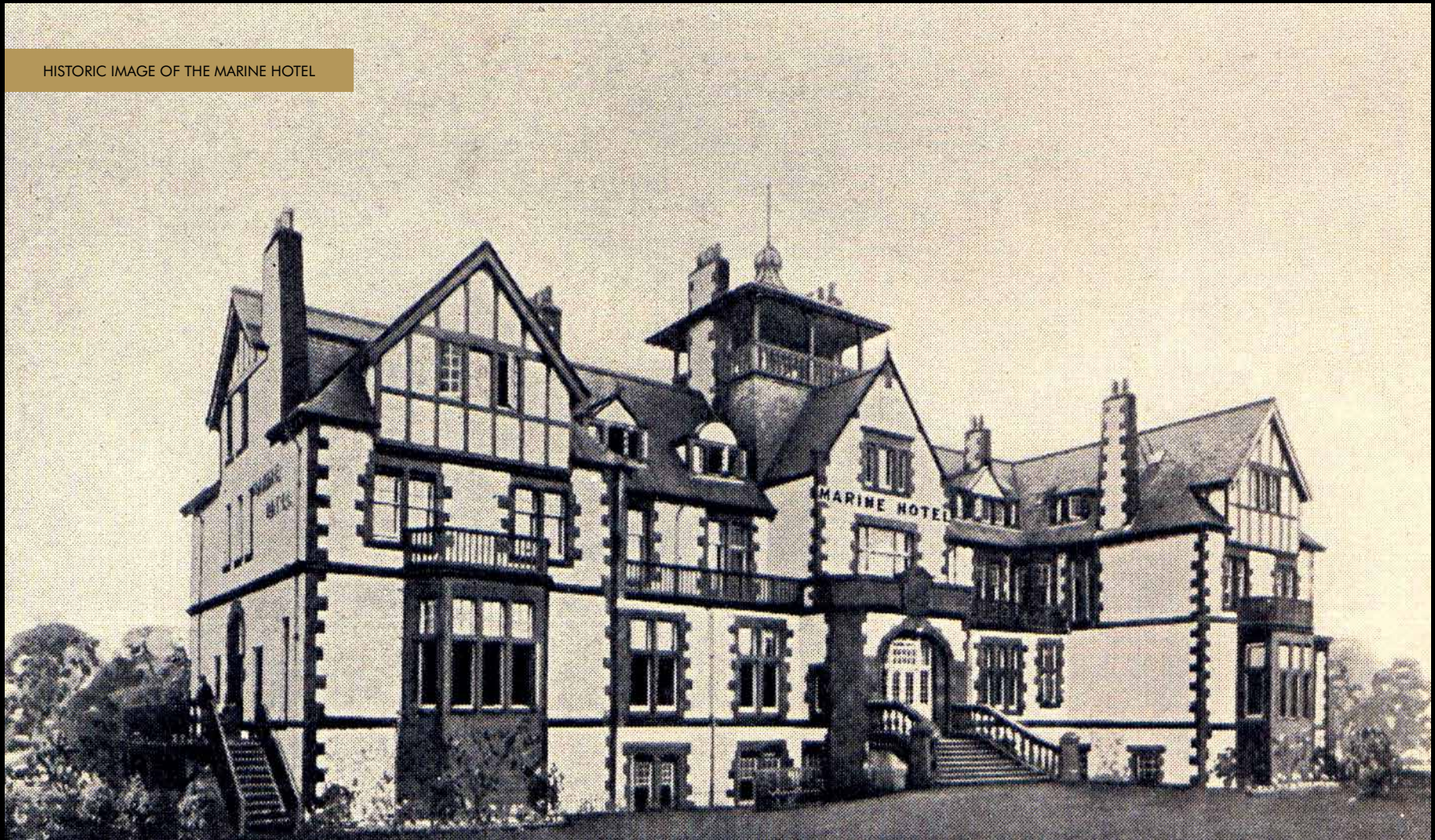


HENDERSON HOUSE
AT
MARINE RISE

21 BESPOKE, REFURBISHED APARTMENTS



HISTORIC IMAGE OF THE MARINE HOTEL



HENDERSON HOUSE

CONTEMPORARY LIFE WITH VICTORIAN STYLE

Originally The Marine Hotel, this handsome building was established at the old railway line terminus, quickly becoming the hub of Gullane for seaside visitors. Built in 1899 by Henry Walter Hope of Luffness, this date can still be seen today, framing the Hope family crest on the stonework above the front door.

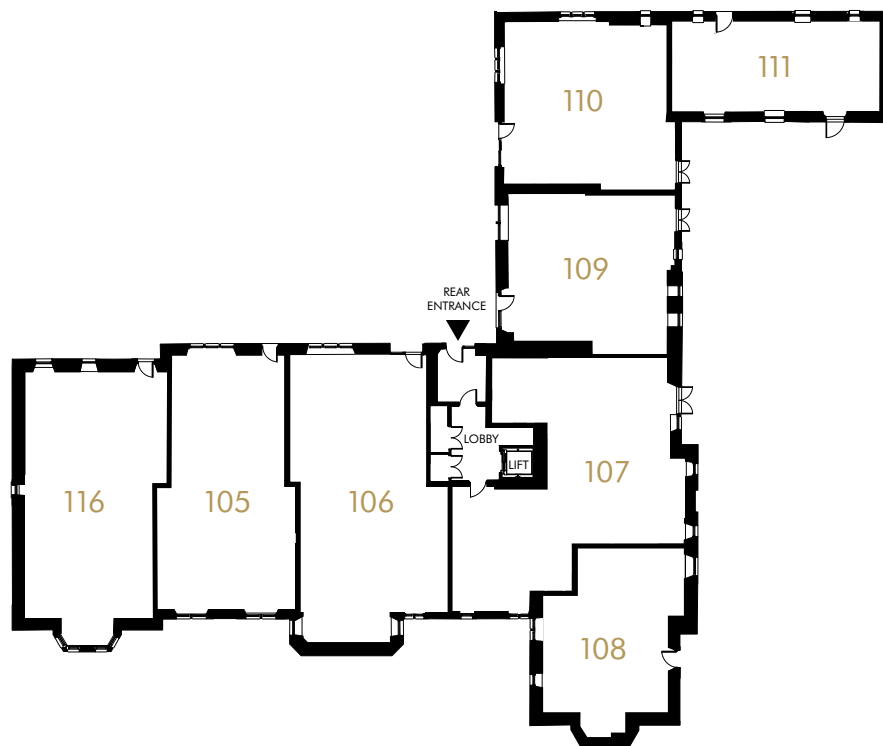
Following his death in 1913, a trust was set up to run the hotel until 1940, when it and the nearby golf courses were requisitioned by the army. Together with the long beach of Aberlady Bay, they played an important role in the training for D-Day. Subsequently the area became the main training ground for the Polish army, with The Marine Hotel used as its local headquarters.

In 1954, the building transformed into a training centre for the Scottish Fire Rescue and Services College and was renamed Henderson House, remaining as such until 2015.

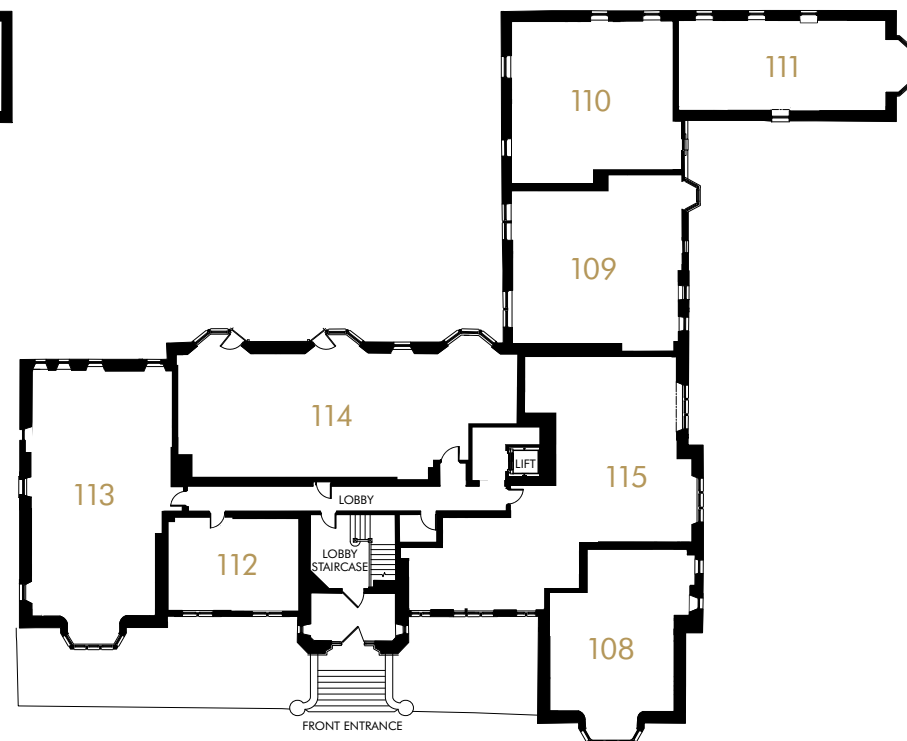
CALA's exciting plans are to restore this striking landmark to its former glory as a centrepiece of Gullane. Creating 21 beautifully bespoke apartments, we will retain as many original features as possible; including the elegant main façade, the grand central staircase, the red natural stone features and timber touches, which contrast with the clean render.

Complementing its period character, stylish new windows will be installed to bring the building up-to-date, with many apartments also featuring large bay windows and some their own private entrance.

From 1 bedroom to 3 bedroom duplex designs, this exclusive range of apartments offers a myriad of contemporary living options.

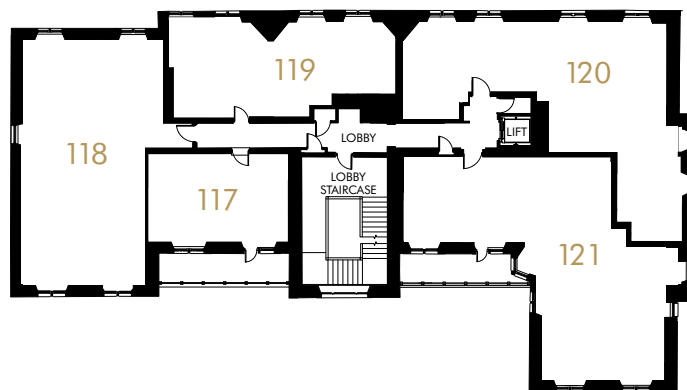


LOWER GROUND FLOOR

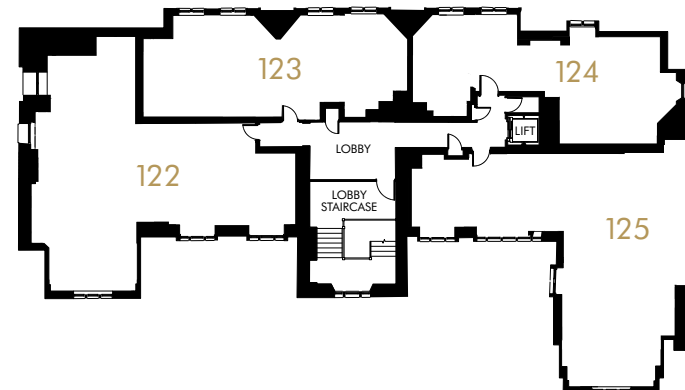


GROUND FLOOR

Please note: all apartments on the lower ground floor are main door access except plot 107. Plots 108, 109, 110 & 111 are duplexes



FIRST FLOOR



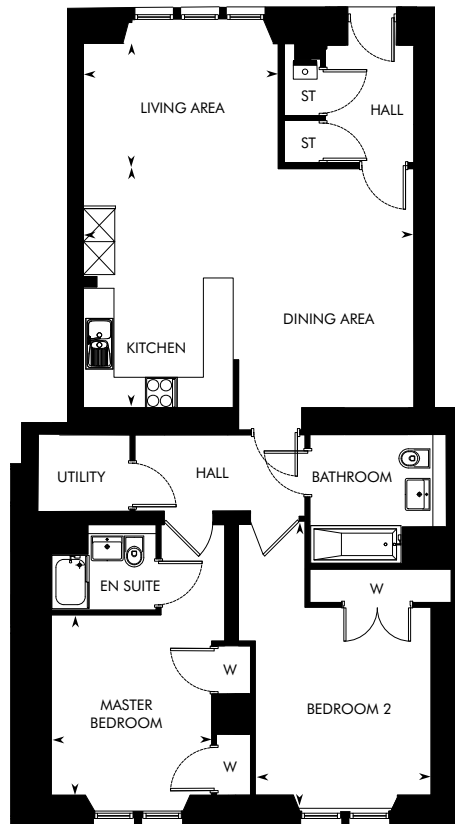
SECOND FLOOR



LOWER GROUND FLOOR APARTMENTS

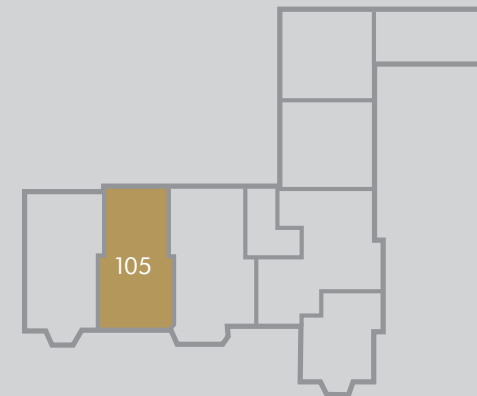
HENDERSON HOUSE AT MARINE RISE

PLOT 105
2 BEDROOM APARTMENT

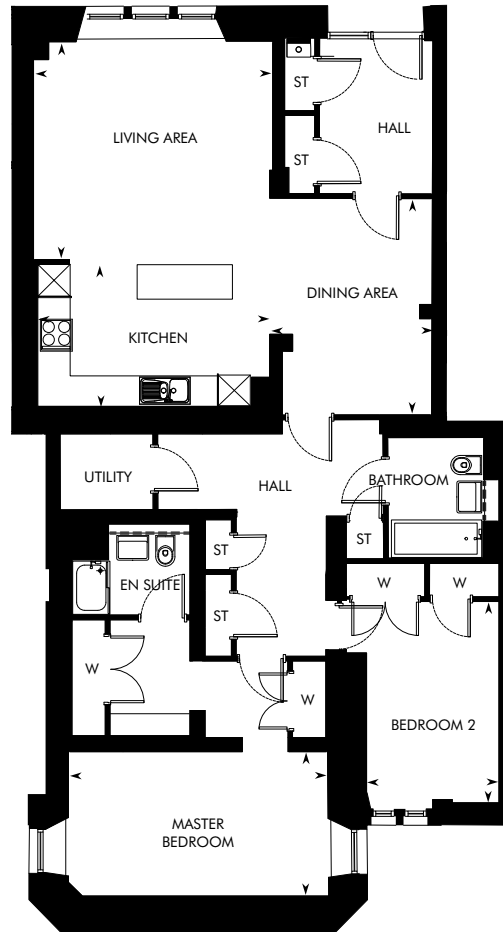


PLOT 105 – 2 BEDROOM
LOWER GROUND FLOOR APARTMENT

	M	FT
Kitchen/Dining Area	6.21 x 4.49	20' 4" x 14' 9"
Living Area	3.66 x 2.35	12' 0" x 7' 9"
Master Bedroom	3.39 x 3.00	11' 1" x 9' 10"
Bedroom 2	5.38 x 3.30	17' 8" x 10' 10"

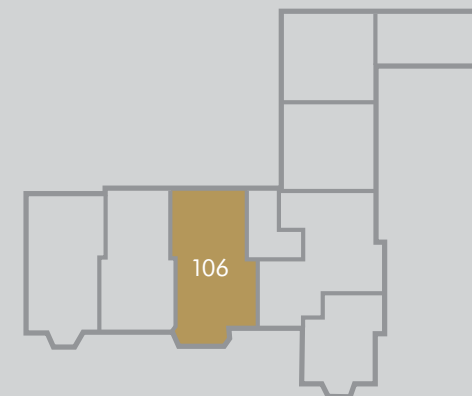


PLOT 106
2 BEDROOM APARTMENT

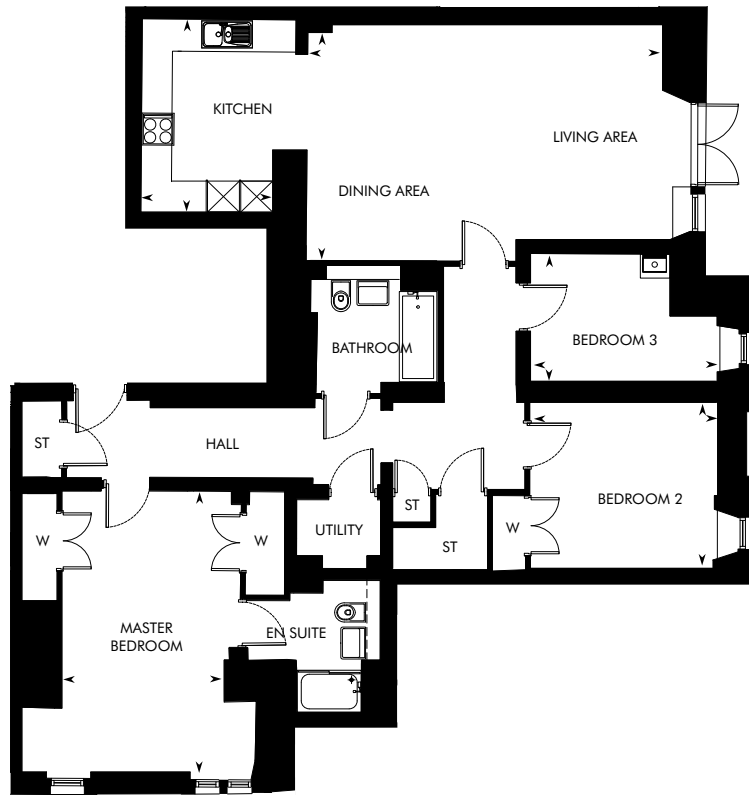


PLOT 106 – 2 BEDROOM
LOWER GROUND FLOOR APARTMENT

	M	FT
Kitchen	4.35 x 2.67	14' 3" x 8' 9"
Living Area	4.49 x 4.09	14' 9" x 13' 5"
Dining Area	4.06 x 3.05	13' 4" x 10' 0"
Master Bedroom	4.87 x 2.71	16' 0" x 8' 11"
Bedroom 2	3.78 x 2.49	12' 5" x 8' 2"

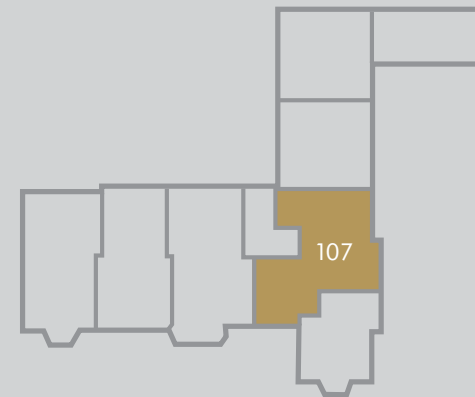


PLOT 107
3 BEDROOM APARTMENT

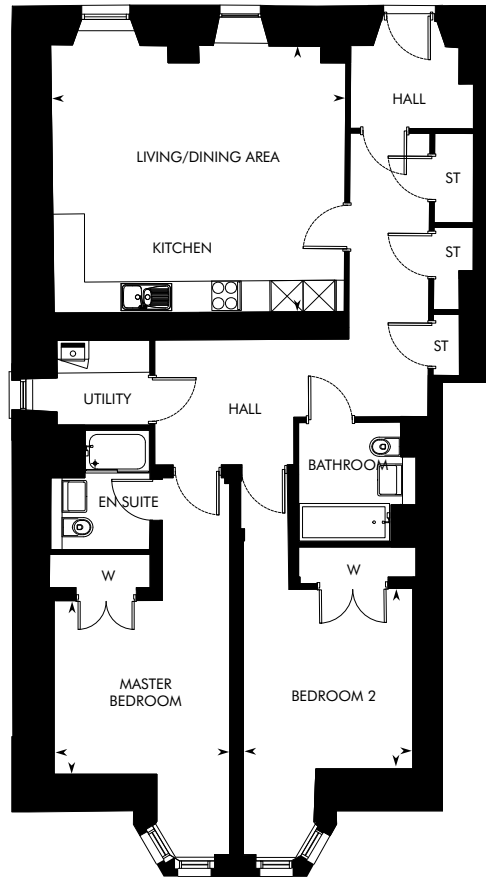


PLOT 107 – 3 BEDROOM
LOWER GROUND FLOOR APARTMENT

	M	FT
Kitchen	3.63 x 2.48	11' 11" x 8' 2"
Living/Dining Area	6.66 x 4.29	21' 10" x 14' 1"
Master Bedroom	5.27 x 3.05	17' 4" x 10' 0"
Bedroom 2	3.53 x 3.11	11' 7" x 10' 3"
Bedroom 3	3.50 x 2.40	11' 6" x 7' 11"

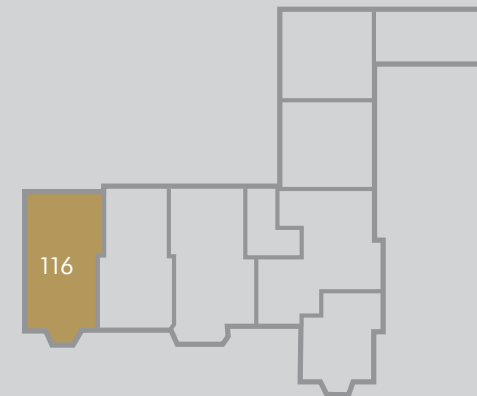


PLOT 116
2 BEDROOM APARTMENT



PLOT 116 – 2 BEDROOM
LOWER GROUND FLOOR APARTMENT

	M	FT
Kitchen/Living/Dining Area	5.51 x 4.98	18' 1" x 16' 4"
Master Bedroom	3.36 x 3.26	11' 1" x 10' 8"
Bedroom 2	3.39 x 3.18	11' 1" x 10' 5"

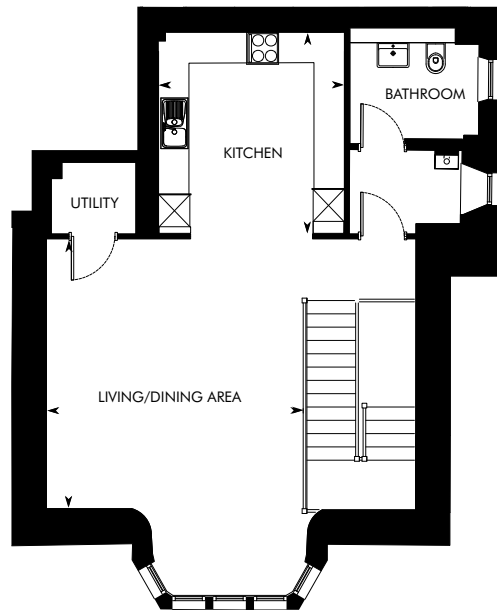




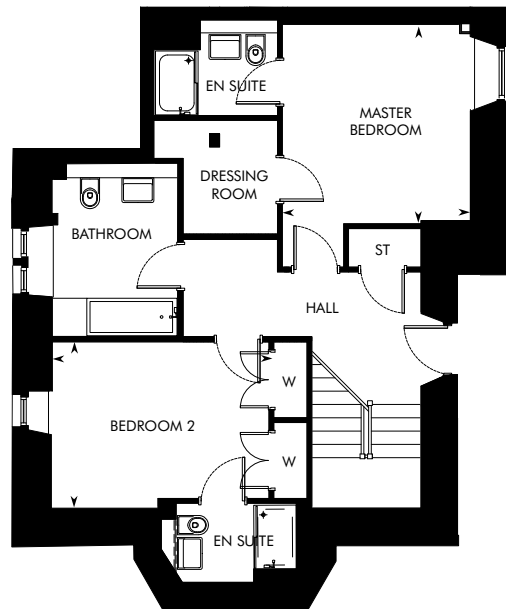
LOWER GROUND AND GROUND FLOOR DUPLEX APARTMENTS

HENDERSON HOUSE AT MARINE RISE

PLOT 108 2 BEDROOM DUPLEX APARTMENT



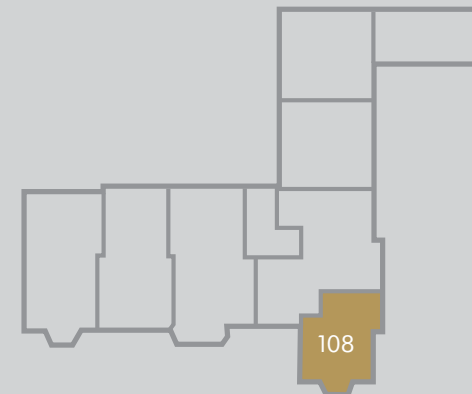
Ground Floor



Lower Ground Floor

PLOT 108 2 BEDROOM DUPLEX APARTMENT

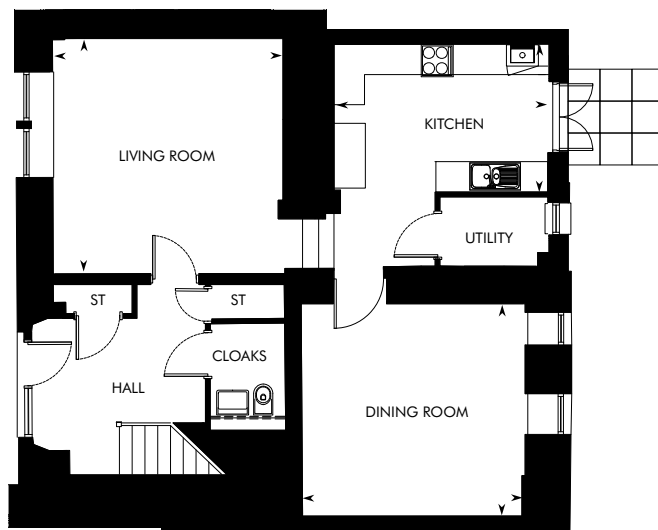
	M	FT
Lower Ground Floor		
Master Bedroom	3.74 x 3.53	12' 4" x 11' 7"
Bedroom 2	4.07 x 3.12	13' 4" x 10' 3"
Ground Floor		
Kitchen	3.79 x 3.49	12' 5" x 11' 5"
Living/Dining Area	5.07 x 4.82	16' 8" x 15' 10"



PLOT 109 3 BEDROOM DUPLEX APARTMENT



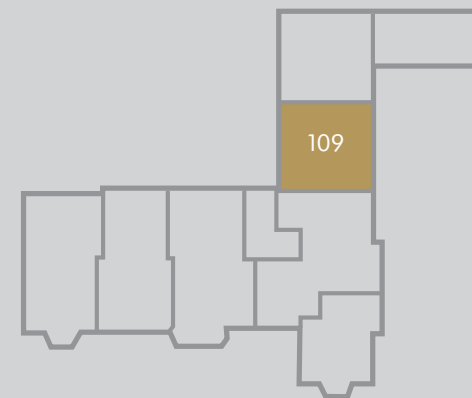
Ground Floor



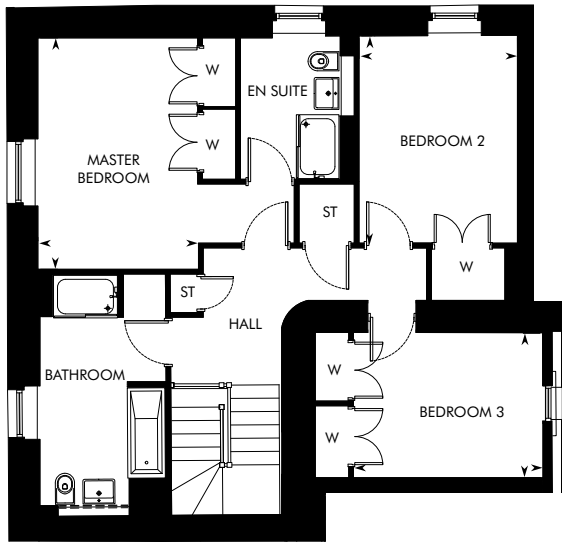
Lower Ground Floor

PLOT 109 3 BEDROOM DUPLEX APARTMENT

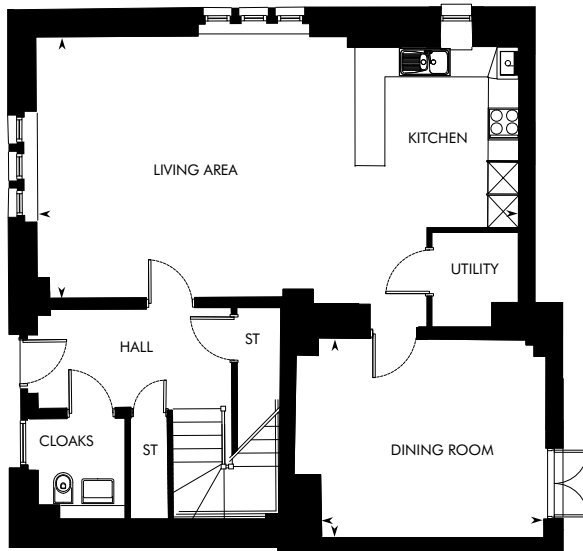
	M	FT
Lower Ground Floor		
Kitchen	4.01 x 2.78	13' 2" x 9' 1"
Living Room	4.40 x 4.33	14' 5" x 14' 2"
Dining Room	4.12 x 3.99	13' 7" x 13' 1"
Ground Floor		
Master Bedroom	4.23 x 3.25	13' 10" x 10' 8"
Bedroom 2	4.08 x 3.50	13' 5" x 11' 6"
Bedroom 3	3.89 x 3.47	12' 9" x 11' 5"



PLOT 110
3 BEDROOM DUPLEX APARTMENT



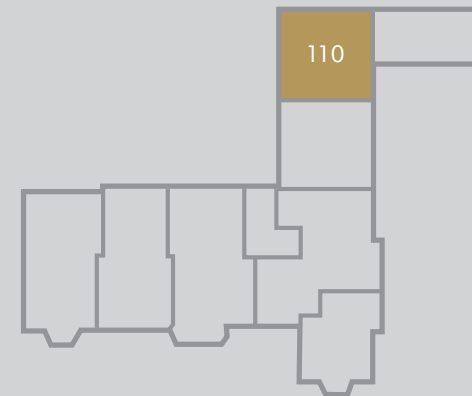
Ground Floor



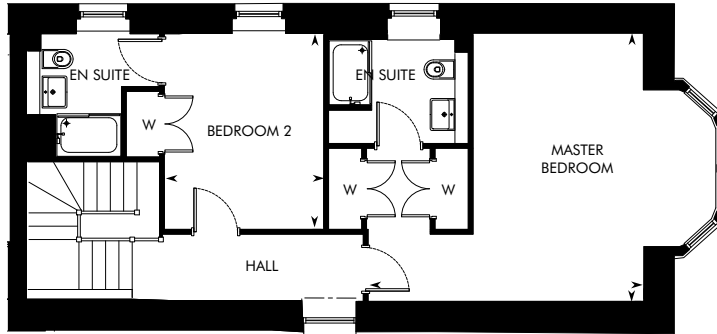
Lower Ground Floor

PLOT 110
3 BEDROOM DUPLEX APARTMENT

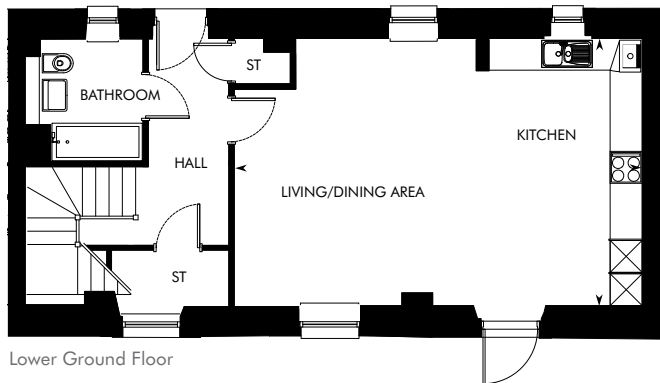
	M	FT
Lower Ground Floor		
Kitchen/Living Area	9.05 x 4.91	29' 8" x 16' 1"
Dining Room	4.17 x 3.75	13' 8" x 12' 4"
Ground Floor		
Master Bedroom	4.35 x 3.02	14' 3" x 9' 11"
Bedroom 2	3.89 x 2.98	12' 9" x 9' 9"
Bedroom 3	3.52 x 2.71	11' 7" x 8' 11"



PLOT 111
2 BEDROOM DUPLEX APARTMENT



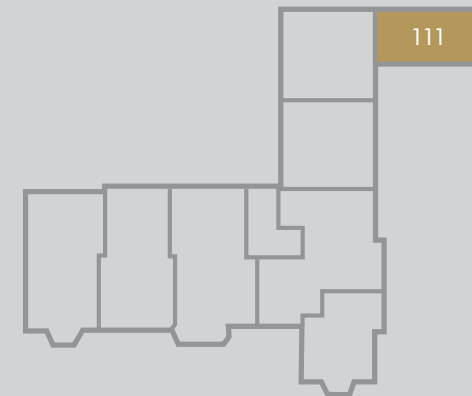
Ground Floor



Lower Ground Floor

PLOT 111
2 BEDROOM DUPLEX APARTMENT

	M	FT
Lower Ground Floor		
Kitchen/Living/Dining Area	7.64 x 5.02	25' 1" x 16' 6"
Ground Floor		
Master Bedroom	5.18 x 5.04	17' 0" x 16' 6"
Bedroom 2	3.68 x 3.00	12' 1" x 9' 10"

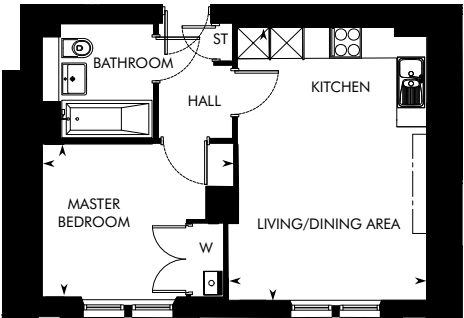




GROUND FLOOR APARTMENTS

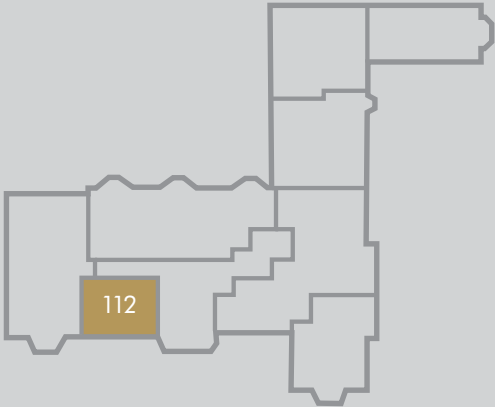
HENDERSON HOUSE AT MARINE RISE

PLOT 112
1 BEDROOM APARTMENT

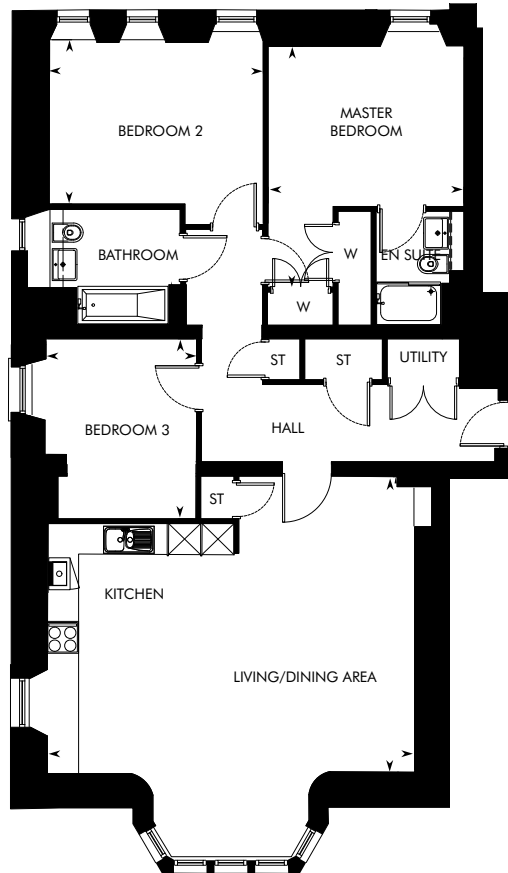


PLOT 112 – 1 BEDROOM
GROUND FLOOR APARTMENT

	M	FT
Kitchen/Living/Dining Area	5.13 x 3.72	16' 10" x 12' 3"
Master Bedroom	3.60 x 2.87	11' 10" x 9' 5"

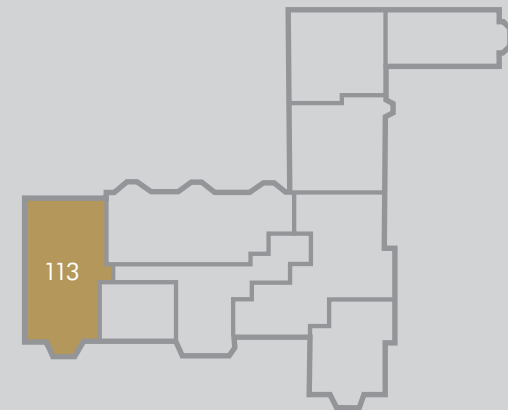


PLOT 113
3 BEDROOM APARTMENT

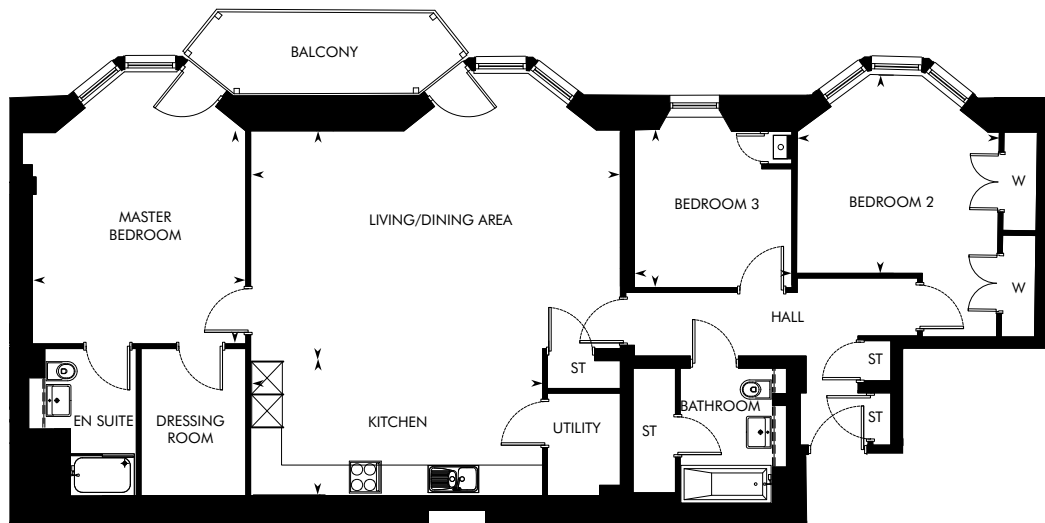


PLOT 113 – 3 BEDROOM
GROUND FLOOR APARTMENT

	M	FT
Kitchen/Living/Dining Area	6.90 x 5.54	22' 8" x 18' 4"
Master Bedroom	4.53 x 3.68	14' 10" x 12' 1"
Bedroom 2	4.01 x 3.09	13' 2" x 10' 2"
Bedroom 3	3.38 x 2.83	11' 1" x 9' 3"

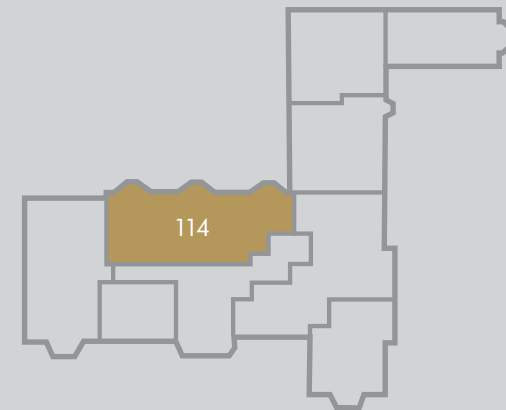


PLOT 114
3 BEDROOM APARTMENT



PLOT 114 – 3 BEDROOM
GROUND FLOOR APARTMENT

	M	FT
Kitchen	5.49 x 2.51	18' 0" x 8' 3"
Living/Dining Area	6.95 x 4.32	22' 9" x 14' 3"
Master Bedroom	4.01 x 3.97	13' 2" x 13' 1"
Bedroom 2	3.79 x 3.72	12' 5" x 12' 3"
Bedroom 3	2.98 x 2.96	9' 9" x 9' 8"

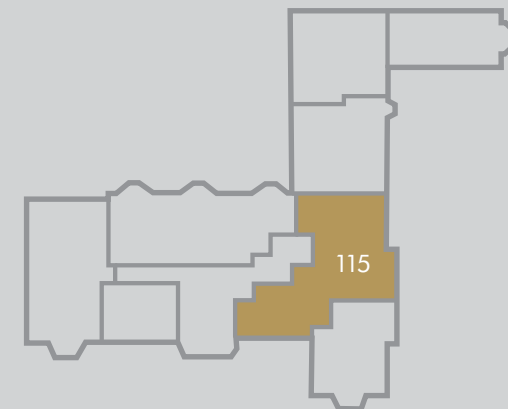


PLOT 115
3 BEDROOM APARTMENT



PLOT 115 – 3 BEDROOM
GROUND FLOOR APARTMENT

	M	FT
Kitchen	3.04 x 2.91	10' 10" x 9' 6"
Living/Dining Area	5.47 x 5.33	17' 11" x 17' 6"
Master Bedroom	3.99 x 3.92	13' 1" x 12' 11"
Bedroom 2	4.33 x 3.30	14' 2" x 10' 10"
Bedroom 3	4.31 x 3.12	14' 2" x 10' 3"

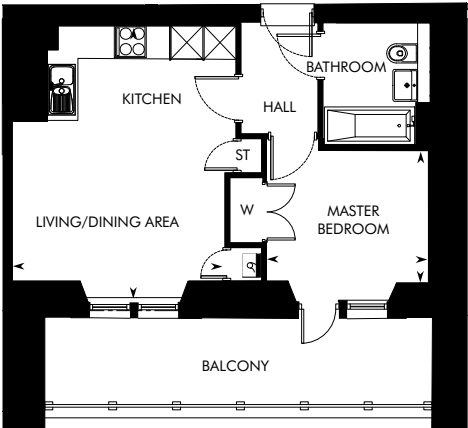




FIRST FLOOR APARTMENTS

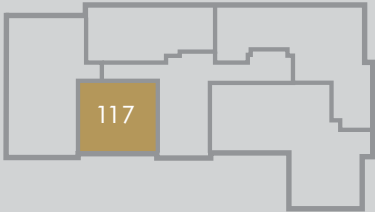
HENDERSON HOUSE AT MARINE RISE

PLOT 117
1 BEDROOM APARTMENT

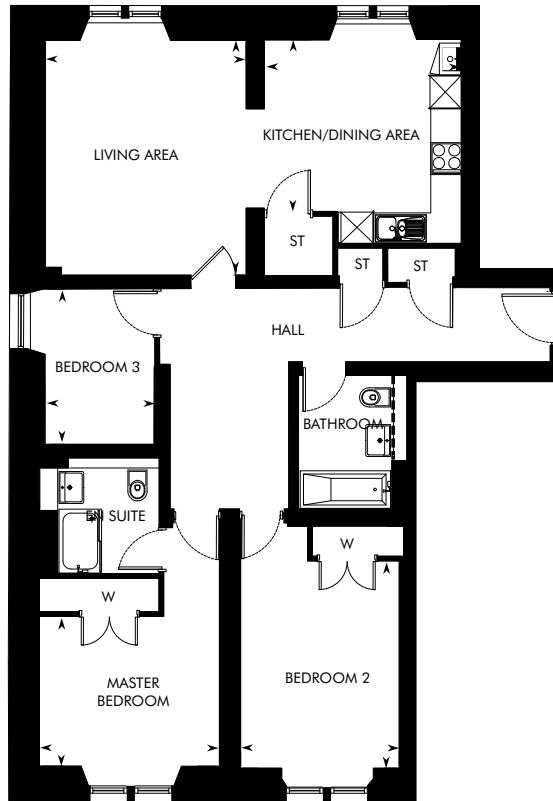


PLOT 117 – 1 BEDROOM
FIRST FLOOR APARTMENT

	M	FT
Kitchen/Living/Dining Area	5.11 x 3.95	16' 9" x 13' 0"
Master Bedroom	3.04 x 2.48	10' 0" x 8' 2"

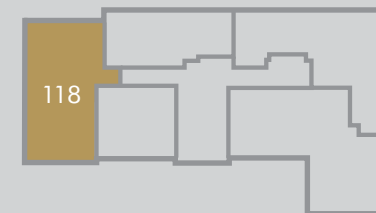


PLOT 118
3 BEDROOM APARTMENT

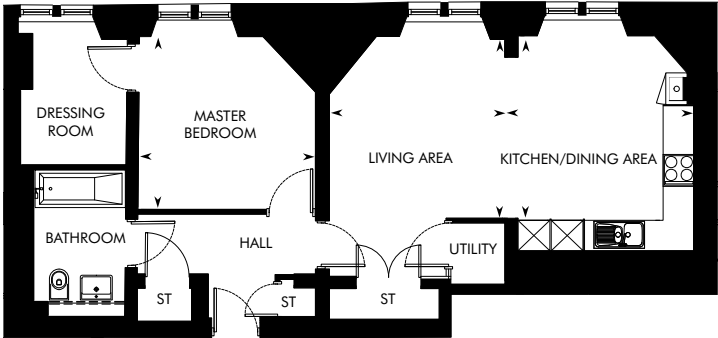


PLOT 118 – 3 BEDROOM
FIRST FLOOR APARTMENT

	M	FT
Kitchen/Dining Area	3.70 x 3.22	12' 2" x 10' 7"
Living Area	4.41 x 3.77	14' 6" x 12' 4"
Master Bedroom	3.38 x 2.81	11' 1" x 9' 3"
Bedroom 2	3.88 x 2.98	12' 9" x 9' 9"
Bedroom 3	2.91 x 2.02	9' 7" x 6' 8"

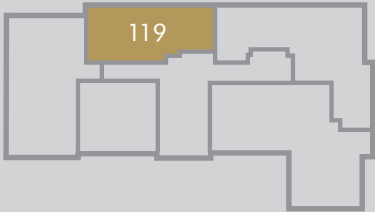


PLOT 119
1 BEDROOM APARTMENT

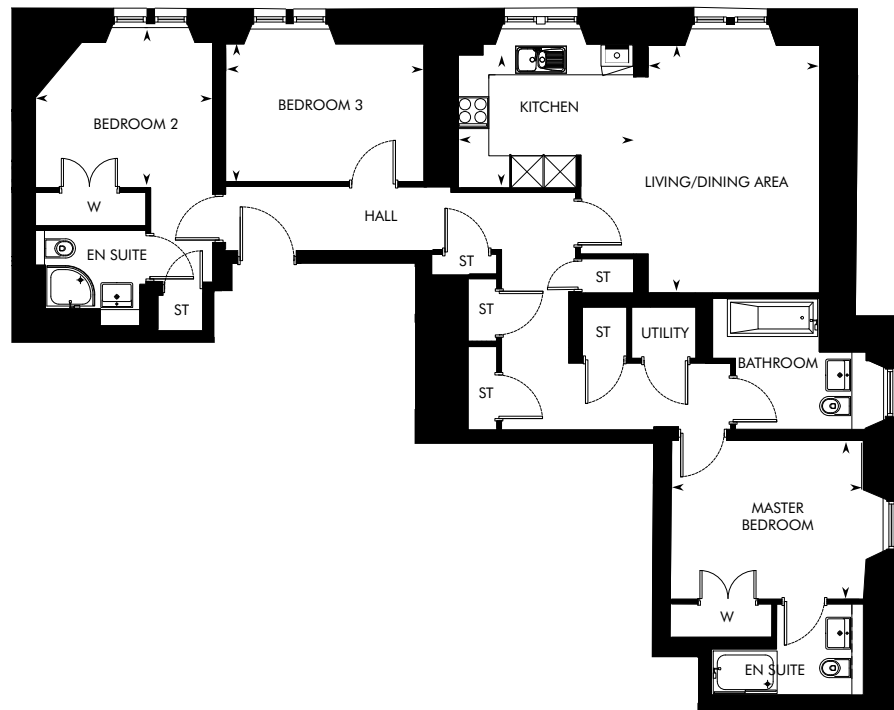


PLOT 119 – 1 BEDROOM
FIRST FLOOR APARTMENT

	M	FT
Kitchen/Dining Area	3.55 x 3.36	11' 8" x 11' 0"
Living Area	3.36 x 3.30	11' 0" x 10' 10"
Master Bedroom	3.34 x 3.25	10' 11" x 10' 8"

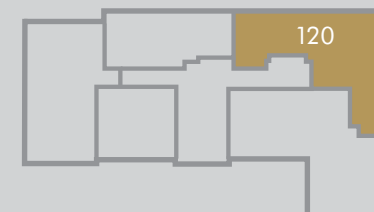


PLOT 120 3 BEDROOM APARTMENT

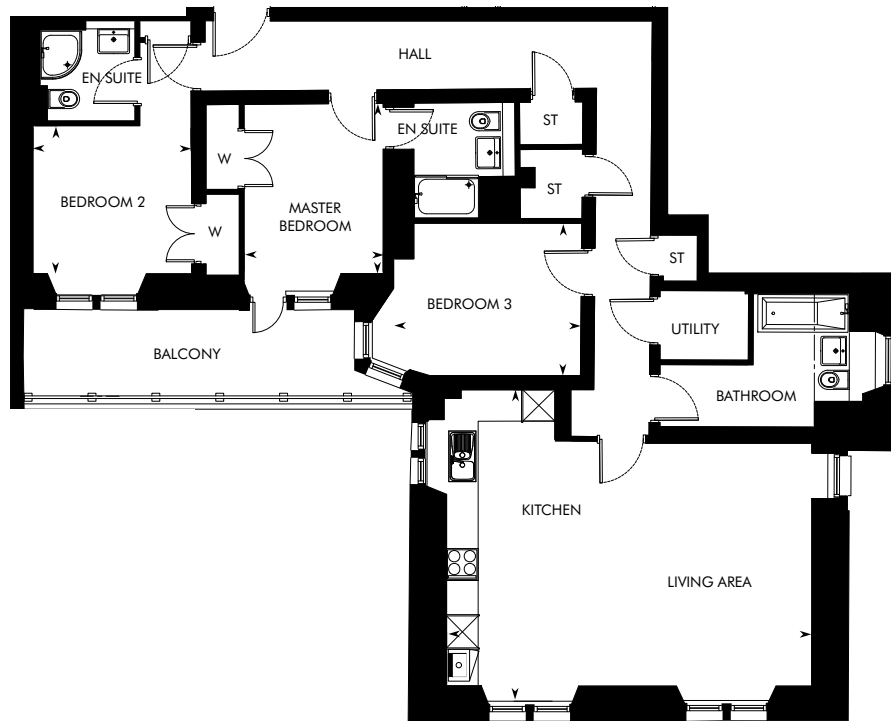


PLOT 120 – 3 BEDROOM
FIRST FLOOR APARTMENT

	M	FT
Kitchen	3.29 x 2.49	10' 9" x 8' 3"
Living/Dining Area	4.62 x 3.23	15' 2" x 10' 8"
Master Bedroom	3.57 x 2.98	11' 9" x 9' 9"
Bedroom 2	3.33 x 3.01	10' 11" x 9' 10"
Bedroom 3	3.73 x 2.55	12' 3" x 8' 5"

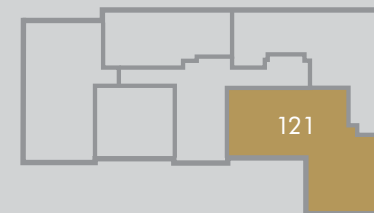


PLOT 121
3 BEDROOM APARTMENT



PLOT 121 – 3 BEDROOM
FIRST FLOOR APARTMENT

	M	FT
Kitchen/Living Area	6.86 x 5.85	22' 6" x 19' 3"
Master Bedroom	3.17 x 2.61	10' 5" x 8' 6"
Bedroom 2	2.97 x 2.78	9' 8" x 9' 1"
Bedroom 3	3.52 x 2.86	11' 7" x 9' 5"



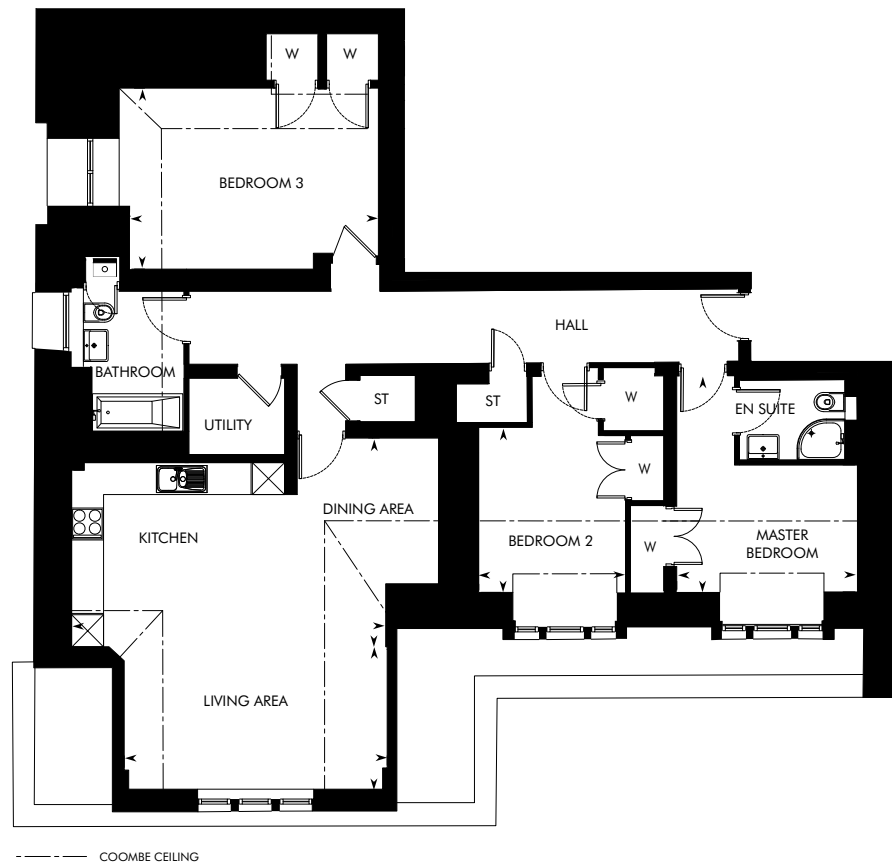




SECOND FLOOR APARTMENTS

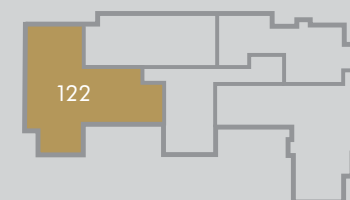
HENDERSON HOUSE AT MARINE RISE

PLOT 122 3 BEDROOM APARTMENT

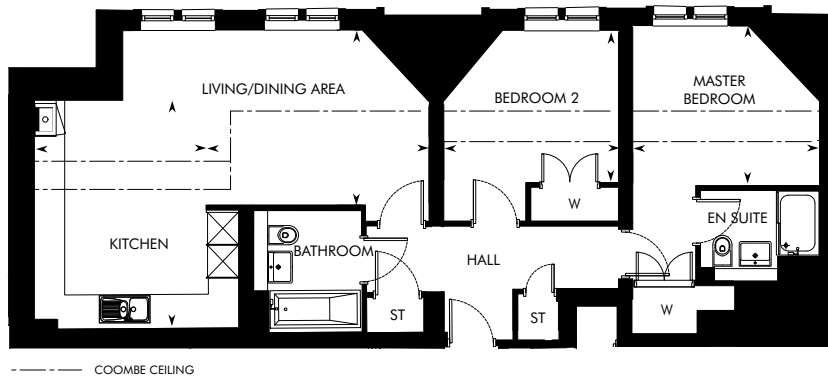


PLOT 122 – 3 BEDROOM
SECOND FLOOR APARTMENT

	M	FT
Kitchen/Dining Area	5.92 x 3.92	19' 5" x 12' 11"
Living Area	4.93 x 2.68	16' 2" x 8' 10"
Master Bedroom	4.06 x 3.40	13' 4" x 11' 1"
Bedroom 2	3.09 x 2.76	10' 2" x 9' 0"
Bedroom 3	4.66 x 3.40	15' 3" x 11' 2"

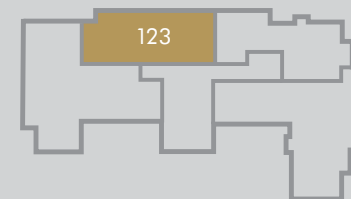


PLOT 123 2 BEDROOM APARTMENT

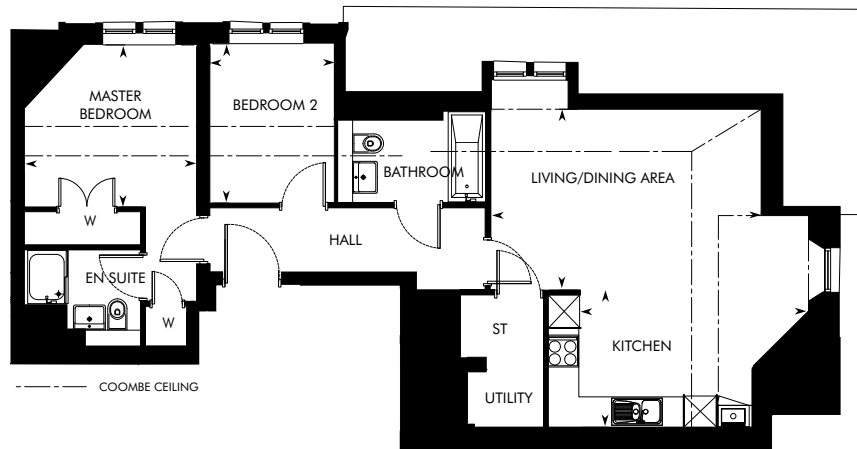


PLOT 123 – 2 BEDROOM SECOND FLOOR APARTMENT

	M	FT
Kitchen	4.29 x 3.23	14' 0" x 10' 8"
Living/Dining Area	4.19 x 3.29	13' 9" x 10' 10"
Master Bedroom	3.51 x 3.00	11' 6" x 9' 10"
Bedroom 2	3.28 x 2.85	10' 9" x 9' 4"

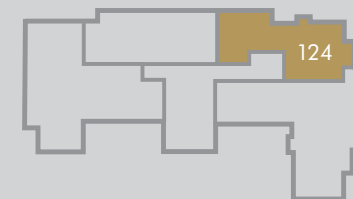


PLOT 124 2 BEDROOM APARTMENT

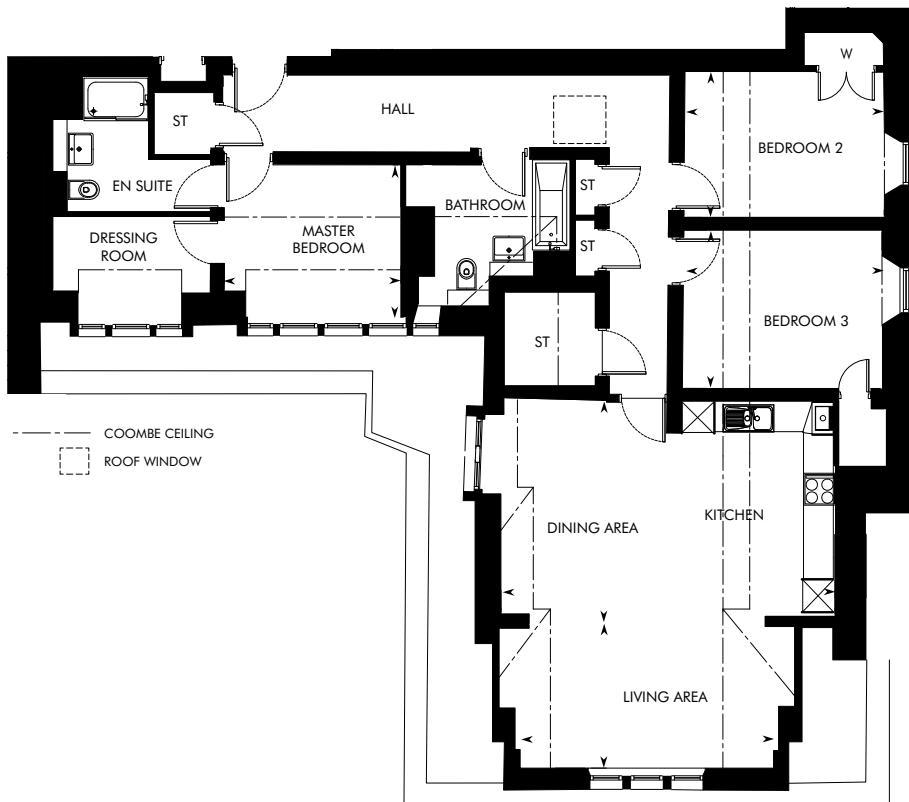


PLOT 124 – 2 BEDROOM SECOND FLOOR APARTMENT

	M	FT
Kitchen	4.30 x 2.58	14' 1" x 8' 6"
Living/Dining Area	5.08 x 3.40	16' 8" x 11' 2"
Master Bedroom	3.24 x 3.05	10' 8" x 9' 11"
Bedroom 2	2.99 x 2.33	9' 10" x 7' 7"

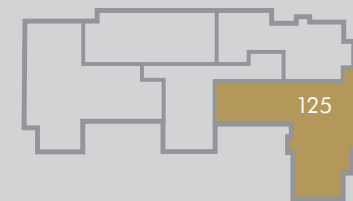


PLOT 125



PLOT 125 – 3 BEDROOM SECOND FLOOR APARTMENT

	M	FT
Kitchen/Dining Area	6.28 x 4.19	20' 7" x 13' 10"
Living Area	4.75 x 2.71	15' 7" x 8' 11"
Master Bedroom	3.32 x 2.86	10' 11" x 9' 4"
Bedroom 2	3.76 x 2.72	12' 4" x 8' 11"
Bedroom 3	3.73 x 2.98	12' 3" x 9' 10"



SPECIFICATION AT HENDERSON HOUSE

KITCHEN AND UTILITY ROOMS

- Stylish studio designed kitchen
- Siemens electric cooker hood
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel combination microwave oven (as design dictates)
- Siemens stainless steel electric oven
- Siemens washer/drier
- LED under-unit lighting
- Michel Roux Auxerre single mixer tap in kitchen
- 1½ bowl stainless steel sink
- Soft close drawers

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- VADO taps and fittings
- Utopia illuminated mirror with demister pad in main bathroom and master en suite
- Utopia vanity unit in main bathroom and master en suite
- Silver finished shower enclosures

- White shower trays
- VADO shower valves and heads
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers to main bathroom and master en suite
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Batten holder light fittings to bathrooms and en suites, with downlighter above the shower in en suites
- Pendant light fittings to all other rooms

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White panel internal pass doors
- Chrome lever style handles
- Facings and enhanced height skirtings finished in white gloss
- Painted stair balustrade in white with stained handrail
- Decorative cornice feature in white to lounge and kitchens (as design dictates)
- Enhanced height ceilings to ground and first floor



*Subject to build stage. Our Sales Consultant will advise on plot specific information.



Photography from a previous CALA development

WARDROBES

- Wardrobes with white pass doors, shelf and hanging rail

ELECTRICAL

- Batten holder light fittings to bathrooms and en suites, with downlighter above the shower in en suites
- Low energy pendant light fittings to all other rooms
- Doorbell and chimes at apartment front door entrance
- Video security door entry system for all non-main entry apartments
- Shaver socket in main bathroom and master en suite
- Data distribution points to living areas and master bedrooms
- TV points to living areas and bedrooms
- Double socket with integral USB power slots to kitchen, living room and master bedroom

SECURITY & SAFETY

- A direct dial up security system (a small monthly charge applies) lower ground and ground floor apartments only
- Mains-wired smoke detectors in hallways
- Separate smoke detector in living room
- Heat detector in kitchen

- Mains operated Carbon Dioxide monitor to master bedroom
- Battery-operated Carbon Monoxide detectors

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- Thermostatic heating controls (except those with programmable thermostat)

COMMON AREA

- Feature grand central staircase
- Decorative cornice to communal stairwells (where design dictates)
- Lift access to and from all floors for all non-main entry apartments

EXTERNALS

- uPVC double-glazed windows
- Timber facias and bargeboards
- Feature balcony and gardens to select apartments (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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