



KINNAIRD WYND
KINNAIRD VILLAGE



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



KINNAIRD WYND

WELL CONNECTED FOR WORK, REST AND PLAY

Growing from a small farming village to a major hub at the height of Scotland's industrial revolution, Larbert has once again changed gear to now offer the perfect city escape at the foot of the Ochil Hills in the Forth Valley. Whether you're looking for an easy commute, a thriving community or peaceful semi-rural retreat, Kinnaird Wynd has it all.

With one and two bedroom apartments, three bedroom terraced and semi detached and four bedroom detached homes, Kinnaird Wynd presents a variety of options for first time buyers, families looking to upscale or those ready to downsize.

As part of our highly acclaimed Light & Space Collection, Kinnaird Wynd has the home you've longed for.



Photography from a previous CALA development



Lifestyle photography



Photography from a previous CALA development







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

DESIGNED FOR LIFE

At Kinnaird Wynd living is easy, and that includes the convenience of a Sainsbury's Local within the wider development, with an Asda Superstore just a few minutes' drive away. Larbert town centre offers an additional mix of shops and restaurants. Slightly further afield, the bustling town of Falkirk lies just a few miles to the south east opening 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 including Nando's and Pizza Hut provide an enticing afternoon or night out.

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. 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 has something for everyone.

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.

Education is well-provided for too with a variety of local primaries and secondary schools*.

*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



Local photography is courtesy of Scottish Viewpoint



Local photography is courtesy of Alamy



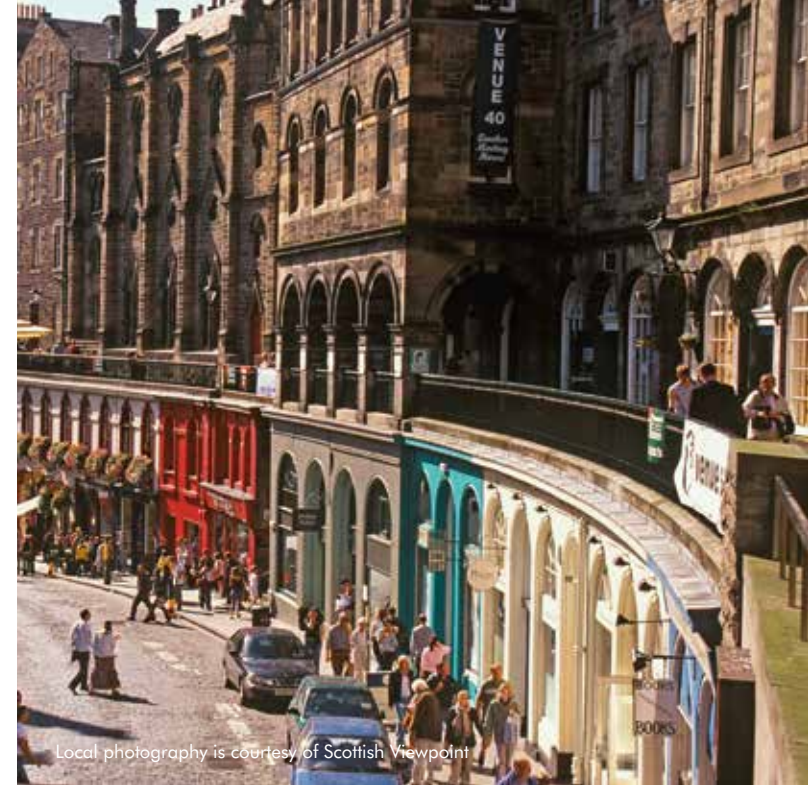
STAY CONNECTED

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 Kincardine 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 Wynd 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



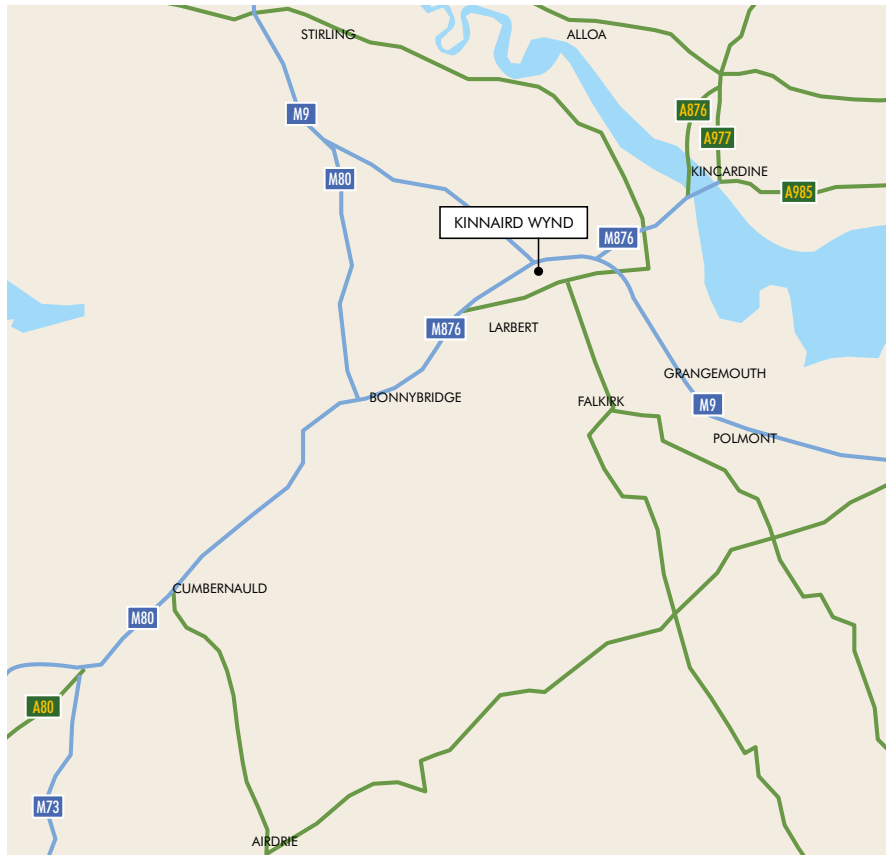
Local photography is courtesy of Scottish Viewpoint



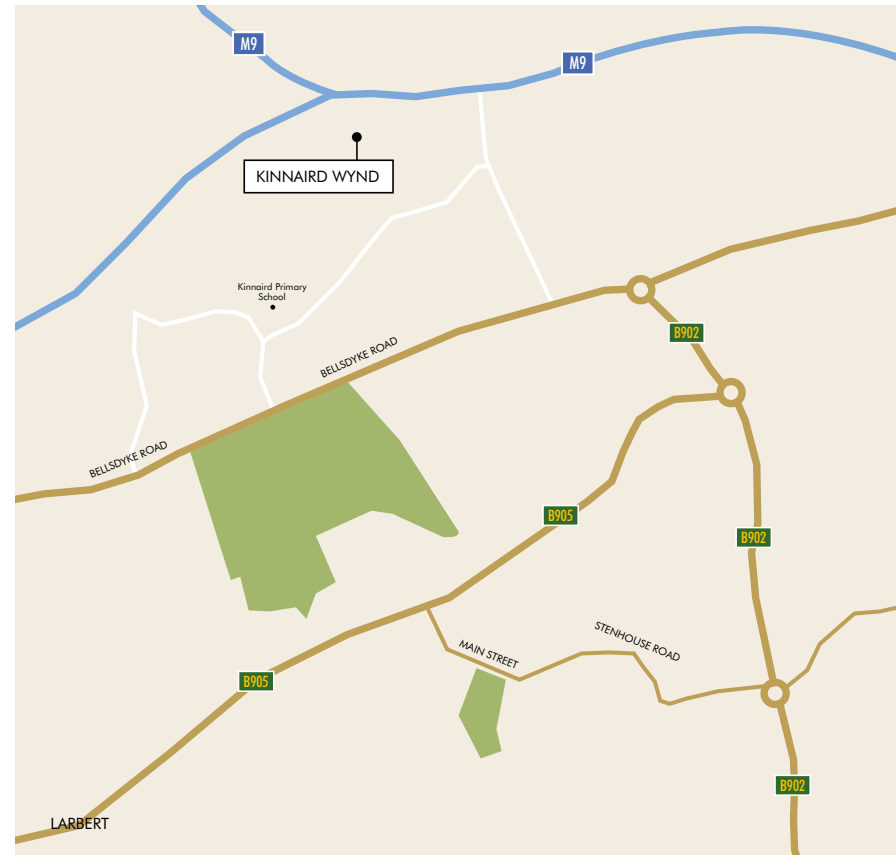
Local photography is courtesy of Scottish Viewpoint

PERFECTLY LOCATED

CALA HOMES, KINNAIRD WYND, JARDINE AVENUE, KINNAIRD VILLAGE, FK5 4SY



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Kinnaird Primary School – 0.7 miles
- Sainsbury's Local – 0.7 miles



BY CAR

- Stenhousemuir Cricket Club – 1.1 miles
- Stenhousemuir Football Club – 1.3 miles
- Falkirk Tryst Golf Club – 1.4 miles
- Stenhousemuir Primary School – 1.4 miles
- ASDA Stenhousemuir Superstore – 1.5 miles
- Stenhousemuir Health Centre – 1.6 miles
- Larbert High School – 1.8 miles
- Larbert Train Station – 1.8 miles
- Forth Valley Hospital – 1.9 miles
- Larbert Village Primary – 2.0 miles
- Glenbervie Golf Club – 2.2 miles
- St Mungo's High School – 3.1 miles
- Central Retail Park – 3.4 miles
- Falkirk Wheel – 3.9 miles
- The Helix – 4.1 miles
- Callendar Park – 4.4 miles



BY RAIL FROM LARBERT STATION

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

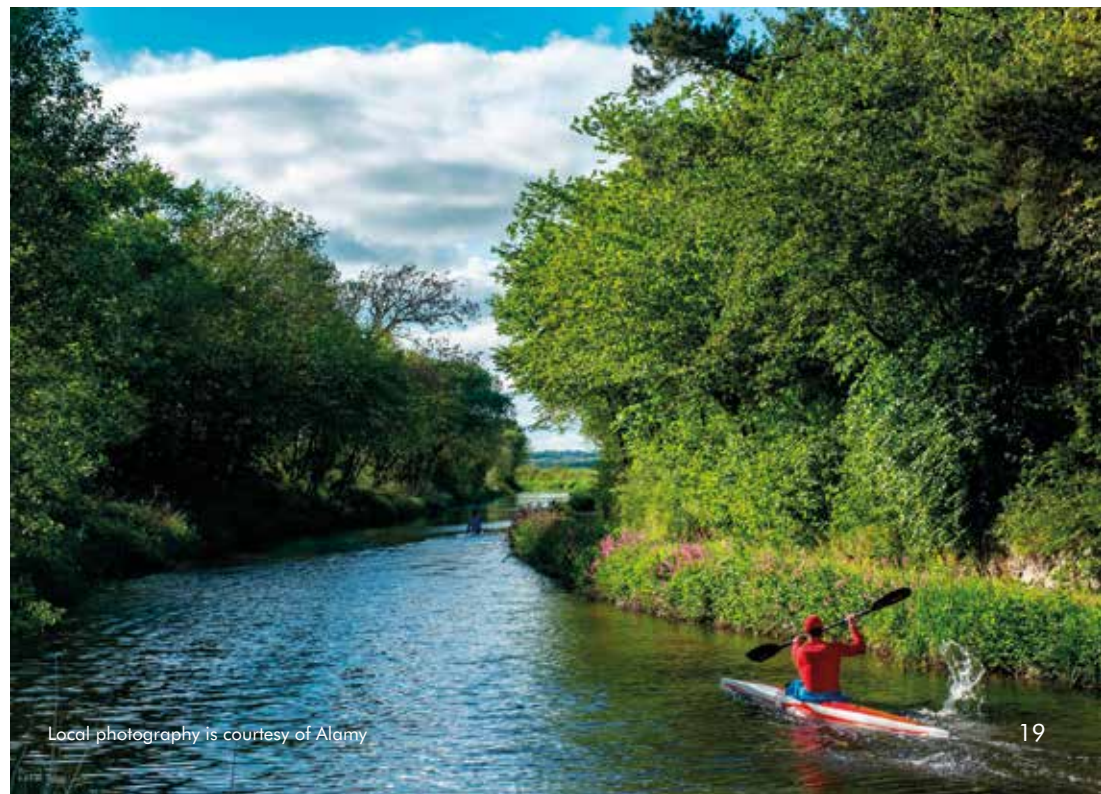




Local photography is courtesy of Alamy



Local photography is courtesy of 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



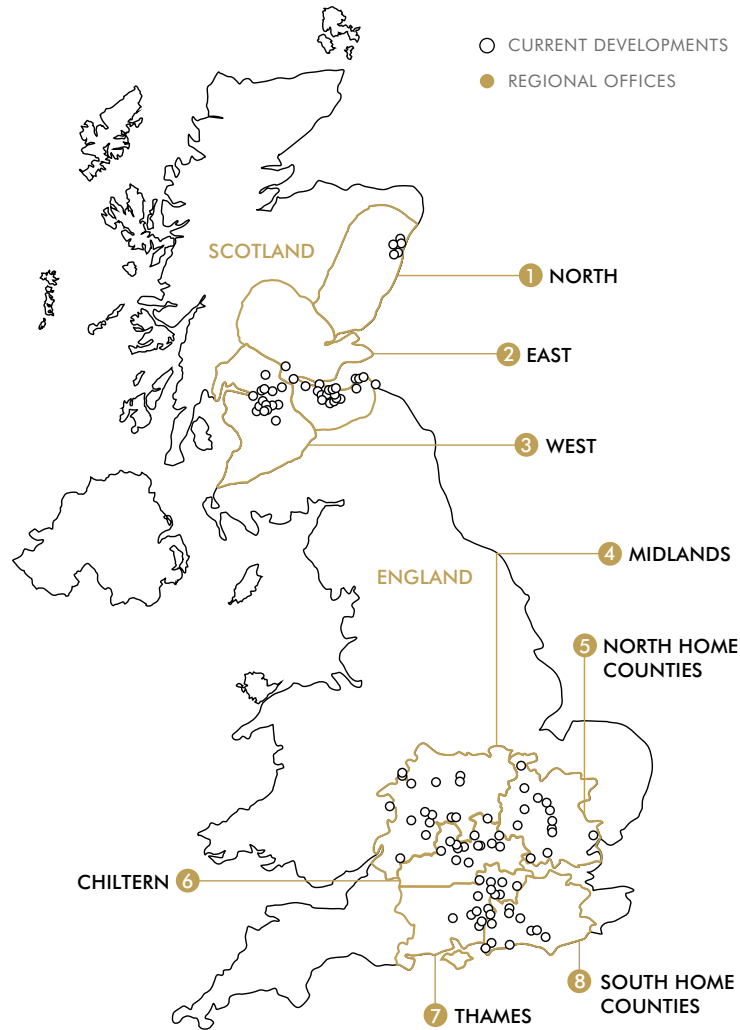
INVESTMENT IN
OUR PEOPLE



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 HOMES (WEST), KINNAIRD WYND, JARDINE AVENUE, KINNAIRD VILLAGE, FK5 4SY | 01324 804 318








CALA.CO.UK

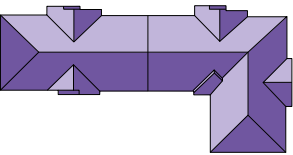


KINNAIRD WYND

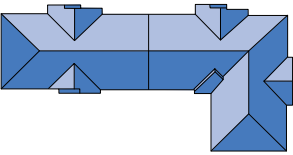
KINNAIRD VILLAGE

KINNAIRD WYND - KINNAIRD VILLAGE

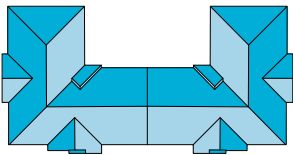
-  **THE ALLAN**
3 BEDROOM TERRACE HOME
PLOTS 4, 5, 6, 7, 10, 11, 57, 58, 63, 64
-  **THE ARISAIG**
3 BEDROOM TERRACE HOME
PLOTS 48, 49, 50, 51, 52, 53, 56, 59, 62, 65, 95, 98
-  **THE AVON**
3 BEDROOM TERRACE OR SEMI DETACHED HOME
PLOTS 3, 8, 9, 12, 13, 14, 17, 18, 47, 54, 55, 60, 61, 66, 94, 96, 97, 99
-  **THE BANTON**
3 BEDROOM SEMI DETACHED HOME
PLOTS 15, 16, 40, 41, 42, 43, 90, 91, 92, 93
-  **THE BARGOWER**
4 BEDROOM DETACHED HOME
PLOTS 45, 46
-  **THE BLAIR**
4 BEDROOM DETACHED HOME WITH SINGLE GARAGE
PLOTS 1, 2, 88, 89
-  **THE BRYCE**
4 BEDROOM DETACHED HOME
PLOT 44



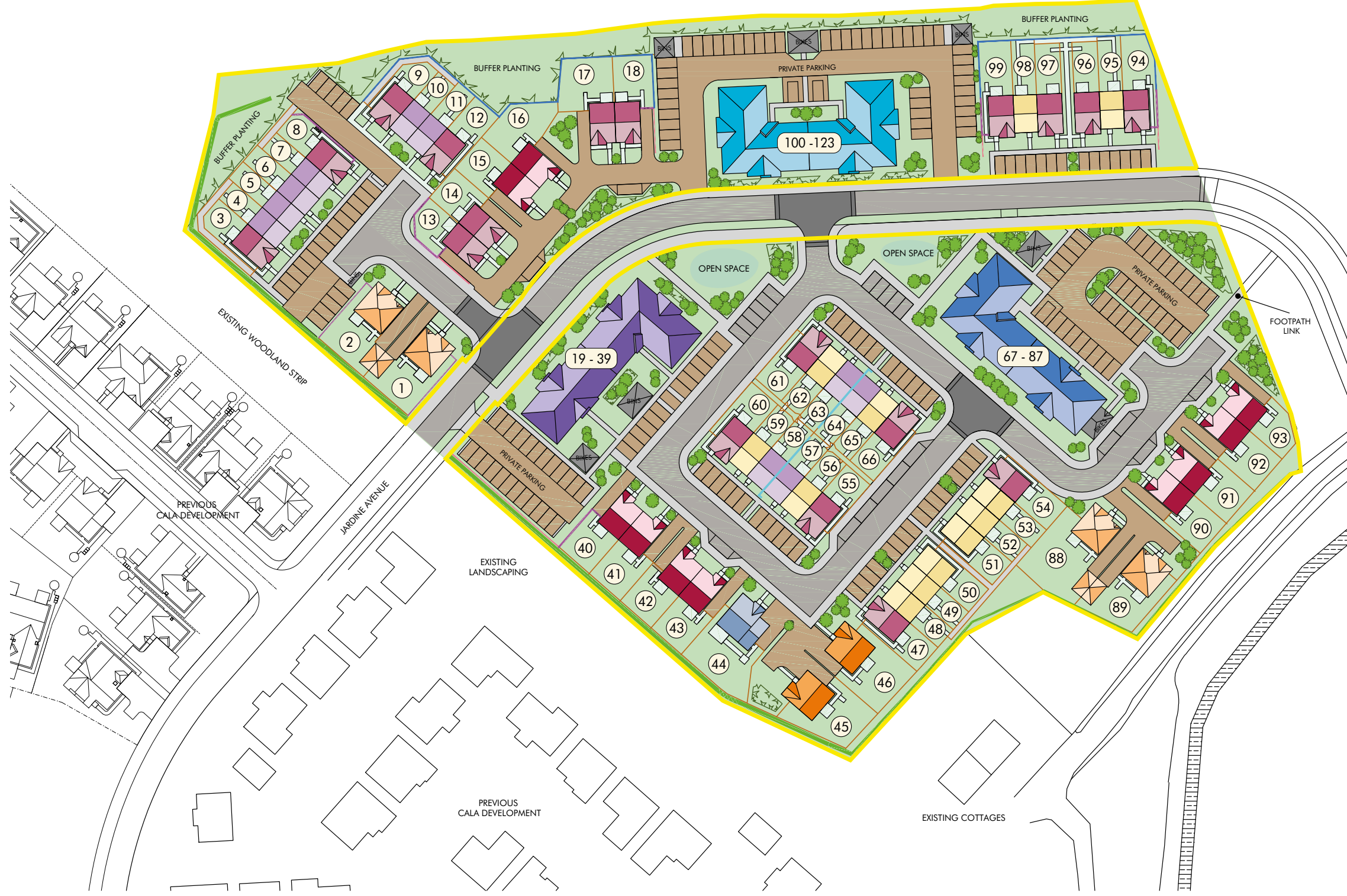
THE CARRON
19-39










THE CALLENDAR
67-87



THE CULROSS
100-123



-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES 1.8M HIGH FENCE WITH FEATURE STONE PIERS
-  DENOTES 2.4M HIGH ACOUSTIC TIMBER FENCE
-  DENOTES 1.0M HIGH METAL RAILING
-  DENOTES MASONRY RETAINING WALL
-  DENOTES EXISTING GABION/CRIB 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.



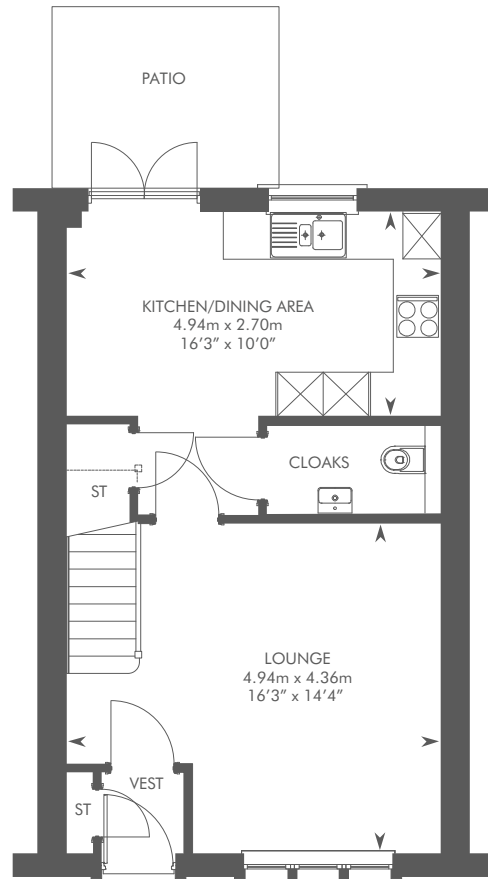
Computer Generated Image – A typical Allan

THE ALLAN

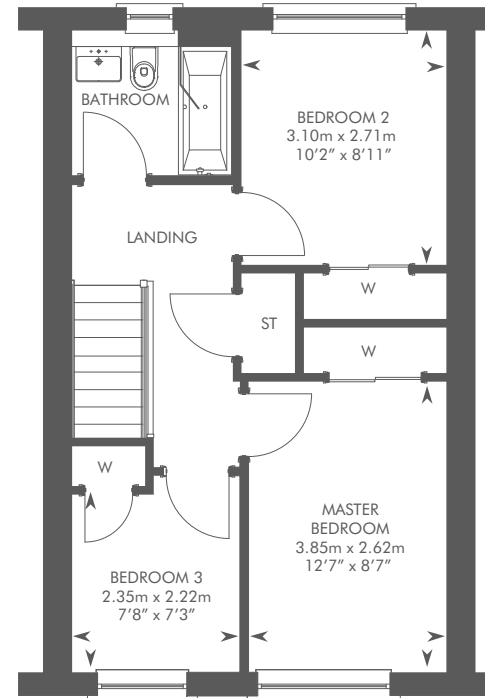
3 BEDROOM MID TERRACE HOME



THE ALLAN – MID TERRACE
 PLOTS 4, 5, 6, 7, 10, 11, 57, 58, 63, 64



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 Arisaig

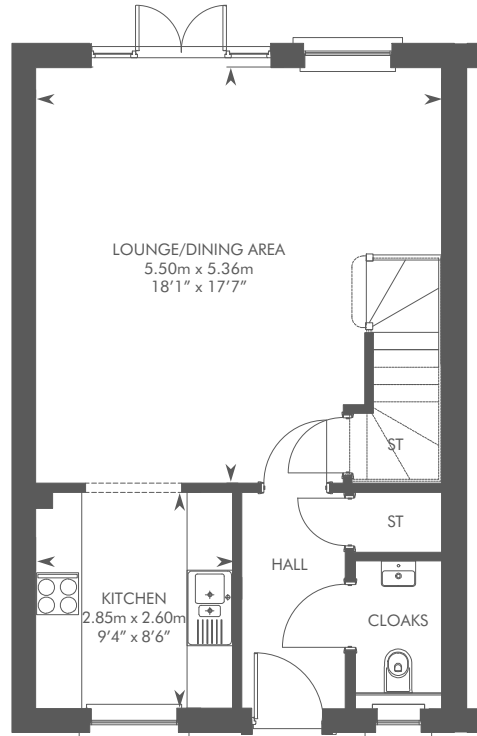
THE ARISAIG

3 BEDROOM TERRACE HOME

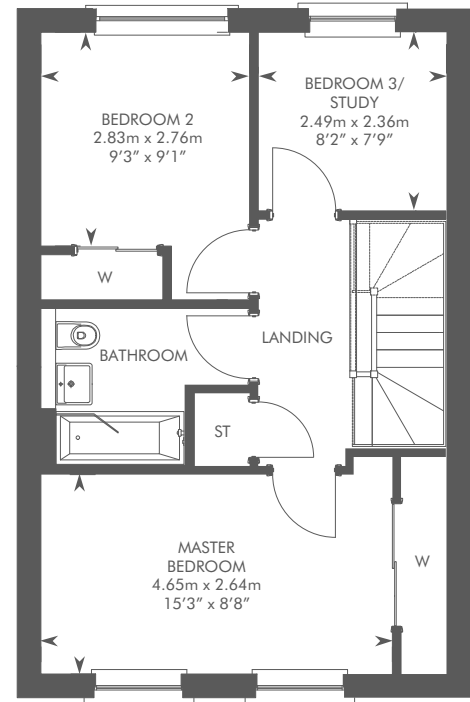


THE ARISAIG

PLOTS 48, 49, 50, 51, 52, 53,
56, 59, 62, 65, 95, 98



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image - A typical Avon

THE AVON

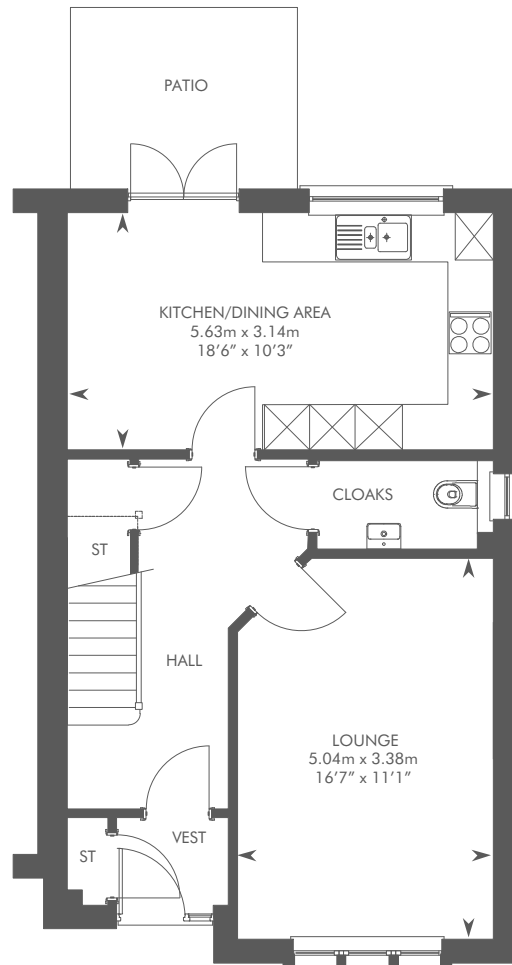
3 BEDROOM TERRACE OR SEMI DETACHED HOME



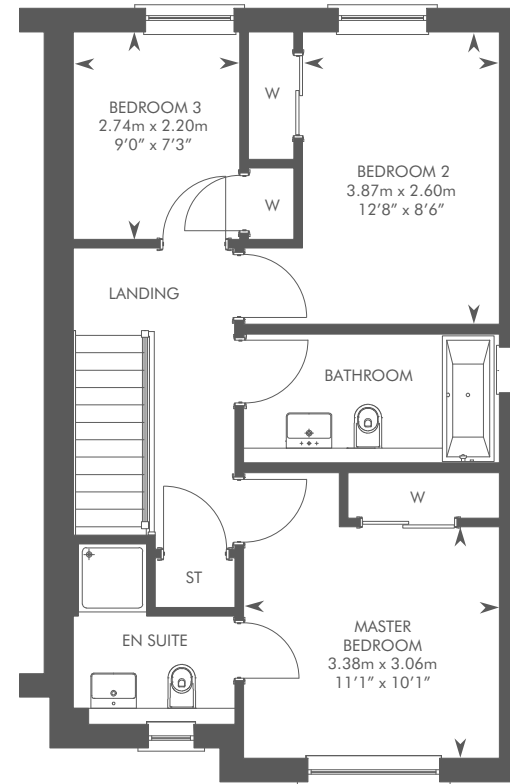
THE AVON

PLOTS TERRACE – 3, 8, 9, 12, 47, 54,
55, 60, 61, 66, 94, 96, 97, 99

SEMI DETACHED – 13, 14, 17, 18



GROUND FLOOR



FIRST FLOOR

Please note: Terraced homes feature a different window configuration in cloaks and bathrooms.

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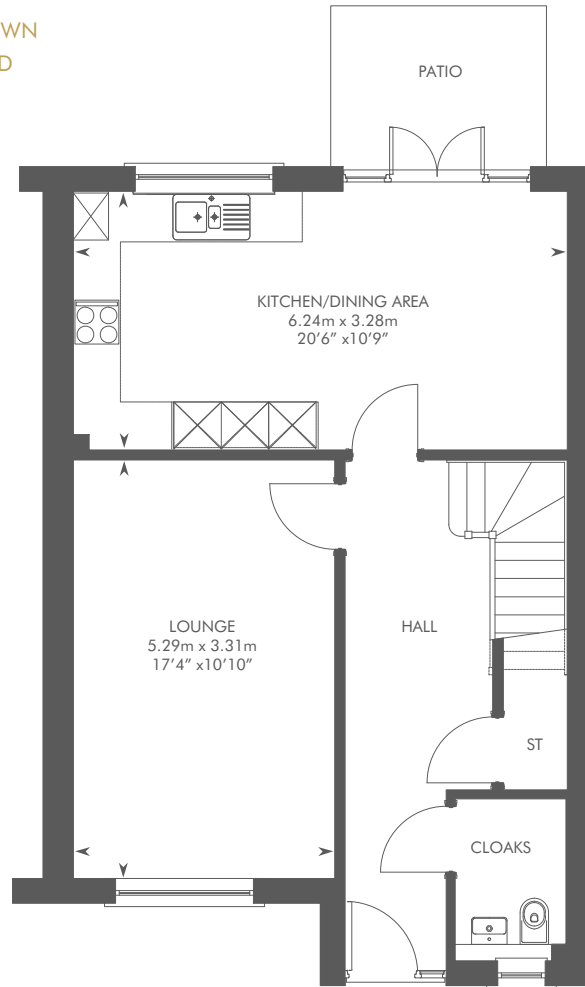
Computer Generated Image – A typical Banton

THE BANTON

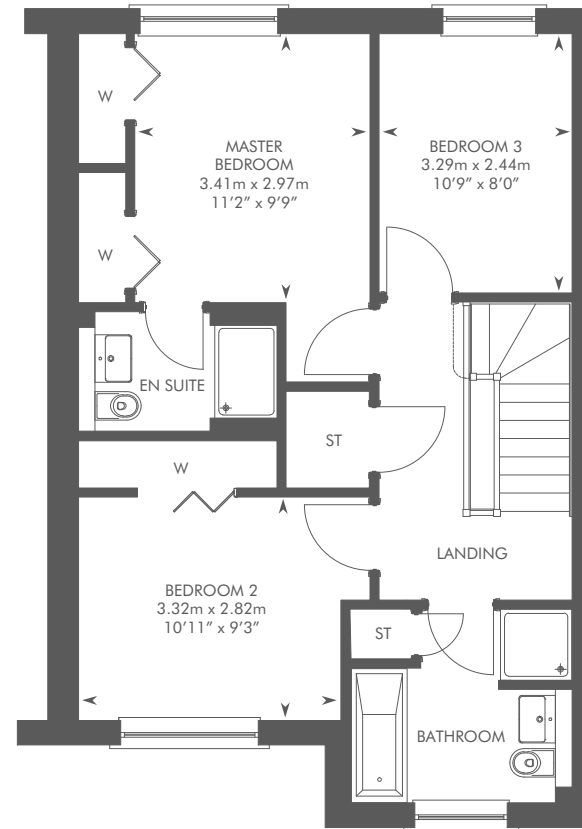
3 BEDROOM SEMI DETACHED HOME



THE BANTON
 PLOTS 16, 40, 42, 90, 92 – AS SHOWN
 PLOTS 15, 41, 43, 91, 93 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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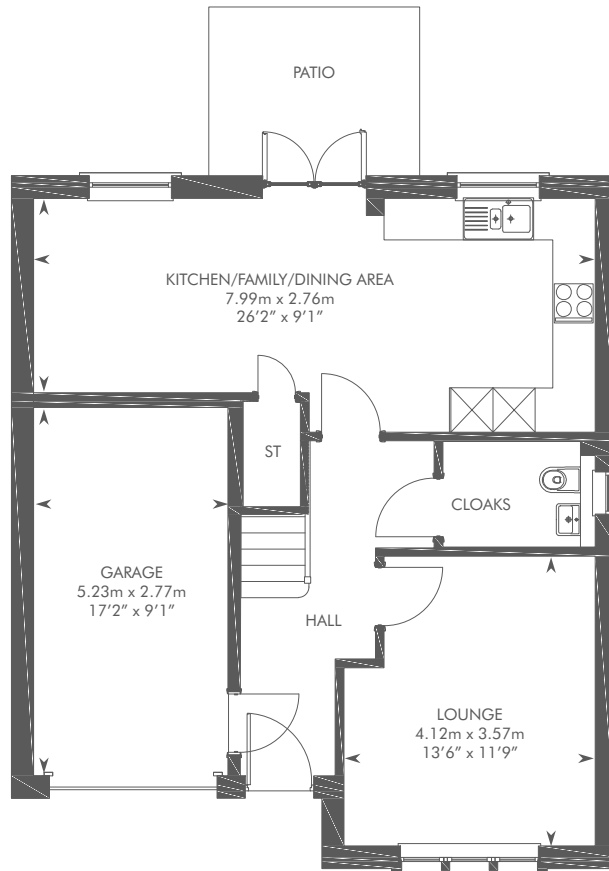
Computer Generated Image - A typical Bargower

THE BARGOWER

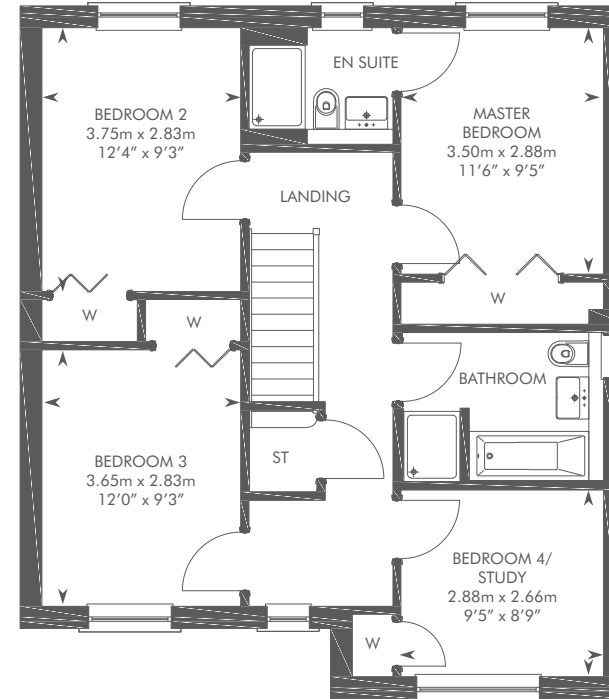
4 BEDROOM DETACHED HOME



THE BARGOWER
 PLOT 45 – AS SHOWN
 PLOT 46 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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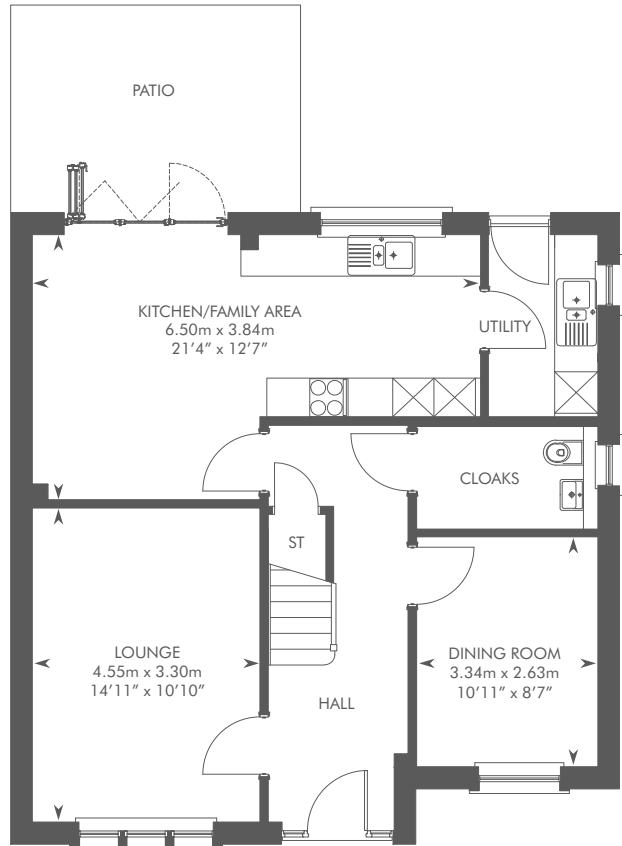


THE BLAIR

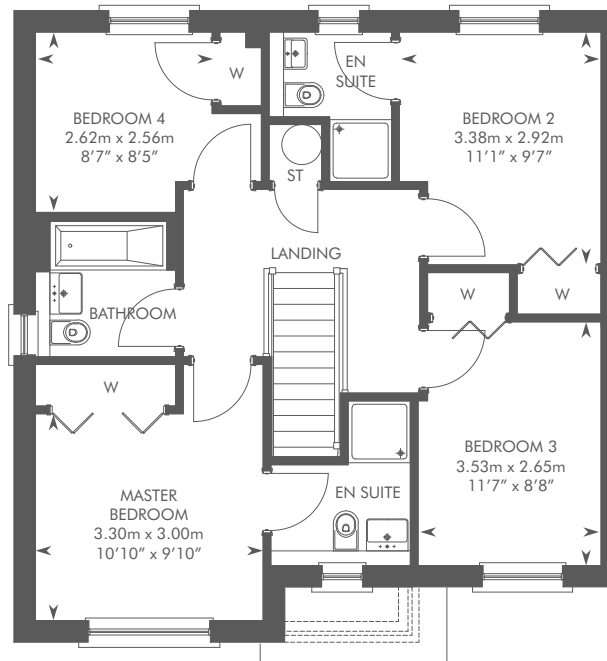
4 BEDROOM DETACHED HOME



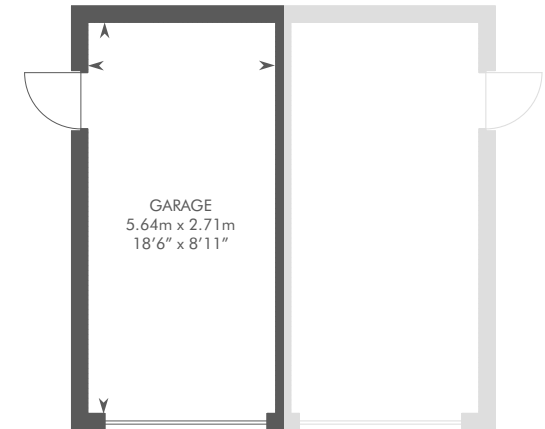
THE BLAIR
 PLOTS 1, 89 – AS SHOWN
 PLOTS 2, 88 – HANDED



GROUND FLOOR



FIRST FLOOR



GARAGE

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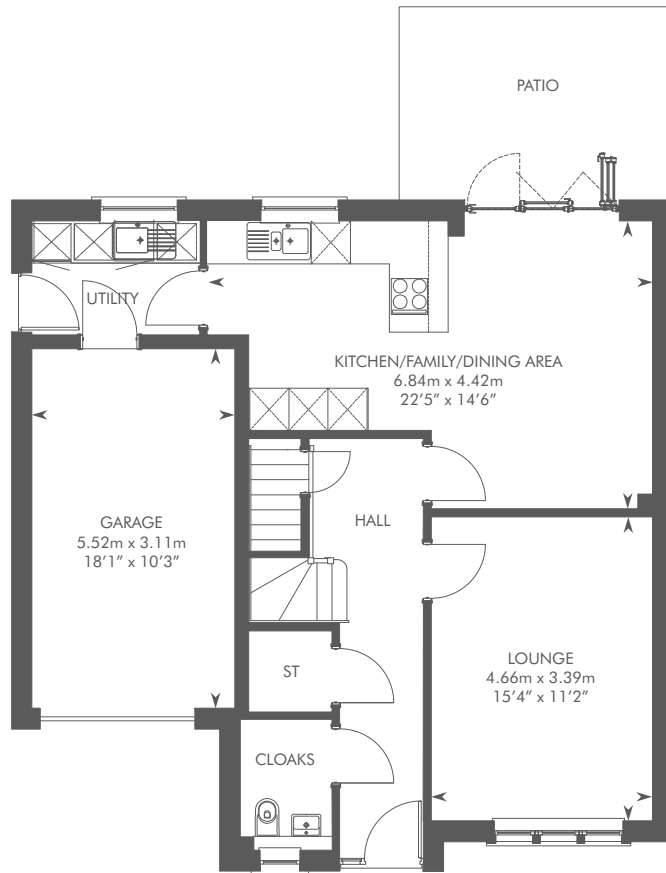


Computer Generated Image – A typical Bryce

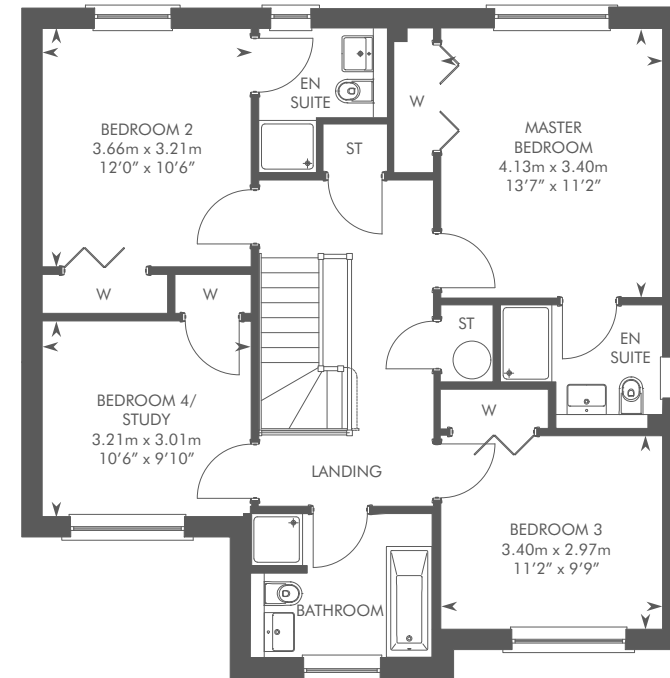
THE BRYCE

4 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

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KINNAIRD WYND

SPECIFICATION

APARTMENTS, TERRACE, SEMI-DETACHED AND DETACHED HOMES



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable features that allow you to show 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
- Four zone induction hob
- Built in single oven
- Built in oven/microwave combination (Blair and Bryce housetypes)
- Built in fridge freezer
- 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 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 grey pass doors
- Satin white paint to skirtings and facings

WARDROBES

- Sliding or 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

- Multigrad 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 (houses and ground floor apartments only)
- 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 (as design dictates)
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- 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 Wynd. An overall factor is appointed for the wider Kinnaird Village, annual fees apply
- Patio area with riven slabs
- External rear tap to homes where applicable
- 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 power socket to patio where applicable

*Selection available dependent on build stage



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KINNAIRD WYND

THE CARRON

1 & 2 BEDROOM APARTMENTS



THE CARRON

FLAT TYPE A

Ground Floor – Plots 19, 21, 28, 31

First Floor – Plots 22, 24, 32, 35

Second Floor – Plots 25, 27, 36, 39

FLAT TYPE B

Ground Floor – Plots 20, 29

First Floor – Plots 23, 33

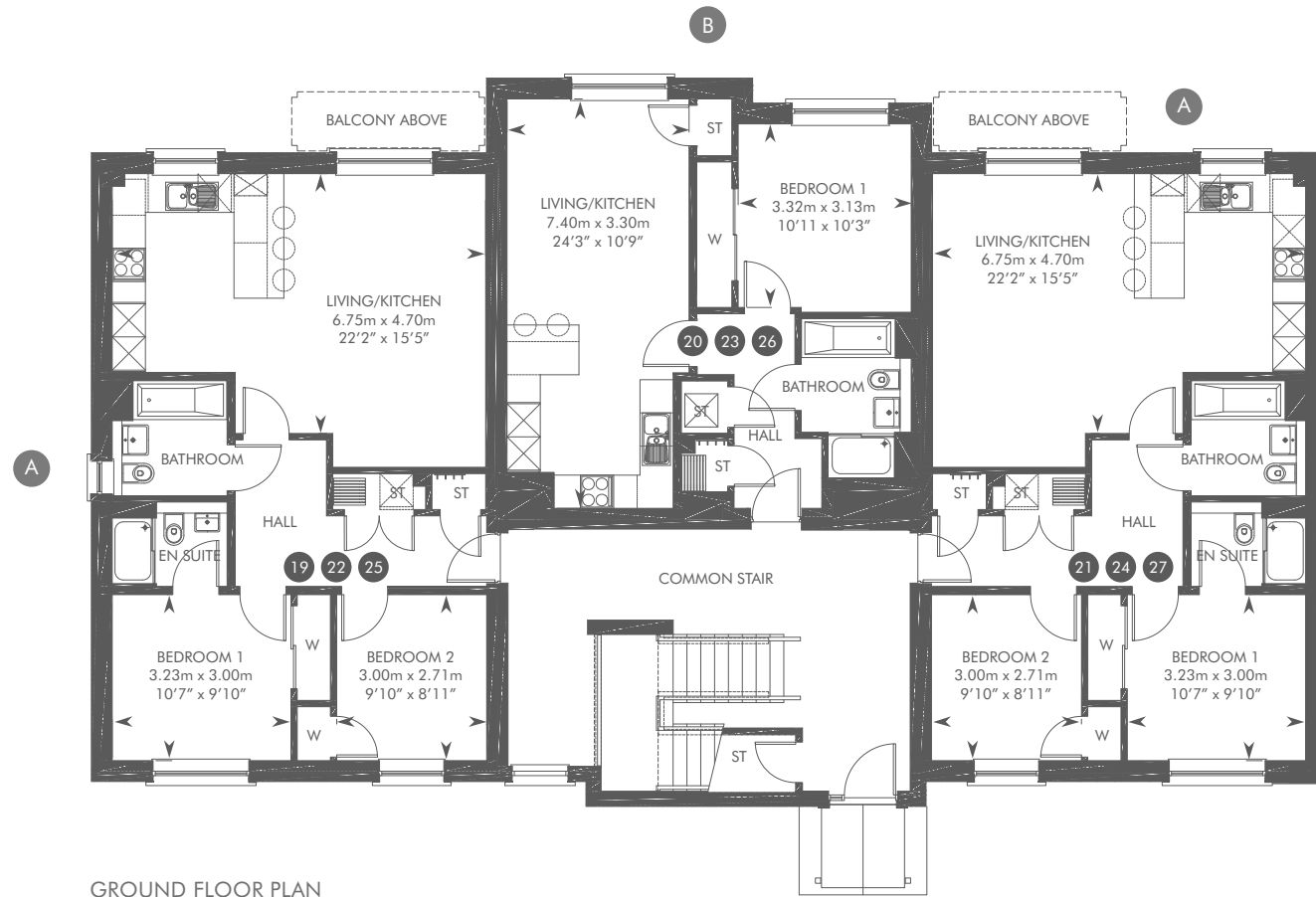
Second Floor – Plots 26, 37

FLAT TYPE C

Ground Floor – Plot 30

First Floor – Plot 34

Second Floor – Plot 38



GROUND FLOOR PLAN



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