



BELWOOD OAKS  
PENICUIK



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



Computer Generated Image – A typical street scene at Belwood Oaks

# BELWOOD OAKS

## PLENTIFUL SPACE IN A BEAUTIFUL PLACE

Sheltering beneath the Pentland Hills, Belwood Oaks is surrounded by acres of woodland, farmland and open space. Yet it's only nine miles from the hustle and bustle of Edinburgh, as well as a short stroll from all the amenities that Penicuik has to offer.

Part of CALA's Light and Space Collection, the contemporary properties here range from 3 bedroom semi-detached & terraced homes to large 4 & 5 bedroom detached residences, with elegant bi-fold doors which lead out to the beautiful gardens allowing for extended living. A carefully selected range of materials have been used across the development, altogether creating an aspirational family lifestyle in the most idyllic of rural settings.



Local photography is courtesy of Chris Robson Photography



Lifestyle photography



Photography from a previous CALA development







## BUYING NEW 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.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange).



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings 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.



### 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.



### 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 brand 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.



### MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



### CONSUMER CODE FOR HOMEBUILDERS

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

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Lifestyle photography





## SERVICE WITH A WIDE RANGE OF SMILES

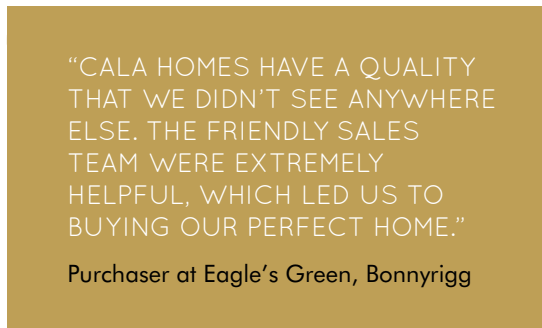
CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

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



"BUYING A BRAND NEW, FRESHLY DECORATED HOUSE IN THE SUBURBS WAS JUST COMMON SENSE. WE HAVE NO REGRETS ABOUT BUYING. WE'RE VERY HAPPY WITH OUR HOME."

Purchaser at Mayburn Park, Straiton



"WHEN WE VISITED THE SHOWHOME WE WERE JUST BLOWN AWAY BY THE LAYOUT, THE KITCHEN AND THE SHAPE. WE KNEW IT WAS MEANT FOR US."

Purchaser at Mayburn Park, Straiton

## ASHE TAIT

Ashe Tait and her partner set up home at CALA Homes' Eagle's Green development in Bonnyrigg after searching for a property with enough space for their four children.

Moving from rural Lauder in order to be closer to work and schools, the previous CALA property owners decided to purchase their Kennedy home via part exchange.

Ashe, an optometrist, said: "I could not say a bad word against CALA. From the buying process and the part exchange of our previous house, through to the sales team and moving in, it all went very smoothly with any hiccups swiftly dealt with by the immensely professional team.

Moving house is one of life's most stressful times, yet CALA made it feel like a breeze.

The quality of build and the flow of the house are practical and well designed for family life. The warmth and economy of heating in the house is also a huge improvement on our last new build. I doubt I could live in any other house now."



"I WOULD RECOMMEND CALA TO ANYONE WHO WANTS A WARM, COMFORTABLE HOUSE WITH CHARACTER AND A PROFESSIONAL FINISH."

Ashe Tait, Purchaser at Eagle's Green, Bonnyrigg



Photography from a previous CALA development

## ALL ON YOUR DOORSTEP

Lying along the banks of the River North Esk, the semi-rural town of Penicuik is an idyllic location to set up home. The town boasts a wide range of amenities, from family-friendly pubs to cultural destinations.

## PENICUIK HOUSE

Located just nine miles south of Edinburgh, Penicuik House is a preserved masterpiece of Palladian architecture, set in one of the finest designed landscapes in the country. The estate has been home to the Clerk family since 1654 and today offers a rural and cultural destination for visitors from far and wide to enjoy.

The perfect place for a family outing or a simple escape from the city, the estate boasts miles of tracks, paths and looped routes in the unspoilt countryside for you to explore.

Once you've finished taking in the unrivalled views of the Pentland Hills, sit back, relax and enjoy a coffee or a delicious lunch in Penicuik House Café. A perfect day out for all the family.



"WE HOST REGULAR POP-UP DINNERS, BARBECUES AND COMMUNITY EVENTS. OUR IN-HOUSE EXPERTS, THE PENICUIK HOUSE RANGERS, ALSO RUN EVERYTHING FROM WILDERNESS TOURS TO CHILDREN'S WORKSHOPS. COME AND HEAR THEIR VAST KNOWLEDGE ABOUT THE ESTATE AND THE WILDLIFE THAT LIVES HERE."

Scott Hall, Director at Penicuik Estate



## HAIG'S BAR AND RESTAURANT

Haig's Bar and Restaurant located in the heart of Penicuik is full of life and character. The transformed 18th century pub is now flawlessly styled, child-friendly, and described as the ultimate 'wine and dine' destination.

Located in one of the oldest buildings in Penicuik, formally The Railway Tavern, the establishment now boasts a sophisticated social space, state-of-the-art kitchen and open-plan bar and restaurant area – there is even a beer garden perfect for those warm summer nights.

Offering a relaxed culinary experience, Haig's Bar and Restaurant also serves up breakfast, much-loved mains recreated by the chef and premium dishes in the evening that have been prepared to the highest standards using local Scottish produce.

## THE FLOTTERSTONE INN

Nestled at the foot of the Pentland Hills, The Flotterstone Inn is the perfect retreat for ramblers, strollers and dog walkers looking to refuel after a day exploring the picturesque countryside.

Serving up a menu of traditional Scottish cuisine, The Flotterstone Inn offers an extensive choice of locally-sourced dishes, from partridge and pheasant to classic fish and chips.

The family-friendly pub also benefits from its 'Garden Room' for birthdays and parties, and a large beer garden for soaking up the sun in the summer.

Sit back, relax and dine in cosy surroundings. Dogs are also welcome.

"HAIG'S IS A FAMILY-RUN BUSINESS THAT PRIDES ITSELF ON ENSURING EVERY VISIT IS ONE TO REMEMBER. FROM COFFEE TO A FULL ROAST DINNER, HAIG'S IS THE PERFECT DESTINATION FOR ALL OCCASIONS. WE ARE PROUD TO BE A PART OF THE PENICUIK COMMUNITY."

Craig Murray, Assistant Manager,  
Haig's Bar and Restaurant



"WE HAVE A LOT OF CALA RESIDENTS AND FAMILIES WHO VISIT US ON THE WAY BACK FROM WALKING IN THE HILLS. THERE IS A GOOD MIX OF PEOPLE WHO STOP BY, AND EVEN SOME FOUR-LEGGED FRIENDS."

Mr John Still, Owner, The Flotterstone Inn





# PENICUIK

## AS ACTIVE OR RELAXED AS YOU LIKE

This once famous paper mill town now enjoys an array of award-winning restaurants, pubs, cafés and shops, including a Tesco supermarket. It's all within a 20-minute walk of Belwood Oaks, connected by a convenient pedestrian and cycle network.

Edinburgh's bright lights, cosmopolitan shops and cultural attractions are just ten miles away, but you needn't always head into the city centre, as Straiton Retail Park is only a short drive from home.

There are lots of activities for all ages and stages of life, from nearby Penicuik House and Glencorse Golf Club, to a wide variety of local sports clubs and outdoor pursuits within the tranquil Wooded Valley of the River Esk.

The Midlothian Snowsports Centre in neighbouring Hillend boasts the longest dry ski slope in Europe and is a training base for Scottish Olympians, while of course, the majestic beauty of the Pentland Hills Regional Park invites you to explore mile upon mile of picturesque trails and glistening reservoirs.

For young and growing families, schools come highly recommended too, with nearby Mauricewood Primary and Beeslack Community High School considered to be among the best in Midlothian\*.

\*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.





## COUNTRY CHARM WITH CITY CONNECTIONS

You can enjoy the best of both worlds living in Penicuik. With the A702 to the north of Belwood Oaks, accessing The City of Edinburgh Bypass is simple, making travel into the city a breeze. To the south, the A701 is just as straightforward to access and will lead you to the M8 and M9, taking you to the delights of the West Coast and beyond.

Alternatively, regular buses will travel into the hustle and bustle of the capital for the days you fancy leaving the car.

Combine this with having Edinburgh International Airport just a 25-minute drive away and it's no surprise that Penicuik is a desirable commuter haven for high flyers and country lovers alike.

Distances and journey times are approximate and are taken from Google Maps



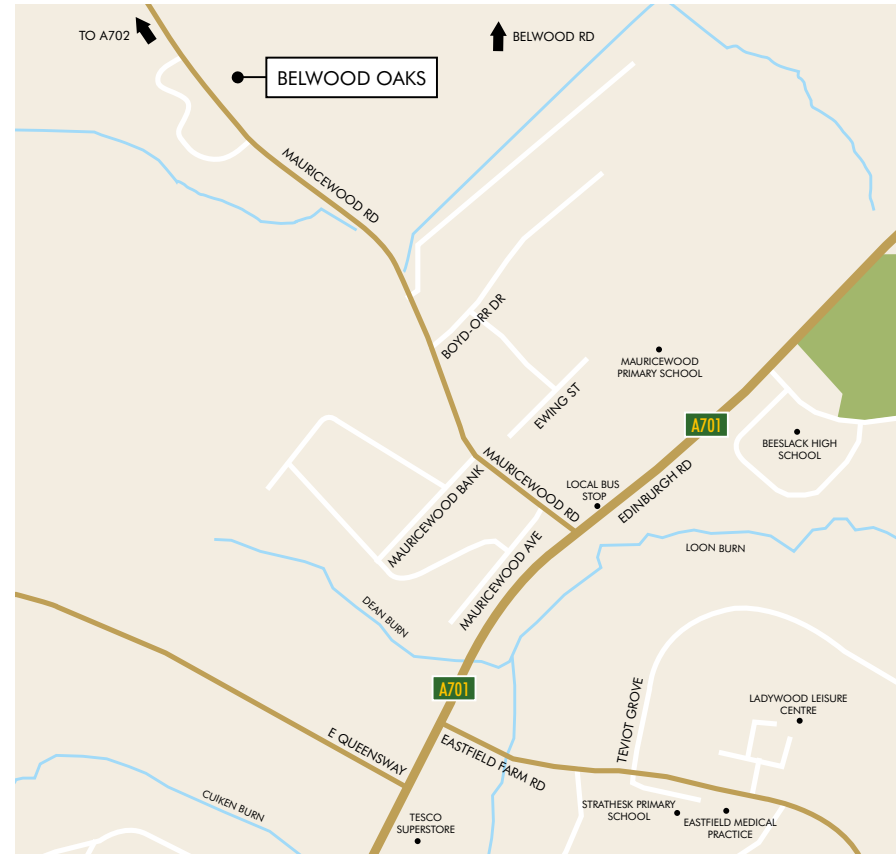


# PERFECTLY LOCATED

CALA HOMES, BELWOOD OAKS, OFF MAURICEWOOD ROAD, PENICUIK, EH26 0JP.



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Tesco – 0.4 miles
- Mauricewood Primary School – 0.4 miles
- Beeslack Community High School – 0.4 miles
- Strathesk Primary School – 0.6 miles
- Penicuik High School – 0.9 miles



## BY CAR

- Penicuik Rugby Club – 1.0 mile
- Glencorse Golf Club – 1.1 miles
- Haig's Bar and Restaurant – 1.2 miles
- Penicuik Cricket Club – 1.2 miles
- Giovanni Italian Bistro – 1.4 miles
- Penicuik House – 1.4 miles
- The Flotterstone Inn – 2.7 miles
- Rosslyn Chapel – 3.0 miles
- Straiton Retail Park – 4.1 miles
- Pentland Hills Regional Park – 5.9 miles



## BY RAIL FROM ESKBANK STATION

- Edinburgh – 19 minutes
- Falkirk – 1 hour 4 minutes\*
- Stirling – 1 hour 22 minutes\*
- Glasgow (Central) – 1 hour 38 minutes\*
- Dundee – 1 hour 43 minutes\*
- Perth – 1 hour 45 minutes\*
- Aberdeen – 3 hours 1 minute\*

\*Please note these times include one change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps).

The shortest train journeys have been shown, are accurate as of February 2019 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)



## CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



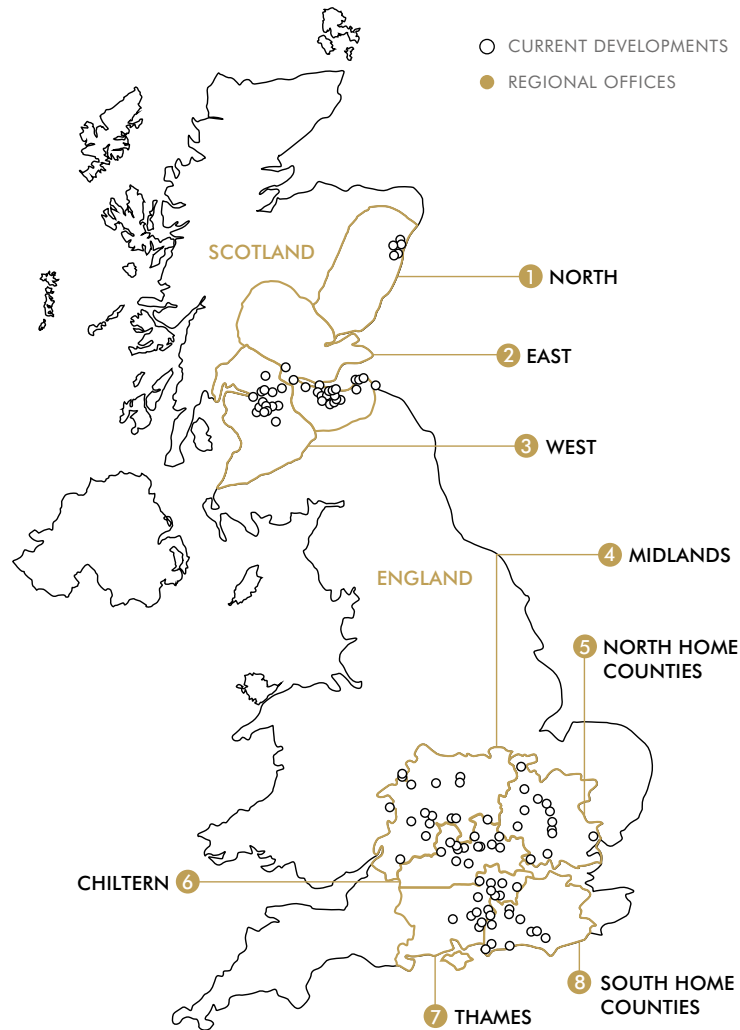
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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