

KINGFISHER PARK

BALERNO



KINGFISHER PARK

ENJOY FAMILY SPACE IN A BEAUTIFUL PLACE

Kingfisher Park's attractive setting offers a relaxed semi-rural retreat in desirable Balerno, just eight miles from Edinburgh.

Comprising a beautiful selection of 3, 4 & 5 bedroom homes and a range of spacious apartments from CALA's exclusive Light and Space Collection, each has been designed for contemporary living. Boasting flexible interiors finished to a high specification and a wealth of outdoor space, including a play area and linear park to enjoy, Kingfisher Park exudes a warm and welcoming community feel.

Being located to the East of this affluent suburb, means you not only benefit from the quaint charm and amenities of Balerno to one side, but also of Currie to the other, together with the advantage of high-ranking local schooling.



Photography is courtesy of Chris Robson Photography



BALERNO

THE BEST OF BOTH WORLDS

Nestled at the foot of the Pentland Hills, Balerno provides an inviting gateway to Edinburgh's great outdoor playground.

Plentiful amenities are close at hand in Balerno, including The Grey Horse Inn and The Letterbox Bistro located on the village's quaint and picturesque high street. While in neighbouring Currie you'll find The Riccarton Inn whose two roaring fires and family-friendly atmosphere are also just a short stroll away. A little further along Lanark Road West, you'll find the equally popular amenities of Juniper Green, and not forgetting the vibrant capital, with its award-winning restaurants and bars, iconic castle, theatres, shops and boutiques only eight miles away.

With a real community feel, Balerno hosts a popular annual music festival coinciding with the October Farmers' Market, plus a Children's Gala providing a fun-filled week of activities for the whole family in late May. Scenic woodland paths run alongside the Water of Leith so weekend strolls and nature spotting are well taken care of, while nearby Mallyen Garden and the Pentland Hills provide the perfect backdrop for exploring and outdoor pursuits.

Kingfisher Park is also ideally placed for education of all ages, with the much-regarded Currie Primary and high-ranking Currie Community High School both close by, as well as Heriot Watt University's main campus.

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



Local photography is courtesy of Chris Robson Photography



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ENJOY THE BEST OF BOTH WORLDS

Commuters from Kingfisher Park will certainly appreciate the convenient access it offers to the A70 and Edinburgh City Bypass. Direct motorway links will also enable you to connect with Glasgow via the M8, head north via the M90, or venture south into the heart of Lanarkshire countryside.

If you'd rather take the train, you can hop on at nearby Curriehill station and be at Edinburgh Waverley in around 20 minutes*, plus there are frequent buses in and out of the city centre. And whether you're flying for business or pleasure, Edinburgh International Airport is around six miles away.

*Journey times taken from nationalrail.co.uk



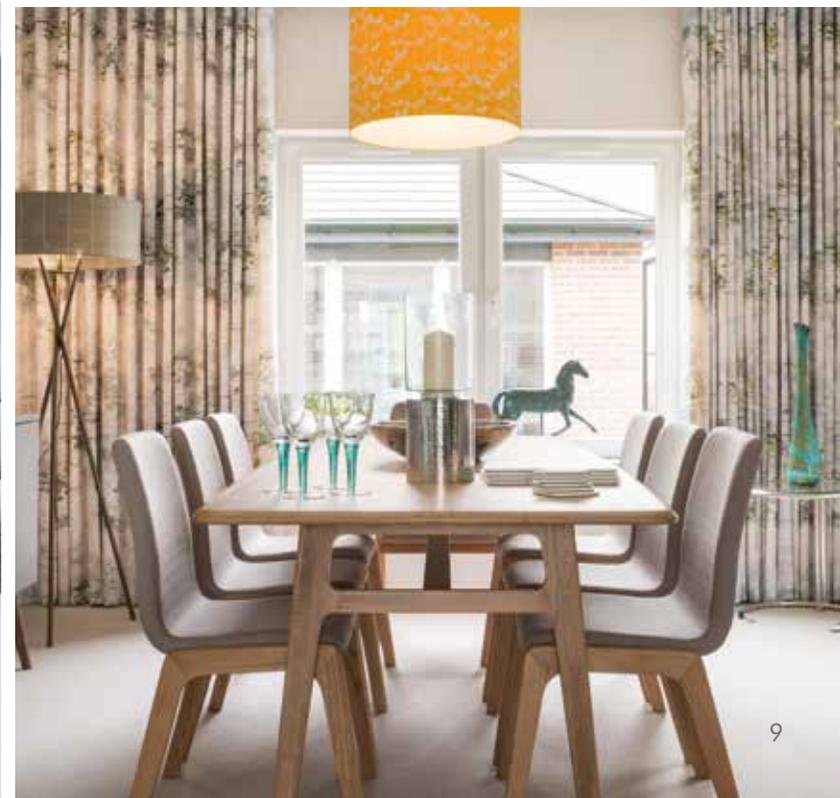
AN IMPECCABLE PEDIGREE

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.





A typical CALA showhome



PERFECTLY LOCATED

CALA Homes, Kingfisher Park, Off Lanark Road West, Balerno, Edinburgh EH14 5SU



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Balerno High School – 0.6 miles
- Currie Rugby Club – 0.7 miles
- Balerno Main Street – 0.8 miles
- Balerno Bowling Club – 0.8 miles
- Currie Community High School – 0.8 miles
- Balerno Post Office – 0.9 miles
- Currie Youth Club – 0.9 miles
- Malleny Garden – 0.9 miles
- Currie Primary School – 1.1 miles
- The Riccarton Inn – 1.1 miles
- Curriehill Train Station – 1.1 miles
- Currie Library – 1.1 miles
- Dean Park Primary School – 1.2 miles



BY CAR

- Heriot Watt University
Edinburgh Campus – 2.0 miles
- Juniper Green – 2.4 miles
- Baberton Golf Club – 2.4 miles
- Hatton Sports & Tennis Club – 3.4 miles
- Edinburgh City Bypass A720 – 3.5 miles
- Tesco Superstore – 3.7 miles
- Dalmahoy Country Club – 4.6 miles
- Gyle Shopping Centre – 5.3 miles
- Edinburgh Airport – 6.1 miles
- Pentland Hills Regional Park – 6.5 miles
- Princes Street, Edinburgh – 8.3 miles



BY RAIL (CURRIEHILL STATION)

- Edinburgh (Waverley) – 20 minutes
- Stirling – 1 hour 28 minutes*
- Glasgow (Queen Street) – 1 hour 30 minutes*
- Dundee – 1 hour 54 minutes*
- Perth – 2 hours 11 minutes*
- Aberdeen – 3 hours 22 minutes*
- London (King's Cross) – 5 hours 15 minutes*

*Train journey includes at least one change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps). Train journeys shown, are accurate as of November 2017 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)

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.



KINGFISHER PARK

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Integrated cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel combination microwave oven (as design dictates)
- Sensio LED under-unit lighting
- Vado single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Pop up sockets with twin USB ports (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Chrome finished shower enclosures
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and master en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Utopia vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with demister pad in master en suite and main bathroom

DECORATION

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

WARDROBES

- Bi-fold doors to master bedrooms
- Fitted wardrobes to all other 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



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



Photography from a previous CALA development

- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft
- Door activated light to storage cupboards
- Energy monitor included

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler/air source heat pump with radiators
- SMART thermostatic heating controls

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
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Sliding, folding doors to rear garden (additional French doors as design dictates)

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	CALEDONIAN MEWS		BARGOWER		DEWAR
	ESK APARTMENTS		BRYCE		GOLDEN SHARE TERRACED
	HAWTHORN APARTMENTS		CAMERON		GOLDEN SHARE SEMI DETACHED
	HAWTHORN APARTMENTS		SINGLE GARAGE		AFFORDABLE APARTMENTS
	AVON		CLEVELAND		
	BARRIE		COLVILLE		
			CRICHTON		

DENOTES DEVELOPMENT BOUNDARY
 DENOTES 1.8M RENDERED WALL
 DENOTES 1.8M TIMBER FENCE

The 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 Consultant prior to reservation.

PHASE 1
SOLD OUT

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