

LOVELL  
HOMES

PRESENTS



CENTRAL SQUARE

WINCHBURGH



WELCOME TO



# CENTRAL SQUARE

## WINCHBURGH

Winchburgh is a thriving new town near Edinburgh that seamlessly blends urban convenience with rural tranquillity. As one of the UK's most exciting place-making projects, it offers residents a peaceful yet connected lifestyle, with Edinburgh just a short journey away.

For outdoor enthusiasts, the Union Canal provides a scenic setting for paddleboarding, kayaking, and boating, while its surrounding trails are perfect for walking and cycling.

Winchburgh also fosters a strong community spirit, with activities and social groups for all ages. From sports clubs, including netball, golf, and football, to opportunities to explore the natural beauty of the area, there is always something to engage in.

WINCHBURGH

— EST. 1169 —





Winchburgh Marina

## A PERFECT FIT FOR EVERY LIFESTYLE



All interior images from Oakwood Edge and The Crossings showhomes



At Lovell Homes, we are dedicated to building more than just houses; we create homes where communities can flourish. Central Square offers a wide range of housetypes including 3, and 4 bedroom family homes, unique 2.5 storey homes with loft style principal suite and spacious 4 bedroom townhouses – there's something to suit every lifestyle.

With open-plan living spaces, high-quality finishes, and the chance to personalise your home through our Inspirations range\*, you can create a living space that truly reflects your style and needs. Early reservations allow you to choose from a wider range of customisation options, ensuring your new home is perfect from the moment you move in.

Our brand new house styles for 2025 draw inspiration from the country's rich heritage, ensuring each home combines contemporary design with practical features.

Lovell Homes are renowned for their commitment to style, quality, and value. We take pride in our superior craftsmanship and rigorous attention to detail, ensuring every home meets the highest standards. With Lovell, you're not just buying a house; you're investing in a home that you'll be proud to call your own.

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



CENTRAL SQUARE

WINCHBURGH

\* Subject to build stage from our selected range



IT'S WHAT MAKES  
OUR HOMES UNIQUE

Oakwood Edge 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

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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

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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

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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.



CENTRAL SQUARE

WINCHBURGH

## SCOTLAND'S HIDDEN GEM

Winchburgh is more than just a new development; it's a community built for modern living. Families can enjoy access to highly regarded schools, including Winchburgh Academy and Sinclair Academy, as well as nursery and primary education options. For working parents, Little Flyers provides after-school care, offering flexibility and peace of mind.

Community spirit is at the heart of Winchburgh. With regular events, clubs, and activities, there's something for everyone to enjoy. Whether it's meeting neighbours at local gatherings or joining one of the many social groups, building connections here is effortless. The town's growing centre is evolving into a bustling social and retail destination, with plans for additional shops, cafes and restaurants offering even more opportunities for residents to connect and enjoy leisure time.



# CENTRAL SQUARE

## WINCHBURGH



Streetscene of Central Square, Winchburgh

## A COMMUNITY RICH IN AMENITIES AND ACTIVITIES



Union Canal



Xcite Sport & Wellbeing Hub

Winchburgh offers an unparalleled outdoor lifestyle, with Auldcathie District Park as its green jewel. Spanning acres of landscaped spaces, it's perfect for picnics, leisurely strolls, or family adventures. The park is a haven for nature lovers, with walking and cycling trails that connect to the wider countryside.

The newly developed sports hub adds to the town's charm, featuring a swimming pool, fitness facilities, and outdoor pitches. Designed to suit everyone, from aspiring athletes to those simply aiming to stay active, these state-of-the-art amenities cater to all ages and interests. Golf enthusiasts can enjoy the nearby courses, while the Union Canal provides a serene setting for paddleboarding or boating.

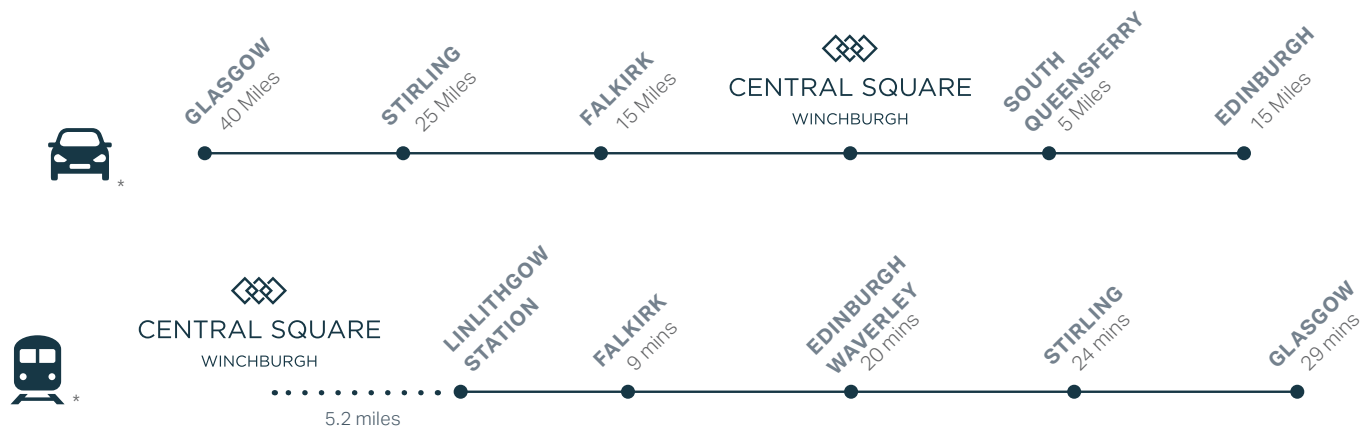


# CENTRAL SQUARE

## WINCHBURGH

# IDEALLY LOCATED

Central Square is ideally placed for commuting...



and attractions...



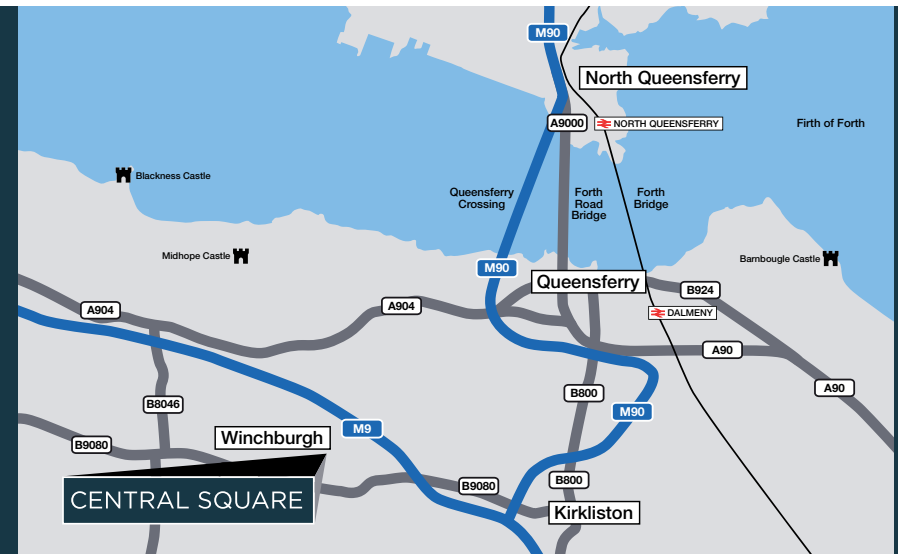
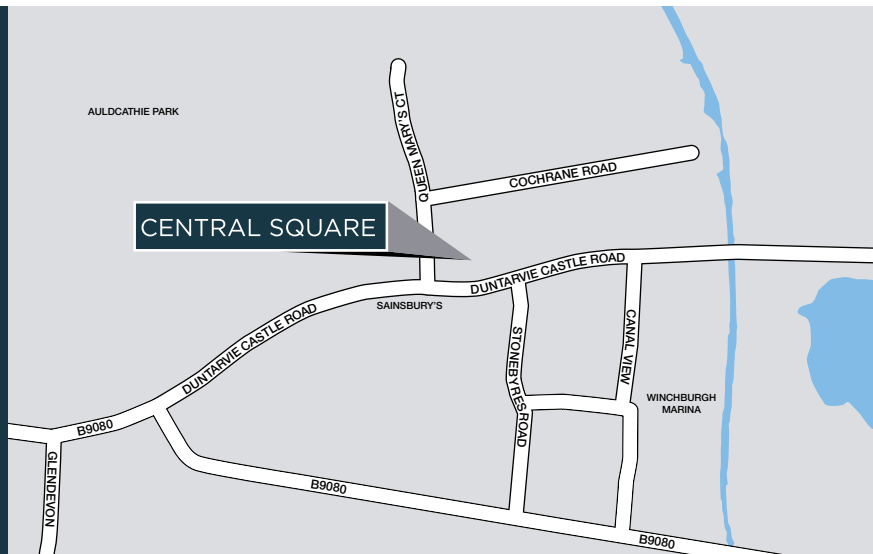
\* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

## FROM THE SOUTH

From the M74 to Glasgow, take the M8 to Edinburgh. At junction 2, take the exit for the M9 and Forth Road Bridge. Stay on the M9 until for approximately 4 miles and then take the exit at junction 1B for Winchburgh. At the roundabout, take the first exit onto the B8020. Continue on that road for approximately half a mile and the development will be on your right.

## FROM THE NORTH

Follow the M90 south to Dunfermline and Edinburgh. After you cross the Firth of Forth, leave the M90 at junction 1A, then take the third exit at the Queensferry Junction onto the A904. Continue along the A904 until you reach the turn off for Winchburgh and turn left onto Winchburgh Road (B8020). Follow this road through a couple of sets of roundabouts and approximately half a mile after the second junction the development will be on your right.



# HOW TO PURCHASE

**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). Central Square 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.



THE  
DEVELOPMENT



CENTRAL SQUARE  
WINCHBURGH

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

# THE DEVELOPMENT



## CENTRAL SQUARE

WINCHBURGH

- BOTHWELL  
3 bedroom mid and end terrace home
- CARNOUSTIE  
3 bedroom semi detached home
- ELMWOOD  
4 bedroom detached home
- GULLANE  
4 bedroom detached home

- HUNTLY  
4 bedroom detached home
- SPEY  
3 bedroom mid and end terrace townhouse
- STIRLING  
4 bedroom mid and end terrace townhouse
- STRATHMORE  
4 bedroom mid and end terrace townhouse



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. Jan 25

**LOVELL**  
HOMES



BOTHWELL

3 bedroom terraced home



CENTRAL SQUARE

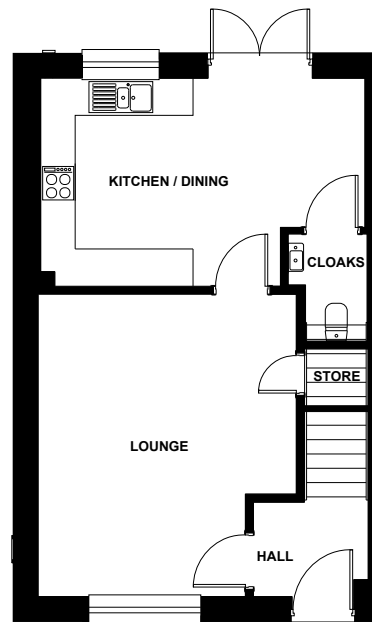
WINCHBURGH

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

# BOTHWELL

## 3 bedroom mid and end terrace home

Plots 9, 10, 13, 14, 15, 16, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33,  
50, 51, 52, 53, 54, 55, 56, 63, 64, 65, 66, 67, 68, 69, 72, 73, 74, 79, 80, 81, 82, 83, 84, 85

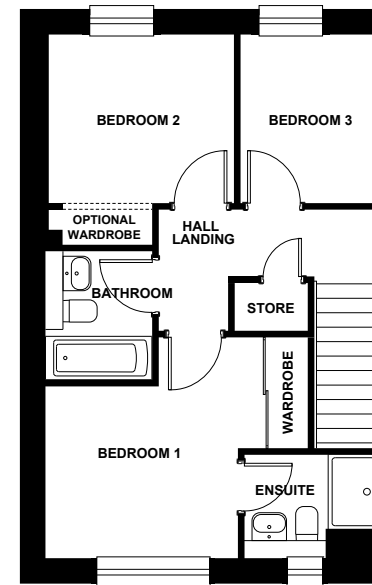


Ground floor

**Kitchen / Dining** 5218mm x 3355mm 17' 1" x 11' 0"

**Lounge** 4164mm x 4877mm 13' 8" x 16' 0"

**Cloaks** 994mm x 1790mm 3' 3" x 5' 10"



First floor

**Bedroom 1** 3073mm x 2743mm 10' 1" x 9' 0"

**En suite** 2145mm x 1650mm 7' 0" x 5' 5"

**Bedroom 2** 2956mm x 3357mm 9' 8" x 11' 0"

**Bedroom 3** 2210mm x 2692mm 7' 3" x 8' 10"

**Bathroom** 1705mm x 2052mm 5' 7" x 6' 8"

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. Jan 25.



CARNOUSTIE

3 bedroom semi detached home



CENTRAL SQUARE

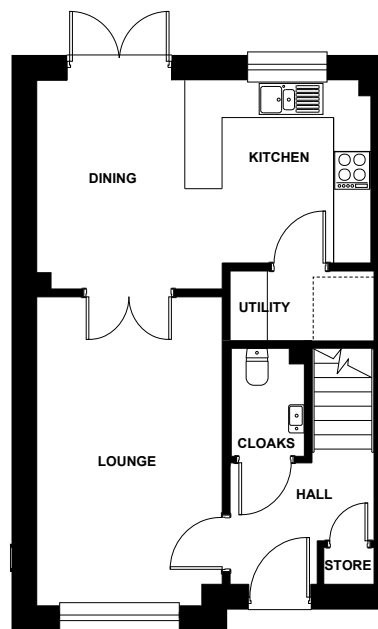
WINCHBURGH

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

# CARNOUSTIE

## 3 bedroom semi detached home

Plots 11, 12, 17, 18, 70, 71, 106, 107

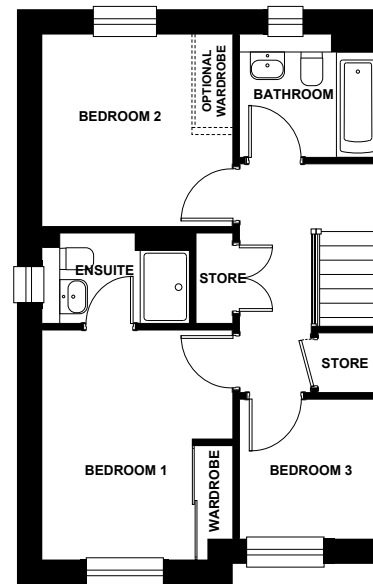


Ground floor

**Kitchen / Dining** 5386mm x 3364mm 17' 8" x 11' 0"

**Lounge** 2988mm x 4972mm 9' 9" x 16' 3"

**Cloaks** 1179mm x 1790mm 3' 10" x 5' 10"



First floor

**Bedroom 1** 3073mm x 3702mm 10' 1" x 12' 1"

**En suite** 2372mm x 1458mm 7' 9" x 4' 9"

**Bedroom 2** 3072mm x 3095mm 10' 1" x 10' 1"

**Bedroom 3** 2259mm x 2250mm 7' 5" x 7' 4"

**Bathroom** 2259mm x 1980mm 7' 5" x 6' 6"

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ELMWOOD

4 bedroom detached home



CENTRAL SQUARE

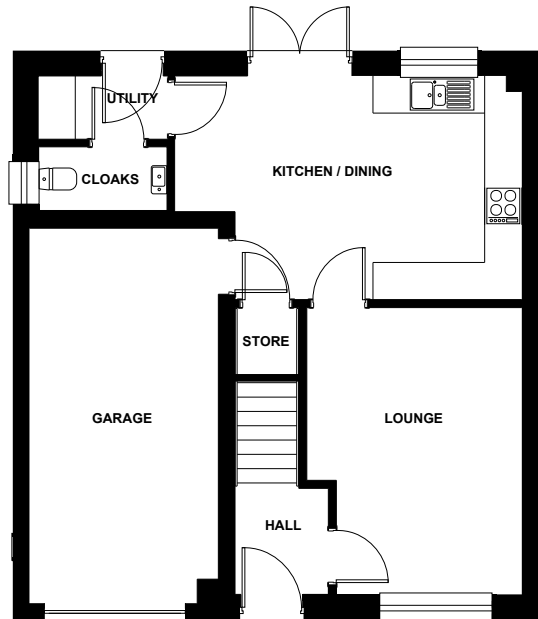
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# ELMWOOD

## 4 bedroom detached home

Plots 59, 60



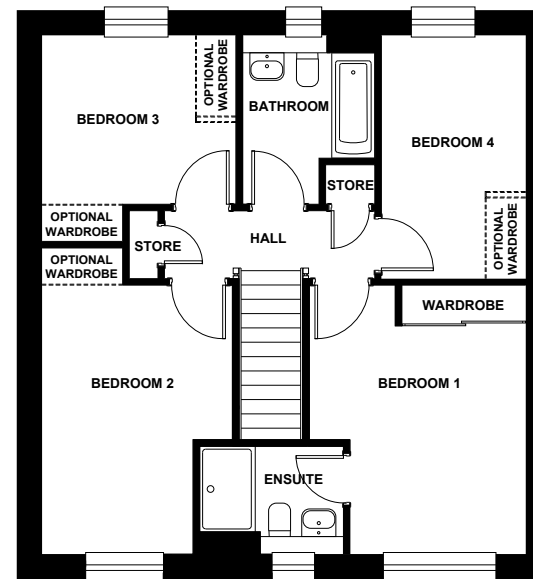
Ground floor

**Kitchen / Dining** 5598mm x 3607mm 18' 4" x 11' 10"

**Lounge** 3467mm x 4626mm 11' 4" x 15' 2"

**Cloaks** 2059mm x 1020mm 6' 9" x 3' 4"

**Utility** 2059mm x 1026mm 6' 9" x 3' 4"



First floor

**Bedroom 1** 3490mm x 3679mm 11' 5" x 12' 0"

**En suite** 2317mm x 1737mm 7' 7" x 5' 8"

**Bedroom 2** 3068mm x 4334mm 10' 0" x 14' 2"

**Bedroom 3** 3128mm x 2722mm 10' 3" x 8' 11"

**Bedroom 4** 2328mm x 3922mm 7' 7" x 12' 10"

**Bathroom** 2135mm x 2722mm 7' 0" x 8' 11"

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GULLANE

4 bedroom detached home



CENTRAL SQUARE

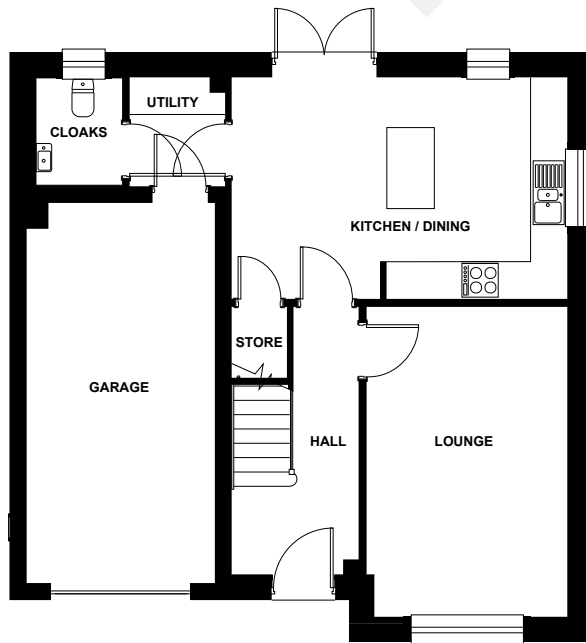
WINCHBURGH

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

# GULLANE

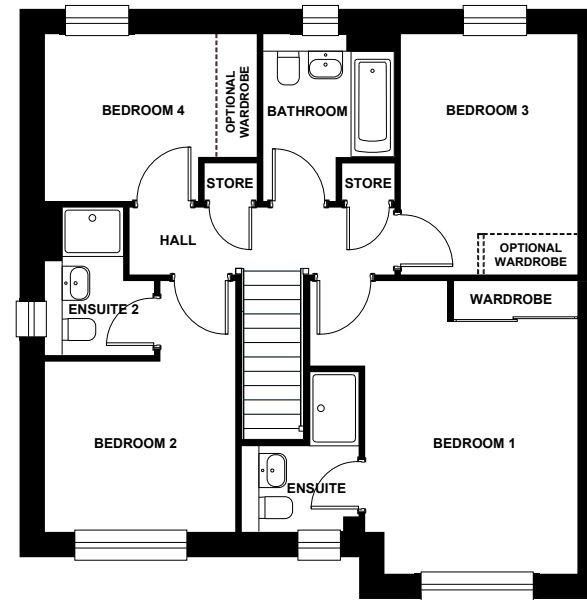
## 4 bedroom detached home

Plots 19, 20, 61, 62



Ground floor

**Kitchen / Dining** 5413mm x 3574mm 17' 9" x 11' 8"  
**Lounge** 3237mm x 4997mm 10' 7" x 16' 4"  
**Cloaks** 1389mm x 1721mm 4' 6" x 5' 7"  
**Utility** 1538mm x 1757mm 5' 0" x 5' 9"



First floor

**Bedroom 1** 3423mm x 4064mm 11' 2" x 13' 4"  
**En suite** 1884mm x 1380mm 6' 2" x 4' 6"  
**Bedroom 2** 3069mm x 2744mm 10' 0" x 9' 0"  
**En suite 2** 1757mm x 2380mm 5' 9" x 7' 9"  
**Bedroom 3** 2846mm x 3875mm 9' 4" x 12' 8"  
**Bedroom 4** 3416mm x 2690mm 11' 2" x 8' 9"  
**Bathroom** 2113mm x 2690mm 6' 11" x 8' 9"

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**LOVELL**  
HOMES



HUNTLY

4 bedroom detached home



CENTRAL SQUARE

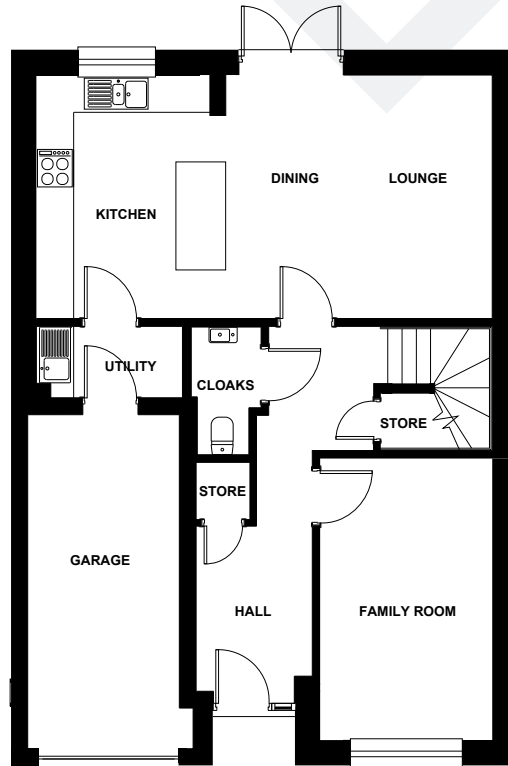
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PLEASE NOTE: CGIs are indicative, external finishes and features may vary.

# HUNTLY

## 4 bedroom detached home

Plots 21, 22, 57, 58



Ground floor

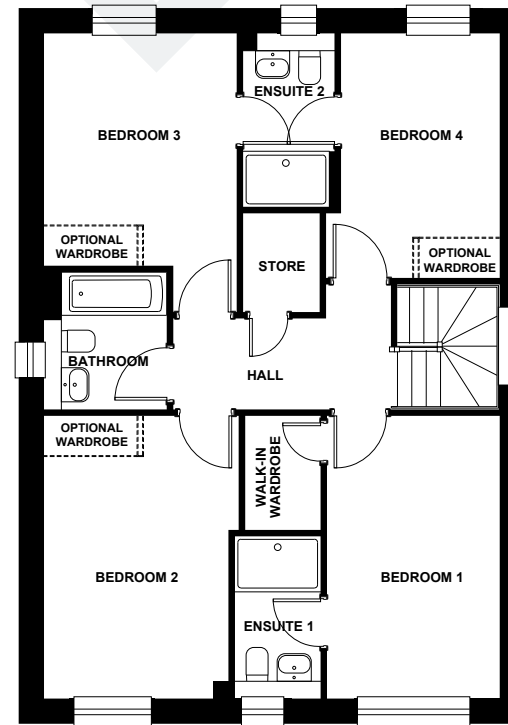
**Lounge / Dining** 4297mm x 23926mm 14' 1" x 12' 10"

**Kitchen** 3052mm x 3926mm 10' 0" x 12' 10"

**Family Room** 2774mm x 4540mm 9' 11" x 14' 10"

**Utility** 2355mm x 1150mm 7' 8" x 3' 9"

**Cloaks** 1125mm x 2060mm 3' 8" x 6' 9"



First floor

**Bedroom 1** 2785mm x 4557mm 9' 1" x 14' 11"

**Walk-in Wardrobe** 1215mm x 1838mm 3' 11" x 6' 0"

**En suite 1** 1380mm x 2614mm 4' 6" x 8' 6"

**Bedroom 2** 2974mm x 4557mm 9' 9" x 14' 11"

**Bedroom 3** 3107mm x 3745mm 10' 2" x 12' 3"

**En suite 2** 1471mm x 2795mm 4' 10" x 9' 2"

**Bedroom 4** 2560mm x 3942mm 8' 4" x 12' 11"

**Bathroom** 1980mm x 2212mm 6' 6" x 7' 3"

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SPEY

3 bedroom townhouse



CENTRAL SQUARE

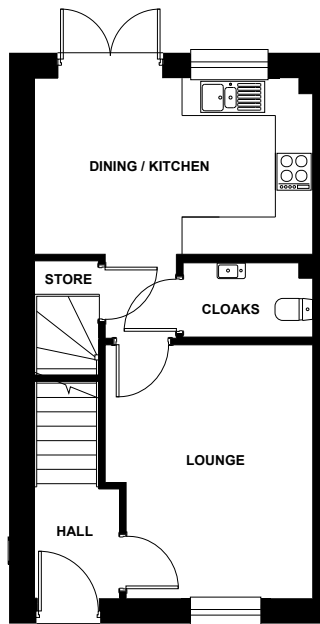
WINCHBURGH

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

# SPEY

## 3 bedroom mid and end terrace townhouse

Plots 8, 34, 35, 36, 37, 38, 75, 76, 77, 78

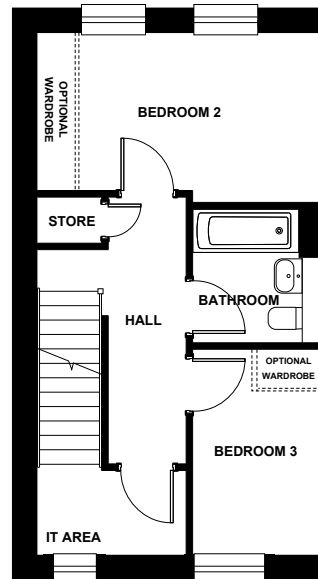


Ground floor

**Dining / Kitchen** 4419mm x 2831mm 14' 6" x 9' 3"

**Lounge** 3337mm x 4075mm 10' 11" x 13' 4"

**Cloaks** 2087mm x 1194mm 6' 10" x 3' 11"

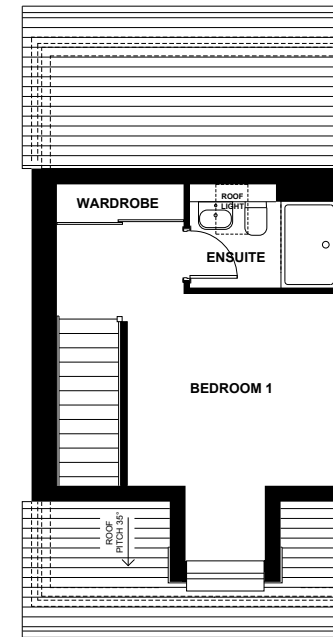


First floor

**Bedroom 2** 4522mm x 2523mm 14' 10" x 8' 3"

**Bedroom 3** 2035mm x 3294mm 6' 8" x 10' 9"

**Bathroom** 2035mm x 2144mm 6' 8" x 7' 0"



Second floor

**Bedroom 1** 3337mm x 3091mm 10' 11" x 10' 1"

**En suite** 2376mm x 1662mm 7' 9" x 5' 5"

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STIRLING

4 bedroom townhouse



CENTRAL SQUARE

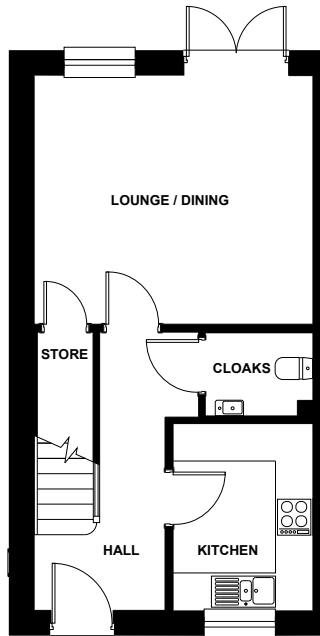
WINCHBURGH

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

# STIRLING

## 4 bedroom mid and end terrace townhouse

Plots 1, 2, 3, 4, 5, 6, 7, 39, 40, 41, 42, 43, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97

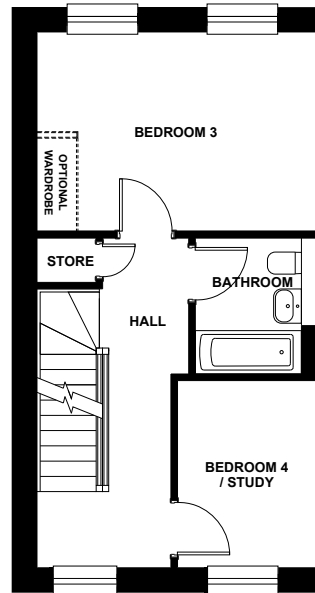


Ground floor

**Lounge / Dining** 4474mm x 3992mm 14' 8" x 13' 1"

**Kitchen** 2244mm x 2997mm 7' 4" x 9' 10"

**Cloaks** 1790mm x 1328mm 5' 10" x 4' 4"

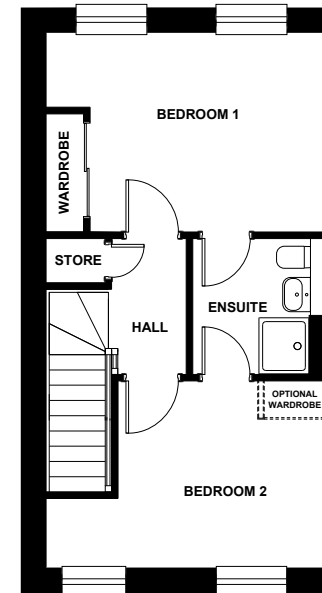


First floor

**Bedroom 3** 4474mm x 3187mm 14' 8" x 10' 5"

**Bedroom 4 / Study** 2269mm x 3000mm 7' 5" x 9' 10"

**Bathroom** 1984mm x 2182mm 6' 6" x 7' 1"



Second floor

**Bedroom 1** 3769mm x 3197mm 12' 4" x 10' 5"

**En suite** 2169mm x 2182mm 7' 1" x 7' 1"

**Bedroom 2** 3319mm x 2997mm 10' 10" x 9' 10"

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STRATHMORE

4 bedroom townhouse



CENTRAL SQUARE

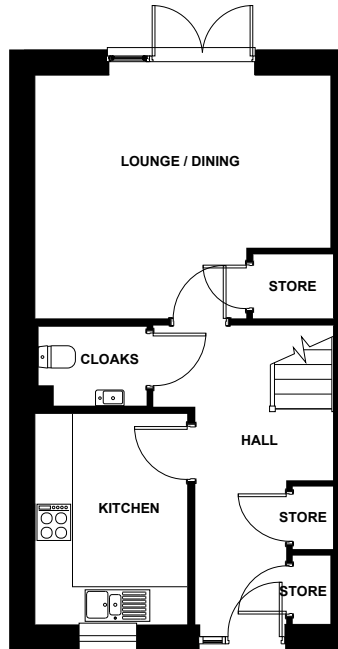
WINCHBURGH

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# STRATHMORE

## 4 bedroom mid and end terrace townhouse

Plots 44, 45, 46, 47, 48, 49, 98, 99, 100, 101, 102, 103, 104, 105

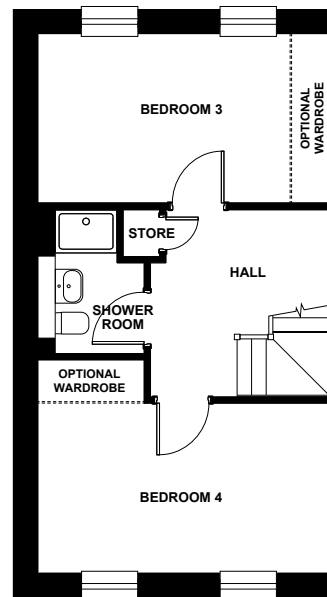


Ground floor

**Lounge / Dining** 4648mm x 3869mm 15' 3" x 12' 8"

**Kitchen** 2372mm x 3347mm 7' 9" x 10' 11"

**Cloaks** 1790mm x 1255mm 5' 10" x 4' 1"

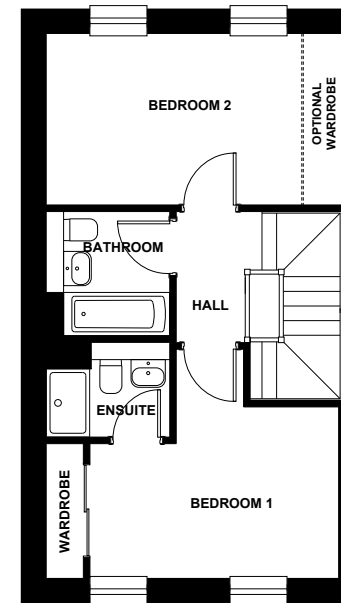


First floor

**Bedroom 3** 4699mm x 2737mm 15' 5" x 8' 11"

**Bedroom 4** 4699mm x 2747mm 15' 5" x 9' 0"

**Shower Room** 1720mm x 2331mm 5' 7" x 7' 7"



Second floor

**Bedroom 1** 3996mm x 2747mm 13' 1" x 9' 0"

**En suite** 1985mm x 1522mm 6' 6" x 5' 0"

**Bedroom 2** 4699mm x 2747mm 15' 5" x 9' 0"

**Bathroom** 1985mm x 1997mm 6' 6" x 6' 6"

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# THE SPECIFICATION



CENTRAL SQUARE  
WINCHBURGH

	BOTHWELL	CARNOUSTIE	SPEY	STIRLING	ELMWOOD	GULLANE	HUNTLY	STRATHMORE
10 Year NHBC Warranty	.	.	.	.	.	.	.	.
<b>Kitchen</b>								
Choice of Symphony Kitchen Units*	.	.	.	.	.	.	.	.
Soft Close Doors and Drawers	.	.	.	.	.	.	.	.
Choice of 40mm Post-formed Worktops and Upstand*	.	.	.	.	.	.	.	.
1.5 Bowl Stainless Sink to Kitchen	.	.	.	.	.	.	.	.
Chrome Mixer Tap to Kitchen	.	.	.	.	.	.	.	.
Electrolux Single Electric Oven under Hob	.	.	.					
Electrolux Double Electric Oven in tall housing unit				.	.	.	.	.
Electrolux 4 Burner Ceramic Electric Hob	.	.	.	.				
Electrolux 5 Burner Ceramic Electric Hob					.	.	.	.
Stainless Steel Splashback to Hob	.	.	.	.	.	.	.	.
Electrolux Stainless Steel Chimney Hood**	.	.	.	.	.	.	.	.
Under Pelmet Lighting	.	.	.	.	.	.	.	.
Electrolux Integrated 70/30 Fridge Freezer	.	.	.	.	.	.	.	.
Electrolux Integrated Dishwasher				.	.	.	.	.
<b>Bathroom</b>								
Ideal Standard Sanitaryware	.	.	.	.	.	.	.	.
Choice of Porcelanosa Tiling*	.	.	.	.	.	.	.	.
White Towel Rail	.	.	.	.	.	.	.	.
<b>Cloakroom</b>								
Ideal Standard Sanitaryware	.	.	.	.	.	.	.	.
Choice of Porcelanosa Tiled Splashback*	.	.	.	.	.	.	.	.
White Towel Rail				.	.	.	.	.
<b>En suite</b>								
Ideal Standard Sanitaryware	.	.	.	.	.	.	.	.
Connect 2 Doors, Simplicity Trays	.	.	.	.	.	.	.	.
Choice of Porcelanosa Tiled Splashback*	.	.	.	.	.	.	.	.
White Towel Rail				.	.	.	.	.

	BOTHWELL	CARNOUSTIE	SPEY	STIRLING	ELMWOOD	GULLANE	HUNTLY	STRATHMORE
<b>Electrics</b>								
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•
BT Point to Downstairs Store	•	•	•	•	•	•	•	•
Outside Light to Front and Rear of Property	•	•	•	•	•	•	•	•
Downlights to Kitchen	•	•	•	•	•	•	•	•
Downlights to Bathroom	•	•	•	•	•	•	•	•
Downlights to En suite	•	•	•	•	•	•	•	•
<b>Internal and Decoration</b>								
Gas Boiler	•	•	•	•	•	•	•	•
Compact Radiators	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•
Feature Internal Doors in White Finish	•	•	•	•	•	•	•	•
Chrome plated Levers on Rose Ironmongery	•	•	•	•	•	•	•	•
Sliding Wardrobes to Bedroom 1	•	•	•	•	•	•	•	•
<b>External</b>								
UPVC Windows***	•	•	•	•	•	•	•	•
7kw Car Charging****	•	•	•	•	•	•	•	•
External Tap	•	•	•	•	•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•
1.8m Fence to Rear Garden	•	•	•	•	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used.

\*Subject to build stage, refer to drawings. \*\*Refer to drawings for sizing. \*\*\*For colour refer to Sales Advisor. \*\*\*\*Available to selected plots of Bothwell, Stirling and Spey. Ref: Aug 25.



# CENTRAL SQUARE

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