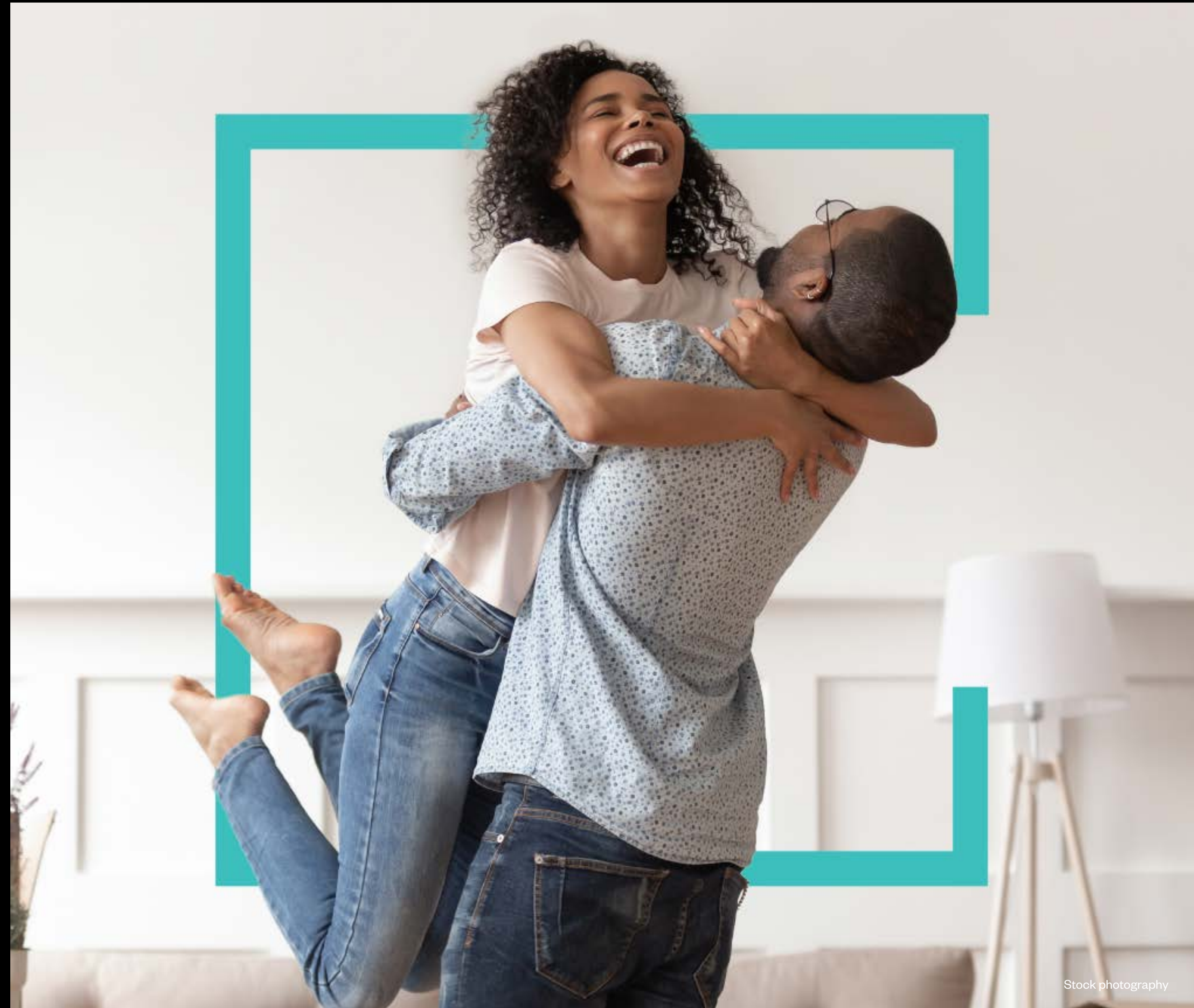




# Millgate Lawns

Winchburgh

Beatlie Road, Winchburgh, EH52 6WL



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# An enviable place to call home

Set in one of West Lothian's fastest developing areas, Winchburgh is becoming a popular choice for anyone seeking the tranquillity of country life, yet with the bright lights of Edinburgh little more than 12 miles away.

In this charming village and neighbouring Linlithgow there's a variety of shops, pubs, restaurants and cafes, with a good selection of schools, a community centre and sports facilities making it the ideal choice for families.

And with the Winchburgh masterplan due to bring a new era to the area, there has never been a better time to buy here.



# A new era for Winchburgh

The highly anticipated Winchburgh masterplan, one of the largest projects currently underway in the UK, is transforming the area.

Among its many features are the 85-acre Auldcathie Park, including a community growing area, play areas and walking routes. The new marina which connects to the Union Canal, offers opportunities for a host of water sports.

There are new shops and other amenities in the town centre, new schools with state-of-the-art sports facilities and an extra motorway junction, making travel for work and pleasure more straightforward than ever.



Local photography



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# Flexible lifestyles, and floorplans too

The variety of homes available means there will be something for everyone here. From 3 bedroom terraced to 5 bedroom detached, Millgate Lawns will cater for buyers of all kinds.

So whether you're looking for your first home, want to upsize to a larger one or need to downsize to somewhere more manageable, finding the right kind of home will be straightforward here.

Flexible floor plans also mean these superb new homes will adapt to your needs as they change.



Stock photography

# A new community awaits

You'll find an active and close-knit community ready to welcome you in Winchburgh. From the variety of sports clubs, spanning netball, golf, bowling, football and more, to the dance school, uniformed groups for children, youth and senior clubs, there will be something for everyone here.

Regular events bring the village together, including the spectacular annual children's gala, held every summer and featuring a parade around the village of some 250 youngsters.



# Relish the great outdoors

Getting out and about and exploring the great outdoors will be simple here. Not least with the picturesque Auldathie District Park on your doorstep, stretching 85 acres to the west of the village.

This scenic open green space is currently undergoing a £6 million redevelopment and is set to feature 31,000 newly-planted trees, 2.5km of running, walking and fitness loops, a new biking track and large play areas for all ages.

In the mood for a walk by the water? Enjoy a stroll along one of Winchburgh Marina's canalside paths, also perfect for relaxing bike rides.



# Top class schooling

Parents will be pleased to find a good selection of schools nearby. There are two primary schools in the village and now Holy Family primary school has been built on a new campus located next to Auldathie Park, alongside new high schools, Winchburgh Academy and Sinclair Academy. Set in open green space the campus has excellent sport facilities too.

The world-famous University of Edinburgh along with the city's many other universities are within commutable distance.



\*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.



# Attractions for all ages

For family days out, you'll be spoilt for choice, whether you're getting active with go-karting, indoor climbing, laser tag or water sports, or enjoying the great outdoors at Beecraigs Country Park or Almond Valley. Or if you prefer a more leisurely kind of outing, why not take in the sculptured landscapes and nature-inspired galleries of Jupiter Artland.

There's plenty of history and heritage to take in around Edinburgh and Linlithgow, while the tranquil River Forth is the perfect waterway for a relaxing cruise, seeing the sights and enjoying some fresh sea air.

Local photography

# Places to go



**Eating out** – For a fun meal out for all the family, the Tally Ho pub restaurant, set in the heart of the village, is a great choice. Alternatively, neighbouring Linlithgow has something to suit every taste, from family friendly pubs to the award-winning Champany Inn.



**Sports and leisure** – Whatever your sport or activity of choice, you're likely to find it here, from football and golf to dance, bowls, netball and keep-fit classes.



**History and heritage** – Edinburgh has a rich heritage and history to enjoy, while Linlithgow Palace and Lauriston Castle are both well worth a visit.



Local photography



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**Parks and nature** – With two wonderful country parks nearby, Muiravonside and Beecraigs plus lovely walks around Linlithgow Loch, life in Winchburgh is a breath of fresh air.



**Entertainment and culture** – Edinburgh is home to a wide range of options for culture and entertainment, while in Winchburgh itself you'll find groups and clubs for all ages. Film fans can catch all the latest blockbusters at the cinema in nearby Livingston.



**Family days out** – Conifox Adventure Park in Kirkliston is ideal for kids, with activities for all weathers, while Edinburgh Zoo is also a popular choice. For a day out with the family, Craigie's Farm Shop and Café at South Queensferry has its own child-friendly pet farm.



# Getting around



By foot: The local schools are within easy reach of home, while the nearby shops, pubs and amenities are also within walking distance.



By car: The new M9 junction will provide better access to routes to Edinburgh and across West Lothian. Edinburgh city centre is just 12 miles away, while the city airport is also a short drive.



By rail: Dalmeny and Linlithgow stations offer fast direct services to Edinburgh and Glasgow

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of May 2024 and are sourced from thetrainline.com

# Superbly connected



## On foot

- Tally Ho pub – 0.7 miles
- Sainsbury's Local – 0.9 miles
- Winchburgh Primary School – 1.2 miles
- Schools Campus – 1.4 miles



## By car

- Auldathie Country Park – 1.5 miles
- Aldi Broxburn – 2.6 miles
- Conifox Adventure Park – 2.8 miles
- Lidl Broxburn – 3.3 miles
- Almondell & Calderwood Park – 4.6 miles
- Dalmeny Station – 5 miles
- South Queensferry – 6 miles
- Edinburgh Airport – 6.1 miles
- Linlithgow Station – 6.1 miles
- Beecraigs Country Park – 6.7 miles
- Livingston – 7 miles



## By train

By train from Dalmeny Station

• Edinburgh – approximately 15 minutes

By train from Linlithgow Station

• Glasgow – just over 30 minutes

Please note, service times vary

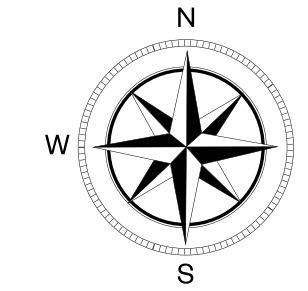
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


















Journey times and distances are approximate. Train journey times are accurate as of June 2024 and are sourced from national rail.

# Millgate Lawns

## The development



- 
**The Allan**  
 3 bedroom terraced home  
 Plots 2, 3, 4, 6, 7, 9, 10, 11, 12, 21, 22, 23, 34, 25, 26, 27, 49, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 69, 70, 71, 72, 103, 104, 105 & 106
- 
**The Allan**  
 3 bedroom semi-detached home  
 Plots 37 & 38
- 
**The Arran**  
 3 bedroom terraced home  
 Plots 1, 5, 8, 13, 48, 50, 51, 53, 65, 68 & 107
- 
**The Barrie**  
 4 bedroom detached home  
 Plots 15, 18, 35, 40, 43 & 66
- 
**The Bryce**  
 4 bedroom detached home  
 Plots 36, 44, 73, 81, 82, 92, 95, 98 & 102
- 
**The Cairn**  
 4 bedroom detached home  
 Plots 14, 16, 17, 19, 20, 34, 39, 47, 76, 77, 86, 87 & 97
- 
**The Colville**  
 4 bedroom detached home with study  
 Plots 45, 67, 75, 78, 79, 84 & 93
- 
**The Crichton**  
 5 bedroom detached home  
 Plots 30, 33, 41, 74, 80, 85, 90, 91, 94, 99, 108 & 113
- 
**The Darroch**  
 5 bedroom detached home  
 Plots 29, 31, 32, 88, 101, 111 & 112
- 
**The Dewar**  
 5 bedroom detached home  
 Plots 28 & 42
- 
**The Garvie**  
 5 bedroom detached home  
 Plots 46, 83, 89, 96, 100, 109 & 110

-  Block Paving
-  Monoblock Paving
-  1.8m Timber Fences
-  1.8m Feature Walls
-  EV Charging Points
-  Visitor Parking
-  Sub station



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.  
 IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 22.06.26. See the main brochure for the full Consumer Protection statement.

# Choose the home that's right for you



**The Allan**  
3 bedroom  
terraced home



**The Arran**  
3 bedroom  
terraced home



**The Barrie**  
4 bedroom  
detached home



**The Bryce**  
4 bedroom  
detached home



**The Cairn**  
4 bedroom  
detached home



**The Colville**  
4 bedroom  
detached home  
with study

[Click here for current availability and prices](#)





**The Crichton**  
5 bedroom  
terraced home



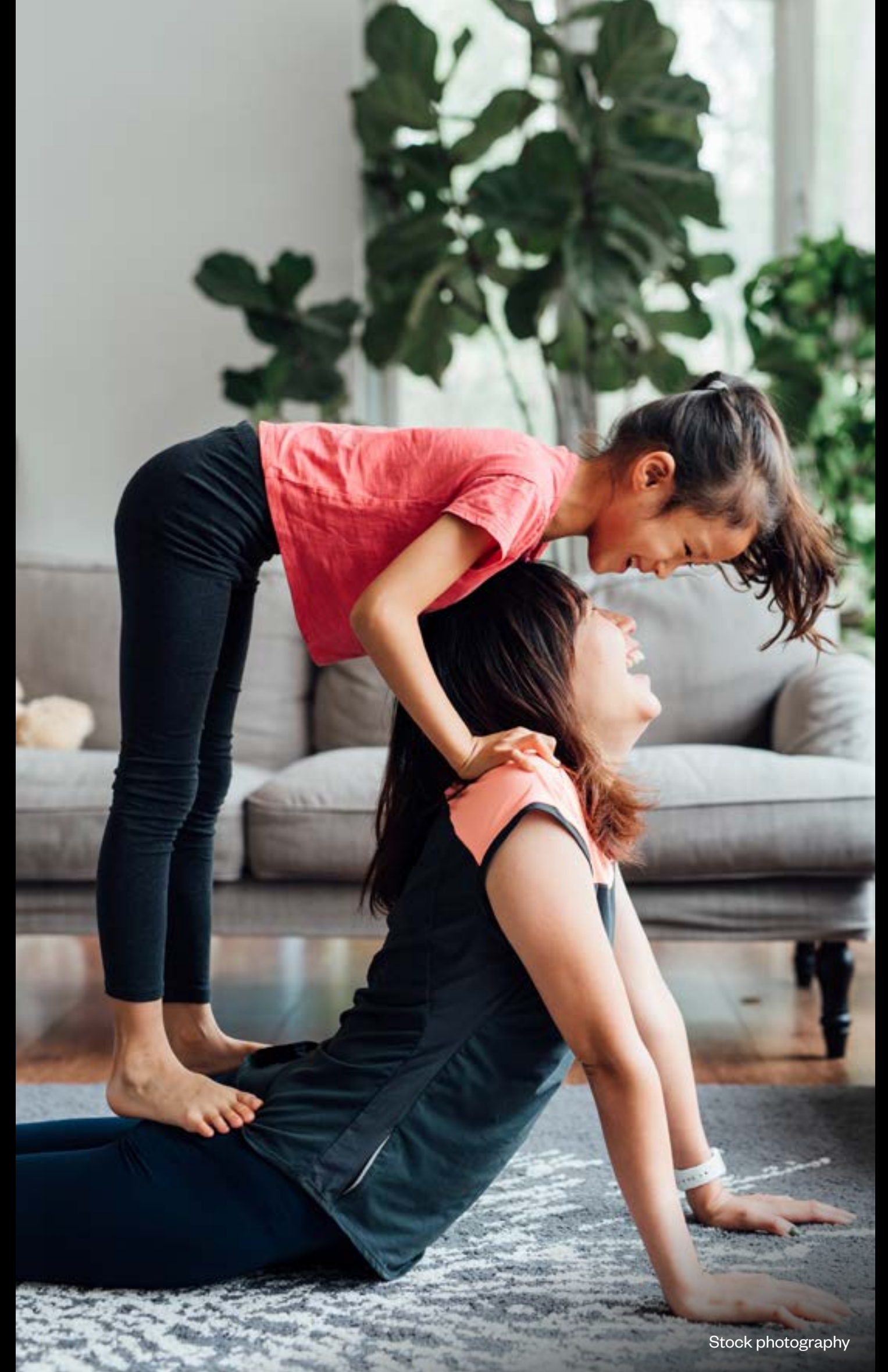
**The Darroch**  
5 bedroom  
terraced home



**The Dewar**  
5 bedroom  
detached home



**The Garvie**  
5 bedroom  
detached home



Stock photography

[Click here for current availability and prices](#)





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 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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

[Click here to find out more about our Accessibility Features](#)



Photography from a previous Cala development



Photography from a previous Cala development



Photography from a previous Cala development



Photography from a previous Cala development

# What our customers say

“ We weren’t looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

We fell in love with the style of the house right away as it ticked all our boxes.

I have my own office where I can work from home and the kids have their own bedrooms which are all the same size so there were no arguments about who gets which room.”

Purchaser at Oakbank,  
Winchburgh

See more customer stories, reviews and ratings





Photography from a previous Cala development



Stock photography

# Why buy new?

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10.

The first two years of the warranty are provided by us. This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you with a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas

[Click here to find out more about the top reasons to buy new](#)








# Cala Homes

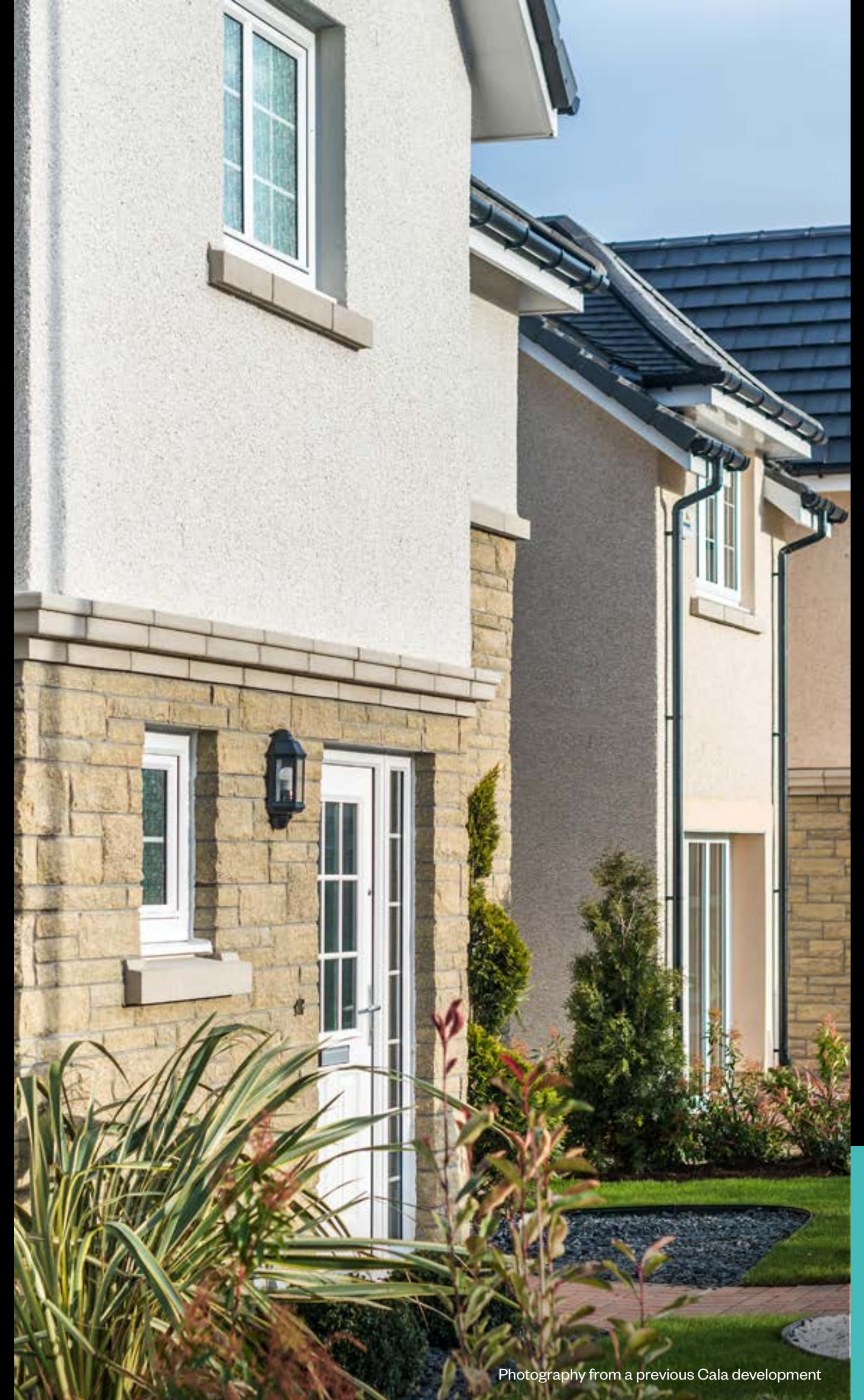
Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online-only brochures at our developments.


Click on the arrows below to find out more about our sustainability journey:

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Millgate Lawns  
Beatlie Road, Winchburgh  
EH52 6WL

[Click here to arrange your viewing](#)



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