



QUEENSWOOD
LINLITHGOW



QUEENSWOOD

AN AMAZING PAST, AN EXCITING FUTURE

The town of Linlithgow, nestled on the north-east edge of West Lothian, is the perfect choice for those in search of an idyllic rural lifestyle, yet still within easy reach of Edinburgh city centre. This is an area rich in history as well as offering an abundance of local amenities, providing a fantastic playground for families while remaining just a short distance from the further delights of the capital.

Our latest development in this sought-after location, Queenswood offers just 40 five bedroom detached family homes. Elegance, craftsmanship and comfort are key in every CALA home, and benefiting from our Light & Space specification, you won't fail to be impressed by your new surroundings.



Local photography is courtesy of Chris Robson Photography



Lifestyle photography



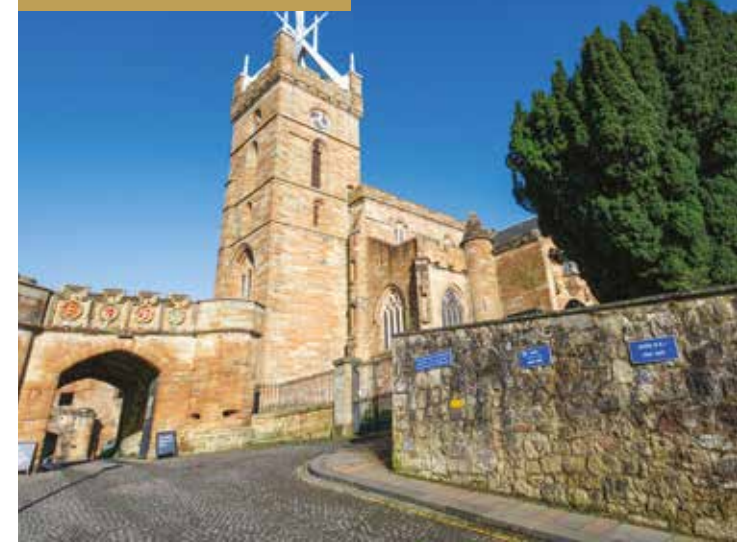
A previous CALA showhome



WHERE COUNTRYSIDE RETREAT MEETS CITY CHIC

With magnificent location and vibrant community, Linlithgow is the perfect choice for growing families. The town centre offers a wide selection of one-off boutiques, coffee shops, bars and restaurants, providing practical solutions for everyday essentials and the ideal meeting spots to enjoy with friends or family.

LINLITHGOW PALACE – 25 MINUTE WALK



LINLITHGOW CANAL CENTRE – 24 MINUTE WALK



KINGSFIELD GOLF & LEISURE – 15 MINUTE WALK



CHAMPANY INN – 19 MINUTE WALK



LINLITHGOW HIGH STREET – 25 MINUTE WALK



BEESCRAIGS COUNTRY PARK AND VISITOR CENTRE – 16 MINUTE DRIVE



SO STRAWBERRY CAFFE – 12 MINUTE DRIVE



WELL CONNECTED IN EVERY WAY

Whether travelling for business or for pleasure, Linlithgow is well served by public transport. A regular half hourly train service to Edinburgh reaches the capital in just 18 minutes. For those wishing to journey west, an hourly service to Glasgow takes around 30 minutes.

BP GARAGE – 9 MINUTE DRIVE



LINLITHGOW ACADEMY – 10 MINUTE DRIVE



M9 EAST – 6 MINUTE DRIVE



TESCO METRO – 12 MINUTE DRIVE



ALDI – 9 MINUTE DRIVE



PERFECTLY LOCATED

CALA HOMES, QUEENSWOOD, SPRINGFIELD, LINLITHGOW, EH49 7LR.










REGIONAL MAP



LOCAL AREA MAP

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.
-  **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.
-  **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.
-  **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 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 & 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.



*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.

CUSTOMER TESTIMONIAL

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



The Elliot showhome at Eagle's Green

QUEENSWOOD - LINLITHGOW

-  **THE CRICHTON**
5 BEDROOM DETACHED HOME
PLOT 27
-  **THE DEWAR**
5 BEDROOM DETACHED HOME
PLOTS 26, 31, 34, 40
-  **THE GARVIE**
5 BEDROOM DETACHED HOME
PLOTS 10, 11, 14, 15, 21, 23, 24, 32, 38
-  **THE KENNEDY**
5 BEDROOM DETACHED HOME
PLOTS 16, 19, 20, 22, 25
-  **THE LEWIS**
5 BEDROOM DETACHED HOME
PLOTS 12, 13, 29, 33, 39
-  **THE LOWTHER**
5 BEDROOM DETACHED HOME
PLOTS 4, 6, 9, 17, 28, 30
-  **THE MACRAE**
5 BEDROOM DETACHED HOME WITH
STUDY AND DOUBLE GARAGE
PLOTS 1, 2, 5, 7, 8, 18, 35, 37
-  **THE MELVILLE**
5 BEDROOM DETACHED HOME WITH STUDY
PLOTS 3, 36

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8 HIGH FACING RENDER WALL WITH FENCE INFILL
-  DENOTES 1.8M HIGH TIMBER FENCE
-  DENOTES 1.8M DOUBLE SIDED HIGH TIMBER FENCE - HIT & MISS
-  DENOTES 1.2M POST & WIRE FENCE



The above 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.



QUEENSWOOD

SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (Crichton, Dewar, Garvie and Kennedy)
- Elica 'Juno' feature suspended re-circulating extractor (Lewis, Lowther, MacRae and Melville)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated stainless steel combination microwave oven
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl composite granite sink and drainer in kitchen. Silestone upgrades will have stainless steel sink
- 1 bowl stainless steel sink in utility room
- Flip up sockets with twin USB ports to the kitchen islands (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads

- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen two drawer vanity to wash hand basin
- Backlit LED touch sensor mirror with demister and twin shaver socket to bedroom 1 en suite

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary Rosso Maniglie Mensa lever style door handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites

- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart meter included
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (number of panels varies per plot)
- Fitted smart electric vehicle charger (Melville and MacRae only)
- EV future provision added to all other housetypes

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Smart Mixergy hot water tank
- Thermostatic heating controls

GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Outside cold water tap
- Folding doors to rear garden in all detached homes
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



CALA.CO.UK

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