



RAVENSHEUGH BRAE
MUSSELBURGH



RAVENSHEUGH BRAE

ENJOY THE BEST OF CITY AND COASTAL LIFE

Come home to CALA's stunning new selection of 3, 4 & 5 bedroom homes at Ravensheugh Brae, and you can enjoy the best of both worlds less than 10 miles from Edinburgh in sought-after Musselburgh. Every one of our contemporary homes provides plenty of room to grow, with the signature light and flexible living spaces you come to expect from CALA.

Set within attractive landscaping, its tree-lined boundary offers a certain sense of seclusion. With Musselburgh's desirable amenities also close by, Ravensheugh Brae creates an idyllic lifestyle for families and commuters alike.



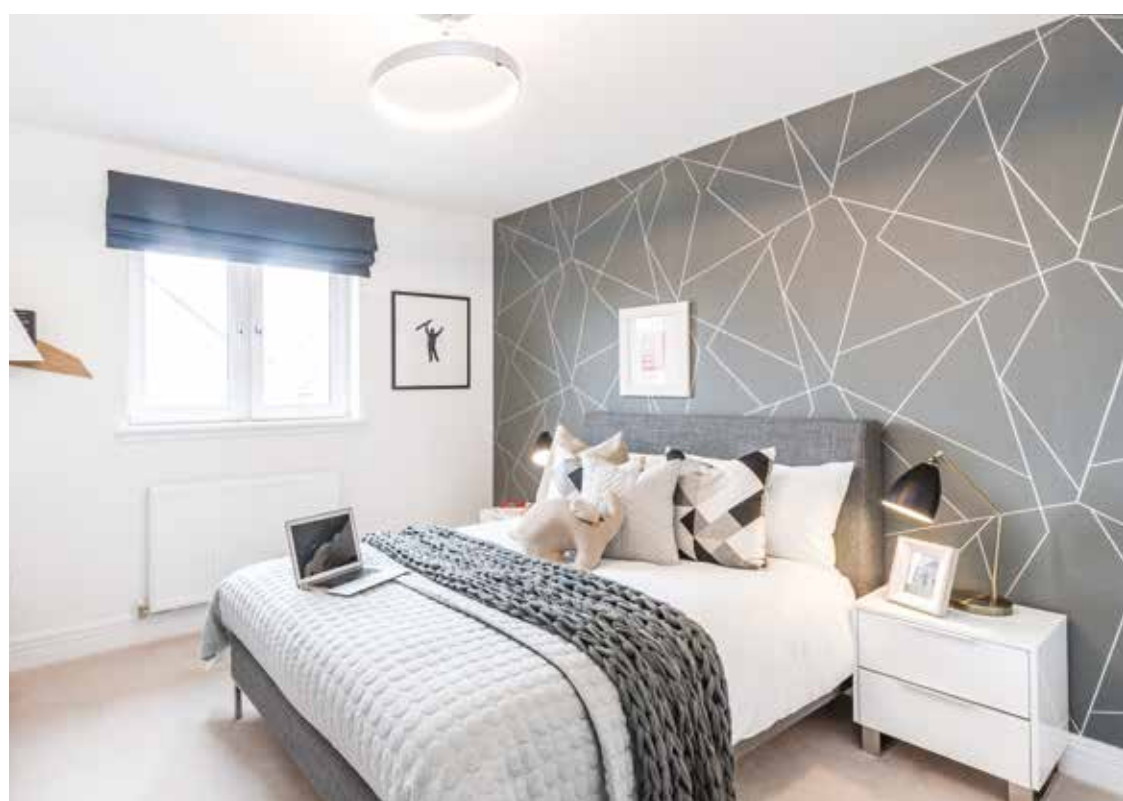
Local photography is courtesy of Scottish Viewpoint



Lifestyle photography



A previous CALA showhome



EVERYTHING AT YOUR CONVENIENCE

Being only six miles from Scotland's capital, Musselburgh really is the perfect place for commuters to escape the hectic pace of city life and feel at home in more tranquil surroundings, yet still be in easy reach of all the urban excitement.



WALLYFORD TRAIN STATION – 10 MINUTE WALK



LORETTO SCHOOL – 3 MINUTE DRIVE



MUSSELBURGH GRAMMAR SCHOOL – 5 MINUTE DRIVE



WALLYFORD PARK AND RIDE – 7 MINUTE WALK



PINKIE ST PETERS PRIMARY SCHOOL – 22 MINUTE WALK



TESCO EXTRA – 8 MINUTE DRIVE



LEVENHALL LAGOONS & LINKS – 5 MINUTE WALK

AT THE HEART OF IT ALL, AWAY FROM IT ALL

Musselburgh town centre is a short walk from Ravensheugh Brae, where you can browse the local shops, or dine out with friends at a range of local restaurants.



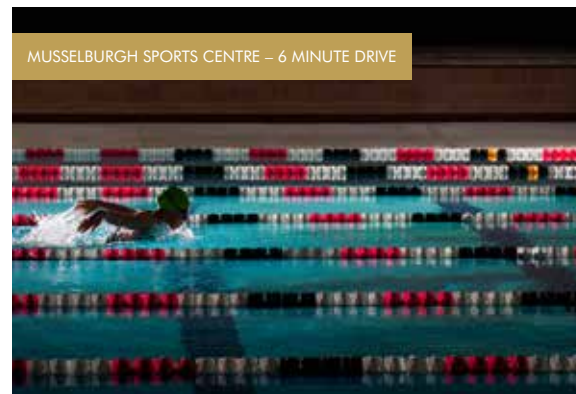
FISHERROW HARBOUR – 10 MINUTE DRIVE



MUSSELBURGH RACECOURSE – 3 MINUTE DRIVE



ALDI – 9 MINUTE DRIVE



MUSSELBURGH SPORTS CENTRE – 6 MINUTE DRIVE

PERFECTLY LOCATED

CALA HOMES, RAVENSHEUGH BRAE, MUSSELBURGH, EH21 7FF.






REGIONAL MAP



LOCAL AREA MAP

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.
-  **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 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.

CUSTOMER TESTIMONIAL

ASHE TAIT

Ashe Tait and her partner set up home at CALA Homes' Eagle's Green development in Bonnyrigg after searching for a property with enough space for their four children.

Moving from rural Lauder in order to be closer to work and schools, the previous CALA property owners decided to purchase their Kennedy home via part exchange.

Ashe, an Optometrist, said: "I could not say a bad word against CALA. From the buying process and the part exchange of our previous house, through to the sales team and moving in, it all went very smoothly with any hiccups swiftly dealt with by the immensely professional team.

Moving house is one of life's most stressful times, yet CALA made it feel like a breeze.

The quality of build and the flow of the house are practical and well designed for family life. The warmth and economy of heating in the house is also a huge improvement on our last new build. I doubt I could live in any other house now."












"I WOULD RECOMMEND CALA TO ANYONE WHO WANTS A WARM, COMFORTABLE HOUSE WITH CHARACTER AND A PROFESSIONAL FINISH."









Ashe Tait, Purchaser at Eagle's Green, Bonnyrigg



The Elliot showhome at Eagle's Green

RAVENSHEUGH BRAE - MUSSELBURGH

- 
THE BANTON
 3 BEDROOM SEMI-DETACHED HOME
 PLOTS 22, 23, 35, 36
- 
THE BLACKADDER
 3 BEDROOM PLUS STUDY SEMI-DETACHED
 OR DETACHED HOME
 PLOTS 24, 25, 32, 33, 47
- 
THE CAIRN
 4 BEDROOM DETACHED HOME
 PLOTS 13, 14, 34
- 
THE COLVILLE
 4 BEDROOM PLUS STUDY DETACHED HOME
 PLOTS 17, 21, 26, 29, 37, 45
- 
THE CRICHTON
 5 BEDROOM DETACHED HOME
 PLOTS 19, 39, 40, 43, 44
- 
THE DEWAR
 5 BEDROOM DETACHED HOME
 PLOTS 15, 16, 20, 27, 30, 38, 41, 48
- 
THE ELLIOT
 4 BEDROOM PLUS STUDY DETACHED HOME
 WITH DOUBLE GARAGE
 PLOTS 31, 42
- 
THE GARVIE
 5 BEDROOM DETACHED HOME
 PLOTS 18, 28
- 
THE INNES
 5 BEDROOM DETACHED HOME
 PLOT 46

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES AFFORDABLE HOUSING BOUNDARY
-  DENOTES 1.8M FACING MASONRY WALL WITH FENCE INFILL PANELS
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES 1.8M DOUBLE SIDED HIT & MISS TIMBER FENCE
-  DENOTES STONE WALL
-  DENOTES SPLIT LEVEL GARDEN
-  DENOTES HEDGE

Solar panels will be available. Please ask our Sales Consultant for more information.

The 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.





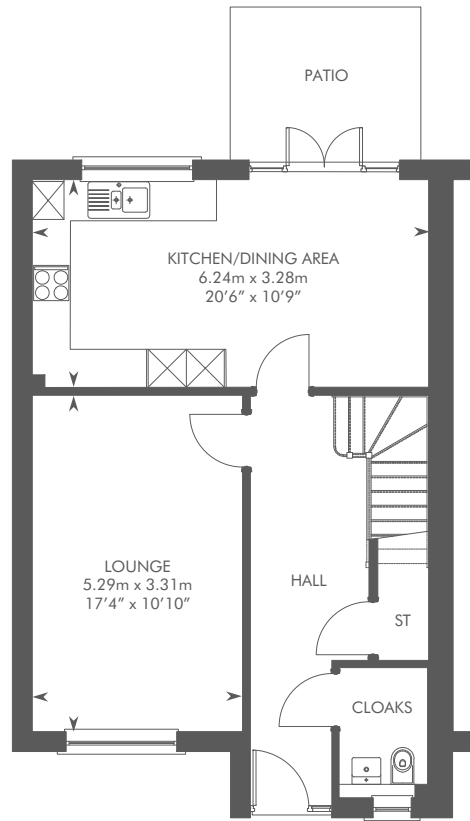
Computer Generated Image – A typical Banton

THE BANTON

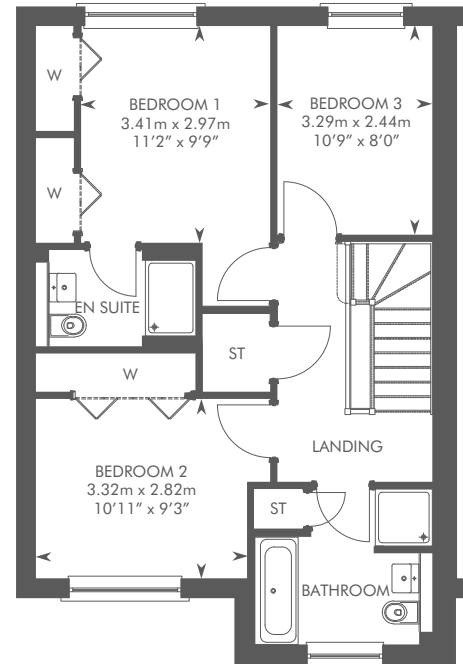
3 BEDROOM SEMI-DETACHED HOME



THE BANTON
 PLOTS 35, 36 – AS SHOWN
 PLOTS 22, 23 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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THE BLACKADDER

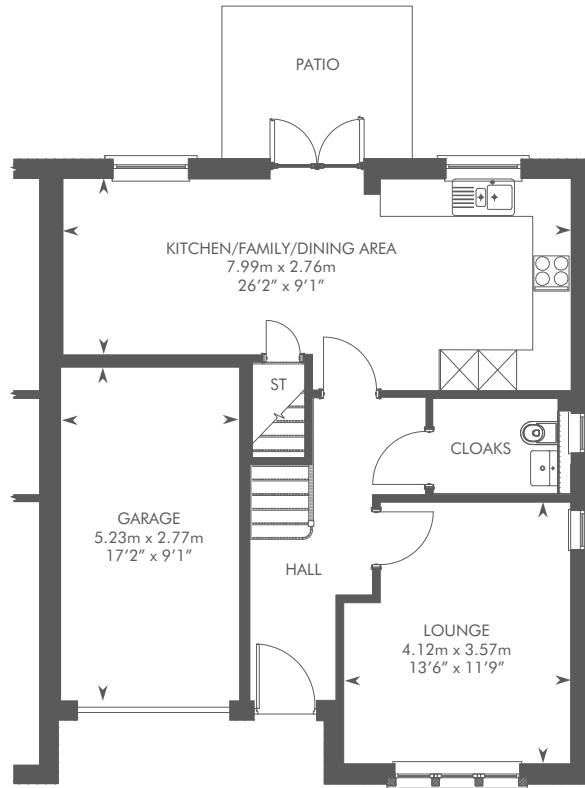
3 BEDROOM PLUS STUDY SEMI-DETACHED OR DETACHED HOME



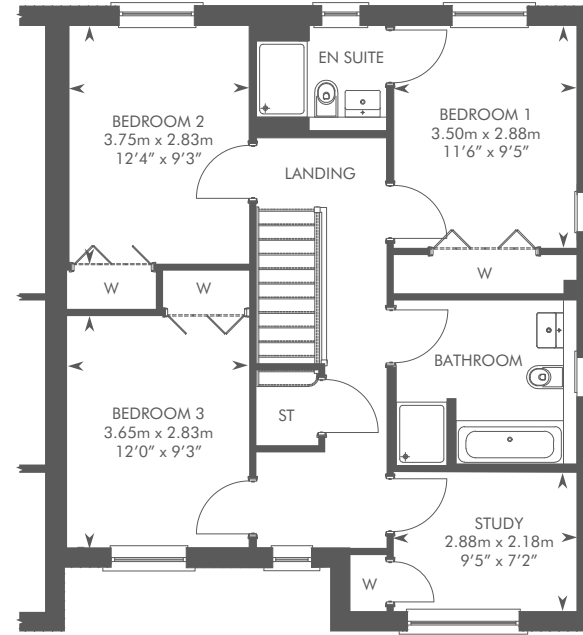
THE BLACKADDER

PLOTS 24, 25, 47 (Detached) – AS SHOWN

PLOTS 32, 33 – HANDED



GROUND FLOOR



FIRST FLOOR

Please note: Plots 24 and 33 have additional windows. Please ask your Sales Consultant for plot specific details. ST: Store cupboard. W: Wardrobe.

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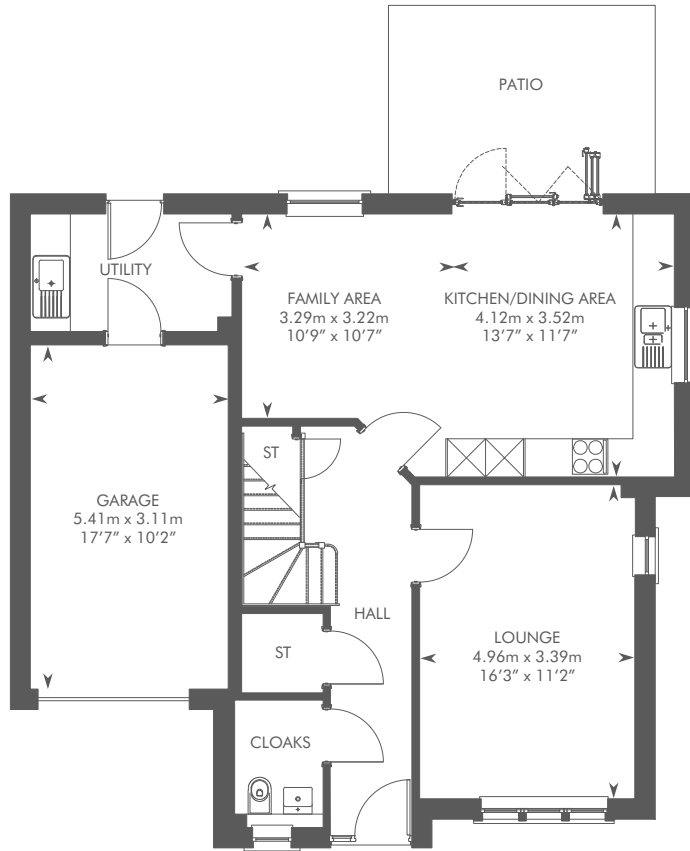


THE CAIRN

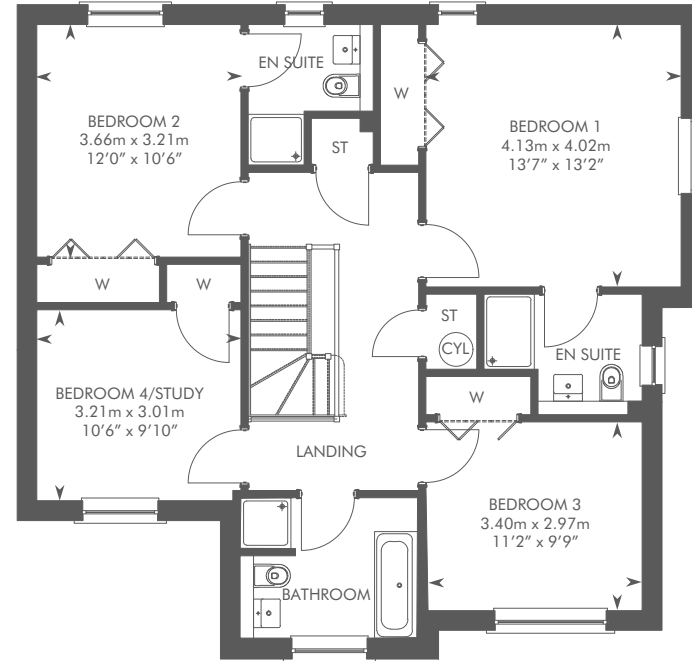
4 BEDROOM DETACHED HOME



THE CAIRN
 PLOTS 14, 34 – AS SHOWN
 PLOT 13 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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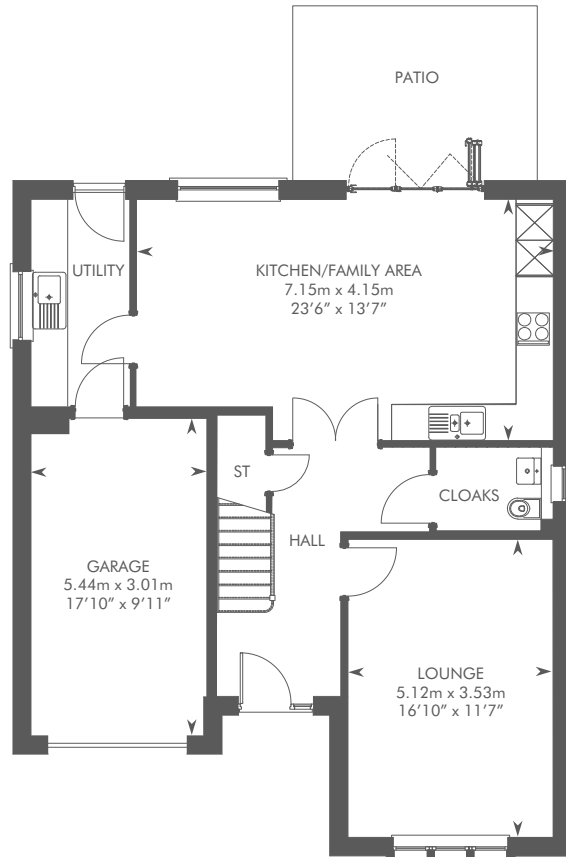
Computer Generated Image - A typical Colville

THE COLVILLE

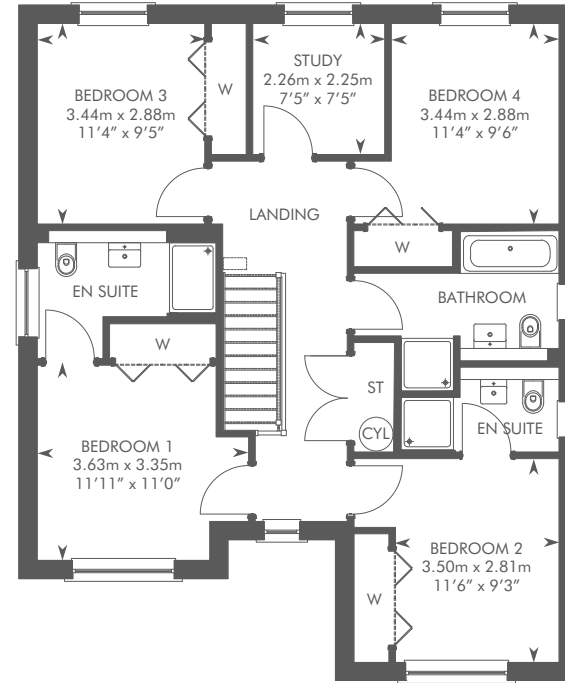
4 BEDROOM PLUS STUDY DETACHED HOME



THE COLVILLE
 PLOTS 17, 21, 26, 37 – AS SHOWN
 PLOTS 29, 45 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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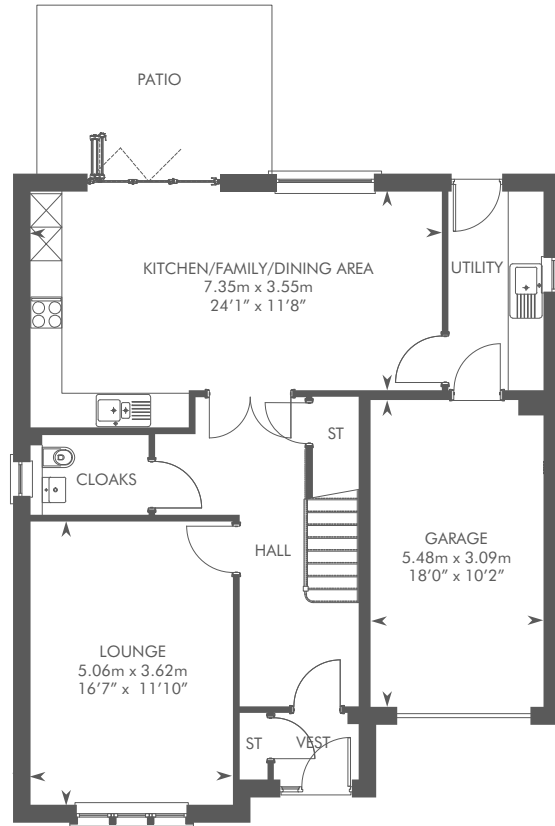
Computer Generated Image – A typical Crichton

THE CRICHTON

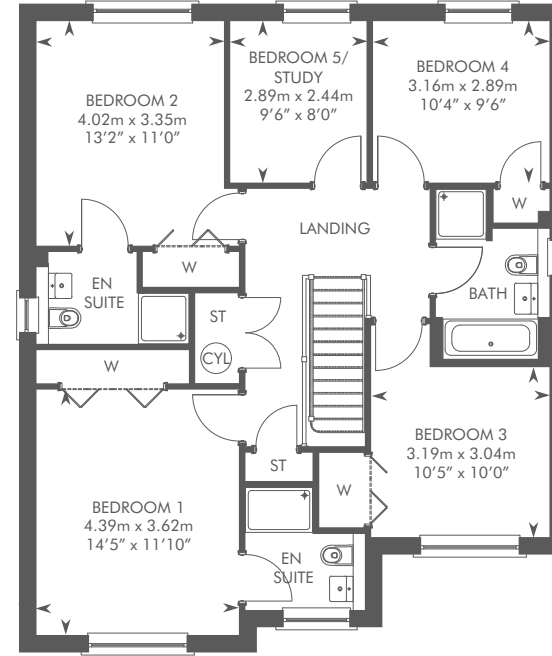
5 BEDROOM DETACHED HOME



THE CRICHTON
 PLOTS 19, 40, 43, 44 – AS SHOWN
 PLOT 39 – 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

THE DEWAR

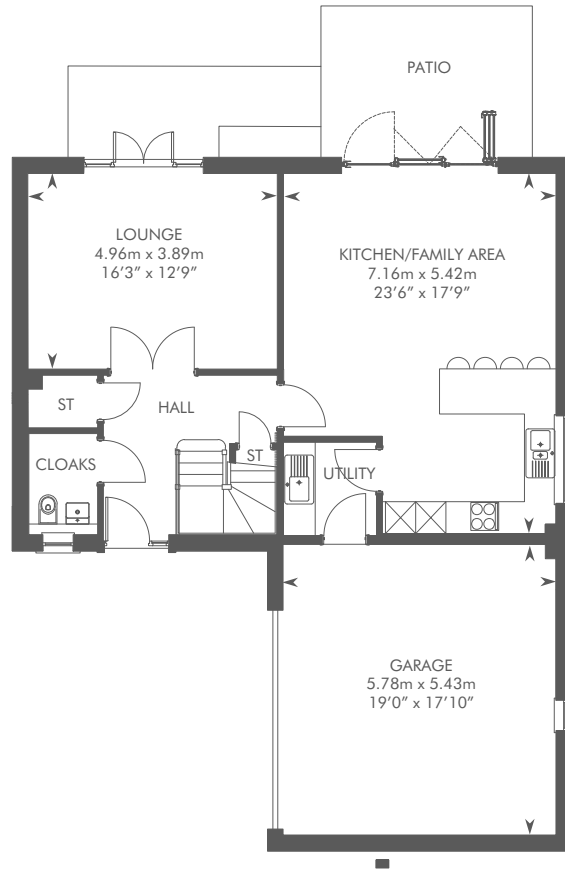
5 BEDROOM DETACHED HOME



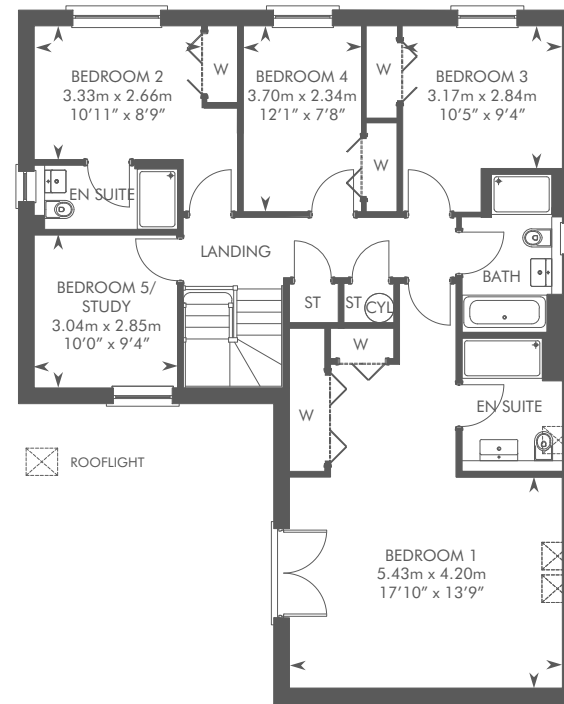
THE DEWAR

PLOTS 15, 16, 27, 38 – AS SHOWN

PLOTS 20, 30, 41, 48 – HANDED



GROUND FLOOR



FIRST FLOOR

Please note: Plots 15 and 48 feature an alternative window configuration to bedroom 1. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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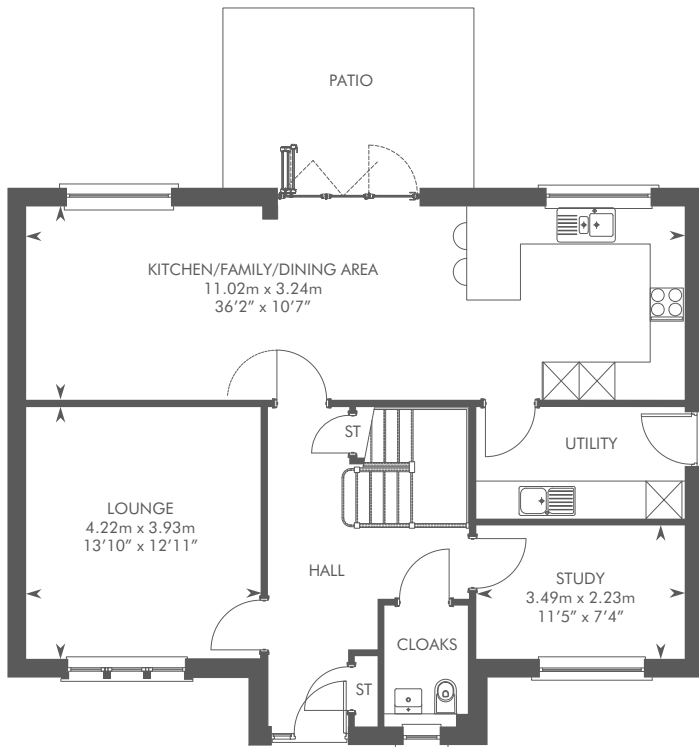


THE ELLIOT

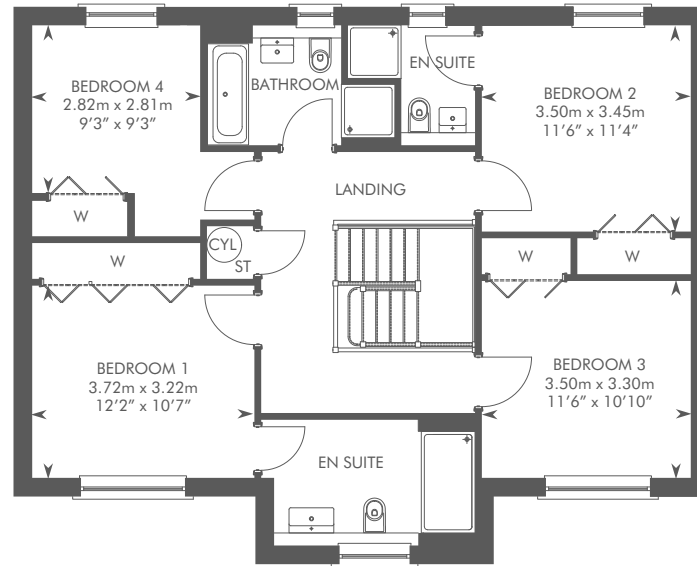
4 BEDROOM PLUS STUDY DETACHED HOME WITH DOUBLE GARAGE



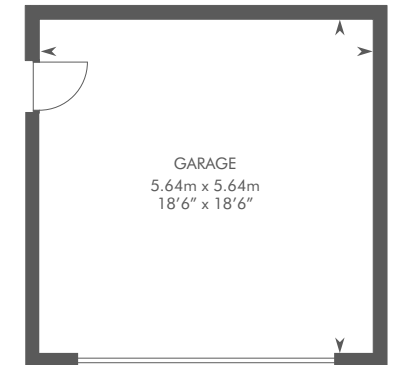
THE ELLIOT
PLOTS 31, 42 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



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

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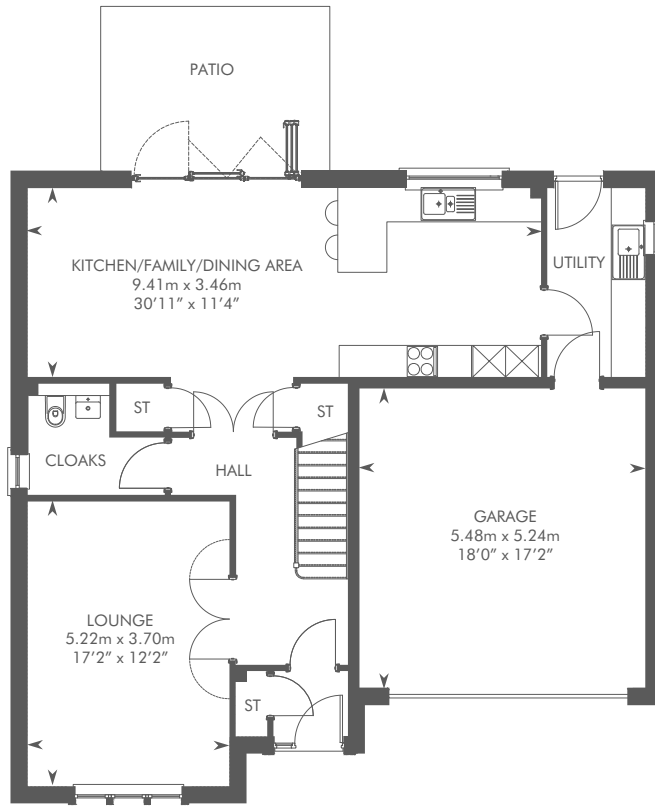
Computer Generated Image – A typical Garvie

THE GARVIE

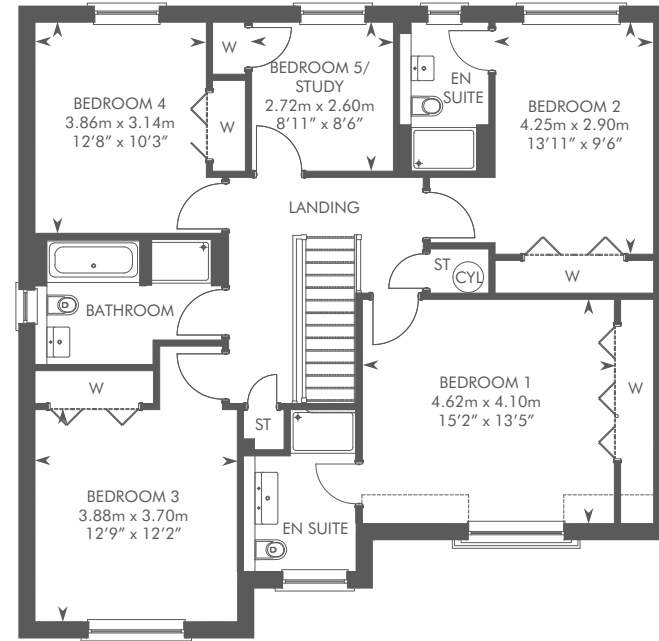
5 BEDROOM DETACHED HOME



THE GARVIE
PLOTS 18, 28 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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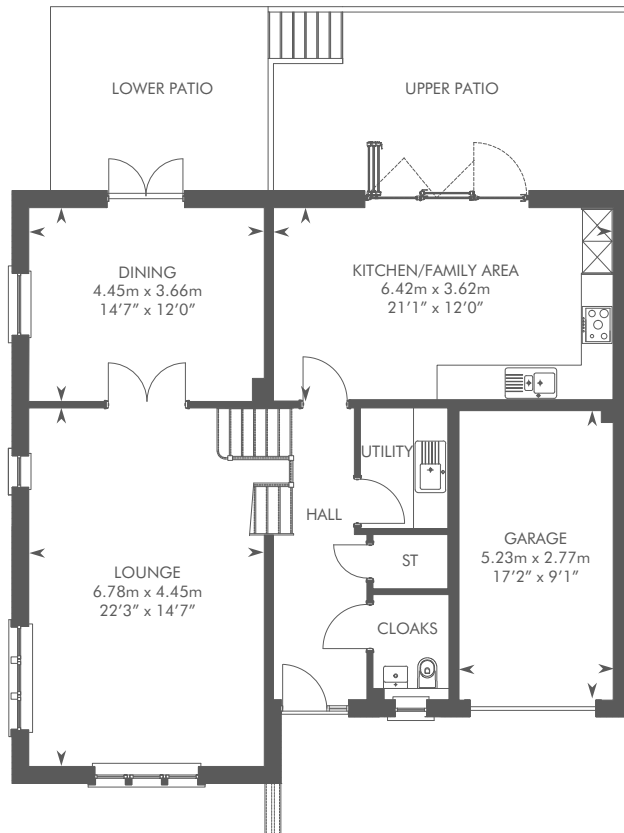
Computer Generated Image – A typical Innes

THE INNES

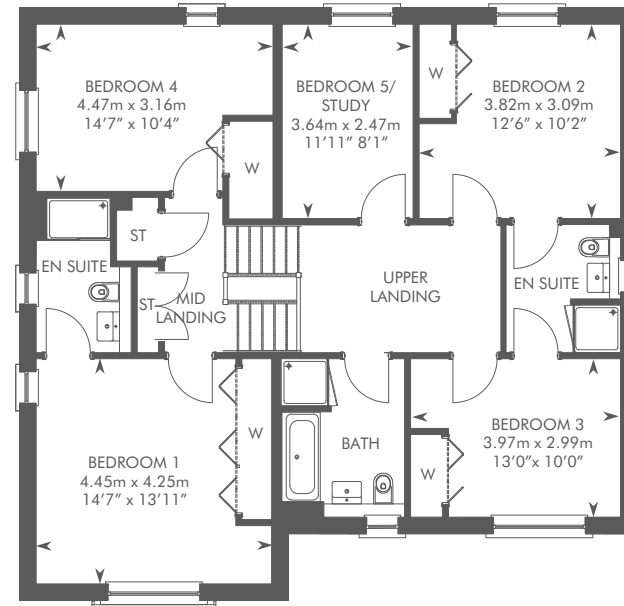
5 BEDROOM DETACHED HOME



THE INNES
PLOT 46 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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RAVENSHEUGH BRAE
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 studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1600 sqft)
- Siemens integrated stainless steel combination microwave oven (Over 1600 sqft)
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen. Silestone upgrades will have stainless steel sink
- 1 bowl stainless steel sink in utility room

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)

- Towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror in bedroom 1 en suite

DECORATION

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

WARDROBES

- Bi-fold doors to 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
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart Gas and Electricity Monitor provided
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- EV Charging future provision located (as design dictates)

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- ThermaQ hot water cylinder (excluding Banton and Blackadder)
- 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 garden
- Top soiled and rotovated 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 Consultant for plot specific details)
- Outside cold water tap
- Folding/sliding or French doors to rear patio (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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CALA HOMES, RAVENSHEUGH BRAE, MUSSELBURGH, EH21 7FF | 0131 516 2716

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