



CRAIBSTONE ESTATE SOUTH

ABERDEEN



THE ULTIMATE LIFESTYLE BOTH INDOORS AND OUT

With the launch of Craibstone Estate South, we take a second exciting step forward in the creation of this pioneering, placemaking community.

Craibstone Estate provides the perfect base for those who look upon life as an incredible journey. It offers an amazing landscape to explore, endless space to relax and a thriving community to enjoy. With easy access to both city and countryside, your 'work life' will find balance with a more active, healthier lifestyle.

Comprising 80 private units, Craibstone Estate South includes a range of contemporary 3, 4 and 5 bedroom homes. As part of our luxurious Light&Space collection, families of all sizes can discover their perfect surroundings.



A typical street scene at Craibstone Estate



A typical street scene at Craibstone Estate



Lifestyle photography



A previous CALA showhome

NEW LIVING SPACE, NEW WAY OF LIFE

When it comes to your dream home, CALA believe its place within the natural environment is every bit as important. Our carefully selected exterior colour palette changes from 'rural' at its perimeter to 'contemporary' at its heart, providing you with even further choice within this ground-breaking development.

And for those who love to benefit from this incredible environment, there is the added bonus of giving something back. With hybrid air source heat pumps and solar PVs we have implemented some of the very latest low carbon technologies within your new home. In turn, you'll gain from lower running costs, less maintenance, and safer heating systems.





Lifestyle photography



A previous CALA showhome

THE GREAT ESCAPE

With plans to become a thriving urban village, Craibstone Estate South enjoys an idyllic woodland setting offering a breath-taking away-from-it-all experience within just a few miles of Aberdeen city centre.

Families will love the sense of safety and tranquillity that can be found when wandering the plentiful scenic walks and tree-lined trails. With the nearby Green Burn providing an attractive habitat for local wildlife, getting back to nature has never felt so easy.

For those who enjoy a leisurely stroll, breath-taking scenery and convivial conversation as part of their fitness regime, Craibstone Golf Club is just 5 minutes' drive from Craibstone Estate.

TECA (The Event Complex in Aberdeen) is located nearby, and offers a world-class exhibition, conference and hotel facility. Adjacent to Aberdeen International Airport and including woodland walks, walled garden and arboretum, the site is also home to the Scottish Rural University College (SRUC) Aberdeen Campus.



Lifestyle photography



Location photography



Lifestyle photography



A typical street scene at Craibstone Estate

LIVE THE DREAM JUST MINUTES FROM THE CITY

Linked to The Four Hills Country Walk, stretching your legs has never held more appeal. The area offers plenty of routes to suit walkers of all levels. Efforts will be rewarded by unforgettable views across Aberdeen. With wide, flatter tracks, The Seven Bridges Trail, passing the ruins of Knock Castle and the wrought iron Polhollick Bridge, appeals to walkers and mountain-bikers alike.

From M&S Foodhall, Tesco Express and Lidl, to one-off restaurants and welcoming pubs, plenty of local amenities can be found in the nearby suburbs.

For families with children, Brimmond School, catering for both nursery and primary stages, lies less than 2 miles from home. Secondary stage pupils can attend the nearby Bucksburn Academy.

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



Lifestyle photography



A typical street scene at Craibstone Estate



Lifestyle photography



A previous CALA showhome



A96 to Inverness

AWPR

Arboretum

Walled Garden

**Craibstone
Estate South Phase 2**

Gough Burn

Craibstone
Roundabout

Craibstone
Estate Phase 1

Aberdeen
Airport

Existing junction
to A96(T)

Dyce Drive

A96 to
Aberdeen

New AECC

Dyce

TRAVEL THE NORTH EAST WITH EASE

Situated just off the A96/Inverurie Road, Craibstone Estate allows easy access for those wishing to travel north or south of Aberdeen via the A90, which forms part of the new Aberdeen Western Peripheral Route and lies just 1 miles from the development.

Commuting or discovering the surrounding area and beyond is made easy with Aberdeen Train Station 5.8 miles and Dyce Station just 2.6 miles away by car. Travelling to Dundee can be done in around an hour and a quarter with journeys to the capital taking around 2.5 hours.

First Bus operates on local bus routes and you could be tempted to leave the car at home with various services taking you right into the city centre.

For those looking to travel further afield for business or for pleasure, Aberdeen

International Airport is an incredibly convenient 1.5 mile away by car.

*Google maps used to calculate distances



SERVICE WITH A WIDE RANGE OF SMILES

As a Home Builders Federation 5 star builder, awarded for customers' willingness to recommend us to a friend, you are at the heart of everything we do. Every one of our homes comes with a 10-year NHBC warranty, giving you the assurance that, with CALA, service and peace of mind go hand in hand.

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.



“It’s always been a surprise to me at how simple it’s been to make such a big investment, it’s the quality of the house, the help and the value for money”

Purchaser at Craibstone Estate

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.



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.



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.



*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

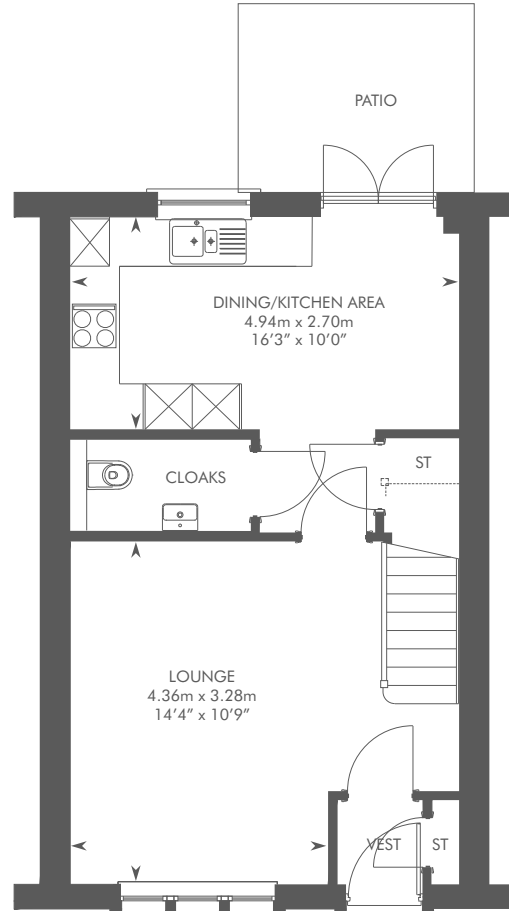


THE ALLAN

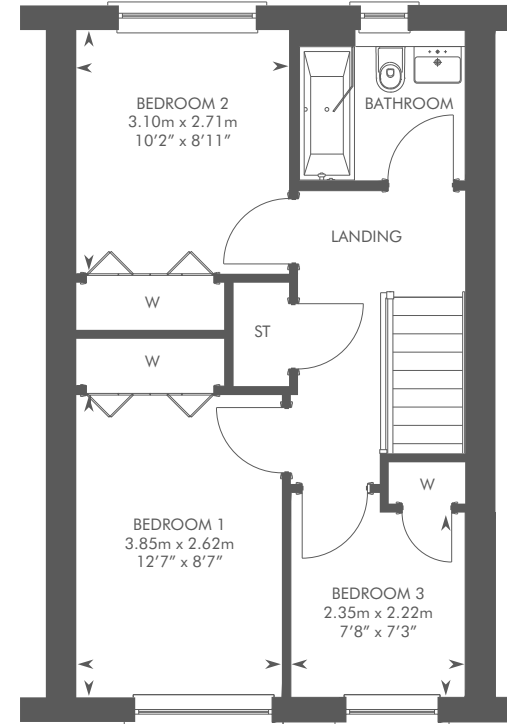
3 BEDROOM SEMI-DETACHED OR TERRACED HOME



THE ALLAN
 PLOTS 259, 260, 261 – AS SHOWN
 PLOTS 264, 265, 266 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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THE ARRAN

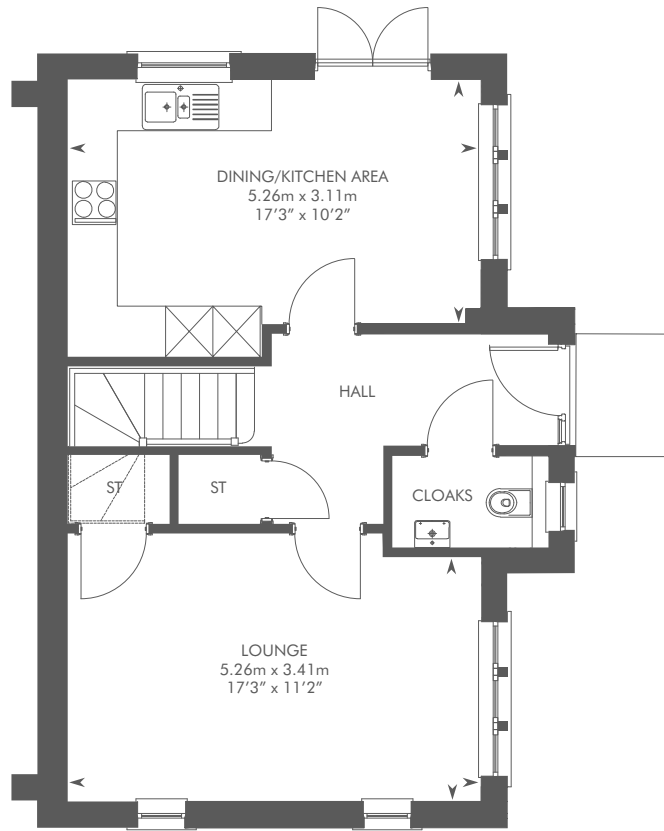
Computer Generated Image – A typical Arran

THE ARRAN

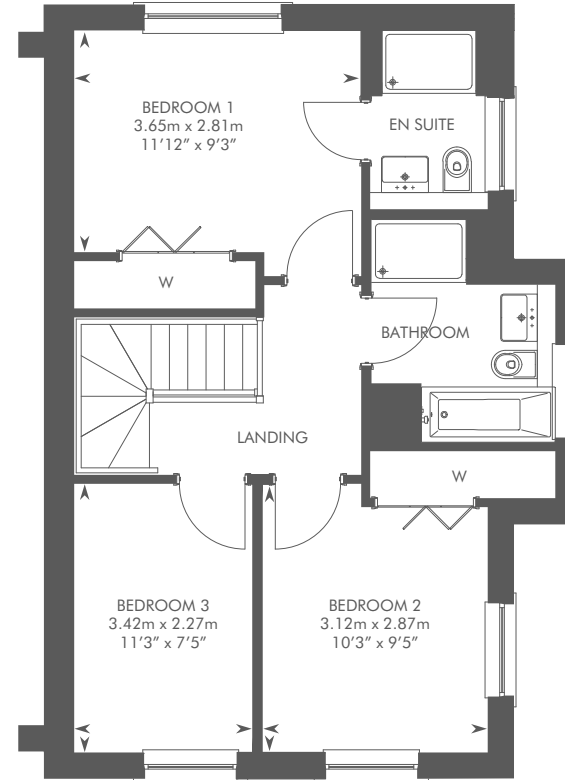
3 BEDROOM END TERRACED HOME



THE ARRAN
 PLOTS 243, 262 – AS SHOWN
 PLOTS 267, 250 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE AVON

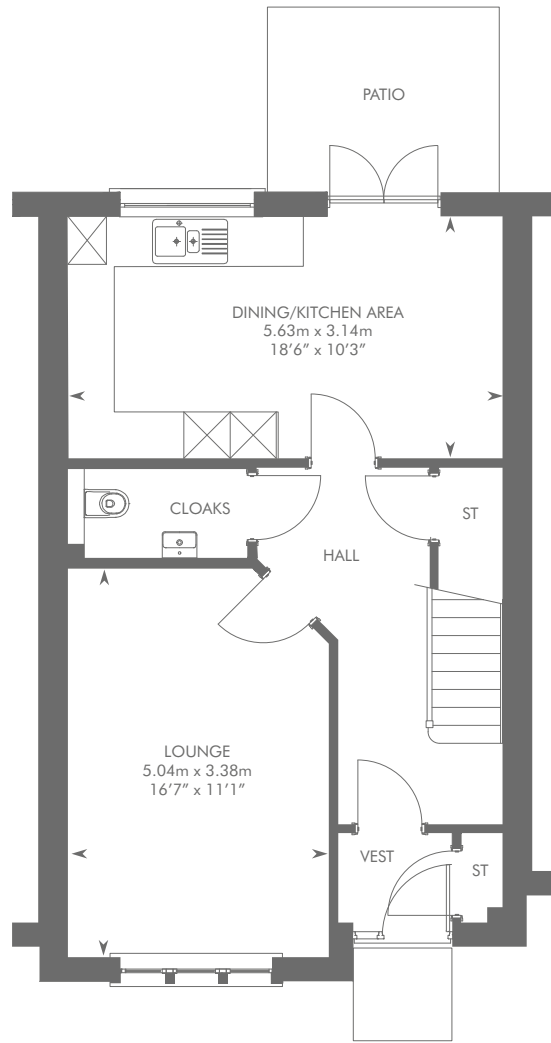
3 BEDROOM TERRACED HOME



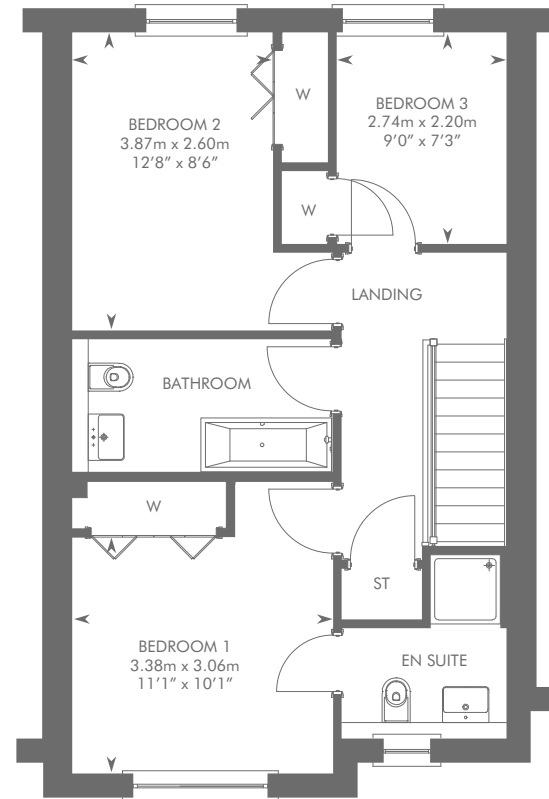
THE AVON

PLOTS 247, 248, 249, 258 – AS SHOWN

PLOTS 244, 245, 246, 263 – HANDED



GROUND FLOOR



FIRST FLOOR

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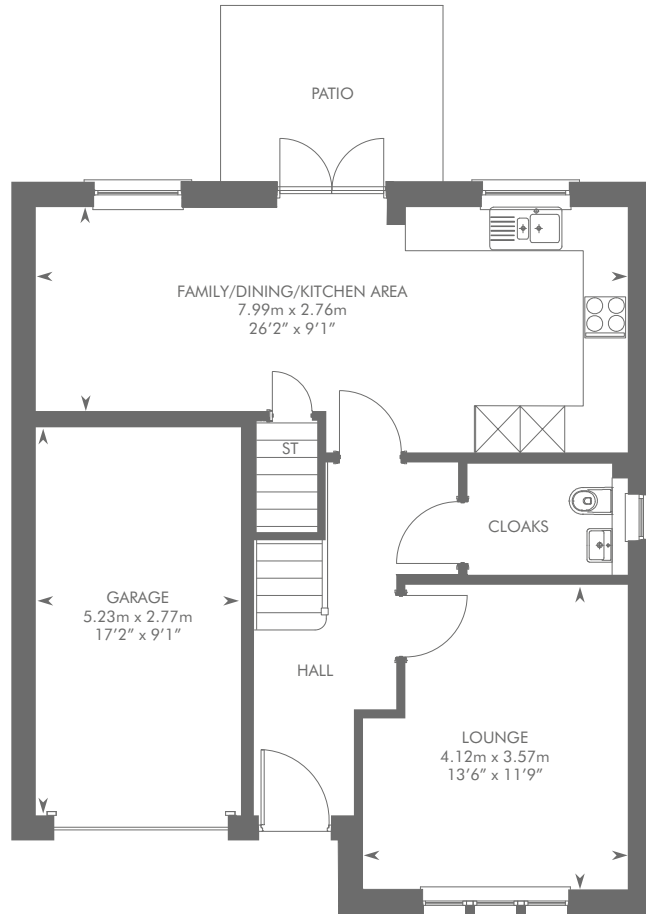
Computer Generated Image – A typical Bargower

THE BARGOWER

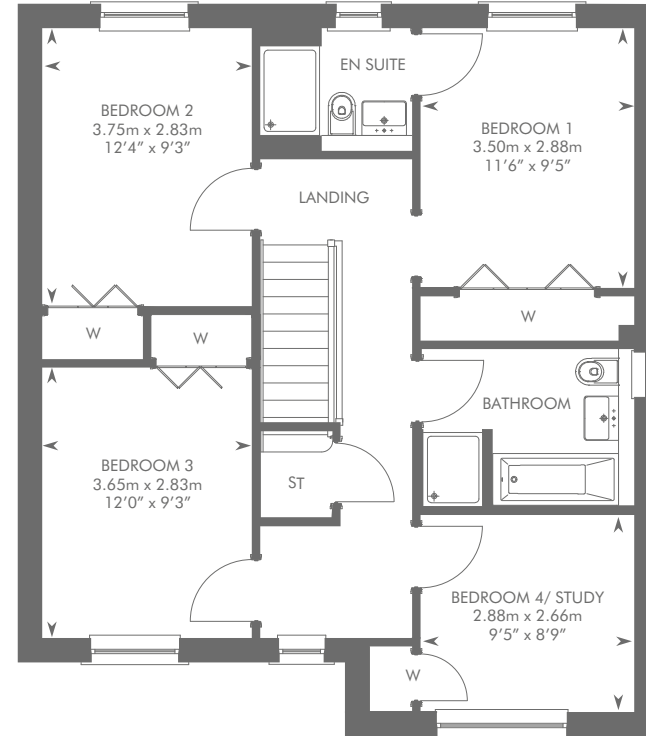
4 BEDROOM DETACHED HOME



THE BARGOWER
 PLOTS 269 – AS SHOWN
 PLOT 225, 240 – HANDED



GROUND FLOOR



FIRST FLOOR

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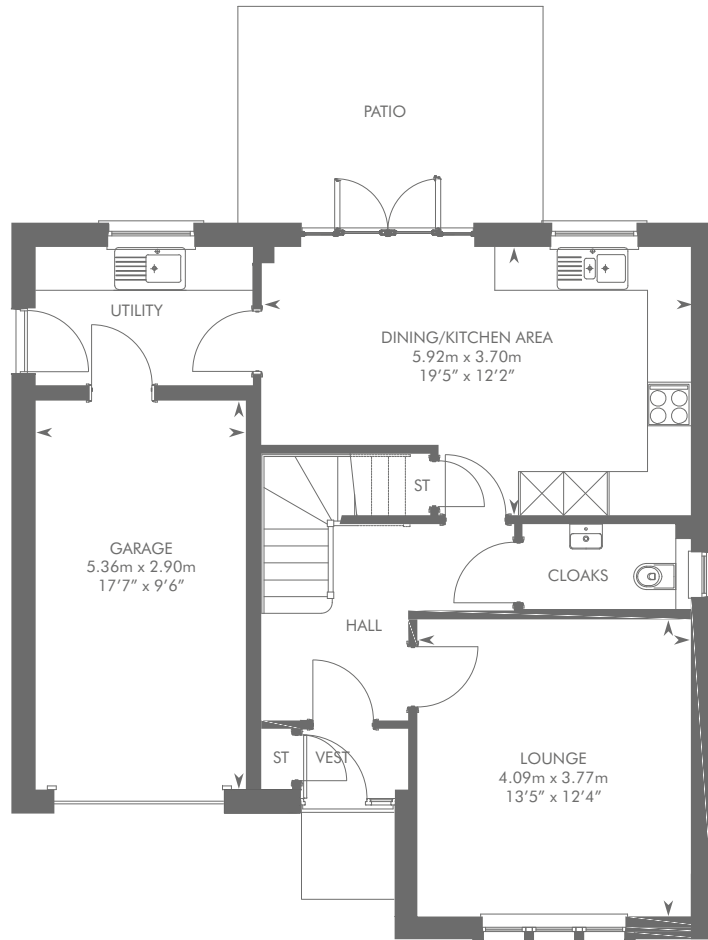


THE BARRIE

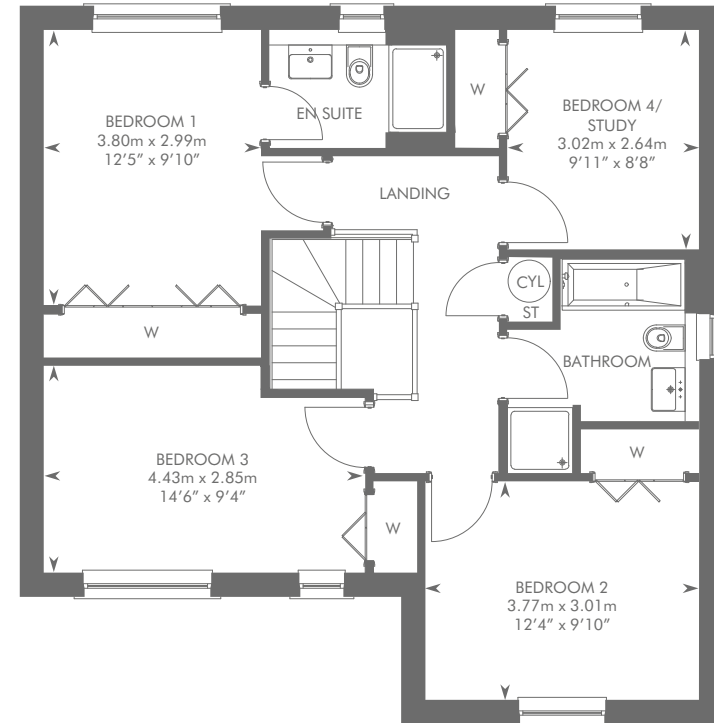
4 BEDROOM DETACHED HOME



THE BARRIE
 PLOT 268 – AS SHOWN
 PLOT 241 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Bryce

THE BRYCE

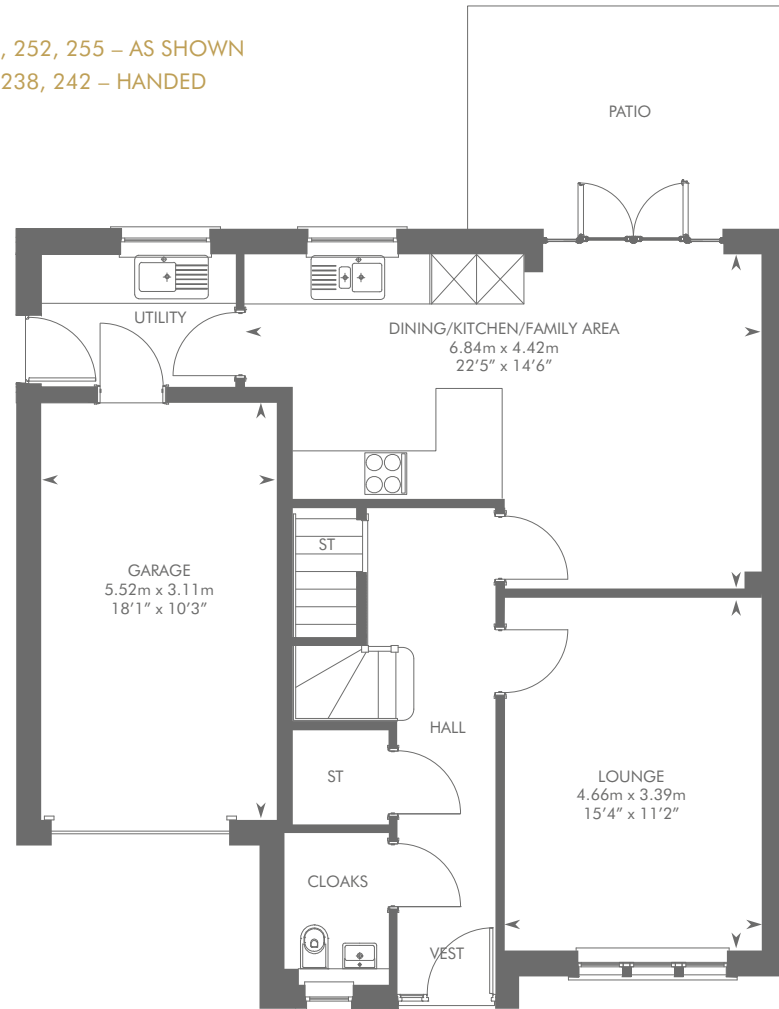
4 BEDROOM DETACHED HOME



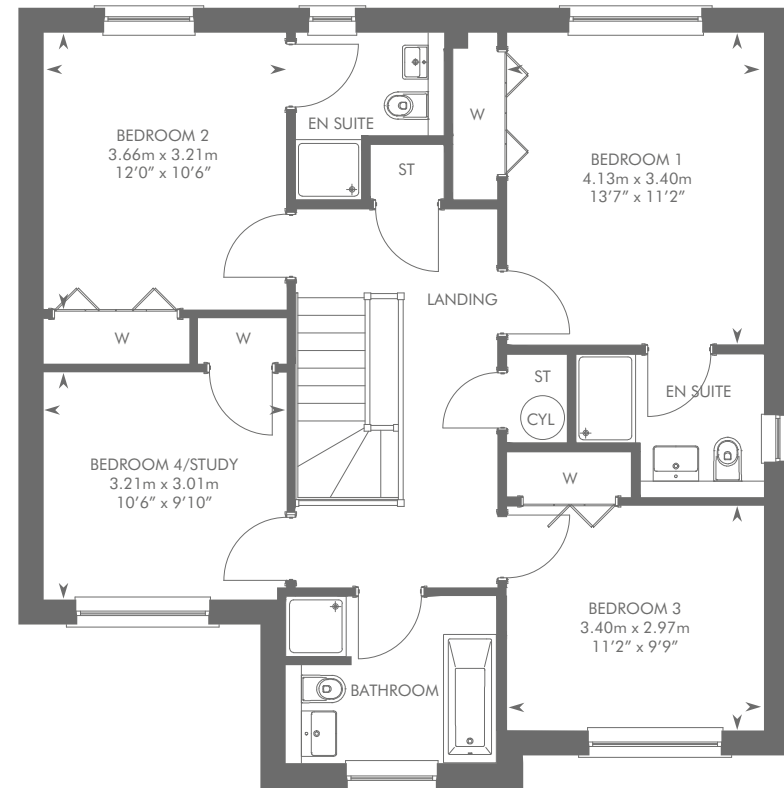
THE BRYCE

PLOTS 216, 228, 252, 255 – AS SHOWN

PLOTS 24, 220, 238, 242 – HANDED



GROUND FLOOR



FIRST FLOOR

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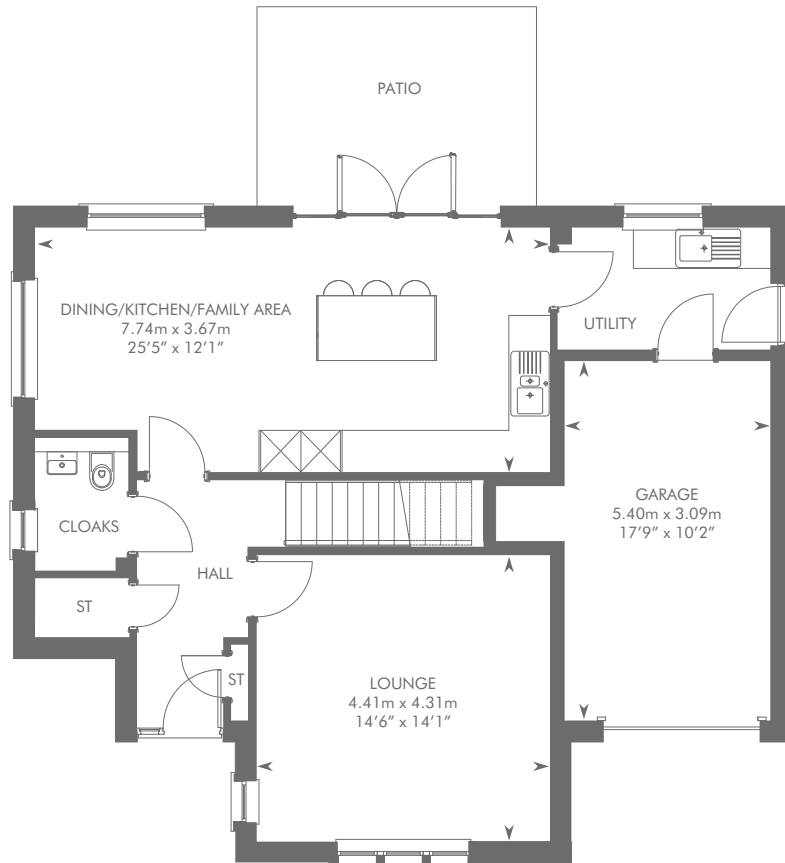
Computer Generated Image - A typical Cleland

THE CLELAND

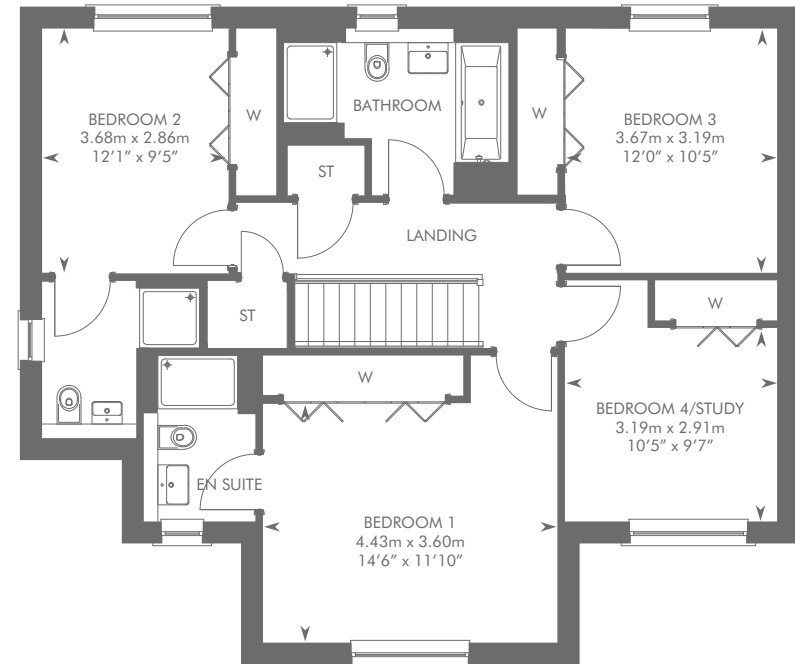
4 BEDROOM DETACHED HOME



THE CLELAND
 PLOT 229 – AS SHOWN
 PLOT 236 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE CRICHTON

5 BEDROOM DETACHED HOME

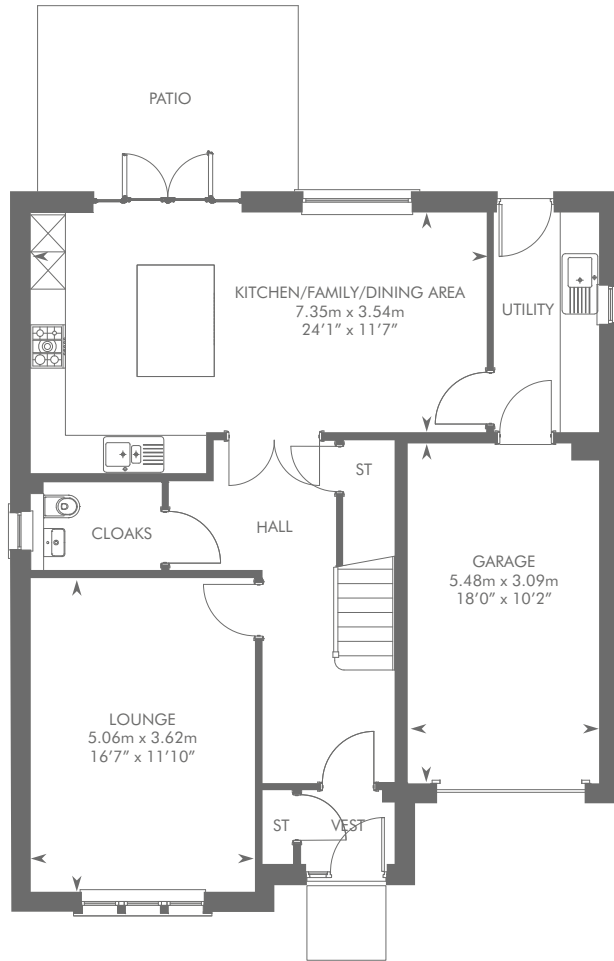


THE CRICHTON

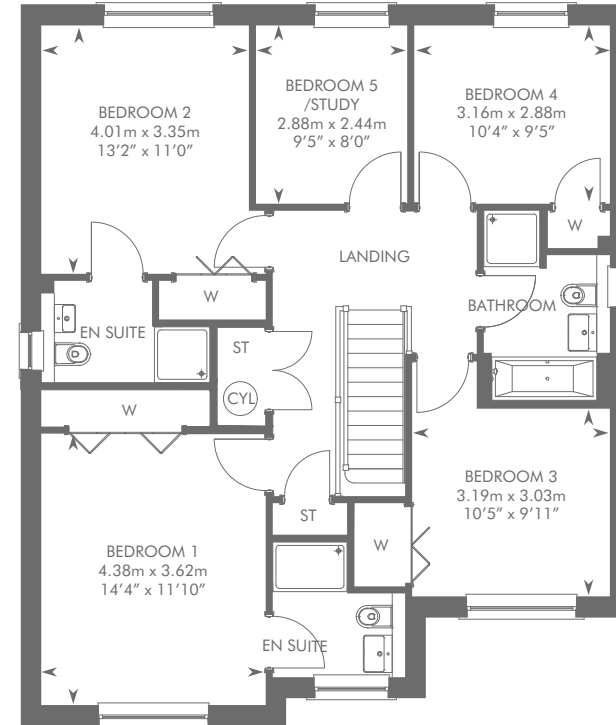
PLOTS 219, 232, 257 – AS SHOWN

PLOTS 22, 210, 214, 227, 237,

254, 270, 273 – 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 Darroch

THE DARROCH

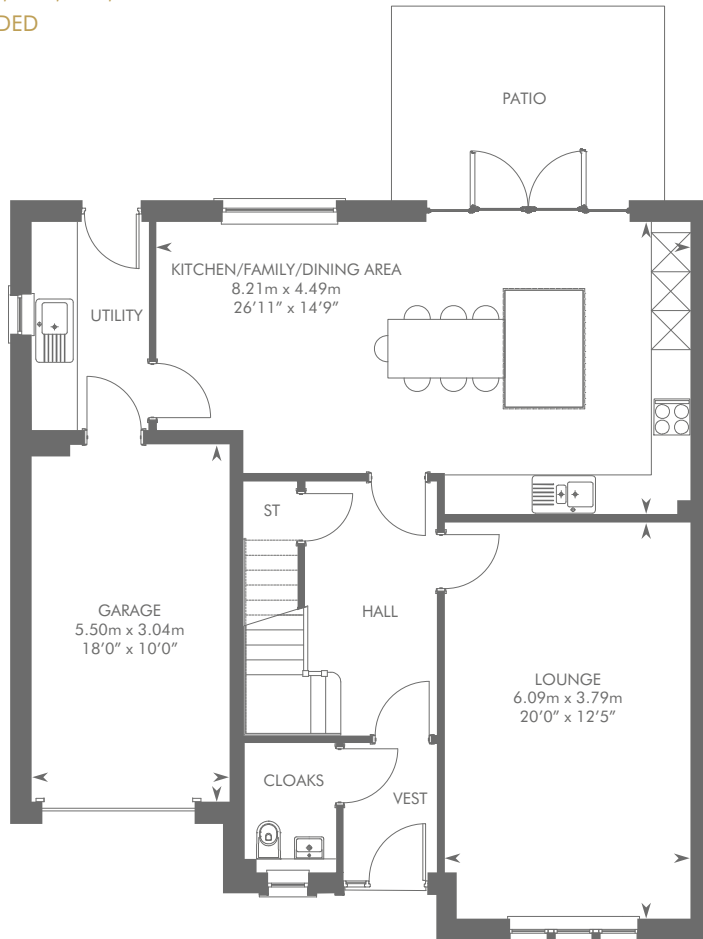
5 BEDROOM DETACHED HOME



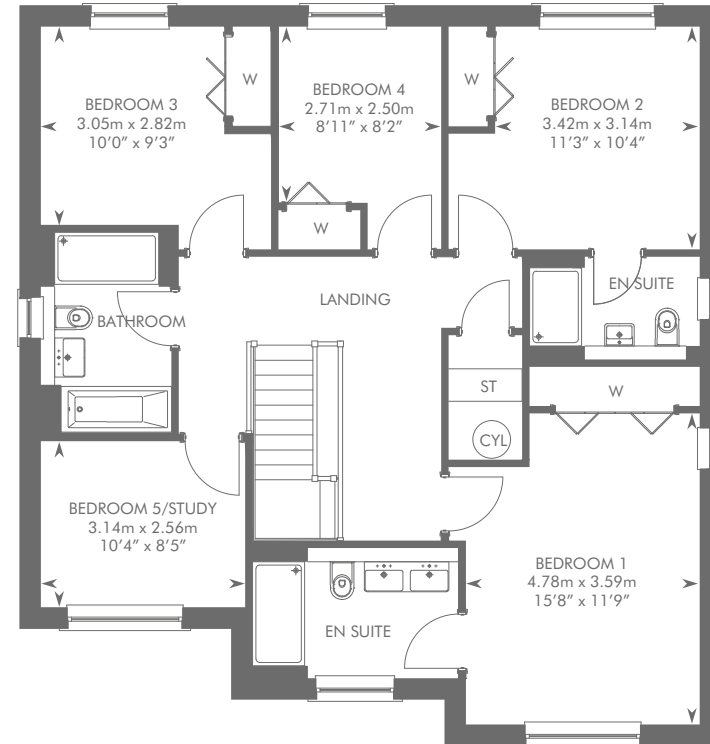
THE DARROCH

PLOTS 23, 26, 213, 215, 253, 256, 271 – AS SHOWN

PLOTS 231, 239 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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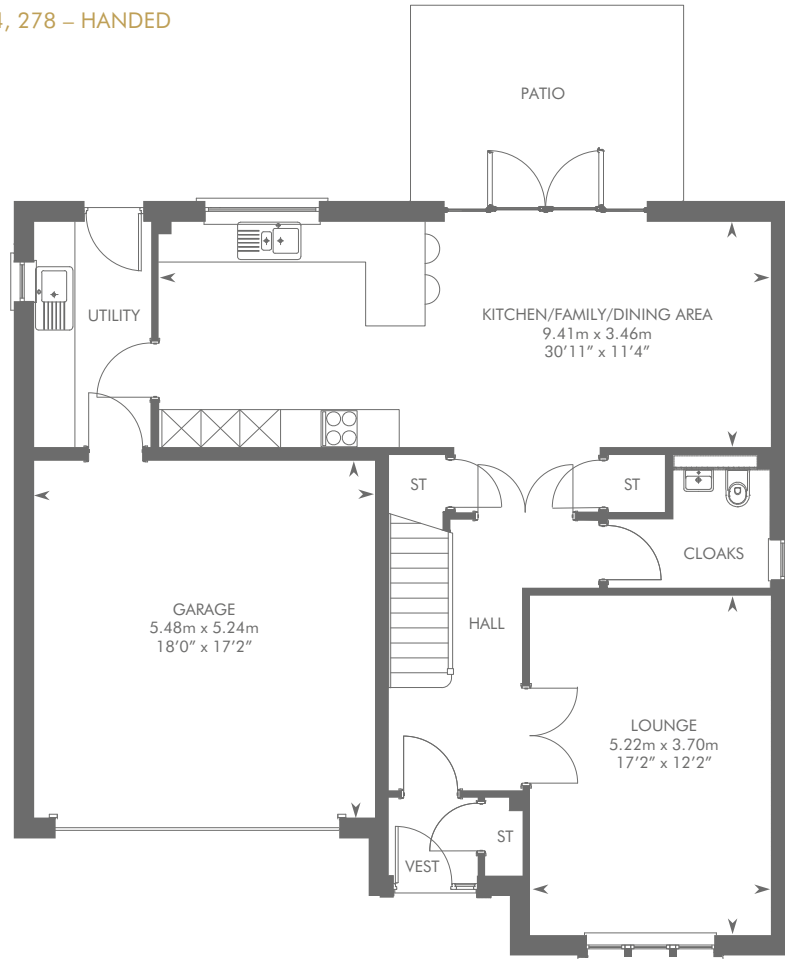
Computer Generated Image – A typical Garvie

THE GARVIE

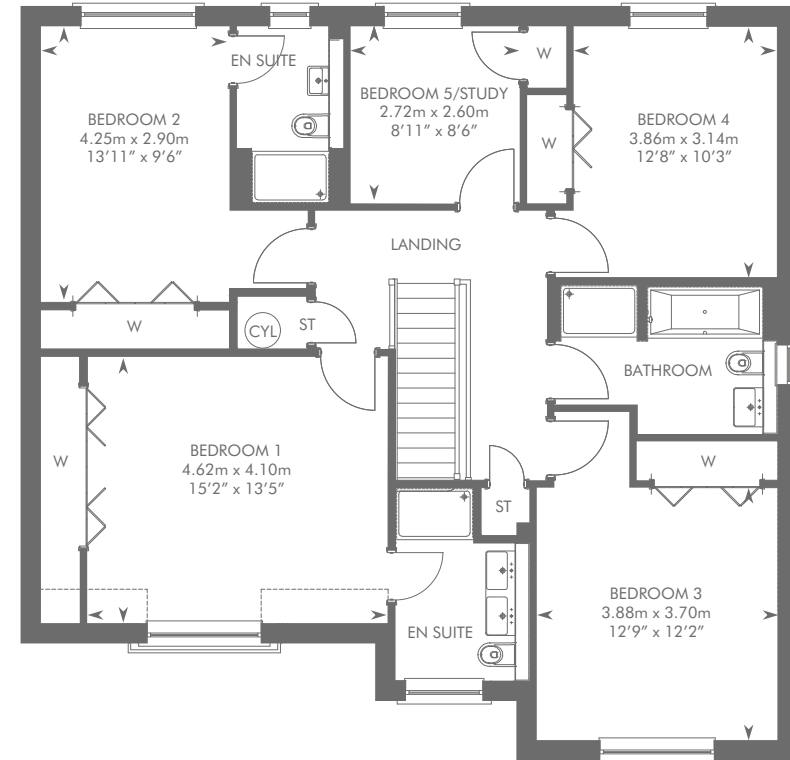
5 BEDROOM DETACHED HOME



THE GARVIE
 PLOTS 92, 221, 223, 224, 234 – AS SHOWN
 PLOTS 211, 274, 278 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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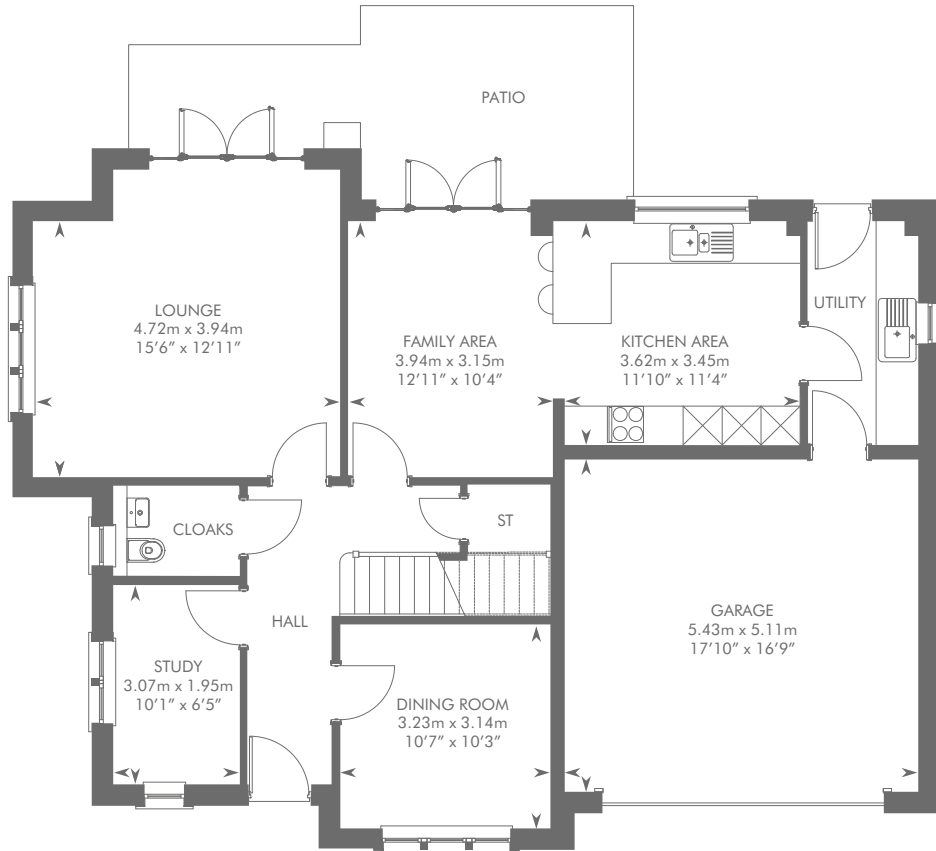
Computer Generated Image - A typical Guthrie.

THE GUTHRIE

4 BEDROOM DETACHED HOME



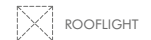
THE GUTHRIE
 PLOT 21 – AS SHOWN
 PLOT 235 – HANDED



GROUND FLOOR



FIRST FLOOR



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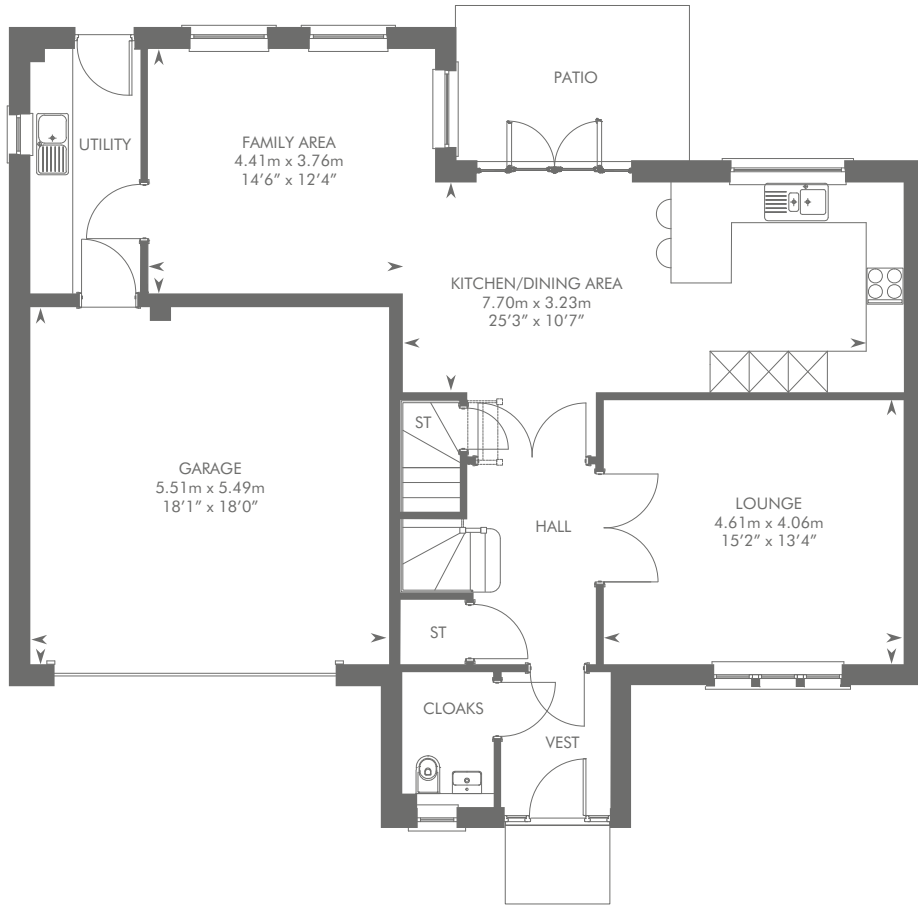


THE KENNEDY

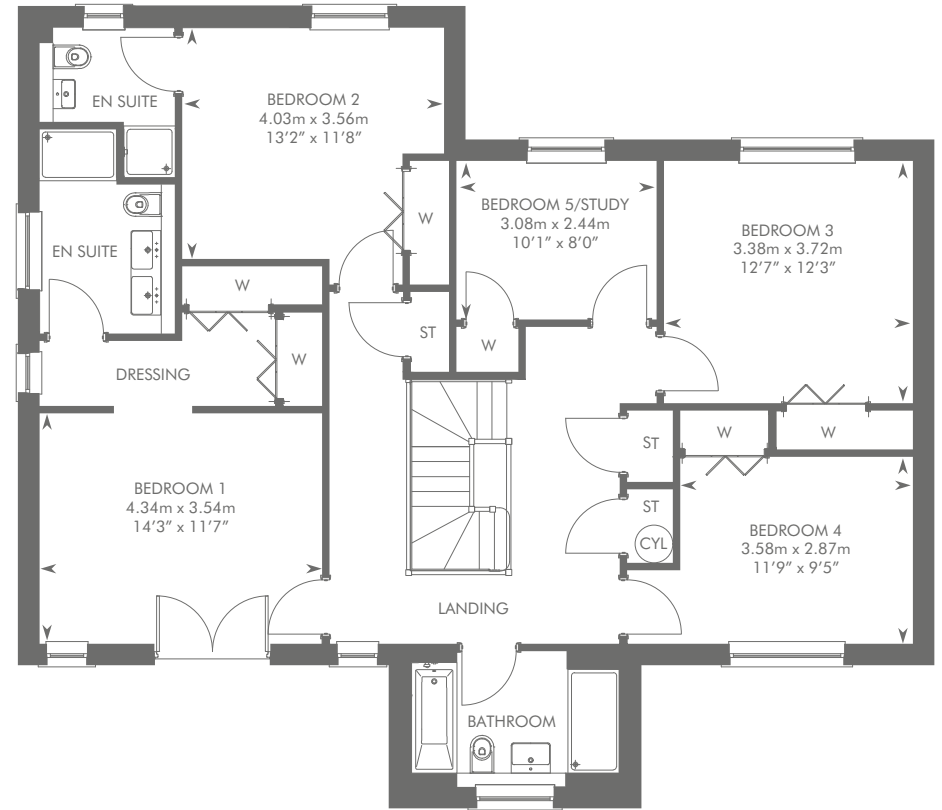
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOTS 217, 222, 225 – AS SHOWN
 PLOTS 212, 277 – HANDED



GROUND FLOOR



FIRST FLOOR

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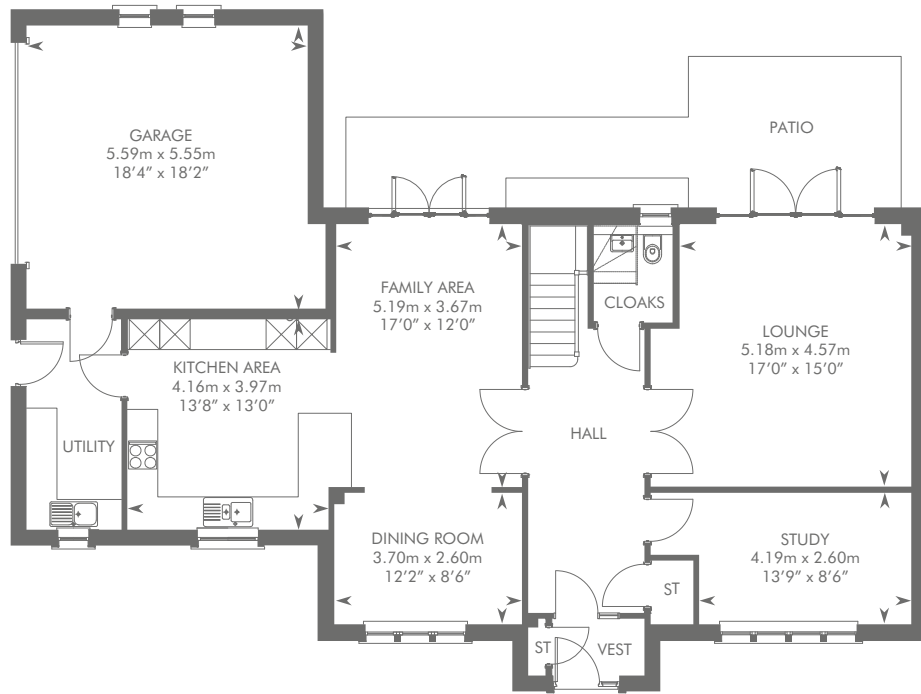


THE LAIRD

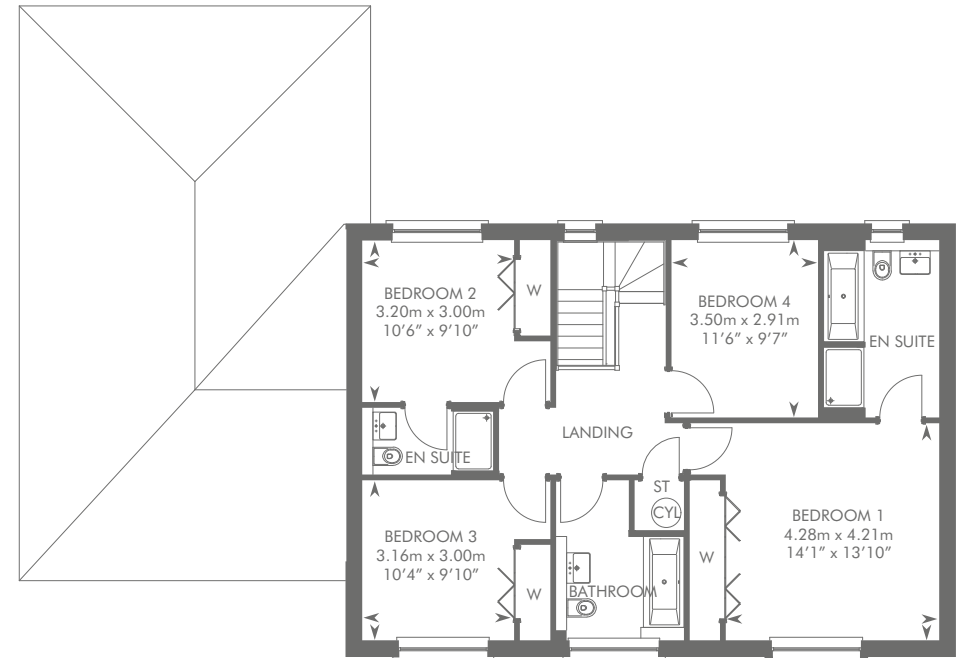
4 BEDROOM DETACHED HOME



THE LAIRD
PLOTS 218, 251 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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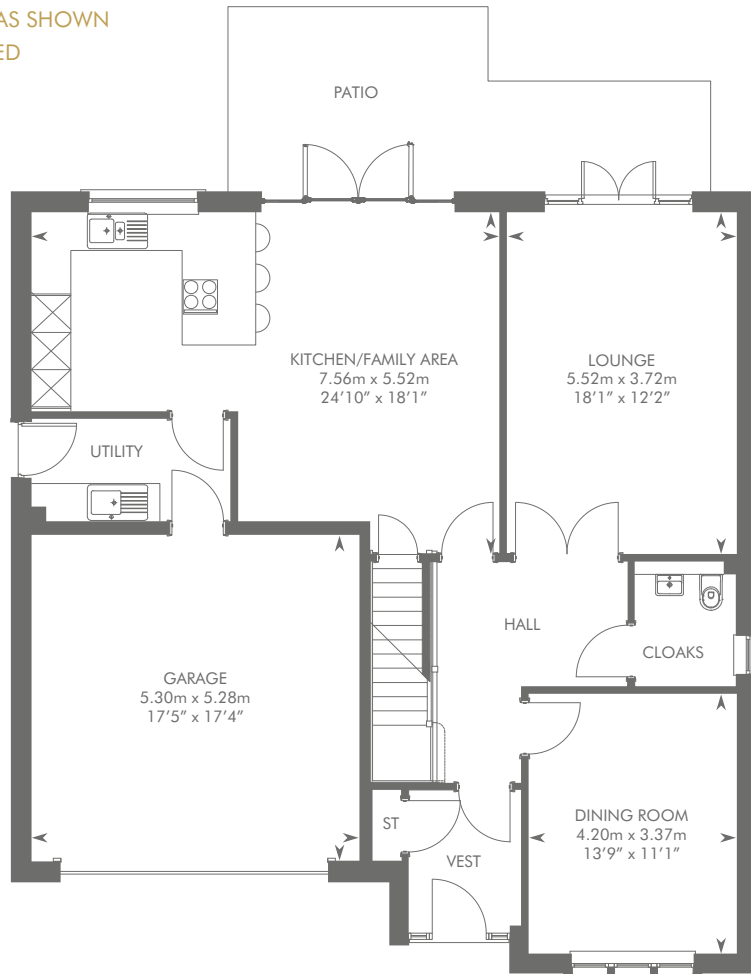
Computer Generated Image – A typical Lewis

THE LEWIS

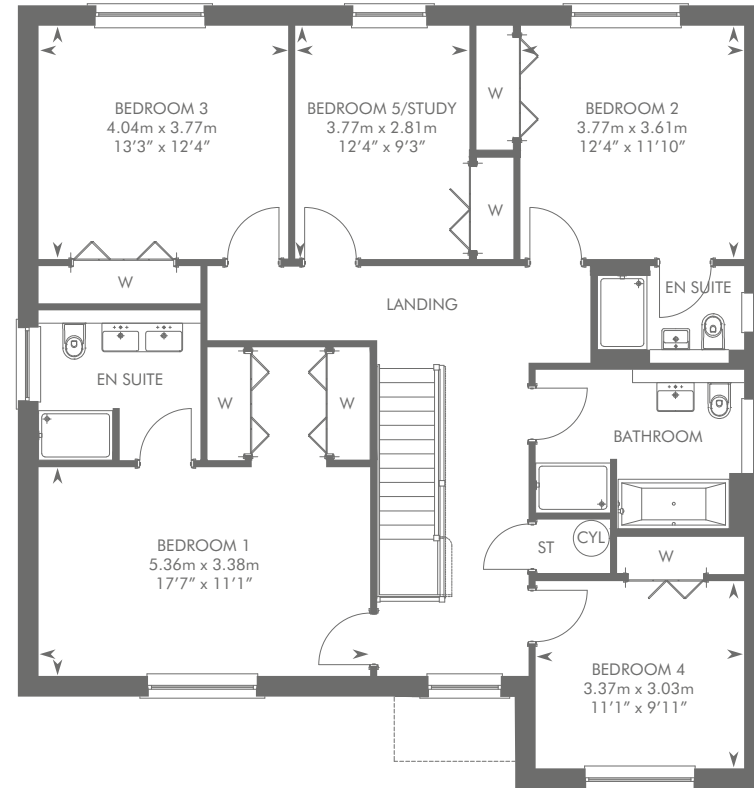
5 BEDROOM DETACHED HOME



THE LEWIS
 PLOTS 226, 233 – AS SHOWN
 PLOT 279 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE LOWTHER

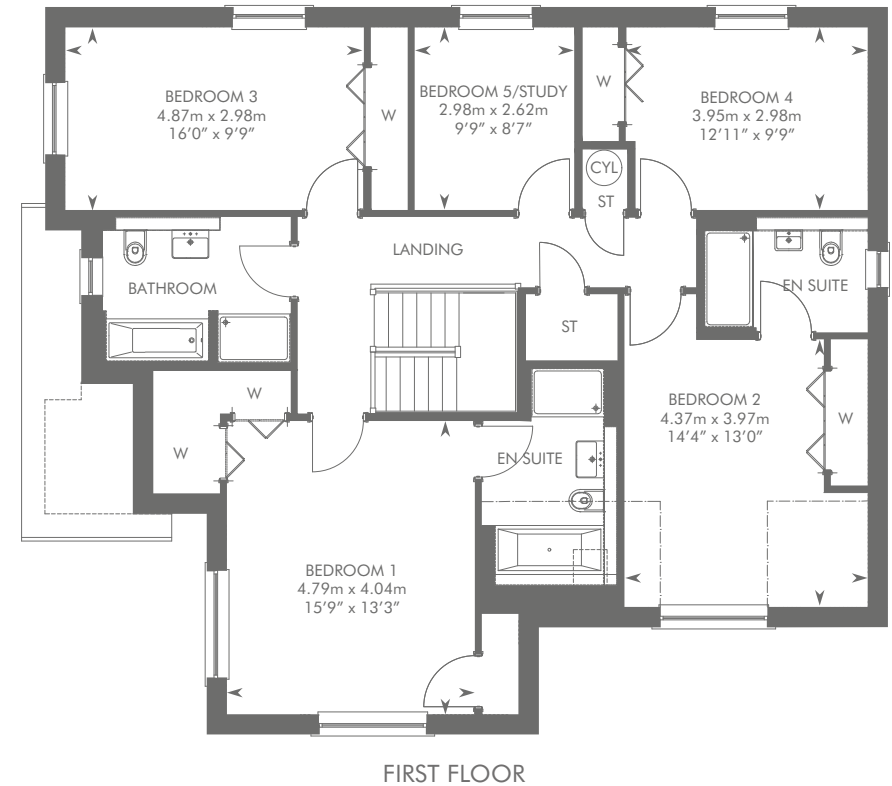
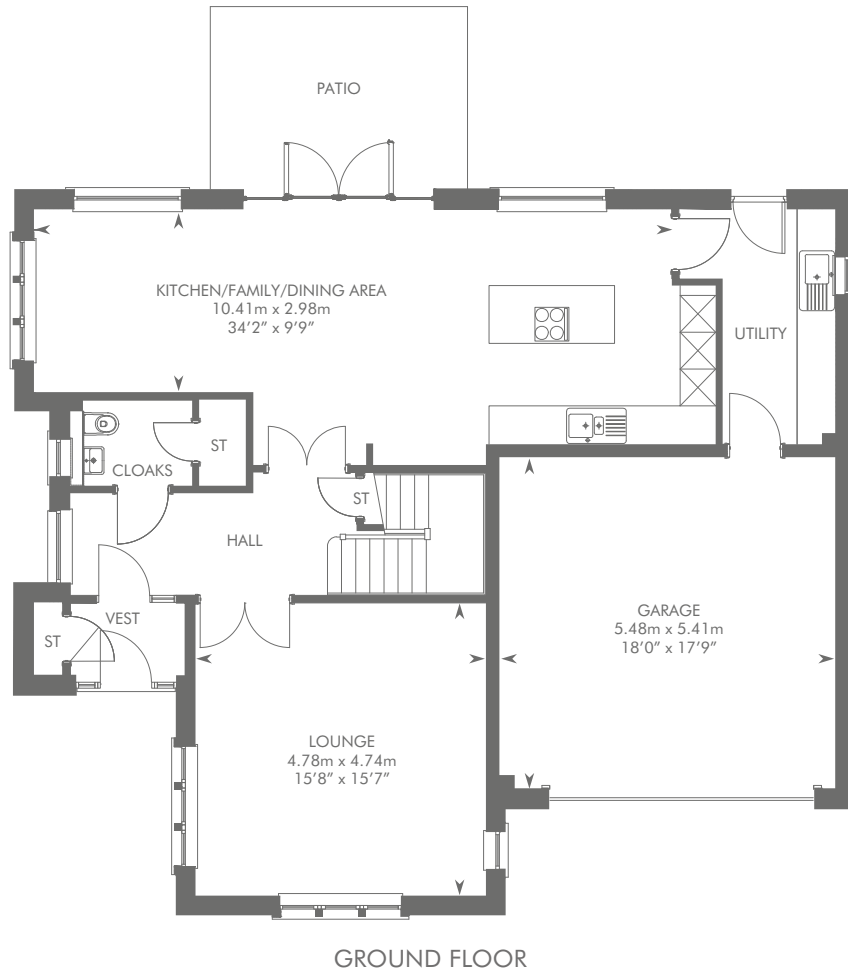
5 BEDROOM DETACHED HOME



THE LOWTHER

PLOTS 230, 272, 275, 280 – AS SHOWN

PLOTS 27, 28, 276 – HANDED



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

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CALA HOMES, CRAIBSTONE ESTATE SOUTH, BUCKSBURN, ABERDEEN, AB21 9SJ

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Computer Generated Image – A typical street scene at Craibstone Estate South



CRAIBSTONE ESTATE SOUTH







THE DEVELOPMENT



CRAIBSTONE ESTATE SOUTH

-  THE ALLAN
3 BEDROOM SEMI-DETACHED OR TERRACED HOME
-  THE ARBAN
3 BEDROOM END TERRACED HOME
-  THE AVON
3 BEDROOM TERRACED HOME
-  THE BARGONIER
4 BEDROOM DETACHED HOME
-  THE BARRIE
4 BEDROOM DETACHED HOME
-  THE BRYCE
4 BEDROOM DETACHED HOME
-  THE CLELAND
4 BEDROOM DETACHED HOME
-  THE CRICHTON
5 BEDROOM DETACHED HOME
-  THE DARROCH
5 BEDROOM DETACHED HOME
-  THE GARVIE
5 BEDROOM DETACHED HOME
-  THE GUTHRIE
4 BEDROOM DETACHED HOME
-  THE KENNEDY
5 BEDROOM DETACHED HOME
-  THE LAIRD
4 BEDROOM DETACHED HOME
-  THE LEWIS
5 BEDROOM DETACHED HOME
-  THE LOWTHER
5 BEDROOM DETACHED HOME



-  DENOTES 1.8 FEATURE RENDER WALL
-  DENOTES 1.2 FEATURE STONE WALL WITH 0.6M TIMBER SCREEN
-  DENOTES 1.8M FENCE WITH HEDGE
-  DENOTES 1.8M TIMBER SCREEN FENCING
-  DENOTES 1.4 FEATURE STONE WALL
-  DENOTES LOW LEVEL PLANTING

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



CRAIBSTONE ESTATE SOUTH
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 German Kitchens
- Siemens 60cm induction hob
- Siemens single hot air oven (except Bargower)
- Siemens microwave oven (except Allan, Arran, Avon, Bargower, Barrie)
- Indesit built-in fridge freezer (except Guthrie, Kennedy, Laird, Lowther, Lewis)
- Siemens integrated larder fridge (Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Siemens integrated freezer (Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Indesit fully integrated dishwasher (except Allan, Arran, Avon, Bargower)
- Indesit integrated washer dryer (Allan, Arran, Avon, Bargower only)
- 60cm telescopic extractor hood (except Lowther and Lewis)
- Ceiling mounted extractor (Lowther and Lewis only)
- Carron Rapid 150 1½ bowl stainless steel sink in the kitchen
- VADO Origins Kitchen Mixer in the kitchen
- Carron Pheonix Onda 90 single bowl sink in utility room (except Allan, Arran, Avon, Bargower)
- Vado Matrix Monobloc mixer tap in utility room (except Allan, Arran, Avon, Bargower)

BATHROOM & EN SUITES

- Laufen Pro-S sanitary range
- Vado Photon basin and bath taps/ fittings
- Carron Quantum white bath
- White shower tray
- Glass shower enclosure
- Vado Life concealed shower valve (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Vado Life exposed shower valve in Bedroom 2 en suite (Allan, Arran, Avon, Bargower, Barrie, Cleland, Crichton, Darroch only)
- Choice of wall tiling from Porcelanosa ranges.
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and Bedroom 1 en suite

INTERNALS

- Ground floor ceiling heights approx. 2399mm (Allan, Arran, Avon, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch only)
- Ground floor ceiling heights approx. 2642mm (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- First Floor ceiling heights approx. 2471mm

DECORATION

- Internal wall and ceiling within properties finished in white
- White skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rails except where walk-ins shown (where design indicates)
- Oak veneer pre-finished solid pass door to be supplied to all other bedroom wardrobes

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband
- Passive provisions for EV charging point fitted to each property

SECURITY & SAFETY

- Optional direct dial-up security system, a small monthly charge applies. Please ask a CALA representative for details (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- System wired Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators
- Roof integrated solar PV panels (where design dictates)

EXTERNALS

- uPVC double-glazed windows finished with chrome internal finished handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property
- External light at front door with integral switchable sensor/photocell operation
- Feature front door in grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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CRAIBSTONE ESTATE SOUTH, CRAIBSTONE DRIVE, BUCKSBURN, ABERDEEN, AB21 9SJ

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