



FENTOUN MEADOW  
GULLANE



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



# FENTOUN MEADOW

## A BREATH OF FRESH AIR, NOT FAR FROM THE CITY

Get ready to enjoy a more relaxed family lifestyle in the scenic coastal surroundings of Gullane, only a short hop from the hustle and bustle of Edinburgh.

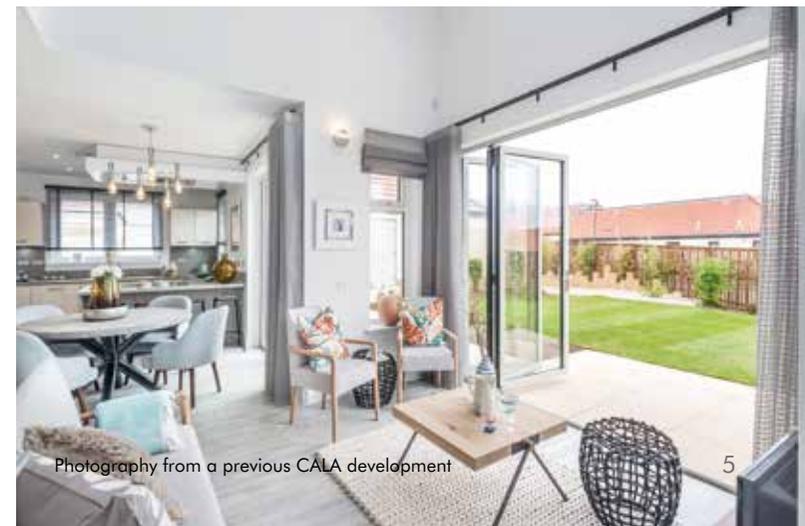
This beautiful coastal town provides the idyllic setting for Fentoun Meadow, which boasts an intimate selection of just 12 spacious detached homes from CALA's popular East Lothian Range. Bathed in natural light from beautiful windows and elegant doors to the garden, the homes boast our high specification and inimitable style throughout. Together with the convenience of golden sandy beaches, world-renowned golf courses, plentiful amenities and top-performing schools, all on your desirable new doorstep.



Local photography is courtesy of Scottish Viewpoint



Lifestyle photography



Photography from a previous CALA development





Photography from previous CALA developments





## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange).



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.\*\*



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

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

\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Lifestyle photography



## SERVICE WITH A WIDE RANGE OF SMILES

CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

Here are just some of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.



“THE STANDARD OF CUSTOMER SERVICE AND LITTLE TOUCHES MADE THE HASSLE OF MOVING HOUSE AS SEAMLESS AS POSSIBLE - FROM PICKING OUR OWN BATHROOM FIXTURES TO HAVING ESSENTIALS SUCH AS LIGHT BULBS ALREADY FITTED.”

Purchaser at Law Gardens, North Berwick

“WE ALREADY KNOW THE LOCATION WELL HAVING LIVED HERE FOR A FEW YEARS. WE LOVE HOW SO MUCH IS WITHIN REACH OF US HERE, ANYTHING FROM BEACHES TO COUNTRY WALKS, OR EVEN THE CITY, ARE ALL WITHIN HALF AN HOUR'S REACH. WHEN COMPLETED, THE DEVELOPMENT WILL HAVE ACCESS TO LOCAL PATH NETWORKS, SO IT'S PERFECT FOR THE DOGS TOO.”

Purchaser at Letham Views, Haddington



## DR AMIN AND MARY SPILLANE

"As we have family links to Ireland, we originally thought about relocating back there at this time in life.

But we'd been aware of The Crescent development for a long time and finally visited it in August last year. After seeing the apartments for ourselves, we decided it really was the perfect spot.

The design is very modern and the location is excellent – it's got lots of green space but is still close to the city. You just won't get anything else like it in Edinburgh.

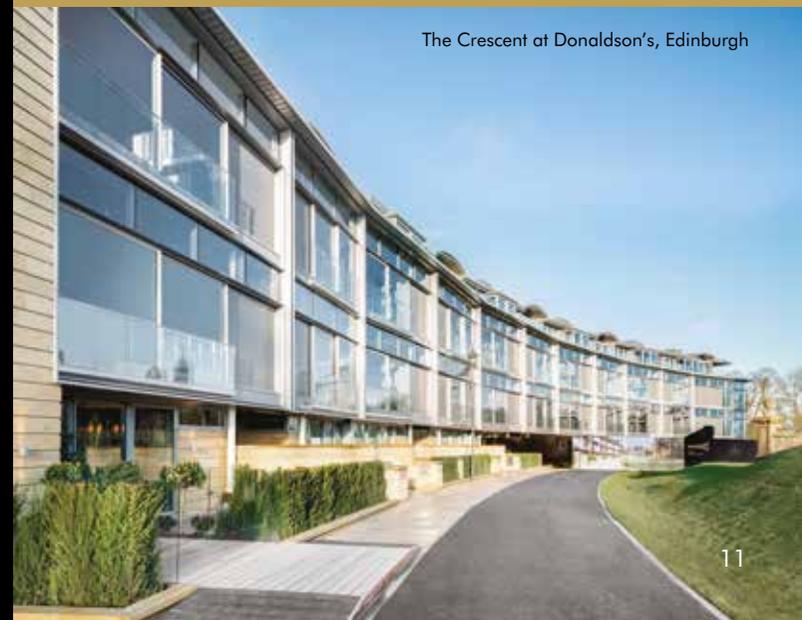
We really can't thank the team at CALA enough for their support and help throughout the process.

You get to know everyone really well and they cannot do enough for you. They're always so professional and helpful."



"ANOTHER HUGE DRAW FOR US WAS CALA'S GUARANTEED BUYER SCHEME, WHICH WE DIDN'T ACTUALLY USE IN THE END, BUT IT'S STILL NICE TO KNOW YOU HAVE THAT ADDED LEVEL OF SECURITY WHEN YOU'RE LOOKING TO MAKE A MOVE."

Dr Amin and Mary Spillane



The Crescent at Donaldson's, Edinburgh

## ALL ON YOUR DOORSTEP

Set on the southern shore of the Firth of Forth, the coastal town of Gullane is an idyllic location to set up home. The town boasts a wide range of amenities, from family-friendly pubs to cultural destinations.

## THE BONNIE BADGER

The Bonnie Badger is a stylish, welcoming new hotel with a pub, restaurant, rooms and garden, created by husband and wife team, Tom & Michaela Kitchin.

The Bonnie Badger has always played an important part in the village life, dating back to 1836 when it first opened as an Inn. The hotel has undertaken a significant transformation, restoring and displaying many of the building's original charm and features.

The Dining Room at The Bonnie Badger, The Stables, features a truly impressive ceiling showcasing the original beams of the old horse stable building dating back to the early days of the Inn. Using only seasonal, local produce and an impressive display of artisan beers and wine selection, the menu offers a modern take on pub classics in line with Chef Matthew Budge and Chef Tom Kitchin's 'From Nature to Plate' philosophy.

The hotel bar, The Broc Bar, serves lunch and dinner throughout the day. The hotel also has a stylish garden room and Private Dining Room which can host up to 32 diners in an exclusive setting. The beautiful garden features an outdoor fireplace and bar in good weather as well as an outdoor kitchen showcasing the Green Egg barbecues.



"WITH THE BONNIE BADGER WE ALWAYS SET OUT TO CREATE A WELCOMING AND CHARMING PLACE WHERE GUESTS, VISITORS AND THE LOCAL COMMUNITY COULD ENJOY EXCELLENT FOOD AND DRINK IN A STYLISH SETTING."

Tom and Michaela Kitchin, The Bonnie Badger



## ARCHERFIELD WALLED GARDEN

Archerfield Walled Garden is just off the A198 between Gullane and Dirleton and is the perfect place to spend an afternoon out with the family. Situated within the beautiful and leafy Archerfield Estate it has extensive grounds and gardens as well as a contemporary building housing a café, bar, gift shop and foodmarket. Whether you fancy a coffee and scone, a hearty lunch or the opportunity to stretch your legs – there is something for everyone. An enclosed garden with climbing frame makes the perfect spot for children to play while the stunning gardens provide avid gardeners with plentiful inspiration. A new and popular addition has been the fairy trail – a magical woodland walk with the chance to find fairies along the way. The majority of the grounds are accessible, so all ages and abilities can enjoy the surroundings.

## GOOSE ON THE GREEN

Inspired by an artisan café culture, a passion for good food and wine and a love of Gullane, Goose on the Green is located on the picturesque village high street.

All the produce served in the café is locally sourced, with the cakes, tarts, scones and delicious quiches prepared daily in-house by pastry chef Kevin. Diners can also tuck into a range of dishes like homely soups and summer salads as well as daily specials.

Whether you are looking to refuel after a walk along Gullane's golden sands or in need of a cosy space to catch up with friends or family, the café's friendly staff and warm surroundings cater to all – including four-legged friends!

"GULLANE IS A SMALL TOWN WITH A CLOSE-KNIT COMMUNITY. THE TOWN CENTRE IS THRIVING AND HAS RECENTLY BENEFITED FROM THE OPENING OF SEVERAL NEW CAFES AND EATERIES. THE ARRIVAL OF TOM KITCHIN'S FIRST 'PUB WITH ROOMS' HAS CEMENTED GULLANE'S REPUTATION AS A STAYCATION DESTINATION FOR THOSE IN THE EDINBURGH AREA AND FURTHER AFIELD."

Lindsay Scott, Communications Manager,  
Archerfield Walled Garden



"WE'RE PROUD TO SAY EVERYTHING WE SERVE COMES FROM THE AREA AROUND US. OUR FLOUR IS MILLED JUST UP THE ROAD, OUR JAM IS HOMEMADE AND OUR CAKES AND SCONES ARE MADE WITH LOCAL FREE RANGE EGGS. SO, WHETHER YOU'RE STOPPING BY FOR BREAKFAST, YOUR MORNING COFFEE, LUNCH OR AN AFTERNOON TEA, COME AND JOIN US AND MEET THE TEAM. OH, OR HAVE A GLASS OF WINE – CHEERS!"

Julie Lewis, Goose on the Green





# GULLANE

## YOUR PERFECT ESCAPE FROM THE CITY

A welcome change from the hectic pace of the capital, you can look forward to recharging your batteries as you enjoy long weekend strolls with views to the Firth of Forth on Gullane's award-winning beach next door, and all kinds of fun family activities nearby.

Situated along the captivating East Lothian coastline, the popular town is most notably home to Muirfield, where golfers from around the world make a pilgrimage to play on its challenging links. In fact, you're spoilt for golfing choice here, with the neighbouring clubs of Gullane, Archerfield and Renaissance also providing picturesque fairways on which to perfect your swing.

Gullane has a quaint variety of shops to browse, bars to socialise in and eateries to whet your appetite, including Tom Kitchin's recently-opened restaurant The Bonnie Badger, all within walking distance of Fentoun Meadow. Further around the coast, North Berwick offers even more amenities, as well as family attractions like Dirleton Castle, the Scottish Seabird Centre, National Museum of Flight and Seacliff Stables.

With an abundance of flora and fauna, John Muir Country Park is a haven for bird watching. Or discover the trails, café and bar at Archerfield Walled Garden, where you can sample the famous Archerfield Craft Ales.

Families will also appreciate the high standard of local education available, from Gullane Primary School, to the independent Compass School in nearby Haddington, and North Berwick High, which is considered among the best state schools in Scotland\*.

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





## EXCLUSIVITY WITH CONNECTIVITY

If you're looking for the best balance between work and life, Fentoun Meadow is a desirable haven for commuters and families alike.

With trains from nearby Drem station reaching Edinburgh Waverley in less than half-an-hour, you're never too far from the office, shops, galleries or theatres that the city centre has to offer.

Travelling by car, you can easily access the A198, which connects Gullane to North Berwick. If you're travelling south, the A198 will take you to the A1 along the stunning East Lothian coastline. Or for a more direct route, the city centre is just a 20-mile drive away via the A1 at Haddington and City of Edinburgh Bypass, which also connects to the M8 and M9.

Distances and journey times are approximate and are taken from AA Route Planner and nationalrail.co.uk



# PERFECTLY LOCATED

CALA HOMES, FENTOUN MEADOW, OFF FENTON ROAD, GULLANE, EH31 2ET.



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Gullane Primary School – 0.1 miles
- Gullane Gym – 0.6 miles
- La Pofiniere – 0.6 miles
- The Bonnie Badger – 0.6 miles
- The Golf Inn – 0.6 miles
- Greywalls Hotel and Chez Roux – 0.8 miles
- Muirfield Golf Club – 0.8 miles
- Pharmacy – 0.8 miles
- Supermarket (Co-op Food) – 0.8 miles
- The Main Course Restaurant – 0.8 miles
- The Old Clubhouse – 0.8 miles
- Gullane Beach – 1.1 miles



## BY CAR

- Saltcoats Castle – 1.3 miles
- Archerfield Walled Garden – 1.9 miles
- Dirleton Primary School – 1.9 miles
- Luffness Golf Club – 2.0 miles
- Dirleton Castle and Gardens – 2.3 miles
- Fenton Barns Shop and Café – 3.1 miles
- Myreton Motor Museum – 3.2 miles
- Petrol Station – 3.5 miles
- North Berwick – 4.8 miles
- Scottish Seabird Centre – 5.0 miles
- North Berwick High School – 5.1 miles
- The Compass School – 8.5 miles
- Tantallon Castle – 9.1 miles
- Seacliff Stables – 9.5 miles
- National Museum of Flight – 10.5 miles
- Edinburgh Airport – 29.8 miles



## BY RAIL FROM DREM STATION

- Edinburgh – 23 minutes
- Stirling – 1 hour 26 minutes\*
- Glasgow – 1 hour 27 minutes\*
- Perth – 2 hours 2 minutes\*
- Aberdeen – 3 hours 14 minutes\*
- London (King's Cross) – 5 hours 15 minutes\*

\*Please note these times include one change over. Distances are approximate and sourced from AA Route Planner.

The shortest train journeys have been shown, are accurate as of January 2020 and are sourced from [nationalrail.co.uk](http://nationalrail.co.uk)



## 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.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



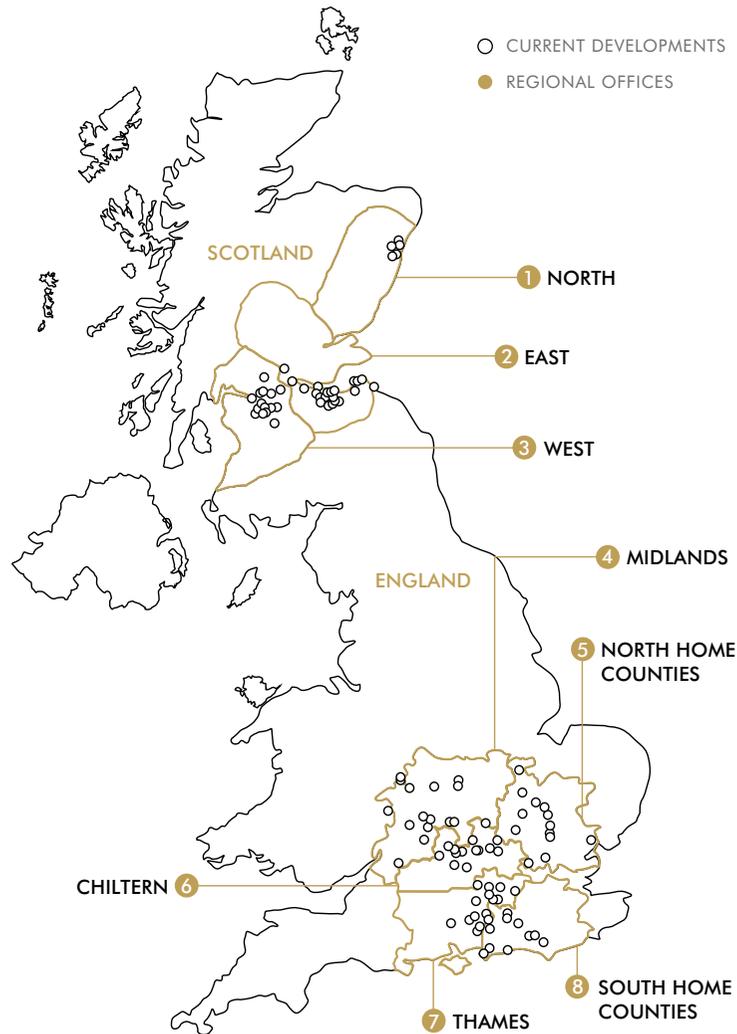
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across Scotland, the South East of England and the Midlands. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 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.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)



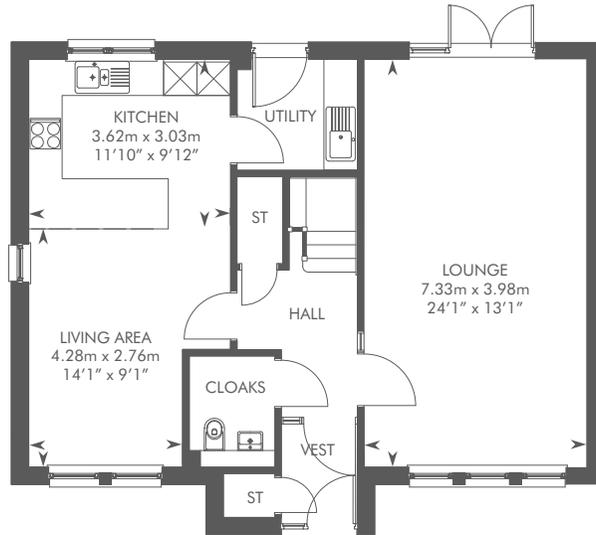
Computer Generated Image – A typical Campbell

# THE CAMPBELL

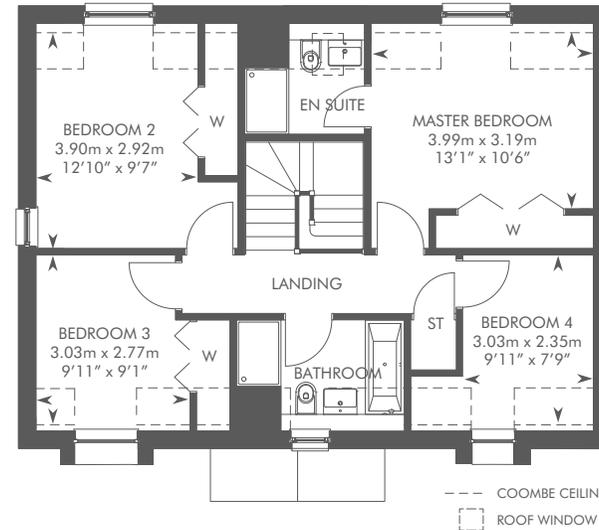
4 BEDROOM DETACHED HOME



THE CAMPBELL  
 PLOT 7 – AS SHOWN  
 PLOT 8 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

**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 specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from AA Route Planner and nationalrail.co.uk. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 13.01.20. CALA (East) Limited, registered in Scotland company number SC053746. Registered office: Johnstone House, 52-54 Rose Street, Aberdeen AB10 1HA: Agent of CALA Management Limited.





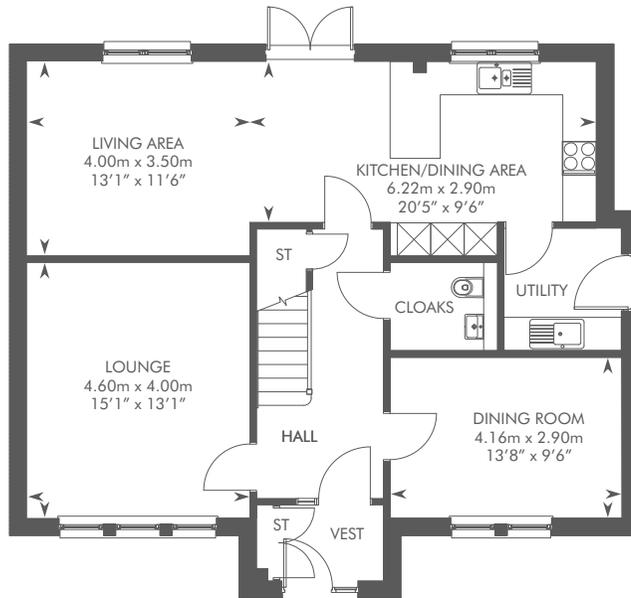
Computer Generated Image – A typical Hamilton

# THE HAMILTON

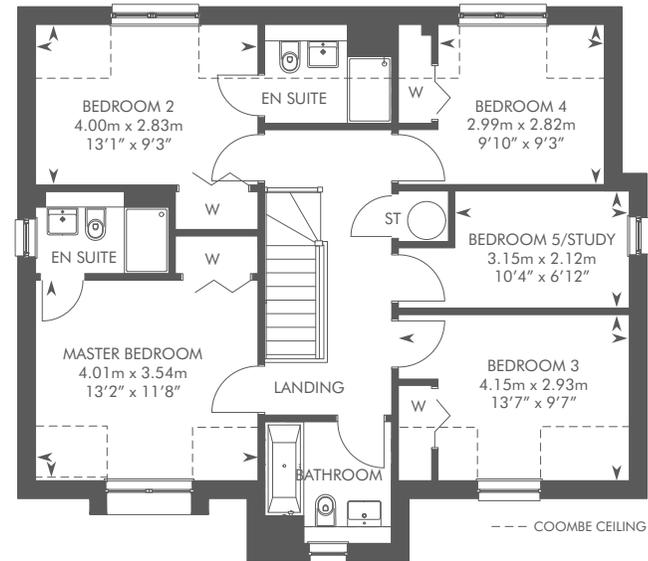
5 BEDROOM DETACHED HOME



THE HAMILTON  
 PLOTS 6, 10, 14 – AS SHOWN  
 PLOTS 5, 9, 15 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for plot specific detached garage information. Plots 5 & 10 have a feature lounge window. Please speak to a Sales Consultant for plot specific information. ST: Store cupboard. W: Wardrobe.

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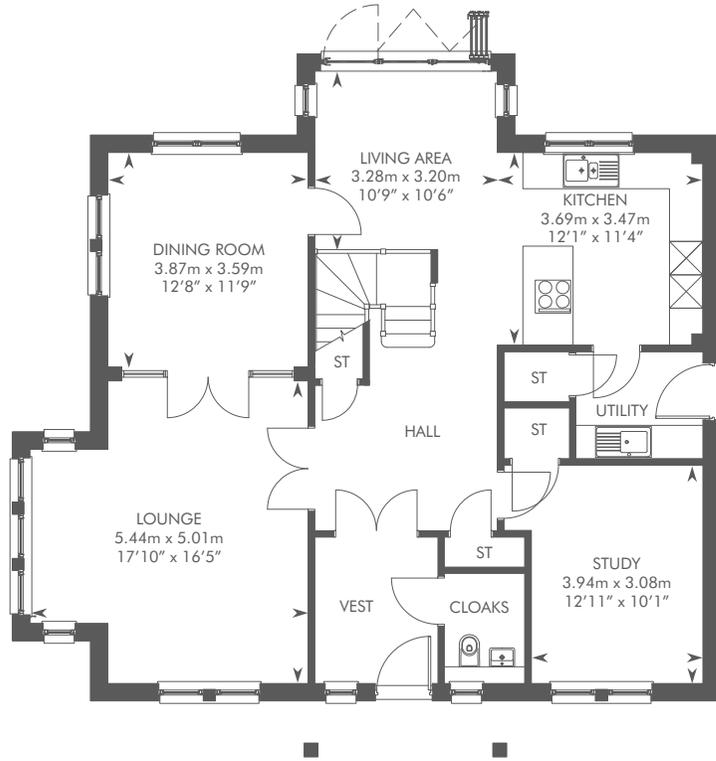
Computer Generated Image – A typical Milne

# THE MILNE

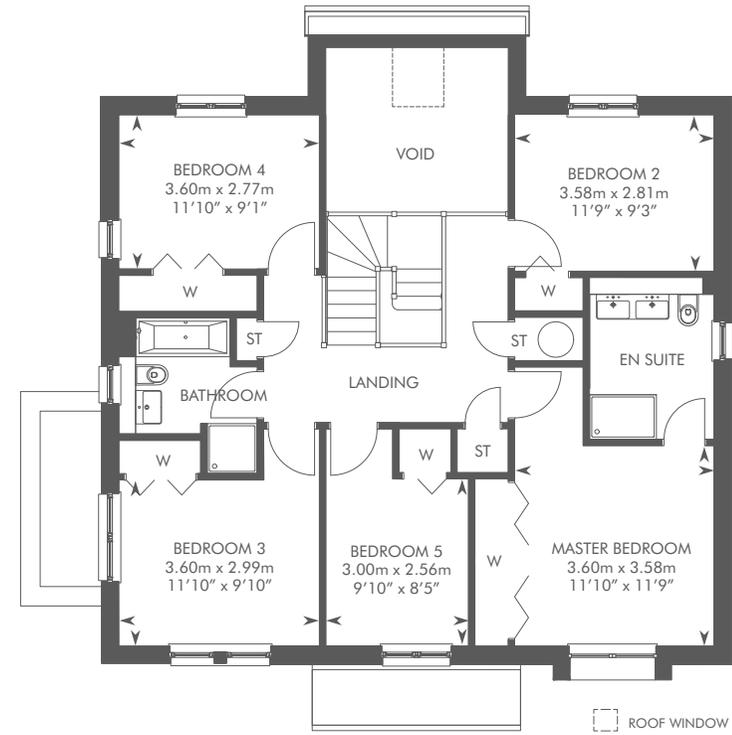
5 BEDROOM DETACHED HOME



THE MILNE  
 PLOT 12 – AS SHOWN  
 PLOT 11 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for plot specific detached garage information. ST: Store cupboard. W: Wardrobe.

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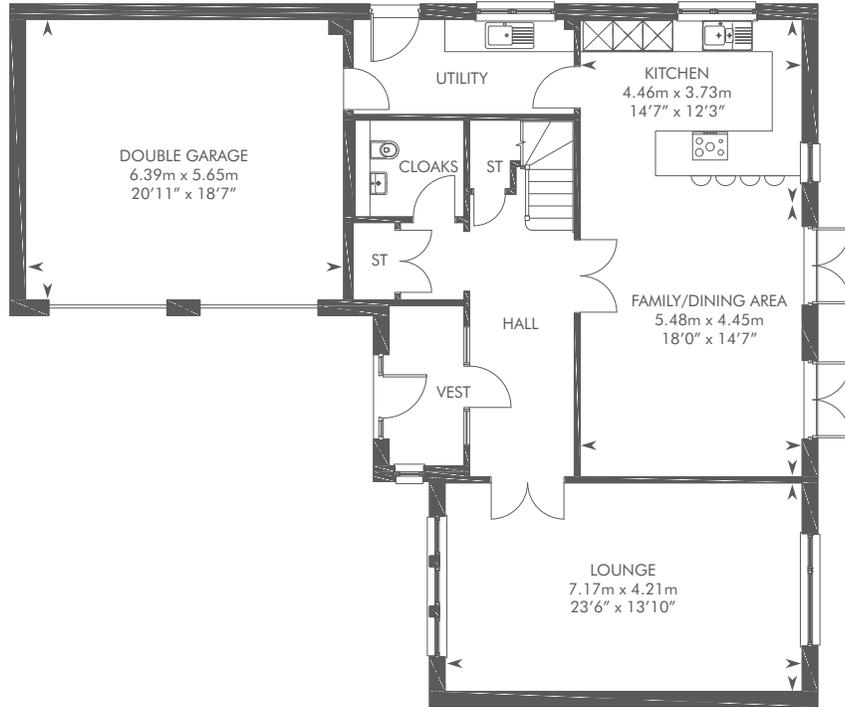
Computer Generated Image – A typical Tranter

# THE TRANTER

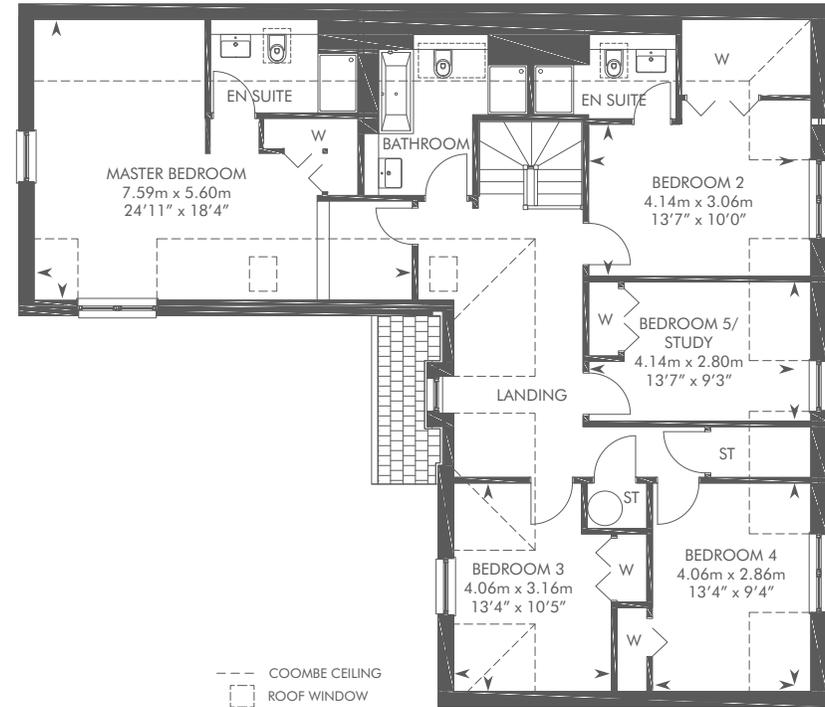
5 BEDROOM DETACHED HOME



THE TRANTER  
 PLOT 16 – AS SHOWN  
 PLOT 13 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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# FENTOUN MEADOW

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
- Vanity unit in master en suite and main bathroom
- Illuminated mirror with demister pad in master en suite and main bathroom (as design dictates)

## 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 all 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
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite



\*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

- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft
- 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)
- Outside cold water tap (as design dictates)
- Folding doors to rear garden (as design dictates)
- French doors to rear garden (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

# FENTOUN MEADOW – GULLANE

- 
**THE CAMPBELL**  
 4 BEDROOM DETACHED HOME  
 PLOTS 7, 8
- 
**THE HAMILTON**  
 5 BEDROOM DETACHED HOME  
 PLOTS 5, 6, 9, 10, 14, 15
- 
**THE MILNE**  
 5 BEDROOM DETACHED HOME  
 PLOTS 11, 12
- 
**THE TRANTER**  
 5 BEDROOM DETACHED HOME  
 PLOTS 13, 16



-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES MASONRY/TIMBER BOUNDRY WALLS
-  DENOTES LOW LEVEL MASONRY WALL WITH PIERS
-  DENOTES AIR SOURCE HEAT PUMPS

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. Please note, selected double garages are shared, speak to a Sales Consultant for more information.

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