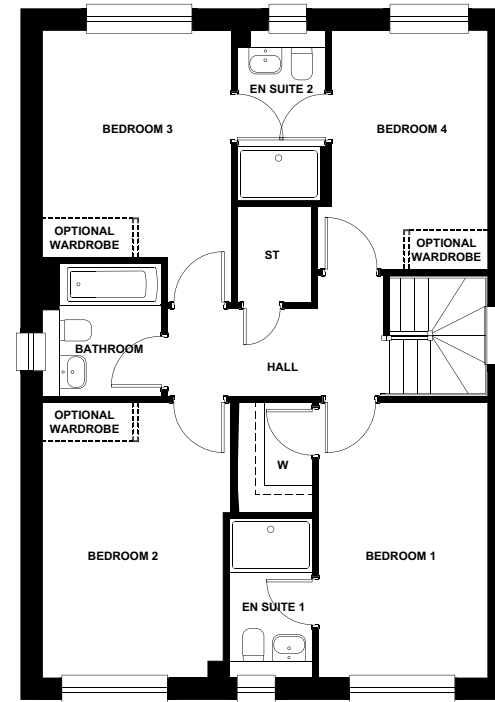
4 bedroom detached home

Plots 20, 21, 34, 37, 38, 47, 55



Ground floor

Kitchen	3080mm x 3951mm	10'1" x 12'11"
Dining / Lounge	4324mm x 3951mm	14'2" x 12'11"
Family	2799mm x 4566mm	9'2" x 14'11"
Utility	2275mm x 1180mm	7'5" x 3'10"
Cloaks	1125mm x 2061mm	3'8" x 6'9"



First floor

Bedroom 1	2813mm x 4591mm	9'2" x 15'0"
Walk in Wardrobe	1237mm x 1844mm	4'0" x 6'0"
En suite 1	1380mm x 2641mm	4'6" x 8'8"
Bedroom 2	3001mm x 4591mm	9'10" x 15'0"
Bedroom 3	3147mm x 3773mm	10'3" x 12'4"
En suite 2	1471mm x 2823mm	4'10" x 9'3"
Bedroom 4	2575mm x 3976mm	8'5" x 13'0"
Bathroom	1985mm x 2205mm	6'6" x 7'2"

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JEDBURGH

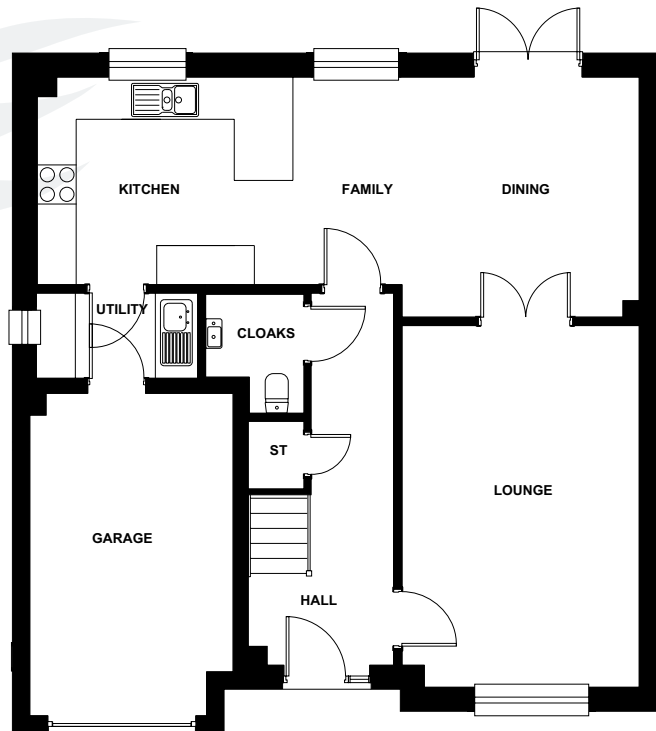
5 bedroom home

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JEDBURGH

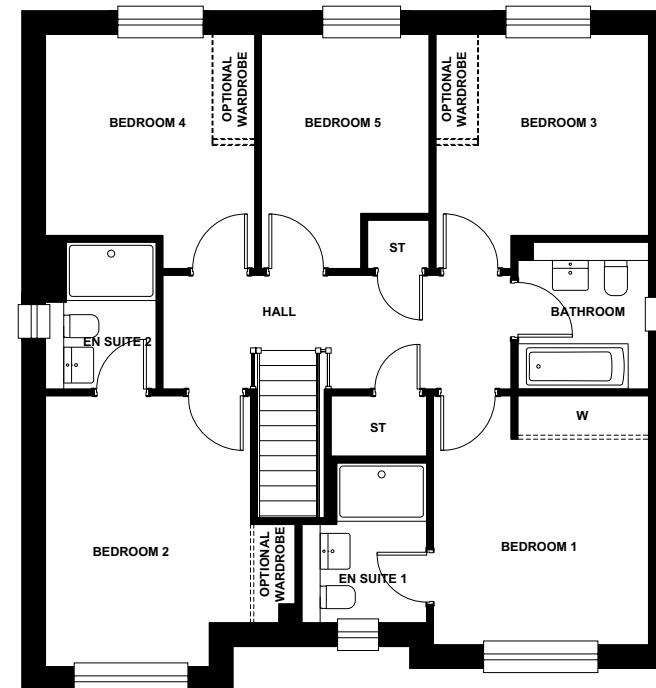
5 bedroom detached home

Plots 10, 22, 35, 39, 41, 50, 52, 65, 68



Ground floor

Lounge	3634mm x 5547mm	11'11" x 18'2"
Kitchen / Dining	9241mm x 3177mm	30'3" x 10'5"
Utility	2465mm x 1297mm	8'1" x 4'3"
Cloaks	1527mm x 1829mm	5'0" x 6'0"



First floor

Bedroom 1	3279mm x 3147mm	10'9" x 10'3"
En suite 1	1929mm x 2443mm	6'4" x 8'0"
Bedroom 2	3150mm x 4150mm	10'4" x 13'7"
En suite 2	1687mm x 2256mm	5'6" x 7'4"
Bedroom 3	3253mm x 3075mm	10'8" x 10'1"
Bedroom 4	3202mm x 3088mm	10'6" x 10'1"
Bedroom 5	2575mm x 3583mm	8'5" x 11'9"
Bathroom	1994mm x 2256mm	6'6" x 7'4"

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KELSO

5 bedroom home

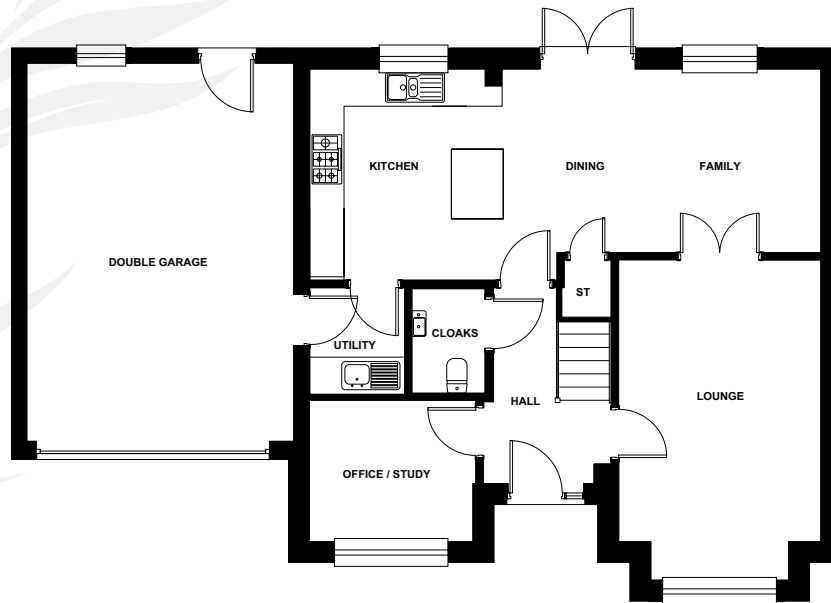


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KELSO

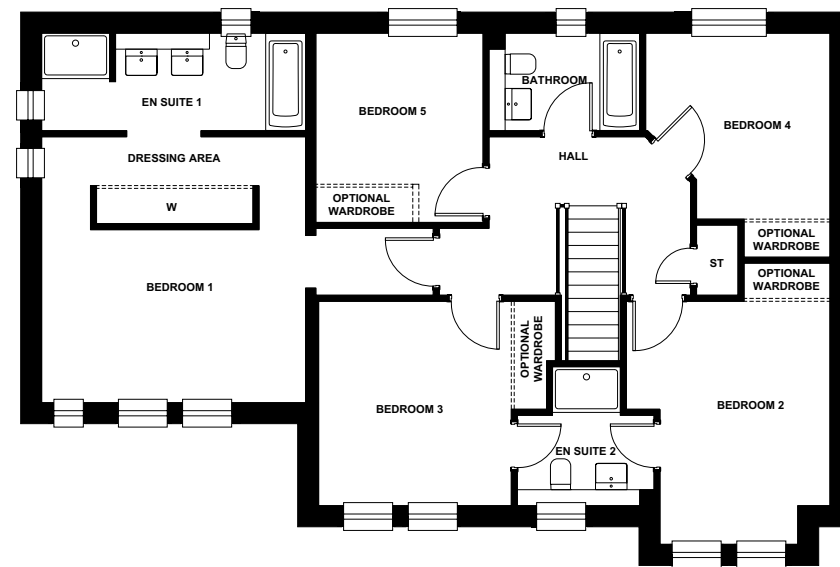
5 bedroom detached home

Plots 27, 28, 29, 45, 49, 57



Ground floor

Lounge	3504mm x 5579mm	11'6" x 18'3"
Kitchen / Dining	8901mm x 3194mm	29'2" x 10'5"
Utility	1648mm x 1863mm	5'4" x 6'1"
Office / Study	2829mm x 2453mm	9'3" x 8'0"
Cloaks	1280mm x 1827mm	4'2" x 5'11"



First floor

Bedroom 1 (incl. dressing)	4594mm x 4619mm	15'0" x 15'1"
En suite 1	4594mm x 1705mm	15'0" x 5'7"
Bedroom 2	3529mm x 4233mm	11'6" x 13'10"
En suite 2	2387mm x 2414mm	7'10" x 7'11"
Bedroom 3	3365mm x 3558mm	11'0" x 11'8"
Bedroom 4	3205mm x 3900mm	10'6" x 12'9"
Bedroom 5	2921mm x 3292mm	9'7" x 10'9"
Bathroom	2630mm x 1705mm	8'7" x 5'7"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Sept 26.

WILLOW GROVE
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[illegible]

	ABERDOUR	ANSTRUTHER	BOTHWELL	CARNOUSTIE	CRAIL	DUNBAR	GULLANE	HADDINGTON	HUNTLY	JEDBURGH	KELSO
Bathroom											
WC - ilife A Washbasin	•	N/A	•	•	•	•	•	•	•	•	•
WC - Washbasin Cerafine D	•	N/A	•	•	•	•	•	•	•	•	•
WC - Close Couple toilet i.life A - Soft Close - Cistern not concealed	•	N/A	•	•	•	•	•	•	•	•	•
Tiling - Main Bathroom - Tiled Bulkheads, Full Height around bath (Chrome Trim)	•										
Tiling - Main Bathroom - Tiled Bulkheads, Dado Height around bath. Full Height in shower enclosure (Chrome Trim)		•	•	•	•	•	•	•	•	•	•
Tiling - Ensuite - Tiled Bulkheads and full height in shower	•	•	•	•	•	•	•	•	•	•	•
Tiling - WC - Splashback above sink	•	N/A	•	•	•	•	•	•	•	•	•
Electrical											
Switches and Sockets to be White Deta Slimline	•	•	•	•	•	•	•	•	•	•	•
Cat 5 wired back to hub and booster socket in Attic	•	•	•	•	•	•	•	•	•	•	•
Doorbell - Chrome Push hard wired	•	•	•	•	•	•	•	•	•	•	•
Outside light to front and rear of property - Deta L2863LED3	•	•	•	•	•	•	•	•	•	•	•
Kitchens -Pendant Lighting	•	•	•	•	•	•	•	•	•	•	•
Downlights to Bathrooms & Ensuites	•	•	•	•	•	•	•	•	•	•	•
Windows and External Doors											
Front Doors - Composite GRP Cottage Style Door with glass vision panel	•	•	•	•	•	•	•	•	•	•	•
Rear Doors - Composite GRP Glazed Door – Colour: White	•	•	•	•	•	•	•	•	•	•	•
Windows Generally white UPVC colour & style** Etched Obscure Glass to front and Rear external door	•	•	•	•	•	•	•	•	•	•	•
Carpentry											
Internal Doors - 2 Panel Smooth Semi Solid Core	•	•	•	•	•	•	•	•	•	•	•
Sliding Wardrobes to Bed 1 with hanging rail	•	•	•	•	•	•	•	•	•	•	•
Pine Staircase, HDR Profile, Balusters finished in white	•	•	•	•	•	•	•	•	•	•	•
External works											
Car Charging - 7kw to all in-curtilage (Where applicable, subject to drawings)	•	•	•	•	•	•	•	•	•	•	•
Front Turfing	•	•	•	•	•	•	•	•	•	•	•
House Signage - Door Numbers	•	•	•	•	•	•	•	•	•	•	•
External Slabs - as drawings	•	•	•	•	•	•	•	•	•	•	•
Rear Garden dressed only	•	•	•	•	•	•	•	•	•	•	•
Plot fencing to be 1.8m all sides rear garden	•	•	•	•	•	•	•	•	•	•	•
External Tap	•	•	•	•	•	•	•	•	•	•	•

Where the plot has a second Ensuite the spec is the same in both. If a named product is unavailable an alternative product to the same standard will be used.

*Subject to build stage, refer to drawings. **Subject to planning condition. Ref: Sept 26.



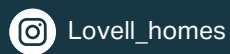
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