



SALTCOATS GRANGE

GULLANE



LIFE BEGINS **HERE**

We all love the thought of family, fun and fresh air so why not enjoy it every day? This is exactly what awaits at our latest development Saltcoats Grange, Gullane.

Whether a young family in search of an outdoor lifestyle or downsizers ready to relax, our wide range of detached, semi-detached, terraced homes and cottage apartments are sure to tick every box for those in search of a stunning coastal escape.



A typical CALA street scene



Stock photography



Stock photography



A previous CALA showhome





Photography of a previous CALA showhome



Photography of a previous CALA showhome



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Photography of a previous CALA showhome



Photography of a previous CALA showhome

A BREATH OF FRESH AIR

An invigorating morning dog walk on Gullane Beach, spotting your first seal or windsurfing on a whim may sound incredible, but just minutes from Saltcoats Grange, they're all perfectly possible.

A short stroll from home takes you to Gullane Main Street where you'll find an inviting array of coffee shops, gift shops and boutiques. Food lovers are spoiled for choice. Expect a warm welcome at Cherish Vintage Tearoom & Emporium and try the range of award-winning fayre at The Old Club House, La Potiniere or The Bonnie Badger.

Everyday essentials can be picked up at the local Co-op. Looking for something out of the ordinary? Family-owned Margiotta offers an enticing array of locally sourced and organic food and wine.

For families with children of school age*, Gullane Primary school is just steps from home. North Berwick High School, recently named one of the top 40 high schools in Scotland, lies just 10 minutes away by car.

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



GULLANE BEACH – 1.2 MILES



GULLANE PRIMARY SCHOOL – 0.3 MILES

Stock photography



THE BONNIE BADGER – 0.7 MILES



LA POTINIERE - 0.7 MILES

LO RES



THE LIFESTYLE YOU'VE LONGED FOR

Best known for its incredible range of beautiful links courses, Gullane is a magnet for golf lovers. Enthusiasts can choose from world-famous Muirfield - previously home to the Open Championships, Archerfield Links, Luffness and Renaissance or perfect your game at Gullane Golf Club, which has welcomed players for over 140 years.

The development itself will enjoy open green space - the perfect spot to play, relax and to become part of this vibrant new community.

Cycle paths and walkways link you easily with the wider environment so you can enjoy your new surroundings with ease.

North Berwick is a 10 minute car journey away, allowing you to discover more beautiful beaches, the Scottish Seabird Centre and a further tantalising offering of shops, bars and restaurants.



Stock photography



A SEASIDE RETREAT NOT FAR FROM THE CITY

Gullane is one of the most picturesque locations on the east coast yet is perfectly positioned to allow easy travel throughout East Lothian and beyond.

Peace and tranquillity can be found in everyday activities or take an easy 40-minute car journey via the A198 for work or to get caught up in the delights of the capital.

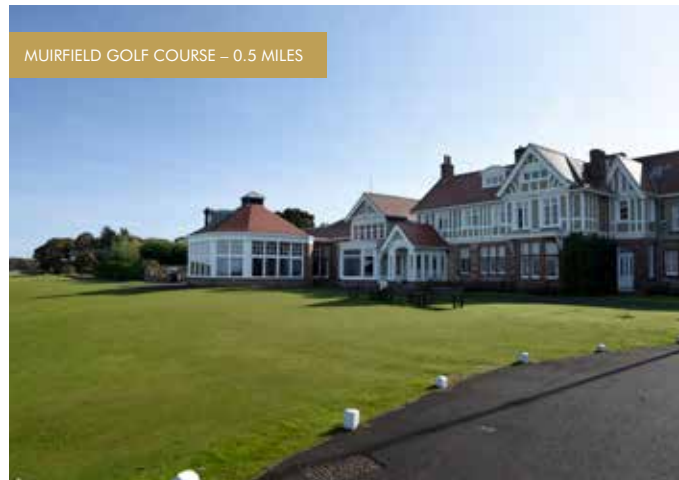
Drem Railway Station is just 7 minutes' drive from Saltcoats Grange. Park and ride then travel direct to Edinburgh Waverley, reaching the capital in less than half an hour.

For those wishing to travel further afield, Edinburgh Airport lies just 40 minutes from the development.

East Lothian towards North Berwick



MUIRFIELD GOLF COURSE – 0.5 MILES



LUFFNESS GOLF COURSE – 1.7 MILES



EDINBURGH CITY CENTRE – 21.6 MILES





Photography from a previous CALA showhome



Photography from a previous CALA showhome



Photography from a previous CALA development

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.



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.



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



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.

“In the build up to the move and during, CALA were remarkably helpful – even down to the minor details like taking away all of our cardboard boxes from the move. Now, we have been in our home for seven months and CALA continue to be just as helpful – the team is always on hand to deal with any queries we have”

Purchaser at Fentoun Green, Gullane

A HIGHER SPECIFICATION AS STANDARD

KITCHENS

Busy homes make greater demands, so we believe your surroundings should suit your lifestyle.

Our kitchens offer generous workspaces and storage solutions – the perfect blend of practicality and style. We've taken the pressure off mealtimes with integrated hobs and large oven spaces. Friends or family gathering? Cater for the most spectacular dinner party and, with built-in dishwasher, clean up in no time.



BEDROOMS

With generous proportions the main bedroom can be your go-to sanctuary. The addition of luxurious en suites put an end to morning rush hour queues for the family bathroom.

BATHROOMS

Wake up with a shower or wind down in a relaxing bath in your Laufen designer bathroom, complete with stylish Porcelanosa tiling to shower and bath areas, chrome towel warmers and practical storage space.

EXTERNAL

As soon as the sun appears our outdoor spaces are good to go. Last minute BBQ's are no problem with a generous patio, external taps and 1.8m privacy fence available with our terraced, semi-detached and detached homes.

SECURITY

It should come as no surprise to learn that your safety and security are our priority and that's why every home comes with an alarm system, mains-wired smoke detectors and battery operated CO detectors.





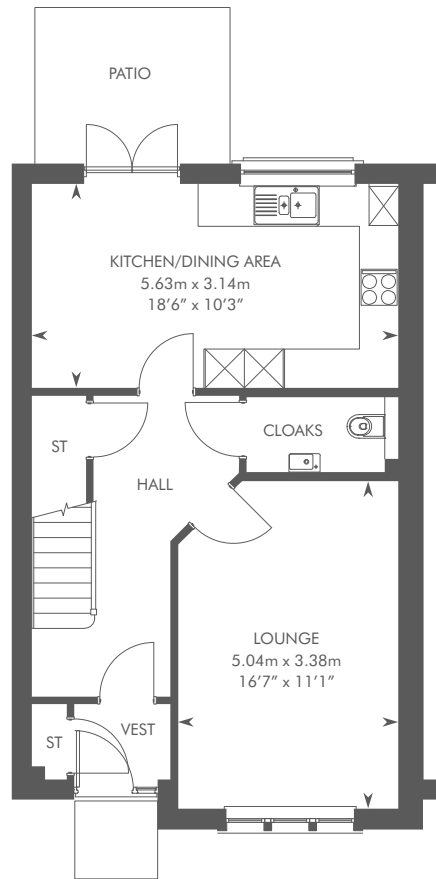
Computer Generated Image – A typical Avon

THE AVON ET1

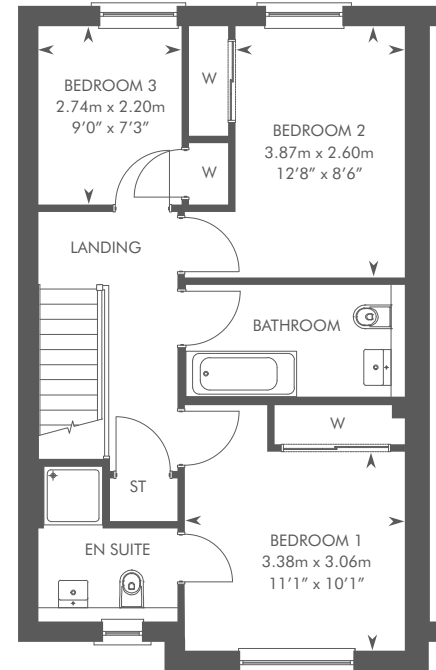
3 BEDROOM HOME



THE AVON ET1
 PLOTS 39, 41 – AS SHOWN
 PLOTS 42, 44 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Avon CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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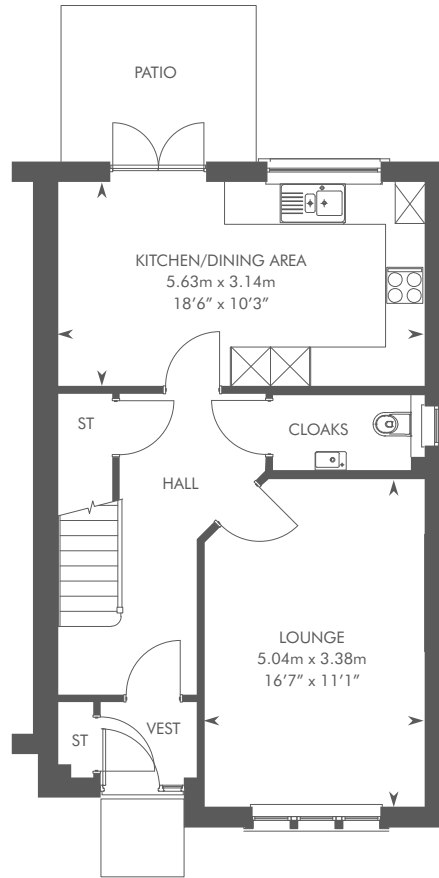
Computer Generated Image – A typical Avon

THE AVON ET2

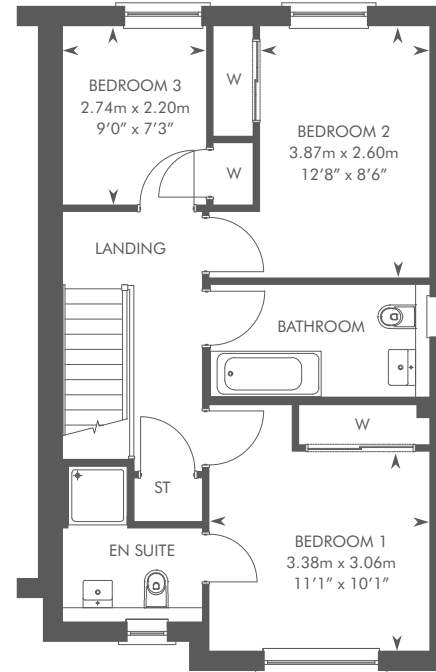
3 BEDROOM HOME



THE AVON ET2
 PLOTS 38, 40 – AS SHOWN
 PLOTS 43, 45 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Avon CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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Computer Generated Image – A typical Bargower

THE BARGOWER

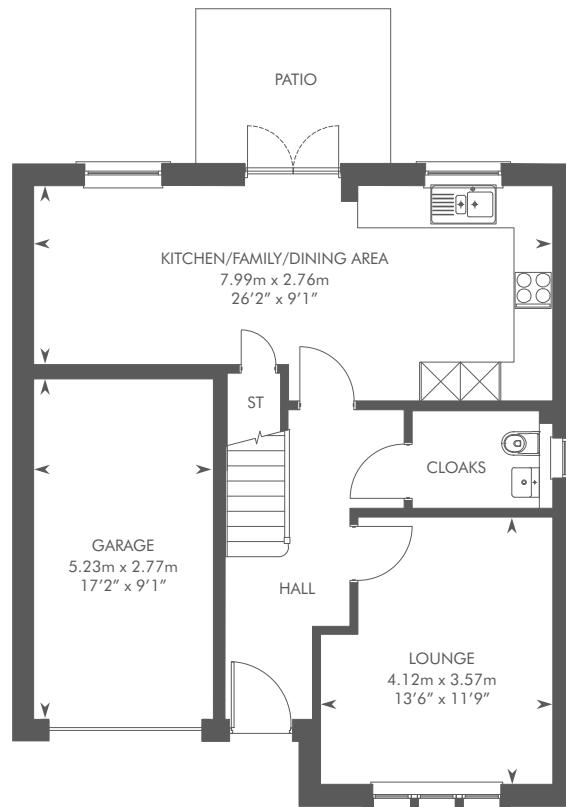
4 BEDROOM DETACHED HOME



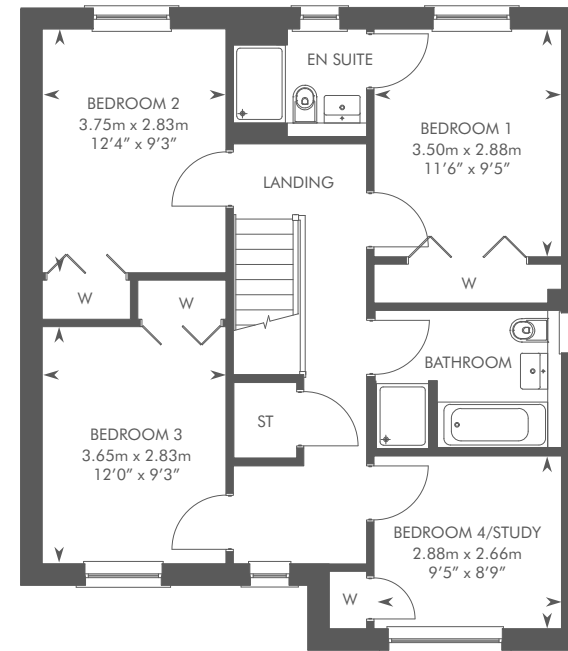
THE BARGOWER

PLOTS 6, 29, 55 – AS SHOWN

PLOTS 3, 24, 58 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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Computer Generated Image – A typical Barrie

THE BARRIE

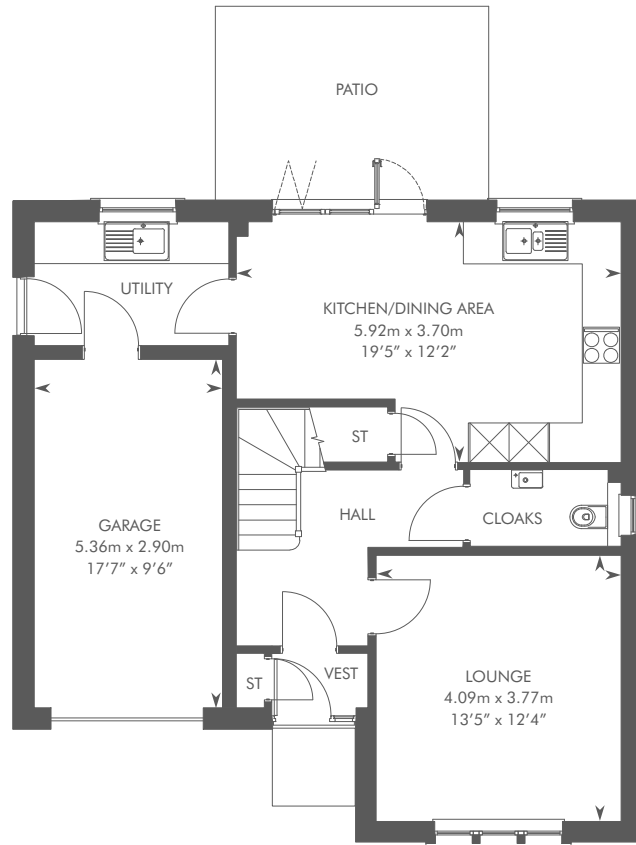
4 BEDROOM DETACHED HOME



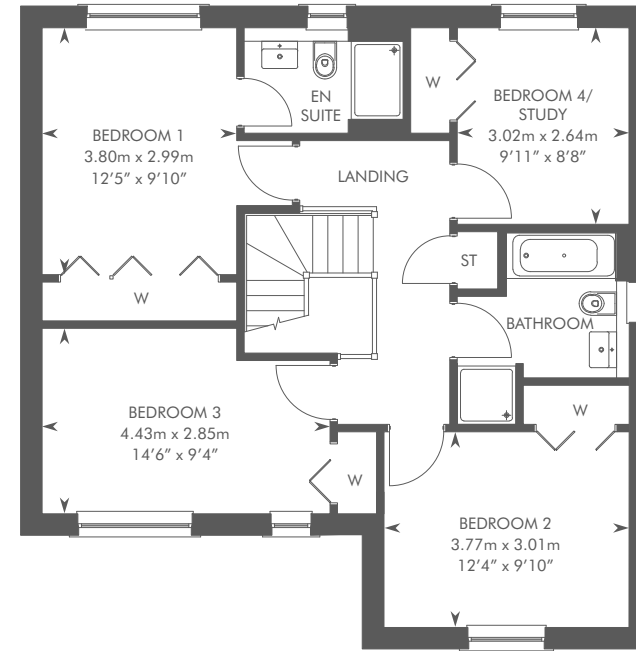
THE BARRIE

PLOTS 2, 17, 27, 57 – AS SHOWN

PLOTS 7, 12, 26, 56 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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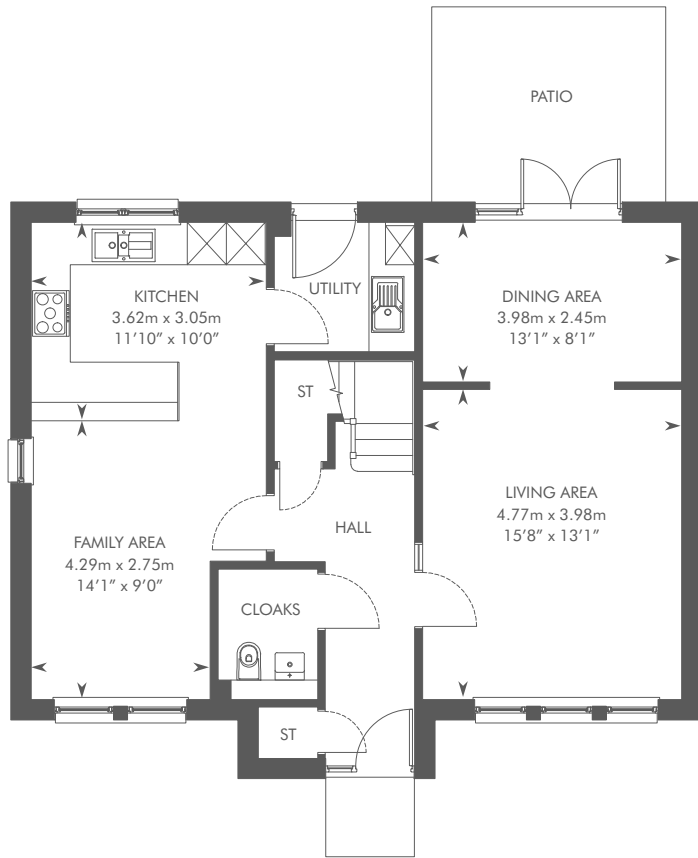
Computer Generated Image – A typical Campbell

THE CAMPBELL

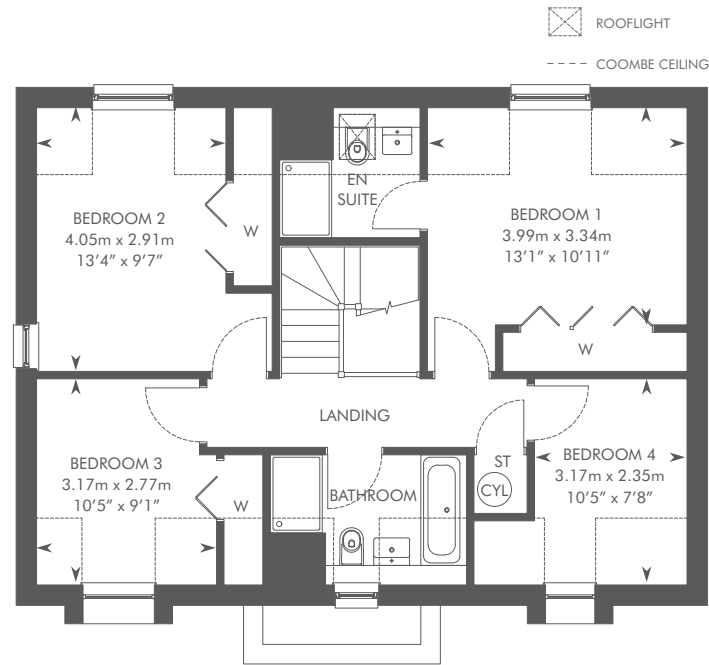
4 BEDROOM DETACHED HOME



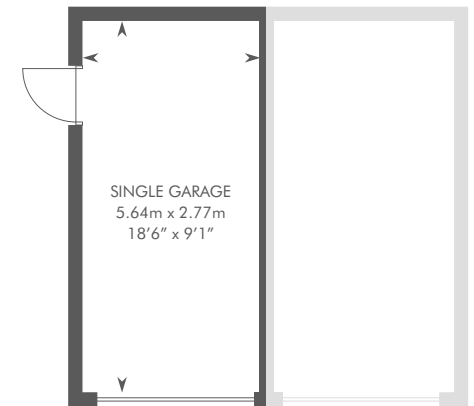
THE CAMPBELL
 PLOTS 9, 102 – AS SHOWN
 PLOT 103 – HANDED



GROUND FLOOR



FIRST FLOOR



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

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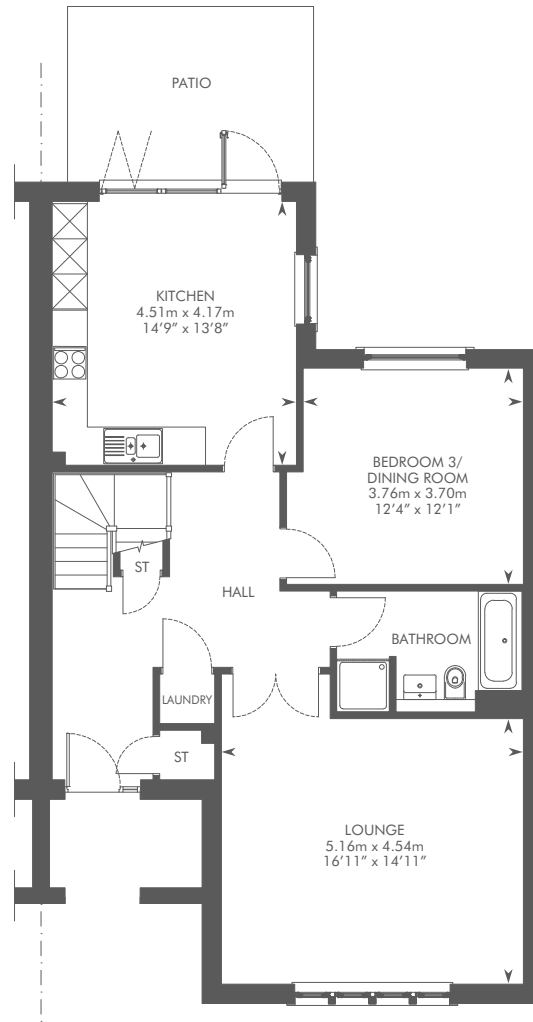
Computer Generated Image – A typical Murray

THE MURRAY ET1

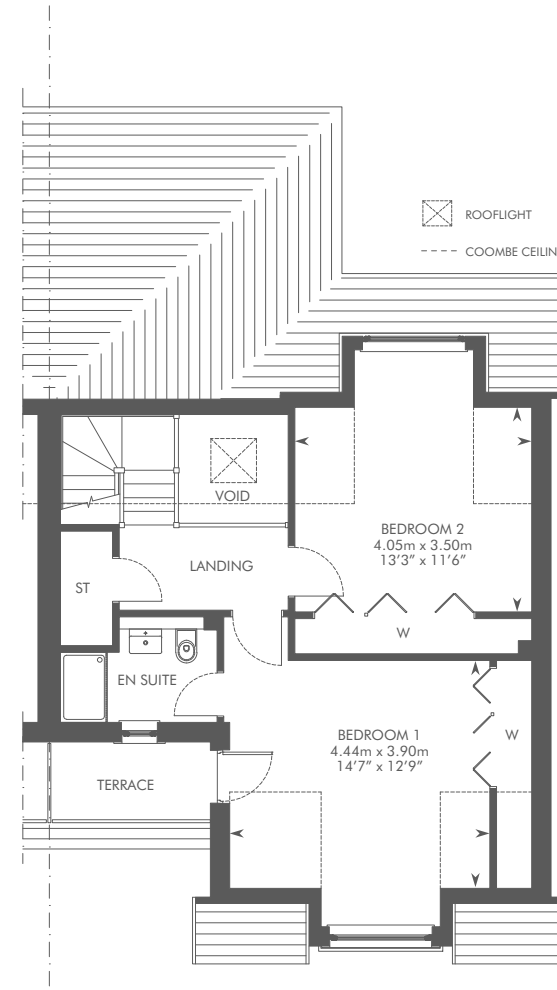
3 BEDROOM HOME



THE MURRAY ET1
 PLOT 35 – AS SHOWN
 PLOTS 48 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Murray CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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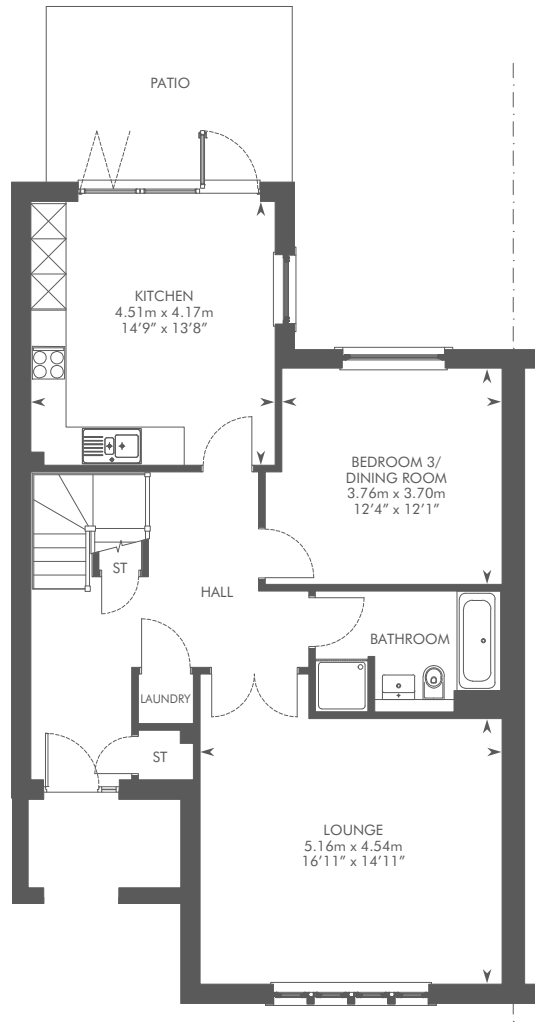
Computer Generated Image - A typical Murray

THE MURRAY ET2

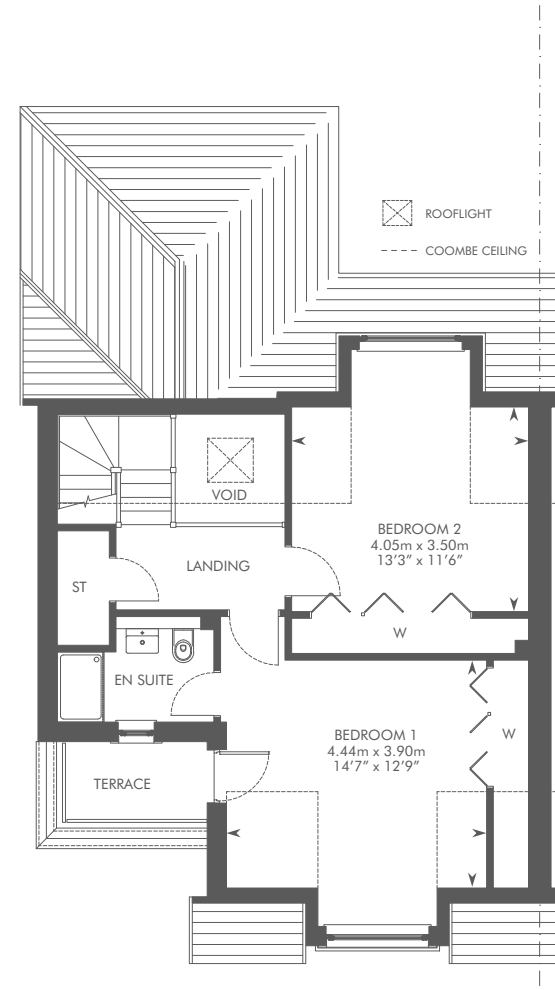
3 BEDROOM HOME



THE MURRAY ET2
 PLOTS 34, 37, 52 – AS SHOWN
 PLOTS 31, 46, 49 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Murray CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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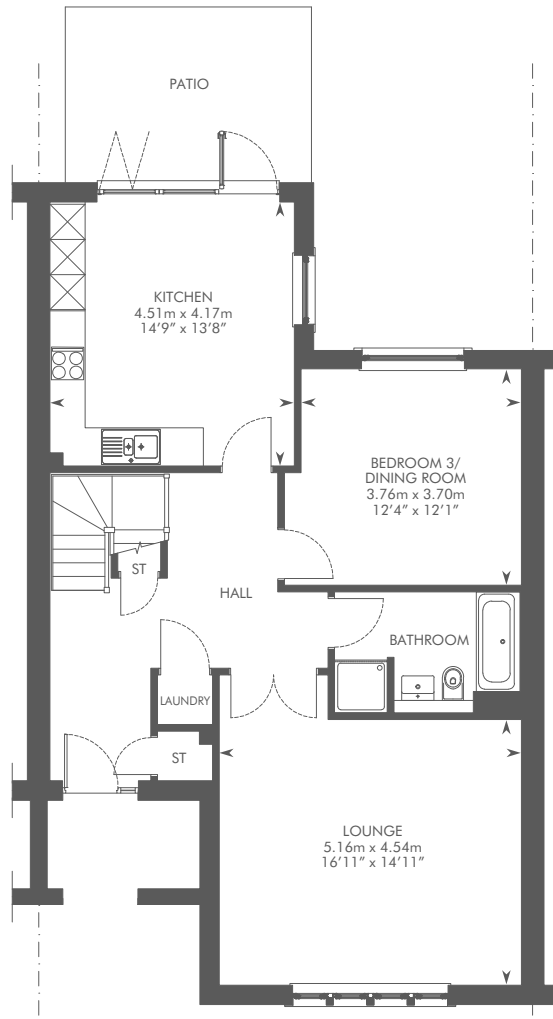
Computer Generated Image – A typical Murray

THE MURRAY MT1

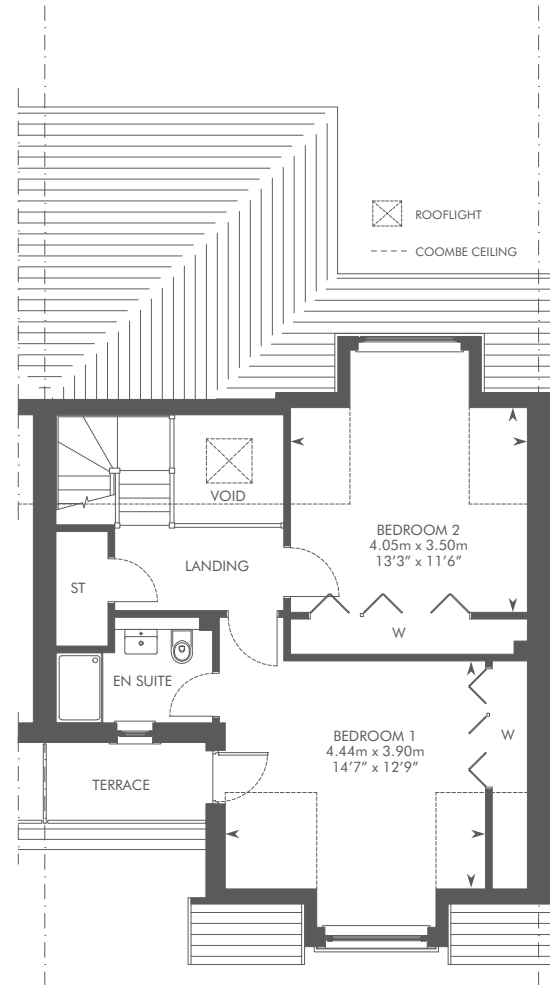
3 BEDROOM HOME



THE MURRAY MT1
 PLOTS 32, 47, 50 – AS SHOWN
 PLOTS 33, 36, 51 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Murray CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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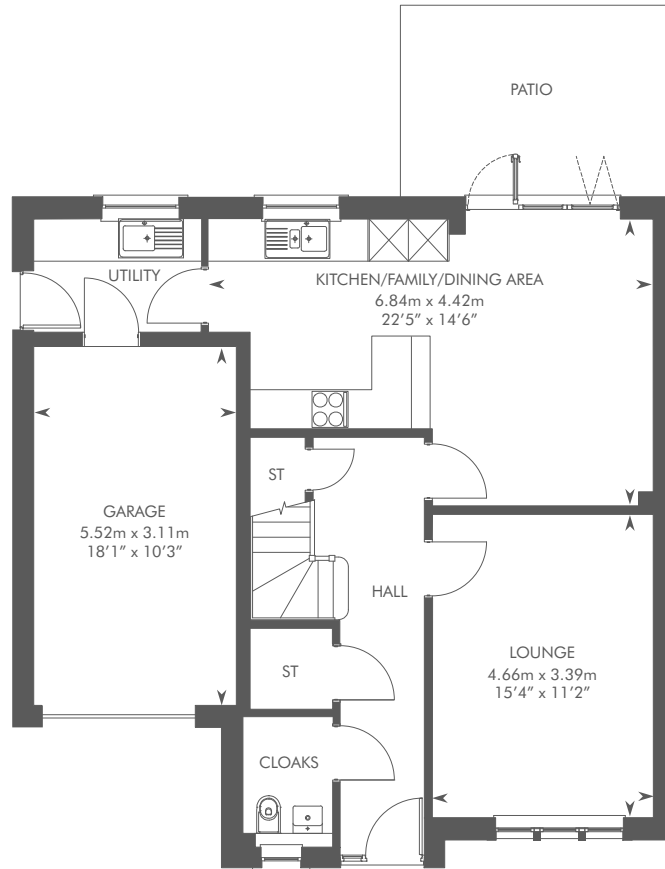
Computer Generated Image – A typical Bryce

THE BRYCE

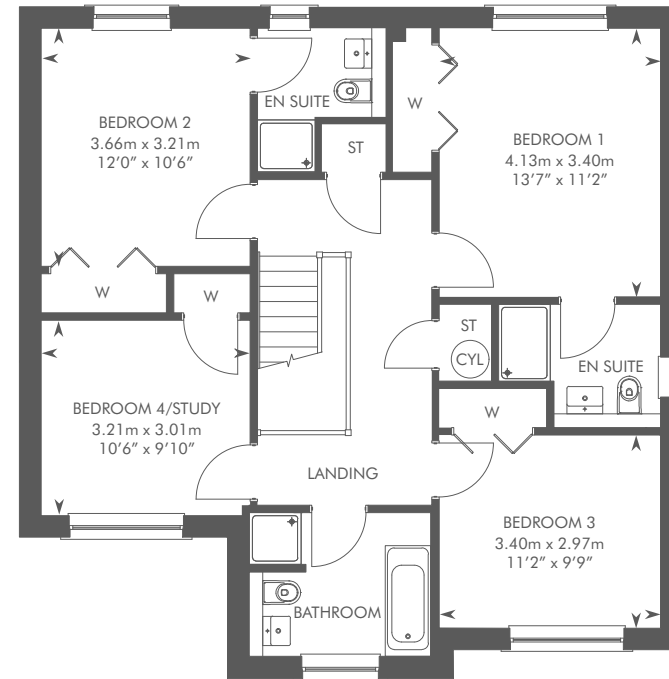
4 BEDROOM DETACHED HOME



THE BRYCE
 PLOT 59 – AS SHOWN
 PLOT 54 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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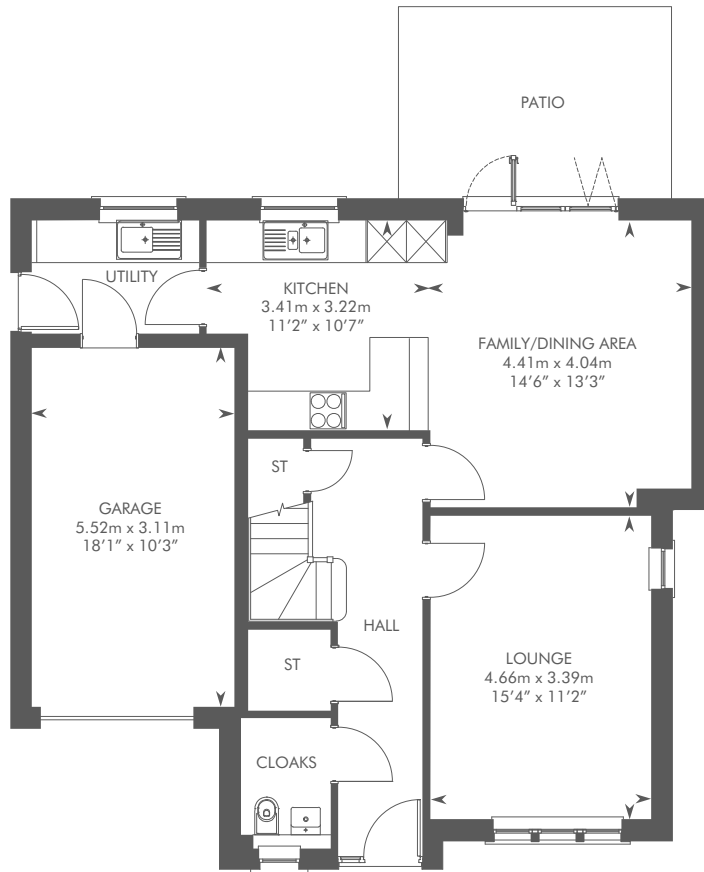
Computer Generated Image – A typical Cairn

THE CAIRN

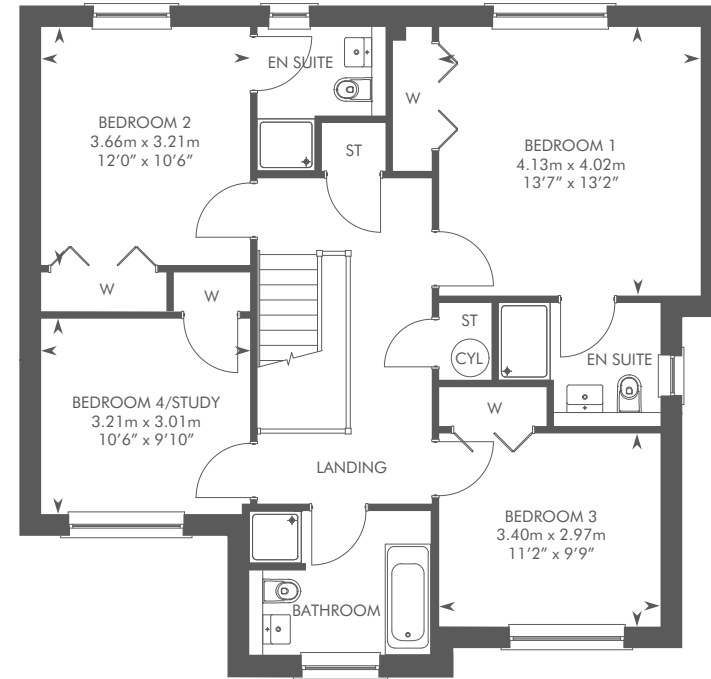
4 BEDROOM DETACHED HOME



THE CAIRN
 PLOT 98 – AS SHOWN
 PLOT 97 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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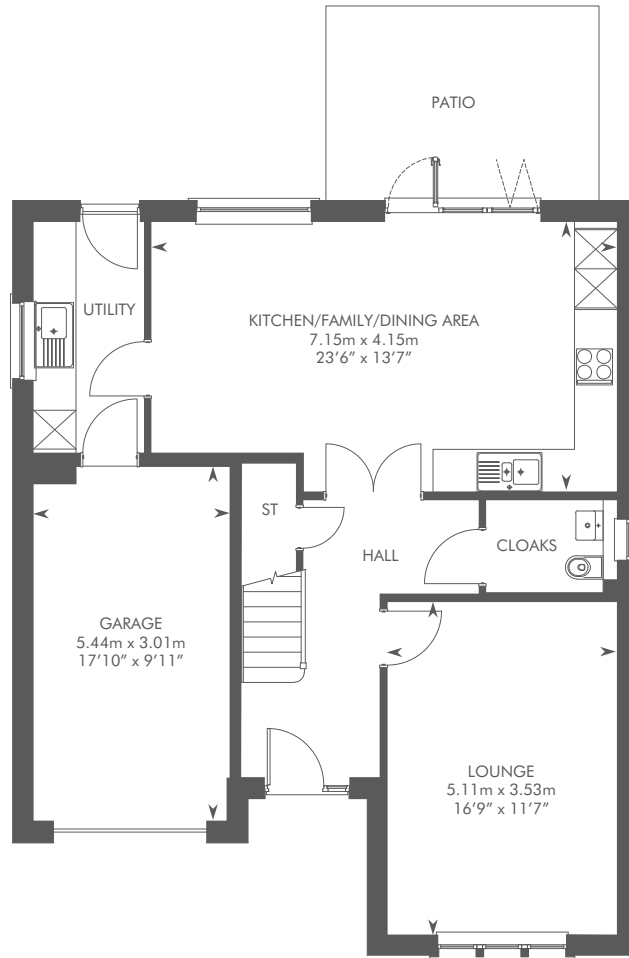


THE COLVILLE

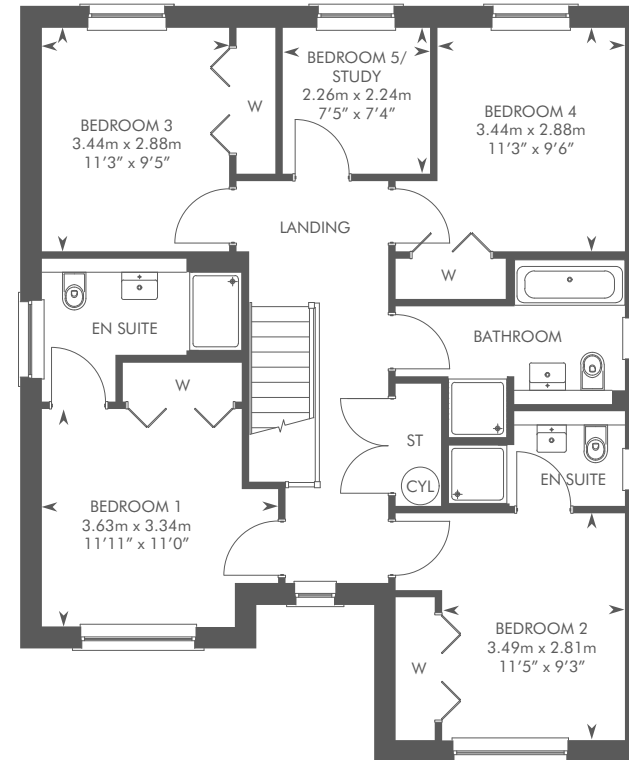
5 BEDROOM DETACHED HOME



THE COLVILLE
 PLOTS 4, 25 – AS SHOWN
 PLOTS 5, 28 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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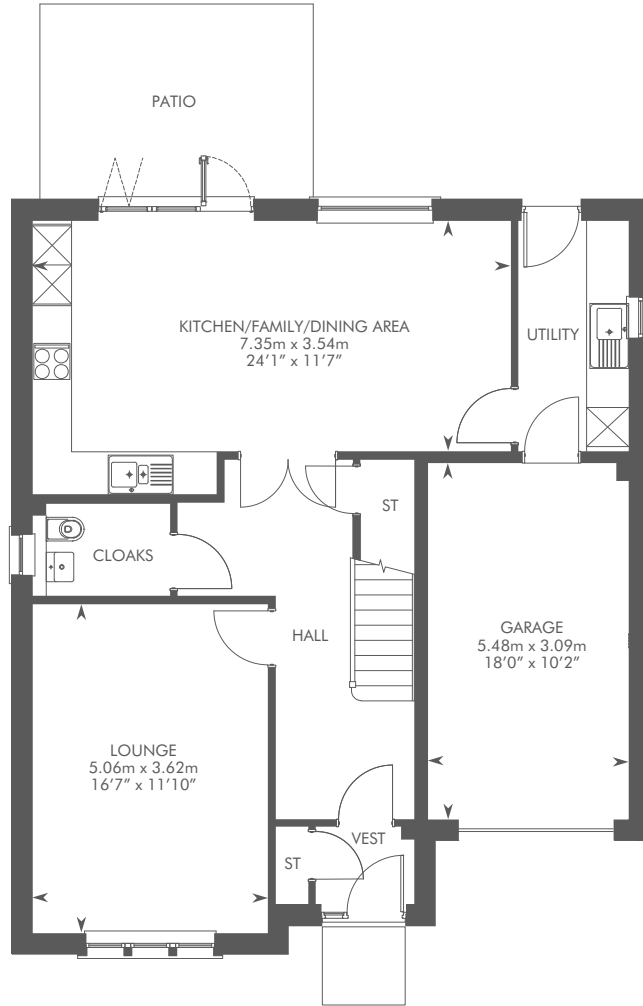


THE CRICHTON

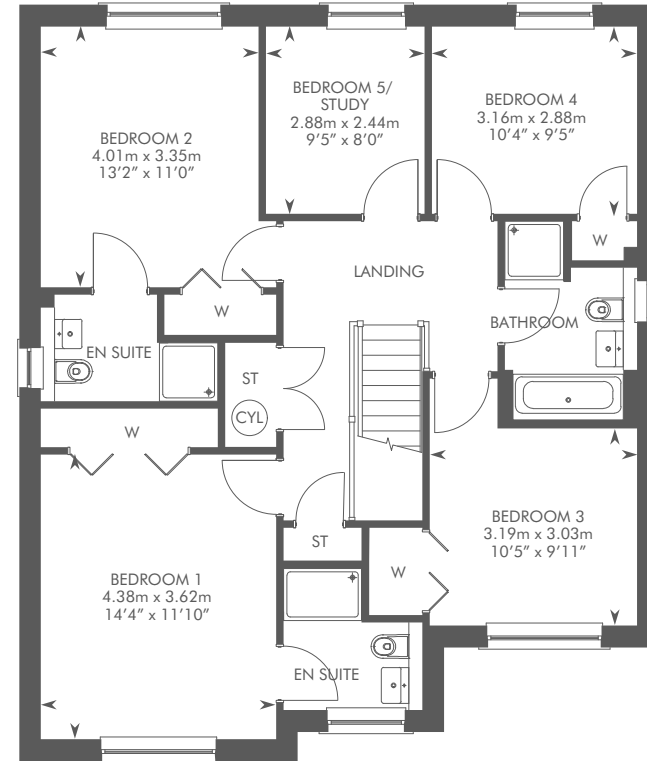
5 BEDROOM DETACHED HOME



THE CRICHTON
 PLOTS 16, 99 – AS SHOWN
 PLOTS 13, 96 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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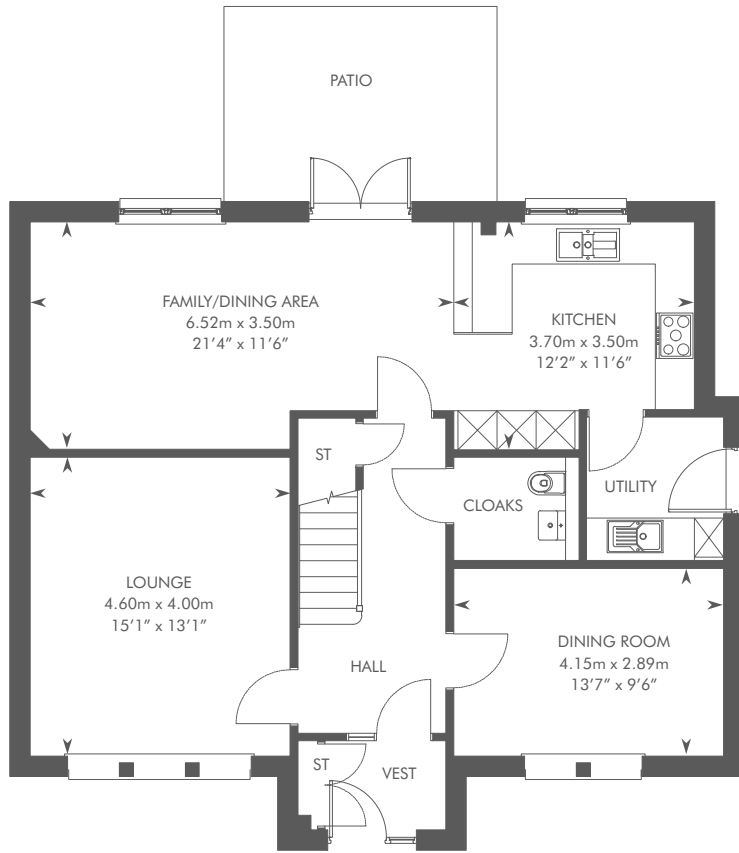
Computer Generated Image – A typical Hamilton

THE HAMILTON

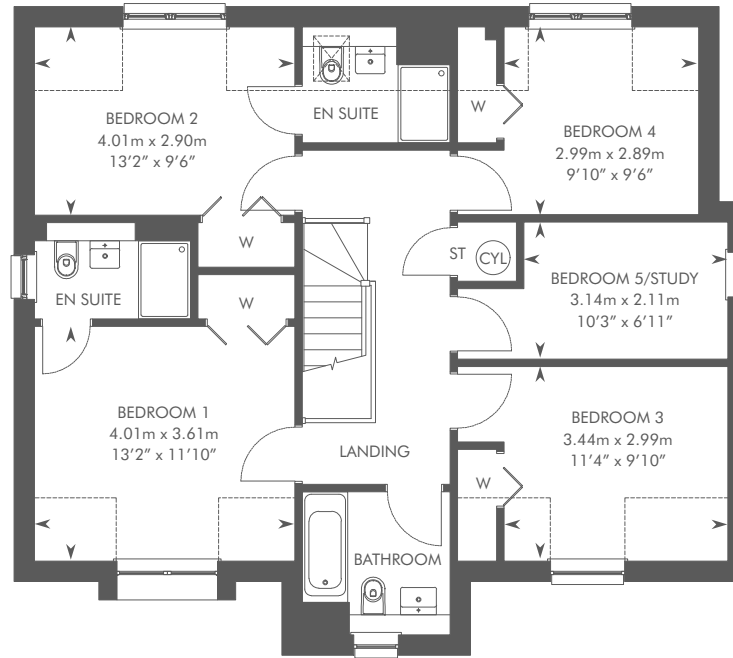
5 BEDROOM DETACHED HOME



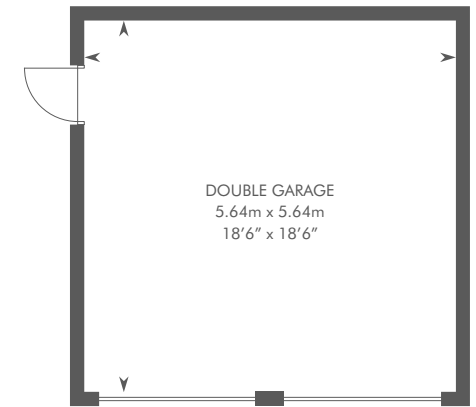
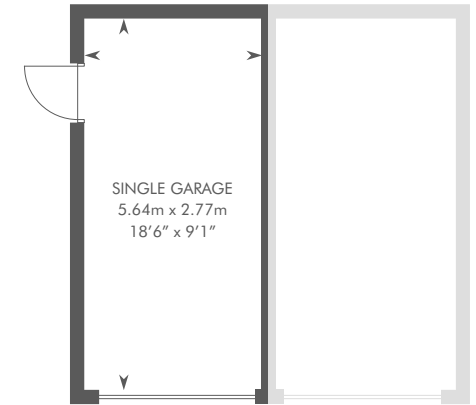
THE HAMILTON
 PLOTS 10, 22 – AS SHOWN
 PLOT 19 – HANDED



GROUND FLOOR



FIRST FLOOR



☒ ROOFLIGHT
 - - - COOMBE CEILING

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

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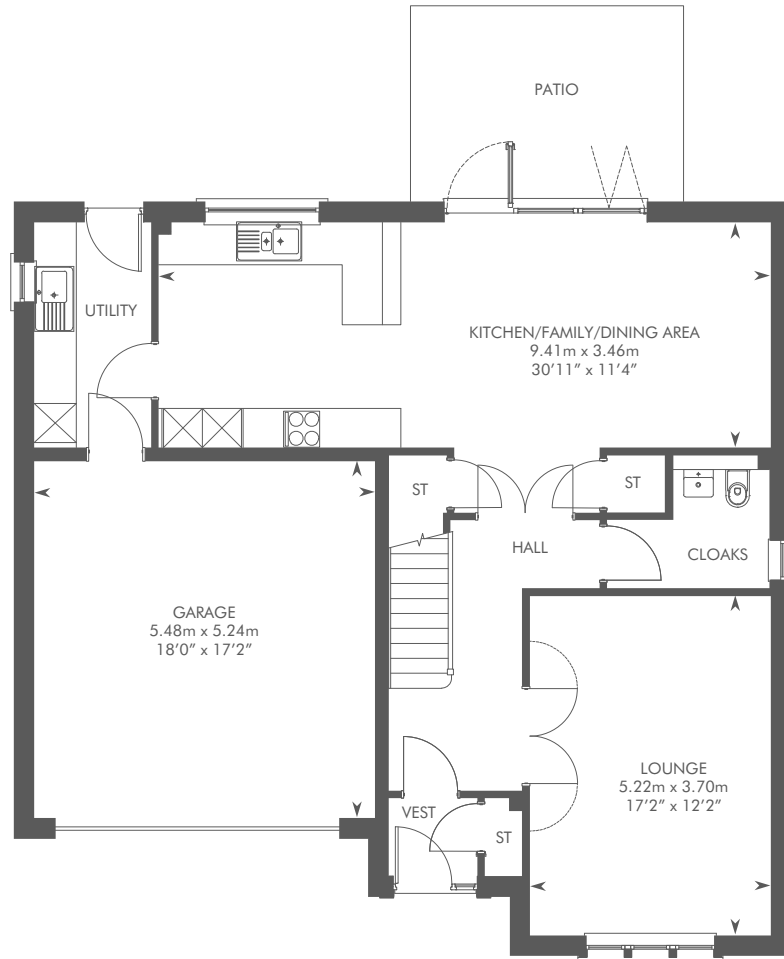
Computer Generated Image – A typical Garvie

THE GARVIE

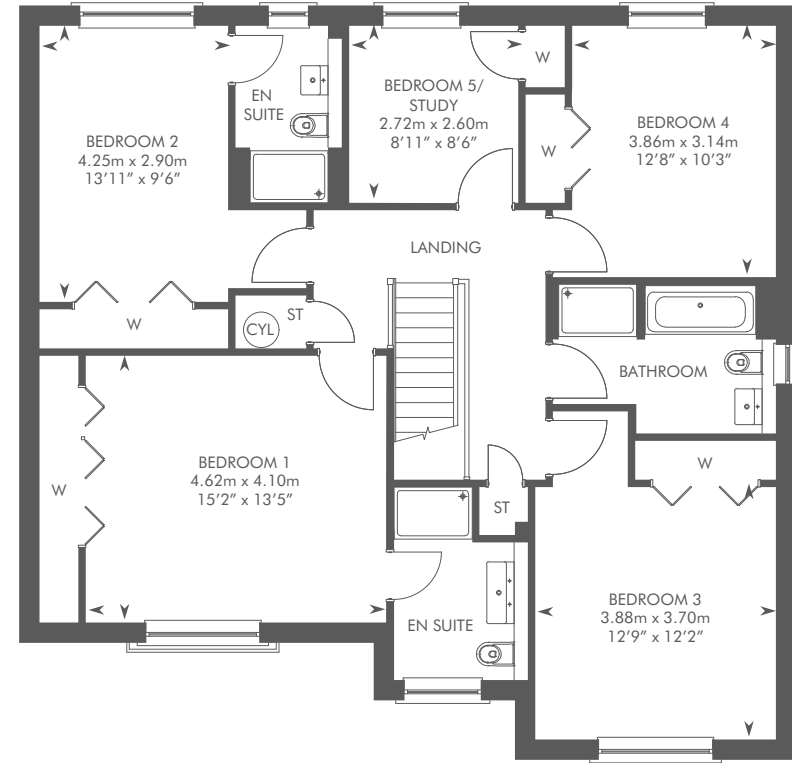
5 BEDROOM DETACHED HOME



THE GARVIE
 PLOTS 15, 84, 100 – AS SHOWN
 PLOTS 14, 83, 95 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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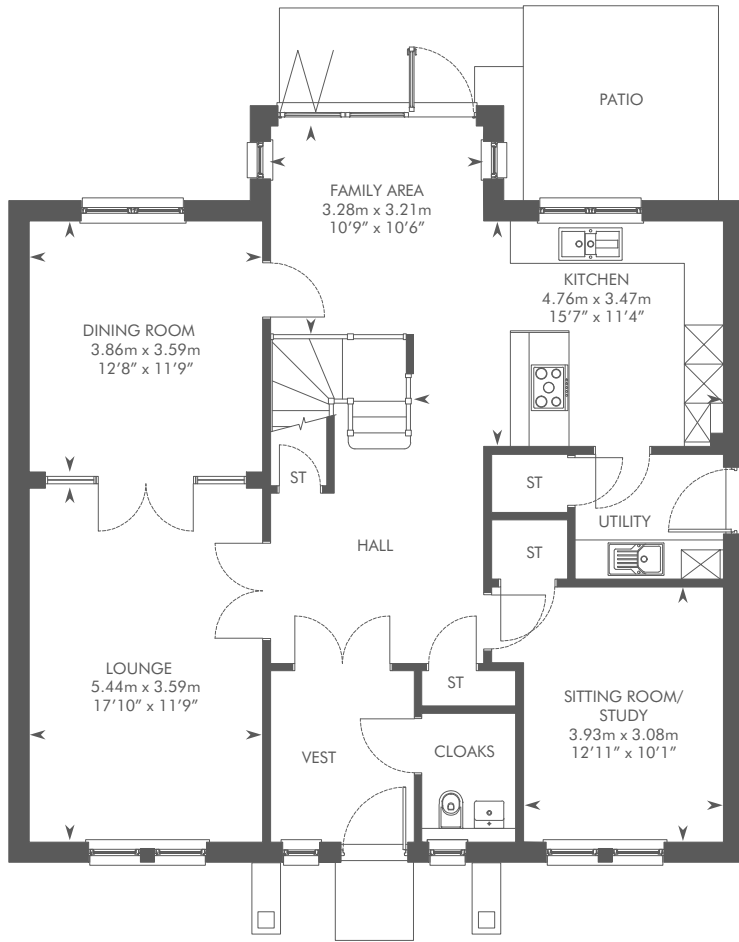
Computer Generated Image – A typical McNeil

THE MCNEIL

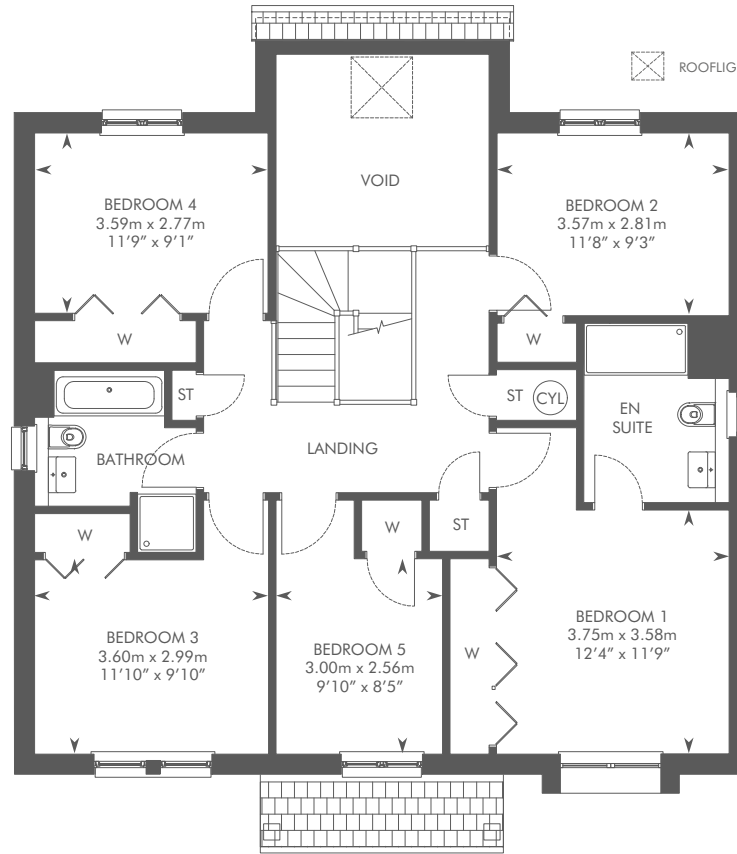
5 BEDROOM DETACHED HOME WITH STUDY



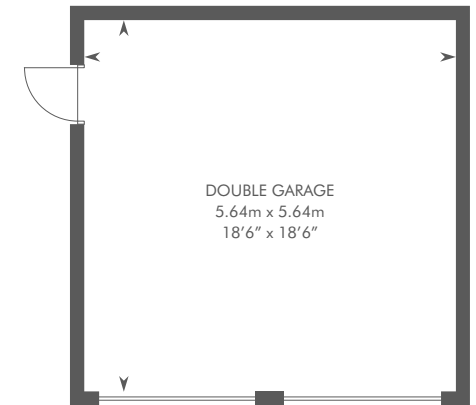
THE MCNEIL
 PLOTS 75, 76, 91, 92 – AS SHOWN
 PLOTS 79, 87, 88 – HANDED



GROUND FLOOR



FIRST FLOOR



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

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Computer Generated Image – A typical Gordon

THE GORDON

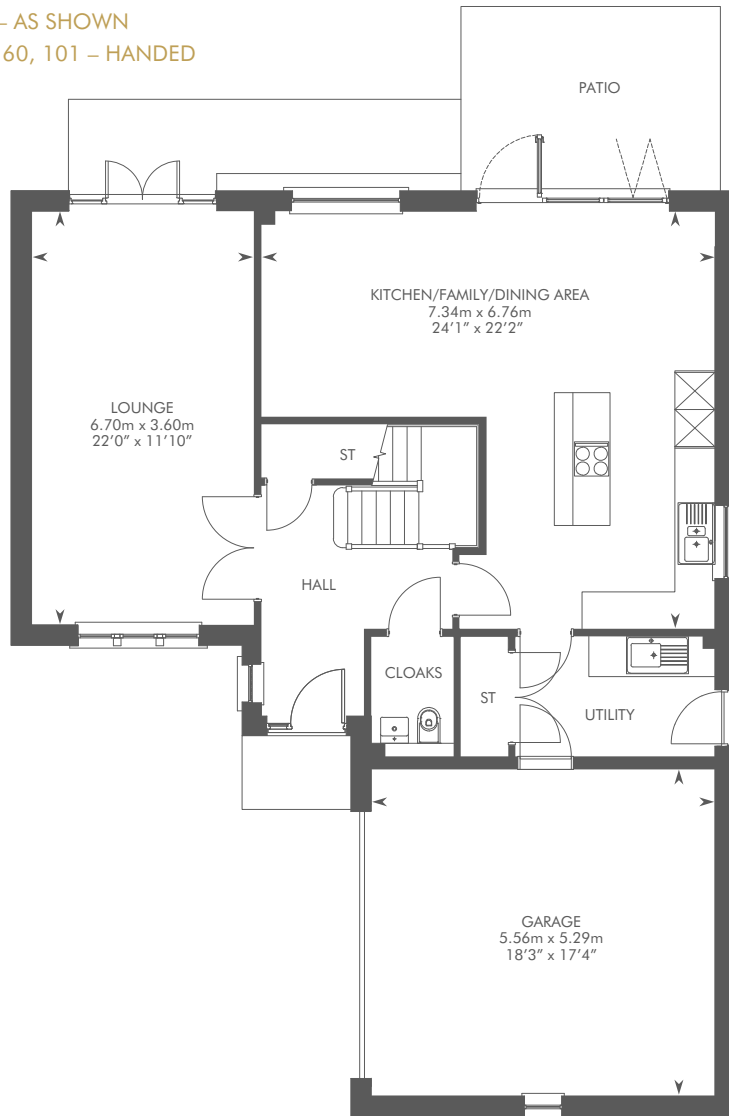
5 BEDROOM DETACHED HOME



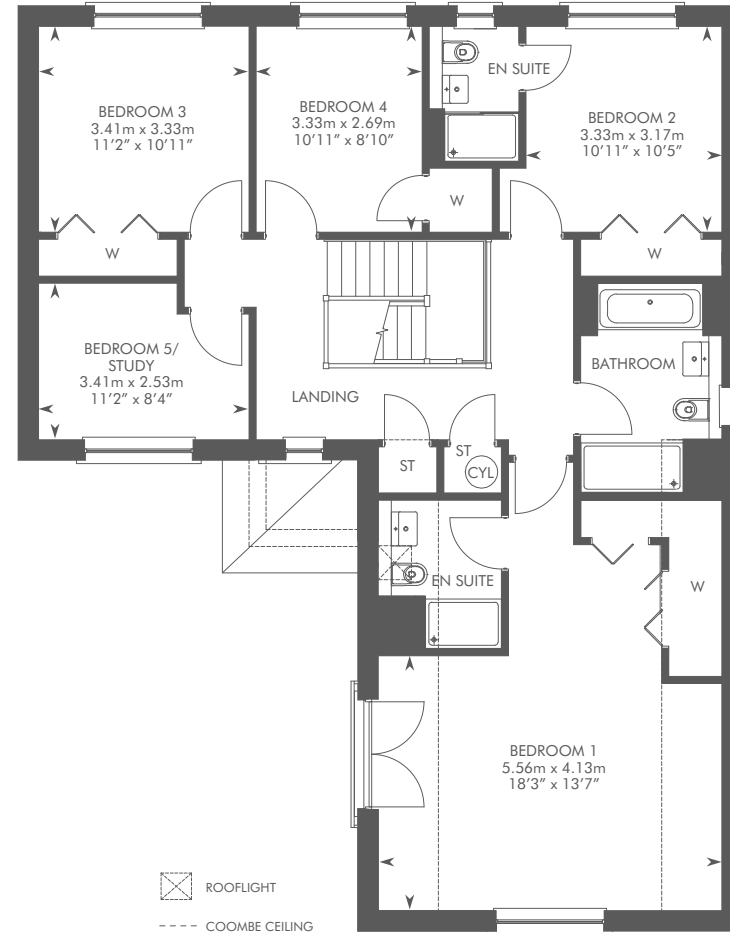
THE GORDON

PLOTS 8, 23, 53, 94 – AS SHOWN

PLOTS 1, 11, 18, 30, 60, 101 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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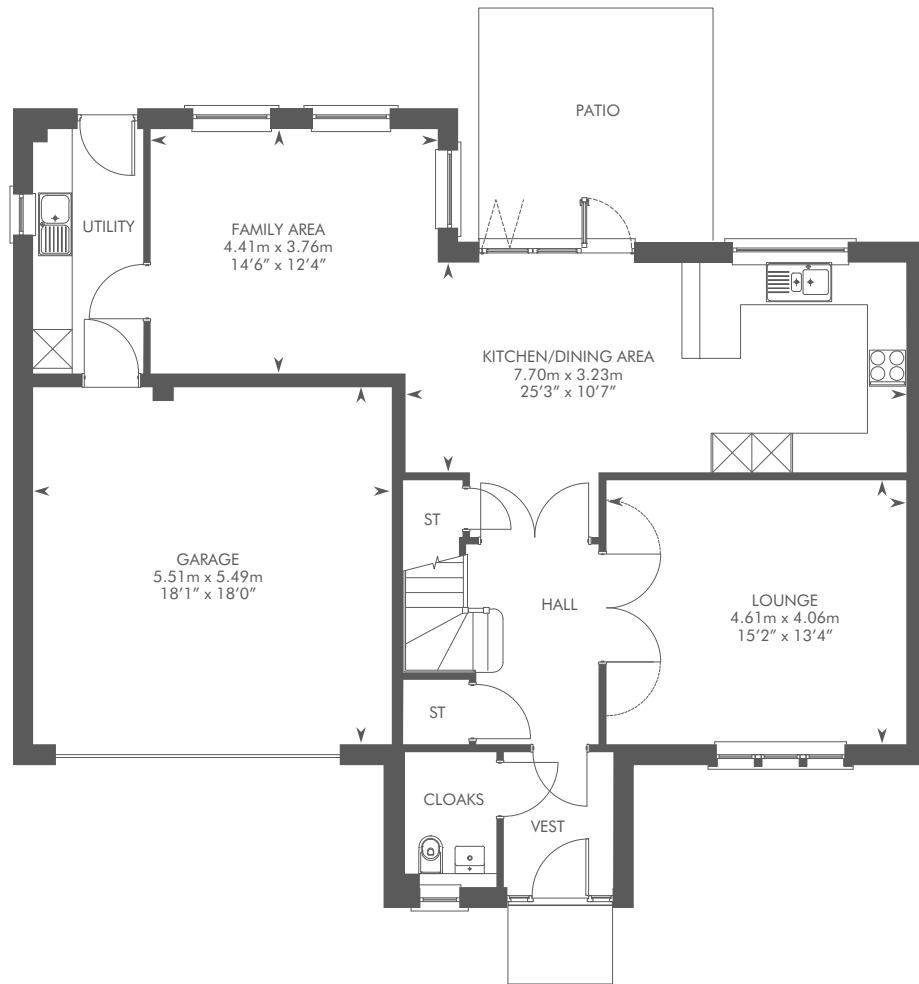
Computer Generated Image – A typical Kennedy

THE KENNEDY

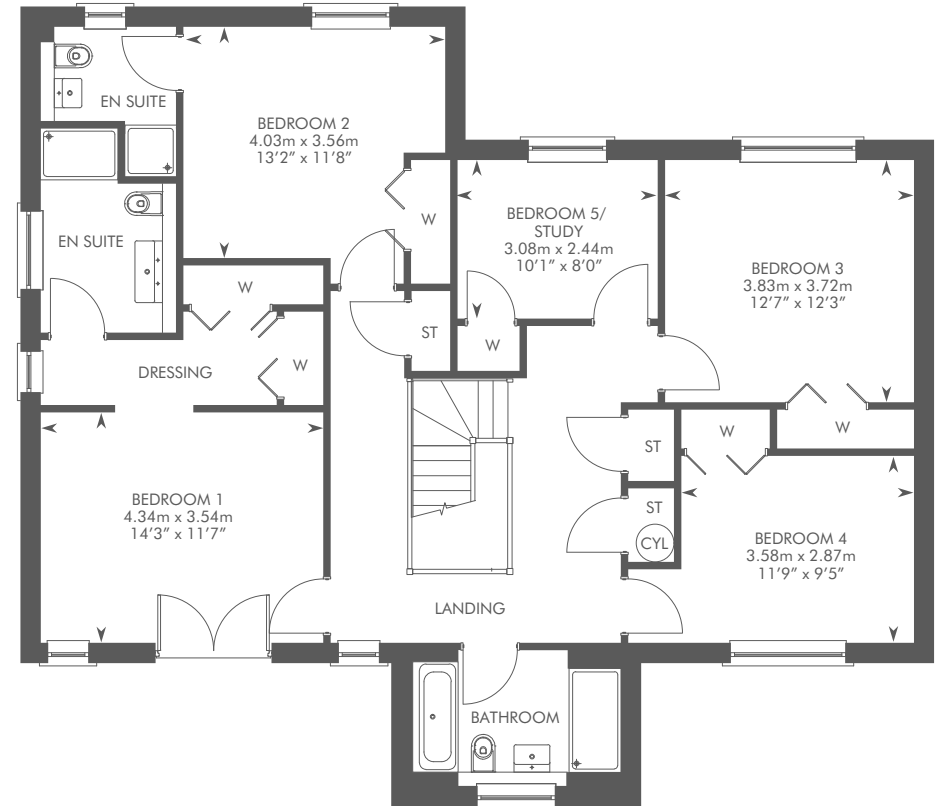
5 BEDROOM DETACHED HOME



THE KENNEDY
PLOTS 71, 72, 82 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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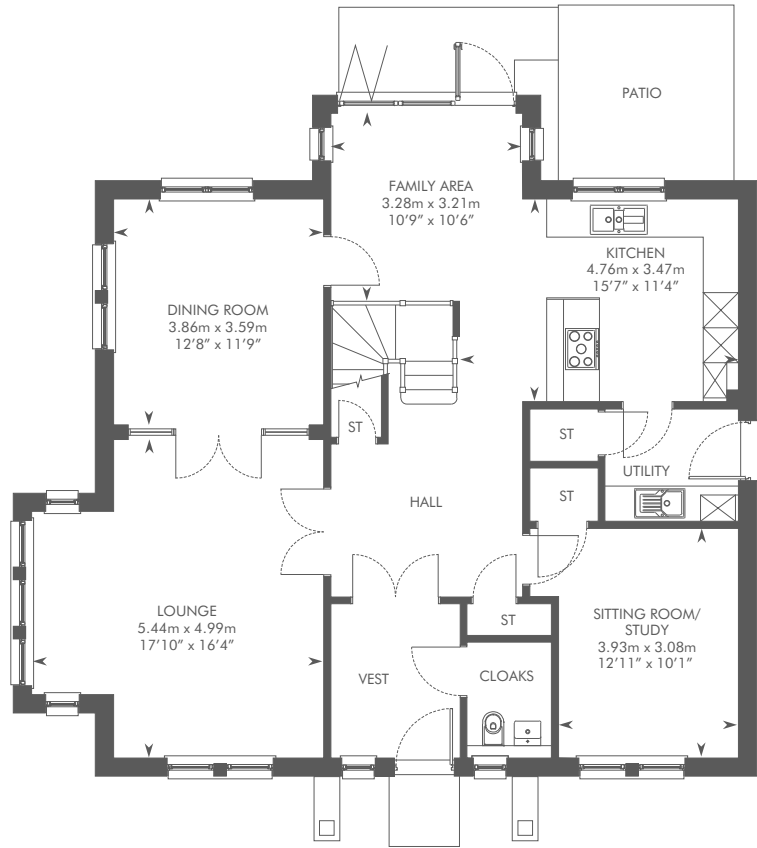
Computer Generated Image – A typical Milne

THE MILNE

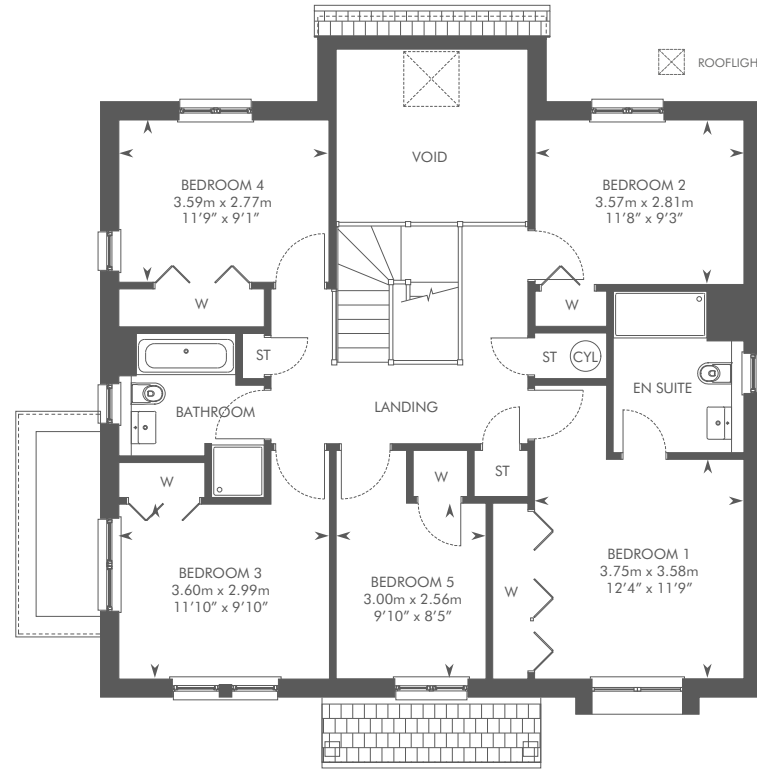
5 BEDROOM DETACHED HOME WITH STUDY



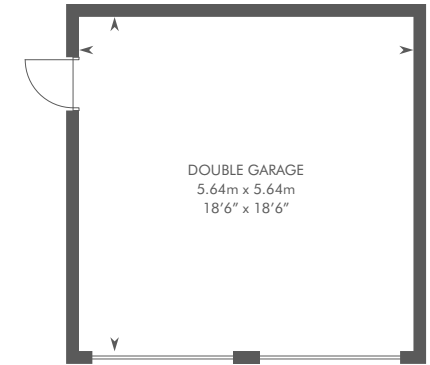
THE MILNE
 PLOTS 85, 90 – AS SHOWN
 PLOT 89 – HANDED



GROUND FLOOR



FIRST FLOOR



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

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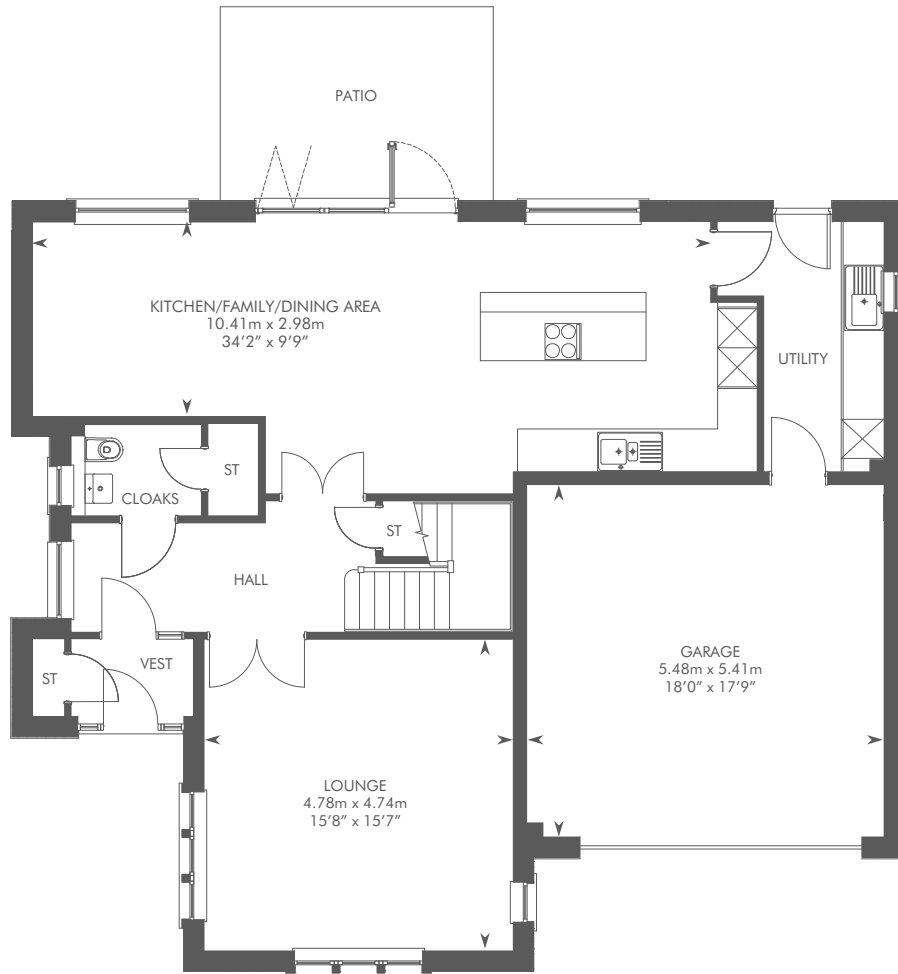
Computer Generated Image – A typical Lowther BE

THE LOWTHER BE

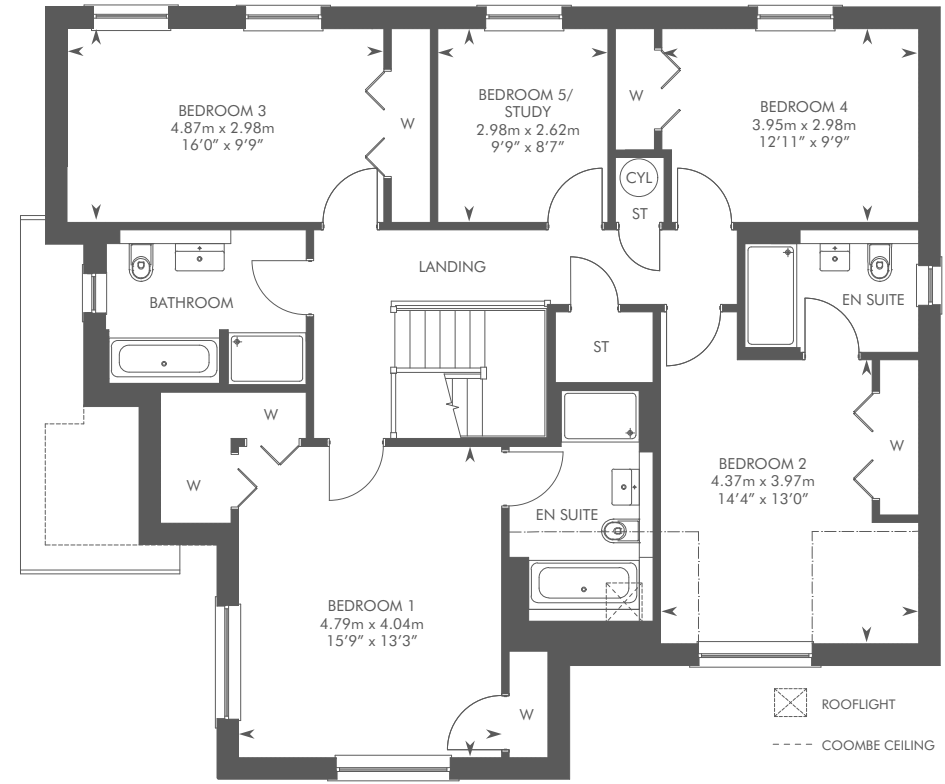
5 BEDROOM DETACHED HOME



THE LOWTHER BE
PLOT 73 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Lowther CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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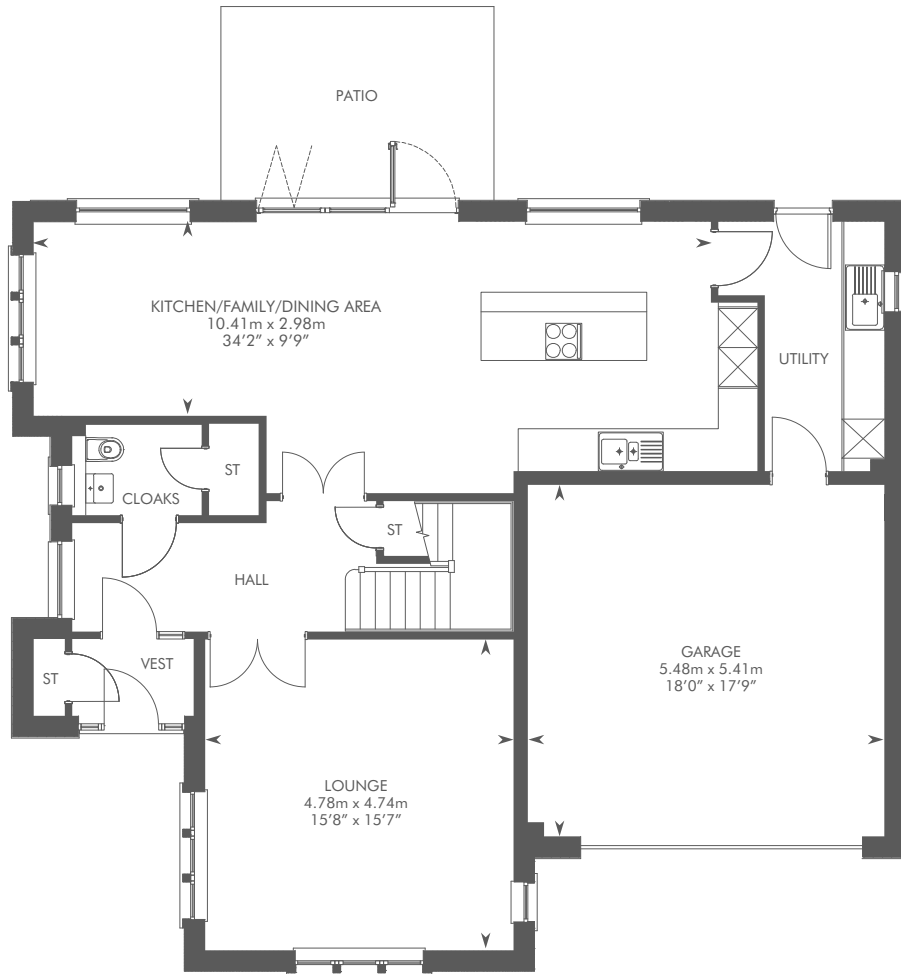
Computer Generated Image – A typical Lowther X

THE LOWTHER X

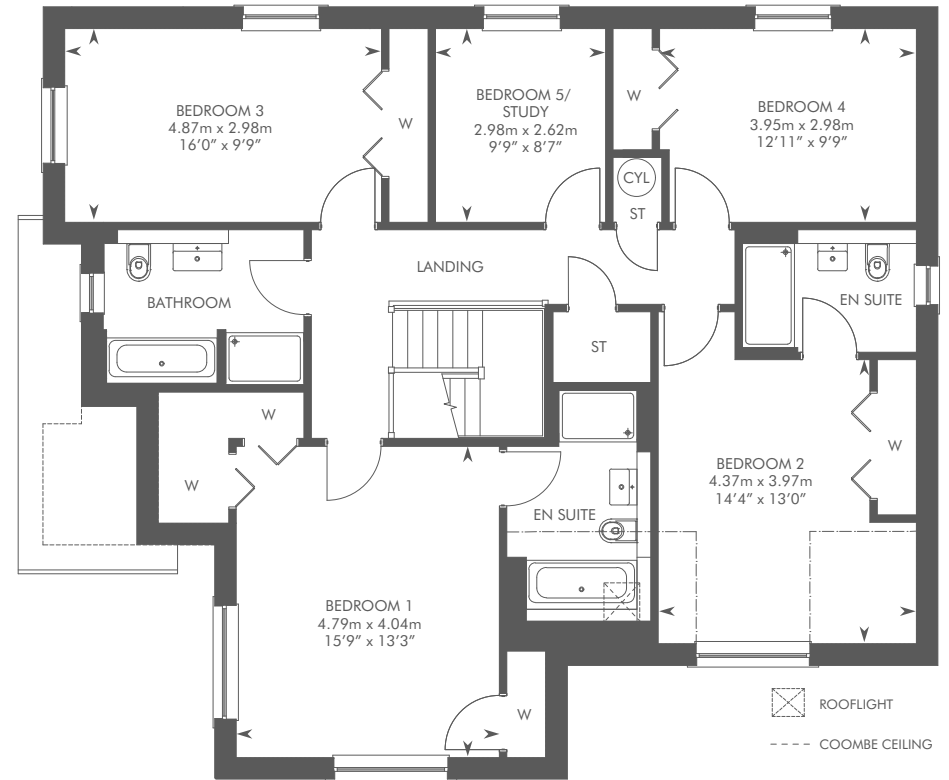
5 BEDROOM DETACHED HOME



THE LOWTHER X
 PLOT 81 – AS SHOWN
 PLOT 69 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. The Lowther CGI shown is for illustrative purposes only. Please ask your Sales Consultant for plot specific details.

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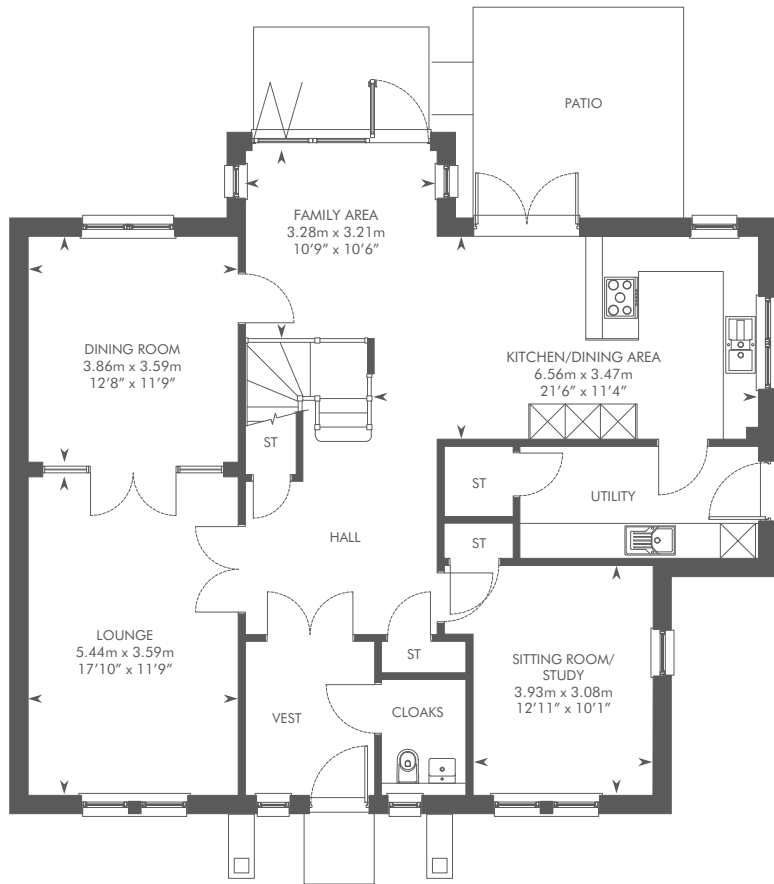
Computer Generated Image – A typical Stevenson

THE STEVENSON

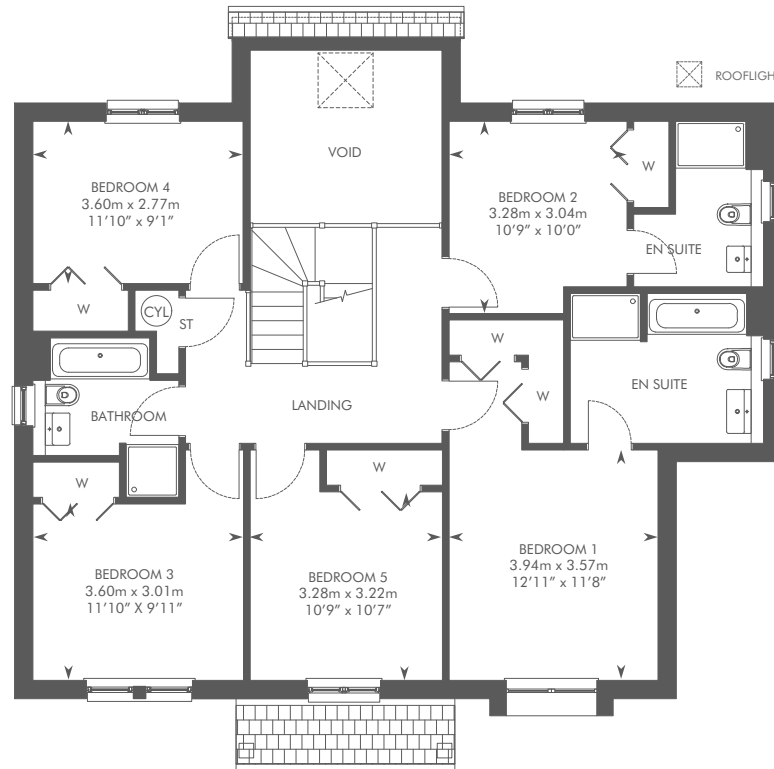
5 BEDROOM DETACHED HOME WITH STUDY



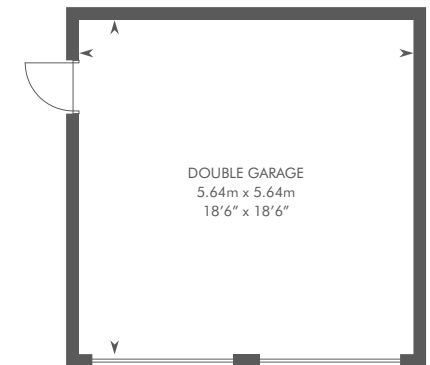
THE STEVENSON
 PLOT 110 – AS SHOWN
 PLOT 109 – HANDED



GROUND FLOOR



FIRST FLOOR



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

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Computer Generated Image – A typical Thompson

THE THOMPSON

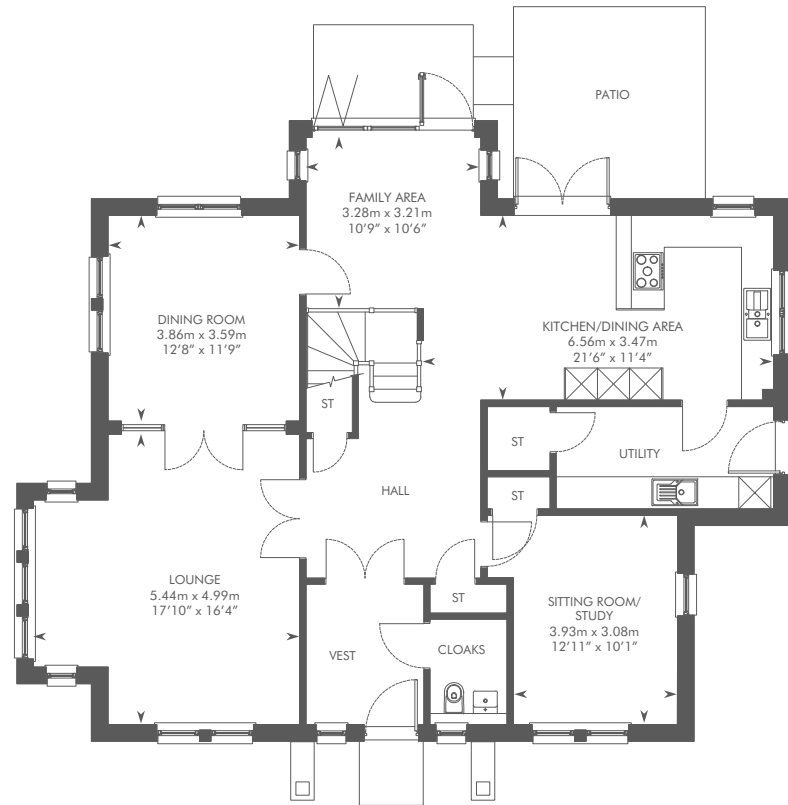
5 BEDROOM DETACHED HOME WITH STUDY



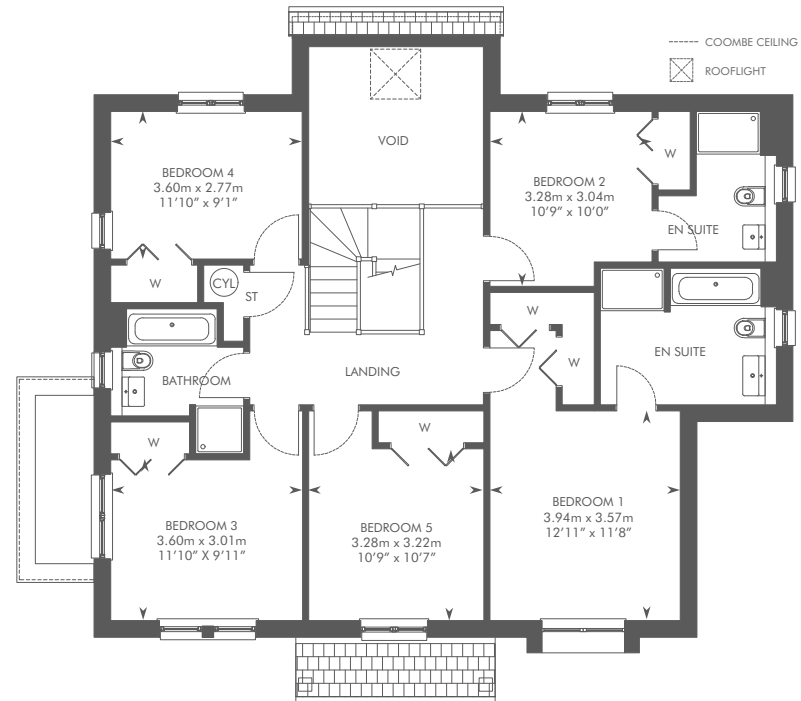
THE THOMPSON

PLOTS 77, 80, 86, 106, 112 – AS SHOWN

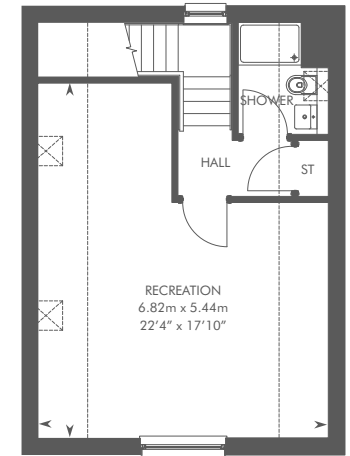
PLOTS 74, 78, 93, 107 – HANDED



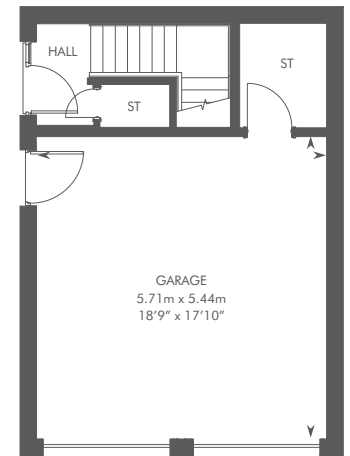
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

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

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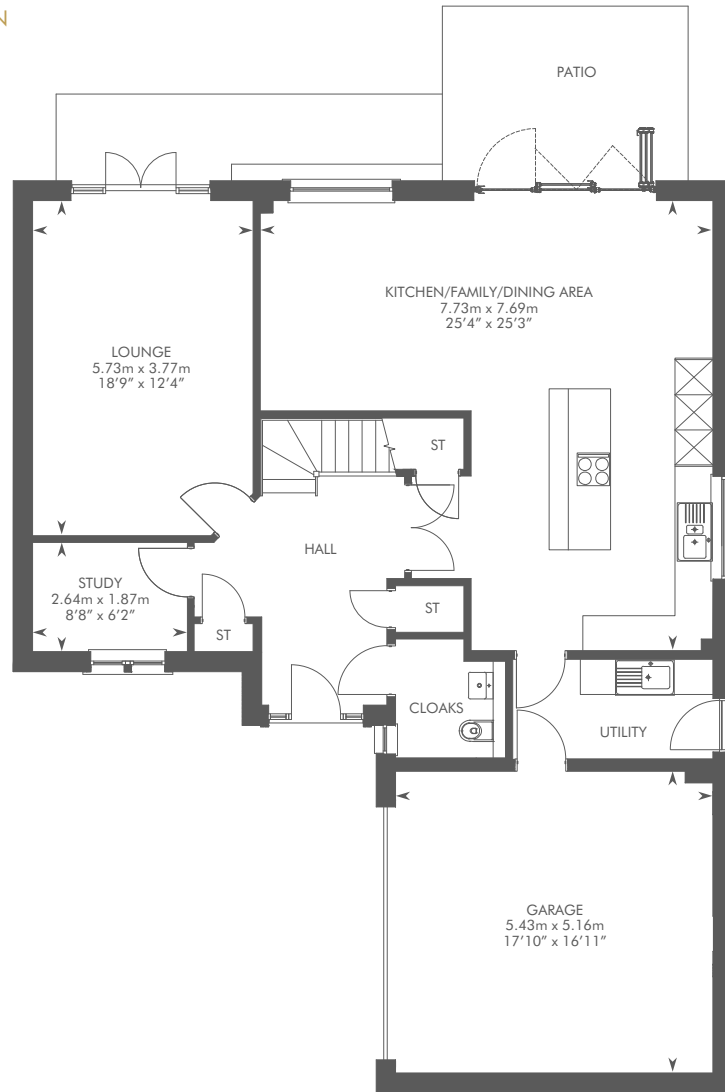
Computer Generated Image – A typical Melville

THE MELVILLE

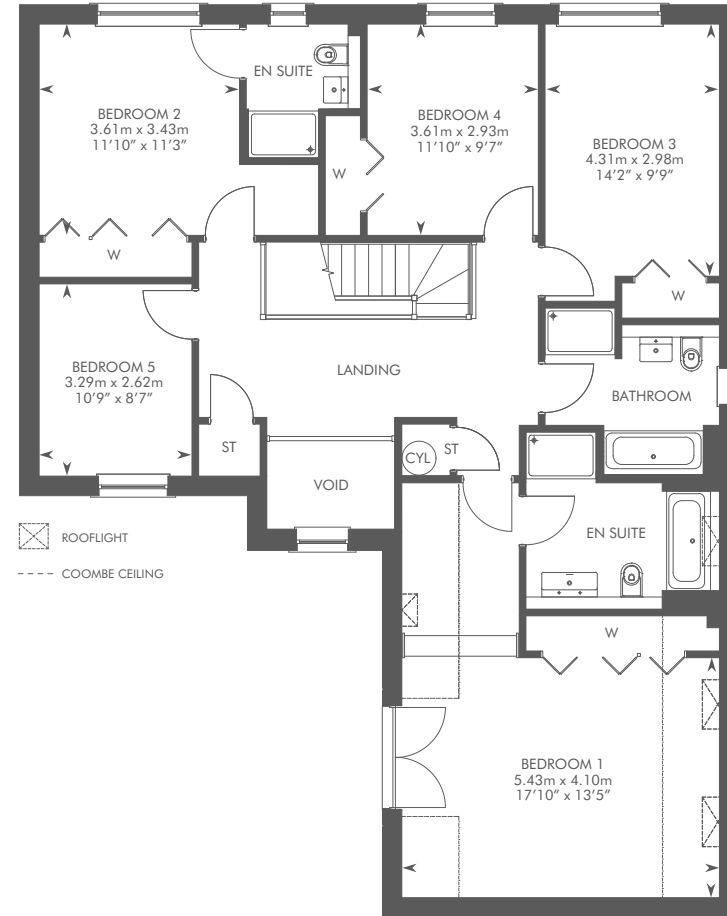
5 BEDROOM DETACHED HOME WITH STUDY



THE MELVILLE
PLOT 70 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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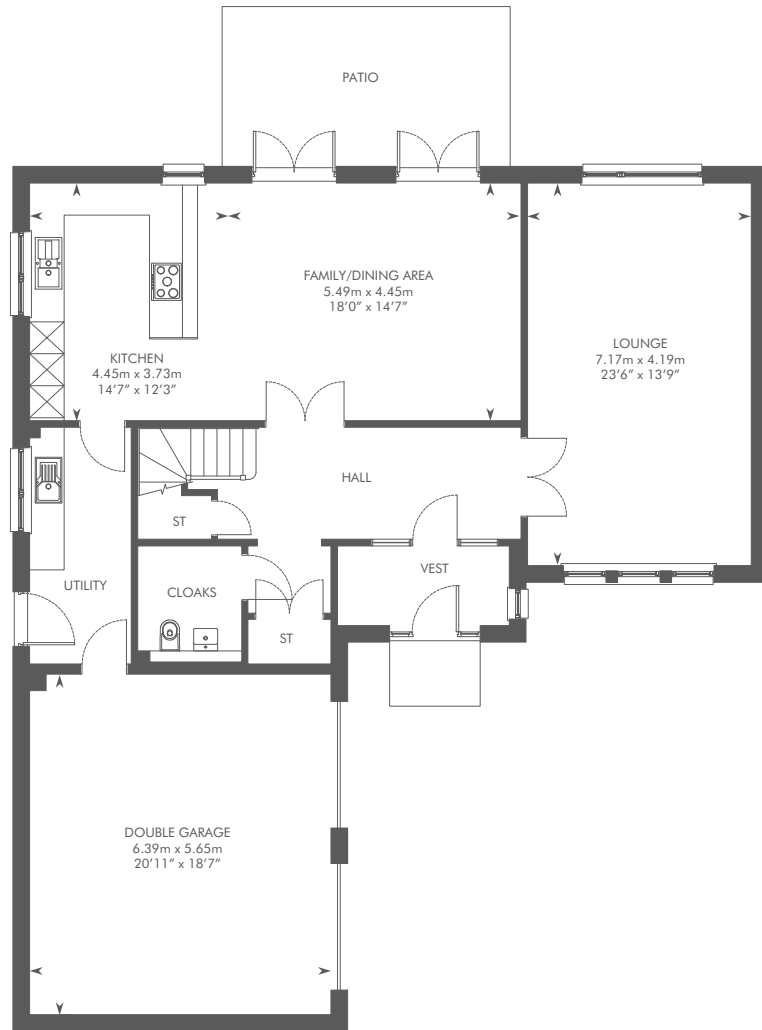
Computer Generated Image – A typical Tranter

THE TRANTER

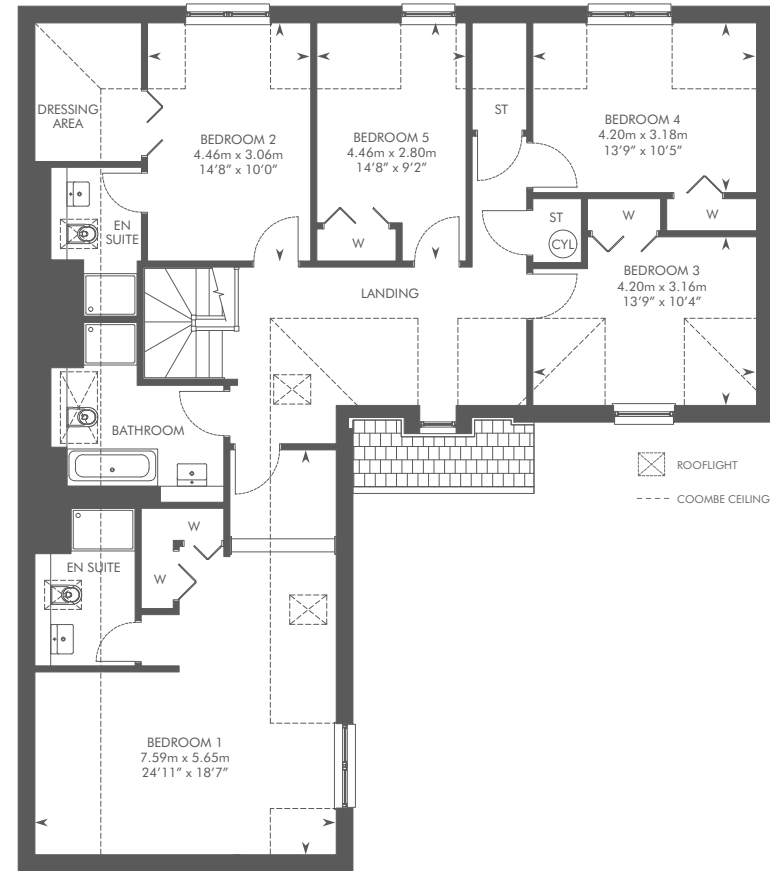
5 BEDROOM DETACHED HOME



THE TRANTER
 PLOT 111 – AS SHOWN
 PLOT 108 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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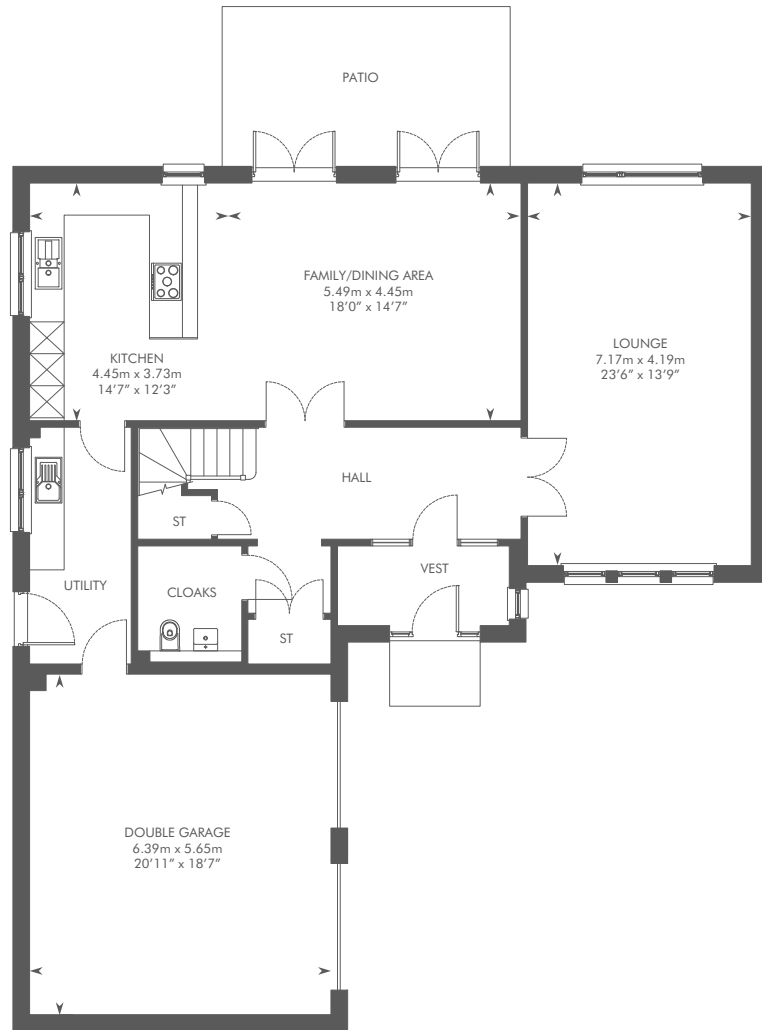
Computer Generated Image – A typical Tranter GW

THE TRANTER GW

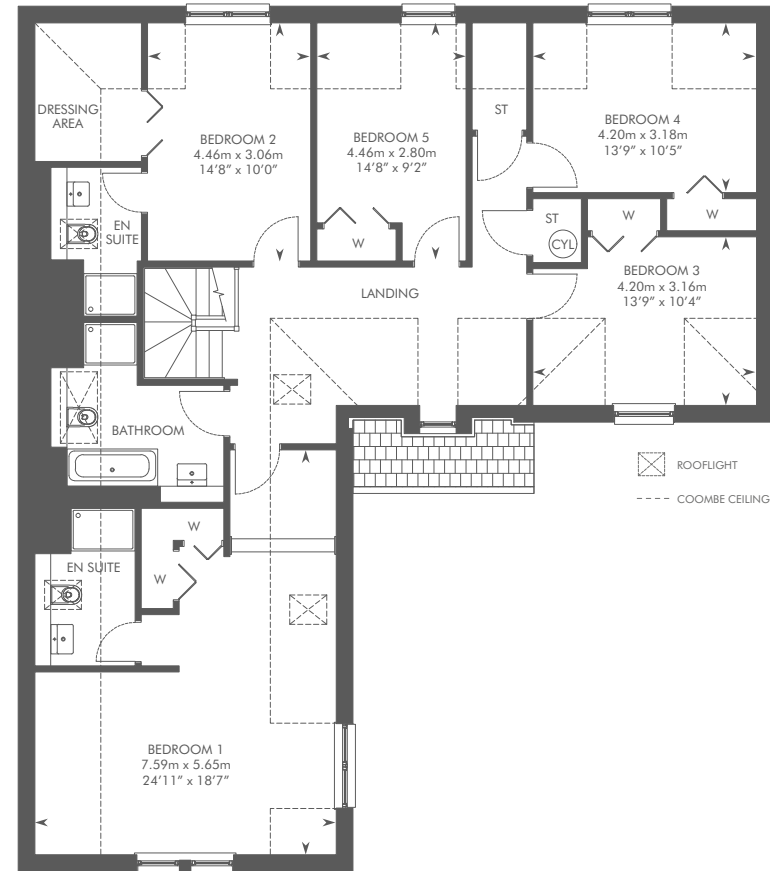
5 BEDROOM DETACHED HOME



THE TRANTER GW
 PLOTS 20, 105 – AS SHOWN
 PLOTS 21, 104 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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SALTCOATS GRANGE GULLANE

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|--|--|--|--|--|--|--|--|--|--|--|---|
| | THE AVON
3 BEDROOM HOME
PLOTS 38, 39, 40, 41, 42, 43, 44, 45 | | THE BRYCE
4 BEDROOM DETACHED HOME
PLOTS 54, 59 | | THE GARVIE
5 BEDROOM DETACHED HOME
PLOTS 14, 15, 83, 84, 95, 100 | | THE MILNE
5 BEDROOM DETACHED HOME
PLOTS 85, 89, 90 | | THE THOMPSON
5 BEDROOM DETACHED HOME
PLOTS 74, 77, 78, 80, 86, 93,
106, 107, 112 | | COTTAGE APARTMENTS
3 BEDROOM HOME
PLOTS 61, 62, 63, 64, 65, 66, 67, 68 |
| | THE BARGOWER
4 BEDROOM DETACHED HOME
PLOTS 3, 6, 24, 29, 55, 58 | | THE CAIRN
4 BEDROOM DETACHED HOME
PLOTS 97, 98 | | THE MCNEIL
5 BEDROOM DETACHED HOME
PLOTS 75, 76, 79, 87, 88, 91, 92 | | DOUBLE DETACHED GARAGE | | THE LOWTHER
5 BEDROOM DETACHED HOME
PLOTS 69, 73, 81 | | THE MELVILLE
5 BEDROOM DETACHED HOME WITH STUDY
PLOT 70 |
| | THE BARRIE
4 BEDROOM DETACHED HOME
PLOTS 2, 7, 12, 17, 26, 27, 56, 57 | | THE COLVILLE
5 BEDROOM DETACHED HOME
PLOTS 4, 5, 25, 28 | | DOUBLE DETACHED GARAGE | | THE GORDON
5 BEDROOM DETACHED HOME
PLOTS 1, 8, 11, 18, 20, 30, 53,
60, 94, 101 | | THE STEVENSON
5 BEDROOM DETACHED HOME
PLOTS 109, 110 | | THE TRANTER
5 BEDROOM DETACHED HOME
PLOTS 20, 21, 104, 105, 108, 111 |
| | THE CAMPBELL
4 BEDROOM DETACHED HOME
PLOTS 9, 102, 103 | | THE CRICHTON
5 BEDROOM DETACHED HOME
PLOTS 13, 16, 96, 99 | | THE HAMILTON
5 BEDROOM DETACHED HOME
PLOTS 10, 19, 22 | | SINGLE DETACHED GARAGE | | THE MURRAY
3 BEDROOM HOME
PLOTS 31, 32, 33, 34, 35, 36, 37, 46,
47, 48, 49, 50, 51, 52 | | DOUBLE DETACHED GARAGE |

- DENOTES DEVELOPMENT BOUNDARY
 - DENOTES 1.8M TIMBER FENCE
 - DENOTES 1.8M RENDEROED WALL
 - DENOTES 0.45M ANSTONE WALL
 - DENOTES 1.05M ANSTONE WALL TO BIN STORES
 - DENOTES HEDGING
 - DENOTES VISITOR PARKING
- 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.

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SALTCOATS GRANGE
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)
- Or Elica island suspended re-circulating extractor
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 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)
- Chrome 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 with demister pad in bedroom 1 en suite bathroom

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the 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
- 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 connection or future connection point

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
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

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 (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Outside cold water tap (as design dictates)
- Folding 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



CALA.CO.UK

CALA HOMES, SALTCOATS GRANGE, FENTOUN ROAD, EH3 1 2HZ

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