



BALGRAY GARDENS
MAIDENHILL, NEWTON MEARNS



BALGRAY GARDENS

DESIGNED TO MOVE YOU

From our initial concept, Maidenhill has grown and is now blossoming into a vibrant community. Our new range of stunning 1 and 2 bedroom apartments and 4 and 5 bedroom homes, sit comfortably within its expansive green spaces that offer an ever-changing backdrop of woods and parkland – a superb playground for family exercise, escape and entertainment.



A typical CALA street scene



Lifestyle photography



Lifestyle photography



A previous CALA showhome



WELL CONNECTED FOR WORK, REST AND PLAY

A gateway to both the city and countryside, it's not surprising to learn that Newton Mearns has become one of Glasgow's most envied postcodes.

It's array of independent shops and eateries ensure that both retail treasures and culinary surprises constantly lie in store.

The Avenue Shopping Centre is home to familiar high street favourites and one-off boutiques and includes a large ASDA supermarket, with Waitrose also close to home.

Within just several miles' drive of Balgray Gardens, Silverburn Shopping Centre adds to the area's rich retail offering with a further range of leading brand names, comprehensive mix of restaurants and a cinema complex.

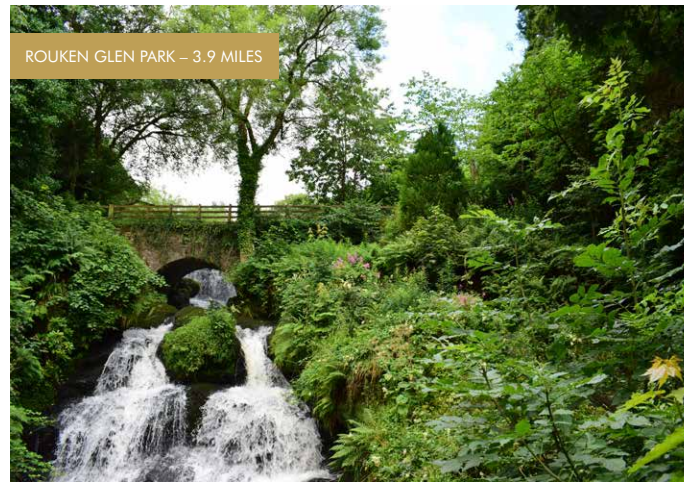
Children can benefit from two of Scotland's best performing secondaries*, Mearns Castle and St Ninian's.

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

SILVERBURN SHOPPING CENTRE - 7.2 MILES



ROUKEN GLEN PARK - 3.9 MILES



THE AVENUE SHOPPING CENTRE - 1.6 MILES



MEARNS CASTLE HIGH SCHOOL - 2.9 MILES
ST NINIAN'S HIGH SCHOOL - 4.0 MILES



Lifestyle photography



CITY AND COAST AT YOUR CONVENIENCE

There are times when we are drawn to the exciting buzz of the city, others when coastal breezes or quiet country walks entice. At Balgray Gardens, there's no need to choose as this development is carefully situated close to the M77 motorway, allowing fast access to Glasgow city centre, Kilmarnock, the west coast and plenty of towns and villages in between.

For those looking for active entertainment, miles of mountain bike trails and walks can be found conveniently close to home.

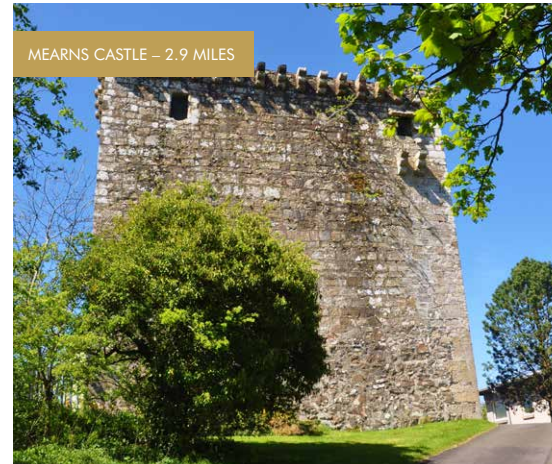
Looking to perfect your swing? Mearns Castle Golf Academy, Whitecraigs, Eastwood and East Renfrewshire Golf Clubs, provide plenty of options for players of all levels.

MEARNS CASTLE GOLF ACADEMY – 3.5 MILES

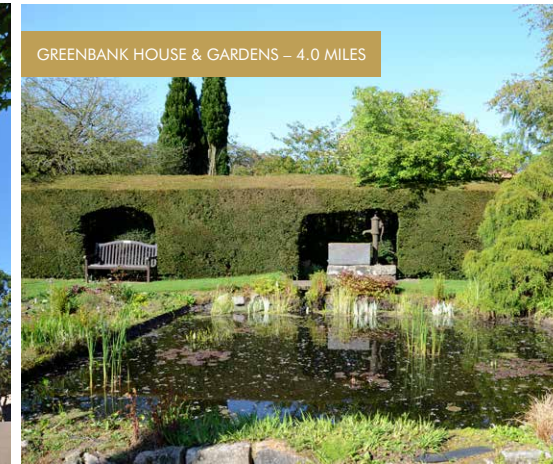


Image courtesy of Mearns Castle Golf Academy

MEARNS CASTLE – 2.9 MILES



GREENBANK HOUSE & GARDENS – 4.0 MILES



CLYDE COAST – 29.0 MILES



Lifestyle photography



AN EASY GOING GET AWAY

This semi-rural haven is surprisingly well-connected, providing a much sought-after quality lifestyle, yet still within an easy commute to Glasgow. Situated on the outskirts of Newton Mearns, peace and tranquility are plentiful in this picturesque setting just over 11 miles from the city centre.

Both Patterton and Whitecraigs Stations offer park-and-ride facilities – perfect for the daily commute. Frequent train services take you to Glasgow in around 20 minutes. Regular bus services make travel to the city centre and Ayrshire equally easy.

For those wishing to travel further afield for business or for pleasure, Glasgow International Airport is just over 11 miles away from Balgray Gardens, via the M77 and M8.

EASTWOOD PARK & THEATRE – 4.0 MILES



Lifestyle photography

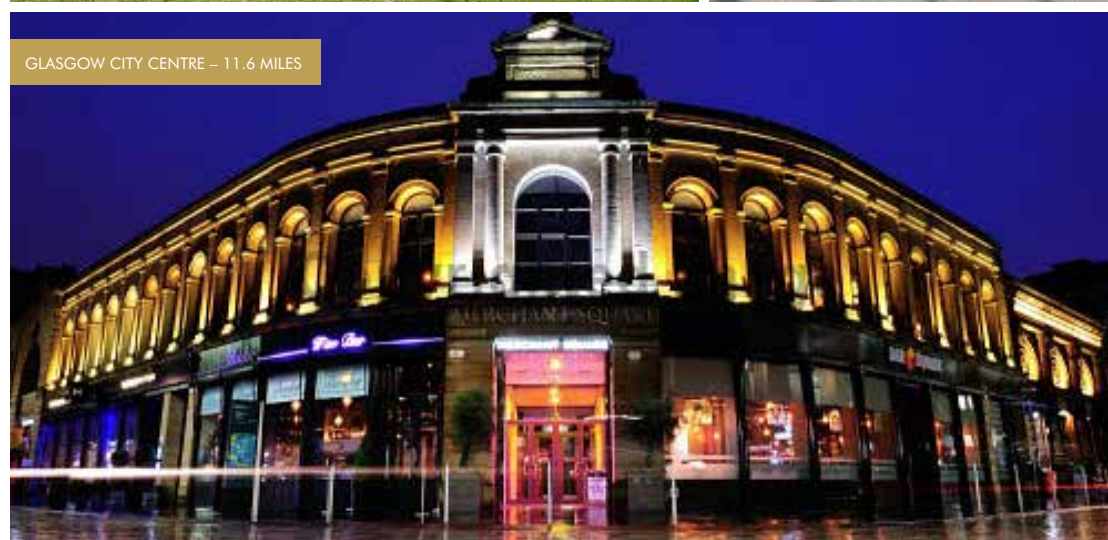
POLLOK HOUSE & BURRELL COLLECTION – 9.4 MILES



WHITECRAIGS STATION – 3.2 MILES
PATTERTON STATION – 3.7 MILES



GLASGOW CITY CENTRE – 11.6 MILES





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.



Lifestyle 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.



A previous CALA showhome

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.

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



*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

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.



*“We cannot thank CALA Homes
and the superb sales advisors enough.
They have been so professional,
informative and exceptionally friendly.”*

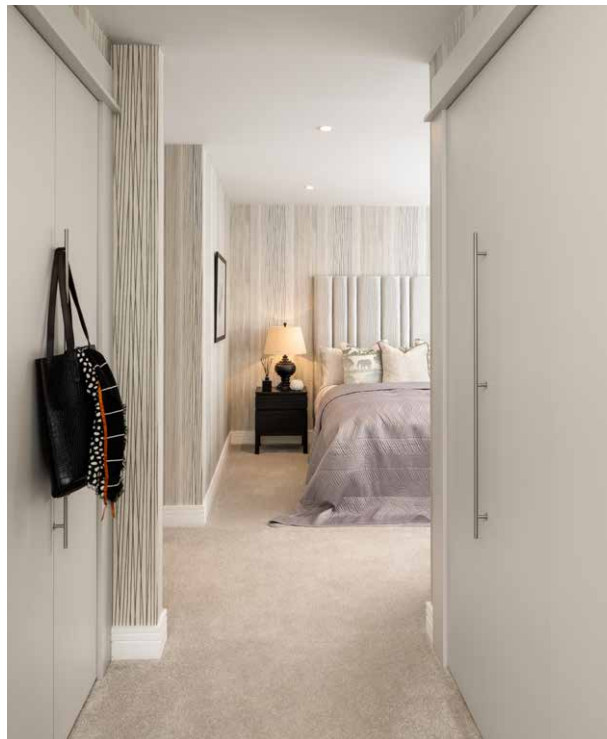
Purchaser at Riverside, Bothwell

A HIGHER SPECIFICATION AS STANDARD

KITCHENS

Busy homes make greater demands, so we believe your surroundings should suit your lifestyle.

Our kitchens offer generous workspaces and storage solutions – the perfect blend of practicality and style. We've taken the pressure off mealtimes with integrated hobs and large oven spaces. Friends or family gathering? Cater for the most spectacular dinner party and, with built-in dishwasher, clean up in no time.



BEDROOMS

With generous proportions the main bedroom can be your go-to sanctuary. The addition of luxurious en suites put an end to morning rush hour queues for the family bathroom.

BATHROOMS

Wake up with a shower or wind down in a relaxing bath in your Laufen designer bathroom, complete with full-height Porcelanosa tiling to shower and bath areas, chrome towel warmers and practical storage space.

EXTERNAL

As soon as the sun appears our outdoor spaces are good to go. Last minute BBQ's are no problem with a generous patio, external taps and 1.8m privacy fence.

SECURITY

It should come as no surprise to learn that your safety and security are our priority and that's why every home comes with an alarm system, mains-wired smoke detectors and battery operated CO detectors.





CALA.CO.UK

CALA HOMES, BALGRAY GARDENS, OFF AYR ROAD, MAIDENHILL, NEWTON MEARNS, GLASGOW G77 5GR

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