



KINNAIRD LEE

KINNAIRD VILLAGE



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



KINNAIRD LEE

A WHOLE NEW HOME AND LIFESTYLE IN ONE

Nestled in the heart of the Forth Valley to the south west of the River Carron, Kinnaird Village has fast become a much sought after vibrant community in the heart of central Scotland. Once an industrial hub, this semi-rural location offers an appealing air of calm. Whether you are in search of the perfect commute, or simply a better quality of life, see fast-paced living give way to relaxed walks, fun in the fresh air and invaluable time with the family.

Our latest development in this sought-after location, Kinnaird Lee offers a select number of three bedroom semi-detached and four and five bedroom detached family homes. Elegance, craftsmanship and comfort are key in every CALA home, and benefiting from our Light & Space specification, you won't fail to be impressed by your new surroundings.



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





KINNAIRD VILLAGE

WHERE EVERYDAY OFFERS THE PERFECT ESCAPE

With the convenience of a Sainsbury's Local within Kinnaird Village and an Asda Superstore just a few minutes' drive away, no grocery essential will ever be missed. Larbert town centre, less than 5 minutes' drive from the village, offers an additional mix of shops and restaurants. Slightly further afield, the bustling town of Falkirk opens up a vast array of shopping, eating and entertainment options. Falkirk's Central Retail Park hosts many high street names including Tesco, M&S Simply Food, Boots and Next. Film complex Cineworld, along with numerous dining favourites, provide an enticing afternoon or night out. Balance can then be brought back to life with a trip to Bannatyne's Health Club.

The Helix, home of the now famous Kelpies, encourages sports enthusiasts and those simply looking for a breath of fresh air to enjoy a wonderful range of healthy pursuits. From organised walking groups to instructor-led water sports, scenic cycle routes to kayak hire and canal boat rides, you'll soon find that a village lifestyle can be far from quiet!

Callendar Park, with links as far back as the 2nd century building of the Antonine Wall, offers a stunning 170-acre green space with its sprawling grounds playing home to the 14th century Callendar House, an arboretum and ornamental gardens.

The Falkirk Wheel, the world's first and only rotating boat lift, provides a revolutionary twist to outdoor entertainment. With children's water park, canoeing, bike hire and woodland walks, one visit is never enough.

Golf enthusiasts can slow the pace, 'teeing off' from a variety of local courses including Tryst Golf Club and Glenberrie Golf Club.

This area is also rich in history with William Wallace and Robert the Bruce just two of the many impressive names associated with its past. Stirling, its castle and the nearby Wallace Monument allow you to travel far back in time within just a 10-mile drive.

Local secondary education* is provided by the highly reputed Larbert High School, with St Mungo's High School providing a catholic education option on the outskirts of Falkirk.

*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 Scottish Viewpoint



Photography is courtesy of Chris Robson Photography



Local photography is courtesy of Scottish Viewpoint



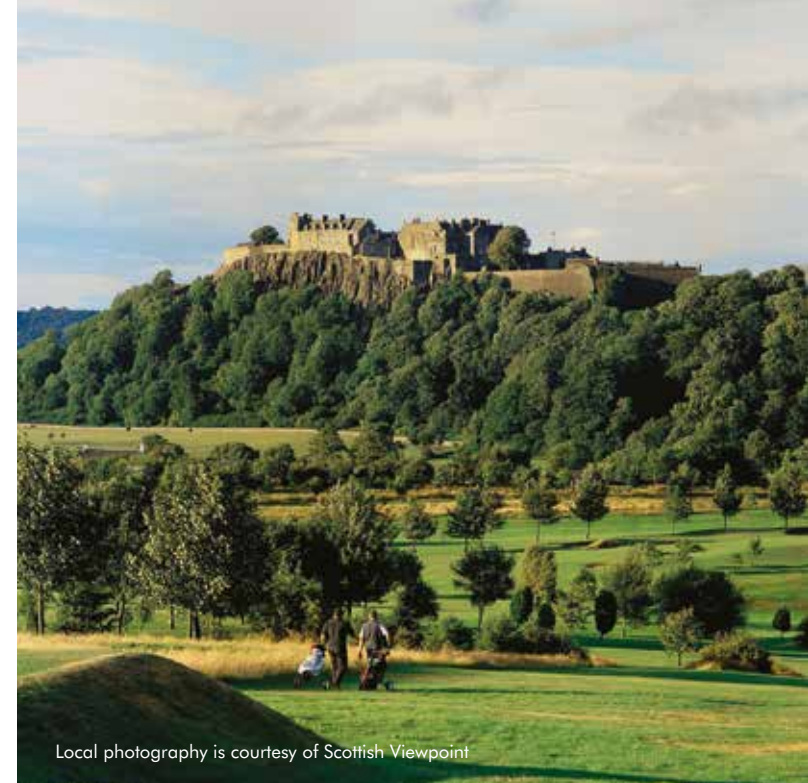
EASY COME, EASY GO

Kinnaird Village is perfectly located just minutes from major travel routes allowing easy access throughout central Scotland and beyond.

The M876 is just a few minutes' drive from the development, providing a fast connection to the M80 towards Glasgow and the west or to the M9 towards Stirling, Edinburgh and the east. Commuting to Glasgow takes approximately half an hour, with journeys to the capital taking around 45 minutes. For those looking to venture north of the Firth of Forth, crossings via the Clackmannanshire or Kinnaird Bridges can have you reach Fife in just 20 minutes.

Public transport offers further practical travel solutions. Larbert train station is just 5 minutes' drive from Kinnaird Lee so whether for work or for play, you can reach Stirling in 9 minutes, Glasgow in 29 minutes or Edinburgh in just 34 minutes.

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



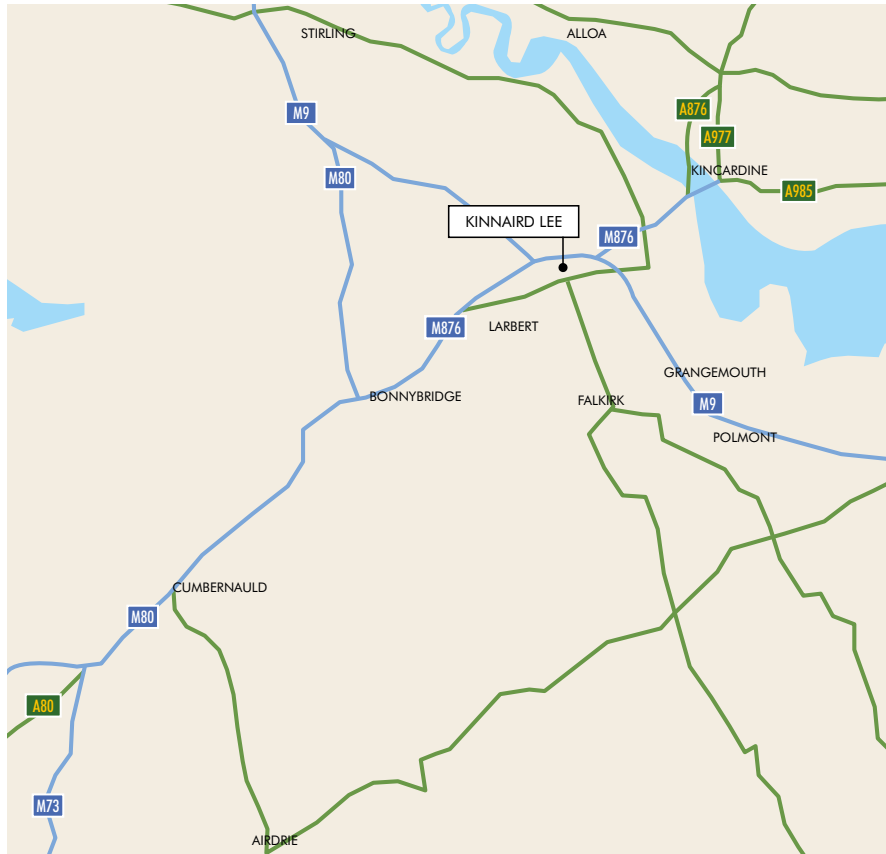
Local photography is courtesy of Scottish Viewpoint



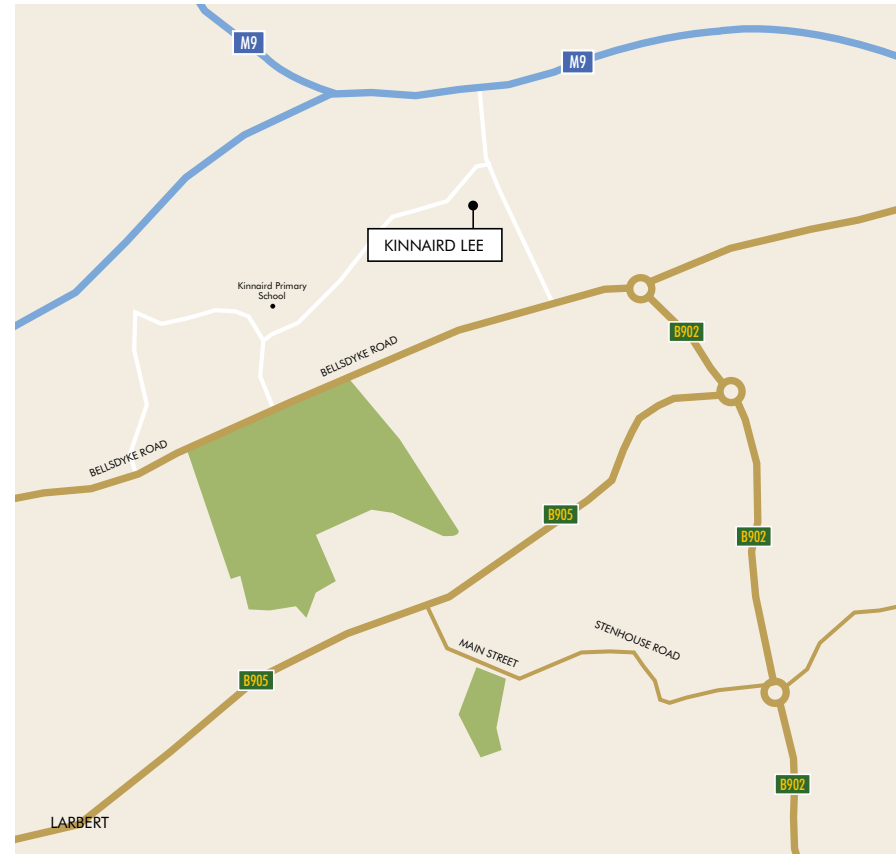
Local photography is courtesy of Scottish Viewpoint

PERFECTLY LOCATED

CALA HOMES, KINNAIRD LEE, DRYSDALE AVENUE, KINNAIRD VILLAGE, FK2 8AD



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Kinnaird Primary School – 0.6 miles
- Sainsbury's Local – 0.6 miles
- Stenhousemuir Cricket Club – 1 mile



BY CAR

- Stenhousemuir Primary School – 1.2 miles
- Falkirk Tryst Golf Club – 1.3 miles
- Stenhousemuir Football Club – 1.3 miles
- ASDA Stenhousemuir Superstore – 1.4 miles
- Stenhousemuir Health Centre – 1.5 miles
- Tryst Community Centre – 1.5 miles
- Larbert High School – 1.6 miles
- Larbert Train Station – 1.7 miles
- Forth Valley Hospital – 1.8 miles
- Larbert Village Primary – 1.8 miles
- Glenbervie Golf Club – 2.1 miles
- St Mungo's High School – 2.9 miles
- Central Retail Park – 3.1 miles
- Falkirk Wheel – 3.8 miles
- The Helix – 3.9 miles
- Callendar Park – 4.2 miles



BY RAIL FROM LARBERT STATION

- Stirling – 9 minutes
- Dunblane – 18 minutes
- Glasgow Queen Street – 29 minutes
- Edinburgh Haymarket – 34 minutes





Local photography is courtesy of Alamy



Local photography is courtesy of Alamy



Local photography is courtesy of Scottish Viewpoint



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



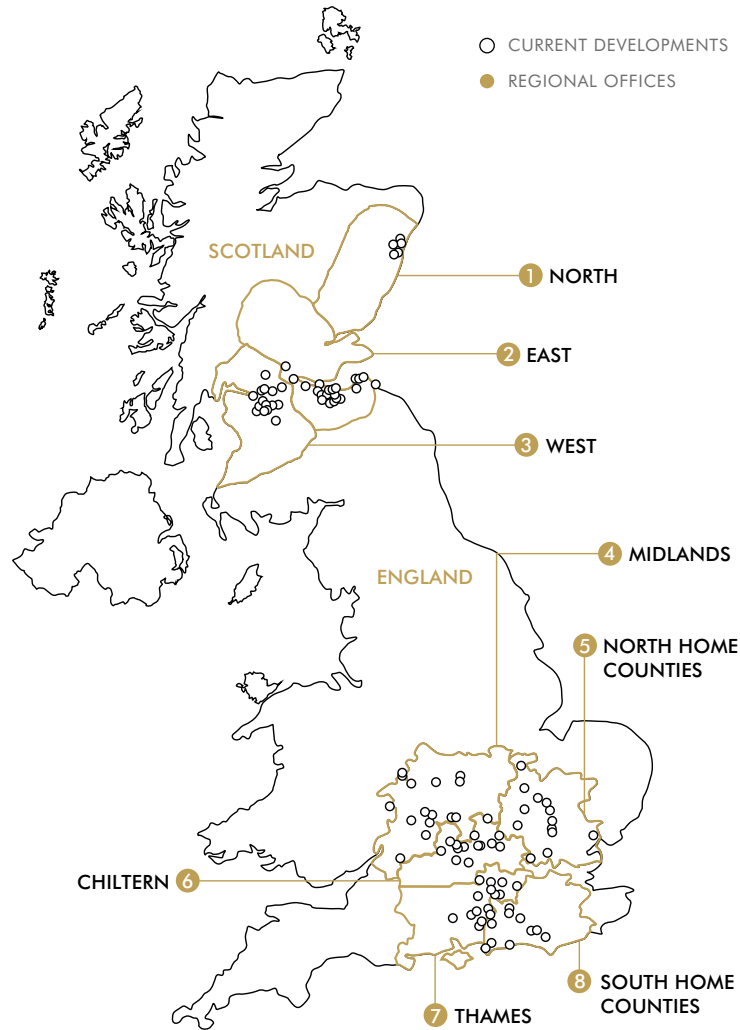
INVESTMENT IN
OUR PEOPLE



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 HOMES (WEST), KINNAIRD LEE, DRYSDALE AVENUE, KINNAIRD VILLAGE, FK2 8AD | 01324 804 359















CALA.CO.UK



KINNAIRD LEE

KINNAIRD VILLAGE

KINNAIRD LEE - KINNAIRD VILLAGE

- 
THE BANTON
 3 BEDROOM SEMI DETACHED HOME
 PLOTS 2, 3
- 
THE BARGOWER
 4 BEDROOM DETACHED HOME
 PLOTS 4, 5, 17, 32, 41, 42
- 
THE BRYCE
 4 BEDROOM DETACHED HOME
 PLOTS 16, 33, 44, 47, 49, 50
- 
THE CLELAND
 4 BEDROOM DETACHED HOME
 PLOTS 9, 22, 24, 25, 27, 46
- 
THE DARROCH
 5 BEDROOM DETACHED HOME
 PLOTS 13, 14, 21, 28, 48
- 
THE DEWAR IC
 5 BEDROOM DETACHED HOME
 PLOTS 7, 39
- 
THE DEWAR SE
 5 BEDROOM DETACHED HOME
 PLOTS 18, 31, 45
- 
THE ELLIOT ST
 4 BEDROOM DETACHED HOME
 WITH DOUBLE GARAGE
 PLOTS 8, 10
- 
THE KENNEDY
 5 BEDROOM DETACHED HOME
 PLOTS 6, 23, 26, 35, 40
- 
THE LEWIS
 5 BEDROOM DETACHED HOME
 PLOTS 12, 38
- 
THE LOGAN
 5 BEDROOM DETACHED HOME
 PLOTS 1, 20, 29, 43, 51
- 
THE MELVILLE IC
 5 BEDROOM DETACHED HOME
 PLOT 11
- 
THE MELVILLE SE
 5 BEDROOM DETACHED HOME
 PLOTS 15, 19, 30, 34
- 
THE MONCRIEF
 5 BEDROOM DETACHED HOME
 PLOTS 36, 37



-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES 1.8M HIGH STONE PIER AND FENCE
-  DENOTES RETAINING WALL

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



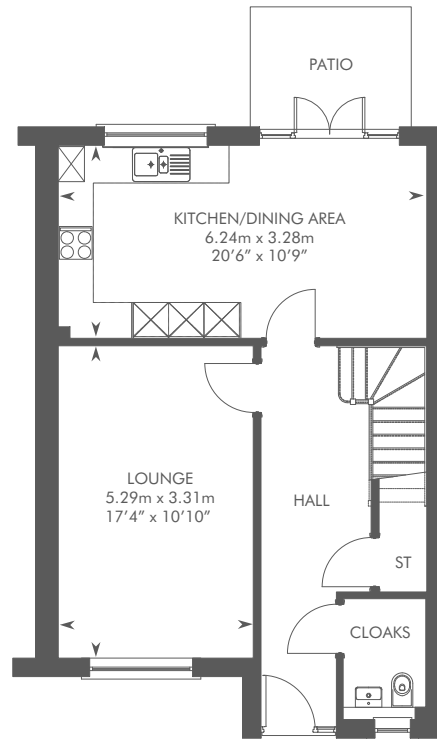
Computer Generated Image – A typical Banton

THE BANTON

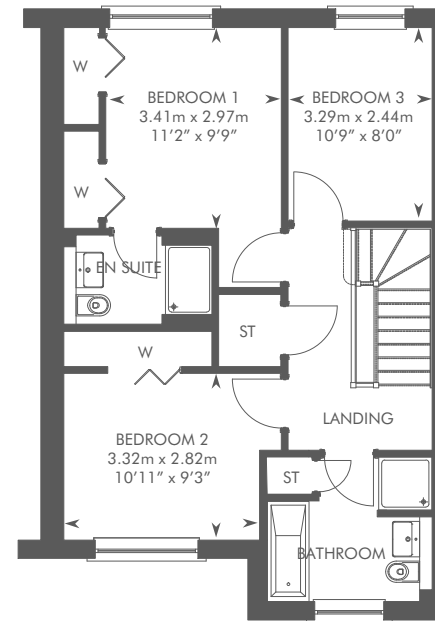
3 BEDROOM SEMI DETACHED HOME



THE BANTON
PLOTS 2, 3



GROUND FLOOR



FIRST FLOOR

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

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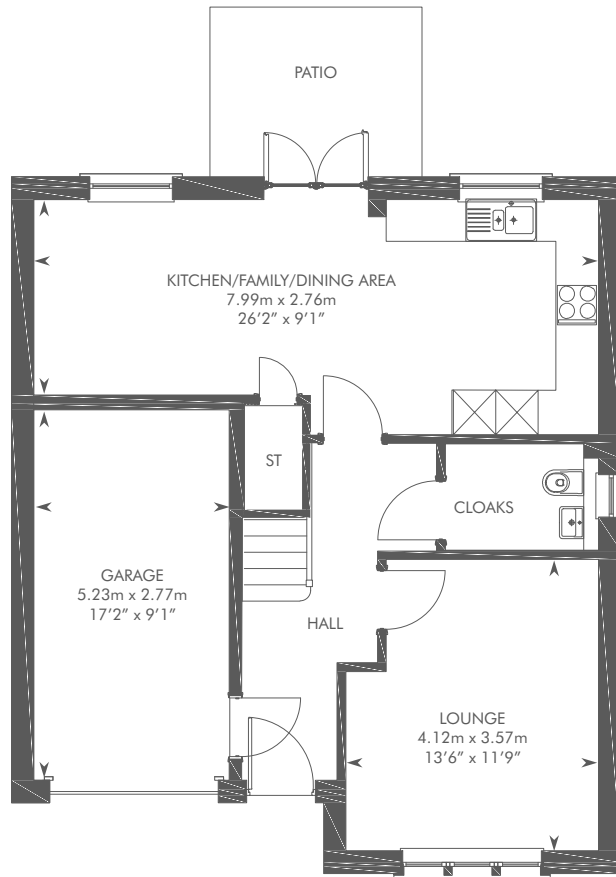
Computer Generated Image - A typical Bargower

THE BARGOWER

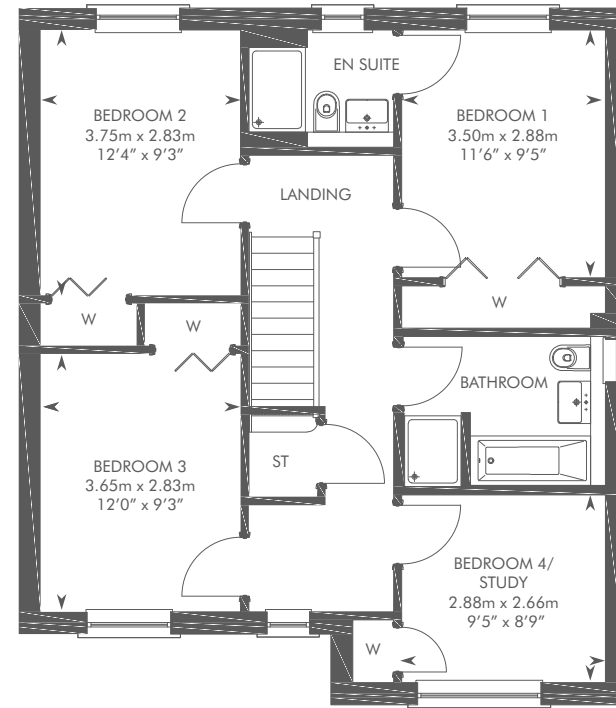
4 BEDROOM DETACHED HOME



THE BARGOWER
 PLOTS 4, 17, 42 – AS SHOWN
 PLOTS 5, 32, 41 – HANDED



GROUND FLOOR



FIRST FLOOR

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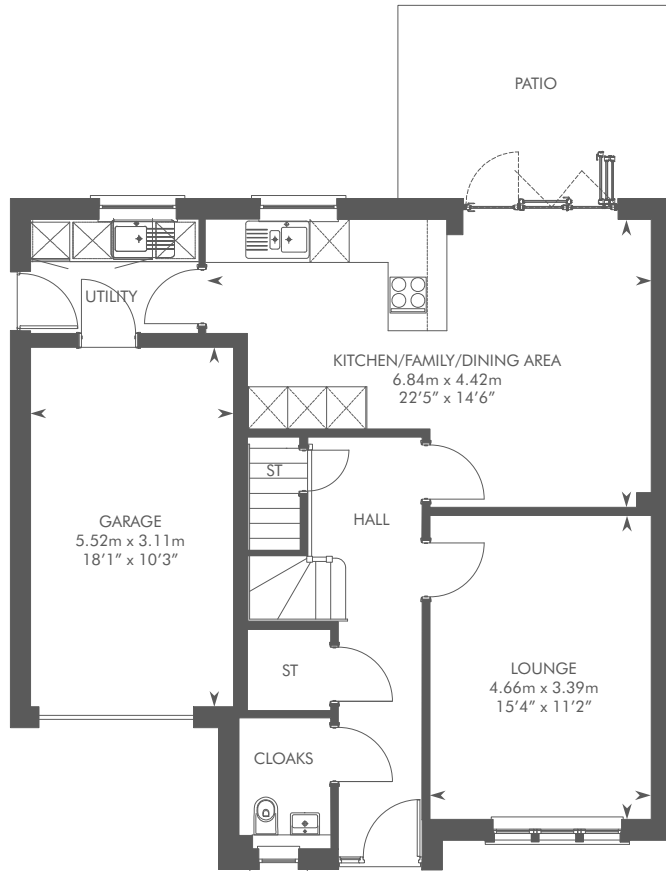
Computer Generated Image – A typical Bryce

THE BRYCE

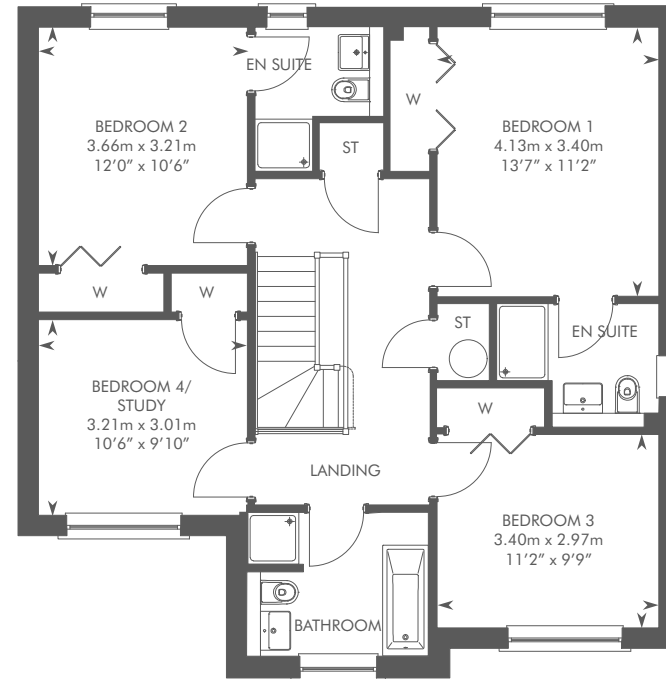
4 BEDROOM DETACHED HOME



THE BRYCE
 PLOTS 33, 47, 49 – AS SHOWN
 PLOTS 16, 44, 50 – HANDED



GROUND FLOOR



FIRST FLOOR

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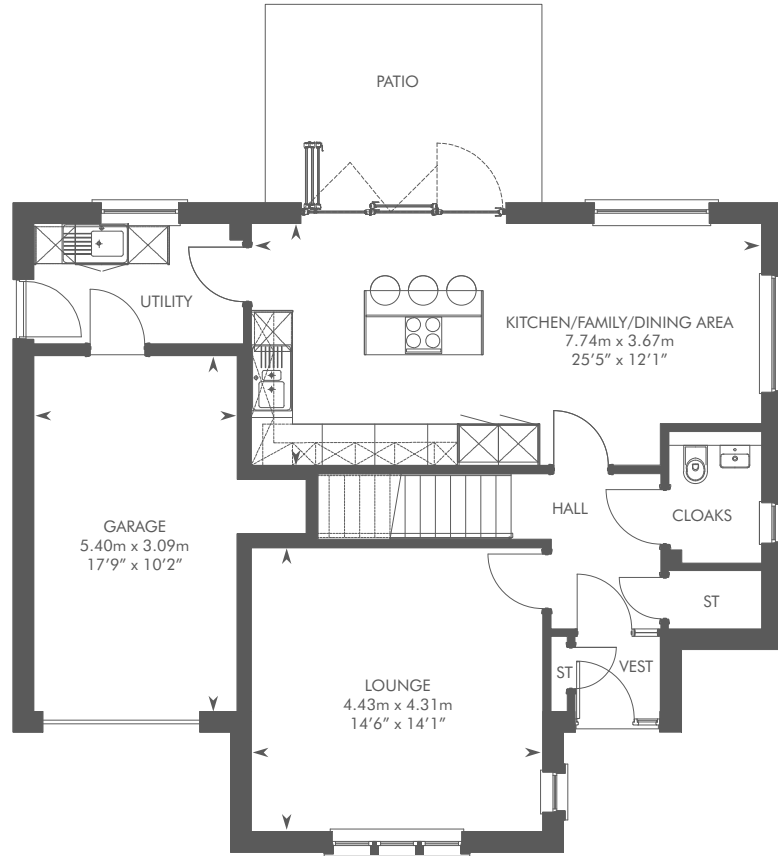


THE CLELAND

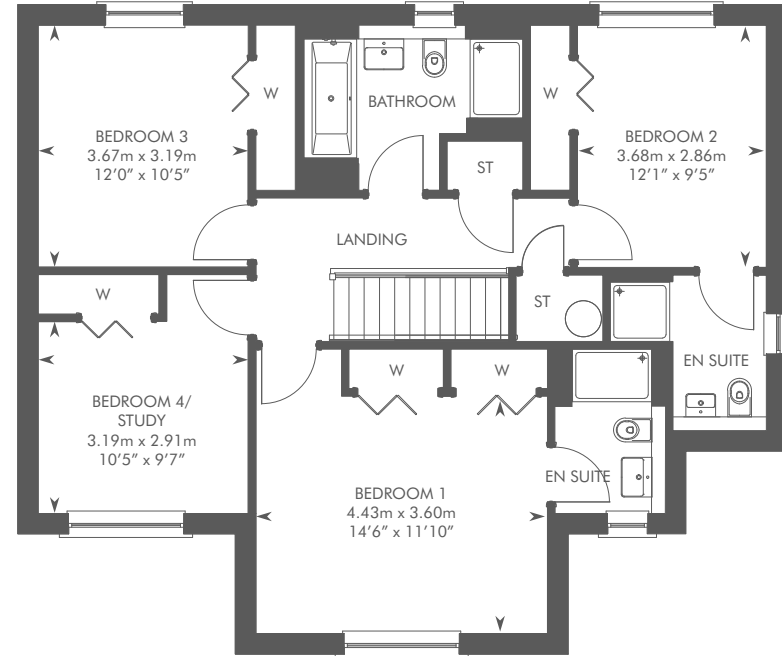
4 BEDROOM DETACHED HOME



THE CLELAND
 PLOTS 9, 25, 27, 46 – AS SHOWN
 PLOTS 22, 24 – HANDED



GROUND FLOOR



FIRST FLOOR

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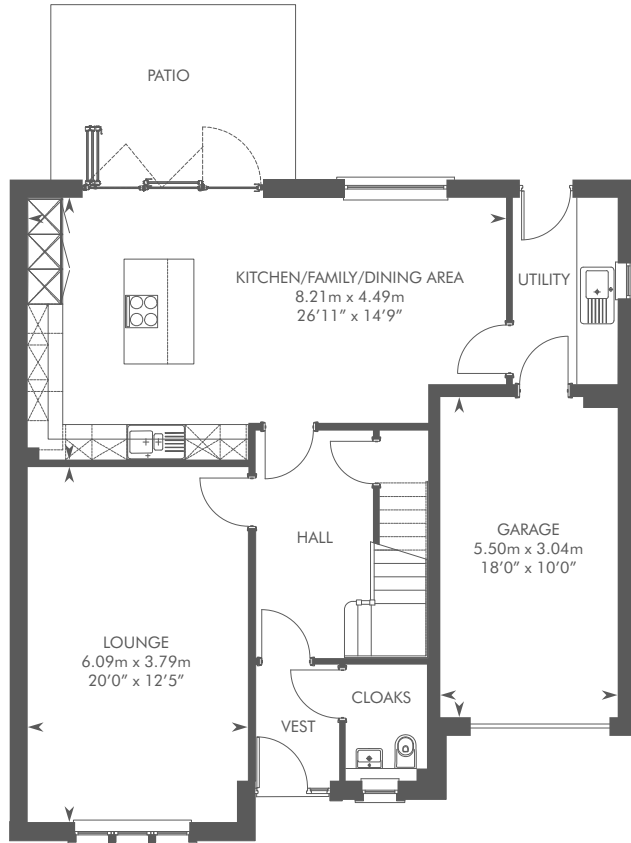
Computer Generated Image – A typical Darroch

THE DARROCH

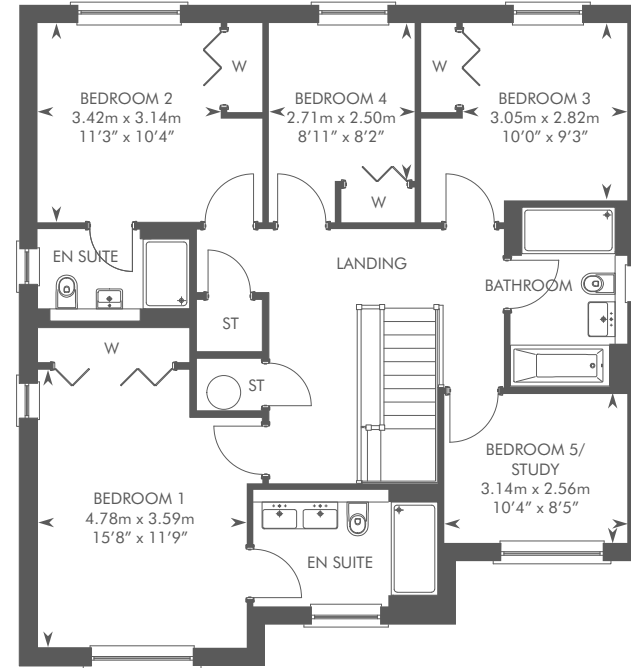
5 BEDROOM DETACHED HOME



THE DARROCH
 PLOTS 13, 14, 28, 48 – AS SHOWN
 PLOT 21 – HANDED



GROUND FLOOR



FIRST FLOOR

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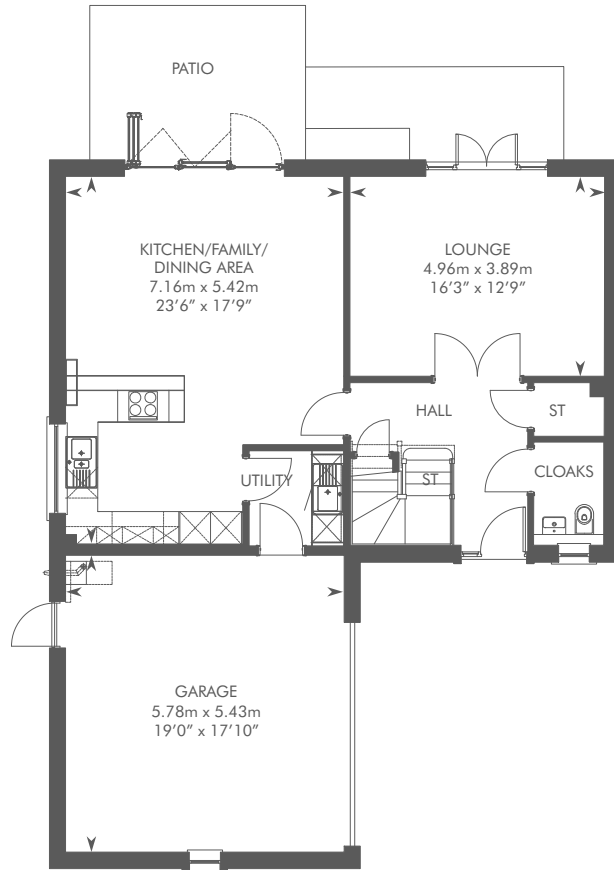
Computer Generated Image – A typical Dewar SE

THE DEWAR SE

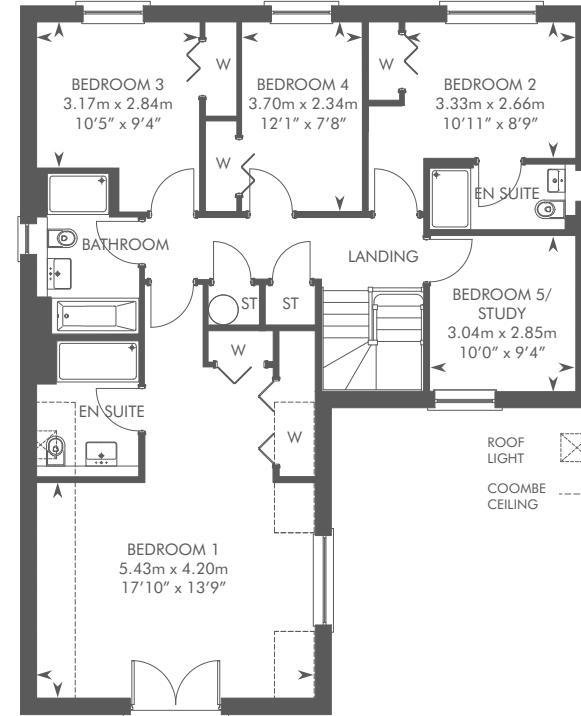
5 BEDROOM DETACHED HOME



THE DEWAR SE
 PLOTS 18, 45 – AS SHOWN
 PLOT 31 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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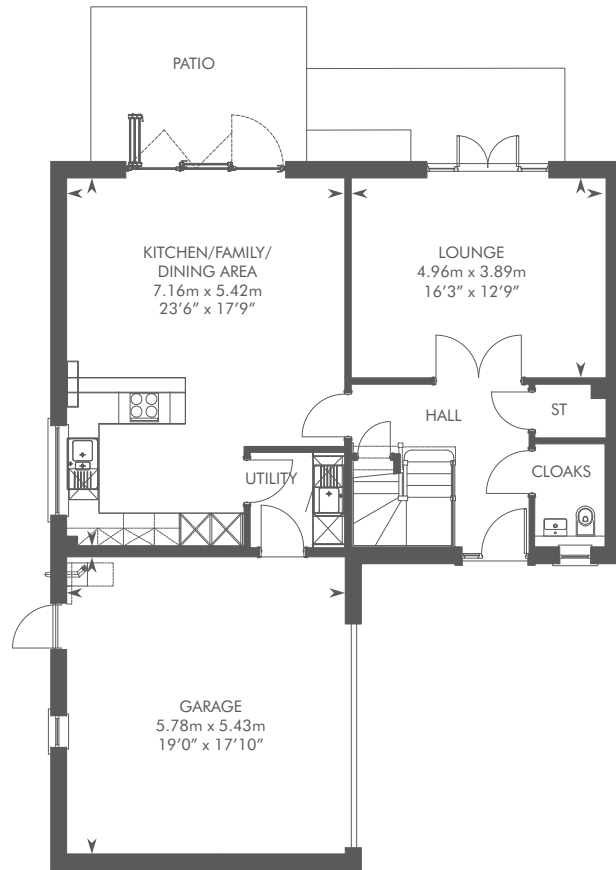
Computer Generated Image - A typical Dewar IC

THE DEWAR IC

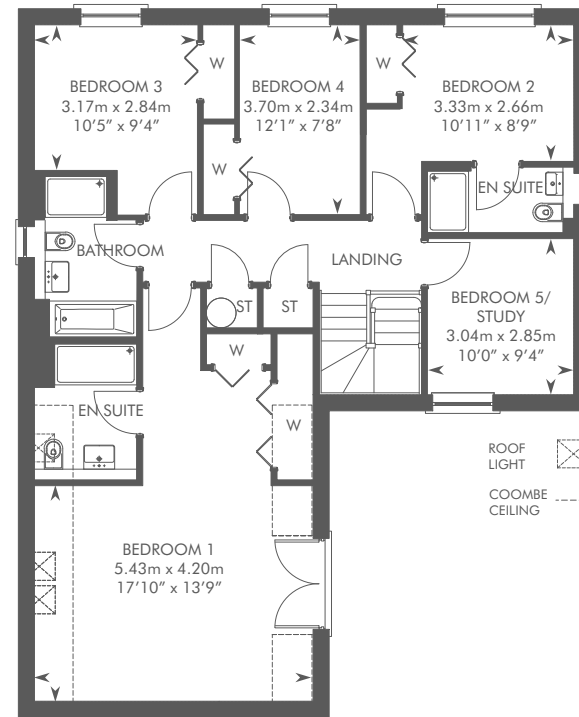
5 BEDROOM DETACHED HOME



THE DEWAR IC
PLOTS 7, 39 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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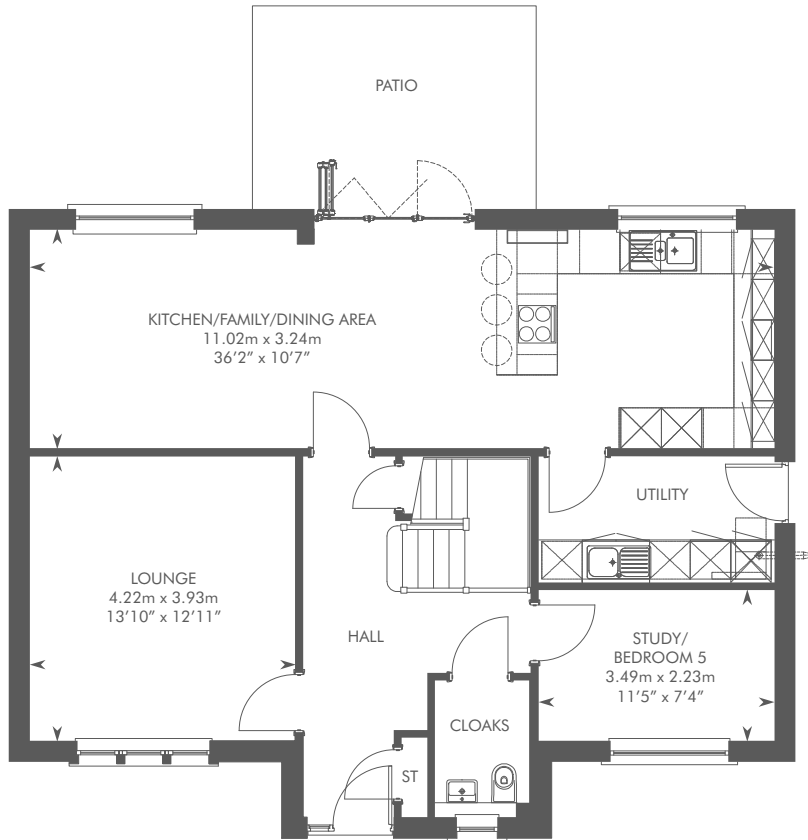
Computer Generated Image - A typical Elliot

THE ELLIOT

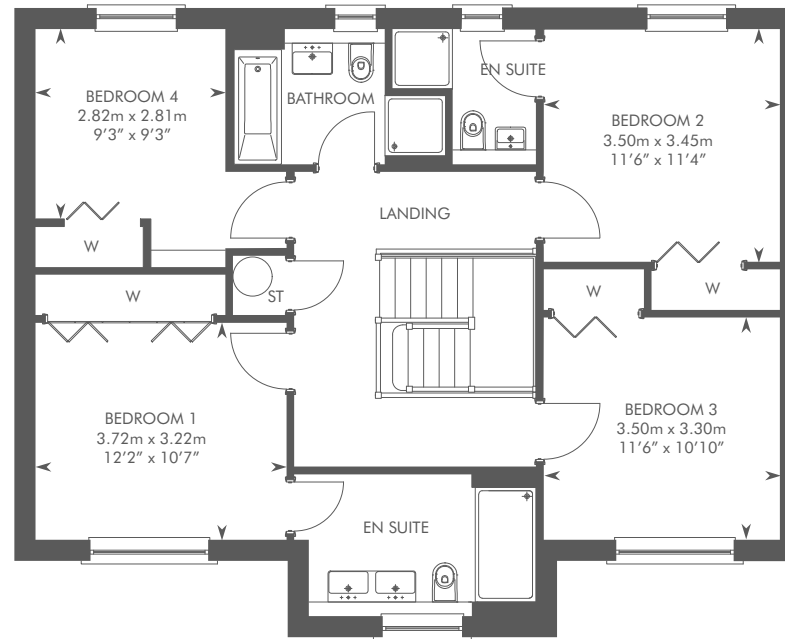
4 BEDROOM DETACHED HOME



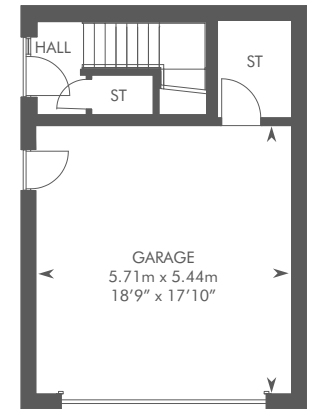
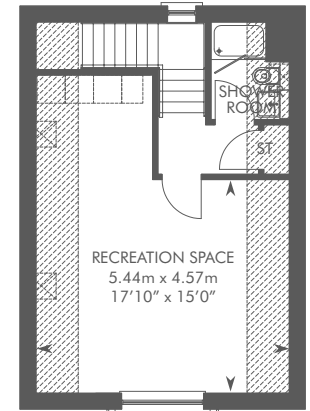
THE ELLIOT
PLOTS 8, 10



GROUND FLOOR



FIRST FLOOR



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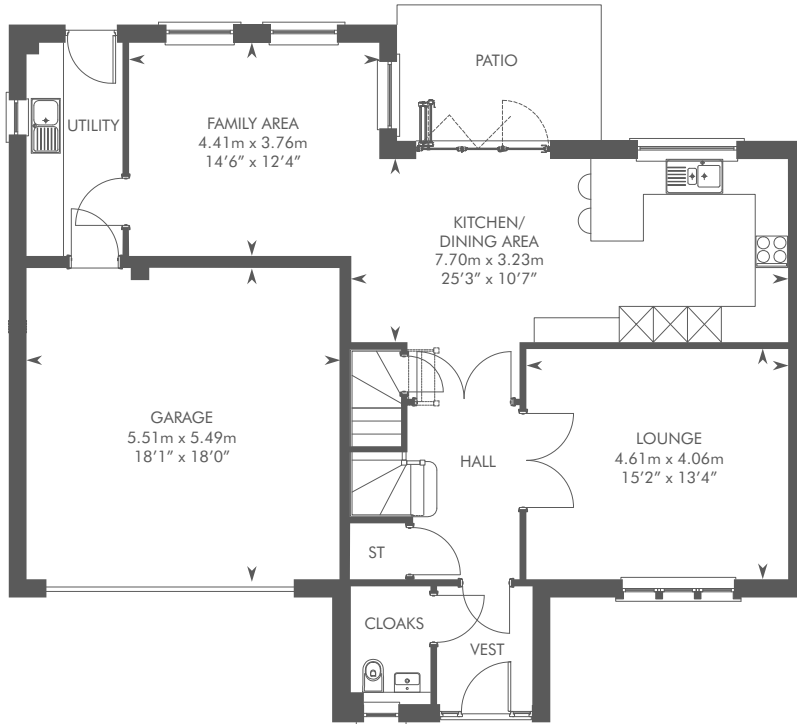


THE KENNEDY

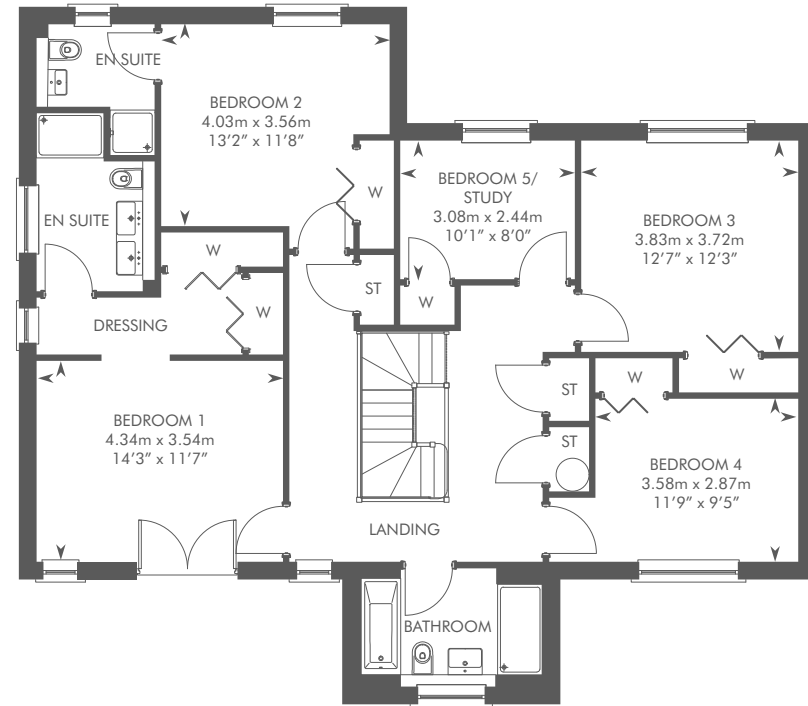
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOTS 26, 35, 40 – AS SHOWN
 PLOTS 6, 23 – HANDED



GROUND FLOOR



FIRST FLOOR

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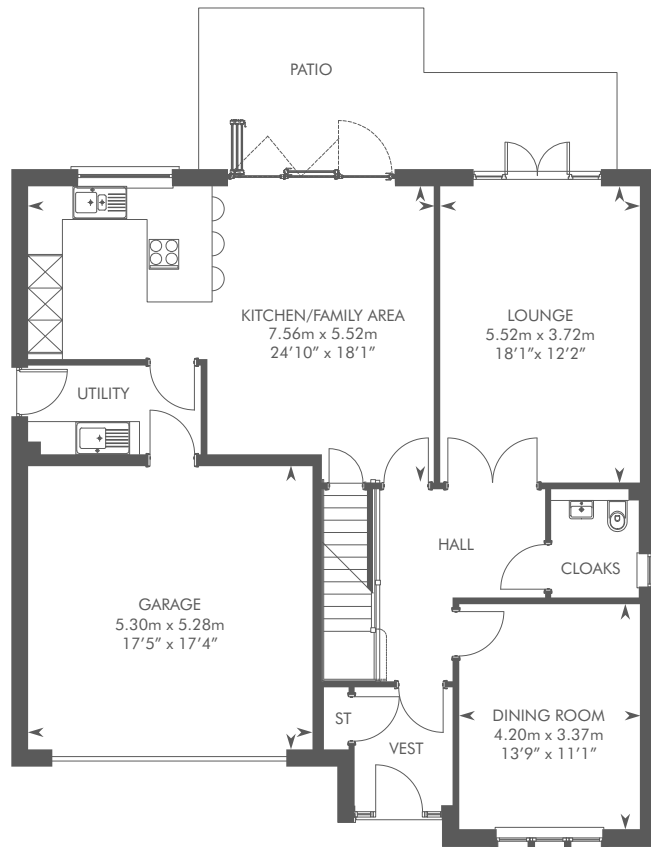
Computer Generated Image - A typical Lewis

THE LEWIS

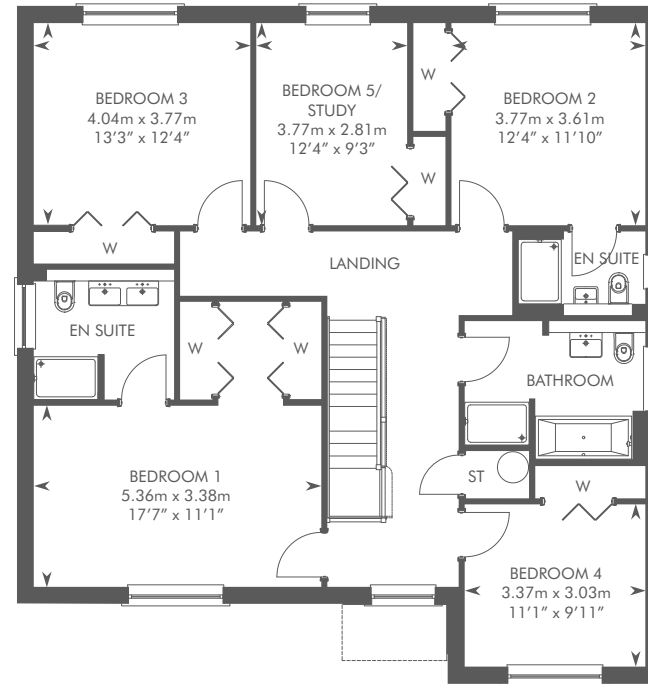
5 BEDROOM DETACHED HOME



THE LEWIS
 PLOT 12 – AS SHOWN
 PLOT 38 – HANDED



GROUND FLOOR



FIRST FLOOR

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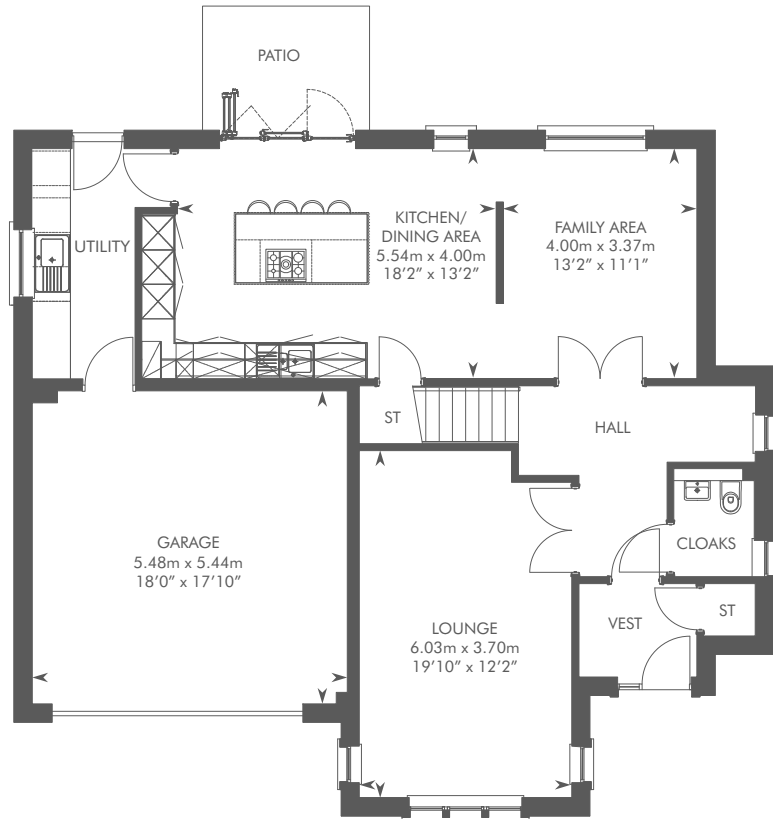


THE LOGAN

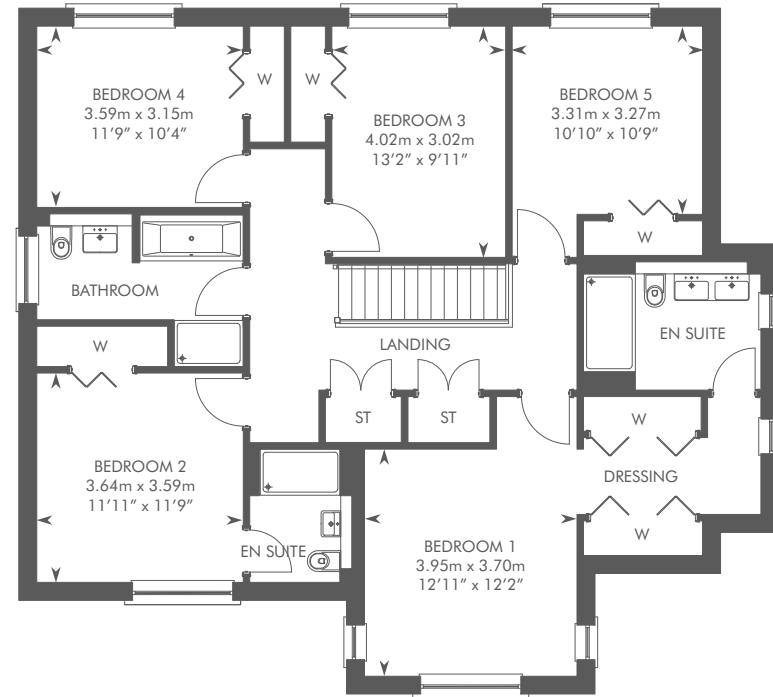
5 BEDROOM DETACHED HOME



THE LOGAN
 PLOTS 1, 20, 43 – AS SHOWN
 PLOTS 29, 51 – HANDED



GROUND FLOOR



FIRST FLOOR

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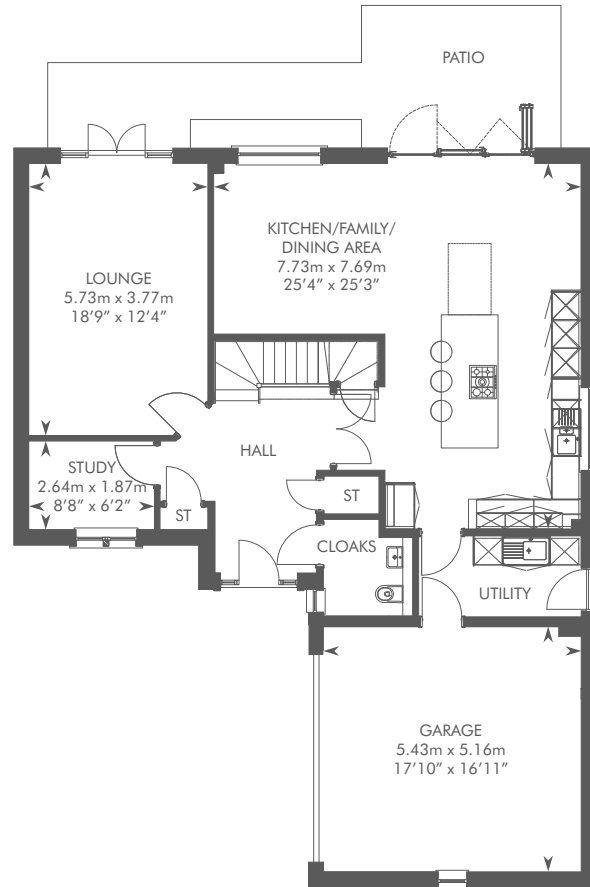
Computer Generated Image – A typical Melville SE

THE MELVILLE SE

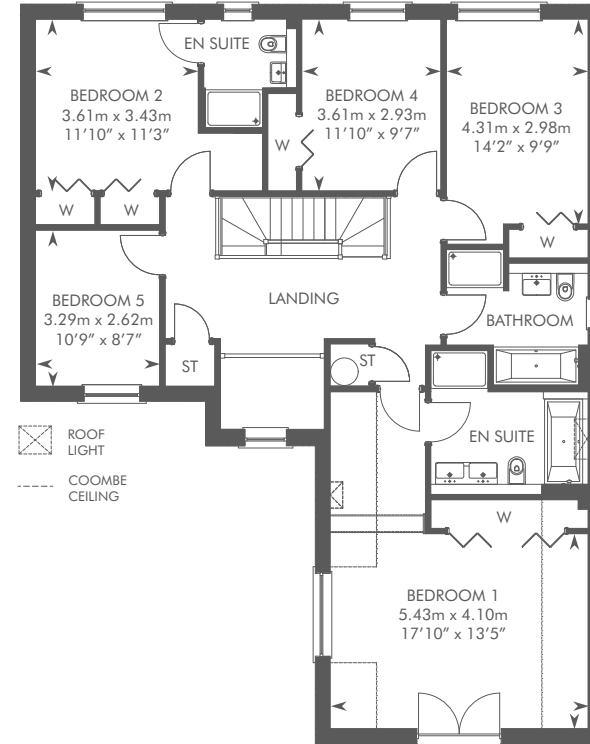
5 BEDROOM DETACHED HOME



THE MELVILLE SE
 PLOTS 19, 34 – AS SHOWN
 PLOTS 15, 30 – HANDED



GROUND FLOOR



FIRST FLOOR

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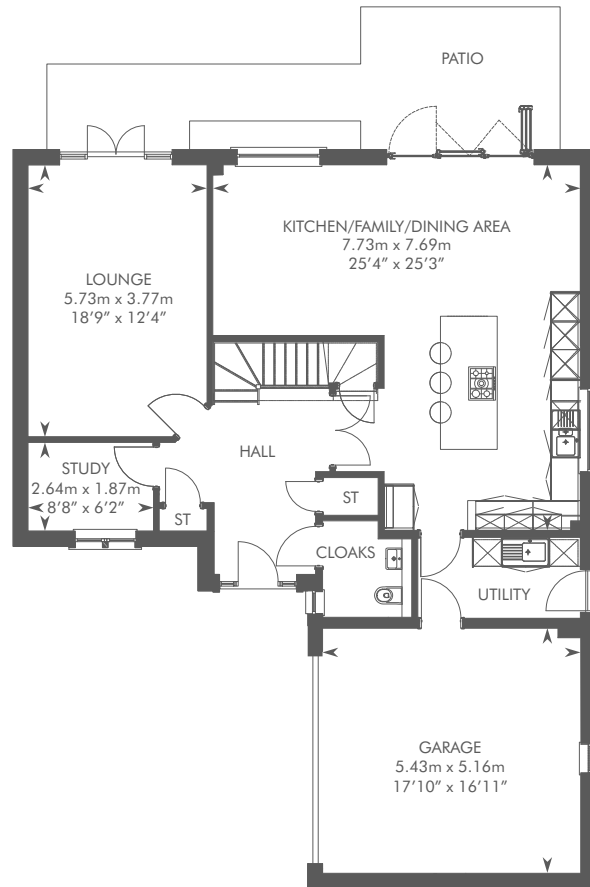
Computer Generated Image – A typical Melville IC

THE MELVILLE IC

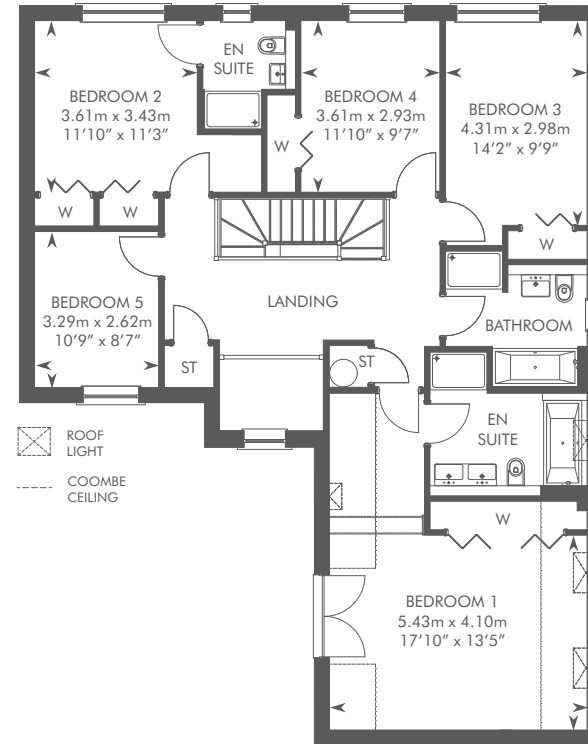
5 BEDROOM DETACHED HOME



THE MELVILLE IC
PLOTS 11 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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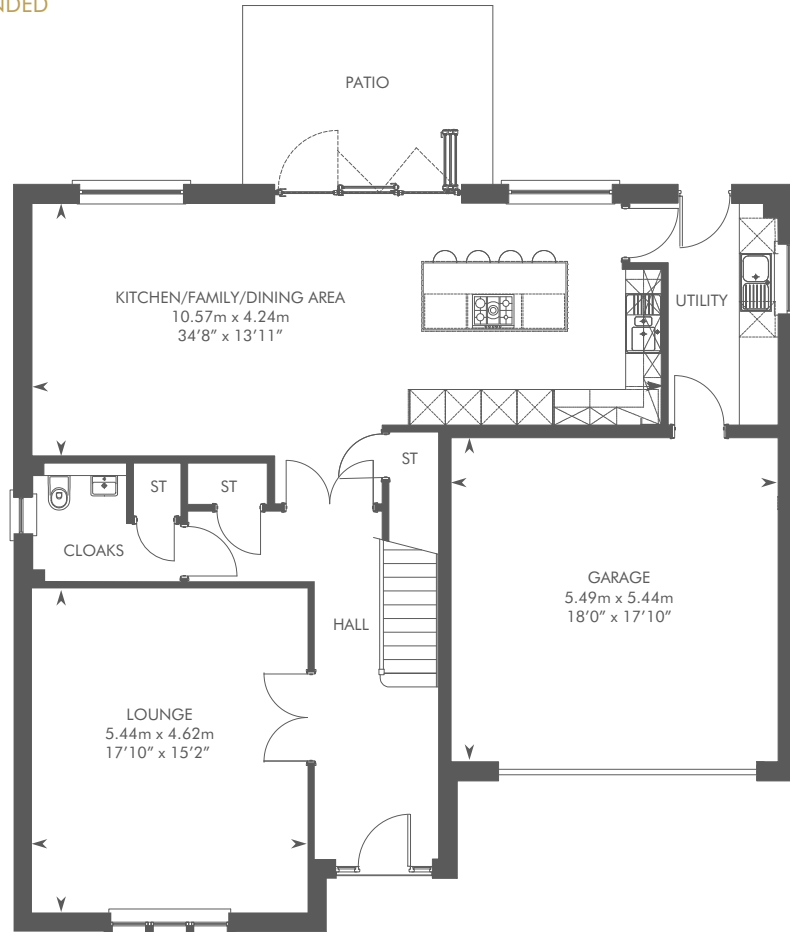


THE MONCRIEF

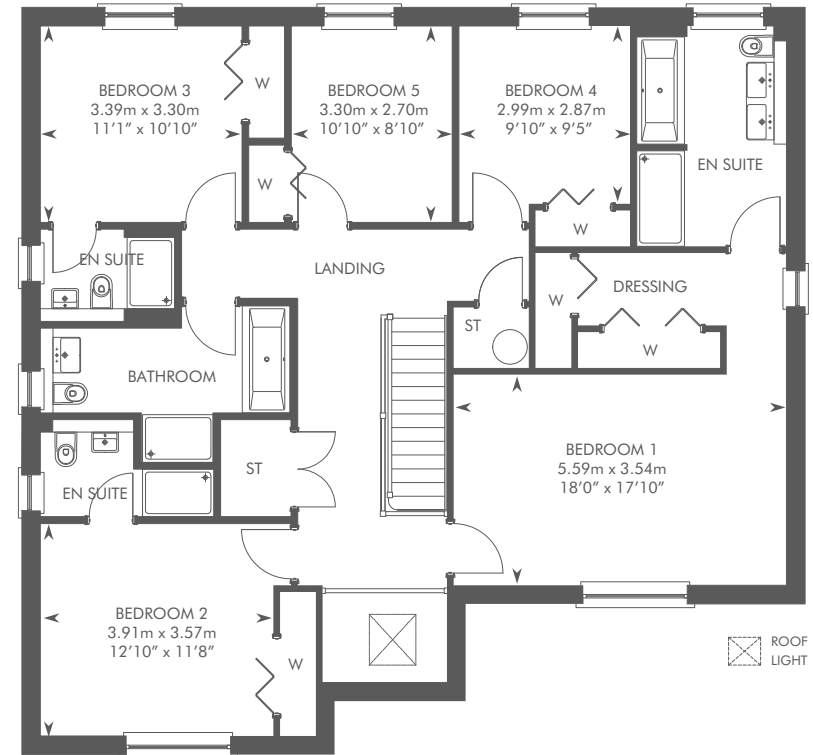
5 BEDROOM DETACHED HOME



THE MONCRIEF
 PLOT 37 – AS SHOWN
 PLOT 36 – HANDED



GROUND FLOOR



FIRST FLOOR

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KINNAIRD LEE

SPECIFICATION

DETACHED AND SEMI-DETACHED HOMES



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 kitchens with Bosch appliances
- Laminate worktops to kitchen and utility
- Four/five zone induction hob (as design dictates)
- Built in single oven
- Built in oven/microwave combination (Bryce to Moncrief housetypes)
- Built in fridge freezer (Banton 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 stainless steel sink in kitchens
- Single bowl stainless steel 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 bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, bedroom 1 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
- Satin 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
- PVCu double glazed windows
- Single/dual zone system with programmable control

- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Central heating via gas boiler system and radiators (Banton)
- Insulation values in excess of 2015 legislation levels

EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- Annual factors fees will be payable by all residents at Kinnaird Lee. An overall factor is appointed for the wider Kinnaird Village, annual fees apply
- Patio area with riven slabs
- 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

*Selection available dependent on build stage



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