

RAVELRIG HEIGHTS

BALERNO





RAVELRIG HEIGHTS

ESCAPE TO A DESIRABLE IDYLL

Conveniently situated in the upmarket, leafy suburb of Balerno, Ravelrig Heights is a select development of luxury 4 and 5 bedroom detached homes, each designed to offer the height of CALA sophistication.

With generous gardens, and featuring expansive contemporary interiors, these beautiful family homes boast abundant light and space both inside and out. Quiet cul-de-sacs and exclusive lanes ensure a peaceful seclusion, set within surroundings of mature woodland and stunning vistas across rolling countryside towards the iconic Forth bridges and the majestic Edinburgh skyline.

Living in such semi-rural bliss, it's easy to forget that the capital's centre is just eight miles away, creating an enviable and tranquil setting to call home.



BALERNO

YOUR SANCTUARY FROM THE CITY

Forming an inviting gateway to the rolling Pentland Hills which rise immediately to the south west, Balerno has a surprisingly rural feel for a town so close to the cosmopolitan excitement of Edinburgh.

Its quaint and picturesque high street brims with historic charm, hosting shops, pubs, restaurants and other amenities to enjoy. You can also spend an afternoon exploring Red Moss Wildlife Reserve or Malleny Garden, a leafy oasis owned by the National Trust for Scotland nearby.

For weekend strolls, a leafy network of scenic paths border the Water of Leith running into the heart of Balerno itself. While you're never far from the capital's retail delights or the cultural splendour of its historic castle, museums, award-winning eateries, galleries and theatres.

Local leisure attractions include Malleny Park, the home of Currie RFC and Balerno Bowling Club, or you can tackle the fairways at Dalmahoy Golf & Country Club and Baberton Golf Club.

Families will also appreciate the choice of top performing schools available in the area, such as Dean Park Primary and Balerno High School. And for higher education, Heriot-Watt University is close by, situated in neighbouring Currie.



Local photography is courtesy of Chris Robson Photography



Computer Generated Image – A typical street scene at Ravelrig Heights



EASY COME, EASY GO

Having the A70 and Edinburgh City Bypass within close reach makes Ravelrig Heights a natural haven for easy travel into the capital, accessing the M8 for Glasgow, the M90 for destinations to the north, or simply for taking a scenic tour south into the heart of Lanarkshire countryside.

There are also regular trains available from Curriehill station into the heart of Edinburgh close by, taking just 20 minutes. What's more, Edinburgh International Airport is under eight miles away, providing a convenient and swift departure for business or pleasure.



Image is courtesy of Chris Robson Photography



Image 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.









A typical CALA showhome



PERFECTLY LOCATED

CALA Homes, Ravelrig Heights, Ravelrig Road, Balerno, Edinburgh, EH14 7DF



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Balerno High School – 0.6 miles
- Currie Rugby Club – 0.7 miles
- Balerno Main Street – 0.8 miles
- Balerno Bowling Club – 0.8 miles
- Balerno Post Office – 0.8 miles
- Malleny Garden – 0.9 miles
- Dean Park Primary School – 1.2 miles
- Currie Youth Club – 1.3 miles



BY CAR

- Currie Community High School – 1.5 miles
- Currie Library – 1.6 miles
- Currie Primary School – 1.7 miles
- Heriot Watt Main Campus – 2.0 miles
- Curriehill Train Station – 2.3 miles
- Hatton Sports Club – 2.6 miles
- Juniper Green – 2.9 miles
- Baberton Golf Course – 2.9 miles
- Dalmahoy Golf Course – 3.9 miles
- Tesco Superstore – 4.2 miles
- Edinburgh Bypass – 5.3 miles
- Gyle Shopping Centre – 5.8 miles
- Edinburgh Airport – 5.8 miles
- Princes Street, Edinburgh – 8.9 miles
- Pentland Regional Park – 9.2 miles



BY RAIL (CURRIEHILL STATION)

- Edinburgh (Waverley) – 20 minutes
- Stirling – 1 hour 28 minutes*
- Glasgow (Queen Street) – 1 hour 30 minutes*
- Dundee – 1 hour 54 minutes*
- Perth – 2 hours 11 minutes*
- Aberdeen – 3 hours 22 minutes*
- London (King's Cross) – 5 hours 15 minutes*

*Train journey includes at least 1 change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps). Train journeys shown, are accurate as of October 2017 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)

CALA HOMES – ONE OF THE UK’S LEADING PROVIDERS OF DESIRABLE NEW HOMES

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.



RAVELRIG HEIGHTS

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Integrated cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel combination microwave oven
- Sensio LED under-unit lighting
- Silestone worktop to kitchen
- Vado single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Pop up sockets with twin USB ports (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Silver finished shower enclosures
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and master en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Utopia vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with demister pad in master en suite and main bathroom

DECORATION

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

WARDROBES

- Bi-fold doors to master bedrooms
- Fitted wardrobes to all other 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



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



Photography from a previous CALA development

- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft
- Energy monitor included

SECURITY & SAFETY

- A direct dial up security system (a small monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler/air source heat pump with radiators
- SMART 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 and 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 Advisor for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Sliding, folding doors to rear garden (additional French doors as design dictates)

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-  ELLIOT
-  DOUBLE GARAGE
-  GARVIE
-  KENNEDY
-  LEWIS
-  MACRAE
-  DOUBLE GARAGE
-  MELVILLE
-  MONCRIEF
-  NAPIER
-  DOUBLE GARAGE
-  ROXBURGH
-  DOUBLE GARAGE WITH ACCOMMODATION
-  WAVERLEY
-  DOUBLE GARAGE WITH ACCOMMODATION

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES 1.8M HIGH WALL
-  DENOTES 1.8M HIGH WALL WITH FENCE PANELS
-  DENOTES 1.65M HIGH WALL
-  DENOTES RETAINING WALL



The above 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.

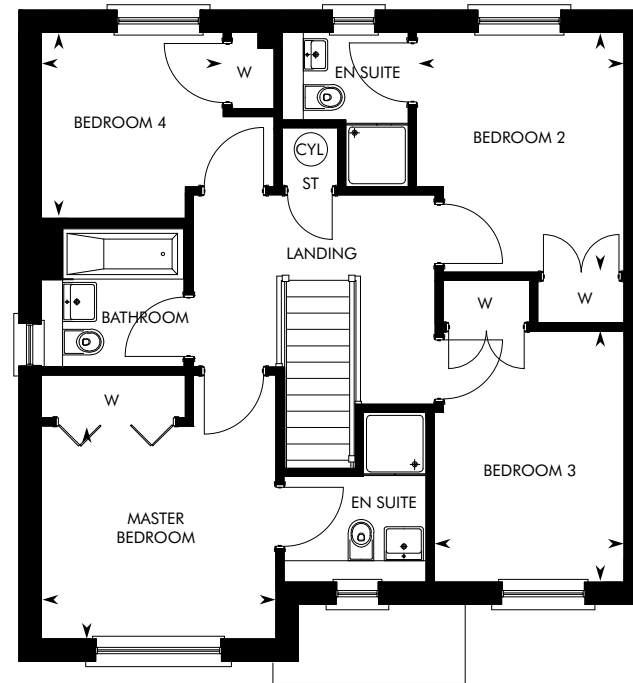
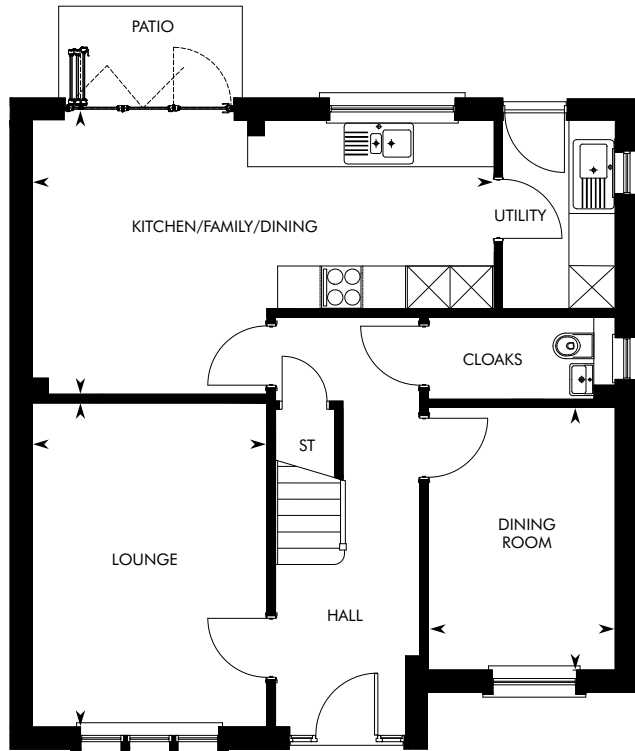


Computer Generated Image – A typical Blair

THE BLAIR

4 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





Please refer to Sales Consultant for plot specific garage information.

GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen/ Family/ Dining	6.50 x 3.85	21' 3" x 12' 8"	Dining Room	3.34 x 2.63	11' 0" x 8' 8"
Lounge	4.56 x 3.30	14' 12" x 10' 10"			

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Master Bedroom	3.30 x 3.00	10' 10" x 9' 10"	Bedroom 3	3.53 x 2.67	11' 8" x 8' 9"
Bedroom 2	3.38 x 2.95	11' 0" x 9' 8"	Bedroom 4	2.62 x 2.56	8' 7" x 8' 5"

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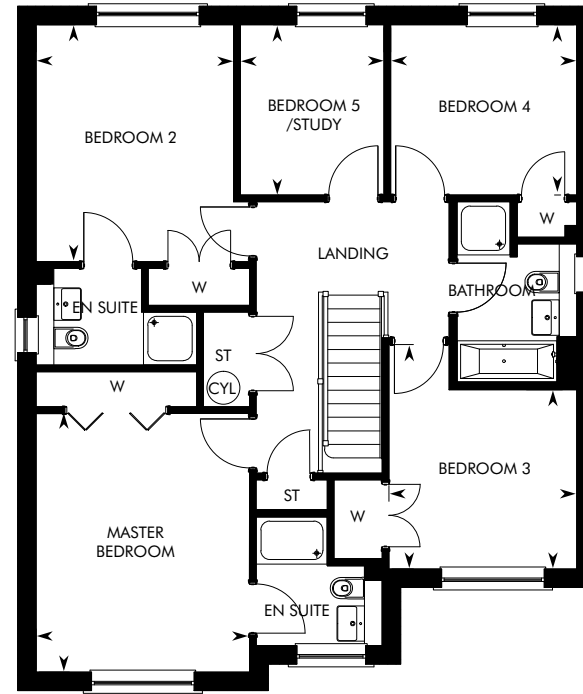
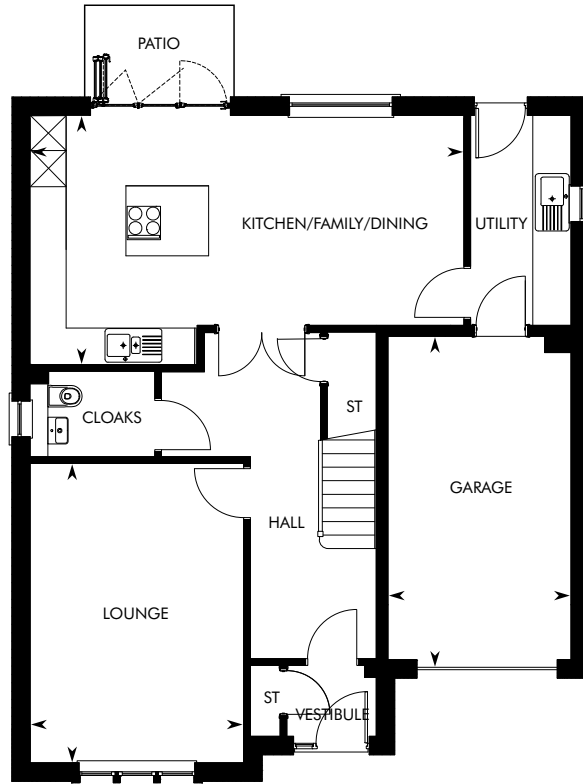


Computer Generated Image - A typical Crichton

THE CRICHTON

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family/Dining	7.35 x 4.22	24' 1" x 13' 11"
Lounge	5.08 x 3.62	16' 8" x 11' 11"

GROUND FLOOR	M	FT
Garage	5.48 x 3.10	17' 12" x 10' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.39 x 3.62	14' 4" x 11' 10"
Bedroom 2	4.02 x 3.35	13' 2" x 10' 12"
Bedroom 3	3.19 x 3.04	10' 5" x 9' 12"

FIRST FLOOR	M	FT
Bedroom 4	3.16 x 2.89	10' 4" x 9' 6"
Bedroom 5	2.89 x 2.44	9' 6" x 7' 12"

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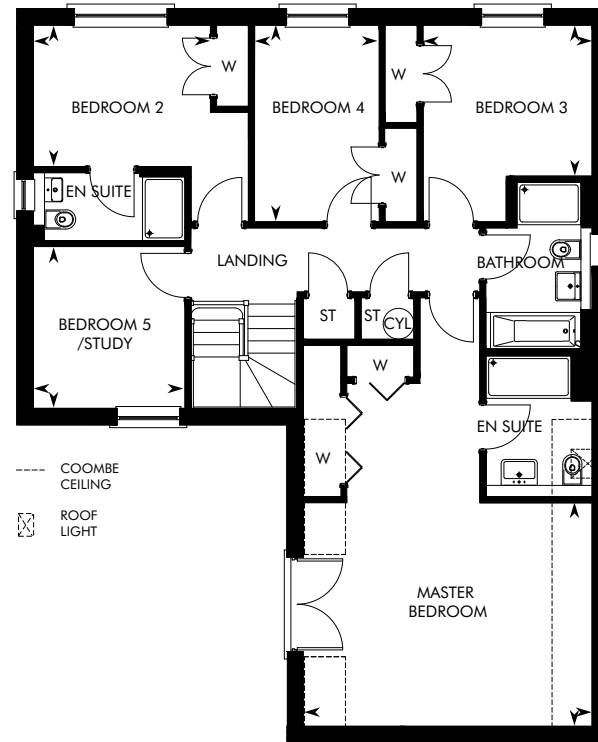
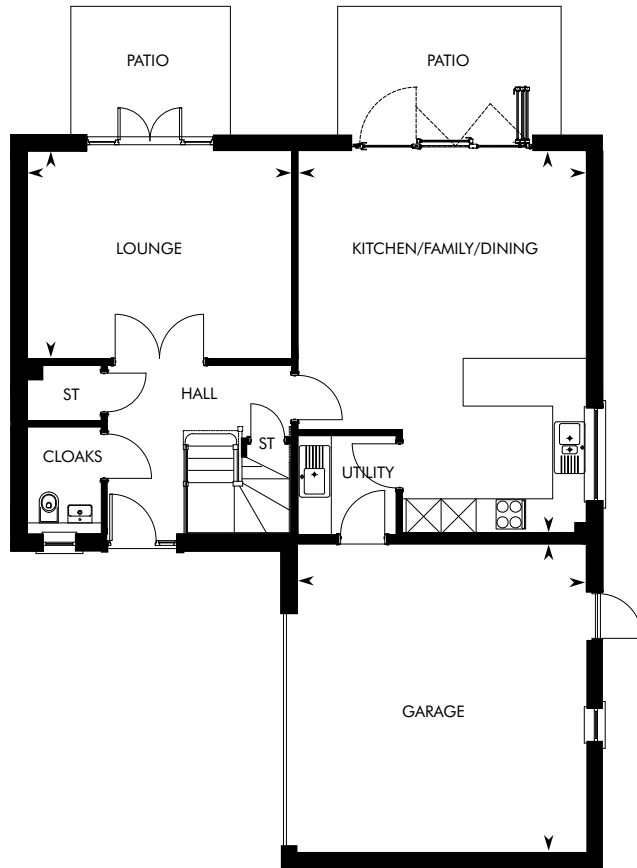


Computer Generated Image – A typical Dewar

THE DEWAR

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





--- COOMBE
CEILING
☒ ROOF
LIGHT

GROUND FLOOR	M	FT
Kitchen/Family/ Dining	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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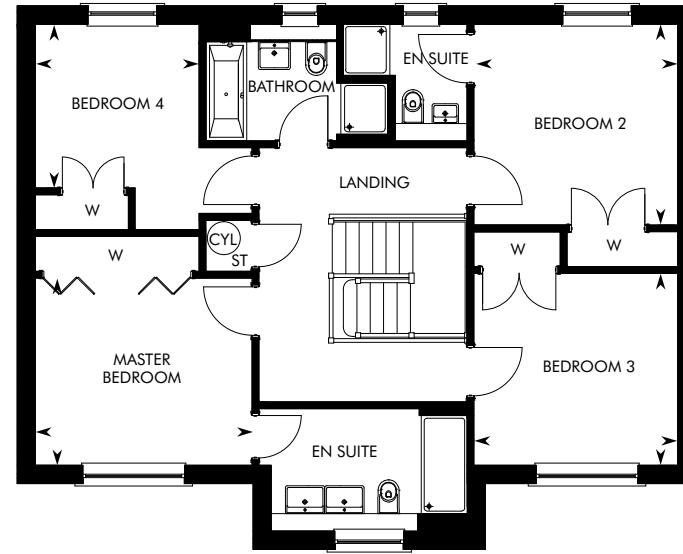
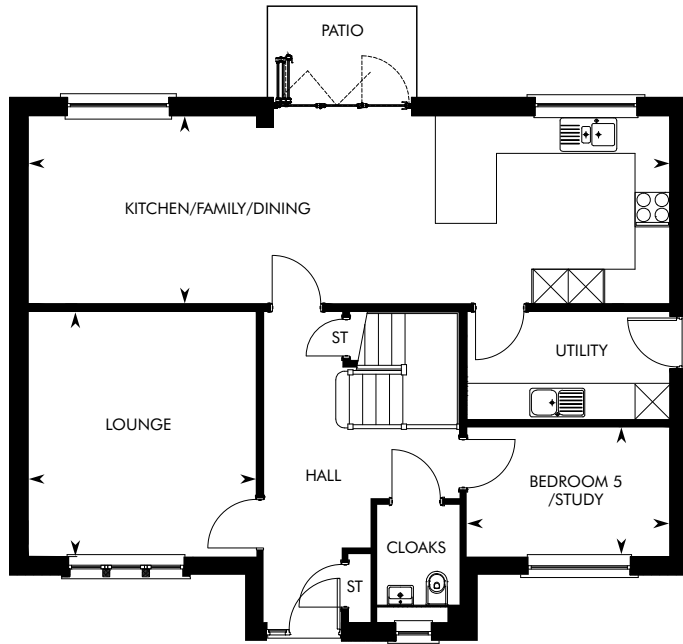




THE ELLIOT

4 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





Please refer to a Sales Consultant for plot specific detached garage information.

GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen/Family/Dining	11.02 x 3.24	36' 2" x 10' 7"	Bedroom 5/Study	3.49 x 2.23	11' 5" x 7' 4"
Lounge	4.22 x 3.93	13' 10" x 12' 11"			

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Master Bedroom	3.72 x 3.22	12' 2" x 10' 7"	Bedroom 3	3.50 x 3.30	11' 6" x 10' 10"
Bedroom 2	3.50 x 3.45	11' 6" x 11' 4"	Bedroom 4	2.82 x 2.81	9' 3" x 9' 3"

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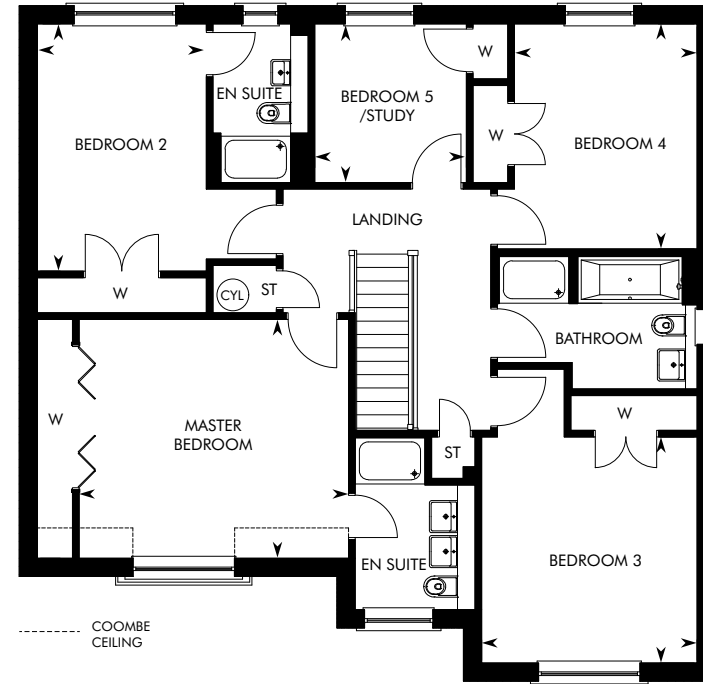
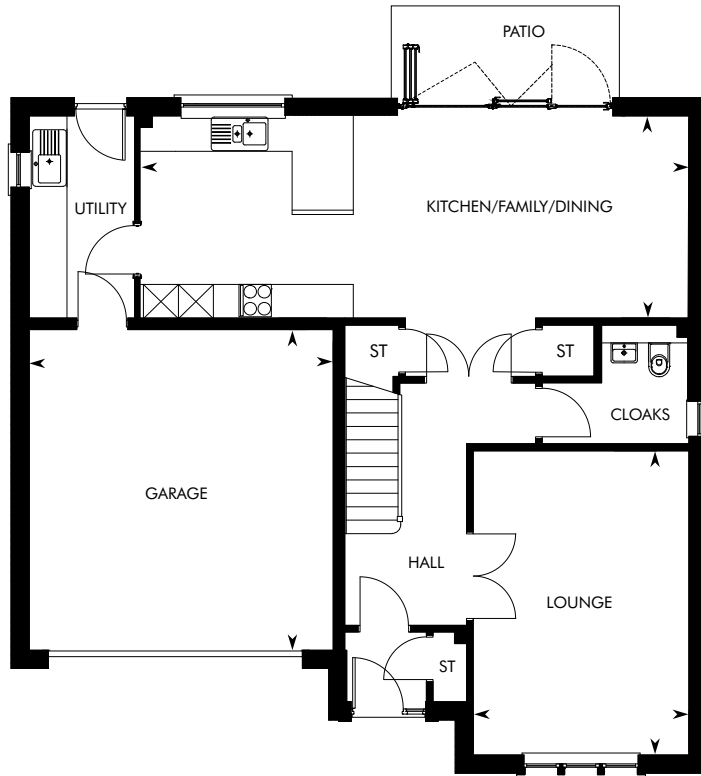


Computer Generated Image – A typical Garvie

THE GARVIE

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family/Dining	9.41 x 3.47	30' 10" x 11' 5"
Lounge	5.22 x 3.70	17' 2" x 12' 2"

GROUND FLOOR	M	FT
Garage	5.49 x 5.26	18' 0" x 17' 4"

FIRST FLOOR	M	FT
Master Bedroom	4.63 x 4.10	15' 2" x 13' 5"
Bedroom 2	4.25 x 2.90	13' 11" x 9' 6"
Bedroom 3	3.88 x 3.70	12' 9" x 12' 2"

FIRST FLOOR	M	FT
Bedroom 4	3.86 x 3.14	12' 8" x 10' 3"
Bedroom 5	2.72 x 2.60	8' 11" x 8' 6"

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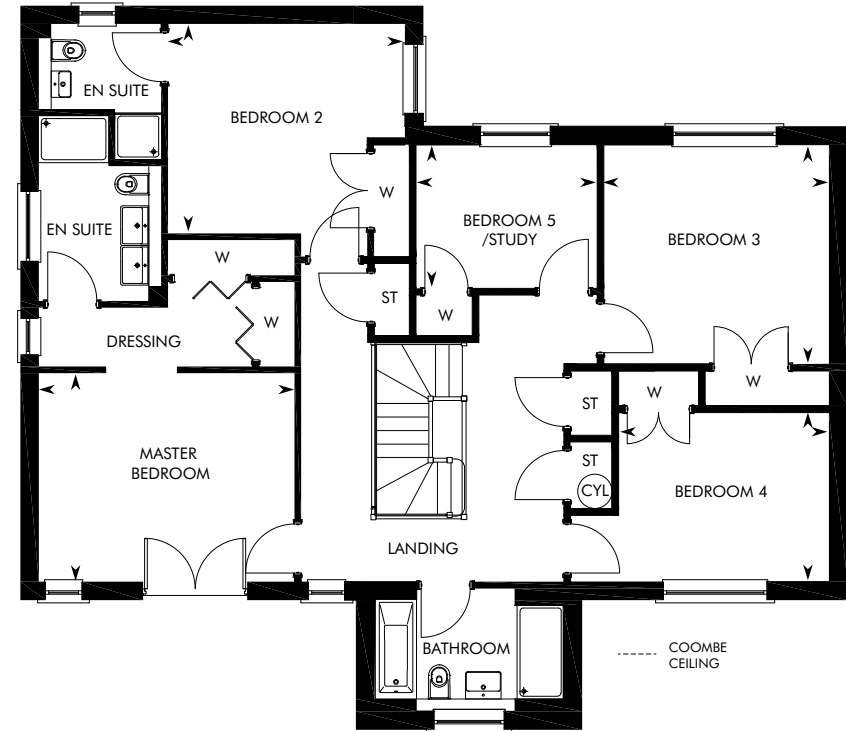
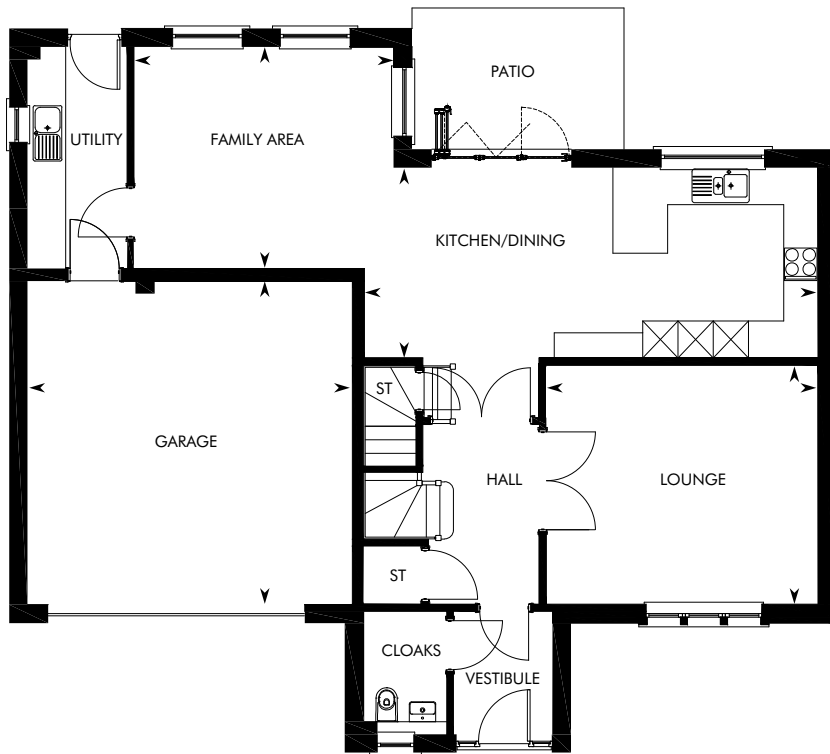


Computer Generated Image - A typical Kennedy

THE KENNEDY

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





Please note the Kennedy layout may differ from that shown. Please ask a Sales Consultant for plot specific details.

GROUND FLOOR	M	FT
Kitchen/Dining	7.70 x 3.23	25' 3" x 10' 7"
Family Area	4.41 x 3.77	14' 6" x 12' 4"
Lounge	4.61 x 4.06	15' 2" x 13' 4"

GROUND FLOOR	M	FT
Garage	5.51 x 5.50	18' 1" x 18' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.34 x 3.54	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	3.08 x 2.44	10' 1" x 8' 0"

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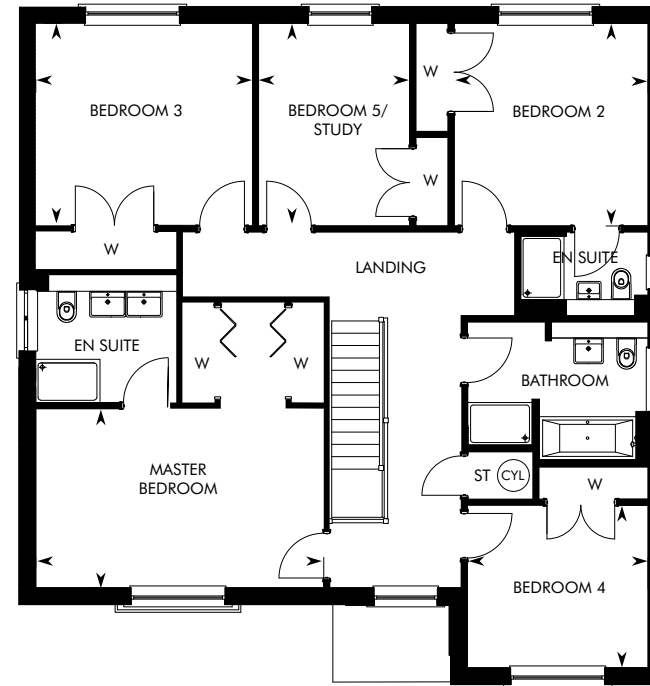
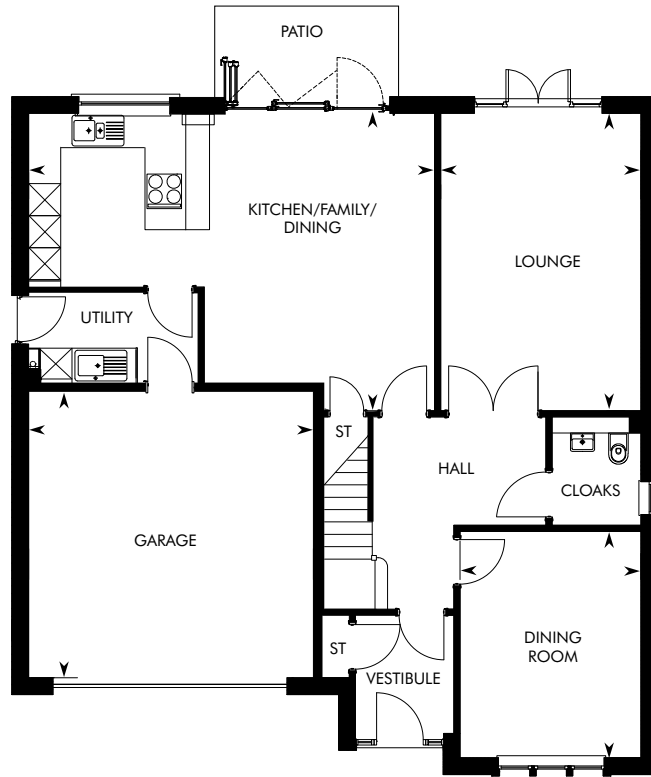


Computer Generated Image - A typical Lewis

THE LEWIS

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family/ Dining	7.56 x 5.53	24' 9" x 18' 1"
Lounge	5.54 x 3.73	18' 3" x 12' 3"

GROUND FLOOR	M	FT
Dining Room	4.21 x 3.37	13' 10" x 11' 1"
Garage	5.32 x 5.30	17' 6" x 17' 5"

FIRST FLOOR	M	FT
Master Bedroom	5.36 x 3.37	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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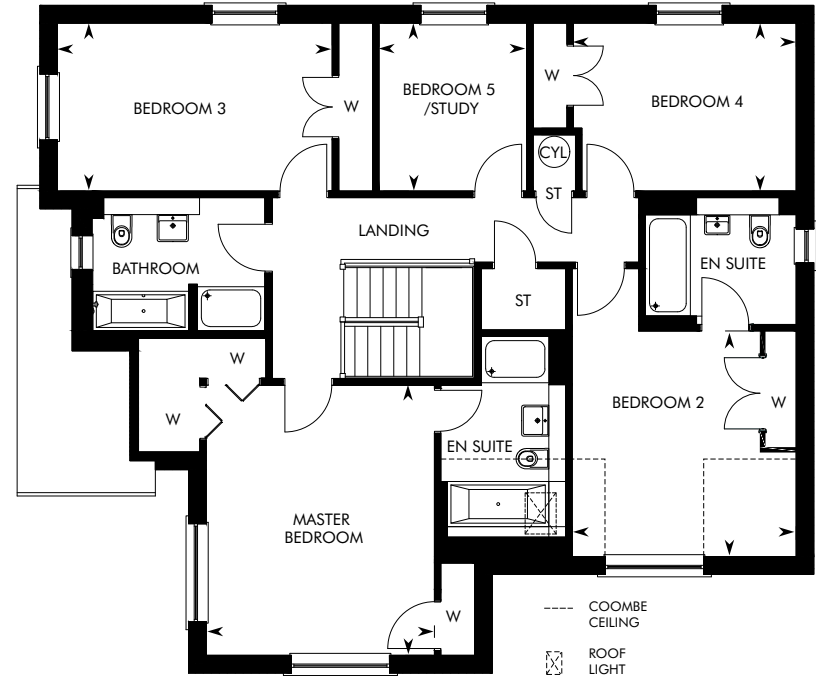
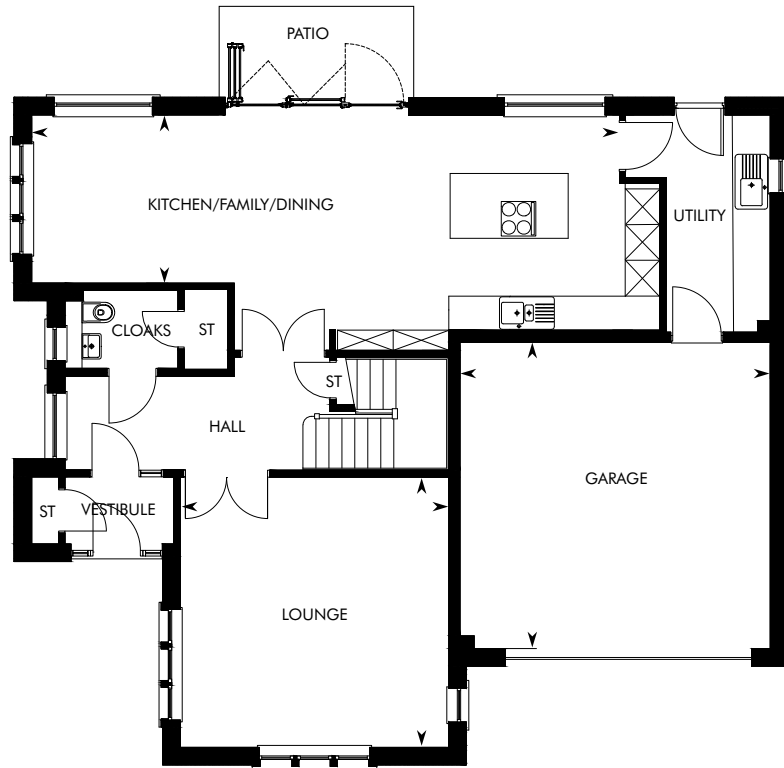


Computer Generated Image – A typical Lowther

THE LOWTHER

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family/Dining	10.42 x 2.98	34' 2" x 9' 10"
Lounge	4.79 x 4.76	15' 9" x 15' 8"

GROUND FLOOR	M	FT
Garage	5.50 x 5.43	18' 1" x 17' 10"

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	15' 12" x 9' 10"

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

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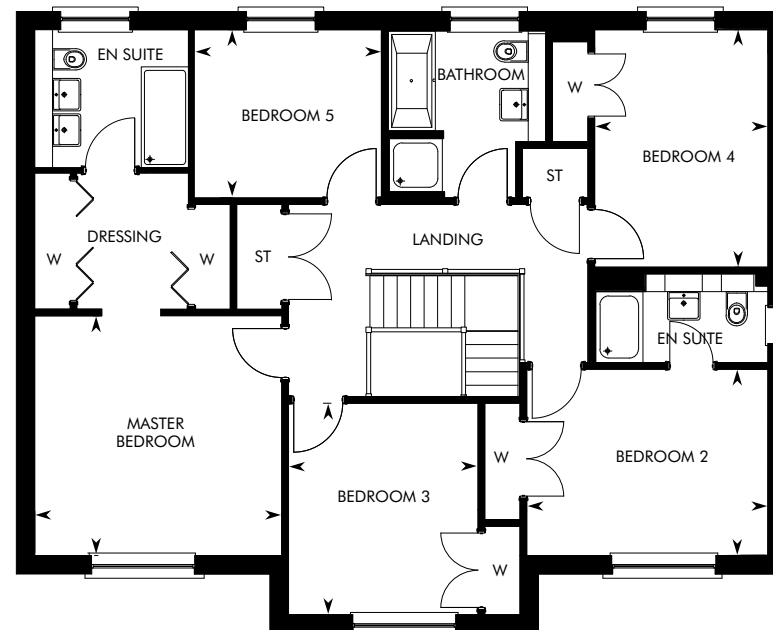
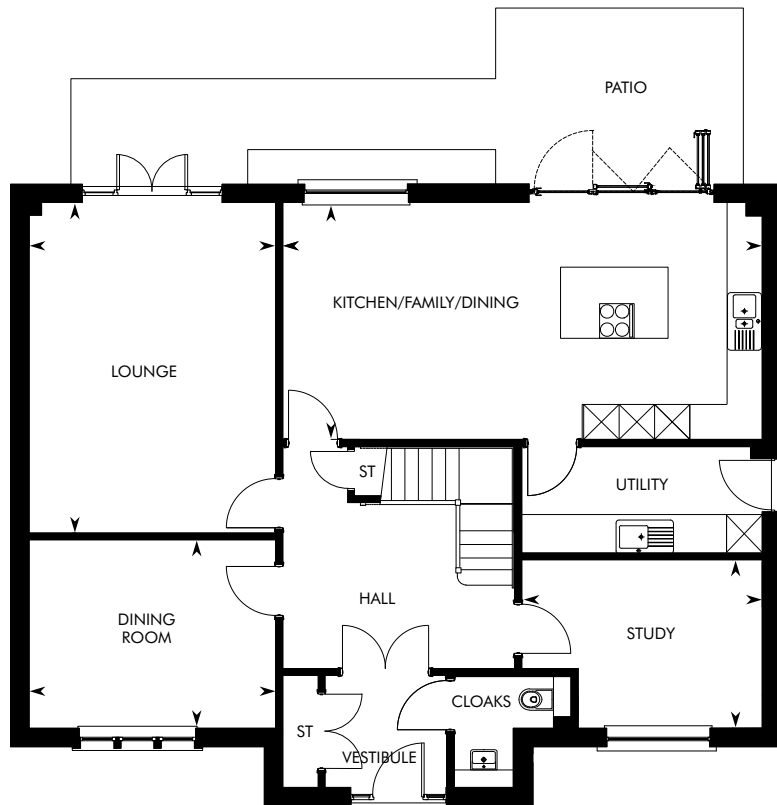


Computer Generated Image - A typical MacRae

THE MACRAE

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





Please refer to a Sales Consultant for plot specific detached garage information.

GROUND FLOOR	M	FT
Kitchen/Family/Dining	8.13 x 4.01	26' 8" x 13' 2"
Lounge	5.59 x 4.18	18' 4" x 13' 8"

GROUND FLOOR	M	FT
Dining Room	4.18 x 3.19	13' 8" x 10' 5"
Study	4.08 x 2.85	13' 4" x 9' 4"

FIRST FLOOR	M	FT
Master Bedroom	4.19 x 4.06	13' 9" x 13' 4"
Bedroom 2	4.09 x 3.16	13' 5" x 10' 4"
Bedroom 3	3.59 x 3.21	11' 9" x 10' 6"

FIRST FLOOR	M	FT
Bedroom 4	4.03 x 2.94	13' 2" x 9' 8"
Bedroom 5	3.17 x 2.85	10' 5" x 9' 4"

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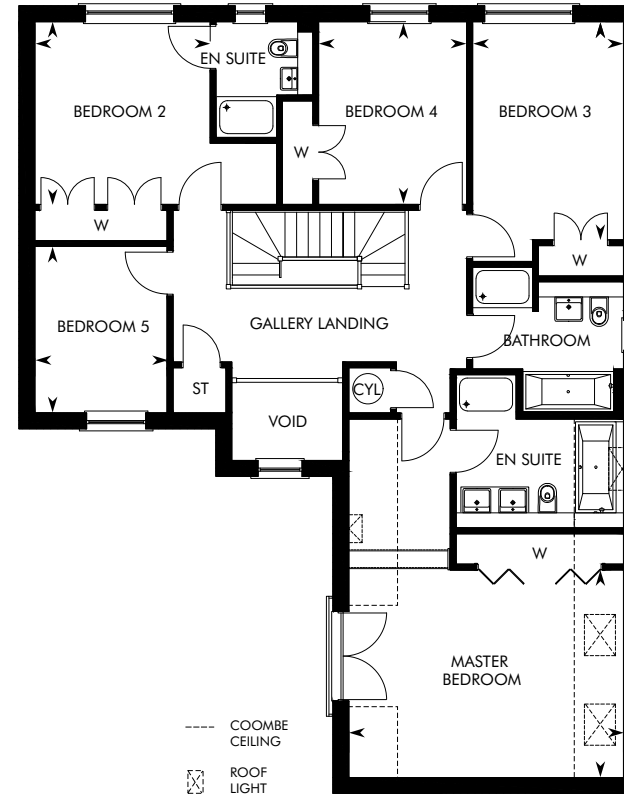
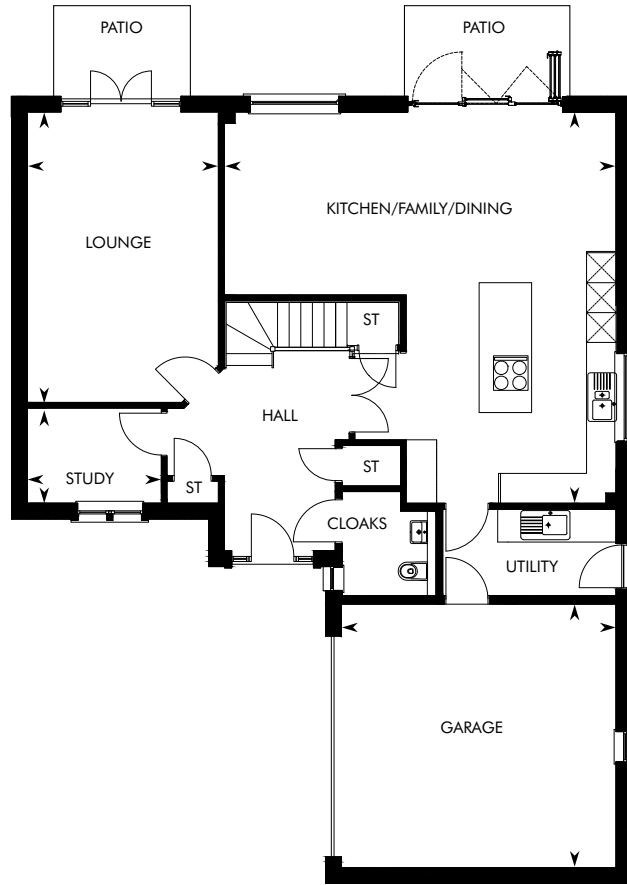


Computer Generated Image - A typical Melville

THE MELVILLE

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





--- COOMBE CEILING
 ☒ ROOF LIGHT

GROUND FLOOR	M	FT
Kitchen/Family/Dining	7.73 x 7.73	25' 4" x 25' 4"
Lounge	5.73 x 3.77	18' 10" x 12' 5"

GROUND FLOOR	M	FT
Study	2.64 x 1.88	8' 8" x 6' 2"
Garage	5.43 x 5.20	17' 9" x 17' 1"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.10	17' 10" x 13' 5"
Bedroom 2	3.61 x 3.46	11' 10" x 11' 4"

FIRST FLOOR	M	FT
Bedroom 3	4.31 x 2.98	14' 2" x 9' 9"
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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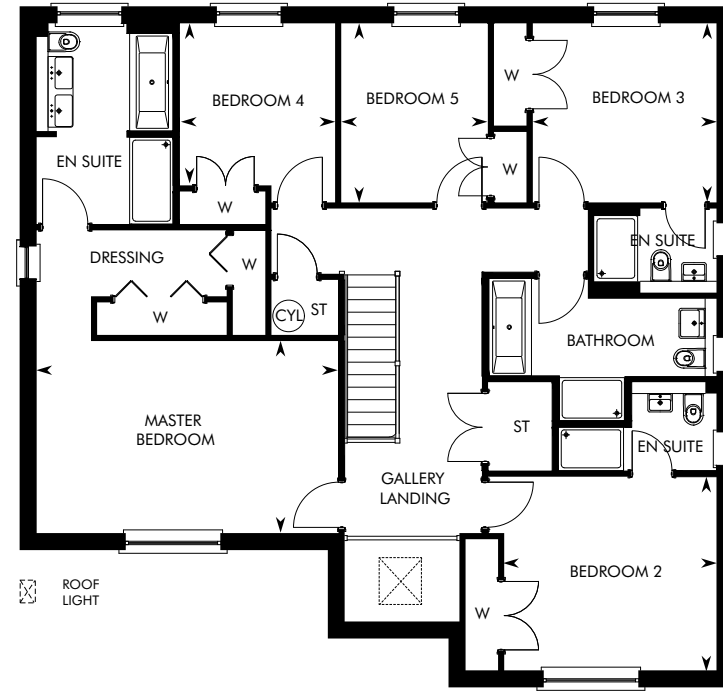
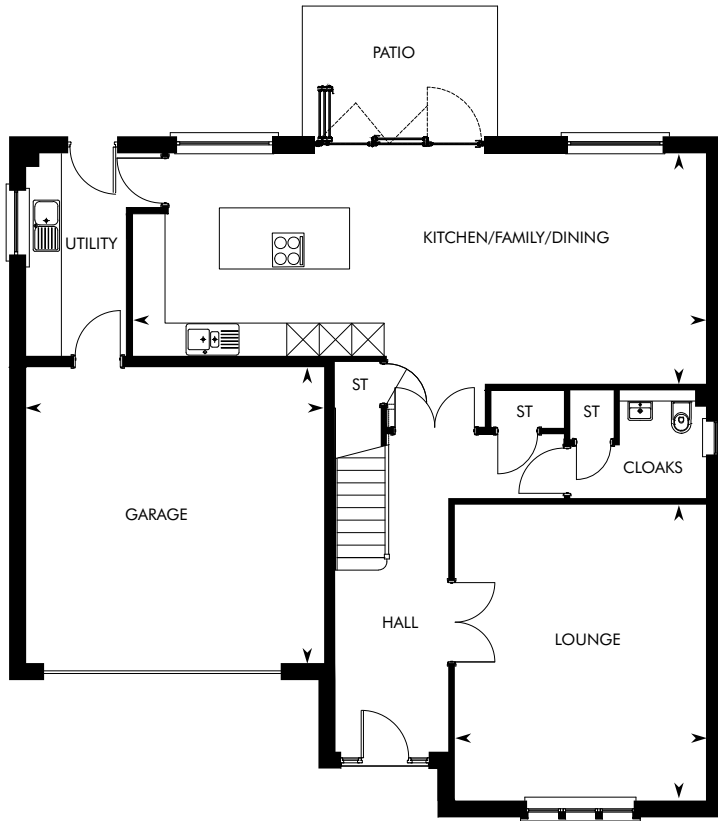


Computer Generated Image – A typical Moncrief

THE MONCRIEF

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family/Dining	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	5.56 x 3.54	18' 3" 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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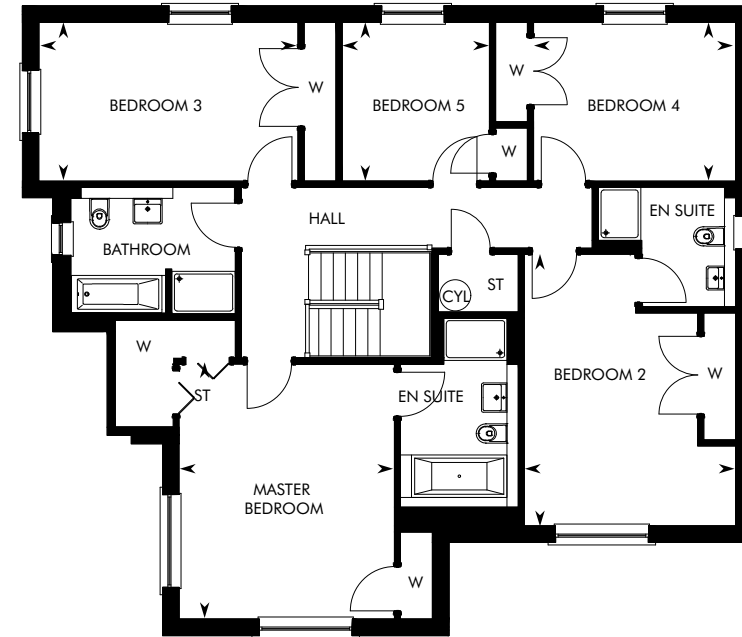
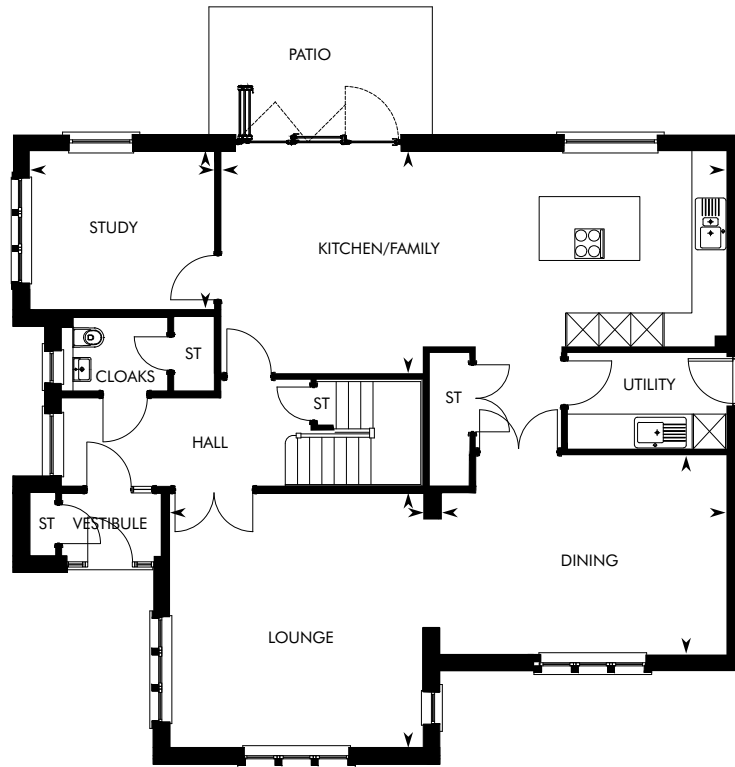


Computer Generated Image – A typical Napier

THE NAPIER

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Family	9.50 x 4.17	31' 2" x 13' 8"
Lounge	4.79 x 4.76	15' 8" x 15' 7"
Dining	5.35 x 3.75	17' 7" x 12' 4"

GROUND FLOOR	M	FT
Study	3.48 x 2.98	11' 5" x 9' 9"

FIRST FLOOR	M	FT
Master Bedroom	4.79 x 4.04	15' 8" x 13' 3"
Bedroom 2	5.11 x 3.97	16' 9" x 13' 0"
Bedroom 3	4.87 x 2.98	16' 0" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.80 x 2.98	12' 6" x 9' 9"
Bedroom 5	2.98 x 2.77	9' 9" x 9' 1"

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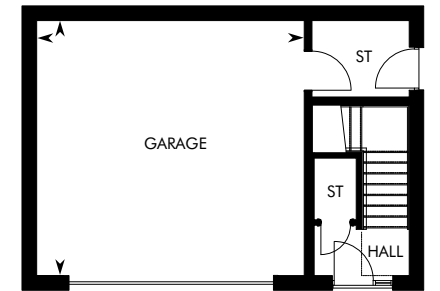
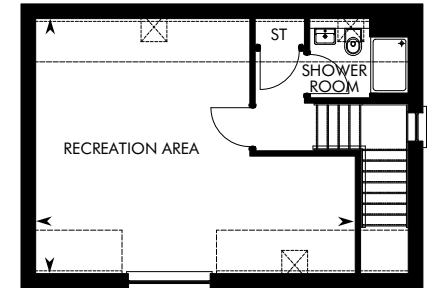


Computer Generated Image - A typical Roxburgh

THE ROXBURGH

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





----- COOMBE CEILING X ROOFLIGHT

GROUND FLOOR	M	FT
Kitchen/Family Dining	8.70 x 4.75	28' 6" x 15' 7"
Dining	6.98 x 5.24	22' 11" x 17' 2"
Lounge		

GROUND FLOOR	M	FT
Dining	4.51 x 3.65	14' 10" x 12' 0"
Study	3.82 x 2.29	12' 6" x 7' 6"
Garage	5.71 x 5.44	18' 9" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	5.24 x 4.30	17' 2" x 14' 1"
Bedroom 2	3.43 x 3.42	11' 3" x 11' 2"
Bedroom 3	3.80 x 3.58	12' 6" x 11' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.45 x 3.43	11' 4" x 11' 3"
Bedroom 5	3.83 x 2.88	12' 7" x 9' 5"
Recreation Area (above garage)	6.82 x 5.44	22' 4" x 17' 10"

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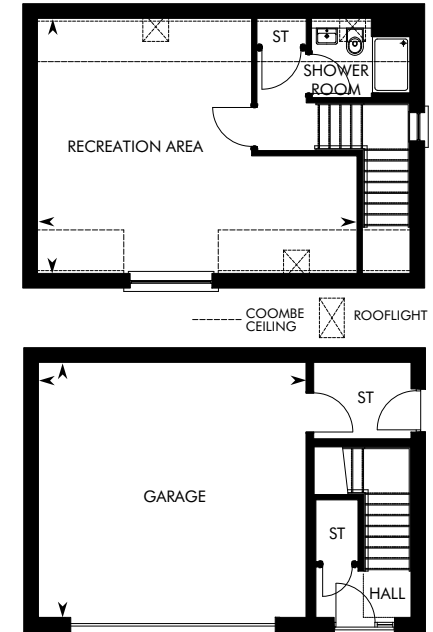
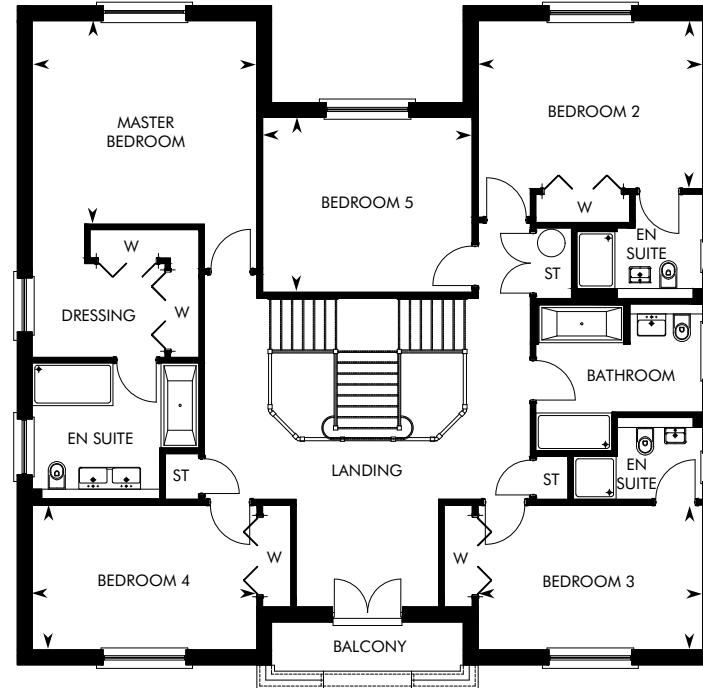
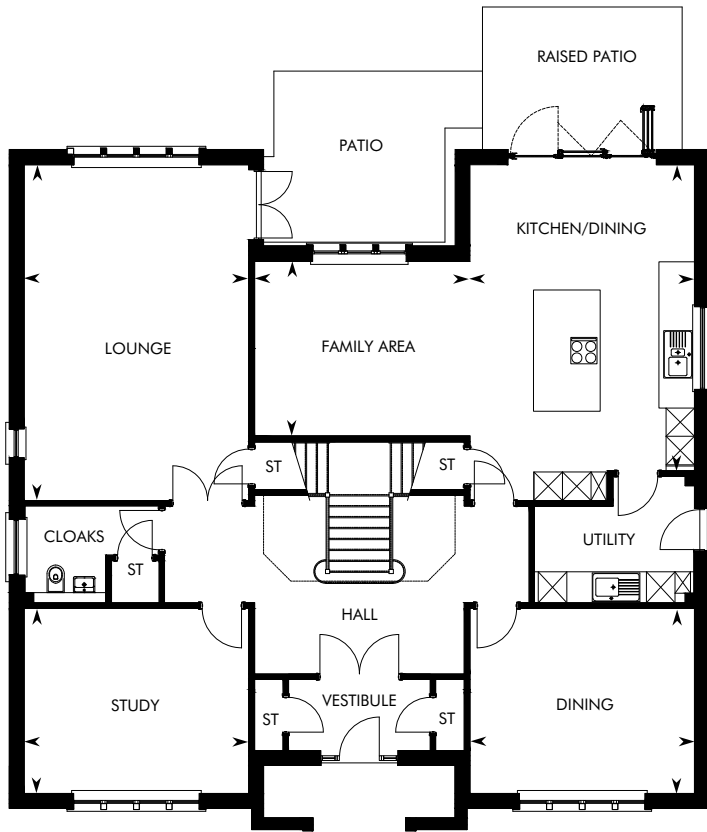


Computer Generated Image - A typical Waverly

THE WAVERLEY

5 BEDROOM DETACHED HOME AT RAVELRIG HEIGHTS





GROUND FLOOR	M	FT
Kitchen/Dining	6.44 x 4.73	21' 2" x 15' 6"
Family Area	4.53 x 3.67	14' 10" x 12' 1"
Lounge	7.07 x 4.73	23' 2" x 15' 6"

GROUND FLOOR	M	FT
Dining	4.73 x 3.89	15' 6" x 12' 9"
Study	4.73 x 3.89	15' 6" x 12' 9"
Garage	5.71 x 5.44	18' 9" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	4.73 x 4.28	15' 6" x 14' 1"
Bedroom 2	4.73 x 3.53	15' 6" x 11' 7"
Bedroom 3	4.73 x 3.05	15' 6" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 4	4.73 x 3.05	15' 6" x 10' 0"
Bedroom 5	4.41 x 3.68	14' 6" x 12' 1"
Recreation Area (above garage)	6.82 x 5.44	22' 4" x 17' 10"

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