

# CALA HOMES

LAW GARDENS, NORTH BERWICK





# LAW GARDENS

## WHERE COASTAL COOL MEETS CITY CONVENIENCE

Imagine having the stunning coastline of North Berwick right on your doorstep. With Law Gardens, imagine no more.

Taken from CALA's Signature Collection, these contemporary homes not only boast spacious and high specification interiors, but also the striking backdrop of the majestic Berwick Law.

From breaking waves on sandy beaches, to sweeping fairways, to relaxing bars and bistros, there are plentiful getaways and amenities nearby. And with good schools close at hand, Law Gardens is the idyllic family retreat, just 25 miles from Edinburgh.



Photography is taken from previous CALA showhomes



Computer Generated Image – A typical street scene at Law Gardens



Photography is taken from previous CALA showhomes

## NORTH BERWICK

### A BEAUTIFUL BEACH HIDEAWAY

A short distance along the coast from Edinburgh, the affluent seaside resort of North Berwick is resplendent with two attractive sandy bays, perfect for family living, relaxing weekend strolls or just getting away from it all.

Steeped in Victorian and Edwardian character, the town boasts ruined castles and panoramic views over the Islands of the Forth. The town centre hosts an array of award-winning bars and seafood restaurants, as well as the luxurious spa facilities at Macdonald Marine Hotel.

For the more active, the Law is there to be conquered, as well as the West Links and The Glen providing golfers with championship quality courses and scenic views. Or there's every opportunity to set sail from East Lothian Yacht Club, which is a short walk away. And to get your pulse racing, there's the National Museum of Flight, Myreton Motor Museum & Raceland or Musselburgh Racecourse.

Young ones and nature lovers alike can enjoy seasonal boat trips from the nearby Scottish Seabird Centre, or stay on dry land with walks along the beach and country trails. While for schooling, North Berwick High School is one of the UK's top state schools, with well-regarded Athelstaneford, Dirleton and Law Primary Schools nearby for younger children, as well as a range of local nurseries.





Local photography is courtesy of Scottish Viewpoint



Local photography is courtesy of Scottish Viewpoint





## MORE SPACE, LESS TRAVEL

Thanks to its convenient transport links, North Berwick is popular with country-loving commuters and families seeking more spacious surroundings. The station is within easy walking distance, providing regular and direct trains to Edinburgh in around 30 minutes.

Or you can also hop on a local bus service that loops through the town centre and onto Edinburgh. Your car journey is just as handy, with the A198 offering direct access to Edinburgh and links for major routes to the West or North. And whether for business or pleasure, Edinburgh International Airport is about 45 minutes away.



## 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.











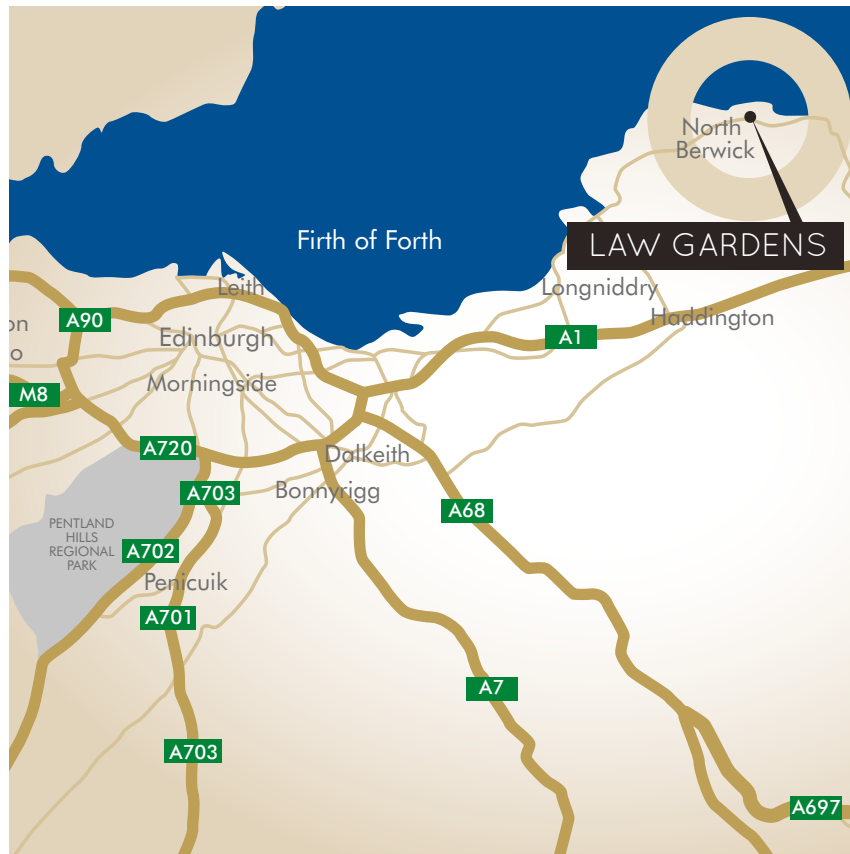
Computer Generated Image – A typical street scene at Law Gardens





## PERFECTLY LOCATED

Law Gardens, off Haddington Road, North Berwick, EH39 4QZ\*.



REGIONAL MAP

\*Please note the postcode shown is the closest to the development. This will take you to Law Primary School. Please see local area map for further instructions.



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Law Primary School – 0.2 miles
- North Berwick Sports Centre – 0.3 miles
- North Berwick High School – 0.4 miles
- Lodge Grounds – 0.7 miles
- Coastal Communities Museum – 0.8 miles
- Westgate Galleries – 0.9 miles
- Scottish Seabird Centre – 0.9 miles
- North Berwick Harbour – 1 mile
- East Lothian Yacht Club – 1 mile
- North Berwick Train Station – 1 mile
- North Berwick Golf Club – 1 mile



## BY CAR

- The Glen Golf Club – 1.3 miles
- Tantallon Castle – 3.1 miles
- Dirleton Castle – 3.2 miles
- Dirleton Primary School – 3.5 miles
- Merryhatton Garden Centre – 4 miles
- Athelstaneford Primary School – 5.5 miles
- Chester Hill Fort – 6.6 miles
- Dunbar Leisure Centre – 11.7 miles



## BY RAIL (FROM NORTH BERWICK STATION)

- Edinburgh – 26 minutes
- Glasgow\* – 1 hour 46 minutes
- Stirling\* – 1 hour 38 minutes
- Dundee\* – 1 hour 59 minutes
- Aberdeen\* – 3 hours 19 minutes

Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps). The shortest train journeys have been shown, are accurate as of April 2016 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk).

\*Please note these times include 1 change over.

## 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.



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)





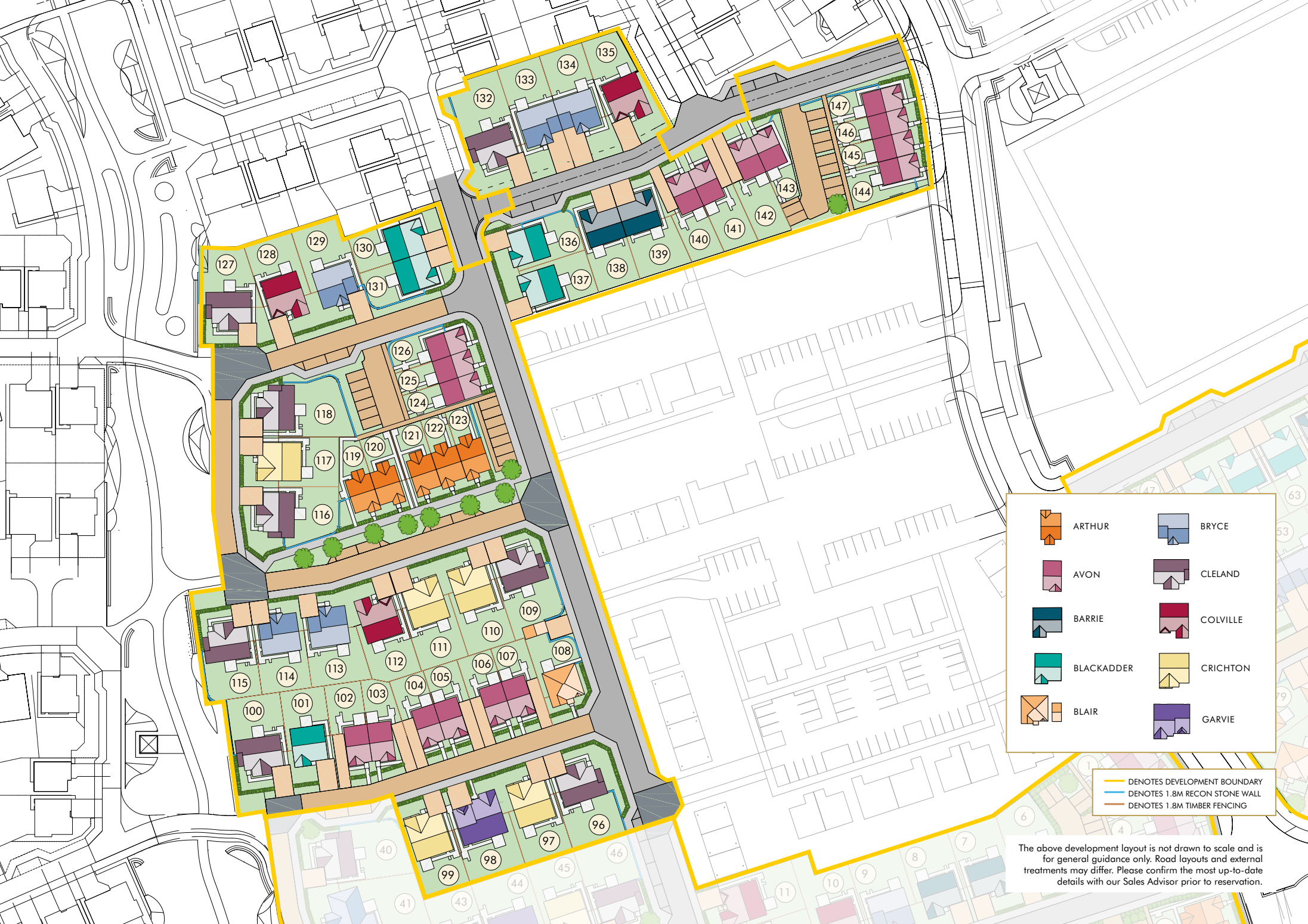


Computer Generated Image – A typical street scene at Law Gardens

# LAW GARDENS

THE DEVELOPMENT





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.

# LAW GARDENS

SPECIFICATION





## KITCHEN & UTILITY ROOMS

- Stylish kitchen by Alno
- Siemens stainless steel cooker hood
- Siemens stainless steel 4 or 5 burner gas hob (as design dictates)
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel combination microwave oven (for homes over 2,000 sq ft)
- Siemens stainless steel storage/warming drawer (for homes over 2,500 sq ft)
- Under-unit lighting
- Vado single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sinks

## BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Silver finished shower enclosures
- White shower trays
- Vado 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)

## 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 light oak stained handrail

## WARDROBES

- Fitted wardrobes as design dictates

## 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



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



Photography from a previous CALA development

- Switchable sensor wall lantern to front door
- 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 shower 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

#### 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
- Wall lantern outside garage on all house types

#### EXTERNALS

- uPVC double-glazed windows
- uPVC fascias and bargeboards
- Monoblock driveways
- Turfed front garden
- Rough raked and rotovated rear garden
- Timber decking area outside French doors (except The Arthur housetype)
- 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

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