



FLORENCE GARDENS

DOONFOOT, AYR



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



FLORENCE GARDENS

YOUR SANCTUARY FROM THE CITY

If you're looking for a tranquil haven away from the city, travel 38 miles south of Glasgow to Doonfoot, one of the most desirable areas to live in Ayrshire. That's where you'll also discover the beautiful 4 and 5 bedroom detached homes at Florence Gardens.

Part of CALA's Light & Space Collection, these impressive contemporary homes range from 1,439 sq ft to 2,513 sq ft, featuring a high specification throughout. All centred around an attractive village green and connected by a cycle/pedestrian link, this collection offers the idyllic coastline surroundings for a more fulfilling family lifestyle.



Photography from a previous CALA development



Lifestyle photography



Photography from a previous CALA development





A typical Darroch showhome



A typical Melville showhome



A typical Logan showhome



BUYING NEW 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 the cabinets, tiles and floorings 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 brand 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.

**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.



Lifestyle photography



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



"WE BOUGHT OUR NEW HOME WITH CALA HOMES AND FOUND THE PROCESS FROM ENQUIRY TO COMPLETION TO BE INCREDIBLY WELL MANAGED AND HASSLE FREE."

Purchaser at Kinnaird Oaks, Larbert

"MOVING INTO A NEW APARTMENT HAS BEEN WONDERFUL. THE DESIGN AND FINISH OPTIONS WERE FANTASTIC, ESPECIALLY THE CHOICES FOR THE KITCHEN AND BATHROOM."

Purchaser at 21 Mansionhouse Road, Glasgow



"WE CANNOT THANK CALA HOMES AND THE SUPERB SALES ADVISORS ENOUGH. THEY HAVE BEEN SO PROFESSIONAL, INFORMATIVE AND EXCEPTIONALLY FRIENDLY."

Purchaser at Riverside, Bothwell





AYR

YOUR RELAXED COASTAL RETREAT

Set against the outstanding natural beauty of the Clyde coastline, Ayr is famous for its long sandy beach, where you can stroll along the promenade with an ice cream and enjoy family time.

Florence Gardens, just half a mile from the beach, has a Co-op store in walking distance, while a few miles away, Ayr's bustling high street is complemented with two shopping centres and a wide choice of bars, eateries and supermarkets.

Nearby Alloway, the birthplace of Robert Burns and setting for his renowned poem Tam O'Shanter, is one of the most picturesque conservation villages in Scotland with its pretty gardens and quaint Brig O'Doon. It's little surprise this historic setting is now a popular wedding destination, together with tourist sites like The Burns Museum that still holds some of The Bard's most important works.

For a family day out, Heads of Ayr Farm Park has something to do whatever the weather, including quad bikes, giant sand pit, trampolines and water activities including bumper boats as well as many animals to meet and learn about.

You can discover the treasures and cliff-top gardens of Robert Adam's magnificent Culzean Castle, or the rocky ruins and spectacular sea views of Greenan Castle. Walkers are also spoiled for choice with the Burns Trail, River Ayr Way and Treasure Trail of the Unexpected among the highlights to explore.

Racing enthusiasts will know that Ayr Racecourse is home to the Scottish Grand National and Ayr Gold Cup festival. Naturally there are all kinds of watersports to enjoy here, or if you fancy the fairways, look no further than Belleisle, Seafield and Dalmillig Golf Clubs, as well as the acclaimed courses of Turnberry, Royal Troon and Western Gailes.

Education is well provided for too, including Doonfoot Primary, top-performing Belmont Academy and the independent Wellington School*.

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





DESIRABLE AND ACCESSIBLE IN EVERY WAY

The perfect balance between work and life can be found at Florence Gardens. For rail travel, nearby Ayr station offers a frequent service to Glasgow Central within approximately 50 minutes, or you can catch a regular train to Kilmarnock in about half the time.

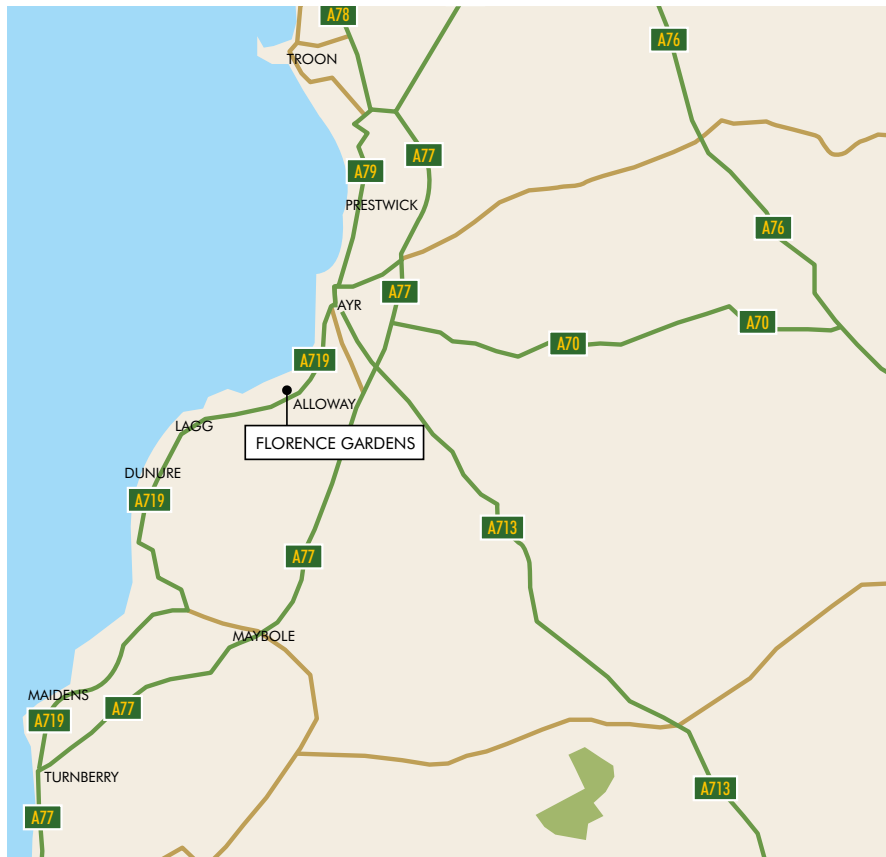
Driving into Glasgow city centre is just as convenient via the A77, which also leads south along the scenic coast to the ferry ports of Cairnryan and Stranraer. For whenever you dream of taking off to more exotic shores, Prestwick Airport's international gateway is only 6.5 miles from home.

Distances and journey times are approximate and are taken from Google Maps, Scotrail and AA Route Planner

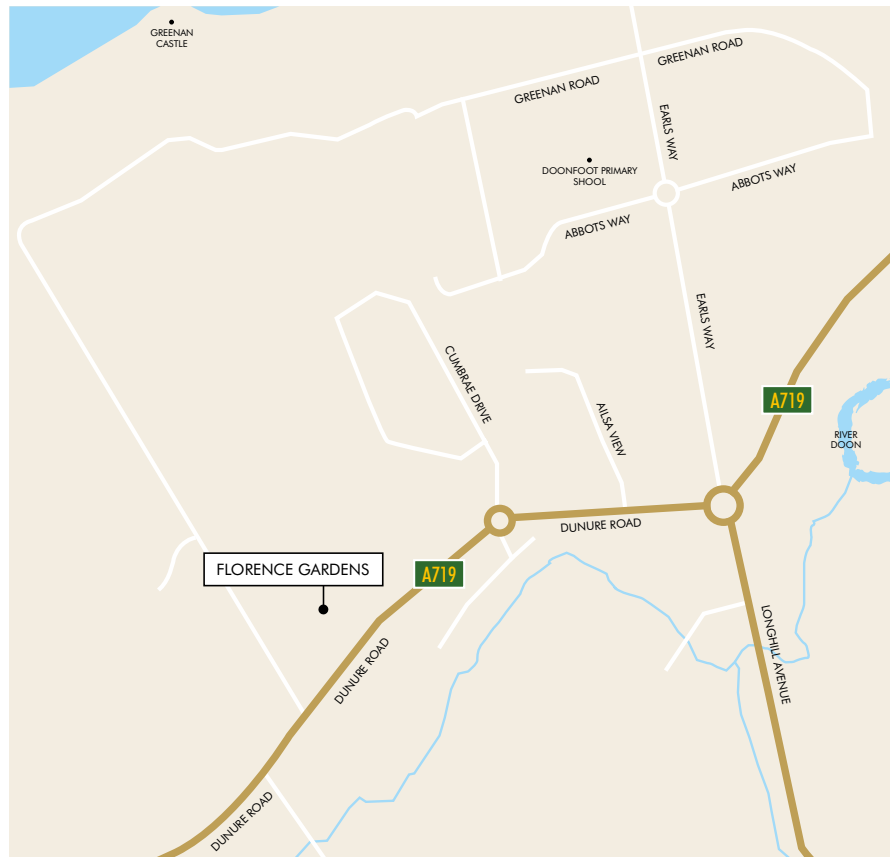


PERFECTLY LOCATED

CALA HOMES, FLORENCE GARDENS, DUNURE ROAD, DOONFOOT, AYR, KA7 4JA



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Co-operative Local Shop – 0.2 miles
- The Sweet Room (Bakery) – 0.2 miles
- Doonfoot Primary School – 0.6 miles
- Greenan Castle – 0.9 miles
- Local Beach – 0.9 miles



BY CAR

- Heads of Ayr Farm Park – 1.2 miles
- Robert Burns Museum – 1.5 miles
- Ayr Rugby Club – 1.6 miles
- Rozelle Estate Country Park – 2.0 miles
- Ayr Beach – 2.2 miles
- Ayr Station – 2.8 miles
- Ayr Town Centre – 3.1 miles
- Belmont Academy – 3.2 miles
- Queen Margaret Academy – 3.6 miles
- St John's Primary School – 3.7 miles
- Ayr Racecourse – 3.9 miles
- Ayr Hospital – 4.9 miles
- Culzean Castle – 11.0 miles



BY RAIL FROM AYR STATION

- Glasgow Central – 50 minutes
- Kilmarnock – 25 minutes
- Stranraer – 1 hour 25 minutes
- Edinburgh – 2 hours 10 minutes





Local photography is courtesy of Scottish Viewpoint



Local photography is courtesy of Scottish Viewpoint



Local photography is courtesy of Alamy



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



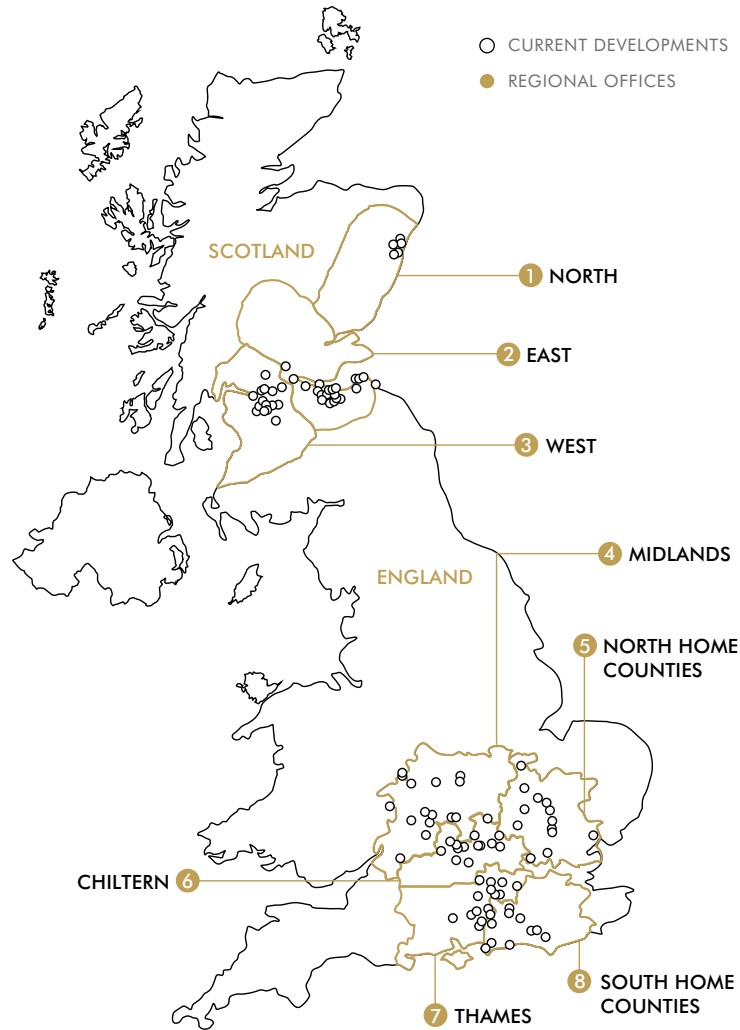
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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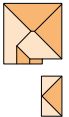













CALA.CO.UK







FLORENCE GARDENS

DOONFOOT, AYR

FLORENCE GARDENS – DOONFOOT, AYR

- 
THE BLAIR
 4 BEDROOM DETACHED HOME
 WITH SINGLE GARAGE
 PLOTS 4, 5, 25, 26, 52, 53
- 
THE CLELAND
 4 BEDROOM DETACHED HOME
 PLOTS 1, 7, 11, 47
- 
THE COLVILLE
 4 BEDROOM PLUS STUDY DETACHED HOME
 PLOTS 2, 3, 6, 28, 39, 40, 50
- 
THE DARROCH
 5 BEDROOM DETACHED HOME
 PLOTS 29, 38, 51
- 
THE DEWAR SE
 5 BEDROOM DETACHED HOME
 PLOTS 31, 35, 36, 41, 42
- 
THE DEWAR FE
 5 BEDROOM DETACHED HOME
 PLOT 60
- 
THE DEWAR IC
 5 BEDROOM DETACHED HOME
 PLOTS 24, 27
- 
THE GARVIE
 5 BEDROOM DETACHED HOME
 PLOTS 8, 10, 22, 23, 32, 44, 56
- 
THE KENNEDY
 5 BEDROOM DETACHED HOME
 PLOTS 19, 33
- 
THE LEWIS
 5 BEDROOM DETACHED HOME
 PLOTS 13, 14, 20, 45, 58, 59
- 
THE LOGAN
 5 BEDROOM DETACHED HOME
 PLOTS 9, 16, 17, 18, 21, 30,
 37, 46, 54, 57, 61
- 
THE MELVILLE IC
 5 BEDROOM DETACHED HOME
 PLOTS 34, 62
- 
THE MELVILLE SE
 5 BEDROOM DETACHED HOME
 PLOT 49
- 
THE MONCRIEF
 5 BEDROOM DETACHED HOME
 PLOTS 12, 15, 43, 48, 55



-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES FEATURE PIERS/SCREEN FENCE
-  DENOTES RETAINING WALL



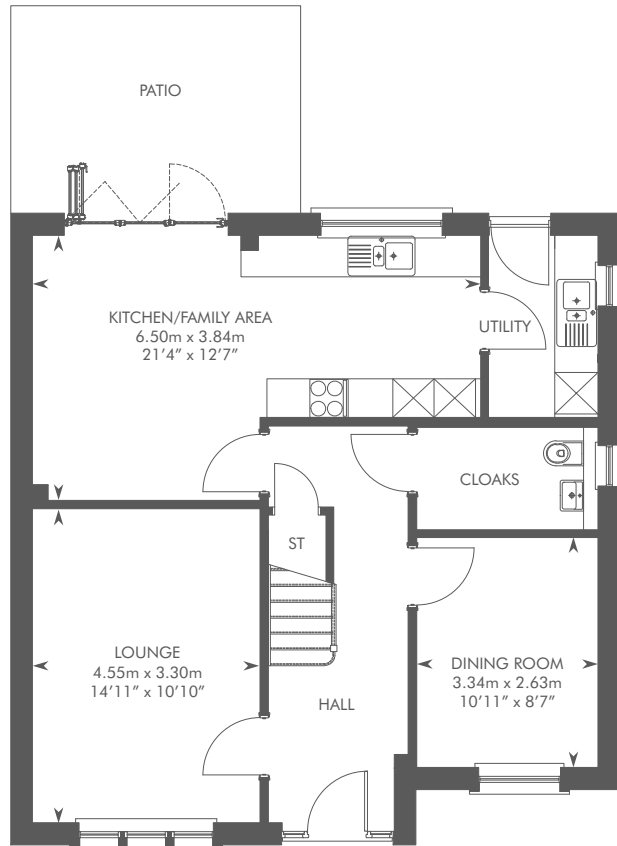
Computer Generated Image – A typical Blair.

THE BLAIR

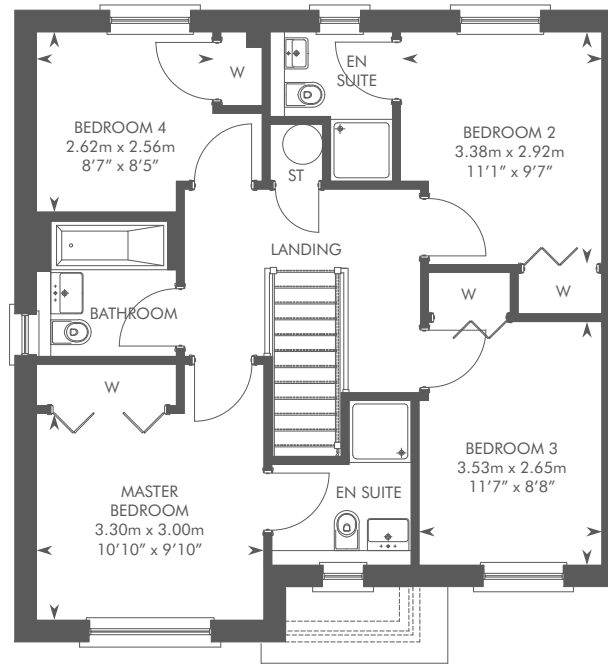
4 BEDROOM DETACHED HOME



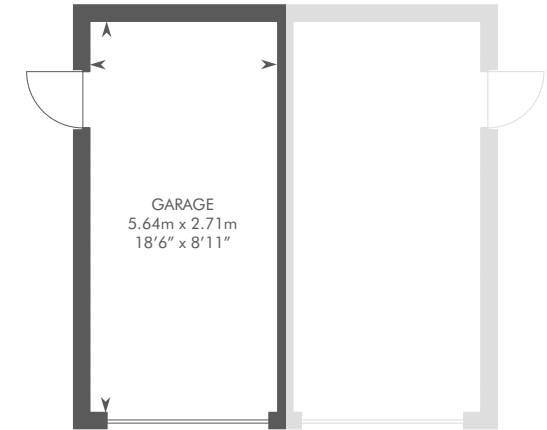
THE BLAIR
 PLOTS 5, 25, 53 – AS SHOWN
 PLOTS 4, 26, 52 – HANDED



GROUND FLOOR



FIRST FLOOR



GARAGE

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

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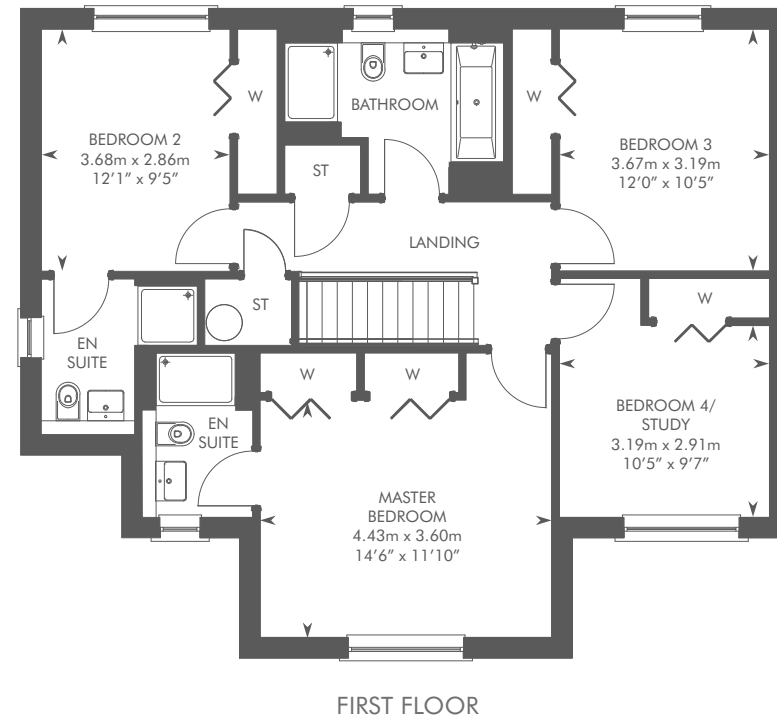
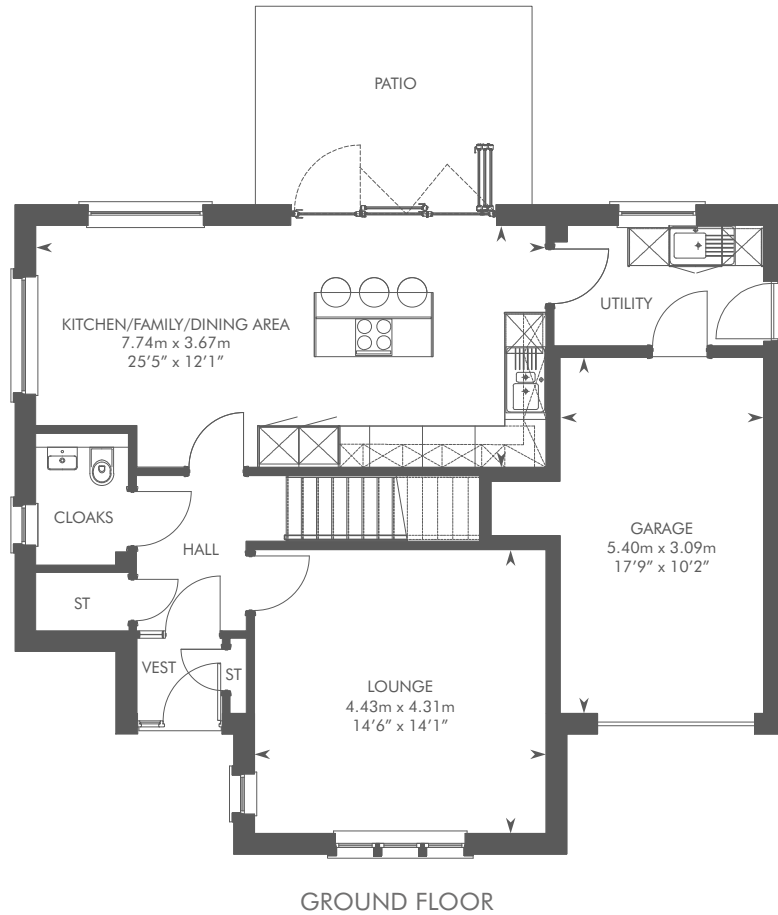
Computer Generated Image – A typical Cleland

THE CLELAND

4 BEDROOM DETACHED HOME



THE CLELAND
 PLOTS 7, 11 – AS SHOWN
 PLOTS 1, 47 – HANDED



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

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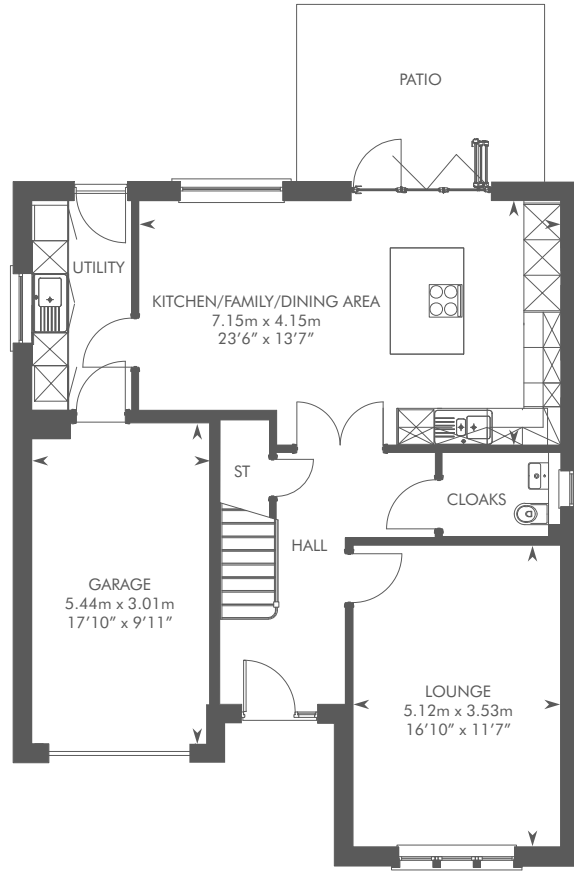
Computer Generated Image – A typical Colville

THE COLVILLE

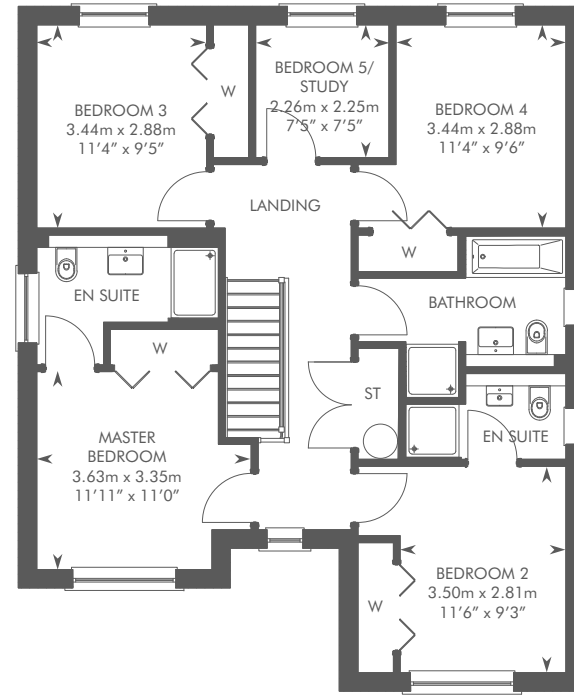
4 BEDROOM PLUS STUDY DETACHED HOME



THE COLVILLE
 PLOTS 2, 28, 39, 40, 50 – AS SHOWN
 PLOTS 3, 6 – HANDED



GROUND FLOOR



FIRST FLOOR

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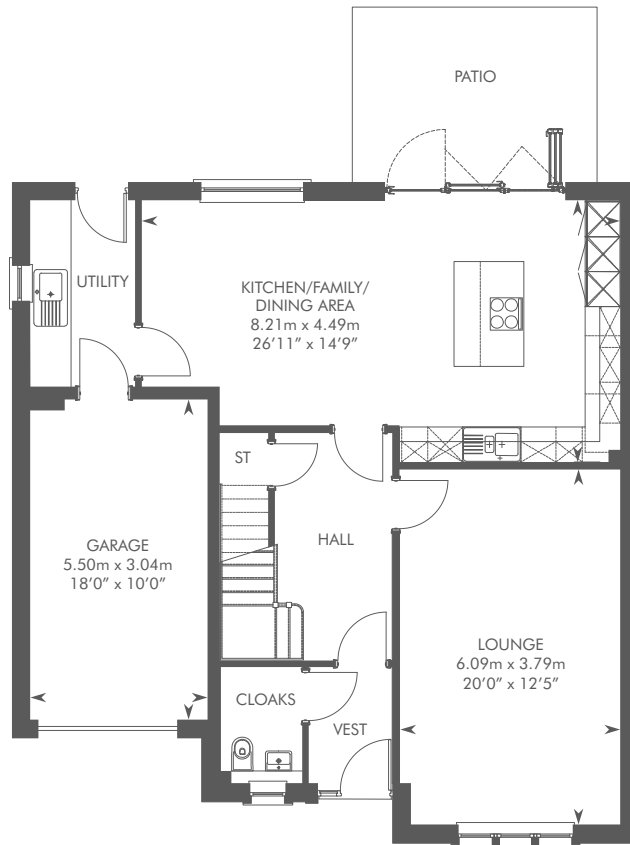


THE DARROCH

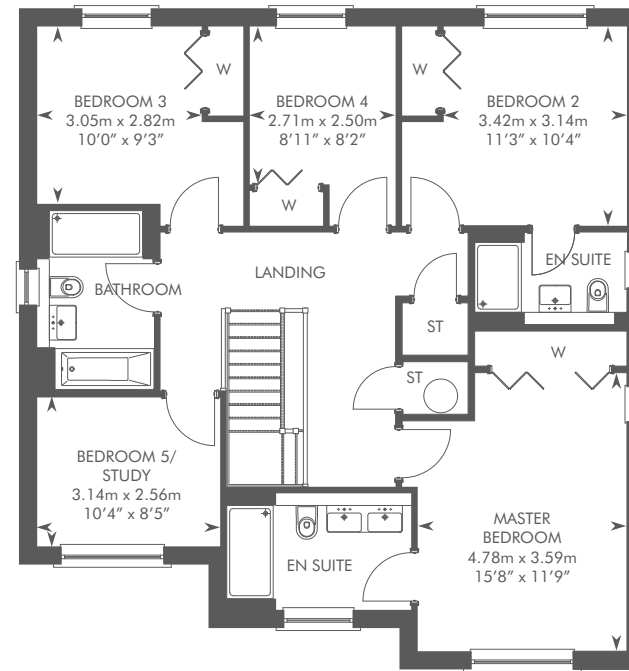
5 BEDROOM DETACHED HOME



THE DARROCH
PLOTS 29, 38, 51 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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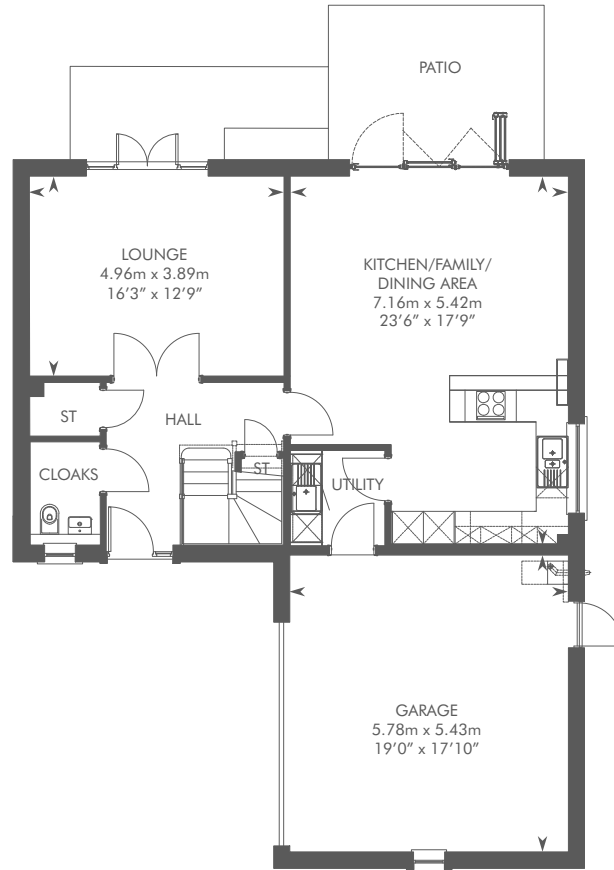
Computer Generated Image - A typical Dewar SE

THE DEWAR SE

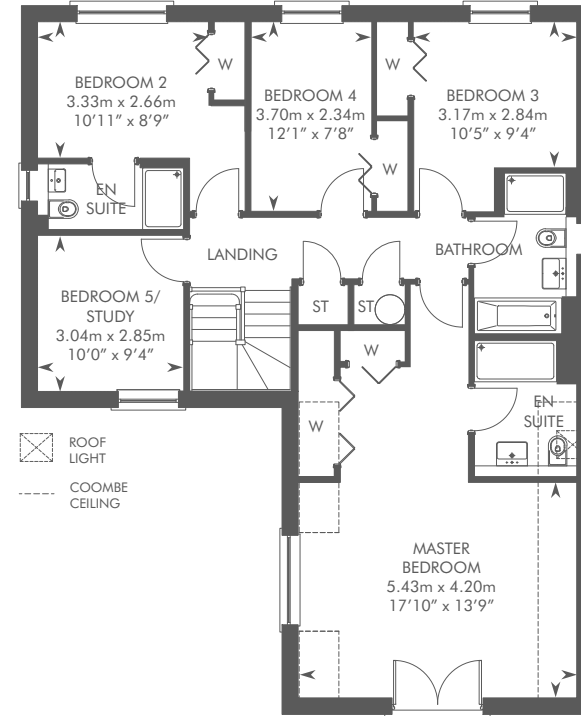
5 BEDROOM DETACHED HOME



THE DEWAR SE
 PLOTS 31, 36, 42 – AS SHOWN
 PLOTS 35, 41 – HANDED



GROUND FLOOR



FIRST FLOOR

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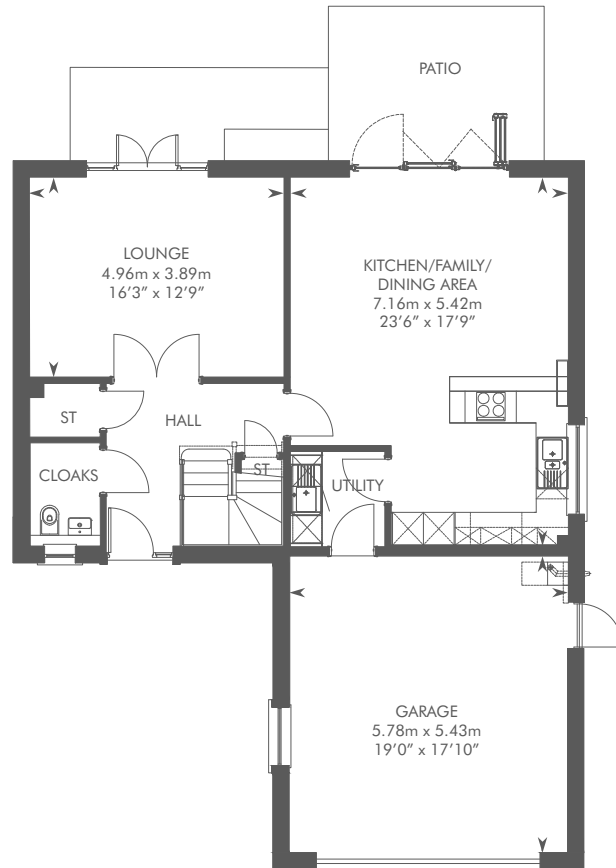
Computer Generated Image – A typical Dewar FE

THE DEWAR FE

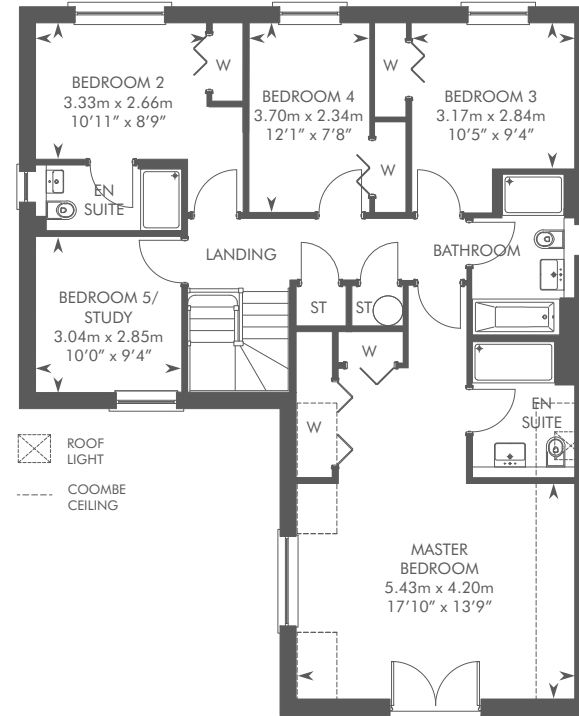
5 BEDROOM DETACHED HOME



THE DEWAR FE
PLOT 60 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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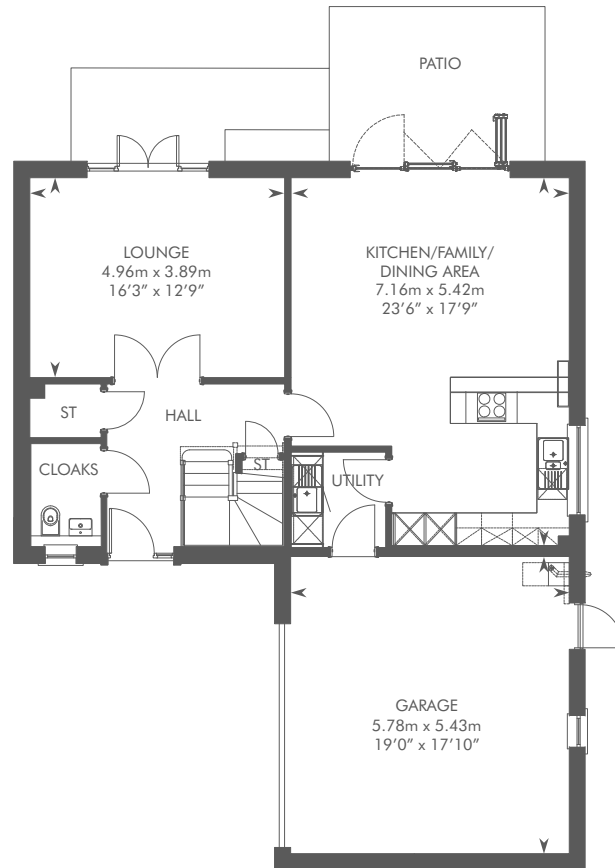
Computer Generated Image - A typical Dewar IC

THE DEWAR IC

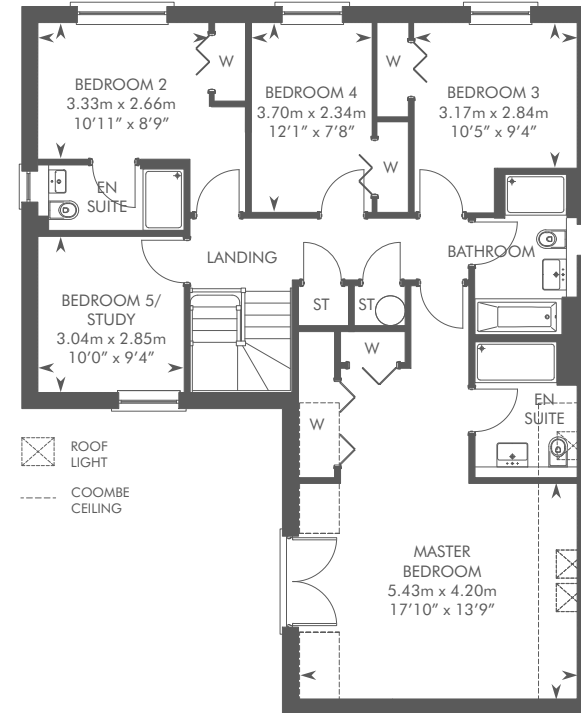
5 BEDROOM DETACHED HOME



THE DEWAR IC
PLOTS 24, 27 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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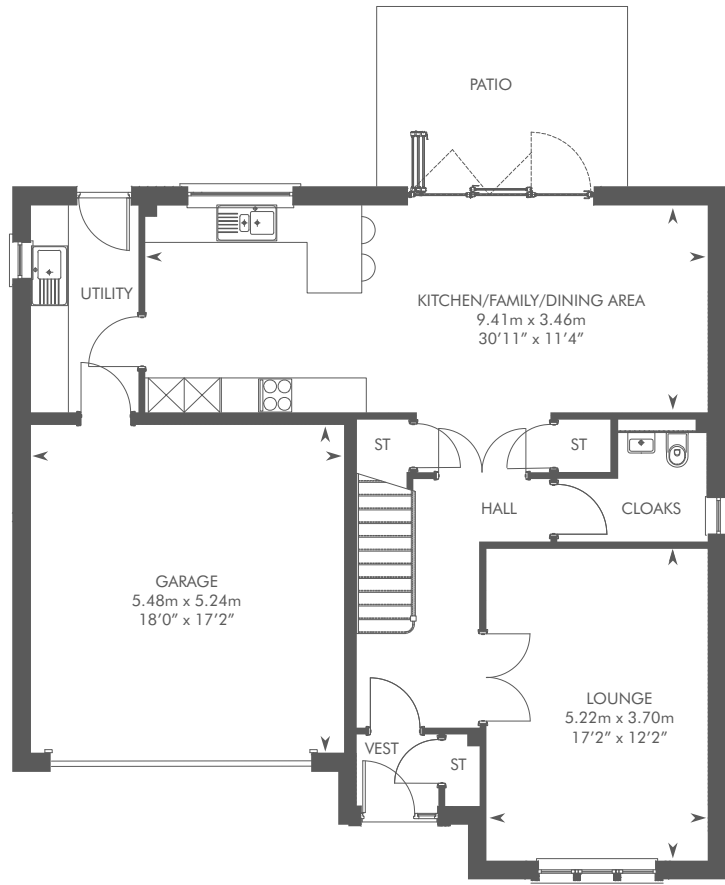
Computer Generated Image - A typical Garvie

THE GARVIE

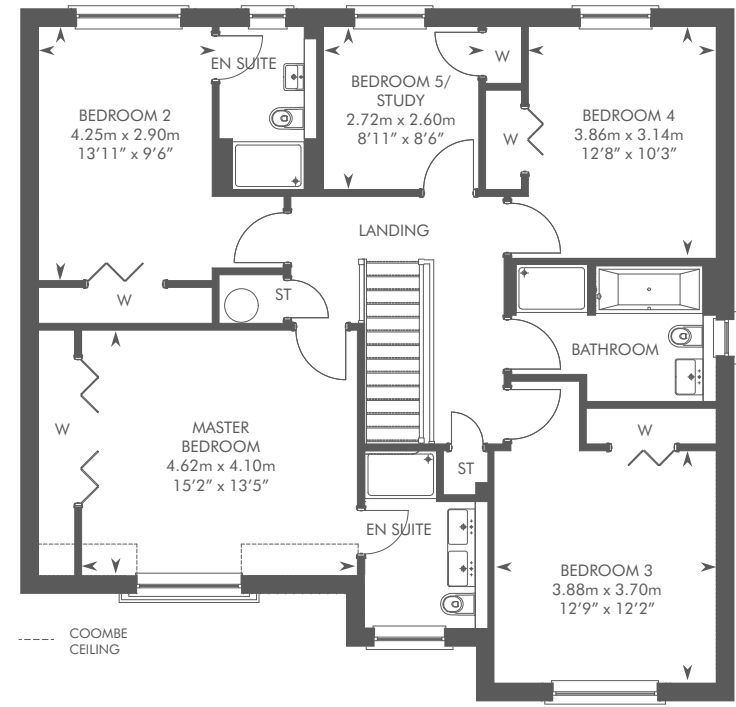
5 BEDROOM DETACHED HOME



THE GARVIE
 PLOTS 8, 32, 44, 56 – AS SHOWN
 PLOTS 10, 22, 23 – HANDED



GROUND FLOOR



FIRST FLOOR

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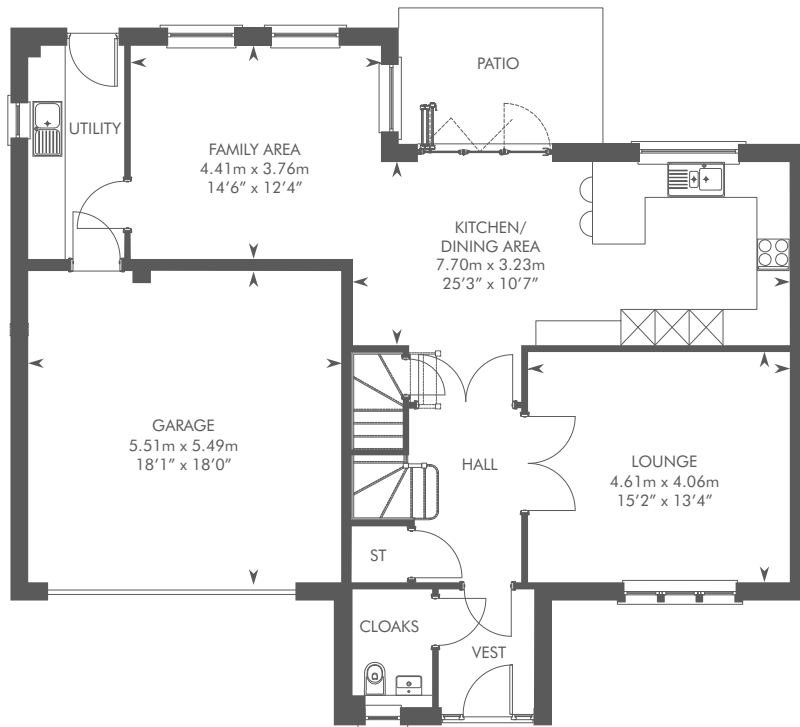
Computer Generated Image – A typical Kennedy

THE KENNEDY

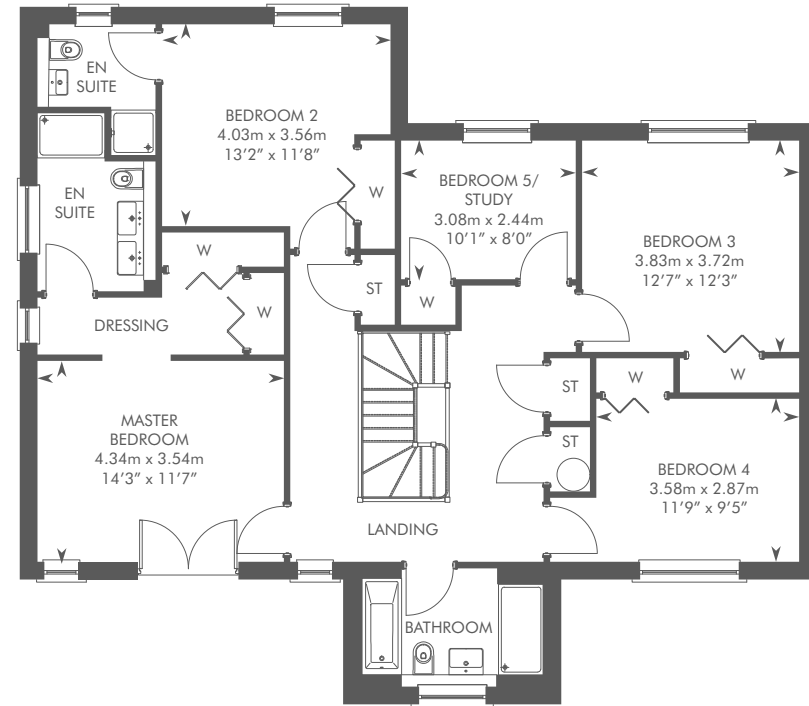
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOT 19 – AS SHOWN
 PLOT 33 – HANDED



GROUND FLOOR



FIRST FLOOR

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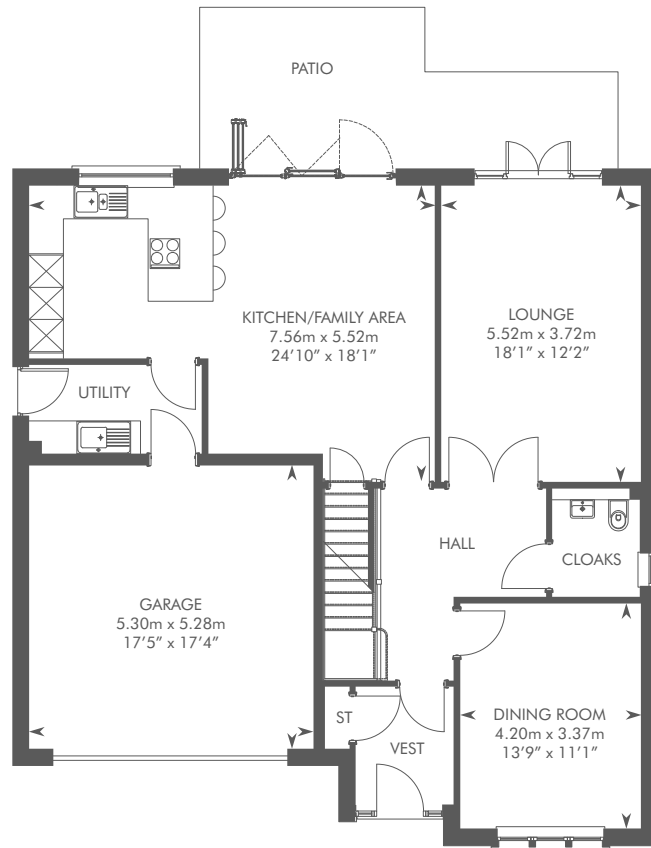
Computer Generated Image – A typical Lewis

THE LEWIS

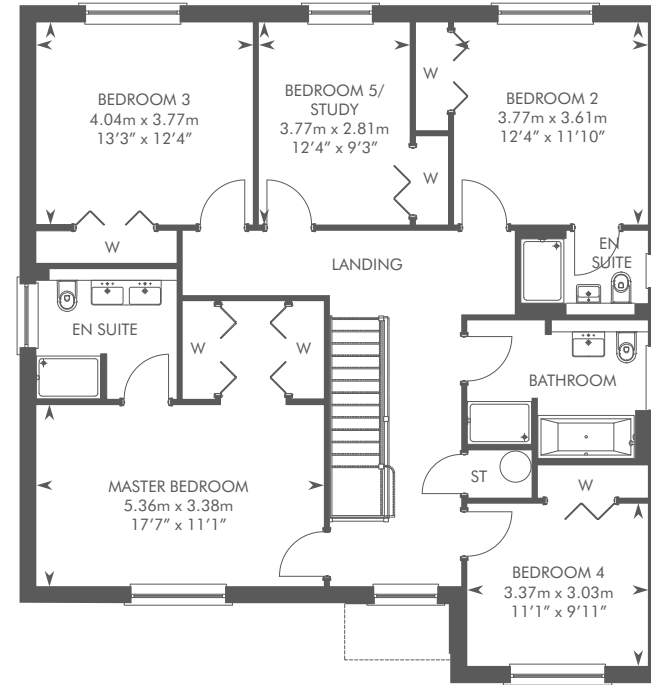
5 BEDROOM DETACHED HOME



THE LEWIS
 PLOTS 14, 20, 45 – AS SHOWN
 PLOTS 13, 58, 59 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Logan

THE LOGAN

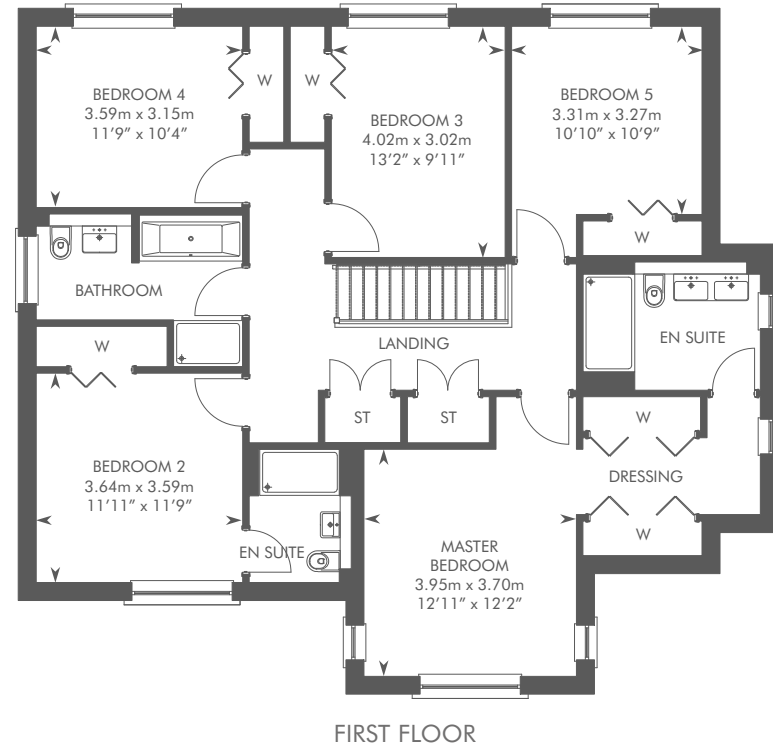
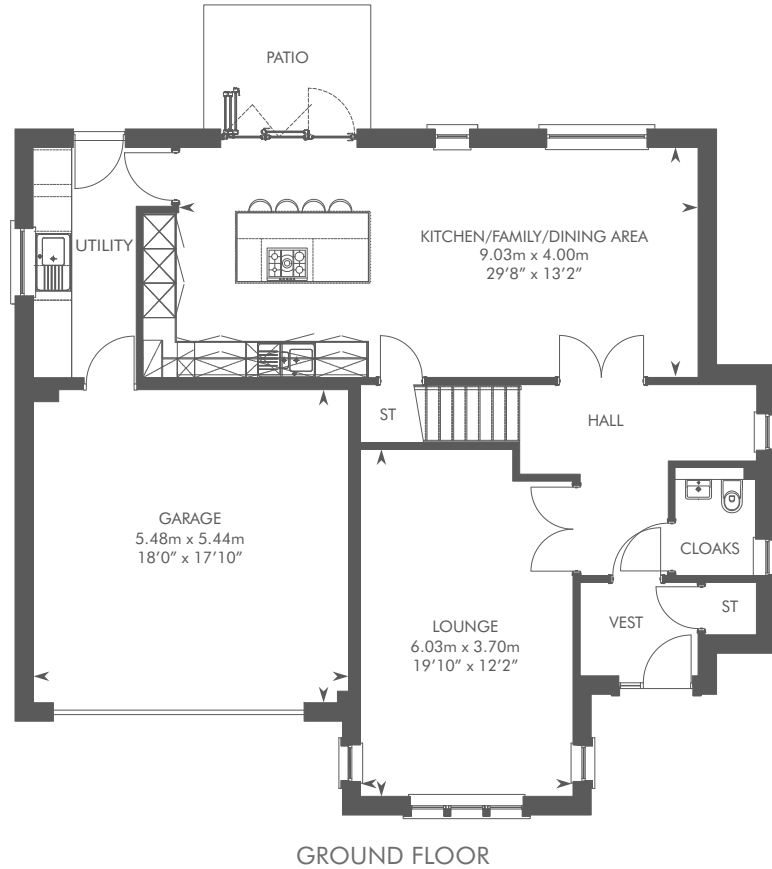
5 BEDROOM DETACHED HOME



THE LOGAN

PLOTS 9, 18, 37, 54, 57, 61 – AS SHOWN

PLOTS 16, 17, 21, 30, 46 – HANDED



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

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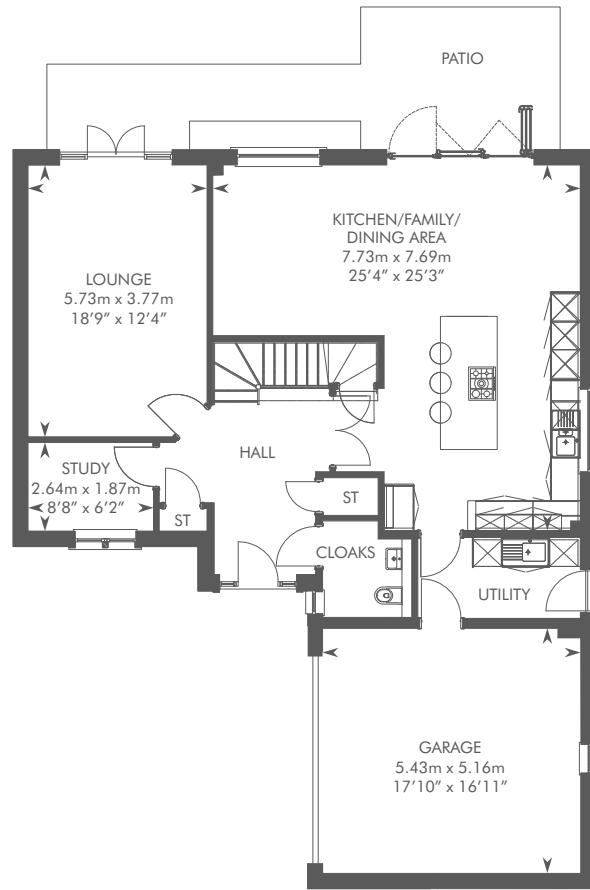
Computer Generated Image – A typical Melville IC

THE MELVILLE IC

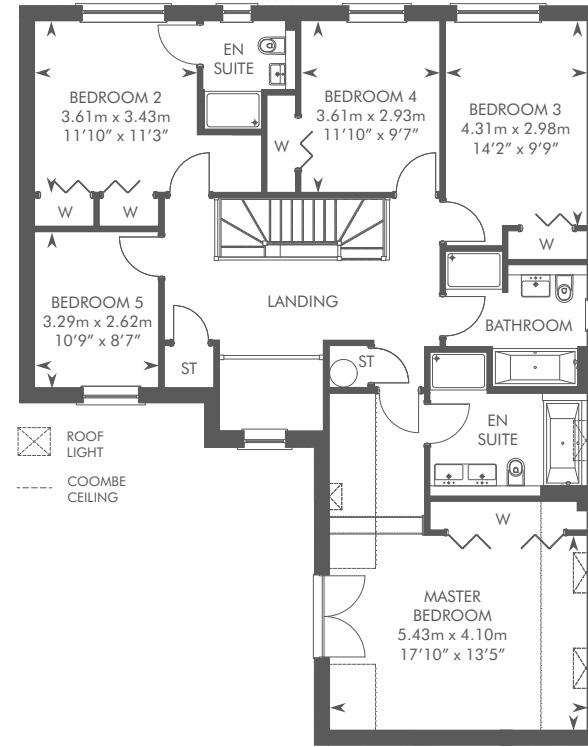
5 BEDROOM DETACHED HOME



THE MELVILLE IC
PLOTS 34, 62 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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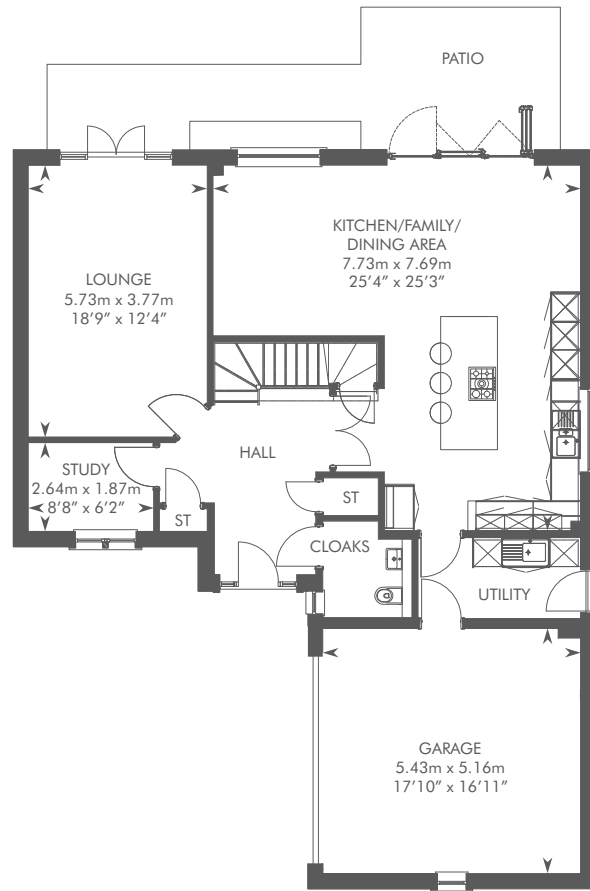
Computer Generated Image – A typical Melville SE

THE MELVILLE SE

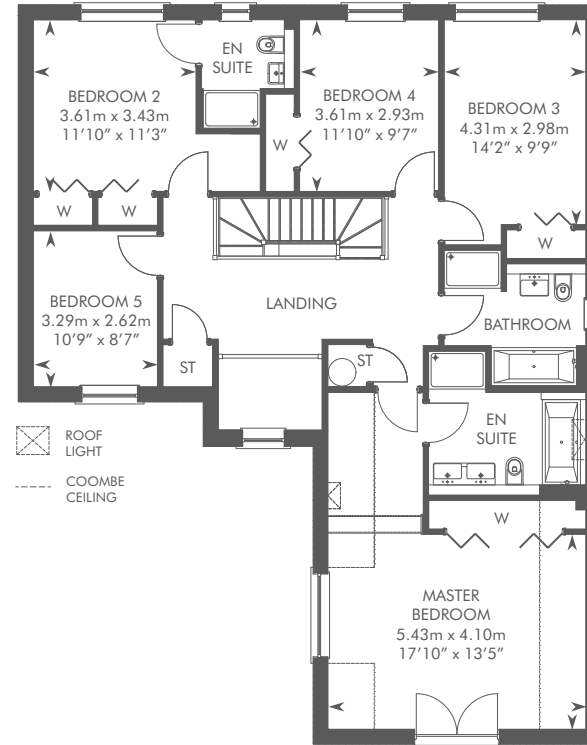
5 BEDROOM DETACHED HOME



THE MELVILLE SE
PLOTS 49 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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THE MONCRIEF

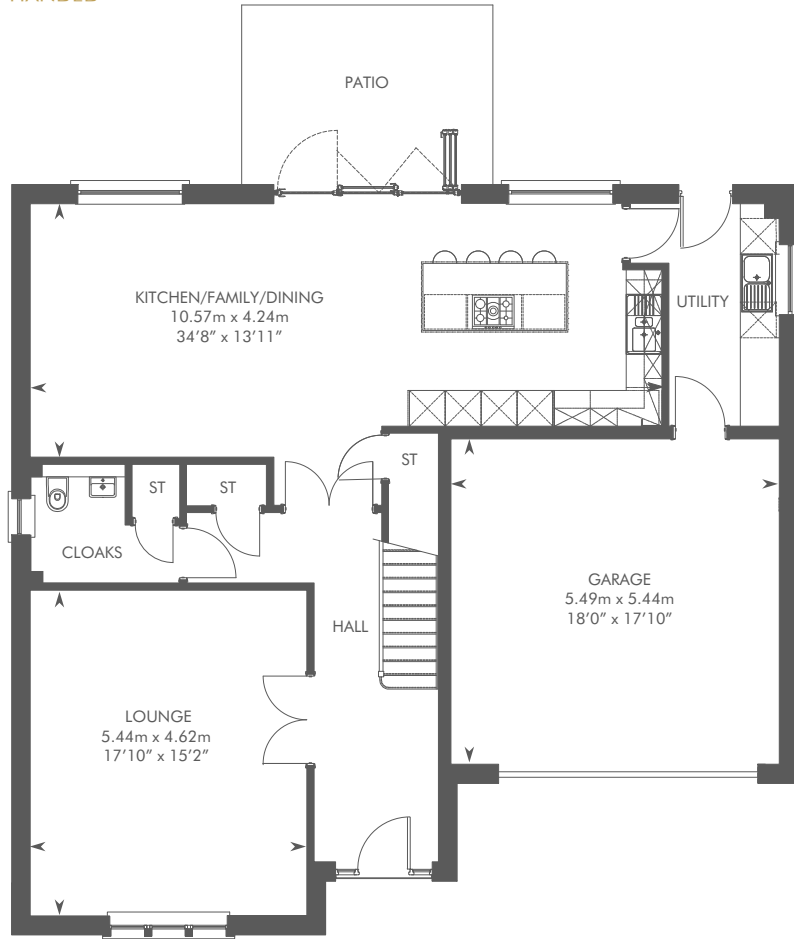
5 BEDROOM DETACHED HOME



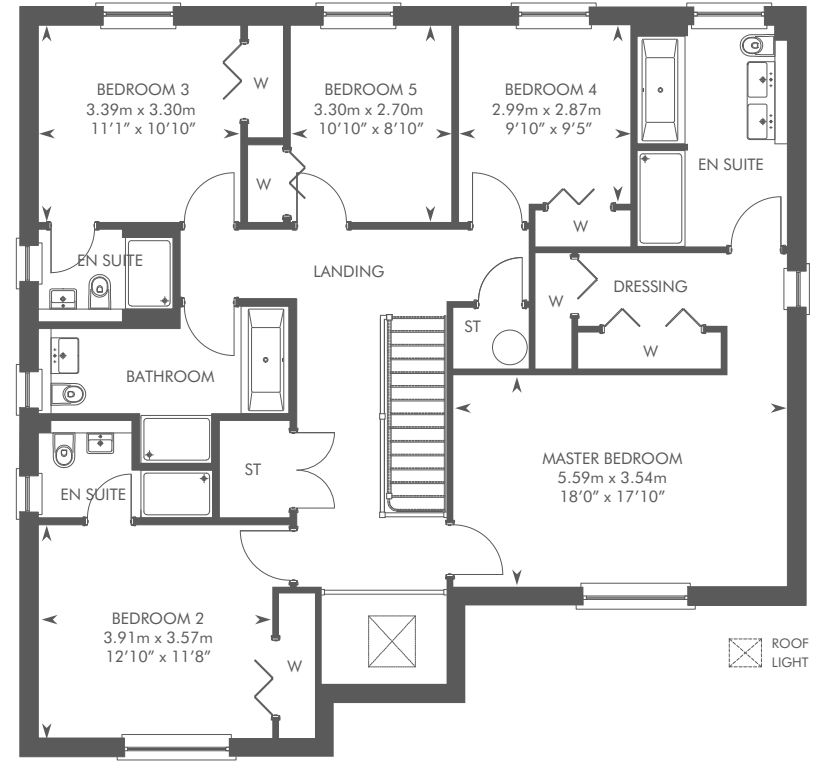
THE MONCRIEF

PLOTS 12, 15, 43 – AS SHOWN

PLOTS 48, 55 – HANDED



GROUND FLOOR



FIRST FLOOR

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FLORENCE GARDENS
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 Creative Designs kitchens with Bosch appliances
- Laminate worktops to kitchen
- Four/five zone induction hob (as design dictates)
- Built-in single oven
- Built-in oven/microwave combination
- Built-in fridge freezer (Blair to Dewar housetypes)
- Built-in tall fridge (Kennedy to Moncrief housetypes)
- Built-in tall freezer (Kennedy to Moncrief housetypes)
- Built-in dishwasher
- Contemporary tap in kitchens & utility
- 1½ bowl sink in kitchens
- Single bowl sink in utility rooms

CLOAKROOMS, BATHROOMS & EN SUITES

- 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 bathroom and master en suite
- Full height 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
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished white pass doors
- Matt white paint to skirtings and facings

WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rails to bedrooms (as design dictates)

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
- Downlighters to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchens – 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 or boiler system with radiators
- 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

- White PVCu double glazed windows
- Turf to front garden and landscaping works as per landscaping design drawing
- Patio area with riven slabs accessed via bi-fold doors
- External rear tap
- Monoblock driveways
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- External socket to patio area
- 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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