



MURTLE DEN PARK
AT OLDFOLD VILLAGE



LIVE A LIFE OF LIGHT AND SPACE

Many of us spend a lifetime picturing our ideal lifestyle, but now it could really be within reach.

Murtle Den Park is the latest addition to our cutting-edge development at Oldfold Village. This highly anticipated third phase introduces a wider selection of 2, 3, 4 and 5 bedroom family homes. As part of our Light & Space Collection, every home enjoys a high specification throughout, along with the flexibility you need to adapt your surroundings as your requirements change.

The growing community of Oldfold Village provides a longed for out-of-city sanctuary, whilst the buzz of Aberdeen along with its cultural and coastal attractions, is just a few miles from home.



VILLAGE LIFE BUT NOT AS WE KNOW IT

Situated within the highly desirable AB13 postcode and enjoying a semi-rural, verdant locale, Murtle Den Park offers an address most people only dream of.

Now considered to be one of the sought-after areas in Scotland, this is reflected in the affluent suburbs of Beildside and Cults, just a few miles from the development. With their eclectic mix of trendy bars and coffee shops, stylish restaurants and fashionable boutiques, it's a fantastic way to get to know your new surroundings.

Following the route of the Old Royal Deeside Railway from Aberdeen to Ballater, The Deeside Way offers the spectacular backdrop of the Cairngorms National Park – ideal for a range of outdoor pursuits including walking and cycling.



Local area photography



Local area photography



Local area photography



Local area photography



Lifestyle photography from Millimber Manor



Previous CALA showhome



Previous CALA showhome

EVERYTHING AT YOUR CONVENIENCE

Decades in the planning, our vision for Oldfold Village was to create a much sought-after semi-rural retreat and establish a vibrant new community for generations to come.

Those plans are well underway, and now sought-after for its tranquil surroundings together with easy access to the wider Royal Deeside corridor, Murtle Den Park, will enhance Oldfold Village even further. The addition of planned open green spaces to enjoy and carefully thought through neighbourhood amenities offer the ultimate relaxed lifestyle away from the hustle and bustle of the city.

Creating a positive family environment is one of our key aims at Oldfold Village and so a new purpose-built primary school will be situated within the development.



Lifestyle photography



Local area photography



Lifestyle photography



Lifestyle photography

ALL THE RIGHT CONNECTIONS

Whether the office, family life or the great outdoors calls, Murtle Den Road at Oldfold Village is perfectly placed. The six-mile drive time into the city has been improved recently with the opening of the Aberdeen Western Peripheral Route (AWPR) and the A93 North Deeside Road, connecting Aberdeen to Braemar, also allows easy access around the area.

Aberdeen Train Station is 10 minutes' drive from Murtle Den Road with services covering both local and national routes. Travel to Glasgow or Edinburgh in around 2.5 hours.

The impressive local bus network offers an alternative means of exploring the area.

Aberdeen International Airport lies just 10 miles from the development, opening up a world of opportunities for business or pleasure.





Computer Generated Image – A typical street scene at Murtle Den Road



Computer Generated Image – A typical street scene at Murtle Den Park

SERVICE WITH A WIDE RANGE OF SMILES

As a Home Builders Federation 5 star builder, awarded for customers' willingness to recommend us to a friend, you are at the heart of everything we do. Every one of our homes comes with a 10-year NHBC warranty, giving you the assurance that, with CALA, service and peace of mind go hand in hand.

CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

Here is just one of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.

A previous CALA showhome



*Q: How likely are you to recommend
CALA on a scale of 0-10?*

A: 10. I love my home.

Purchaser at Milltimber Manor

BUYING IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls – and after-sales service for two years following all purchases.



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



Lifestyle photography



A previous CALA showhome



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.**



SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



A previous CALA showhome



ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



FREEDOM TO PERSONALISE

A new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.



A previous CALA showhome



Computer Generated Image – A typical Adam

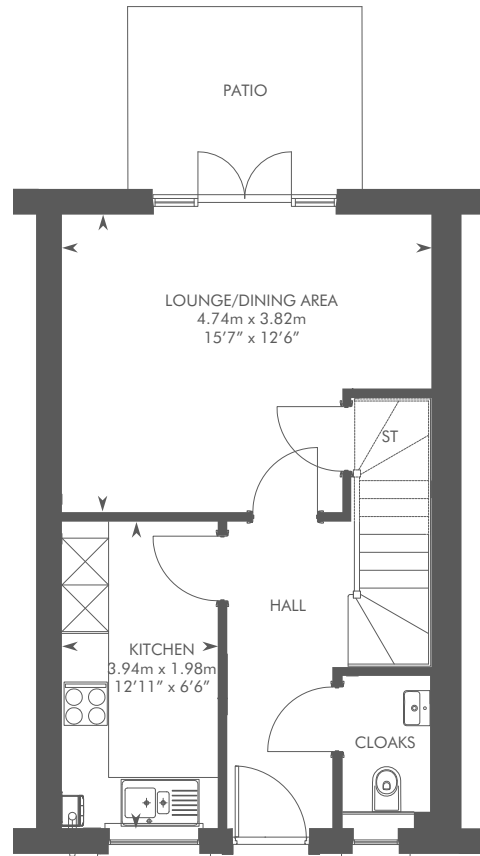
THE ADAM

2 BEDROOM TERRACED HOME

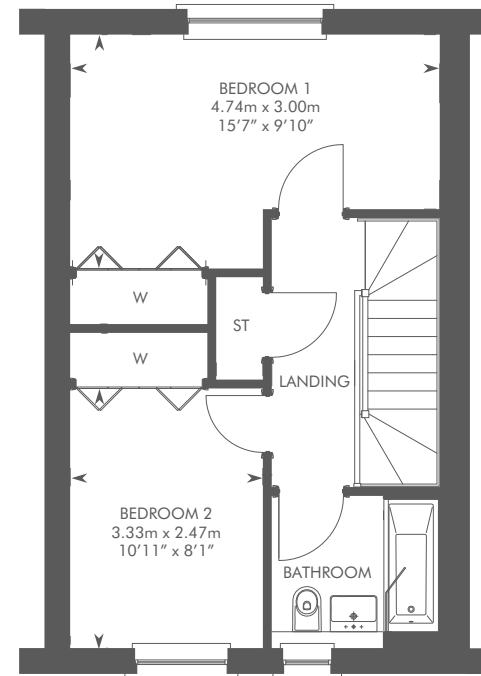


THE ADAM

PLOTS 304, 305, 308, 309, 314, 315, 316, 333, 334, 354, 358, 371, 372, 377, 378, 379, 380



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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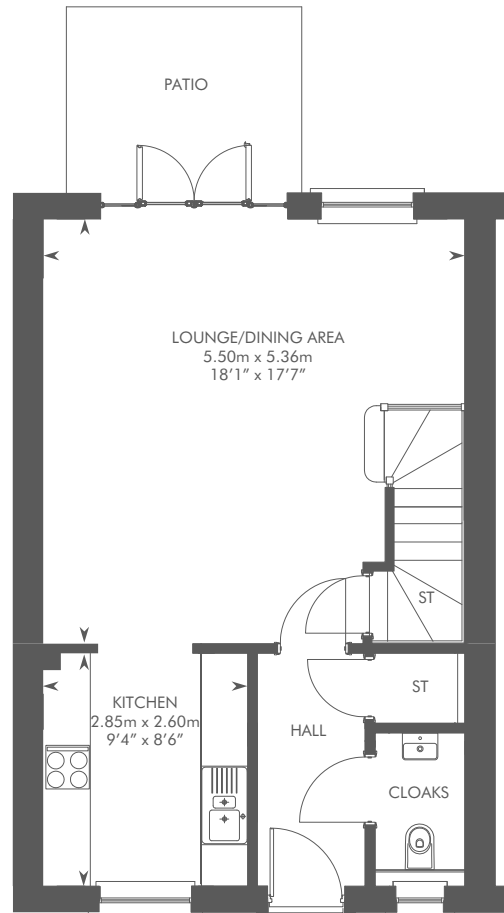
Computer Generated Image – A typical Arisaig

THE ARISAIG

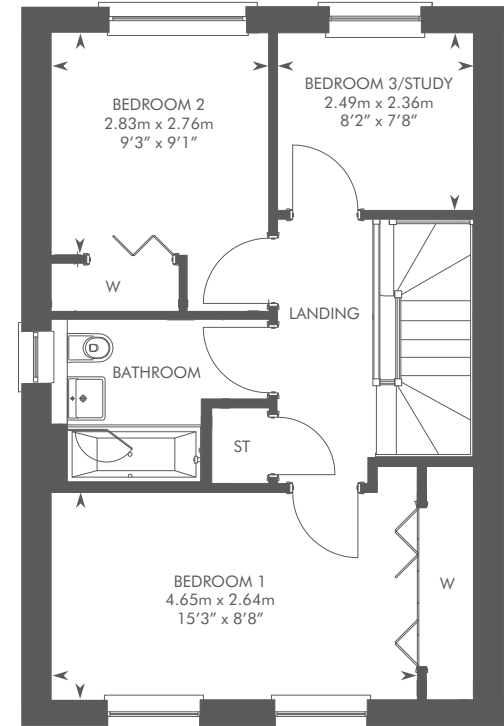
3 BEDROOM SEMI-DETACHED HOME



THE ARISAIG
 PLOTS 313, 317, 359, 370, 373, 374,
 376, 381*



GROUND FLOOR



FIRST FLOOR

*Plot 381 is the only Arisaig that comes with a double garage. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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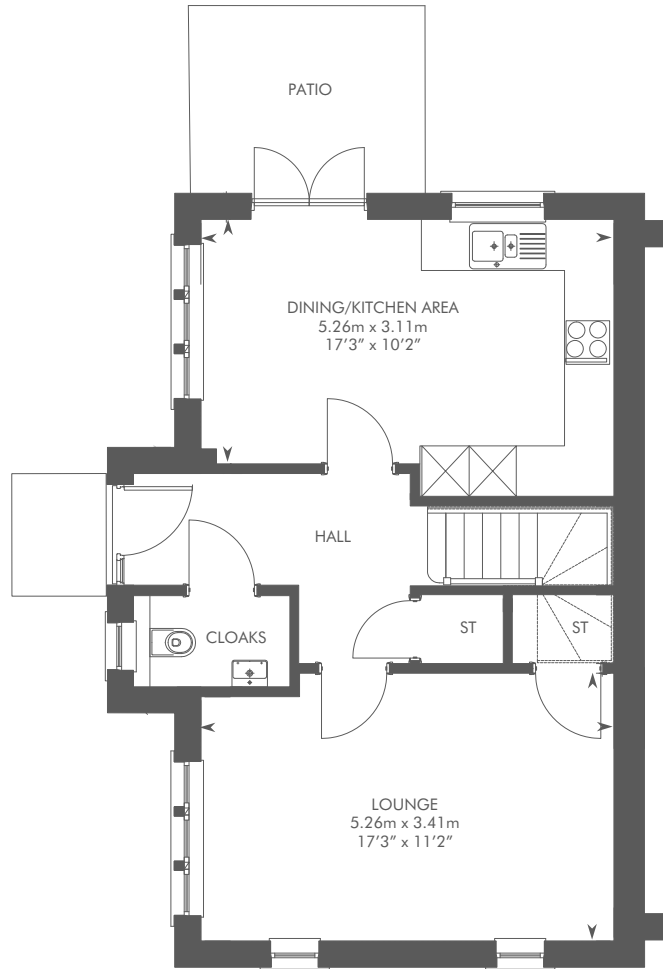




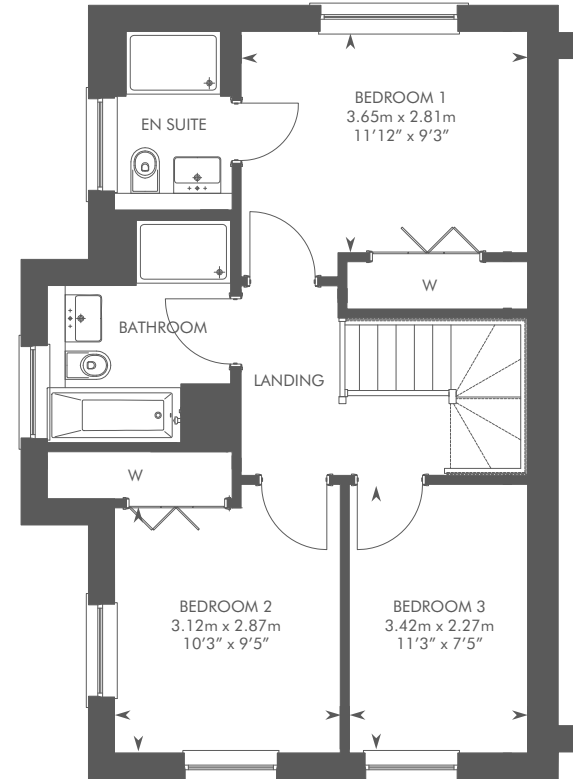
THE ARRAN

3 BEDROOM SEMI-DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image – A typical Avon

THE AVON

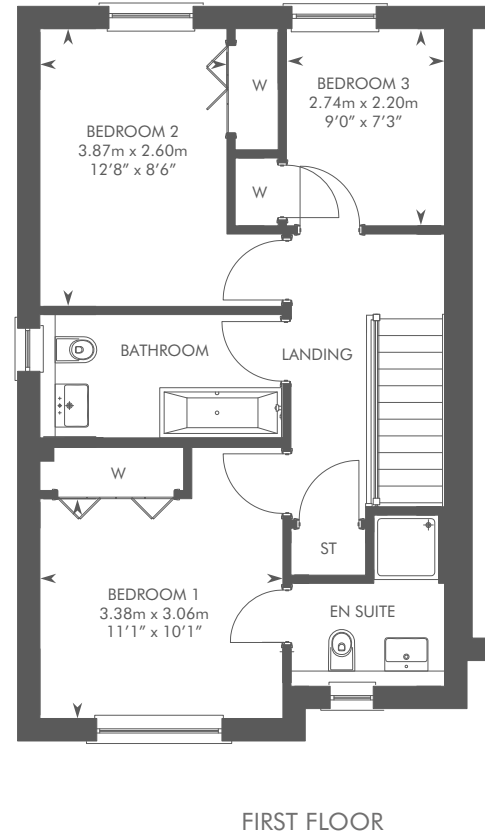
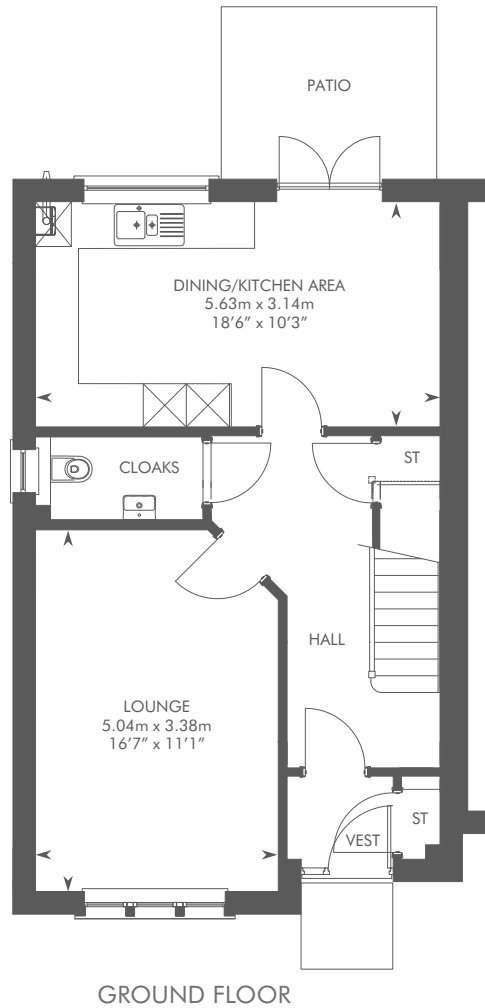
3 BEDROOM SEMI-DETACHED OR TERRACED HOME



THE AVON

PLOTS 306, 335, 351 – AS SHOWN

PLOTS 307, 332, 352 – HANDED



Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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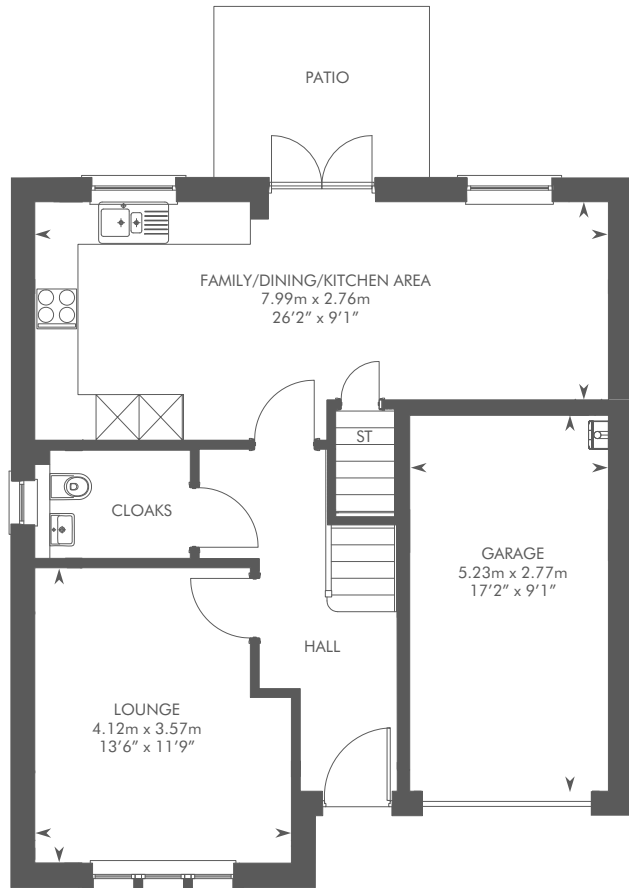


THE BARGOWER

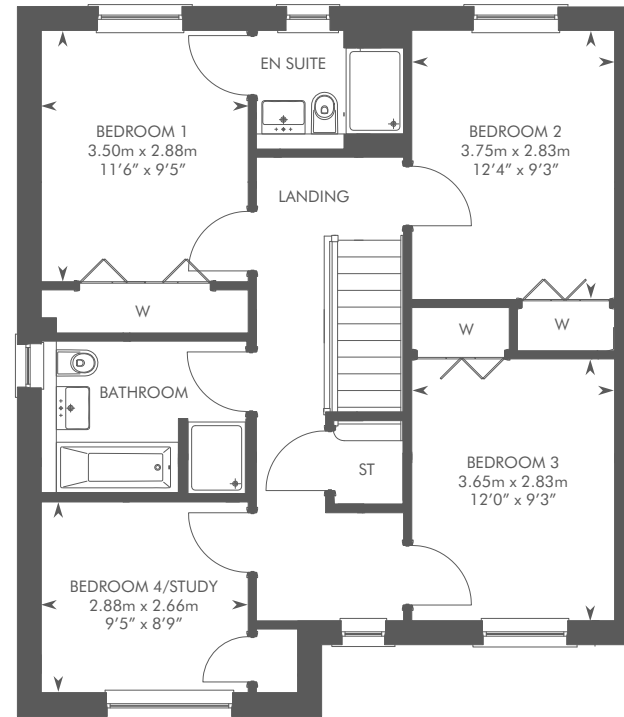
4 BEDROOM DETACHED HOME



THE BARGOWER
 PLOTS 325, 326, 355 – AS SHOWN
 PLOT 301 – HANDED



GROUND FLOOR



FIRST FLOOR

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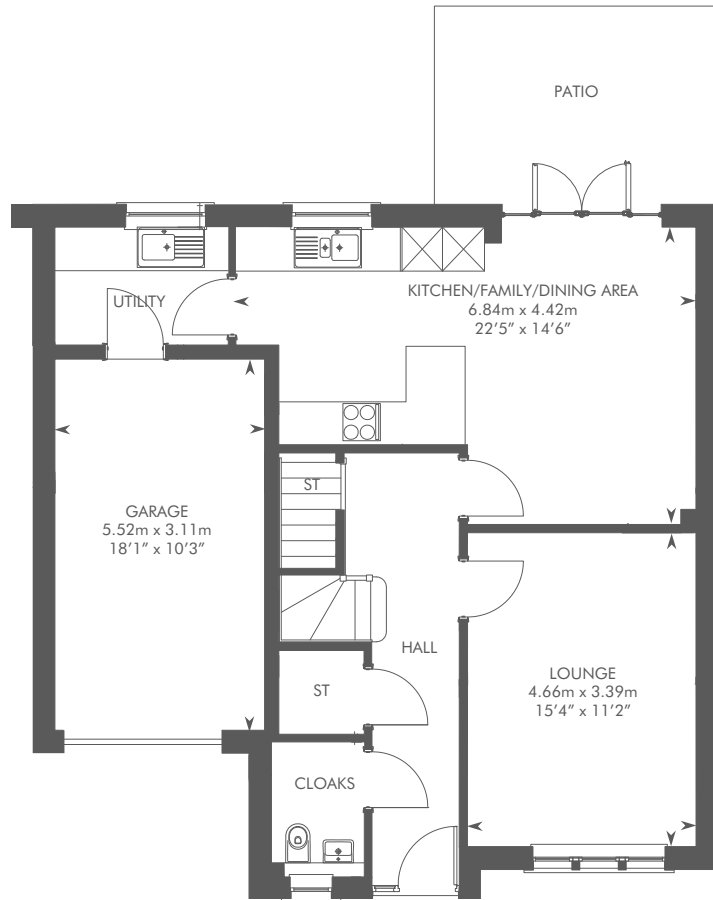
Computer Generated Image – A typical Bryce

THE BRYCE

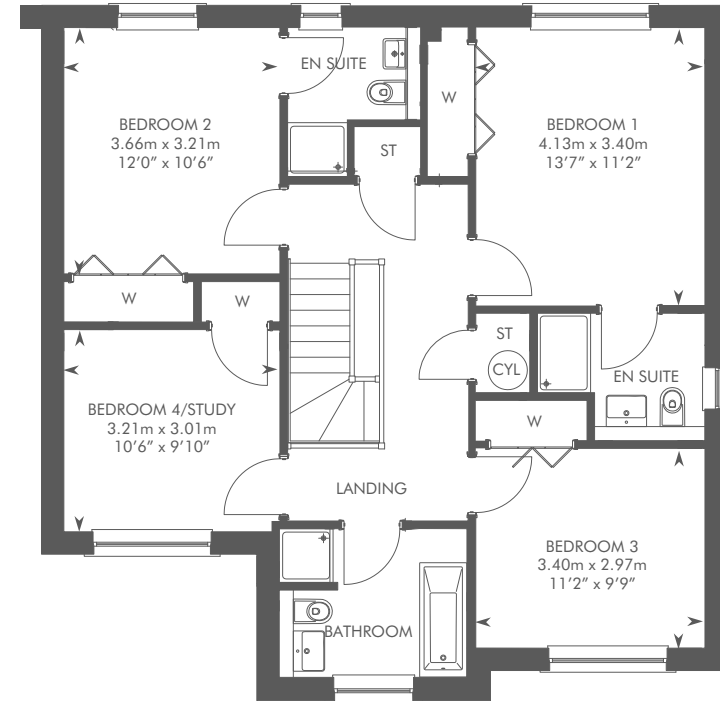
4 BEDROOM SEMI-DETACHED HOME



THE BRYCE
 PLOT 152 – AS SHOWN
 PLOT 151 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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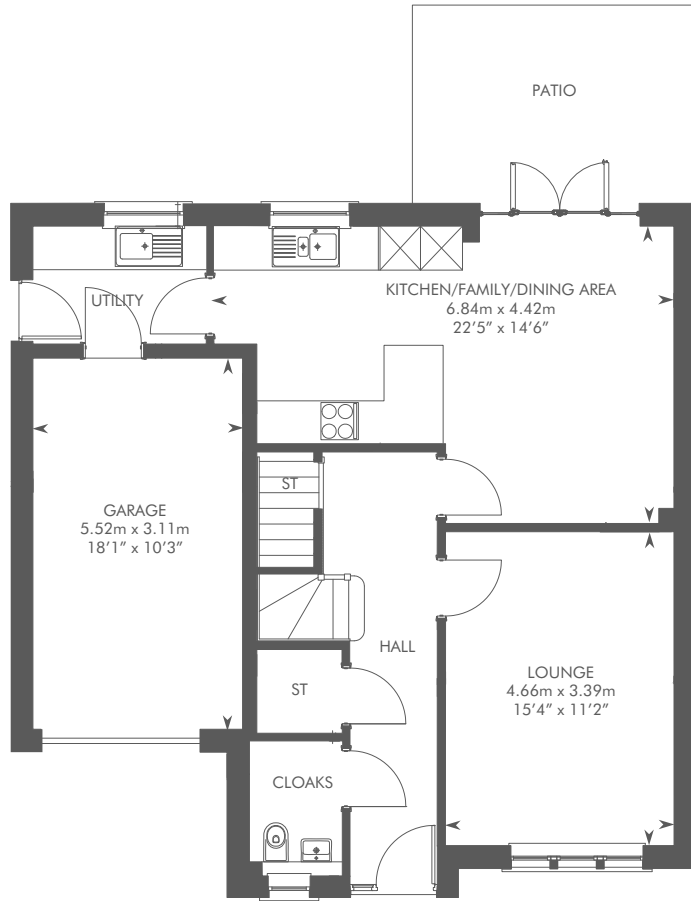
Computer Generated Image – A typical Bryce

THE BRYCE

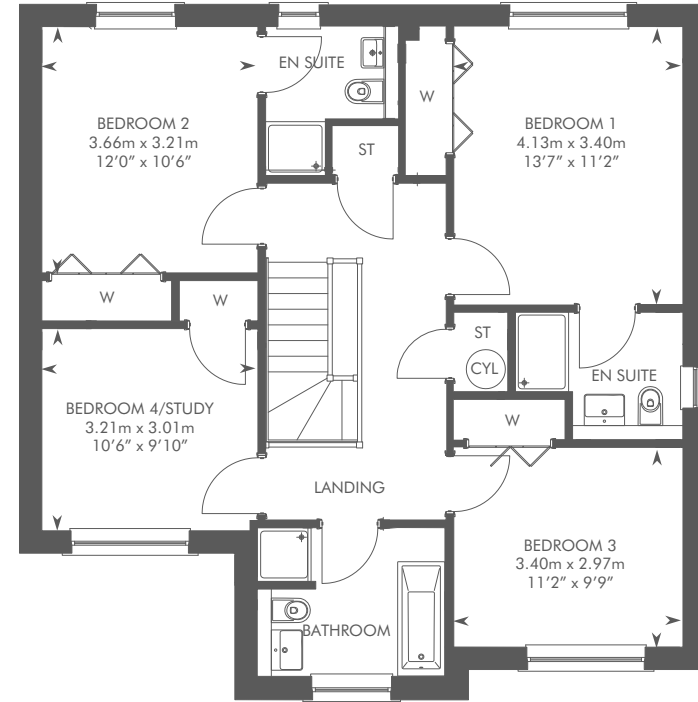
4 BEDROOM DETACHED HOME



THE BRYCE
 PLOT 356 – AS SHOWN
 PLOT 164 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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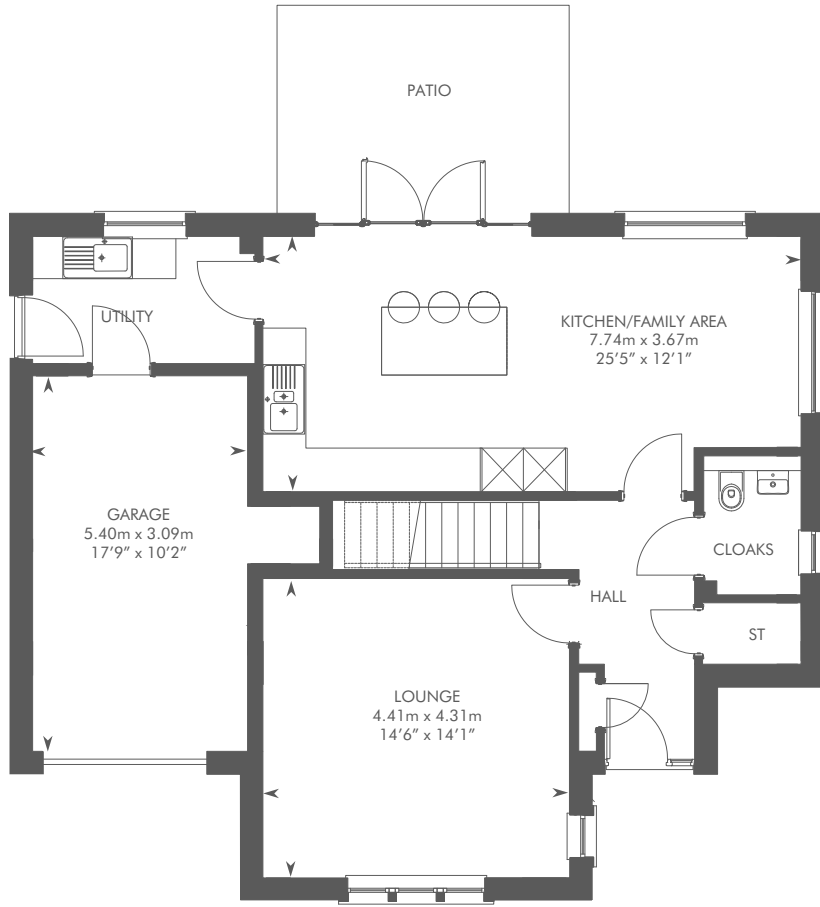
Computer Generated Image – A typical Cleland

THE CLELAND

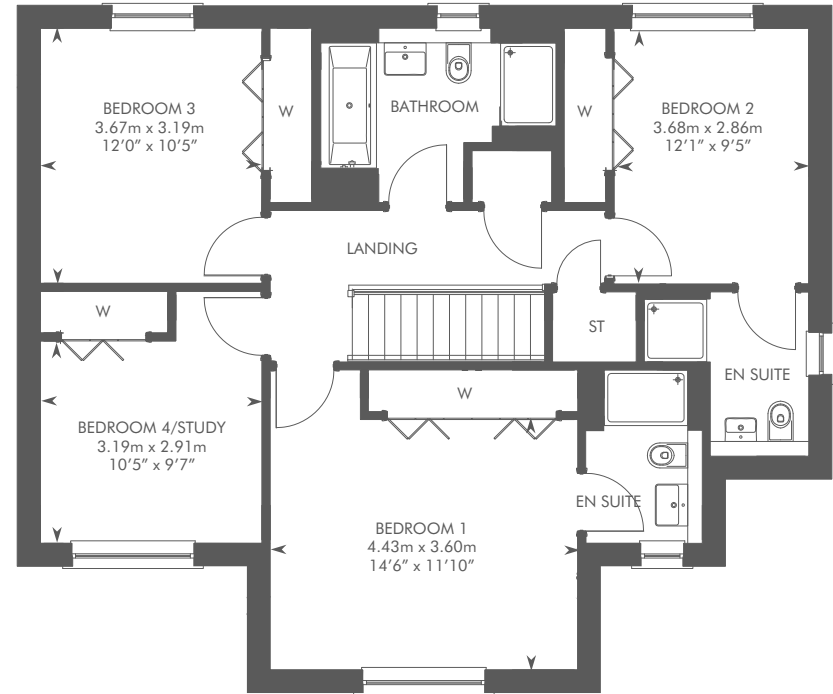
4 BEDROOM DETACHED HOME



THE CLELAND
 PLOTS 147, 160, 168 – AS SHOWN
 PLOTS 157, 167, 329 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image - A typical Crichton

THE CRICHTON

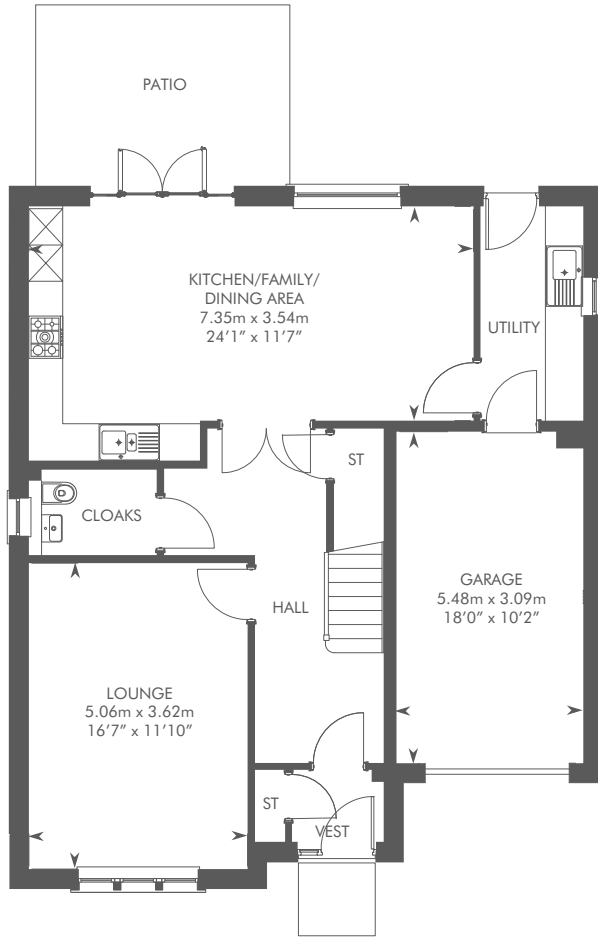
5 BEDROOM DETACHED HOME



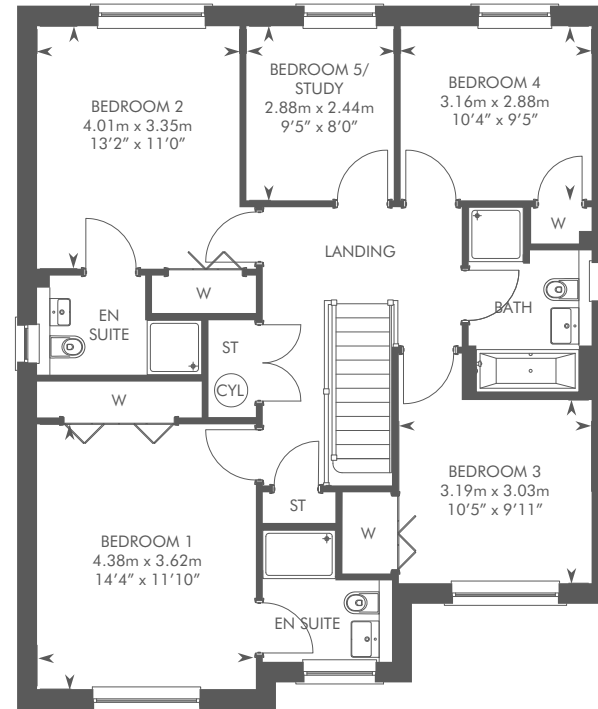
THE CRICHTON

PLOTS 150, 154, 323, 362 – AS SHOWN

PLOTS 302, 321, 330 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image – A typical Darroch

THE DARROCH

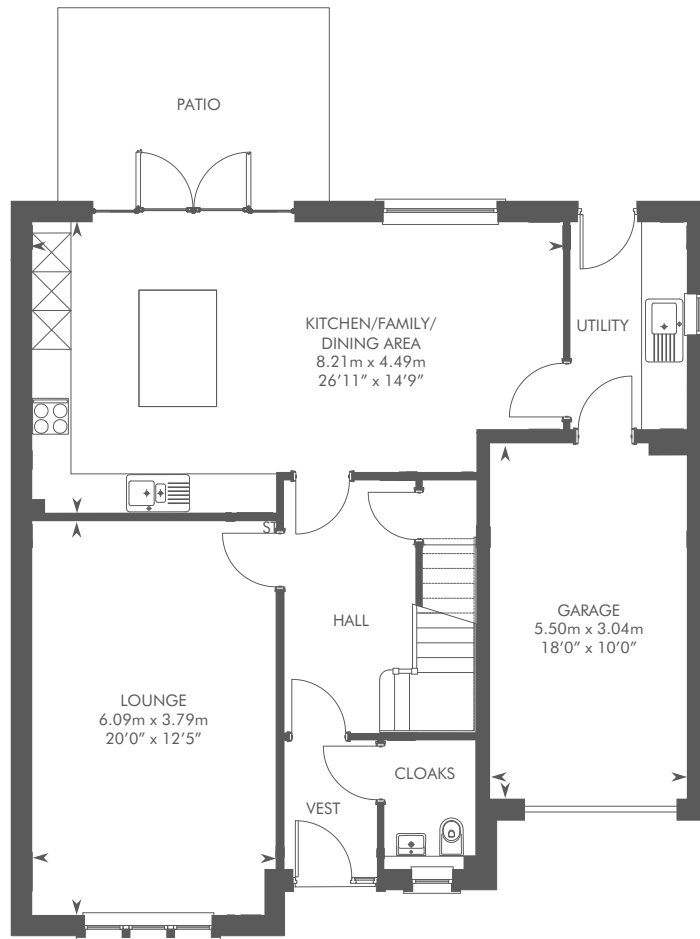
5 BEDROOM DETACHED HOME



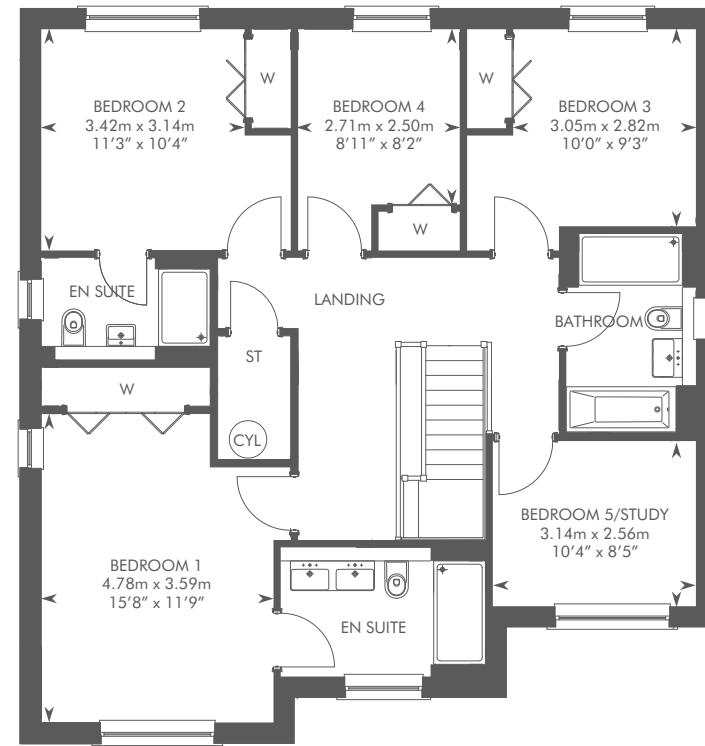
THE DARROCH

PLOTS 148, 162, 165, 174, 324, 328, 350 – AS SHOWN

PLOTS 149, 318, 331 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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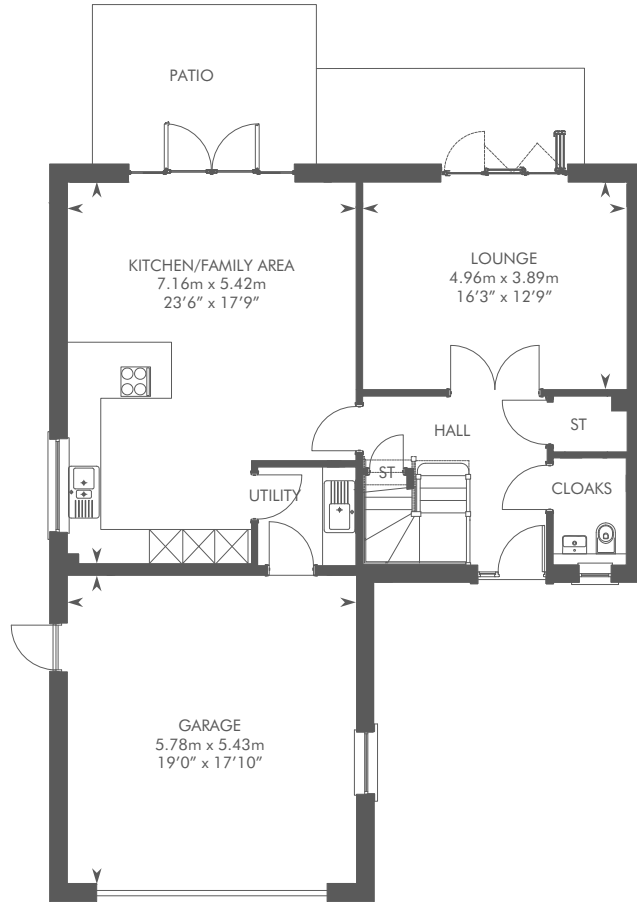
Computer Generated Image – A typical Dewar

THE DEWAR

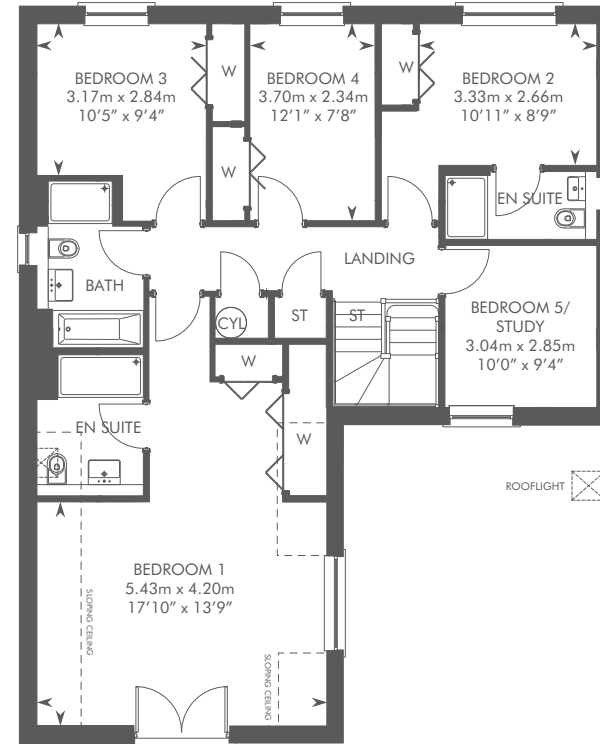
5 BEDROOM DETACHED HOME



THE DEWAR
 PLOT 159 – AS SHOWN
 PLOT 158 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image – A typical Garvie

THE GARVIE

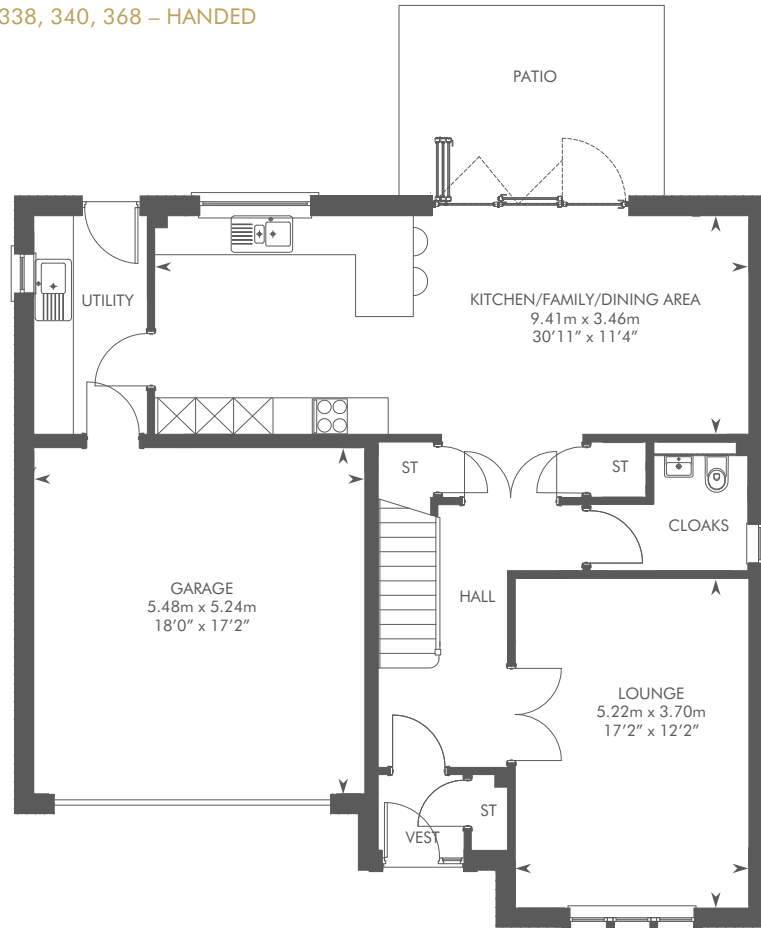
5 BEDROOM DETACHED HOME



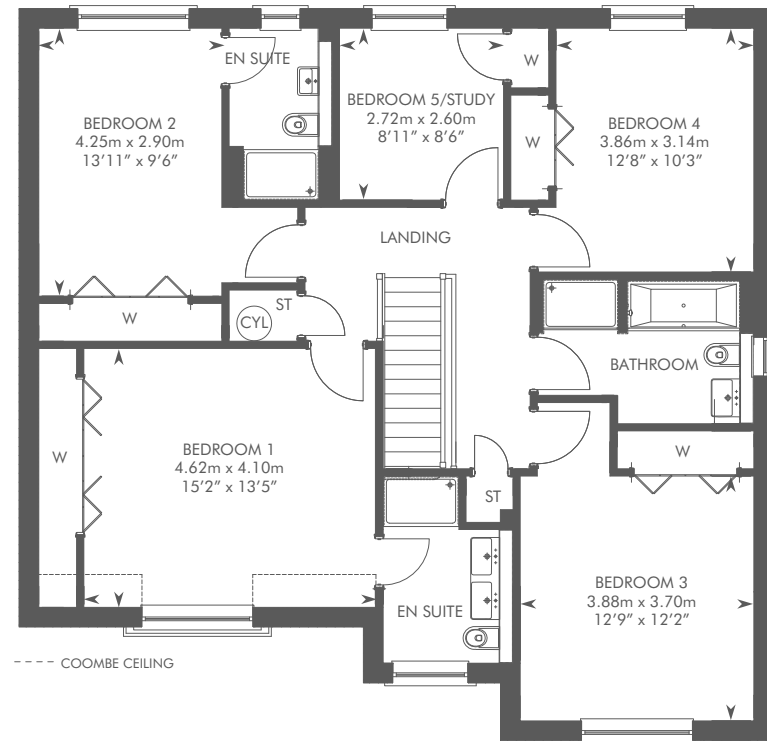
THE GARVIE

PLOTS 153, 166, 175, 320, 361 – AS SHOWN

PLOTS 303, 327, 338, 340, 368 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE KENNEDY

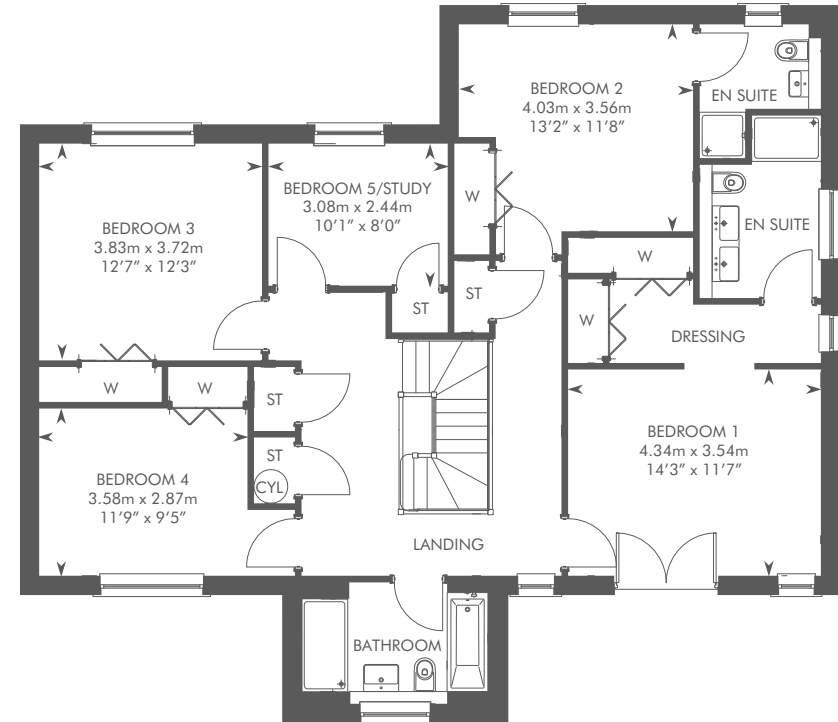
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOTS 163, 339, 344 – AS SHOWN
 PLOTS 155, 310 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Lewis

THE LEWIS

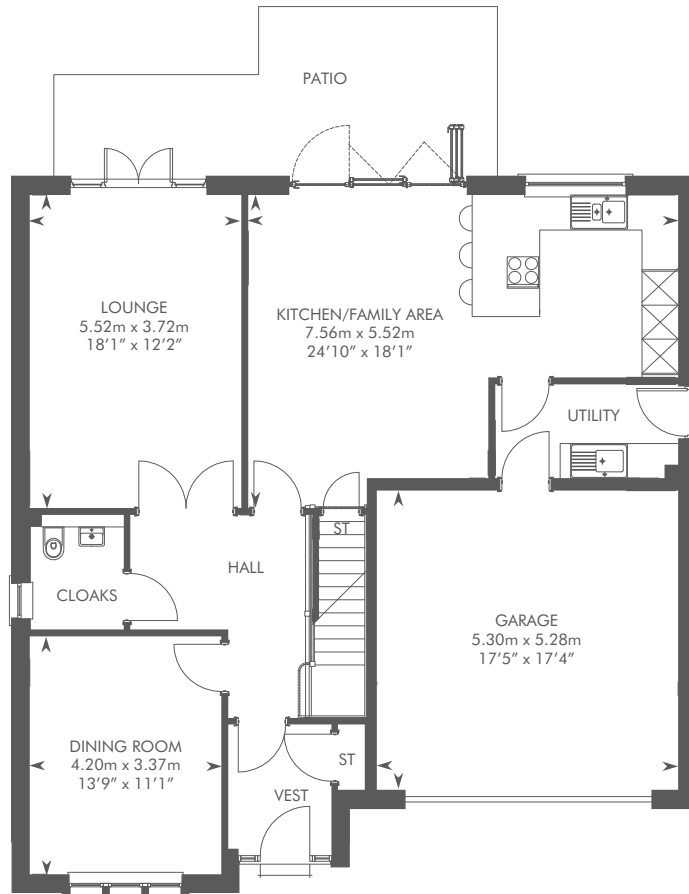
5 BEDROOM DETACHED HOME



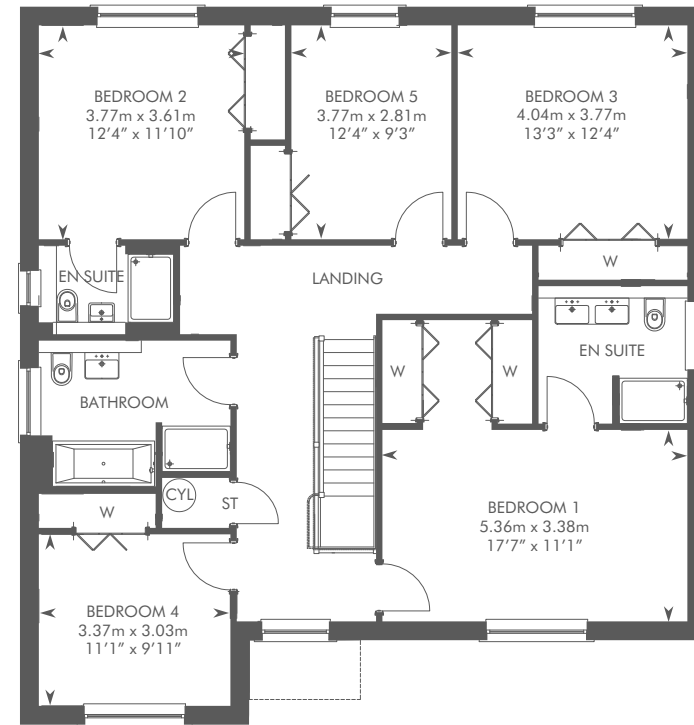
THE LEWIS

PLOTS 156, 161, 171, 176, 343, 346 – AS SHOWN

PLOTS 319, 365, 367 – HANDED



GROUND FLOOR



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THE LOWTHER

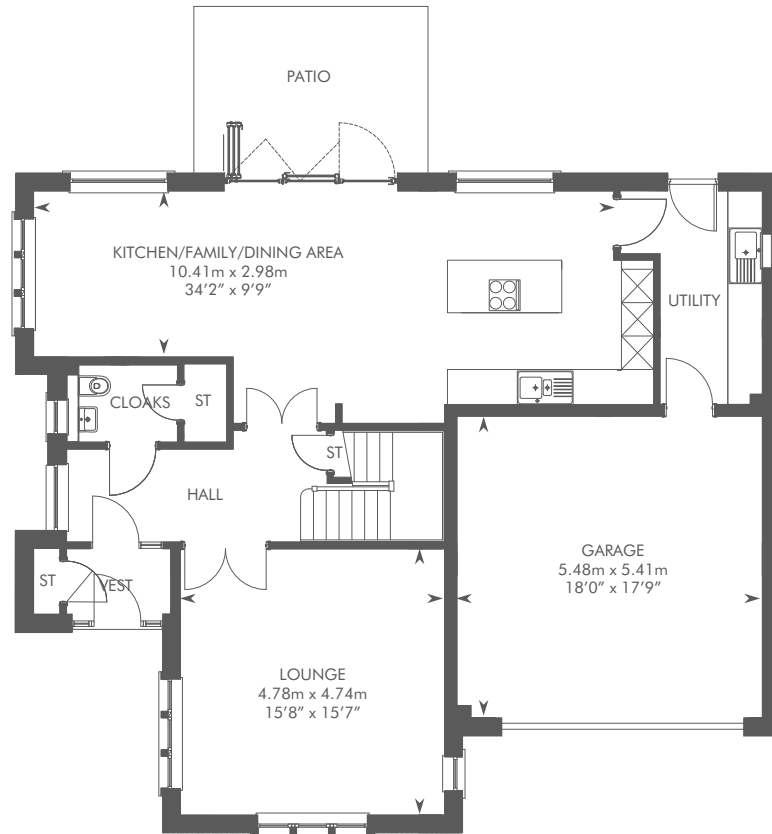
5 BEDROOM DETACHED HOME



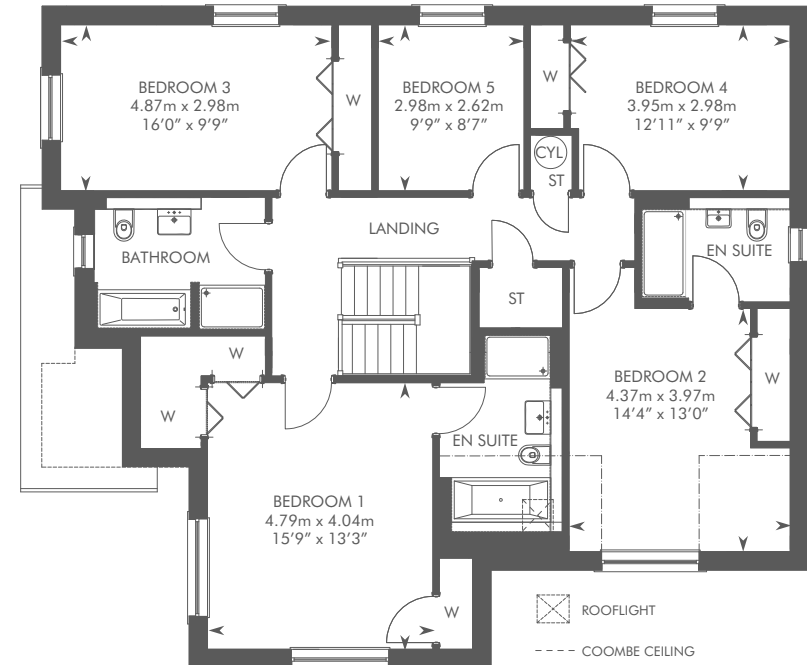
THE LOWTHER

PLOTS 173, 177, 312, 322, 345, 360, 363 – AS SHOWN

PLOTS 169, 300, 336, 369 – HANDED



GROUND FLOOR



FIRST FLOOR

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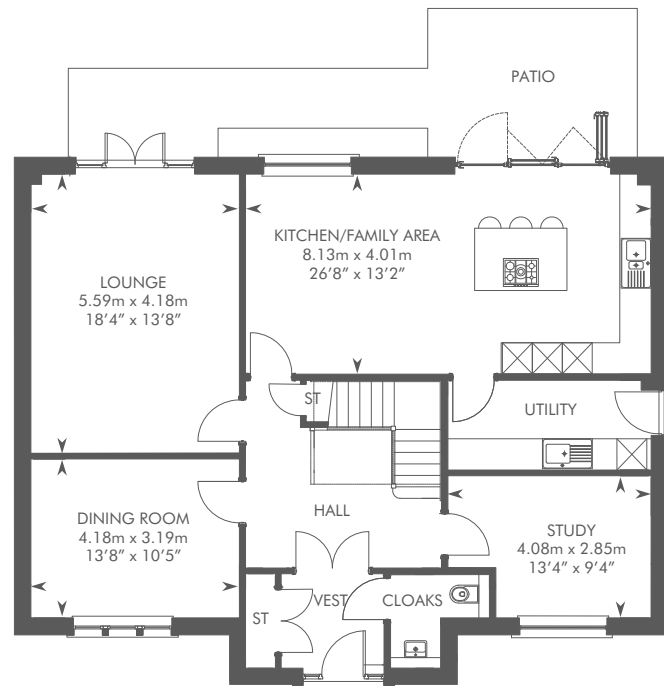


Computer Generated Image – A typical MacRae

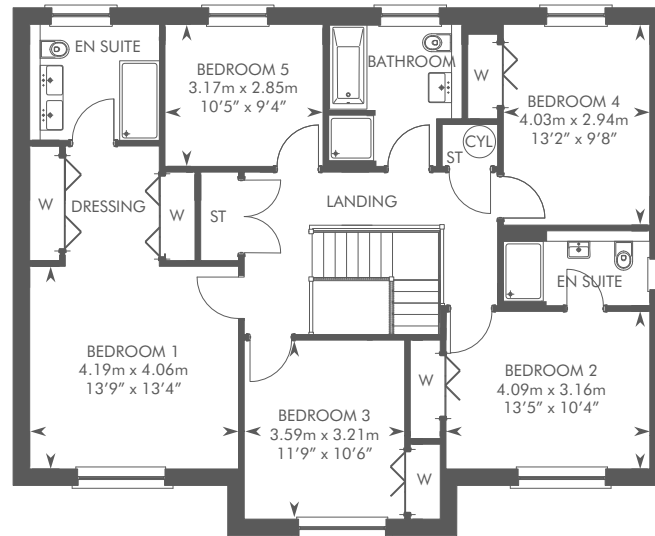
THE MACRAE

5 BEDROOM HOME WITH DETACHED DOUBLE GARAGE WITH ACCOMMODATION ABOVE

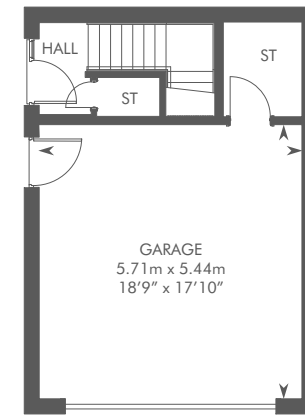




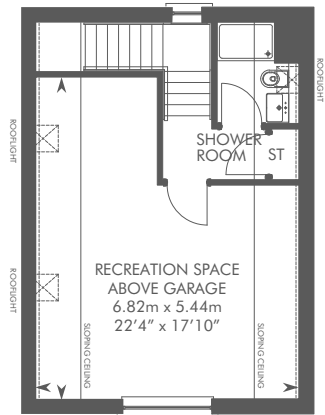
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

DOUBLE GARAGE

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THE MONCRIEF

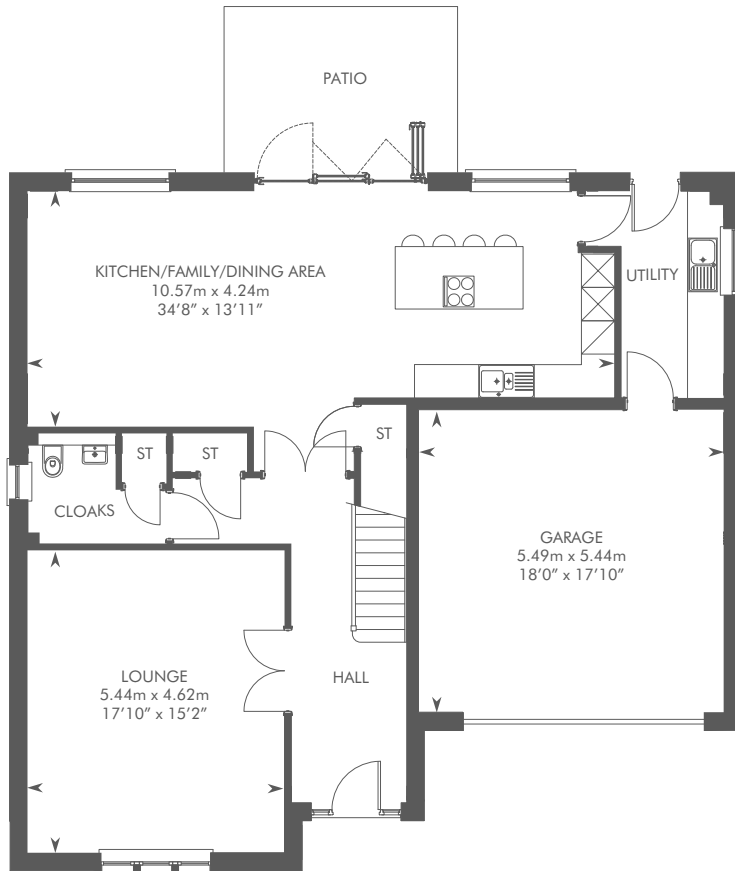
5 BEDROOM DETACHED HOME



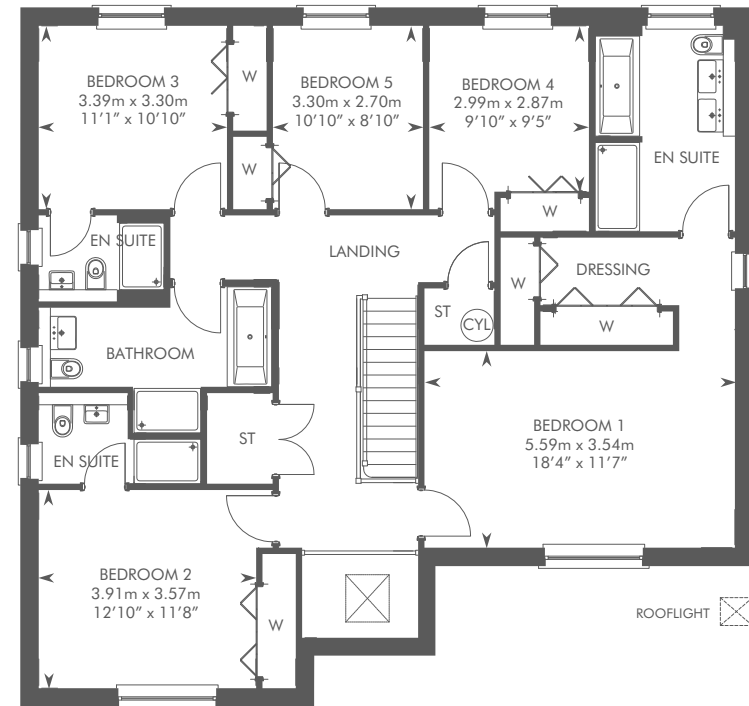
THE MONCRIEF

PLOTS 172, 311, 341, 347, 366 – AS SHOWN

PLOTS 170, 337, 349, 364 – HANDED



GROUND FLOOR



FIRST FLOOR

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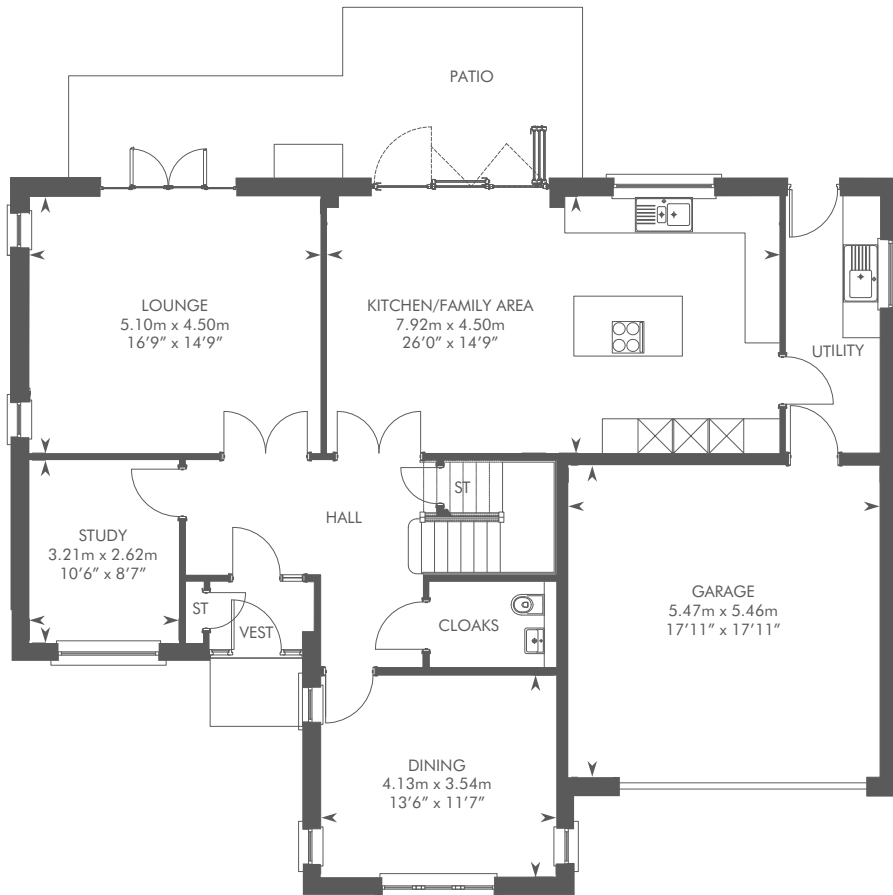


Computer Generated Image – A typical Ramsay

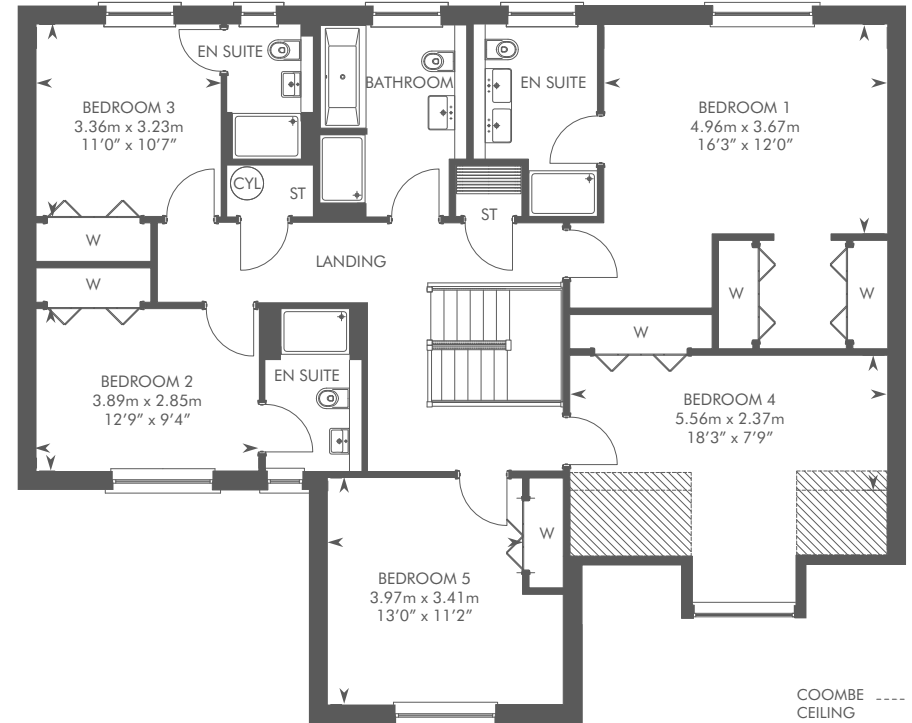
THE RAMSAY

5 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

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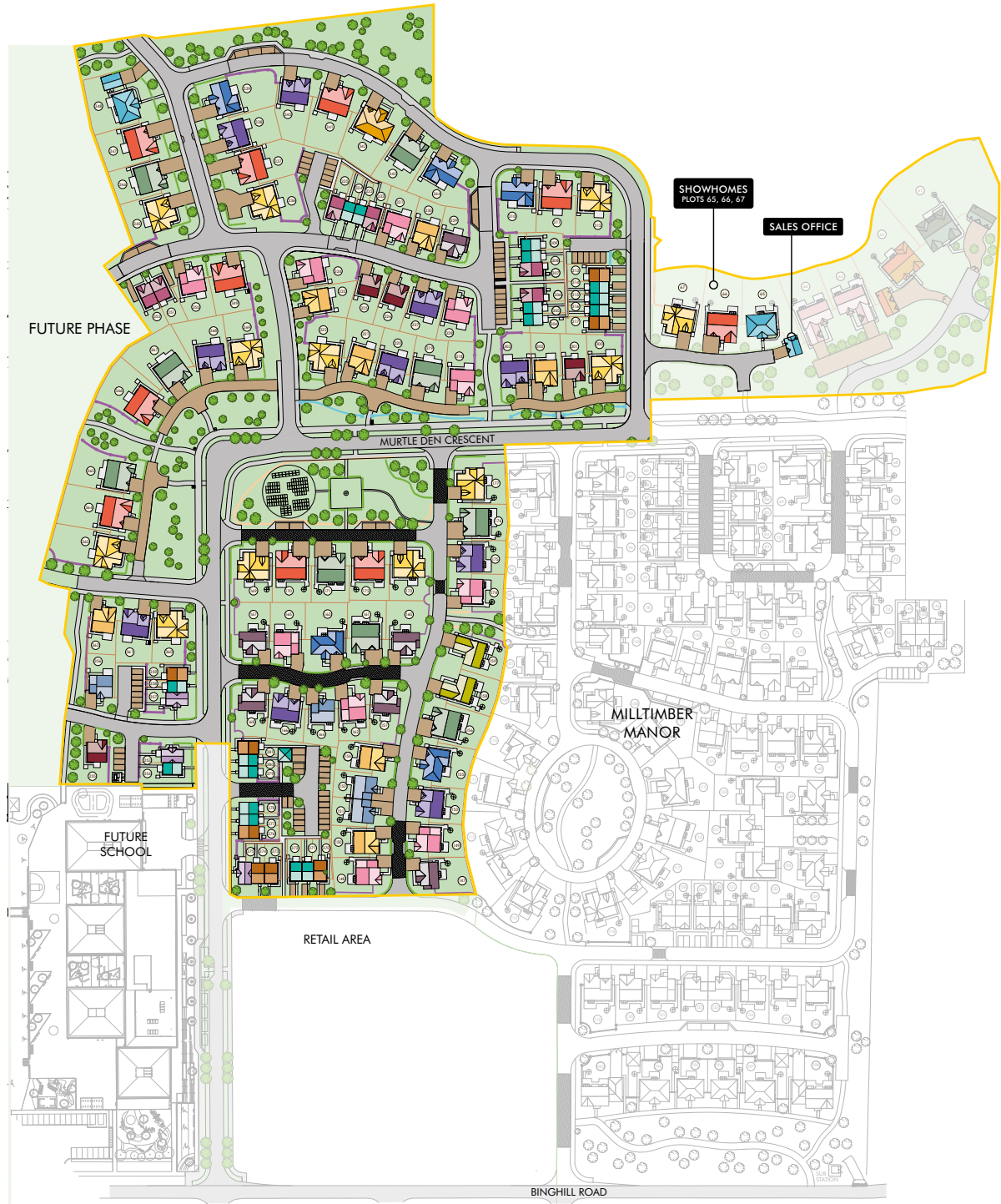
Computer Generated Image – A street scene at Murtle Den Park



















MURTLE DEN PARK AT OLDFOLD VILLAGE






THE DEVELOPMENT



MURTLE DEN PARK AT OLDFOLD VILLAGE



	ADAM		BARGOWER		DARROCH		LOWTHER
	ARRAN		BRYCE		DEWAR		MACRAE
	ARISAIG		CLELAND		GARVIE		DOUBLE GARAGE
	AVON		CRICHTON		KENNEDY		MONCRIEF
					LEWIS		RAMSAY

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES MASONRY WALL 1.8M
-  DENOTES TIMBER FENCE 1.8M
-  DENOTES RECLAIMED STONE DYKE
-  DENOTES STONE WALL 1.0M

The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

MURTLE DEN PARK AT OLDFOLD VILLAGE

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish German kitchens
- Siemens 60cm induction hob (except Moncrief and Ramsay)
- Siemens induction hob with integrated ventilation system (Moncrief and Ramsay only)
- Siemens single hot air oven
- Siemens combination microwave oven (except Adam, Arisaig, Arran, Avon and Bargower).
- Indesit built-in fridge freezer (Adam, Arisaig, Arran, Avon, Bargower, Bryce, Bryce Semi, Cleland, Crichton and Darroch only)
- Hotpoint integrated larder fridge (Dewar, Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief and Ramsay only)
- Hotpoint integrated freezer (Dewar, Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief and Ramsay only)
- Indesit fully integrated dishwasher
- Integrated washer dryer (Adam, Arran, Avon and Bargower only)
- 60cm telescopic extractor hood (Adam, Arisaig, Arran, Avon and Bargower only)
- 90cm telescopic extractor hood (Bryce, Bryce Semi, Cleland, Crichton, Darroch, Garvie and Kennedy only)
- Charcoal filter (except Dewar, Lowther, Lewis, MacRae, Moncrief and Ramsay)
- Ceiling mounted extractor (Lowther, Lewis and MacRae only)

- Carron Pheonix Dec 150 1½ bowl stainless steel sink (Kitchen)
- VADO Origins kitchen mixer (Kitchen)
- Carron Pheonix Onda 90 single bowl sink (Utility) (Adam, Arisaig, Arran and Avon only)
- Vado Matrix Monobloc mixer tap (Utility) (Adam, Arisaig, Arran and Avon only)

BATHROOMS & EN SUITES

- Laufen Pro-S sanitary range
- Vado Photon basin and bath taps/fittings
- White shower tray
- Glass shower enclosure
- Vado Life concealed shower valve
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and en suite
- Adam – Dewar properties are fitted with floor mounted toilet, Garvie – Ramsay properties are fitted with wall mounted toilet

INTERNALS

- Ground floor ceiling heights 2,435mm (Adam – Dewar)
- Ground floor ceiling heights 2,735mm (Garvie – Ramsay)
- First floor ceiling heights 2,435mm



Photography from a previous CALA development

*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.



DECORATION

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

WARDROBES

- Stylish bi-fold wardrobe doors to all bedrooms, with shelves and hanging rails except where walk-ins shown

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a CALA representative for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiator (where design dictates)
- Central heating via gas-fired combi boiler with hot water cylinder and radiators, also featuring roof integrated solar PV (where design dictates)

EXTERNALS

- uPVC double-glazed windows finished with chrome internal finished handles
- A mix of double-glazed insulating glass sealed French doors and bi-fold doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in white, grey or green (where design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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MURTLÉ DEN CRESCÉNT, MILLTIMBER, ABERDEEN, AB13 0HQ

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