



# Lathallan Grange

Polmont



Stock photography



# A new community awaits

A stunning semi-rural setting. Expansive areas of parkland. Excellent commuter routes and transport links to the vibrant cities of Glasgow and Edinburgh. All of this awaits you at Lathallan Grange, a superb collection of new 2, 3, 4 & 5 bedroom homes in the charming village of Polmont.

With shops, pubs, restaurants and schools within easy reach and the M90 motorway moments away for journeys to Edinburgh, Glasgow and Stirling in under an hour, you really can enjoy the best of all worlds here.



# Homes that adapt to you

These premium new homes are designed to meet the demands of modern living, with all life stages considered in the development process. So whether you're making your first step on the ladder, need more space for a growing family or are looking to downsize, there will be a stylish new home at Lathallan Grange for you. You can expect spacious, light-filled interiors and flexible layouts that will adapt to your needs as they change.



Photography from a previous Cala showhome

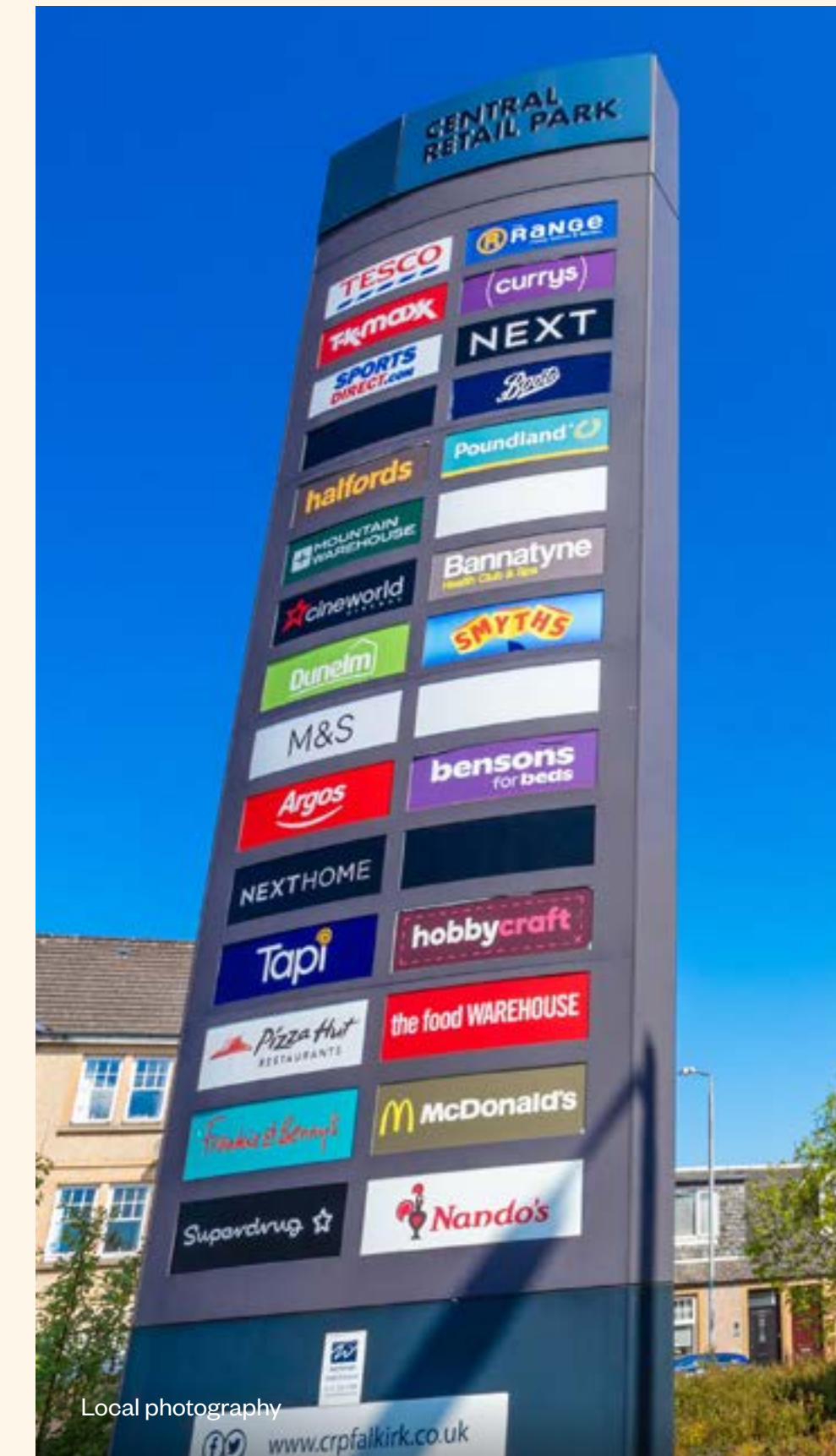


Photography from a previous Cala showhome

# Enjoy town, city and country

Whether you're looking to explore the countryside, want to shop till you drop or take in the lights and sites of the city, Lathallan Grange will have you covered.

Experience all the great outdoors has to offer at one of the sprawling parks, areas of woodland or local golf courses, or enjoy a spot of retail therapy in some of the household name stores in nearby Falkirk. Or when only metropolitan vibrancy will do, take your pick from Edinburgh (45 minutes) and Glasgow (40 minutes), both easily accessible via the M9.



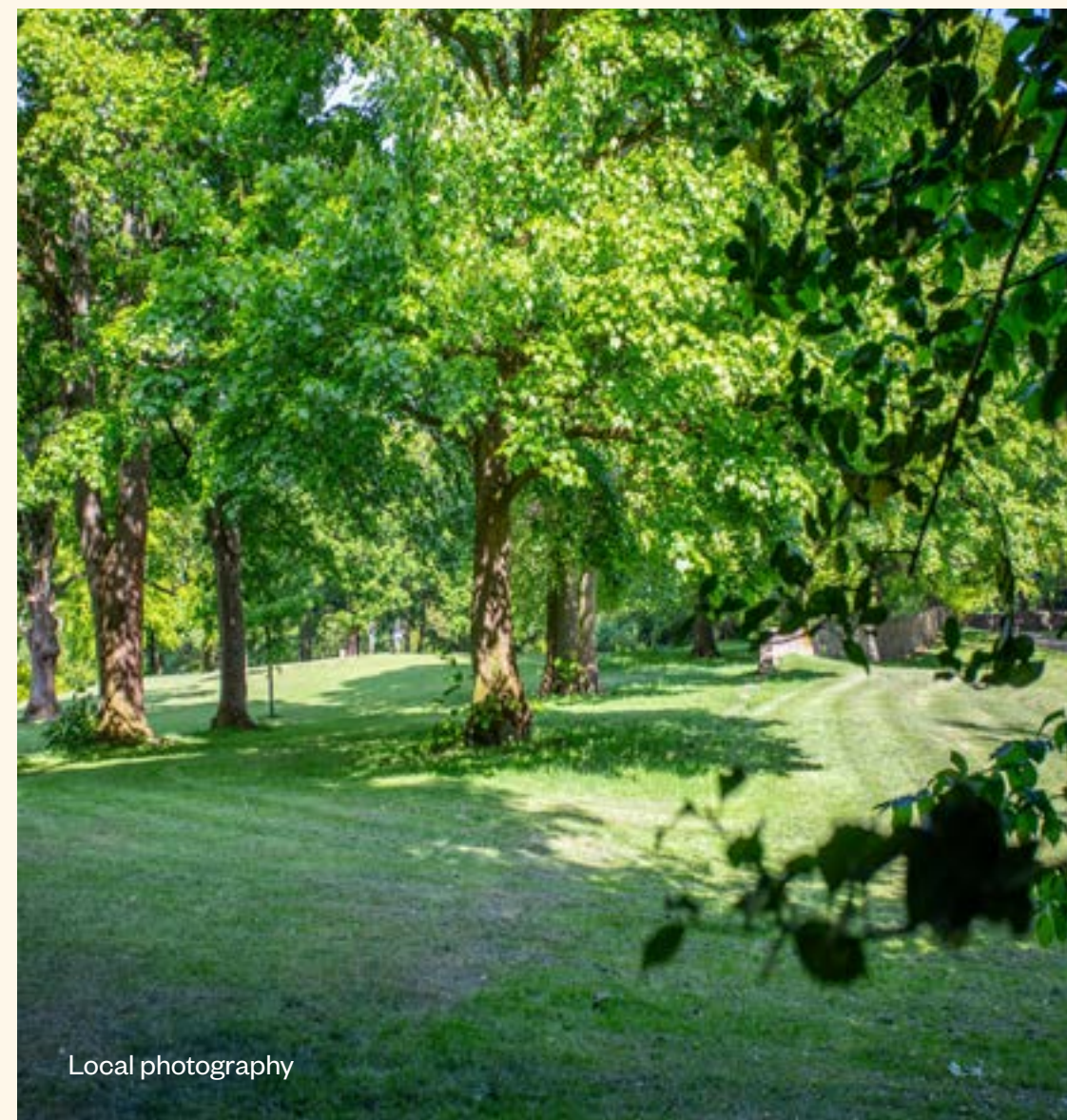
# Have everything on your doorstep

Polmont itself is home to a variety of amenities, including a large supermarket, post offices, pharmacies, a number of convenience stores, cafés and takeaways all just minutes away. Slightly further afield are Falkirk's many retailers, from the Tesco Superstore and M&S Foodhall to an A to Z of high street names. You'll also find a lively bar and restaurant scene in Falkirk and Linlithgow, with their cosy local pubs and restaurants serving styles and flavours from around the globe.



# Be at one with nature

With plenty of open green spaces located nearby, there will always be somewhere new to explore here. Muiravonside Country Park has some 170 acres of woodland and parkland to discover, while Gray Buchanan Park is only 5 minutes away in the car and is just the place for stretching your legs. Or why not enjoy the peace and tranquillity of Linlithgow Loch, or admire the eye-catching sculptures at The Kelpies?



# Designed for a greener future

We're dedicated to creating sustainable communities that safeguard your family's future. Equipped with the knowledge and expertise to pioneer new ways of heating homes.

Our homes at Lathallan Grange are powered by one of Scotland's largest residential centralised ground source heat networks, providing residents with renewable, fully electric energy to fuel their homes. Every property also includes an EV charging point as standard.

As part of our commitment to nature, we also incorporate wildlife-friendly measures throughout our new developments, such as bat roosting and bird nesting features, hedgehog-friendly fences and invertebrate bricks for bees and other invertebrates.



# Top class schooling

Parents will be pleased to find a fine choice of schools located within a 10 minute drive of Lathallan Grange. Younger pupils have St Margaret's and St Andrew's primary schools, while older students have the choice of St Mungo's and Graeme high schools.



# Cities at your fingertips

The beauty of Lathallan Grange's location is its proximity to so many local attractions, not least the cosmopolitan cities of Edinburgh and Glasgow. Both steeped in history and culture yet offering all of the opportunities for shopping, dining and entertainment you would expect of modern urban centres, each offers a distinct buzz and character of its own, and all of it a straightforward car journey away.



Local photography

# Places to go



**Eating out** – You'll enjoy a richly diverse eating out scene here, from hearty pub grub at Polmont's Claremont Inn, and tasty cakes and sandwiches at Aran Bakery or Linlithgow's Lochside Café. There is also inspired Italian fare at Café Corvina and succulent steaks at El Toro Gaucho in Falkirk.



**Sports and leisure** – Those seeking sport, fun and fitness need look no further than Grangemouth Sports Complex, with its gym, swimming pool and exercise studio, plus soft play for little ones. Alternatively, why not spend some time on the slopes at Polmonthill Snowsports Centre?





# Things to do



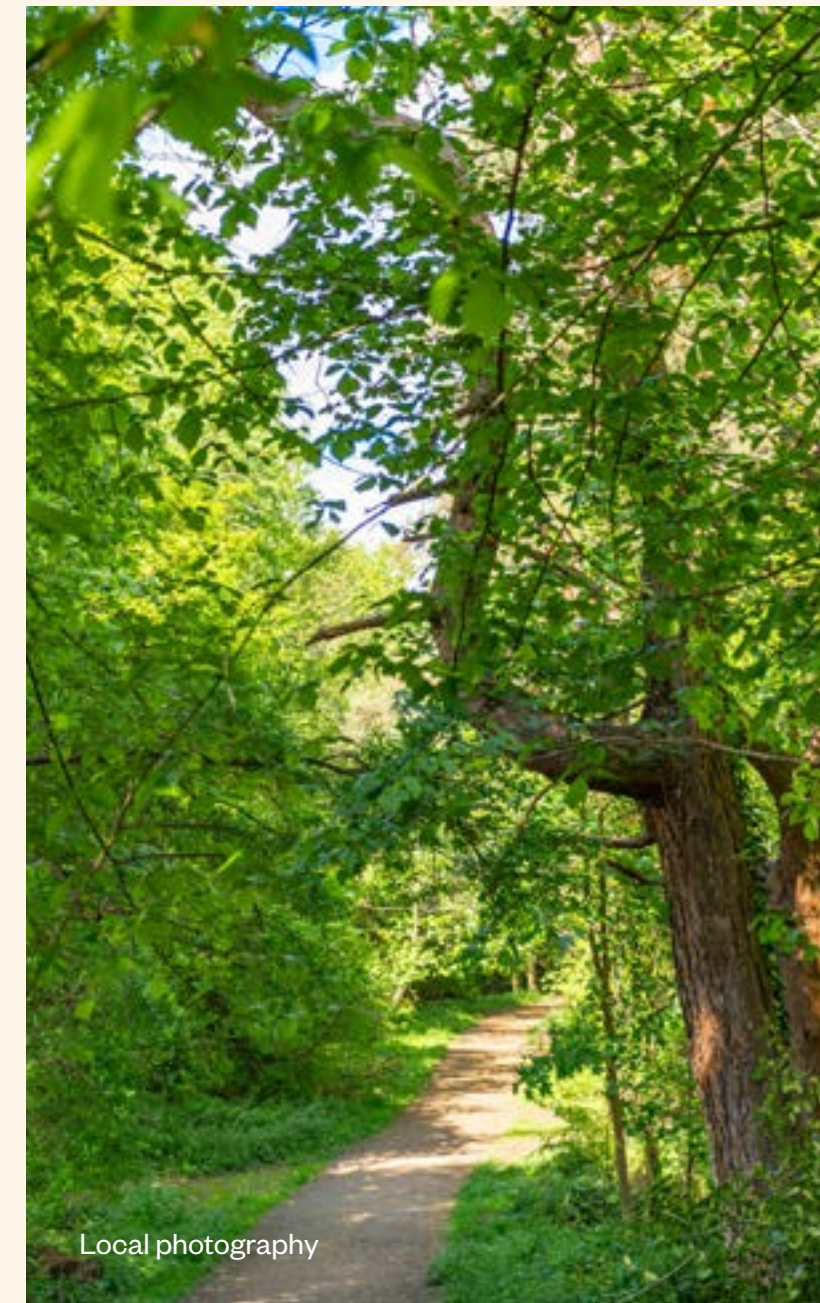
**History and heritage** – For an intriguing glimpse into the area's past, Linlithgow Museum is the perfect place to start. The permanent collection, including everyday items and historic artefacts, is complemented by temporary exhibitions and an ongoing programme of hands-on activities and engaging talks.



**Shopping** – Shoppers will be spoilt for choice in Falkirk, with stores like Next and Dunelm on offer at Falkirk Retail Park and River Island and Warren James among the many outlets at Howgate Shopping Centre. There are also lots of independent boutiques to discover in and around the bustling town centre. For keen gardeners, Klondyke Garden Centre is just a short drive away.



**Parks and nature** – The many areas of natural beauty located close to Lathallan Grange include Polmont Woods, Westquarter Glen and Avonglen Wildlife site.



# Getting around



By car: With the M9 and M876 motorways just a short distance away, you can enjoy straightforward journeys to Stirling (20 minutes), Glasgow (40 minutes) and Edinburgh (45 minutes).



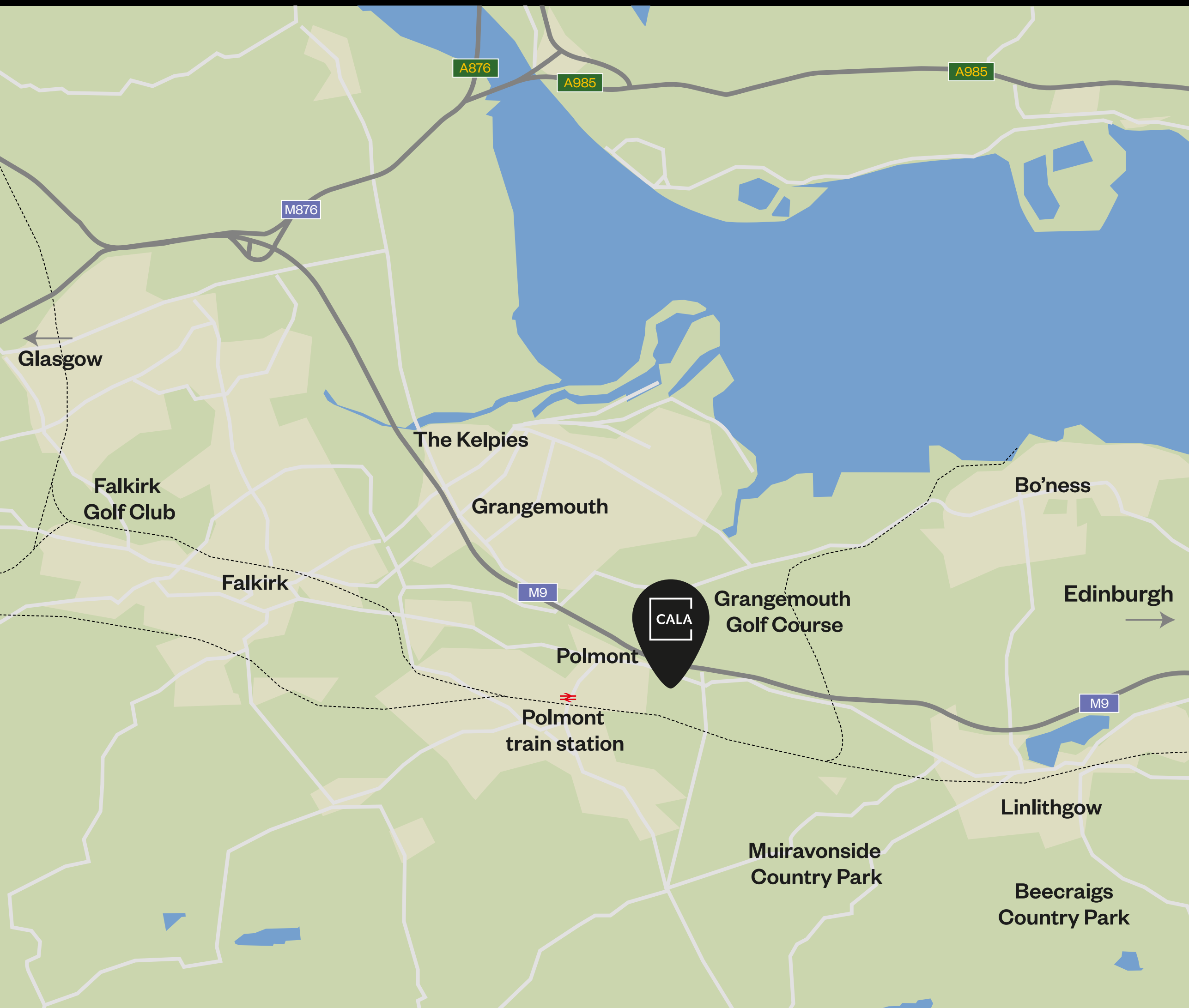
By bus: The F25 runs between Falkirk and Polmont, while the X38 connects Falkirk and Edinburgh, with additional stops in Linlithgow and Winchburgh. Both services stop on Polmont Main Street, and the X38 stops just outside the development, providing convenient travel to the nearby towns.



By train: Polmont train station is just over a mile from the development and offers services to Linlithgow (5 minutes), Stirling (25 minutes), Glasgow (30 minutes) and Edinburgh (35 minutes).



By plane: If wishing to travel further afield for work or pleasure, Edinburgh Airport is just 16 miles from the development and Glasgow Airport is around 40 miles.



Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from thetrainline.com

# Superbly connected



## By car

- Grangemouth Golf Course – 0.9 miles
- Polmont Woods – 1.2 miles
- Polmont Train Station – 1.4 miles
- Gray Buchannan Park – 1.6 miles
- Klondyke Garden Centre – 2.5 miles
- Graeme High School – 3.1 miles
- Linlithgow Loch – 3.8 miles
- Muiravonside Country Park – 3.8 miles
- The Helix and Kelpies Monument – 3.8 miles
- Tesco Extra – 4.3 miles
- Falkirk Central Retail Park – 4.5 miles
- St Mungo's High School – 6.5 miles

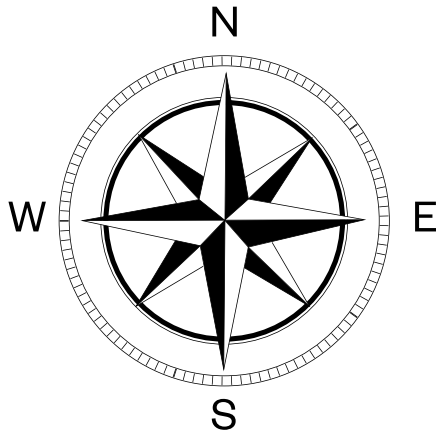










## By rail from Polmont train station

- Falkirk Grahamston – 5 minutes
- Linlithgow – 5 minutes
- Stirling – 25 minutes
- Glasgow – 30 minutes
- Edinburgh – 35 minutes

Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from National Rail.

# Lathallan Grange



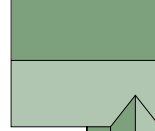
-  Cala sales arena and customer parking
-  Neighbourhood centre for planned shops, leisure and business use
-  Play area
-  Informal sports pitches
-  Link to National Cycle Route 754
-  Ground Source Heat Network
-  Central open space and attractive wetland area
-  Future homes
-  Development by others

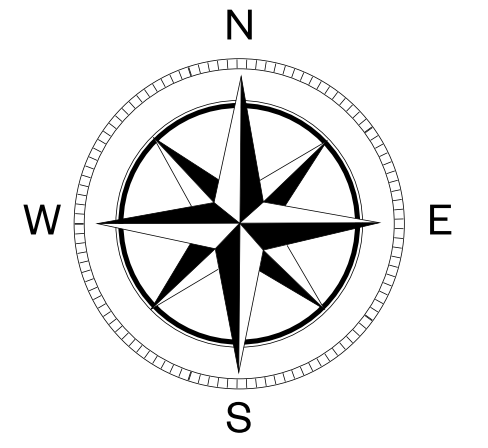


The above plan is not drawn to scale and is for general guidance and may be subject to change. Layouts, amenities and landscaping illustrated are indicative only and may be subject to change.

# Lathallan Grange

## The development

- 
**The Cleland**  
 4 bedroom detached home
- 
**The Crichton**  
 5 bedroom detached home
- 
**The Darroch**  
 5 bedroom detached home
- 
**The Evan**  
 5 bedroom detached home with study
- 
**The Garvie**  
 5 bedroom detached home
- 
**The Kennedy**  
 5 bedroom detached home
- 
**The Lewis**  
 5 bedroom detached home
- 
**The Logan**  
 5 bedroom detached home



EV chargers are allocated to properties, please see sales consultant for more details.

B: Bin collection point. SS: Sub station. ●: Electric vehicle charging.

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (West) 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 date of publication on 23.06.26. See the main brochure for the full Consumer Protection statement.

# The Avenue at Lathallan Grange

The development

- |  |  |
|--|--|
|  <b>The Adam</b><br>2 bedroom terraced home                       |  <b>The Bargower</b><br>4 bedroom detached home             |
|  <b>The Allan</b><br>3 bedroom semi detached or mid terraced home |  <b>The Barrie</b><br>4 bedroom detached home               |
|  <b>The Arisaig</b><br>3 bedroom mid terraced home                |  <b>The Brodick</b><br>4 bedroom detached home              |
|  <b>The Arran</b><br>3 bedroom terraced home                      |  <b>The Bryce</b><br>4 bedroom detached home                |
|  <b>The Avon</b><br>3 bedroom terraced home                     |  <b>The Colville</b><br>4 bedroom detached home with study |
|  <b>The Banton</b><br>3 bedroom semi-detached home              |  |



URL FOR THE AVENUE SITEPLAN MISSING

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Photography from a previous Cala showhome

# 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 with high specification sanitaryware, for indulging in some well-deserved pampering.

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.

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; because when you look for quality, it's the little things that make all the difference.



Photography from a previous Cala showhome



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# What our customers say



A typical Cala street scene

“The ease of the part exchange took away a lot of the stress that comes with moving house. The staff were very good at supporting us through the process, we did it all within 5 weeks. It was phenomenal.”

A previous Cala Homes West part exchange buyer

“The fit and finish, and quality is great, but also the customer service from CALA compared to others we spoke to, they have gone further, and exceeded our expectations. How helpful they are made it so much easier.”

A previous Cala Homes West buyer



Photography from a previous Cala showhome

“The house is outstanding, the service that I have received has been amazing, and any issues have been sorted. It has been absolutely spot on. We couldn't have asked for any more.”

A previous Cala Homes West buyer



Photography from a previous Cala showhome



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# 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 is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you 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








# 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 below to find out more about Cala Homes.

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



A typical Cala street scene



A typical Cala street scene

# 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.

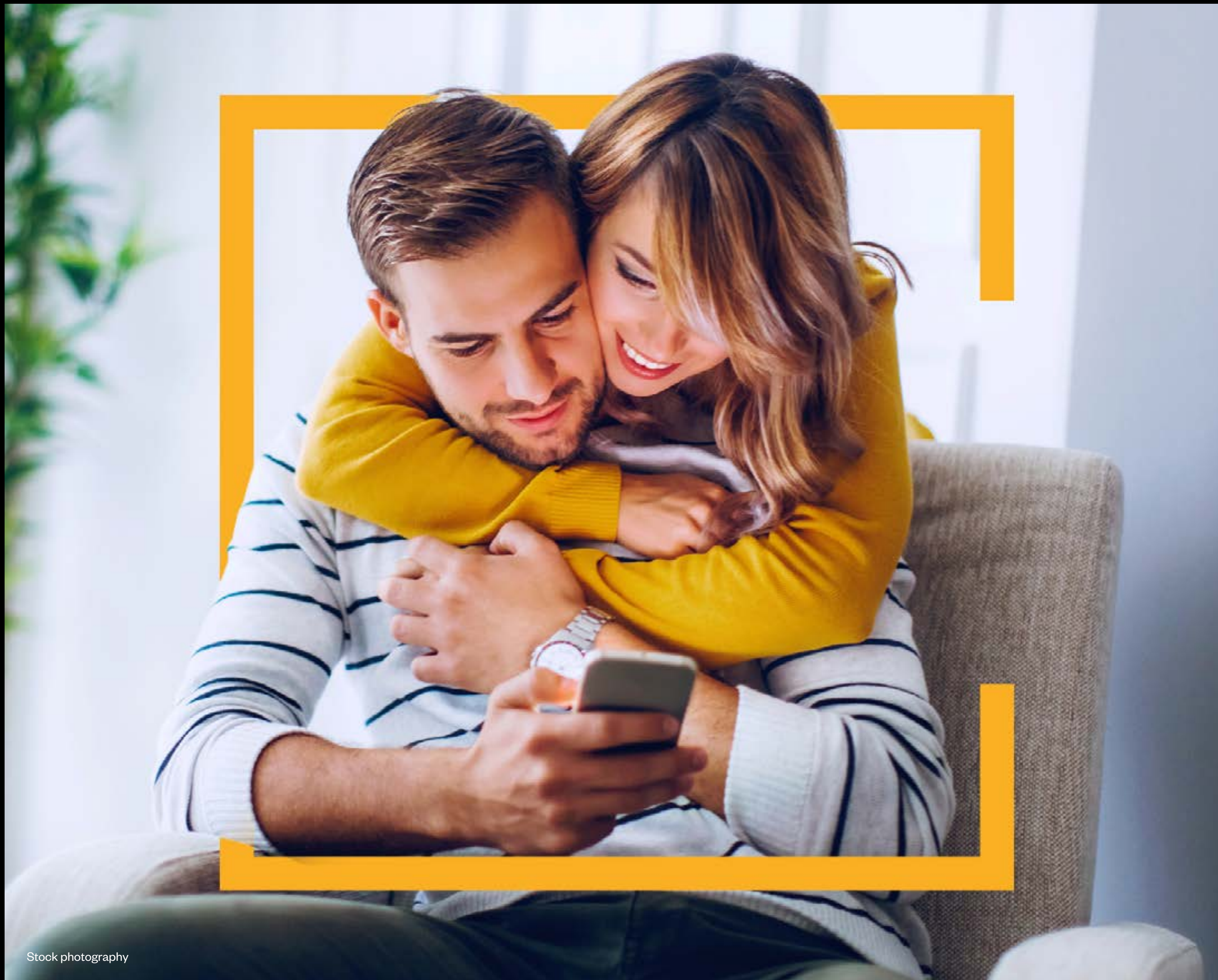


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# Welcome to your new home

Lathallan Grange,  
Off A803, Polmont,  
FK2 0YQ



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