

# HAZELDENE LEA

NEWTON MEARNS



# HAZELDENE LEA

## YOUR GATEWAY TO AN ASPIRATIONAL LIFESTYLE

The city, country and coast are all within easy reach at Hazeldene Lea. Only 12 miles from Glasgow in the affluent suburb of Newton Mearns, CALA's exclusive new development at Maidenhill ranges from elegant 3 bedroom terraced properties to impressive 5 bedroom detached family homes.

Featuring a high specification throughout, there's a light and spacious home for every contemporary lifestyle at Hazeldene Lea. Situated just off Ayr Road, close to the green rural surroundings of East Renfrewshire and South Ayrshire, it's perfectly placed for the aspirational quality of life you've always dreamed of.



## NEWTON MEARNs

### DESIRABLE AMENITIES AND PLENTIFUL ACTIVITIES

Newton Mearns is one of the most chic and sought-after Glasgow addresses, a welcoming haven for relaxed family living offering a leafy gateway to the open countryside beyond.

Away from the urban sprawl, it is home to small independent shops and fashionable eateries, joined by major retailers at The Avenue and a large Waitrose for everyday goods.

The hugely popular Silverburn Shopping Centre can be enjoyed a couple of junctions down the M77, where you'll also find a 24-hour Tesco, ample restaurants and a cinema complex.

This attractive suburb brings plenty of opportunities to get out there, with miles of mountain bike trails and walks to explore, as well as fun family activities at Rouken Glen Park and Whitelee Wind Farm, featuring a visitor centre and lots of interactive displays.

You can also relax or exercise as much as you like at David Lloyd Rouken Glen and Parklands Country Club, or choose from a host of well-regarded golf courses, including Whitecraigs, Eastwood, Mearns Castle Golf Academy and East Renfrewshire Golf Club.

Schooling is always a determining factor for any family move, another great appeal of Newton Mearns, whose range of primary and secondary schools\* are among the top performing in Scotland.

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



Local photography is courtesy of alamy.com



Local photography is courtesy of Chris Robson Photography



Local photography is courtesy of Chris Robson Photography





Local photography is courtesy of Scottish Viewpoint

## ALL THE RIGHT CONNECTIONS

Hazeldene Lea residents can look forward to the perfect balance of city and country life.

Newton Mearns is well placed for convenient access to the M77, which takes you directly into Glasgow city centre or south to Kilmarnock and the Clyde coastline, as well as connecting with the M74 for routes east towards Edinburgh and north via the M80.

Patterton and Whitecraigs stations both have park-and-ride facilities, with frequent trains to Glasgow in around 21 minutes, supported by regular bus services into the city centre and Ayrshire.

And whenever you have the desire to travel further afield, Glasgow International Airport is located just over 12 miles from home, via the M77 and M8.

Journey times taken from the [trainline.com](http://trainline.com) and [google.co.uk](http://google.co.uk)



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Local photography is courtesy of Scottish Viewpoint

## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality, flexibility and clever storage to reflect your contemporary lifestyle.







Photography from previous CALA developments





Computer Generated Image – A typical street scene at Hazeldene Lea



# PERFECTLY LOCATED

Hazeldene Lea, Ayr Road, Newton Mearns, G77 6RT.



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Maidenhill Primary School – 0.1 miles (opens 2019)
- Eastwood Golf Club – 1.4 miles
- The Avenue Shopping Centre – 1.8 miles
- Mearns Primary School – 1.9 miles
- Parklands Country Club – 2.1 miles



## BY CAR

- St Clare's Primary School – 2.8 miles
- Mearns Castle High School – 3.0 miles
- Belmont House School – 3.0 miles
- Whitecraigs Golf Club – 3.1 miles
- Patterton Station – 3.1 miles
- Whitecraigs Station – 3.3 miles
- Mearns Castle Golf Club – 3.5 miles
- Greenbank House & Gardens – 3.9 miles
- St Ninian's High School – 4.1 miles
- Eastwood Theatre – 4.1 miles
- Eastwood Gallery – 4.1 miles
- Rouken Glen Park – 4.3 miles
- Busby Equestrian Centre – 5.2 miles
- Pollok House & Burrell Collection – 6.0 miles
- Silverburn Shopping Centre – 6.2 miles
- Hutchesons' Grammar School – 7.1 miles



## BY RAIL (FROM WHITECRAIGS STATION)

- Glasgow – 21 minutes
- Edinburgh – 1 hour 42 minutes
- Kilmarnock – 1 hour 43 minutes
- Ayr – 1 hour 45 minutes

The shortest train journeys have been shown and are sourced from [thetrainline.com](http://thetrainline.com)

# CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



	ALLAN		DEWAR FE		ELLIOT
	AVON		KENNEDY		DOUBLE GARAGE WITH ACCOMMODATION
	BANTON		LOGAN		DOUBLE GARAGE
	BLAIR		LOWTHER X		MELVILLE FE
	SINGLE GARAGE		LOWTHER BE		MELVILLE IC
	COLVILLE		LEWIS		MELVILLE SE
	DARROCH				MONCRIEF



DEVELOPMENT BY TAYLOR WIMPEY

- DENOTES DEVELOPMENT BOUNDARY
  - DENOTES 1.8M TIMBER SCREEN FENCE
  - DENOTES 1.8M FENCE WITH FEATURE STONE PIERS
  - DENOTES RETAINING WALL
  - DENOTES 1.0M METAL RAILING
- The development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

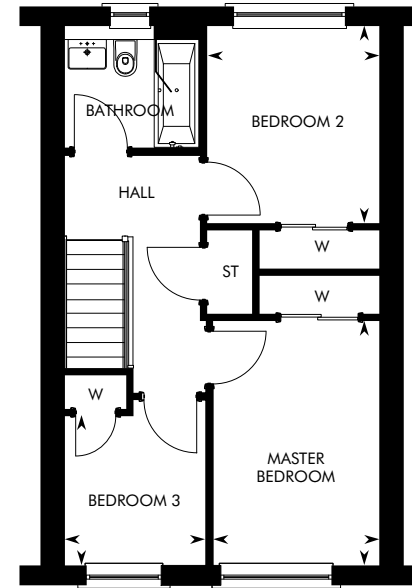
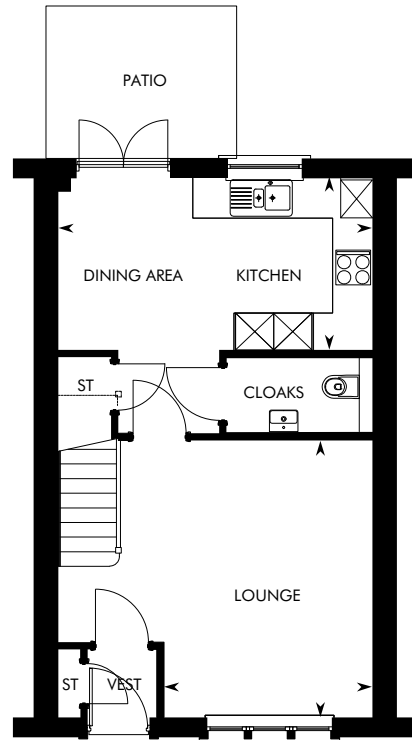


# THE ALLAN

3 BEDROOM HOME AT HAZELDENE LEA







GROUND FLOOR	M	FT
Kitchen/Dining Area	4.94 x 2.70	16' 3" x 10' 0"

GROUND FLOOR	M	FT
Lounge	4.36 x 3.28	14' 4" x 10' 9"

FIRST FLOOR	M	FT
Master Bedroom	3.85 x 2.62	12' 7" x 8' 7"
Bedroom 2	3.10 x 2.71	10' 2" x 8' 11"

FIRST FLOOR	M	FT
Bedroom 3	2.35 x 2.22	7' 8" x 7' 3"

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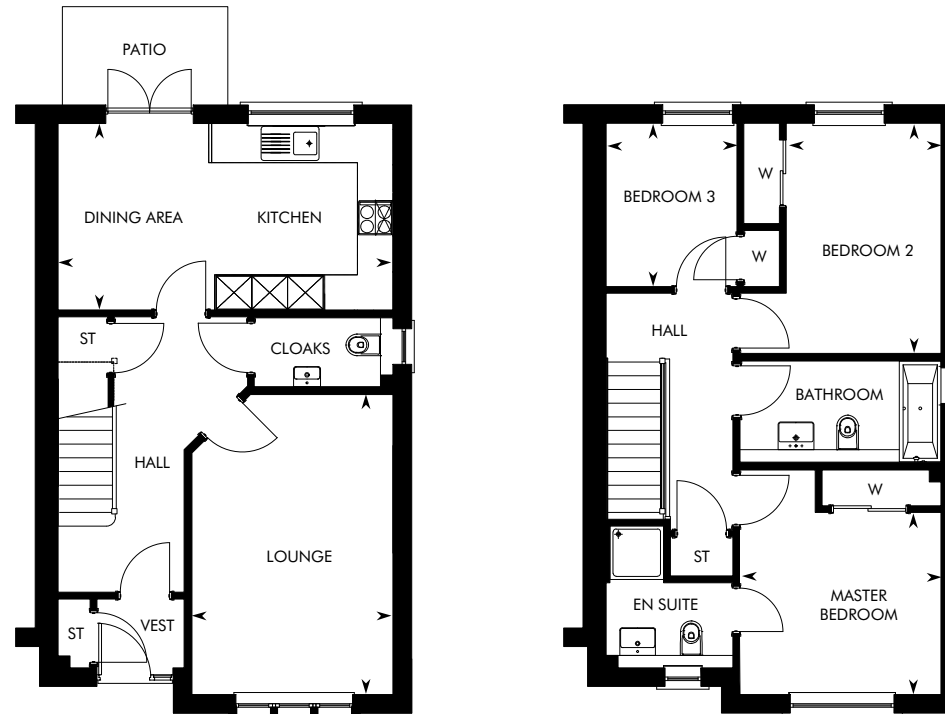


Computer Generated Image – A typical Avon

# THE AVON

3 BEDROOM HOME AT HAZELDENE LEA





Please note: Plots 72, 75, 76 and 79 feature an alternative layout. Please ask for more details.

GROUND FLOOR	M	FT
Kitchen/Dining Area	5.63 x 3.14	18' 6" x 10' 3"

GROUND FLOOR	M	FT
Lounge	5.05 x 3.39	16' 7" x 11' 1"

FIRST FLOOR	M	FT
Master Bedroom	3.38 x 3.06	11' 1" x 10' 1"
Bedroom 2	3.87 x 2.60	12' 8" x 8' 6"

FIRST FLOOR	M	FT
Bedroom 3	2.74 x 2.20	9' 0" x 7' 3"

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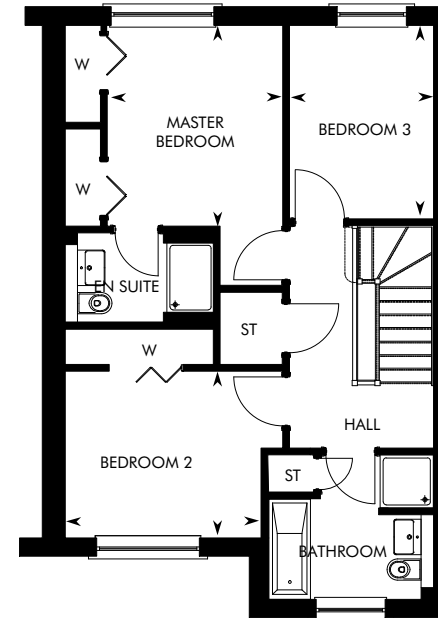
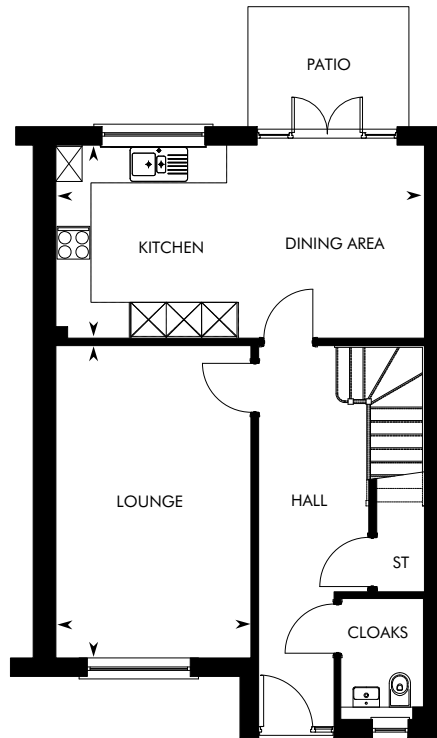


Computer Generated Image – A typical Banton

# THE BANTON

3 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Dining Area	6.24 x 3.28	20' 6" x 10' 9"

GROUND FLOOR	M	FT
Lounge	5.29 x 3.31	17' 4" x 10' 10"

FIRST FLOOR	M	FT
Master Bedroom	3.41 x 2.97	11' 2" x 9' 9"
Bedroom 2	3.32 x 2.82	10' 11" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 3	3.29 x 2.44	10' 9" x 8' 0"

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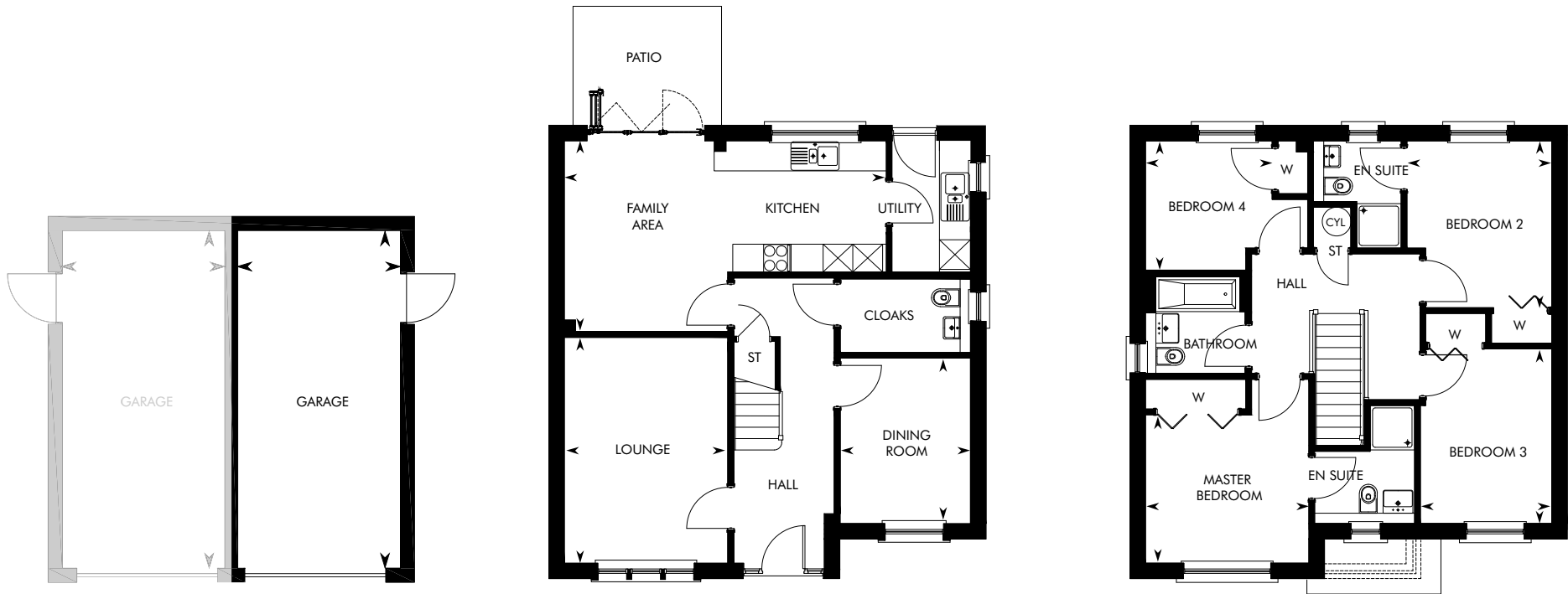




# THE BLAIR

4 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family Area	6.50 x 3.85	21' 4" x 12' 8"
Lounge	3.30 x 4.56	10' 10" x 15' 0"

GROUND FLOOR	M	FT
Dining	3.34 x 2.63	11' 0" x 8' 7"
Garage	2.71 x 5.63	8' 11" x 18' 6"

FIRST FLOOR	M	FT
Master Bedroom	3.30 x 3.00	10' 10" x 9' 10"
Bedroom 2	3.38 x 2.92	11' 1" x 9' 7"

FIRST FLOOR	M	FT
Bedroom 3	3.53 x 2.65	11' 7" x 8' 8"
Bedroom 4	2.62 x 2.56	8' 7" x 8' 5"

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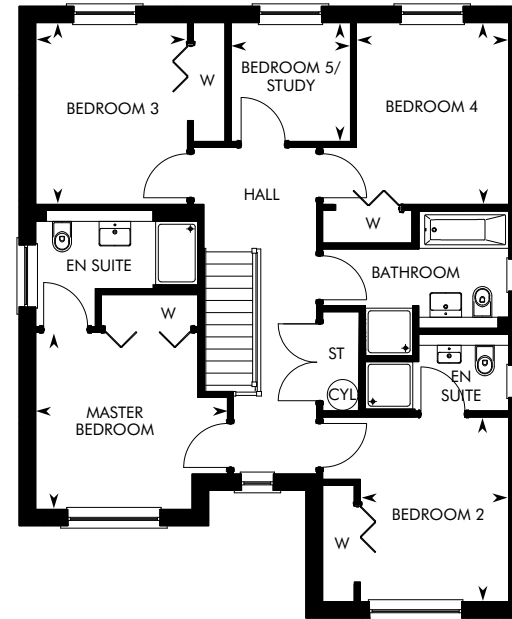
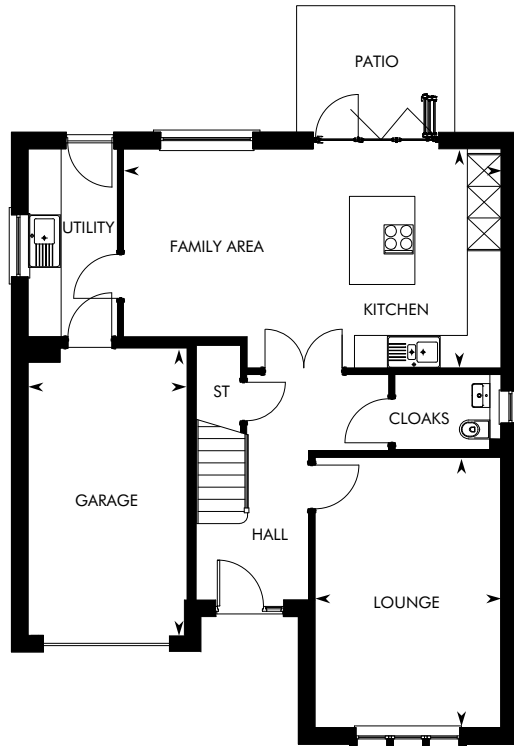


# THE COLVILLE

4 BEDROOM HOME AT HAZELDENE LEA







GROUND FLOOR	M	FT
Kitchen/Family Area	7.15 x 4.15	23' 6" x 13' 8"
Lounge	5.13 x 3.53	16' 10" x 11' 7"

GROUND FLOOR	M	FT
Garage	5.45 x 3.01	17' 11" x 9' 11"

FIRST FLOOR	M	FT
Master Bedroom	3.63 x 3.35	11' 11" x 11' 0"
Bedroom 2	3.50 x 2.81	11' 6" x 9' 3"
Bedroom 3	3.44 x 2.88	11' 4" x 9' 5"

FIRST FLOOR	M	FT
Bedroom 4	3.44 x 2.88	11' 4" x 9' 5"
Bedroom 5	2.26 x 2.25	7' 5" x 7' 5"

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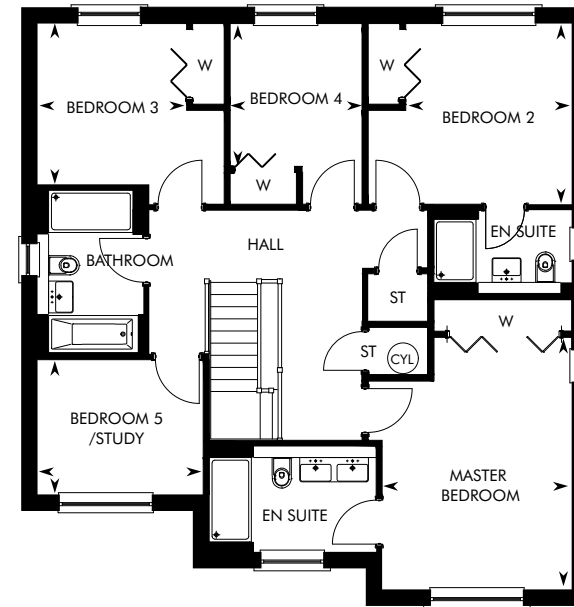
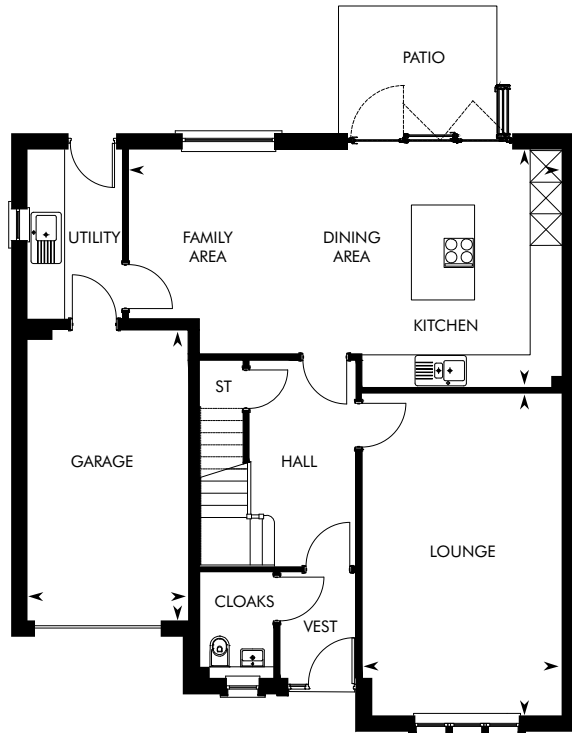




# THE DARROCH

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	8.21 x 4.50	26' 11" x 14' 9"
Lounge	6.10 x 3.79	20' 0" x 12' 5"

GROUND FLOOR	M	FT
Garage	5.51 x 3.04	18' 1" x 10' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.78 x 3.59	15' 8" x 11' 9"
Bedroom 2	3.42 x 3.14	11' 3" x 10' 4"
Bedroom 3	3.05 x 2.82	10' 0" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 4	2.71 x 2.50	8' 11" x 8' 2"
Bedroom 5/Study	3.14 x 2.56	10' 4" x 8' 5"

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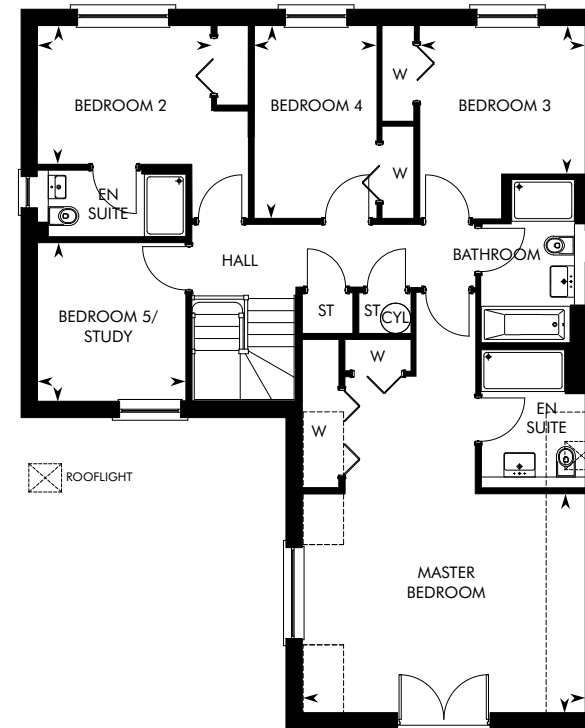
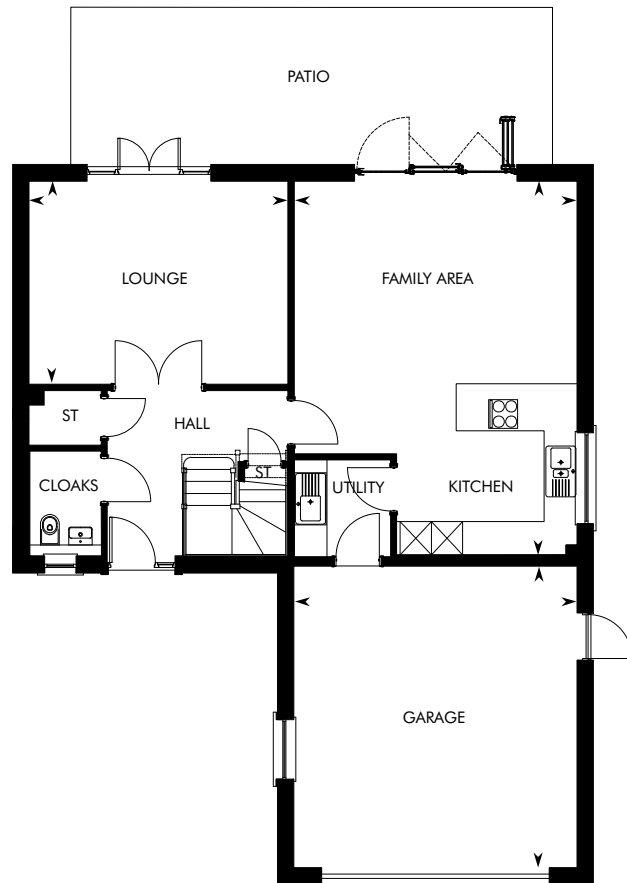


Computer Generated Image - A typical Dewar

# THE DEWAR

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family Area	7.17 x 5.42	23' 6" x 17' 9"
Lounge	4.96 x 3.90	16' 3" x 12' 10"

GROUND FLOOR	M	FT
Garage	5.79 x 5.43	19' 0" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.20	17' 10" x 13' 10"
Bedroom 2	3.33 x 2.66	10' 11" x 8' 9"
Bedroom 3	3.17 x 2.84	10' 5" x 9' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.70 x 2.34	12' 1" x 7' 8"
Bedroom 5/Study	3.04 x 2.85	10' 0" x 9' 4"

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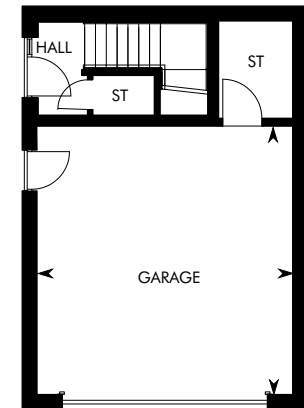
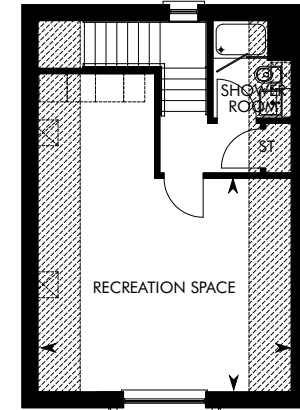
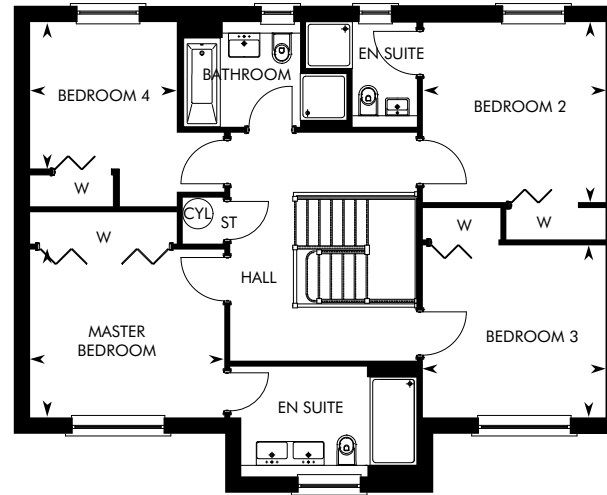
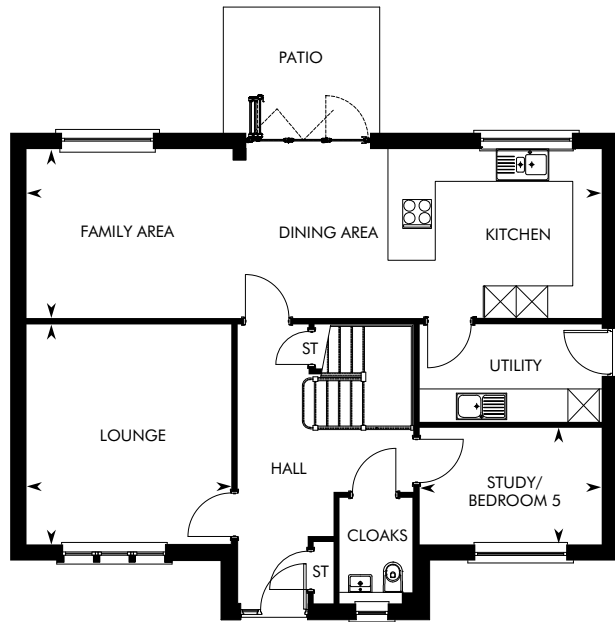


Computer Generated Image – A typical Elliot

# THE ELLIOT

4 BEDROOM HOME AT HAZELDENE LEA





Please note: Plot 42 features an alternative layout. Please ask for more details.

GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	11.02 x 3.24	36' 2" x 10' 7"
Lounge	4.22 x 3.93	13' 10" x 12' 11"

GROUND FLOOR	M	FT
Study	3.49 x 2.23	11' 5" x 7' 4"
Garage	5.71 x 5.44	18' 9" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	3.72 x 3.22	12' 2" x 10' 7"
Bedroom 2	3.50 x 3.45	11' 6" x 11' 4"
Bedroom 3	3.50 x 3.30	11' 6" x 10' 10"

FIRST FLOOR	M	FT
Bedroom 4	2.82 x 2.81	9' 3" x 9' 3"
Recreation Space	5.44 x 4.57	17' 10" x 15' 0"

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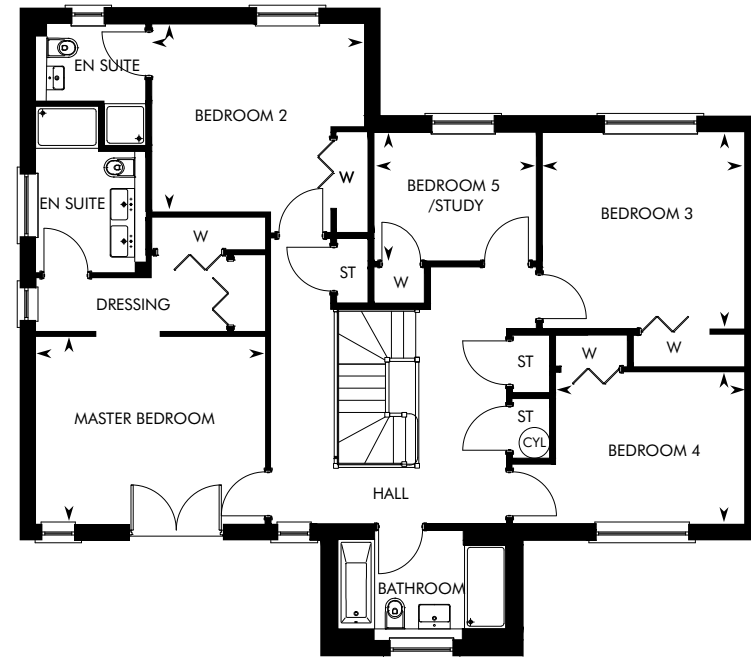
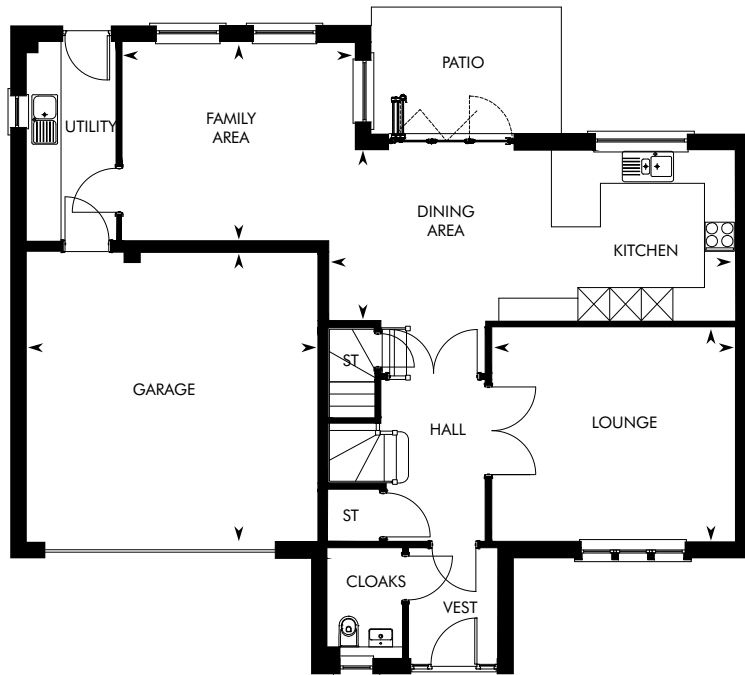
Computer Generated Image - A typical Kennedy

# THE KENNEDY

5 BEDROOM HOME AT HAZELDENE LEA







GROUND FLOOR	M	FT
Kitchen/Dining Area	7.70 x 3.23	25' 3" x 10' 7"
Family	4.41 x 3.77	14' 6" x 12' 4"

GROUND FLOOR	M	FT
Lounge	4.61 x 4.06	15' 2" x 13' 4"
Garage	5.51 x 5.50	18' 1" x 18' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.34 x 3.34	14' 3" x 11' 7"
Bedroom 2	4.03 x 3.56	13' 2" x 11' 8"
Bedroom 3	3.83 x 3.72	12' 7" x 12' 3"

FIRST FLOOR	M	FT
Bedroom 4	3.58 x 2.87	11' 9" x 9' 5"
Bedroom 5/Study	3.08 x 2.44	10' 1" x 8' 0"

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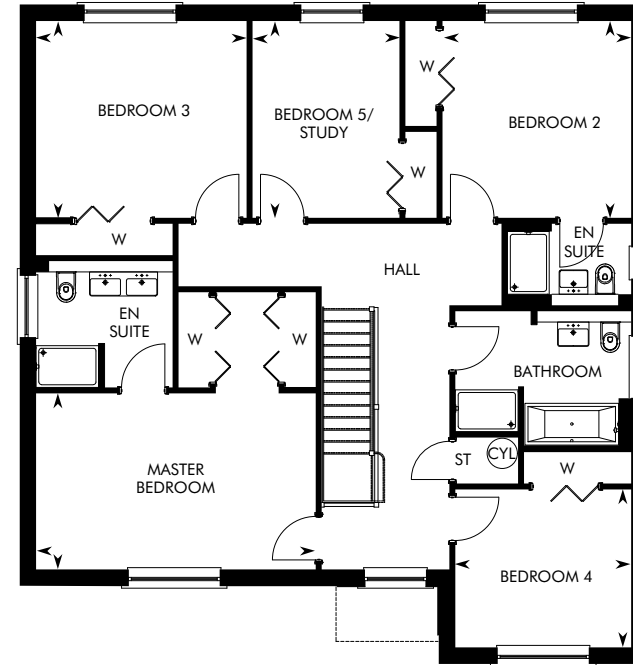
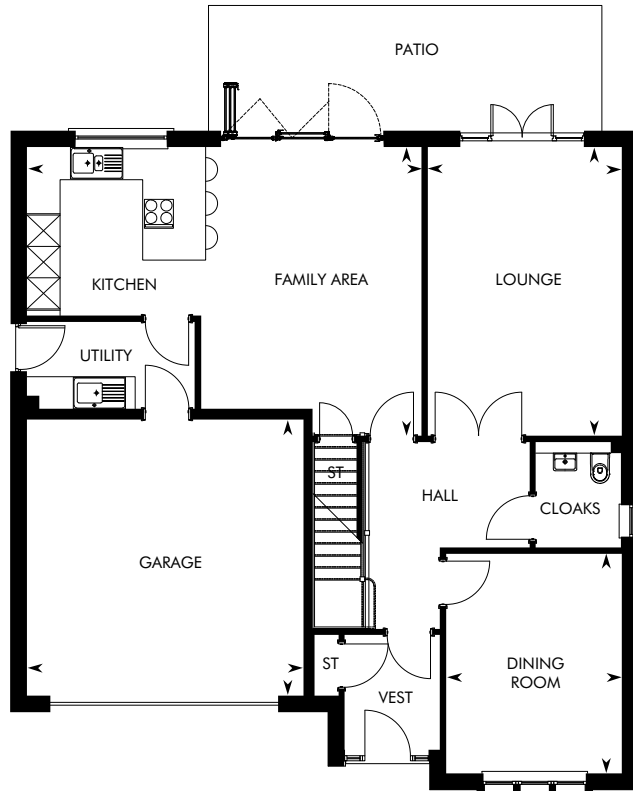


Computer Generated Image - A typical Lewis

# THE LEWIS

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family Area	7.56 x 5.53	24' 10" x 18' 2"
Lounge	5.53 x 3.72	18' 2" x 12' 2"

GROUND FLOOR	M	FT
Dining	4.21 x 3.37	13' 10" x 11' 1"
Garage	5.30 x 5.29	17' 5" x 17' 4"

FIRST FLOOR	M	FT
Master Bedroom	5.36 x 3.38	17' 7" x 11' 1"
Bedroom 2	3.77 x 3.61	12' 4" x 11' 10"
Bedroom 3	4.04 x 3.77	13' 3" x 12' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.37 x 3.03	11' 1" x 9' 11"
Bedroom 5	3.77 x 2.81	12' 4" x 9' 3"

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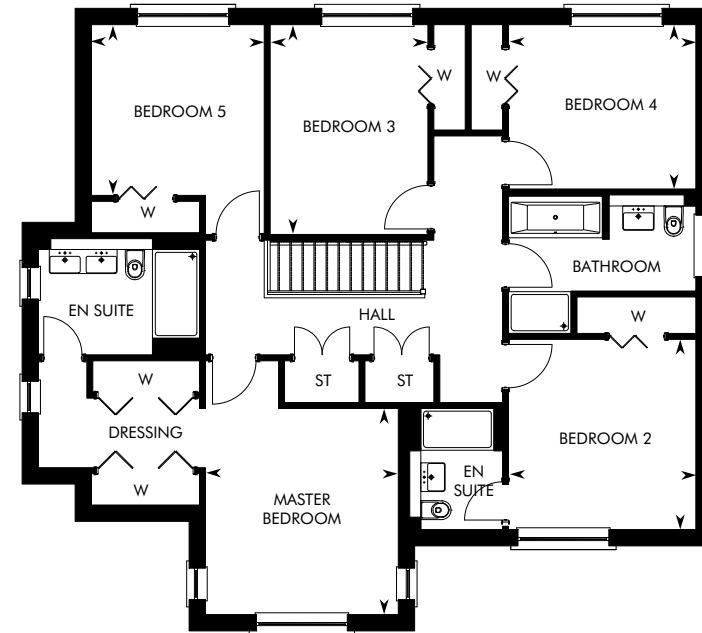
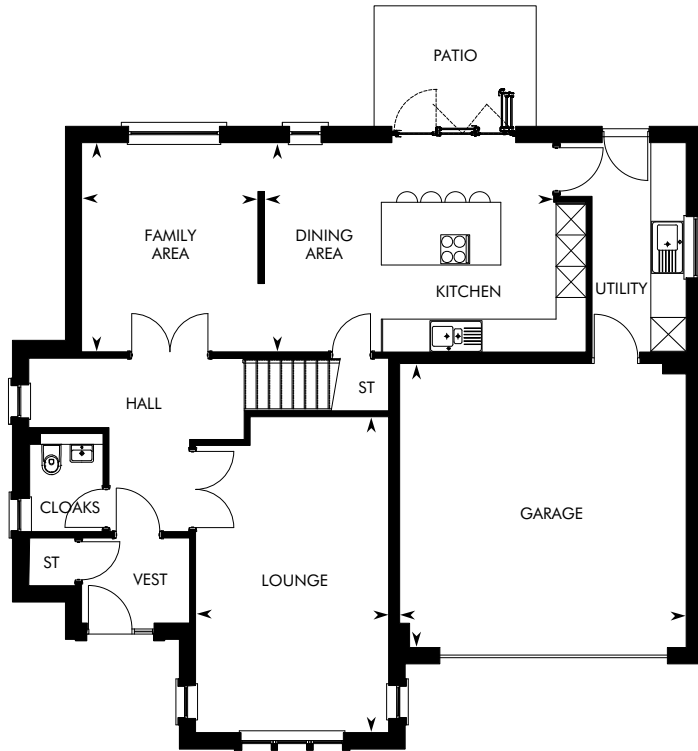


Computer Generated Image - A typical Logan

# THE LOGAN

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Dining Area	5.54 x 4.01	18' 2" x 13' 2"
Family	4.01 x 3.38	13' 2" x 11' 1"

GROUND FLOOR	M	FT
Lounge	6.05 x 3.65	19' 10" x 12' 2"
Garage	5.49 x 5.44	10' 10" x 10' 9"

FIRST FLOOR	M	FT
Master Bedroom	3.95 x 3.70	12' 11" x 12' 2"
Bedroom 2	3.64 x 3.59	11' 11" x 11' 9"
Bedroom 3	4.02 x 3.02	13' 2" x 9' 11"

FIRST FLOOR	M	FT
Bedroom 4	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 5	3.31 x 3.27	10' 10" x 10' 9"

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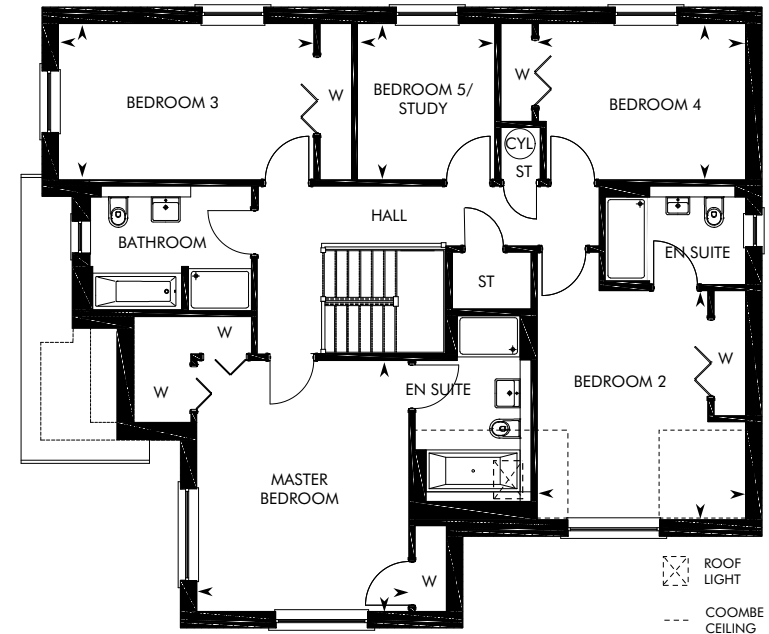
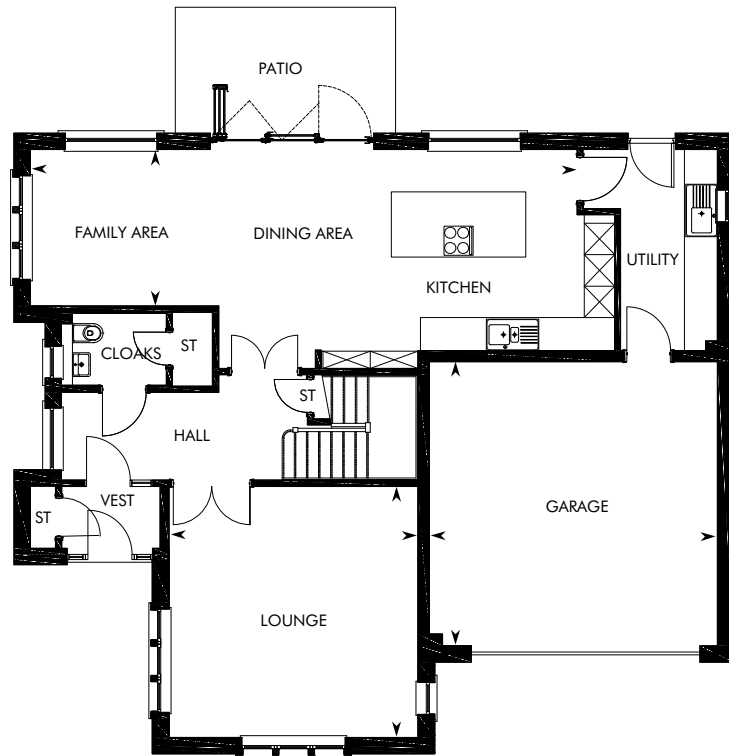


Computer Generated Image – A typical Lowther

# THE LOWTHER

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family/Dining Area	10.42 x 2.98	34' 2" x 9' 9"
Lounge	4.79 x 4.74	15' 8" x 15' 7"

GROUND FLOOR	M	FT
Garage	5.49 x 5.42	18' 0" x 17' 9"

FIRST FLOOR	M	FT
Master Bedroom	4.79 x 4.04	15' 9" x 13' 3"
Bedroom 2	4.37 x 3.97	14' 4" x 13' 0"
Bedroom 3	4.87 x 2.98	16' 0" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.95 x 2.98	12' 11" x 9' 9"
Bedroom 5	2.98 x 2.62	8' 7" x 9' 9"

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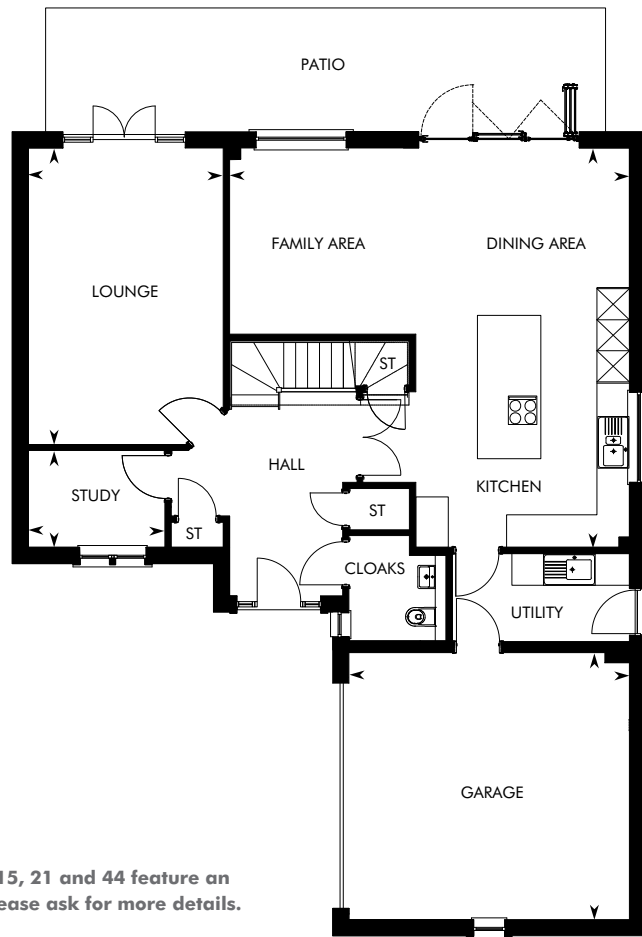
Computer Generated Image - A typical Melville

# THE MELVILLE

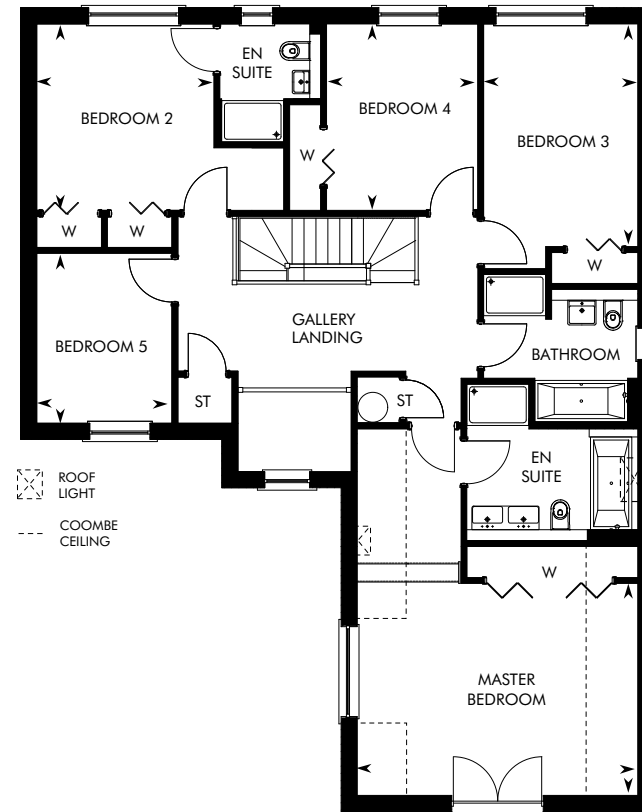
5 BEDROOM HOME AT HAZELDENE LEA







Please note: Plots 5, 15, 21 and 44 feature an alternative layout. Please ask for more details.



GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.73 x 7.73	25' 4" x 25' 4"
Lounge	5.73 x 3.77	18' 10" x 12' 4"

GROUND FLOOR	M	FT
Study	2.64 x 1.88	8' 8" x 6' 2"
Garage	5.43 x 5.17	17' 10" x 16' 11"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.10	17' 10" x 13' 5"
Bedroom 2	3.61 x 3.43	11' 10" x 11' 3"
Bedroom 3	4.31 x 2.98	14' 2" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.61 x 2.93	11' 10" x 9' 7"
Bedroom 5	3.29 x 2.62	10' 9" x 8' 7"

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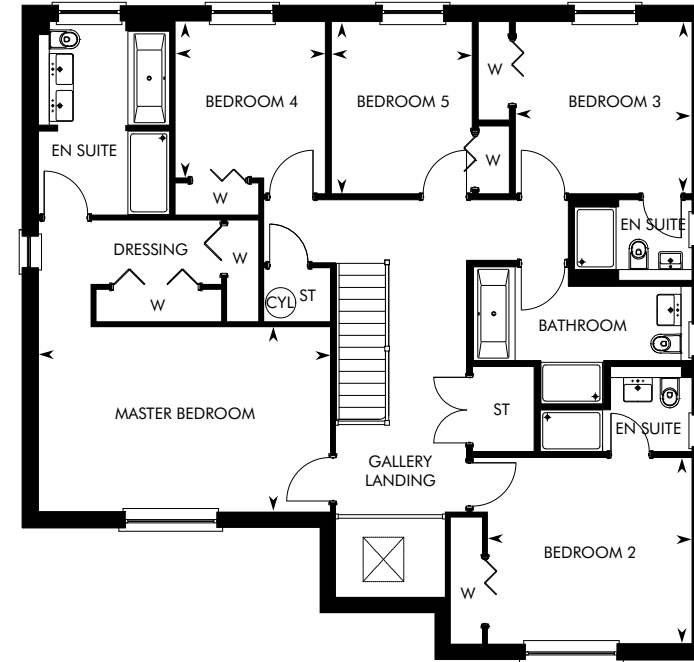
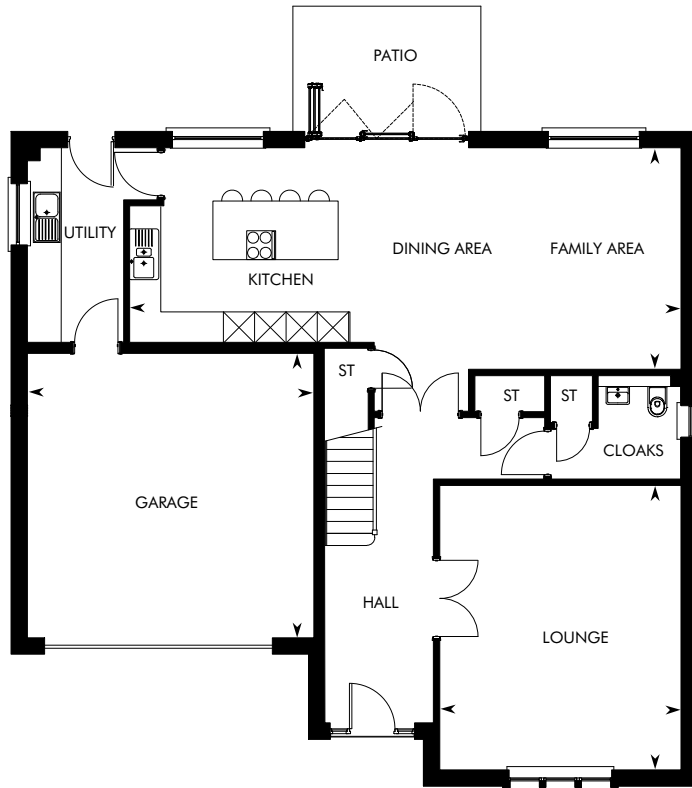


Computer Generated Image - A typical Moncrief

# THE MONCRIEF

5 BEDROOM HOME AT HAZELDENE LEA





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	10.57 x 4.25	34' 8" x 13' 11"
Lounge	5.45 x 4.62	17' 11" x 15' 2"

GROUND FLOOR	M	FT
Garage	5.49 x 5.45	18' 0" x 17' 11"

FIRST FLOOR	M	FT
Master Bedroom	5.59 x 3.54	18' 4" x 11' 7"
Bedroom 2	3.91 x 3.57	12' 10" x 11' 8"
Bedroom 3	3.39 x 3.30	11' 1" x 10' 10"

FIRST FLOOR	M	FT
Bedroom 4	2.99 x 2.87	9' 10" x 9' 5"
Bedroom 5	3.30 x 2.70	10' 10" x 8' 10"

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# HAZELDENE LEA

SPECIFICATION



## KITCHEN & UTILITY ROOMS

- Stylish Creative Designs kitchens with Siemens appliances
- Silestone worktops to kitchen
- Four/five zone induction hob (as design dictates)
- Built in single oven
- Built in oven/microwave combination (Blair to Moncrief housetypes)
- Built in fridge freezer (Allan to Elliot housetypes)
- Built in tall fridge (Kennedy to Moncrief housetypes)
- Built in tall freezer (Kennedy to Moncrief housetypes)
- Built in dishwasher
- Contemporary tap in kitchen & utility
- 1½ bowl stainless steel sink in kitchen
- Single bowl stainless steel sink in utility room
- Laminate worktops in utility room

## BATHROOMS, EN SUITES & CLOAKROOMS

- White sanitaryware from the Laufen range
- Contemporary taps and fittings

- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to main bathroom and master en suite
- Full height wall tiles to bath and shower enclosures
- Vanity units to bathroom, master en suite and cloakroom

## DECORATION

- Internal walls will be finished in a choice of 3 colours – White, Soft White and Smoked Glass\*
- Ceilings will be finished in Covermatt White emulsion
- Pre-finished white pass doors
- Gloss white paint to skirtings and facings

## WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rails to all bedrooms (as design dictates)
- Sliding wardrobe doors to Allan and Avon housetypes (as design dictates)



Photography from previous CALA developments

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



### ELECTRICAL

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchen and utilities – white elsewhere

### SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

### PLUMBING & HEATING

- Central heating via a hybrid air source heat pump and boiler system with radiators

- White PVCu double glazed windows
- Single zone system with programmable control
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

### EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- A factoring company will be appointed to maintain all the common areas within Hazeldene Lea and the overall development. An annual fee will be payable by all residents at Hazeldene Lea
- Patio area with riven slabs
- External rear tap
- Monoblock driveway
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens

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CALA HOMES  
HAZELDENE LEA  
AYR ROAD  
NEWTON MEARNS  
G77 6RT  
T: 01324 600 000  
CALA.CO.UK

