



# THE CREST AT BEATRICE MEADOWS

KIRKINTILLOCH



## THE CREST AT BEATRICE MEADOWS

Nestled within the secluded northern perimeter of Beatrice Meadows, The Crest is a sophisticated enclave of just 29 homes. These 4 and 5 bedroom terraced and detached properties include CALA's signature Light & Space interiors with high specification throughout providing flexible, contemporary surroundings to make your own.

With enviable open green space, elevated views towards the Campsie Fells and occupying a peaceful sanctuary on the banks of the River Kelvin, these highly sought-after homes offer a desirable lifestyle for those seeking a stylish escape yet still within easy reach of the city.



The Campsie Fells



White Field Pond



# YOUR OUT-OF-CITY SANCTUARY

Take just a short stroll from The Crest at Beatrice Meadows to find yourself in the very heart of Kirkintilloch, recently voted one of the most desirable places to live in the UK\*. Originally a fortified Roman settlement, this semi-rural town now attracts a varied mix of young professionals, growing families and downsizers looking to find a more balanced pace of life.

Known as the Canal Capital of Scotland, experience living history for yourself with a barge trip along the historical Forth and Clyde Canal, or take a leisurely cycle or stroll along its adjoining tow path.

From bars and restaurants to shopping and sports centres, parks and woodland walks to golf courses, the town has a generous array of amenities just minutes from home. Lenzie also benefits from a wide choice of primary schools and for older pupils, Lenzie Academy\*\* is one of the top performing schools in the region.

\*(Source Garrington Property Finders) \*\*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for more details.



Forth and Clyde Canal



Peel Park



Roman Empire boundary



Local photography Glasgow Fort courtesy of Alamy



## ACCESS ALL AREAS

The Crest at Beatrice Meadows lies just minutes from the M80 motorway, providing easy access to Glasgow, Falkirk, Stirling and throughout the central belt.

Lenzie Train Station with parking facilities is just a short distance away. Local buses provide frequent services to Glasgow and the surrounding towns including Lenzie, Bishopbriggs and Cumbernauld.

For those wishing to venture further afield, Glasgow Airport lies approximately 12 miles from the development.



# BUYING IS BETTER WITH CALA



## CALA PEACE OF MIND

Enjoy 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](https://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.



Stock photography



### 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. The boiler and heating system come complete with at least a two year warranty.



A previous CALA showhome



## 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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



A previous CALA showhome

# A HIGHER SPECIFICATION AS STANDARD

## KITCHEN

Looking to perfect your culinary skills or simply love to entertain? From combination oven/microwave and four or five zone induction hob to quartz worktops, our state-of-the-art Ashley Ann kitchens will spoil you with the very latest built-in appliances and unfaltering attention to detail\*. From family meal to elegant dinner party we have ensured that practicality goes hand-in-hand with high end design so that, whatever the occasion, this cutting edge workspace can't fail to stand out.

\*(Products may vary as design dictates)



## BATHROOMS, CLOAKROOMS & EN SUITES

Nothing quite says 'luxury' more than sparkling white Laufen sanitaryware, glass finished shower enclosures and elegant chrome taps and towel warmers. With our contemporary bathrooms, cloakrooms and en suites, attention to detail is paramount providing you with the perfect start – or end-of-day retreat.

## SAFETY & SECURITY

Our home is our sanctuary and, ultimately, somewhere we can feel safe. At CALA, we value your safety and so every property at The Crest comes complete with an alarm system, mains-wired smoke detector and battery operated CO detectors.



## DECORATION

There are countless benefits to buying new, but no need for painting and decorating always proves one of the most popular. With interior walls, ceilings, doors and skirtings finished to the highest standard, ready to move? We're ready for you.



Photography from a previous CALA development



Photography from a previous CALA development



Photography from a previous CALA development

## PLUMBING & HEATING

Your new home is a superb investment, and careful attention to design detail now ensures a home that will look after you well into the future.

From PVCu double glazed windows to high grade insulation and heating systems, our homes contain the very latest technology, keeping heat loss and waste to a minimum - gentle on you and the environment.

## OUTSIDE SPACE

Recent times have made us all consider the things we really need. Has outside space now become a priority?

With turfed rear garden and generous patio area there are plenty of options for barbecues, spending time with friends or family or having a safe space for the kids to play.

External sockets and taps provide highly practical solutions, while a 1.8m fence allows you to relax or entertain in total tranquillity and privacy.



Photography from a previous CALA development

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

A previous CALA showhome



*“The overall quality and experience is just phenomenal”*

Purchaser at Beatrice Meadows, Kirkintilloch

A previous CALA showhome





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CALA HOMES (WEST), THE CREST AT BEATRICE MEADOWS, OFF KILSYTH ROAD, KIRKINTILLOCH, G66 1AU | 0141 319 8618

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