

The
HAWTHORNES
LINLITHGOW

www.walkergroup.co.uk

*A bespoke collection of
4 distinguished villas*



Come home to a Walker home

The HAWTHORNES
LINLITHGOW

Welcome to
The Hawthornes
Linlithgow

The Hawthornes is a bespoke collection of only four distinguished villas, worthy of the majestic surroundings of the Royal Burgh of Linlithgow.

It truly is a one-off development in every way, from the hand-picked designs of the villas, to the quality environment only Linlithgow has to offer.

But don't take our word for it, discover for yourself the unique delights of The Hawthornes.



2 DISCOVER THE HAWTHORNES
A collection of executive new homes.



4 DISCOVER LINLITHGOW
A rich environment in every way.

6 DISCOVER WALKER GROUP
A family owned business built on trust.



7 DISCOVER YOUR NEW HOME
Individually designed, step up to a bespoke home.

Please note:

The interior and specification images used throughout this brochure were taken in the showhome of our Sherwood development in Bonnyrigg. They do not specifically represent the fittings and finishes of the homes at The Hawthornes but we hope they give you a good idea of the quality that Walker Group offer and the care and attention that goes into creating a Walker Group home. Our sales team will be more than happy to demonstrate the details and specifications available at the Hawthornes.

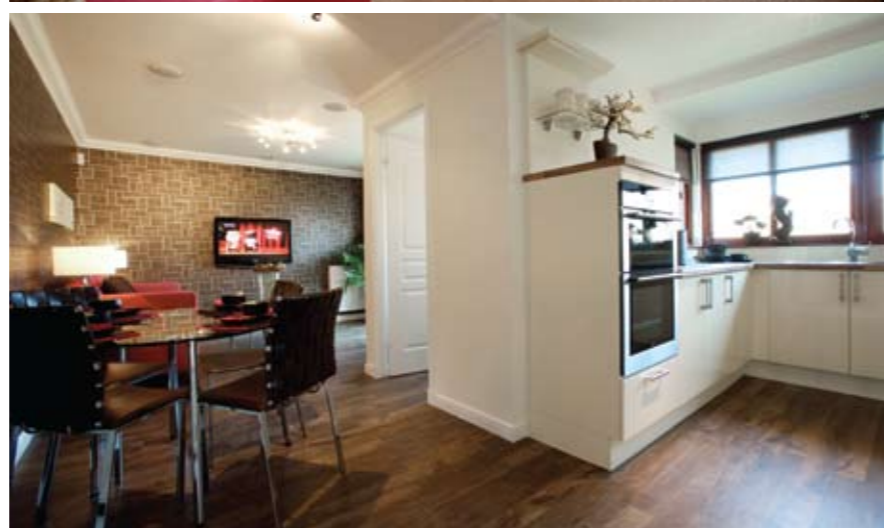
OUR COMMITMENT TO YOU

Every company says they are committed to the highest level of customer service. We prove it with our Customer Charter, which sets out our pledge to you.

The Charter covers everything from standard specifications through to after-sales services. To read a copy and find out more about our company go to

www.walkergroup.co.uk

For more info call 01506 413 101 or visit www.walkergroup.co.uk



A COLLECTION OF EXECUTIVE *new homes*

Named after a range of local hills, Riccarton Drive, off Preston Road, is an established residential area providing the perfect setting for The Hawthornes.

Surrounded by mature landscaping, the development is centrally located to enjoy the many benefits Linlithgow has to offer.

The local railway station is nearby providing frequent services to Edinburgh and Glasgow, enabling you to enjoy a relaxed commute.

Close-by you will find the High Street with the historic town's collection of boutiques, quaint coffee shops and business centres, whilst its renowned schools ensure your family is well catered for, with Linlithgow Academy often appearing near the top of the Scottish league tables.

I have bought a few new build properties and this one has the best finish I have seen

Daylesford purchaser



Computer Generated Image

A COMPANY YOU CAN TRUST

When you're buying a new home you need to be able to trust the company you're buying from. Walker Group is now celebrating over 40 years in the building business. We're still family owned and operated and have built our strong reputation on the quality of our homes, our attention to detail and the excellence of our after-sales service. But don't take our word for it – our thousands of satisfied customers are proof that we build homes that people love.



A RICH
environment
IN
every way

Famous for its palace and loch, with a diversity of arts, shopping and leisure activities, Linlithgow has grown from a popular tourist and historic landmark to a commuter town, serving both Edinburgh and Glasgow. And yet, it also has its own vibrant business infrastructure.

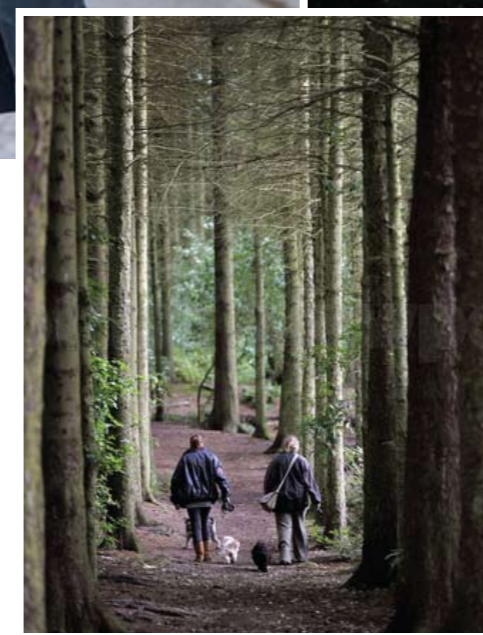
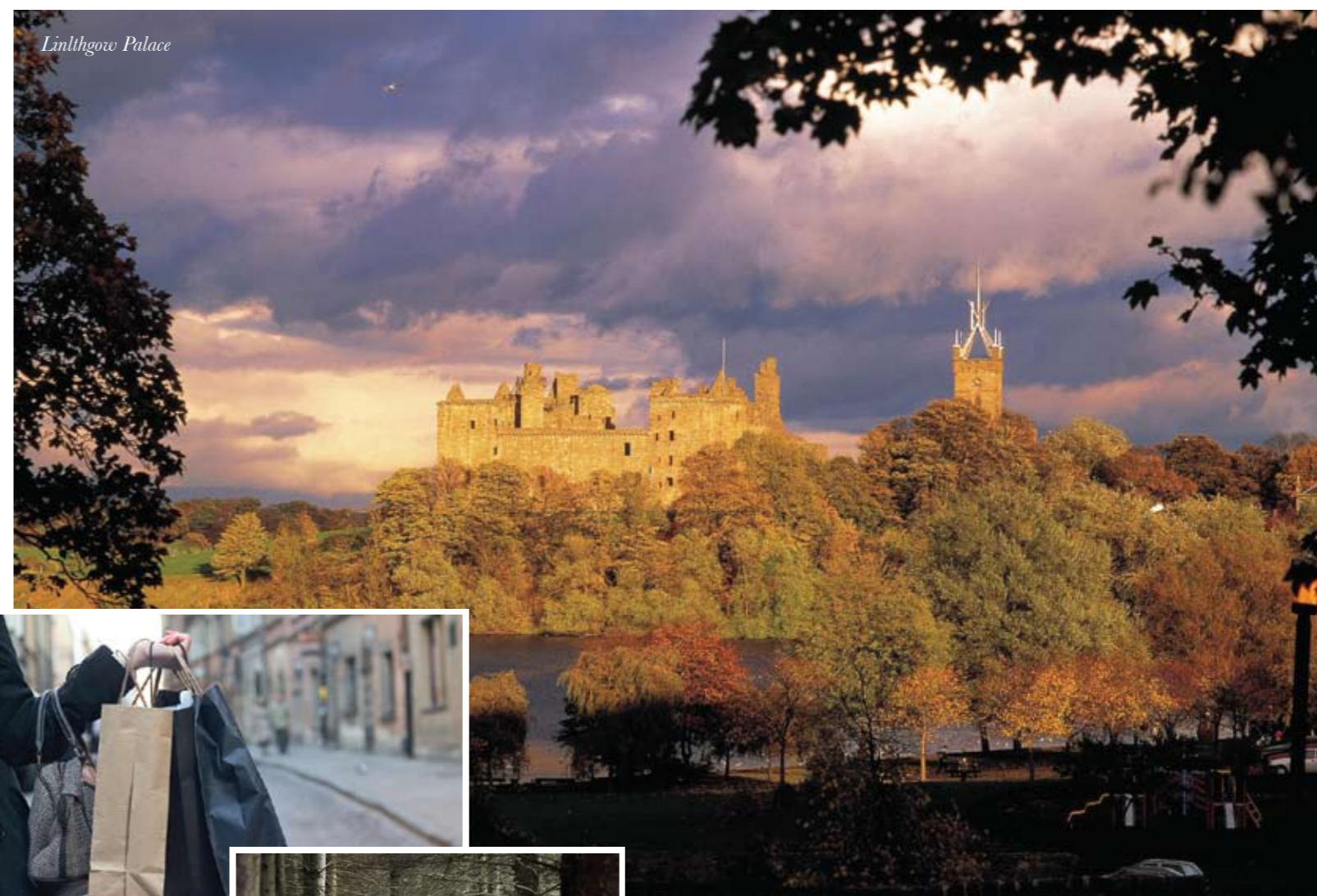
Birthplace of Mary Queen of Scots, its historic accolades are plentiful but this town has continued to shape its own personality over the years, becoming a Fairtrade Town and a hub of leisure activities, cementing its popularity as an attractive location in which to live.

From the adventurous to the more sedate, Linlithgow boasts every sport and leisure pursuit imaginable. Whether you fancy a cruise along the Union Canal, a warm sunny afternoon spent feeding the swans on Linlithgow Loch or tackling the gritty local mountain bike trails in the winter, Linlithgow is an all year round adventure playground. With Beecraigs and Muiravonside country parks nearby, there is a wealth of activities for all the family.

Whilst maintaining its traditional high street of the past, the town's range of shops attracts visitors from afar, from its independent delis to its smart clothing boutiques its diversity of retailers offers a welcome change from the high street stores of the nearby cities.

Stepping out for a night you don't need to go far to seek out the finest Scottish fare where locally sourced produce always features high on the agenda. And if you fancy a tippie the town boasts some excellent traditional bars along with one of Scotland's oldest pubs.

Despite its historic roots Linlithgow is very much a young person's town and a terrific location to bring up children. Its schools boast some of the highest achievements in Scotland and are within walking distance of The Hawthornes.



Building on a tradition of trust

With over forty years experience of helping home owners find their dream property, Walker Group has a solid reputation within the industry based on trust. A family owned business, the company strives for excellence across every aspect of the business, from customer satisfaction to introducing innovative new features which make everyday living more comfortable for its customers.



Founded by Chairman, Mike Walker, his hands-on approach to the business is evident throughout. He still inspects the developments and plays an active role in the design of each and every home. Such attention to detail has been crucial to our success and the company is passionate about its rigorous quality checks which are designed to ensure that no customer is ever disappointed in their Walker home.

Customer Care Charter

This step by step guide outlines our commitment to you, in terms of quality, service and expectation. From initial impressions to the hand-over of your keys, we will strive to deliver an excellent standard of care and service.

NHBC Warranty

Our award winning Site Managers have been recognised on many occasions by the NHBC within their annual awards ceremonies. This seal of approval acknowledges the quality and depth of service and gives peace of mind to our customers. The 10 year warranty and insurance provides an independent guarantee of quality of workmanship.

It's Good To Talk

Keeping you informed of the build progress is important to enable you to plan ahead but it's also exciting and rewarding for us to share this experience with you.

Generation After Generation

One of our proudest achievements is learning about the many families who have bought two and three different Walker Group homes and visiting the communities we have helped to build and shape many years after they have opened. Our customers' willingness to share their buying experience and their delight in their new homes, is what makes us most proud. Share in their experience by visiting www.walkergroup.co.uk.



Site overview



Discover your new home



Find out more about the outstanding new homes available at The Hawthornes on the pages that follow.

House Types



the DELAMERE
Plot 5
Find out more on Page 8



the HARRINGTON
Plots 2 & 4
Find out more on Page 10



the EARLSTONE
Plot 3
Find out more on Page 12

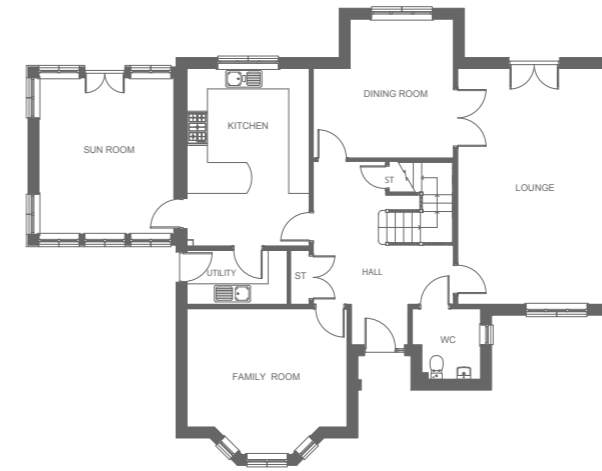


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the DELAMERE

5 Bedroom Home

the DELAMERE



GROUND

	Metric	Imperial
Lounge	4.48 x 6.89	14'8" x 22'7"
Dining Room (widest)	4.10 x 4.06	13'6" x 13'4"
Kitchen / Breakfast Area	3.57 x 5.19	11'9" x 17'1"
Family Room (into bay)	4.68 x 4.26	15'4" x 13'12"
Sun Room	3.95 x 4.58	12'12" x 15'0"

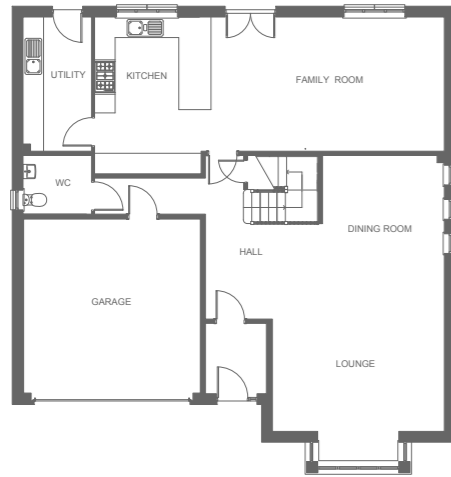
FIRST

	Metric	Imperial
Bedroom 1	4.68 x 4.27	15'4" x 14'1"
Bedroom 2	4.04 x 3.00	13'3" x 9'10"
Bedroom 3	4.50 x 3.07	14'9" x 10'1"
Bedroom 4	4.50 x 3.08	14'9" x 10'1"
Bedroom 5 / Gallery*	3.02 x 2.87	9'11" x 9'5"

*with partition

Please note that the room sizes shown are maximum. Every care has been taken to ensure the accuracy of all dimensions, this does not form part of any contract.

the HARRINGTON



GROUND

	Metric	Imperial
Lounge (into bay) / Dining	5.02 x 8.96	29'5" x 16'5"
Family Room*	4.08 x 3.93	13'5" x 12'11"
Kitchen / Breakfast Area	6.05 x 3.93	19'10" x 12'11"

FIRST

	Metric	Imperial
Bedroom 1 (into bay)	5.02 x 4.47	16'6" x 14'8"
Bedroom 2	3.88 x 2.89	12'9" x 9'6"
Bedroom 3	3.23 x 2.89	10'7" x 9'6"
Bedroom 4	3.74 x 2.89	12'3" x 9'6"
Bedroom 5 (into dormer)	4.04 x 4.75	13'3" x 15'7"

*with partition

Please note that the room sizes shown are maximum. Every care has been taken to ensure the accuracy of all dimensions, this does not form part of any contract.



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the HARRINGTON
5 Bedroom Home

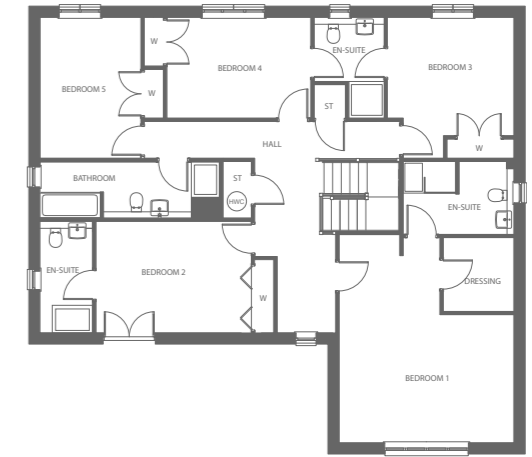


Computer Generated Image

the EARLSTONE

5 Bedroom Home

the EARLSTONE



GROUND

	Metric	Imperial
Lounge / Dining	4.98 x 8.01	16'4" x 26'3"
Family Room*	4.06 x 3.98	13'4" x 13'1"
Kitchen / Breakfast Area	5.17 x 3.98	17' x 13'1"
Office Study	2.28 x 3.38	7'6" x 11'1"

FIRST

	Metric	Imperial
Bedroom 1	4.98 x 3.65	16'4" x 11'12"
Bedroom 2	4.42 x 3.18	14'6" x 10'5"
Bedroom 3	3.60 x 3.37	11'10" x 11'1"
Bedroom 4	4.10 x 2.87	13'6" x 9'5"
Bedroom 5	2.88 x 4.01	9'5" x 13'2"

*with partition

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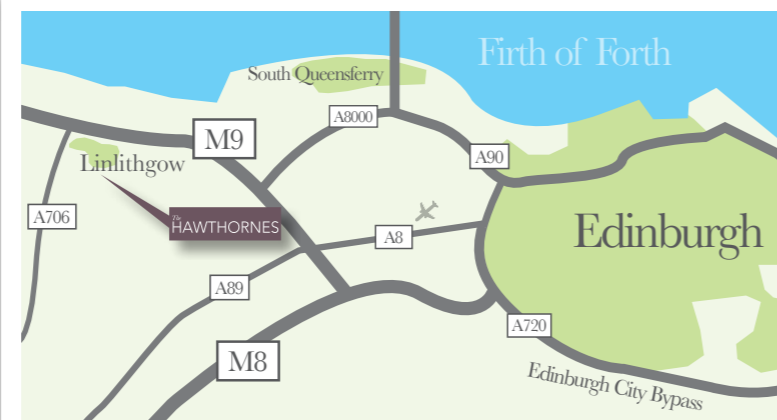
Details



Directions EH49 6EW

From Edinburgh
 Leave Edinburgh city centre heading west on the A8. At the Newbridge roundabout take the 4th exit onto the M9 ramp and merge onto the M9. Leave the M9 at junction 3 and take the A803 towards Linlithgow. At the roundabout take the 1st exit onto High Port (B9080). Take a sharp right under railbridge onto Back Station Road then a left over canal onto Manse Road. Turn right onto Riccarton Drive.

From Glasgow
 Leave Glasgow on the M8 eastbound taking junction 4 then 1st left at the roundabout on to the A801 and follow the signs for Falkirk then the A706 to Linlithgow. Continue towards Linlithgow High Street and at the roundabout Manse Road/ Falkirk Road turn right then next right on to Preston Road. Continue up Preston Road taking the 6th exit on the right onto Riccarton Drive.



Contact

For information on any of our developments, please contact our Sales Team:
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 t: 01506 413 101 f: 01506 497 080 e: salesenquiries@walkergroup.co.uk
www.walkergroup.co.uk

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We'd love to hear from you



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Come home to a Walker home