

CALA HOMES

CRAIGPARK, RATHO



CRAIGPARK

WELCOME TO THE GOOD LIFE

Wonderfully green and open in outlook, Craigpark is an idyllic semi-rural retreat under ten miles from Edinburgh. Combining CALA's spacious 4 & 5 bedroom detached homes with 4 bedroom townhouses, Craigpark offers an excellent selection of family homes. Its exclusive, elevated setting is bounded by an attractive stone wall and commands eye-catching country views.

Our luxurious homes feature bright, contemporary interiors and attractive gardens. Ratho village is only a few minutes' walk away, while outstanding schools and transport links are also nearby, making it a haven for families and commuters alike.

The Marina, Ratho



Photography from a previous CALA development



Photography from a previous CALA development



RATHO

COUNTRY CHARM WITH VILLAGE CHIC

This very desirable village is set to the west of Edinburgh. Running alongside the picturesque Union Canal, it's home to colourful barges and scenic towpaths providing mile after mile of cycling routes and walks, as well as a beautiful country park situated next door to Craigpark.

Local amenities include the award-winning Bridge Inn bar and restaurant, while The Gyle shopping centre is close by, offering high street and independent names alike. And of course, you need only venture a little further to soak up the cosmopolitan excitement of the capital.

You'll discover Edinburgh International Climbing Arena on the outskirts of the village. The largest climbing facility in Europe, it features a 150m aerial assault course, gym and spa. Or if you fancy hitting the fairways, look no further than Ratho Golf Club.

Finding a good school is essential for families, but with Ratho Primary and Balerno High School among several others in the immediate vicinity, Craigpark is well placed for schooling of all ages.



Local photography





COME AND GO WITH EASE

With superb transport links to Edinburgh and beyond, it's no surprise that Ratho is a desirable destination for commuters to call home.

Not far from the city centre via the A8 or A71, it's also about three miles away from Newbridge roundabout at the heart of Scotland's central commuter belt, with direct access to the M8, M9, the City Bypass and Edinburgh International Airport.

Edinburgh's Haymarket and Waverley stations provide regular trains to all over the UK. Plus there's a park and ride service nearby, with frequent buses and trams into the city centre.



Local photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality, flexibility and clever storage to reflect your contemporary lifestyle.







CGI A typical street scene at Craigpark



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish kitchen by Country Kitchens
- AEG stainless steel cooker hood
- AEG stainless steel 4 or 5 burner gas hob (as design dictates)
- AEG integrated fridge/freezer
- AEG integrated dishwasher
- AEG stainless steel electric oven
- AEG stainless steel microwave (for homes over 2,000 sq ft)
- AEG stainless steel storage/warming drawer (for homes over 2,500 sq ft)
- Under-unit lighting
- Hansgrohe single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sinks
- Corner units with carousel function as standard

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Hansgrohe taps and fittings
- Silver finished shower enclosures
- White shower trays
- Hansgrohe shower valves and heads
- Thermostatic combined bath filler and handheld spray set
- Chrome towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Wall units to provide extra storage (main bathroom and master en suite only)



Photography from previous CALA developments



DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Oak veneered internal pass doors
- Contemporary lever style handles
- White gloss finish on skirtings and facings
- Pre-finished stair balustrade in white with oak finished handrail

WARDROBES

- Stylish bi-fold wardrobe doors in most rooms, with shelves and hanging rail. Some rooms will have pre-finished oak veneer pass doors

ELECTRICAL

- Ample power, TV and telephone points throughout
- Low energy pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear and French door exits

- Switchable sensor wall lantern to front door
- Wall lantern outside garage on all house types
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighters over bath, shower and sinks within the bathroom and en suite plus a traditional pendant light in the centre of each room

SECURITY & SAFETY

- A direct dial up security system (a small monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in living room
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors



SPECIFICATION

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- Two-zone system with programmable controls for ground and upper floors
- Individual thermostatic control valves on radiators (except those with programmable thermostat)

GARAGE

- Stylish and secure sectional doors
- Switchable lighting and power

EXTERNALS

- uPVC double-glazed windows
- uPVC fascias and bargeboards
- Monoblock driveways
- Turfed front garden
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- Timber decking area outside French doors
- 1.8m screen fence between each plot and between rear gardens*
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap



* Subject to build stage. Our Sales Advisor will advise on plot specific information on boundaries, service strips, walls and factoring.

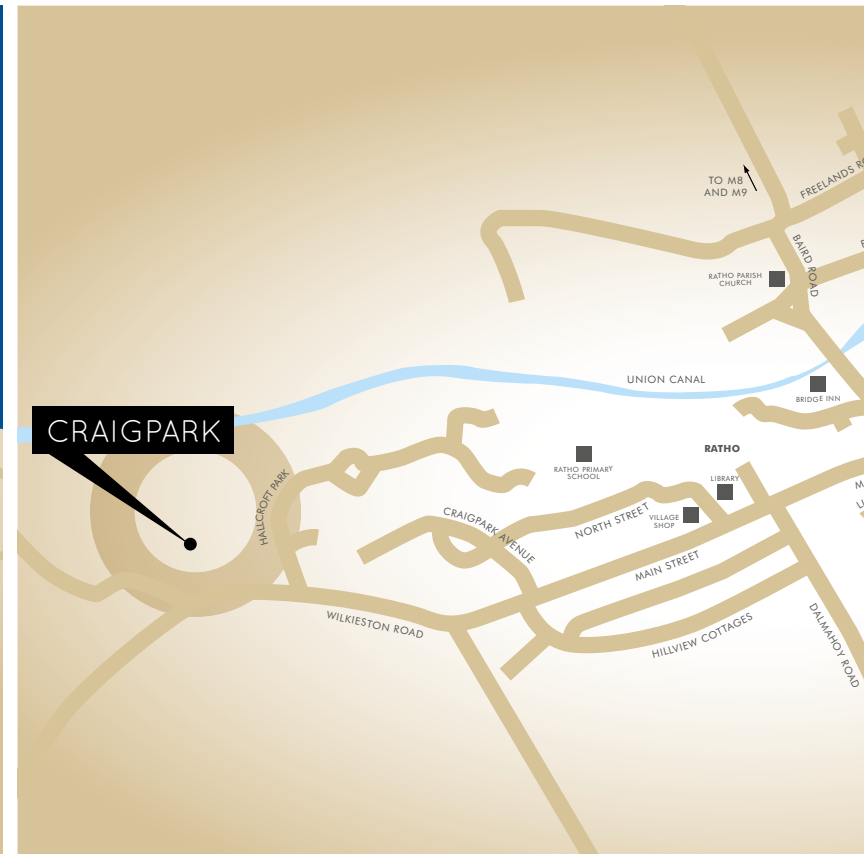


PERFECTLY LOCATED

CALA at Craigpark, Ratho, EH28 8RH



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Canal Walks – Less than 1 mile
- Ratho Library – 0.3 miles
- Ratho Primary School – 0.5 miles
- Bridge Inn – 0.5 miles



BY CAR

- Dalmahoy Marriott Hotel & Country Club – 1.7 miles
- Ratho Golf Course – 2.2 miles
- EICA – 2.3 miles
- Ingliston Park and Ride – 2.8 miles
- Edinburgh Airport – 3.1 miles
- Balerno High School – 5.3 miles
- The Gyle Shopping Centre – 6.1 miles
- Edinburgh Zoo – 6.2 miles
- George Street, Edinburgh – 9.5 miles
- Edinburgh Castle – 9.7 miles



BY RAIL

(FROM HAYMARKET STATION,
8.3 MILES FROM CRAIGPARK)

- Falkirk – 20 minutes
- Glasgow – 45 minutes
- Stirling – 47 minutes
- Dundee – 1 hour 4 minutes
- Aberdeen – 2 hours 15 minutes

(FROM KIRKNEWTON STATION,
3.8 MILES FROM CRAIGPARK)

- Edinburgh – 26 minutes
- Glasgow – 1 hour 4 minutes

(FROM CURRIEHILL STATION,
3.9 MILES FROM CRAIGPARK)

- Edinburgh – 21 minutes
- Glasgow – 1 hour 10 minutes

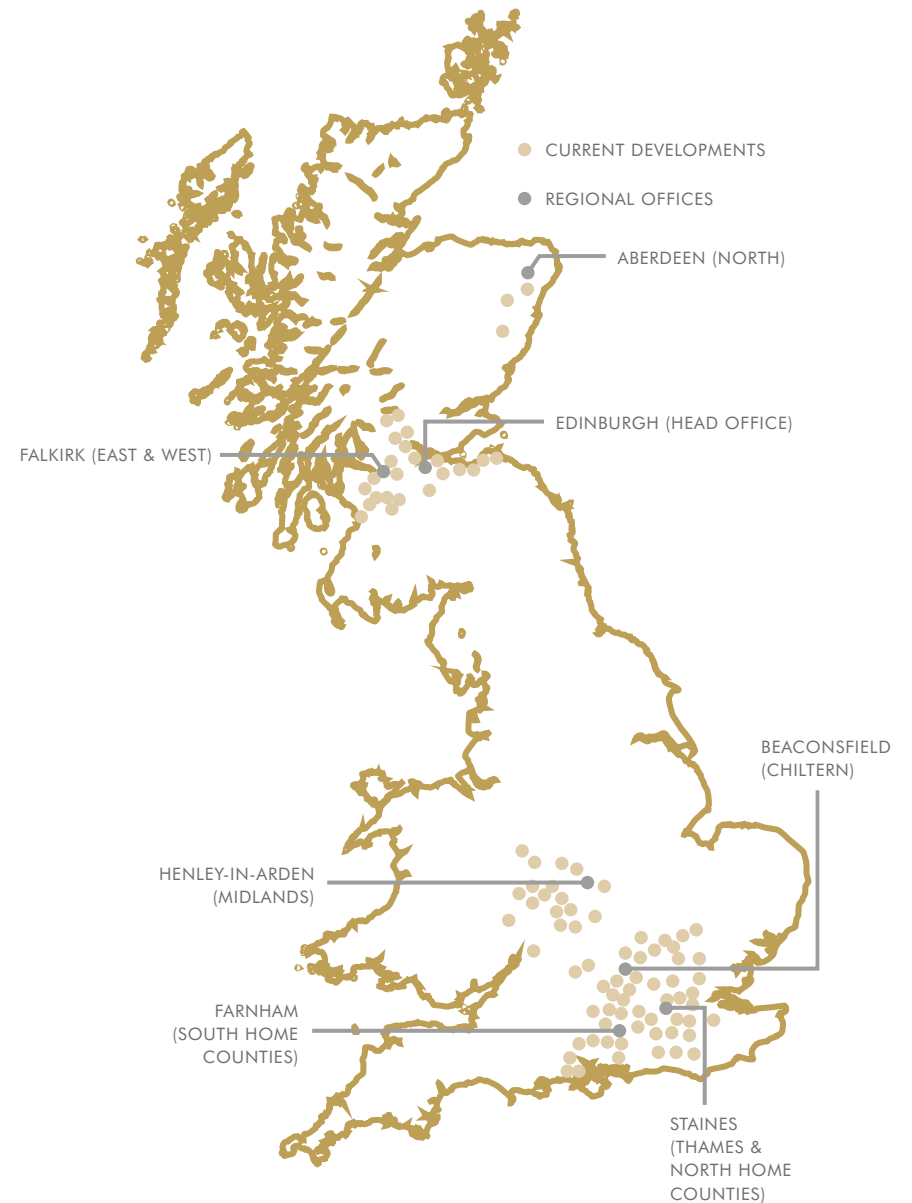
CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



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CALA HOMES
CRAIGPARK
OFF WILKIESTON ROAD |
RATHO
EH28 8RH
CALA.CO.UK |



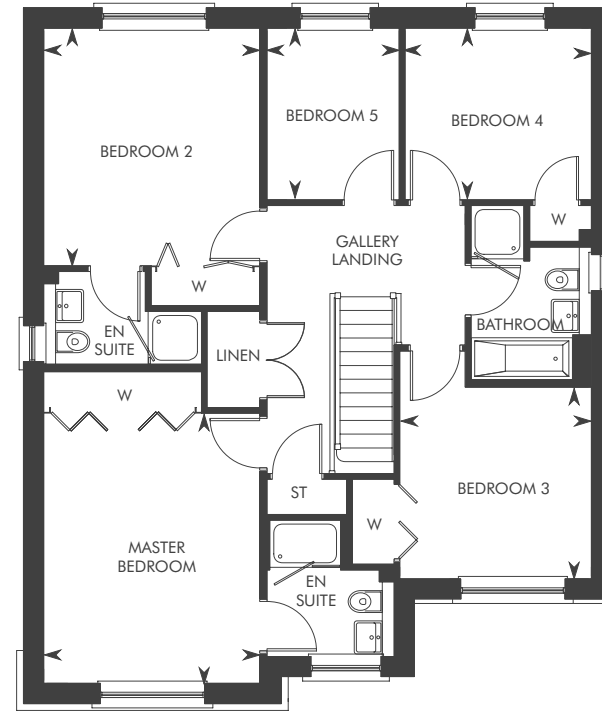
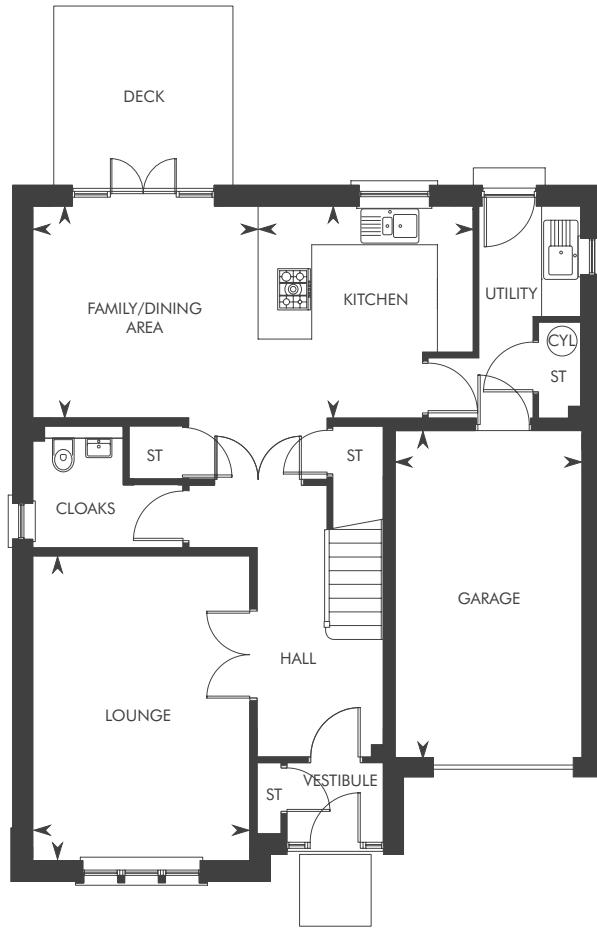


Computer Generated Image - A typical Crichton

THE CRICHTON

5 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Family/Dining Area	3.75 x 3.55	12' 3" x 11' 7"
Kitchen	3.60 x 3.55	11' 10" x 11' 8"

GROUND FLOOR	M	FT
Lounge	5.10 x 3.63	16' 9" x 11' 11"
Garage	5.44 x 3.09	17' 10" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.52 x 3.61	14' 10" x 11' 10"
Bedroom 2	3.98 x 3.61	13' 1" x 11' 10"
Bedroom 3	3.21 x 3.18	10' 6" x 10' 5"

FIRST FLOOR	M	FT
Bedroom 4	3.11 x 2.88	10' 3" x 9' 5"
Bedroom 5	2.88 x 2.19	9' 5" x 7' 3"

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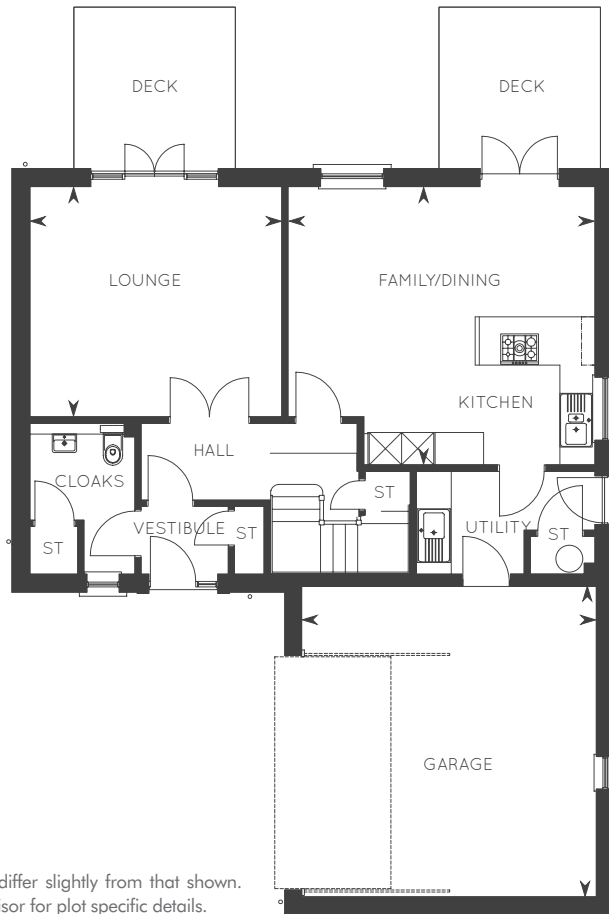


Computer Generated Image – A typical Dewar

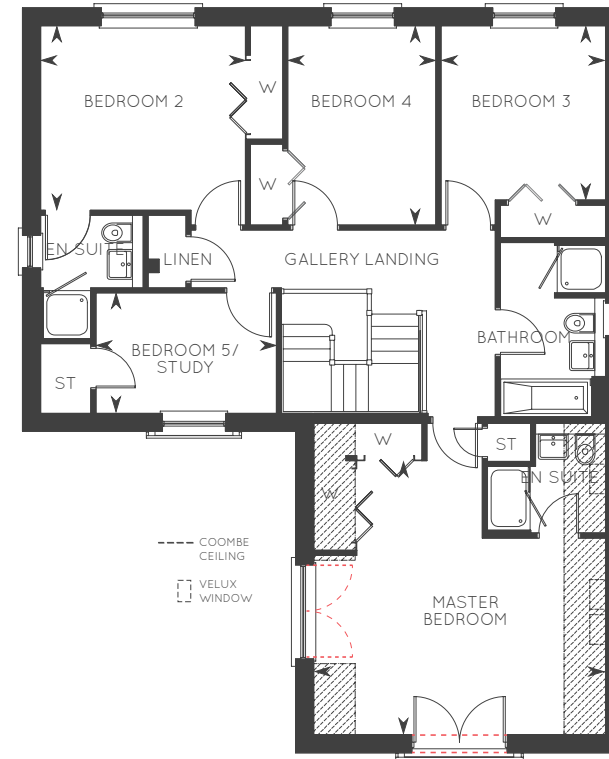
THE DEWAR

5 BEDROOM DETACHED HOME AT CRAIGPARK





Some Dewar housetypes differ slightly from that shown. Please consult a Sales Advisor for plot specific details.



GROUND FLOOR	M	FT
Family/Dining/ Kitchen Area	5.70 x 4.27	18' 9" x 14' 0"

GROUND FLOOR	M	FT
Lounge	4.68 x 4.27	15' 4" x 14' 0"
Garage	5.77 x 5.47	18' 11" x 18' 0"

FIRST FLOOR	M	FT
Master Bedroom	5.42 x 3.63	17' 10" x 11' 11"
Bedroom 2	3.80 x 3.40	12' 6" x 11' 2"
Bedroom 3	3.20 x 3.05	10' 6" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.68 x 2.69	12' 1" x 8' 10"
Bedroom 5/Study	3.30 x 2.21	10' 10" x 7' 3"

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Computer Generated Image – A typical Elliot

THE ELLIOT

4 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Lounge	4.21 x 3.92	13' 10" x 12' 11"
Dining Room	3.23 x 2.98	10' 8" x 9' 9"
Family Area	4.33 x 3.23	14' 3" x 10' 8"
Kitchen	3.59 x 3.23	11' 9" x 10' 8"

GROUND FLOOR	M	FT
Study	3.48 x 2.23	11' 5" x 7' 4"
Detached Double Garage	5.63 x 5.63	18' 6" x 18' 6"

FIRST FLOOR	M	FT
Master Bedroom	3.58 x 3.56	11' 9" x 11' 8"
Bedroom 2	3.73 x 2.93	12' 3" x 9' 7"

FIRST FLOOR	M	FT
Bedroom 3	3.49 x 3.01	11' 6" x 9' 11"
Bedroom 4	3.16 x 3.14	10' 4" x 10' 4"

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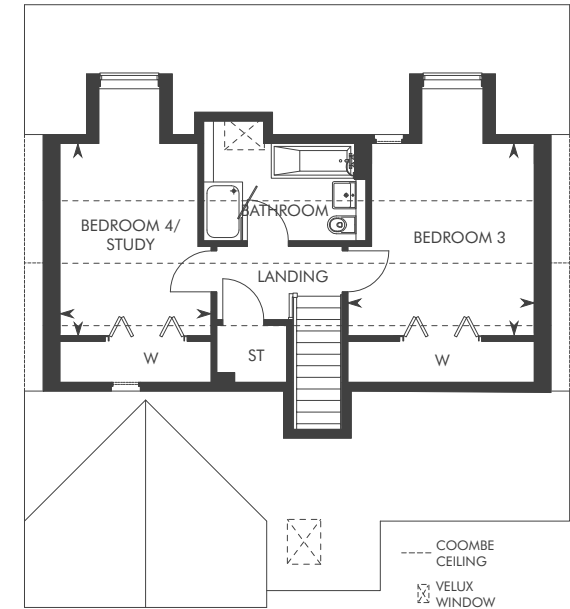
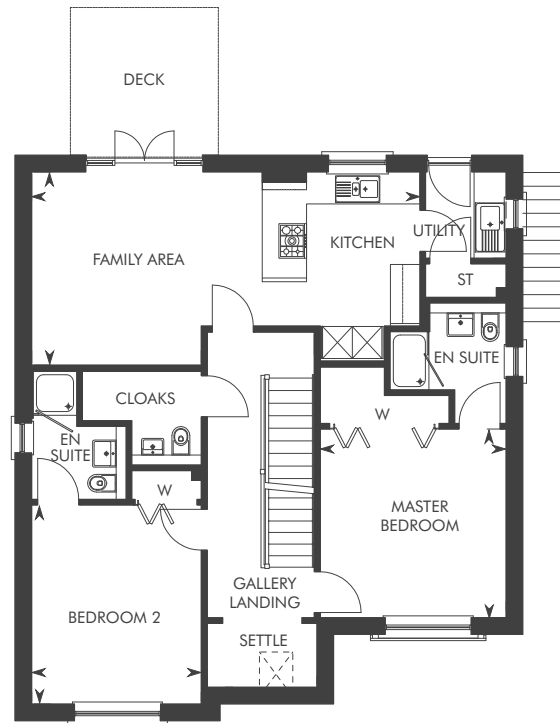
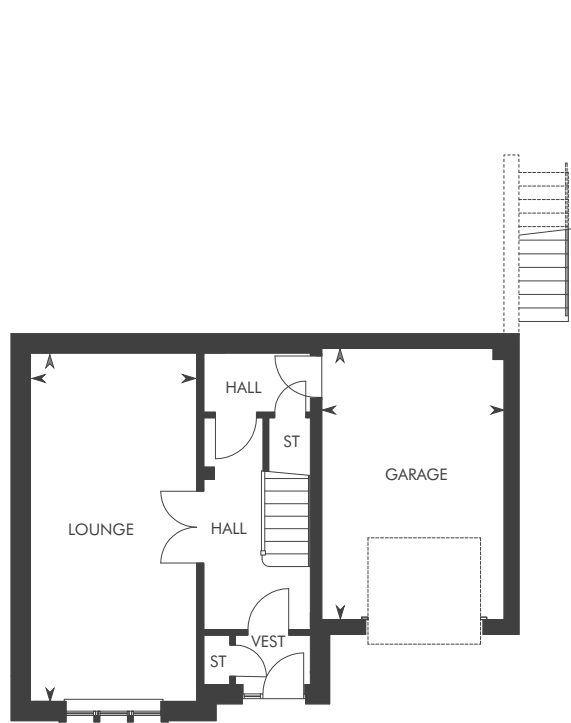


Computer Generated Image - A typical Fraser

THE FRASER

4 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Lounge	7.06 x 3.37	23' 2" x 11' 1"
Garage	3.70 x 5.50	18' 0" x 12' 2"

UPPER GROUND FLOOR	M	FT
Family Area/Kitchen	7.87 x 3.92	25' 10" x 12' 10"
Master Bedroom	3.83 x 3.77	12' 7" x 12' 5"
Bedroom 2	4.04 x 3.44	13' 3" x 11' 3"

FIRST FLOOR	M	FT
Bedroom 3	3.90 x 3.78	12' 10" x 12' 5"
Bedroom 4/Study	3.90 x 3.07	12' 10" x 10' 1"

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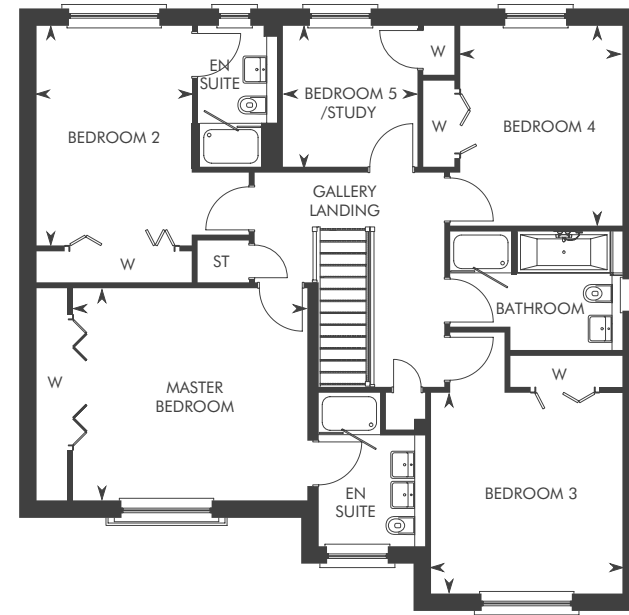
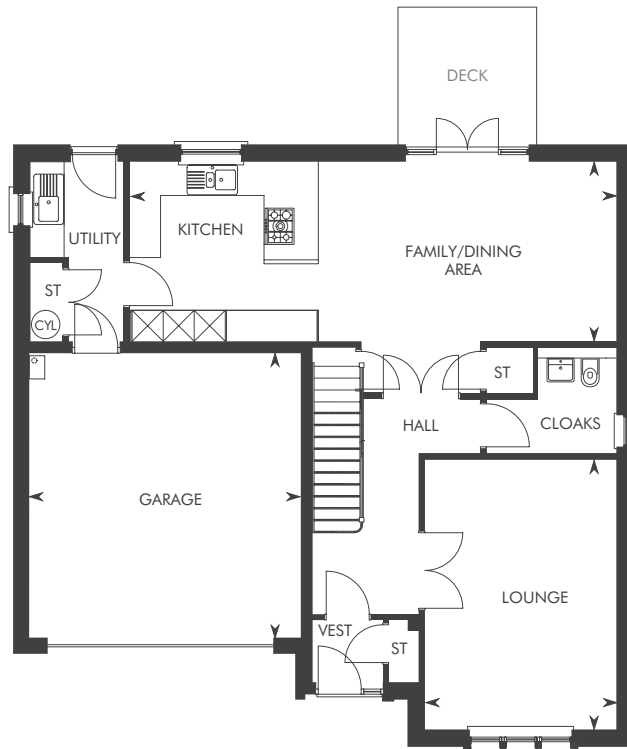


Computer Generated Image – A typical Garvie

THE GARVIE

5 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Family/Dining/ Kitchen Area	9.41 x 3.47	30' 10" x 11' 4"

GROUND FLOOR	M	FT
Lounge	5.21 x 3.70	17' 1" x 12' 1"
Garage	5.50 x 5.25	18' 0" x 17' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.52 x 4.10	14' 9" x 13' 5"
Bedroom 2	4.24 x 3.00	13' 11" x 9' 10"
Bedroom 3	3.88 x 3.70	12' 8" x 12' 1"

FIRST FLOOR	M	FT
Bedroom 4	3.86 x 3.13	12' 8" x 10' 3"
Bedroom 5/Study	2.72 x 2.60	8' 11" x 8' 6"

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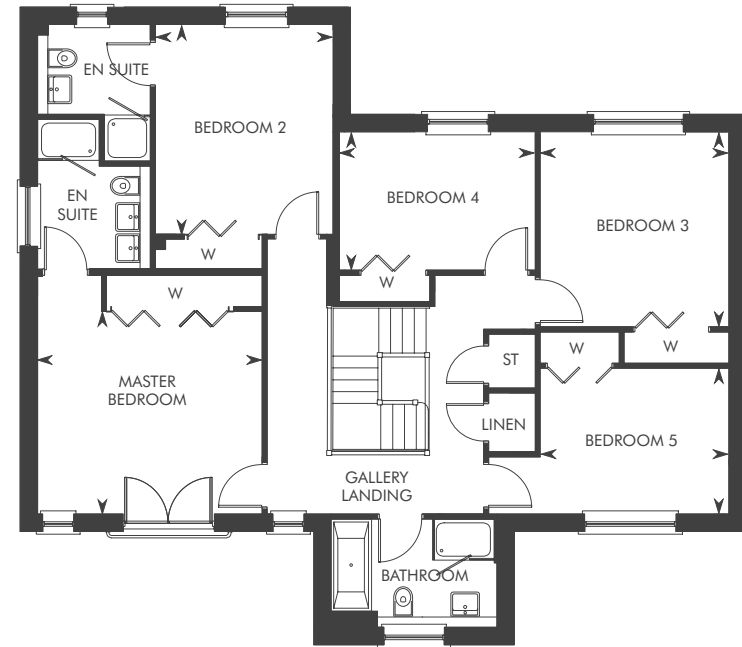
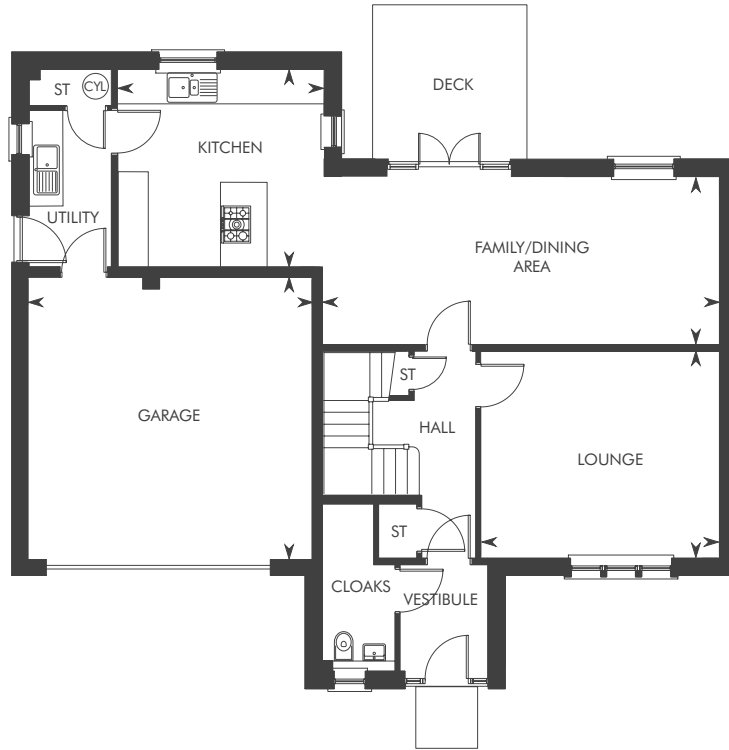


Computer Generated Image - A typical Kennedy

THE KENNEDY

5 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Kitchen	4.00 x 3.81	13' 2" x 12' 6"
Family/Dining Area	7.72 x 3.27	25' 4" x 10' 8"

GROUND FLOOR	M	FT
Lounge	4.61 x 4.03	15' 2" x 13' 3"
Garage	5.49 x 5.45	18' 0" x 17' 11"

FIRST FLOOR	M	FT
Master Bedroom	4.36 x 3.91	14' 4" x 12' 10"
Bedroom 2	4.02 x 3.42	13' 2" x 11' 3"
Bedroom 3	3.79 x 3.64	12' 5" x 12' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.81 x 2.65	12' 6" x 8' 8"
Bedroom 5	3.64 x 2.80	12' 0" x 9' 2"

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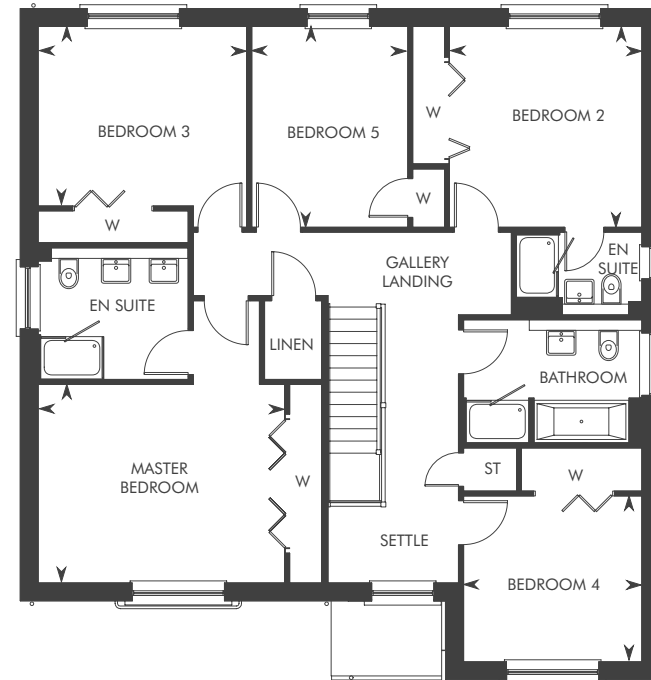
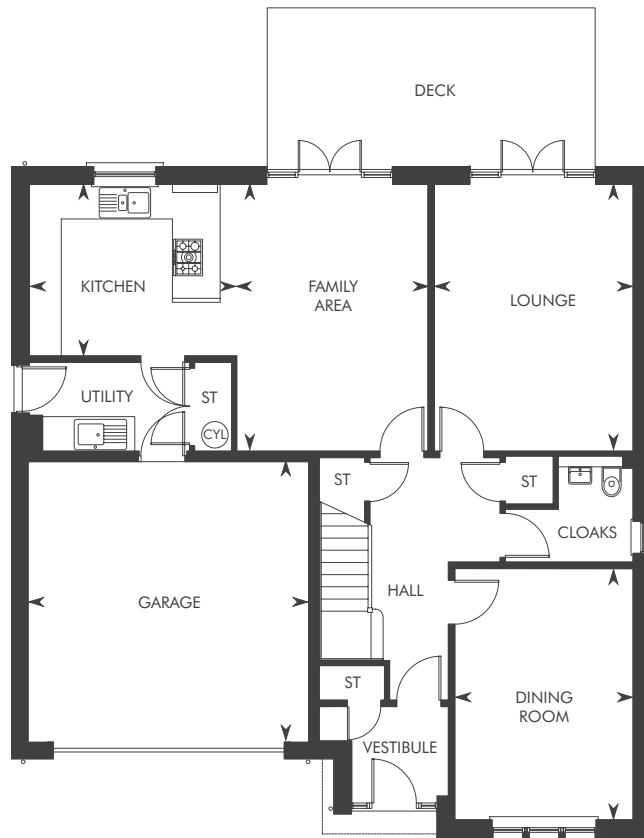




THE LEWIS

5 BEDROOM DETACHED HOME AT CRAIGPARK





GROUND FLOOR	M	FT
Family Area	5.03 x 3.61	16' 6" x 11' 10"
Kitchen	3.91 x 3.23	12' 10" x 10' 7"
Lounge	5.03 x 3.75	16' 6" x 12' 4"

GROUND FLOOR	M	FT
Dining Room	4.72 x 3.37	15' 6" x 11' 1"
Garage	5.27 x 5.26	17' 3" x 17' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.63 x 3.73	15' 3" x 12' 3"
Bedroom 2	3.77 x 3.59	12' 4" x 11' 9"
Bedroom 3	3.95 x 3.35	13' 0" x 11' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.36 x 3.13	11' 1" x 10' 3"
Bedroom 5	3.77 x 2.90	12' 4" x 9' 6"

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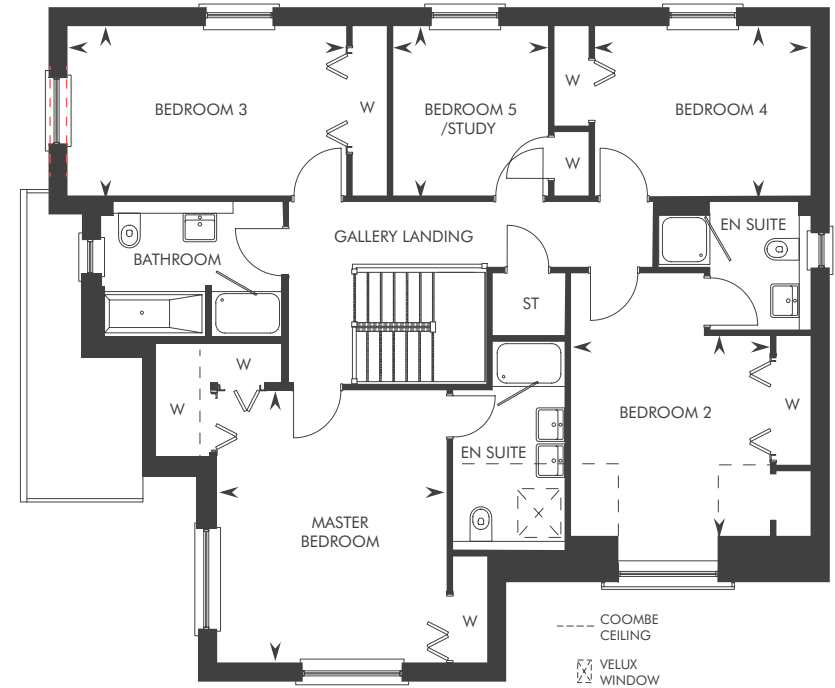




THE LOWTHER

5 BEDROOM DETACHED HOME AT CRAIGPARK





Some Lowther housetypes differ slightly from that shown. Please consult a Sales Advisor for plot specific details.

GROUND FLOOR	M	FT
Family/Dining Area	7.40 x 4.17	24' 3" x 13' 8"
Kitchen	3.74 x 3.60	12' 3" x 11' 10"

GROUND FLOOR	M	FT
Lounge	4.78 x 4.75	15' 8" x 15' 7"
Garage	5.65 x 5.49	18' 6" x 18' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.78 x 4.04	15' 8" x 13' 3"
Bedroom 2	3.25 x 4.00	10' 8" x 13' 2"
Bedroom 3	4.91 x 2.98	16' 1" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.79 x 2.98	12' 6" x 9' 9"
Bedroom 5/Study	2.98 x 2.72	9' 9" x 8' 11"

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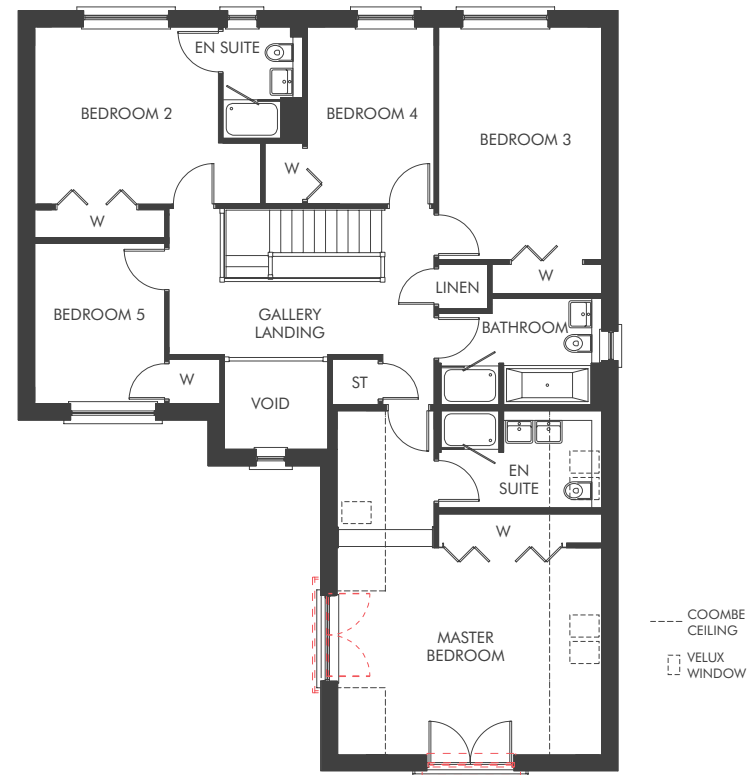
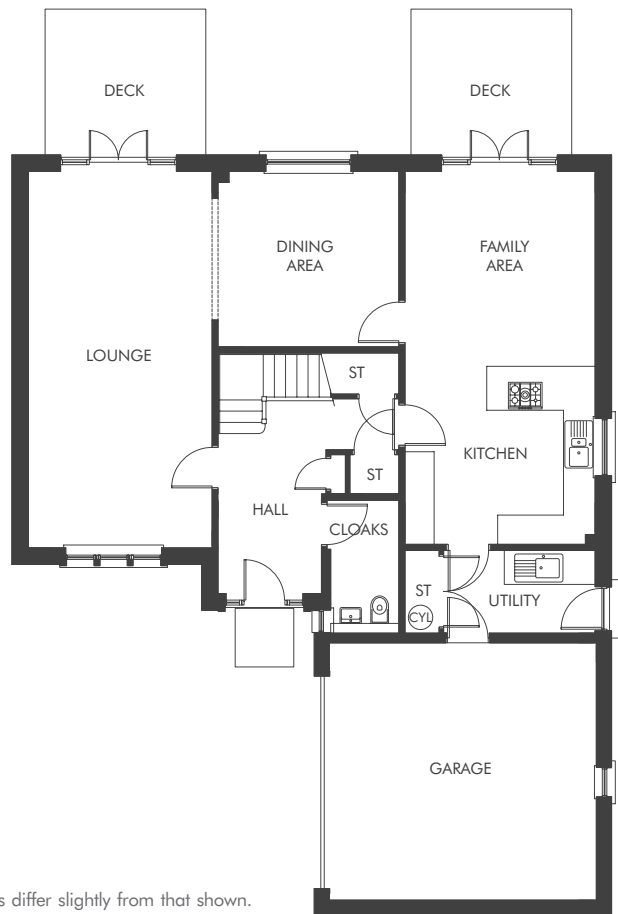




THE MELVILLE

5 BEDROOM DETACHED HOME AT CRAIGPARK





Some Melville housetypes differ slightly from that shown. Please consult a Sales Advisor for plot specific details.

GROUND FLOOR	M	FT
Family Area	3.90 x 3.85	12' 9" x 12' 7"
Kitchen	3.90 x 3.80	12' 9" x 12' 5"
Dining Area	3.71 x 3.60	12' 2" x 11' 10"

GROUND FLOOR	M	FT
Lounge	7.72 x 3.77	25' 4" x 12' 4"
Garage	5.47 x 5.24	18' 0" x 17' 3"

FIRST FLOOR	M	FT
Master Bedroom	5.42 x 4.22	17' 10" x 13' 10"
Bedroom 2	3.76 x 3.61	12' 4" x 11' 10"
Bedroom 3	4.75 x 3.32	15' 7" x 10' 11"

FIRST FLOOR	M	FT
Bedroom 4	3.61 x 2.60	11' 10" x 8' 6"
Bedroom 5	3.27 x 2.64	10' 9" x 8' 8"

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Local photography








CRAIGPARK

THE DEVELOPMENT



	CRICHTON		KENNEDY
	DEWAR		LEWIS
	ELLIOT		LOWTHER
	FRASER		MELVILLE
	GARVIE		

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES GRADIENT
-  DENOTES FEATURE WALL
-  DENOTES RETAINING WALL



DEVELOPMENT
ENTRANCE

SUB
STATION

BUS
STOP

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.