



THE AVENUE AT RAVELRIG HEIGHTS
BALERNO



THE AVENUE AT RAVELRIG HEIGHTS

It has unrivalled stature, distinctive character, sumptuous style and is situated in one of Edinburgh's most desirable suburbs.

Limited to just 8 homes, these 5 bedroom detached properties are some of just a select few to enjoy CALA's enviable blend of light and spacious interiors, extensive gated gardens, detached double garages with additional accommodation for family or guests, and our highest specification throughout.

Every corner exudes light and sophistication, inviting you to room after room for entertaining, playing or relaxing, and all within an idyllic setting, offering rural surroundings and city convenience in equal measure.





THE AVENUE AT RAVELRIG HEIGHTS

ELEGANCE AWAITS

Conveniently situated within a quiet and peaceful setting on the outskirts of highly desirable Balerno and boasting stunning panoramic views over Edinburgh, this picturesque town has a surprisingly rural feel despite being so close to a vibrant city.

Enjoy the historic charm of the high street with a selection of quaint shops, pubs and restaurants along with picturesque views of the Pentland Hills to the south west. Explore the blissful Red Moss Wildlife Reserve or Malleny Gardens and the scenic walks along the Water of Leith.

Life can be all you want it to be, and The Avenue at Ravelrig Heights stands as testament to this.











Local photography courtesy of Alamy



THE AVENUE AT RAVELRIG HEIGHTS – THE LAYOUT



-  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

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

BUYING IS BETTER WITH CALA



CALA PEACE OF MIND

Enjoy 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.



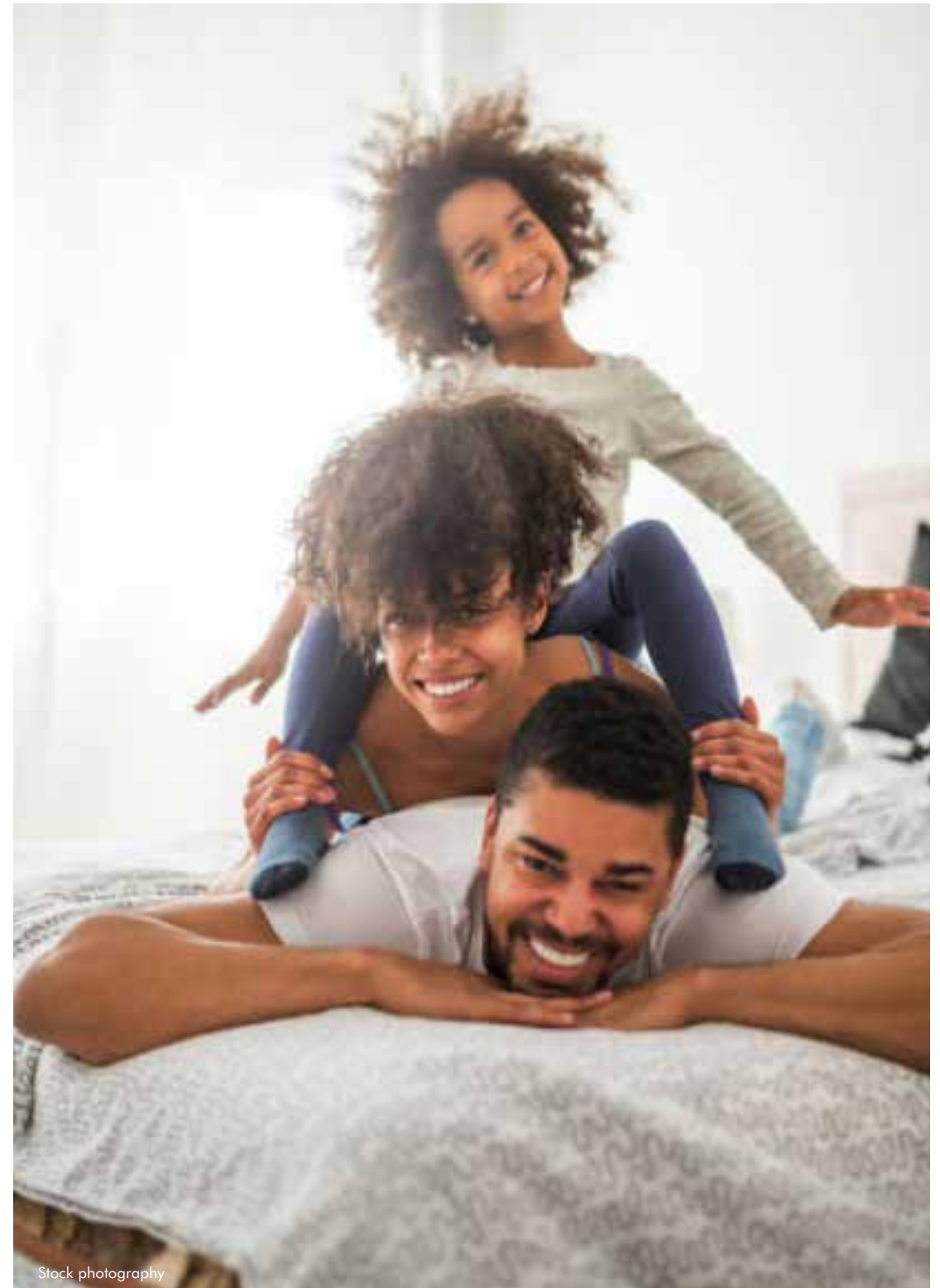
MORE CHOICE

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.



Stock photography

 **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. The boiler and heating system come complete with at least a two year warranty.



A previous CALA showhome



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.



A previous CALA showhome

A HIGHER SPECIFICATION AS STANDARD

KITCHEN

Many of us simply put up with our surroundings, but just how much longer do you plan to make do?

Our studio designed kitchens ensure that contemporary style goes hand-in-hand with practicality. From the latest integrated appliances to Silestone worktops, touch control induction hob to Quooker's energy-efficient boiling-to-chilled water tap, whether relaxing with family or hosting an elegant dinner party, we ensure that every aspect of modern day living has been considered in this state-of-the-art workspace.



UNDERFLOOR HEATING

Cold mornings could be a thing of the past. It's time to waken up to warmer surroundings. Our energy efficient underfloor heating system throughout the ground level removes the need for radiators, so helps to reduce bills while freeing up space. With SMART thermostatic heating controls, simply set and forget. You'll soon wonder how you ever survived winter without it.

BATHROOM

Laufen white sanitaryware, Porcelanosa tiles, Vado taps and fittings, chrome towel warmers and high specification throughout. You'll soon find, at the end of the day, that nothing comes close to the feeling of luxury you can enjoy in our bathrooms and en suites.





OUTSIDE SPACE

The generous patio and substantial garden can be accessed via sliding glass doors, allowing you the flexibility to relax or entertain as you please. From barbeque with friends to family fun, with outside tap and privacy fence, it's time to make the very most of this inside/outside lifestyle.

GATED ENTRANCE

Your security is an obvious priority. Our gated entrances and impressive driveways create an air of elegance and sophistication yet allow you to forget the outside world and relax safely in the comfort of home.

GARAGE

Electric doors with remote control operation allow you to arrive home in style. Above, a separate recreation space is yours to enjoy. Much-needed home office, games room, home cinema or playroom, with shower room including WC, there's no end to the ways you can utilise or adapt this self-contained space.



Photography from previous CALA developments



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



“The first tour of the show home was memorable because it brought to life how well laid out the property was.”

Purchaser at Ravelrig Heights, Balerno

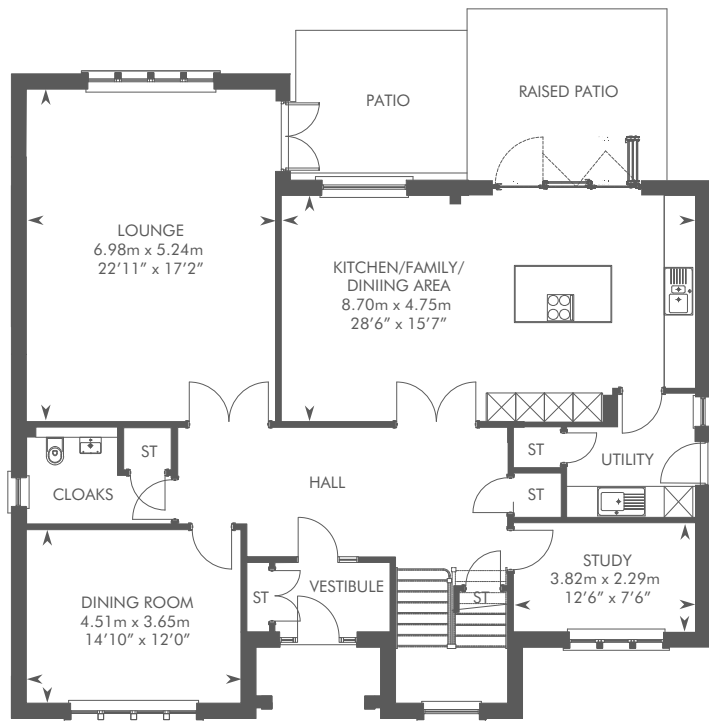


THE ROXBURGH

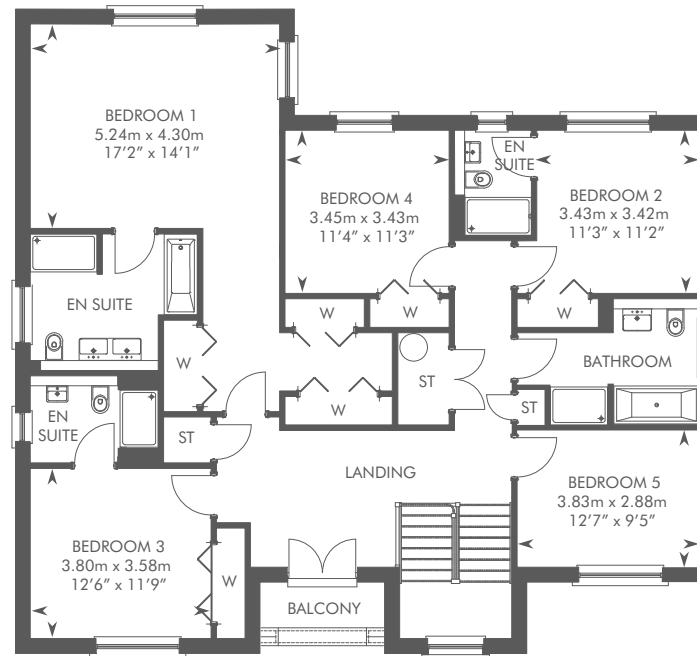
5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



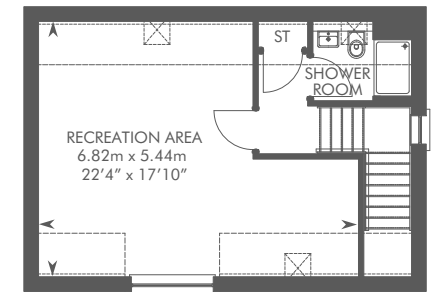
THE ROXBURGH
 PLOT 44 – AS SHOWN
 PLOTS 39, 41, 43 – HANDED



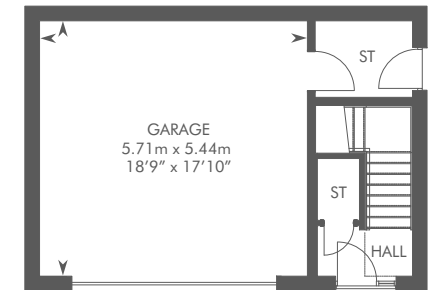
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

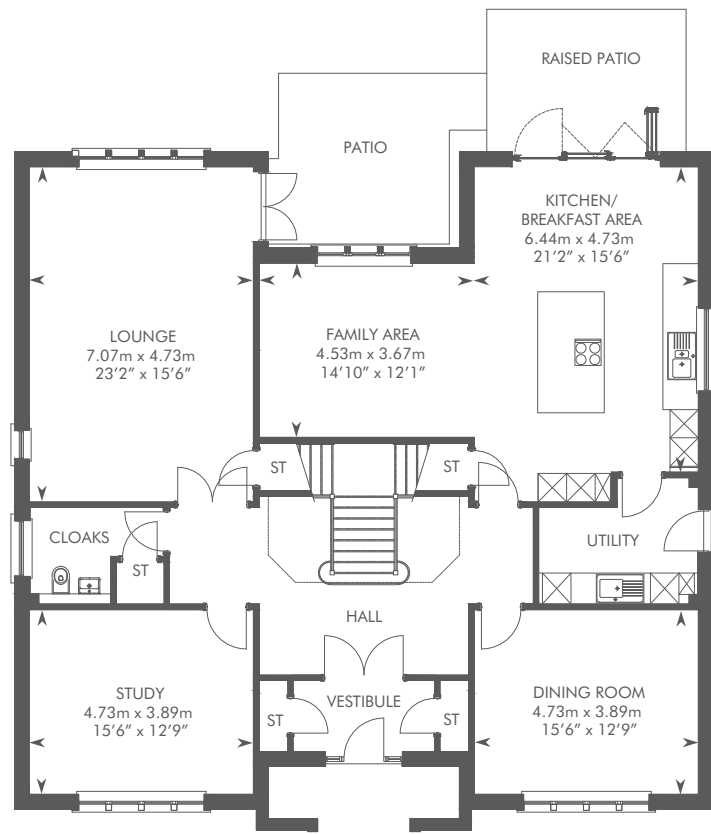
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

THE WAVERLEY

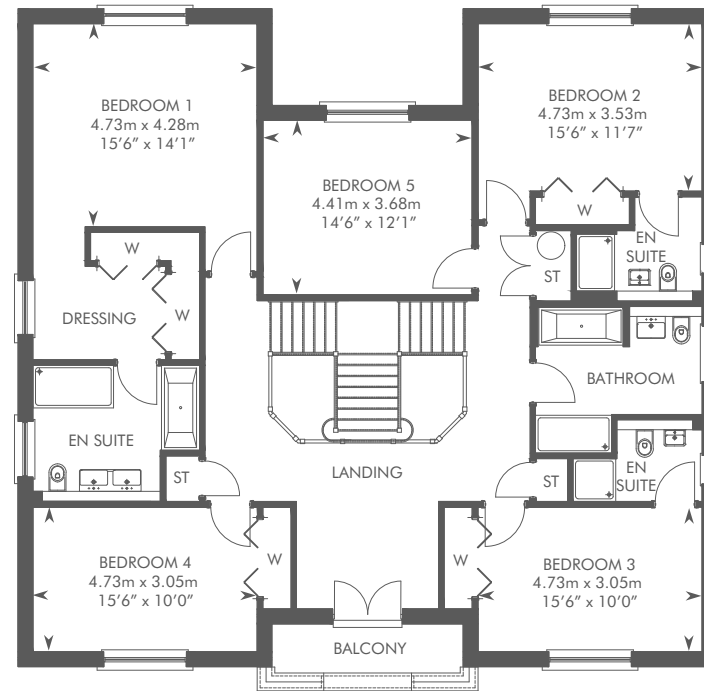
5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



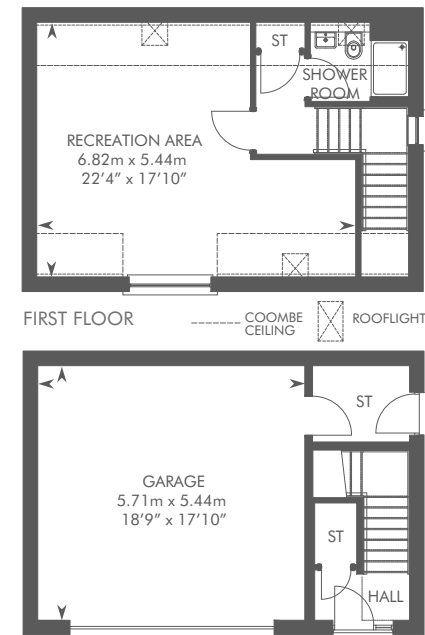
THE WAVERLEY
 PLOTS 38, 40, 42 – AS SHOWN
 PLOT 37 – HANDED



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

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



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