



FRIARSFIELD WEST

CULTS



FRIARSFIELD WEST, CULTS

If you are enticed by the buzz of the city but also enjoy a more relaxed pace of life, our latest development, Friarsfield West, located in the desirable suburb of Cults and offering the best of both, is bound to impress.

Our wide selection of contemporary 2, 3, 4 and 5 bedroom homes, including terraced, semi-detached and detached properties, provide the perfect solution for first time buyers, downsizers or growing families in search of more space, while encouraging the creation of a rich and vibrant new community.

As part of our Light & Space Collection, interiors are designed with comfort and flexibility in mind, perfectly encapsulating the luxurious lifestyle you've longed for.

Everyday amenities are steps away, with schools, shops and supermarket just a few minutes from home.





Lifestyle photography



A previous CALA showhome

CULTS: A WORLD OF OPPORTUNITY ON YOUR DOORSTEP

Set within one of Aberdeen's most sought after postcodes, Friarsfield West is the creation of an exclusive city suburb that completes the final phase in the Friarsfield, Cults master plan. This offers a stylish addition to the neighbouring developments of Cults Park and Rosefield Gardens and will also benefit from the community's wealth of purpose-built open green spaces, stunning landscaping, network of interlinking roads and attractive walkways as well as the natural burn, gently flowing past the development's edge.

An abundance of local shops, cafes, restaurants and amenities are just minutes from home, offering an exciting way to socialise or to discover your new surroundings.





ABERDEEN CITY

ROCKLANDS

CRAIGTON MEWS

HAYFIELD GRANGE

CRAIGBANK DRIVE

CULTS PARK

FRIARSFIELD WEST

ROSEFIELD GARDENS

KIRK BRAE

GREAT EXPECTATIONS

For those who are looking to keep in shape, Deeside Way provides an attractive outdoor pathway for walkers, joggers or cyclists, following the Old Royal Deeside Railway and stretching 41 scenic miles from Aberdeen to Ballater.

Get Active @ Cults has leisure facilities to suit all ages and abilities. With 25m pool, sports halls and full-size, all-weather, floodlit pitch, there are plenty of healthy activities on offer whatever the weather.

For those with children of school age*, Cults Nursery & Primary School and Cults Academy are around half a mile from the development. Several private schools also provide an alternative for both day and boarding pupils from nursery to secondary stages.

With private outdoor space, home office, 3-zone living, much needed storage or children's playroom, life at Friarsfield West isn't just one thing, it's everything, promising you and your loved ones the perfect solution both indoors and out.

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



MAKING THE RIGHT CONNECTIONS

Friarsfield West is conveniently located less than half a mile from North Deeside Road (A93), offering easy access into Aberdeen – perfect for those wishing to commute for work or to enjoy the wide range of amenities available within the city centre.

The Aberdeen West Peripheral Route provides faster north/south travel and lies just over 3 miles away. For those in search of more breath-taking surroundings, Cairngorms National Park is within a scenic hour's drive of the development.

Public transport is well provided for too. An extensive bus network serves both the local area and the entire Aberdeenshire region. Aberdeen Train Station is just 4 miles away allowing you to relax or catch up on work as you travel. A substantial timetable services all parts of the country, from Glasgow and Edinburgh to London's King's Cross.

For those looking to journey further afield, Aberdeen Airport is just 7.7 miles from Friarsfield West.



SERVICE WITH A WIDE RANGE OF SMILES

As a Home Builders Federation 5 star builder, awarded for customers' willingness to recommend us to a friend, you are at the heart of everything we do. Every one of our homes comes with a 10-year NHBC warranty, giving you the assurance that, with CALA, service and peace of mind go hand in hand.

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



“The experience has been seamless and the product we’ve purchased has been great and meets all our expectations.”

Purchasers at Cults Park

BUYING 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.



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring 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.



Lifestyle photography



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.



A previous CALA showhome



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 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.



* Source: The NHBC Foundation 2016.



A previous CALA showhome



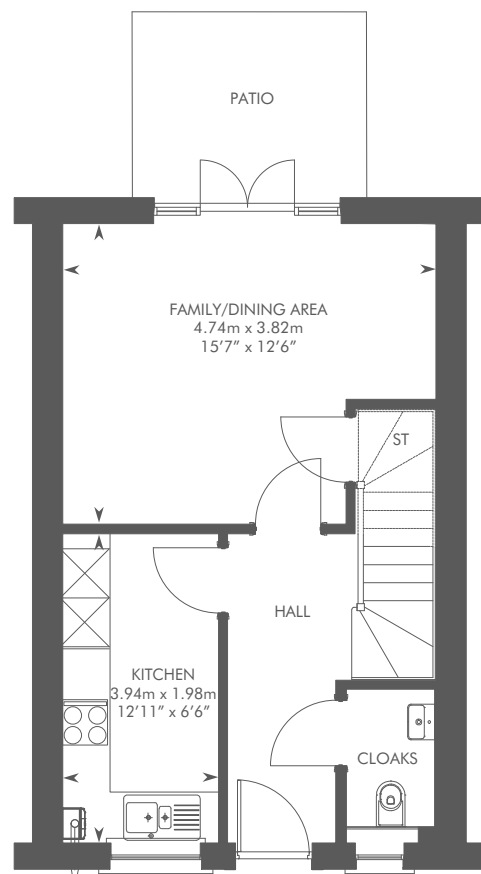
Computer Generated Image – A typical Adam

THE ADAM

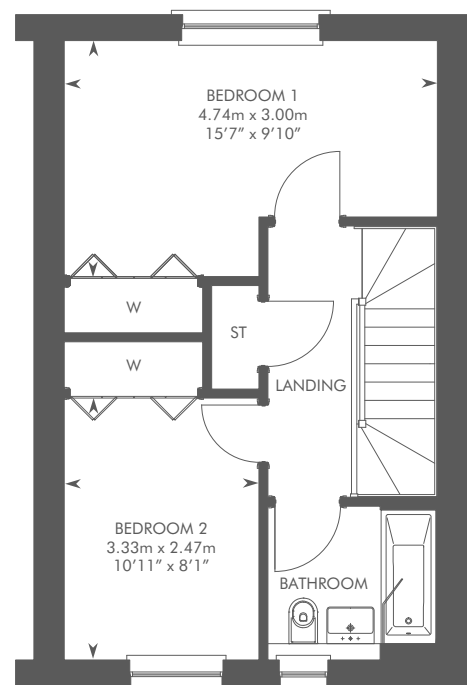
2 BEDROOM MID-TERRACED HOME



THE ADAM
PLOTS 63, 64 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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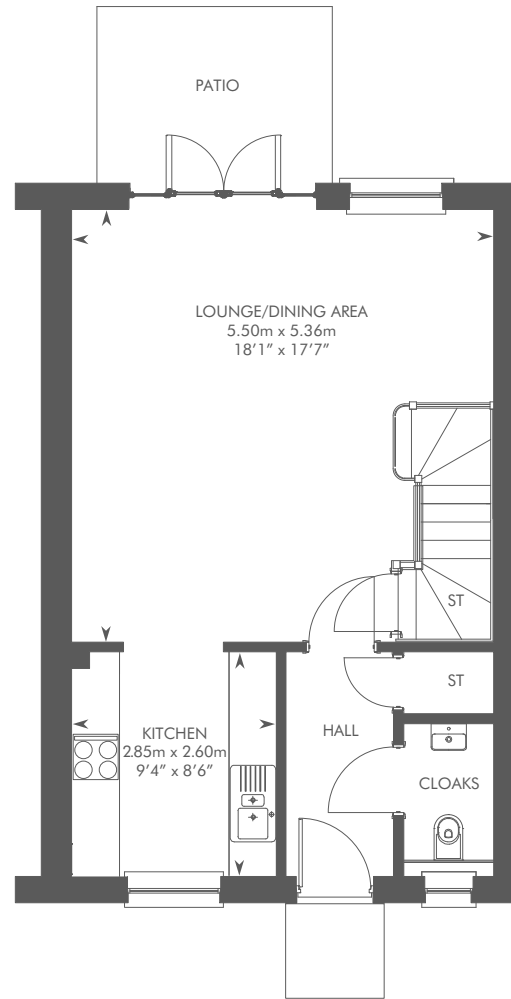


THE ARISAIG

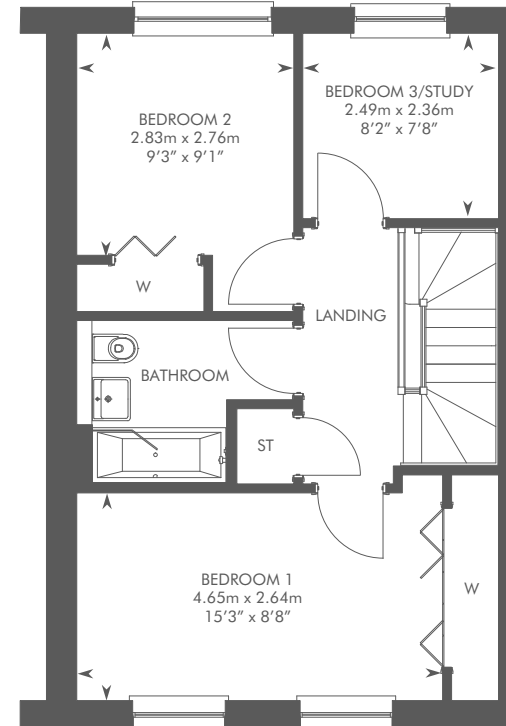
3 BEDROOM MID-TERRACED HOME



THE ARISAIG
PLOT 62 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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THE ARRAN

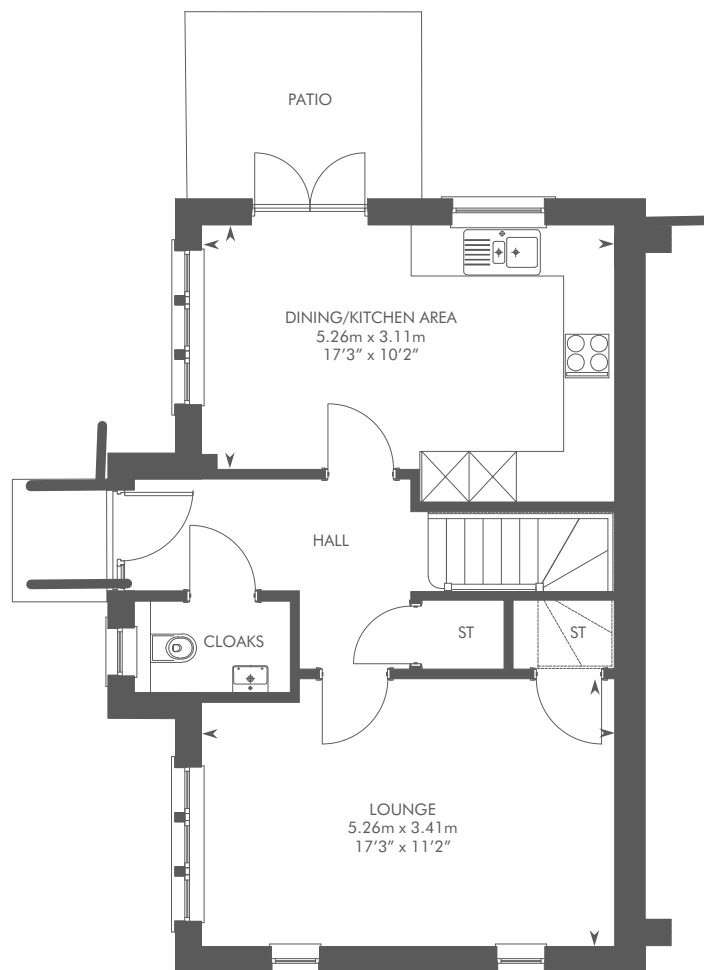
Computer Generated Image - A typical Arran

THE ARRAN

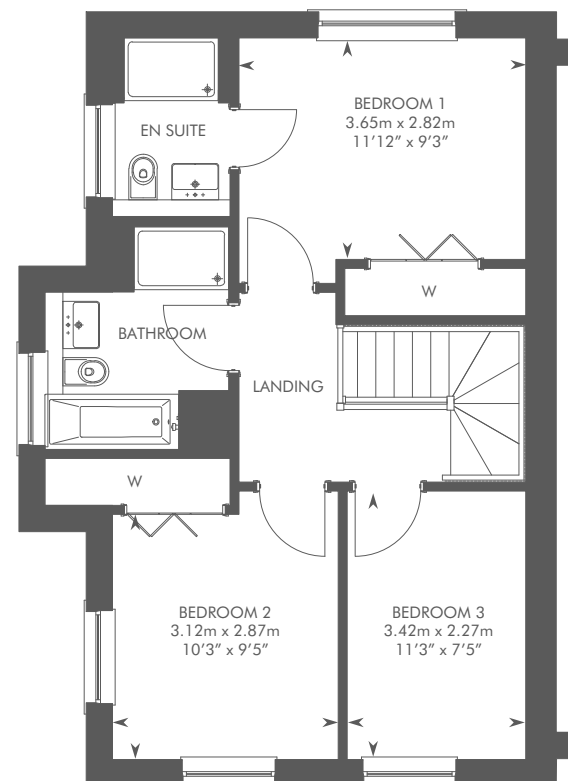
3 BEDROOM END-TERRACED HOME



THE ARRAN
PLOT 65 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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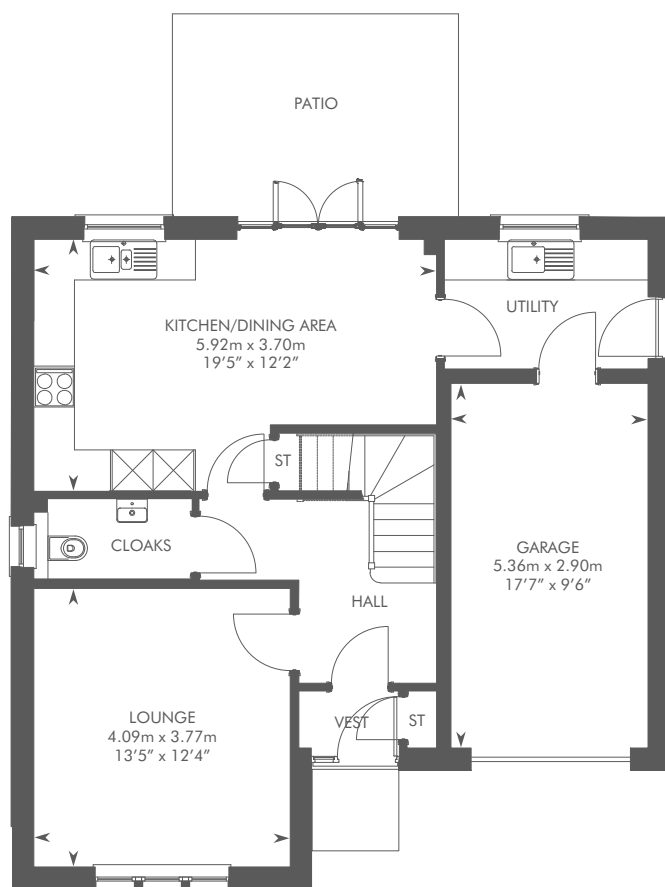
Computer Generated Image – A typical Barrie

THE BARRIE

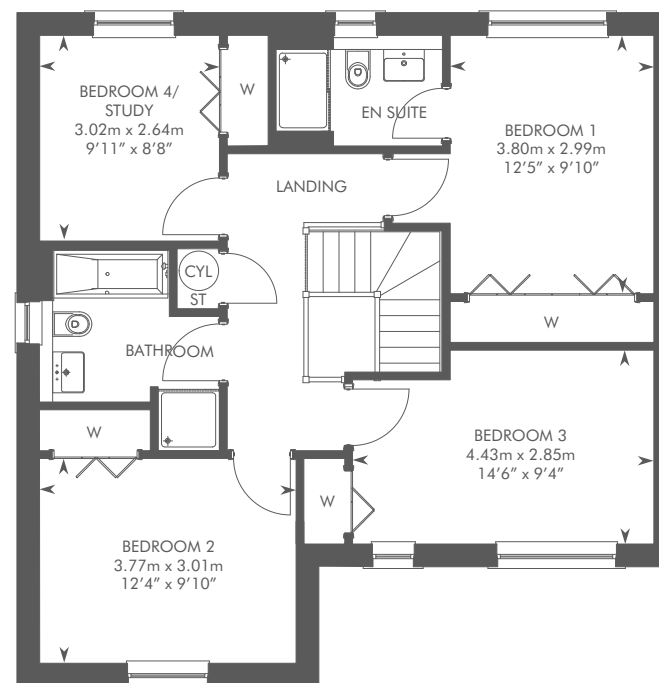
4 BEDROOM DETACHED HOME



THE BARRIE
PLOTS 2, 31, 59, 76 – AS SHOWN
PLOTS 15, 41, 50 – HANDED



GROUND FLOOR



FIRST FLOOR

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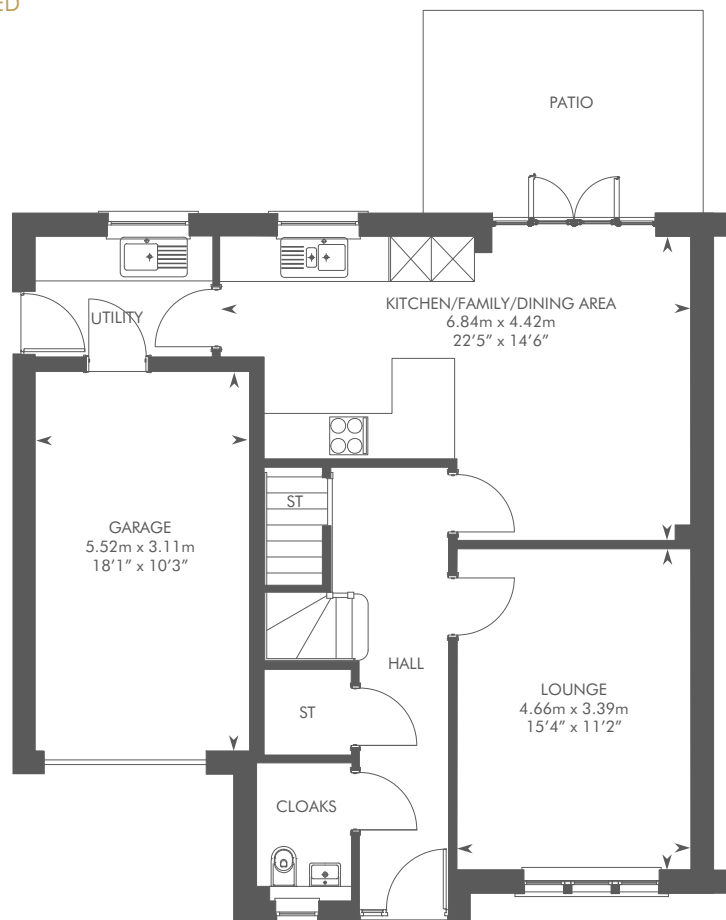


THE BRYCE

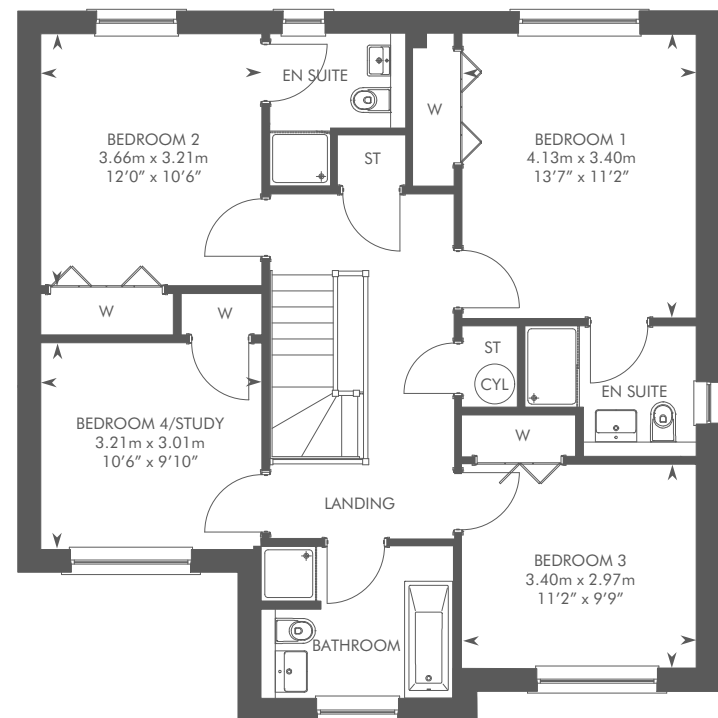
4 BEDROOM DETACHED OR SEMI-DETACHED HOME



THE BRYCE
PLOTS 11, 42, 61 – AS SHOWN
PLOTS 10, 60 – HANDED



GROUND FLOOR



FIRST FLOOR

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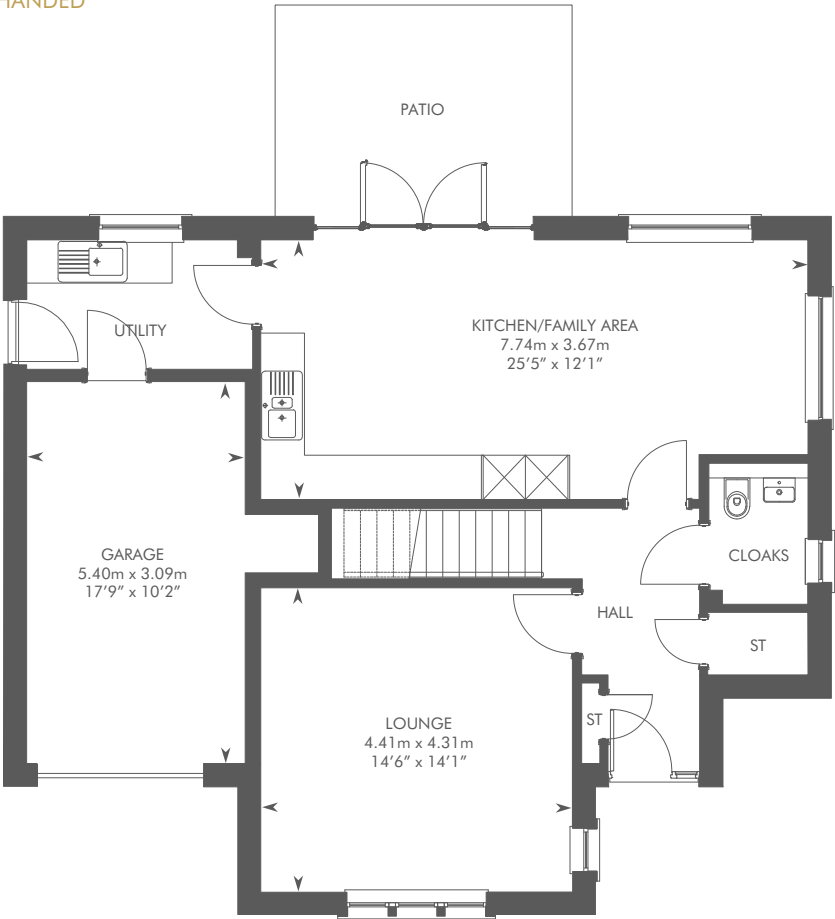
Computer Generated Image – A typical Cleland

THE CLELAND

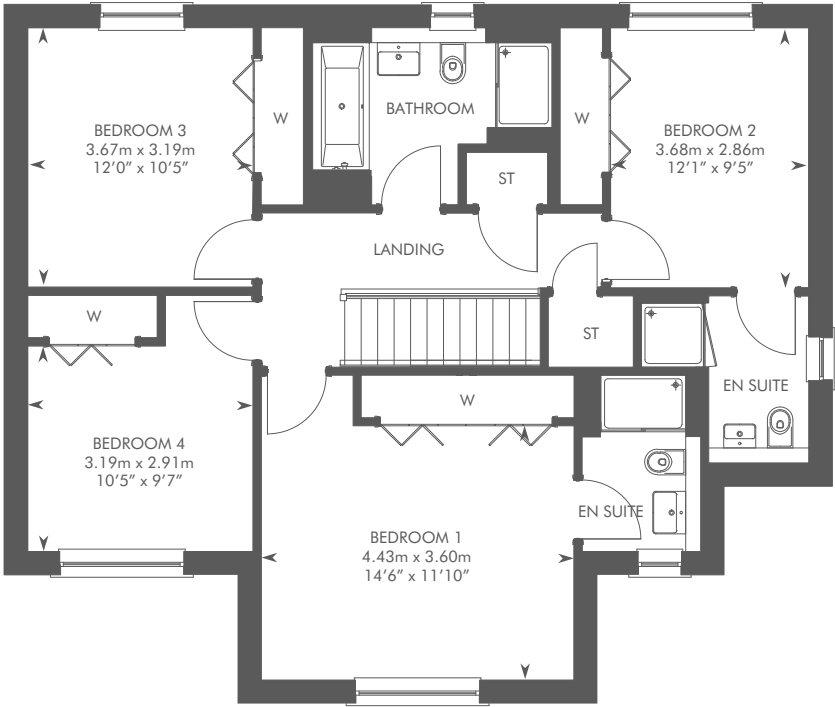
4 BEDROOM DETACHED HOME



THE CLELAND
PLOT 18 – AS SHOWN
PLOT 32 – HANDED



GROUND FLOOR



FIRST FLOOR

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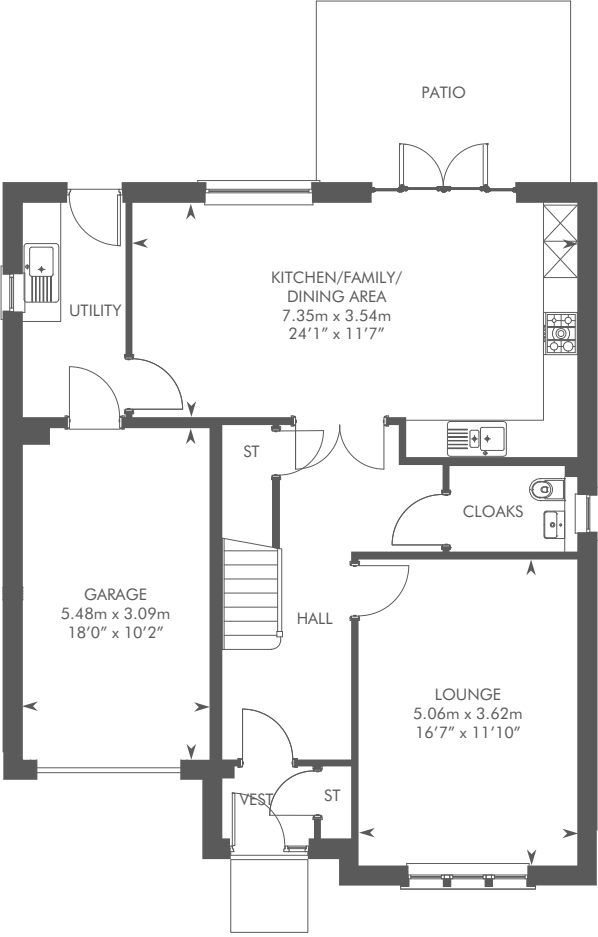


THE CRICHTON

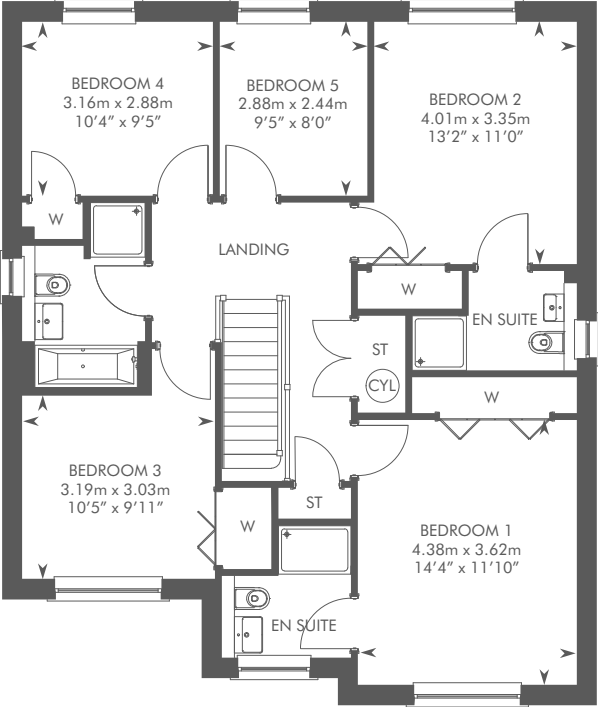
5 BEDROOM DETACHED HOME



THE CRICHTON
PLOTS 13, 29, 48, 75 – AS SHOWN
PLOTS 3, 46, 57 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE DARROCH

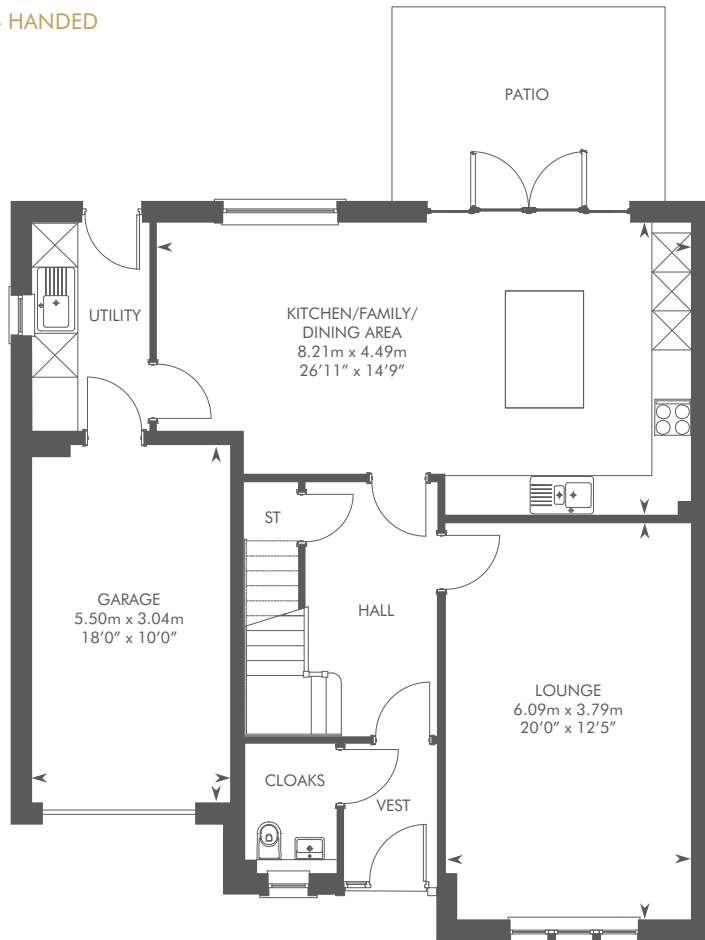
5 BEDROOM DETACHED HOME



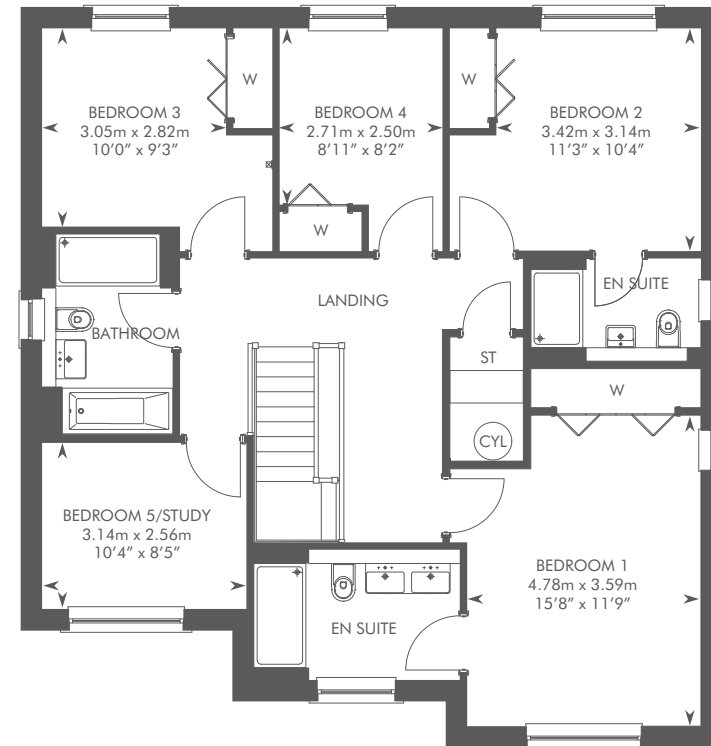
THE DARROCH

PLOTS 14, 17, 49, 73 – AS SHOWN

PLOTS 19, 22, 30, 47 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Garvie

THE GARVIE

5 BEDROOM DETACHED HOME



PLOTS 12, 20, 53, 74 – AS SHOWN

PLOTS 4, 23, 56 – HANDED



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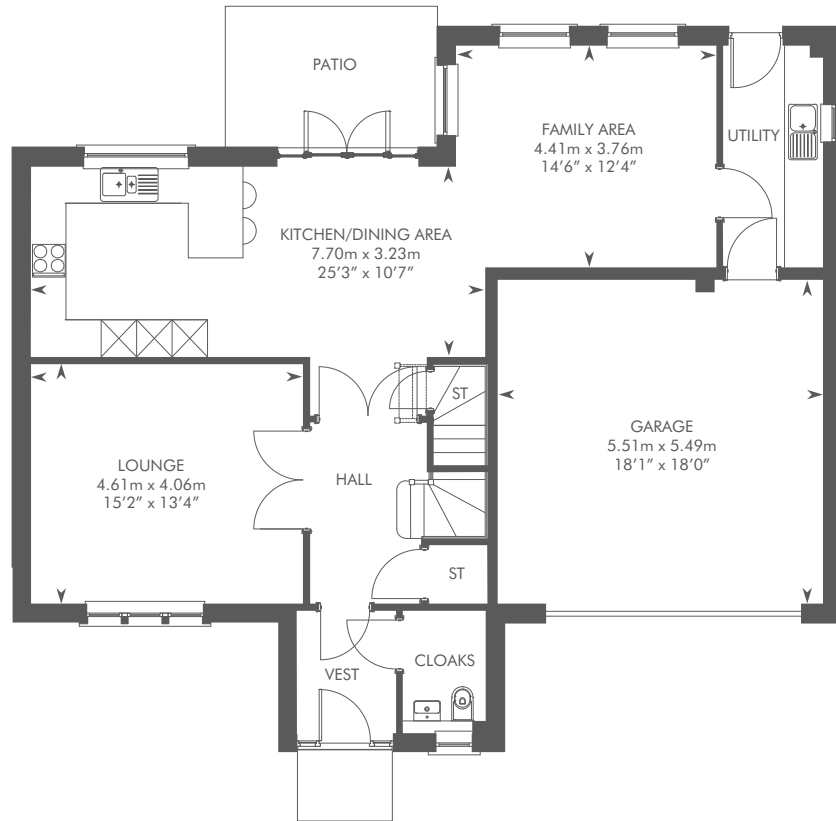


THE KENNEDY

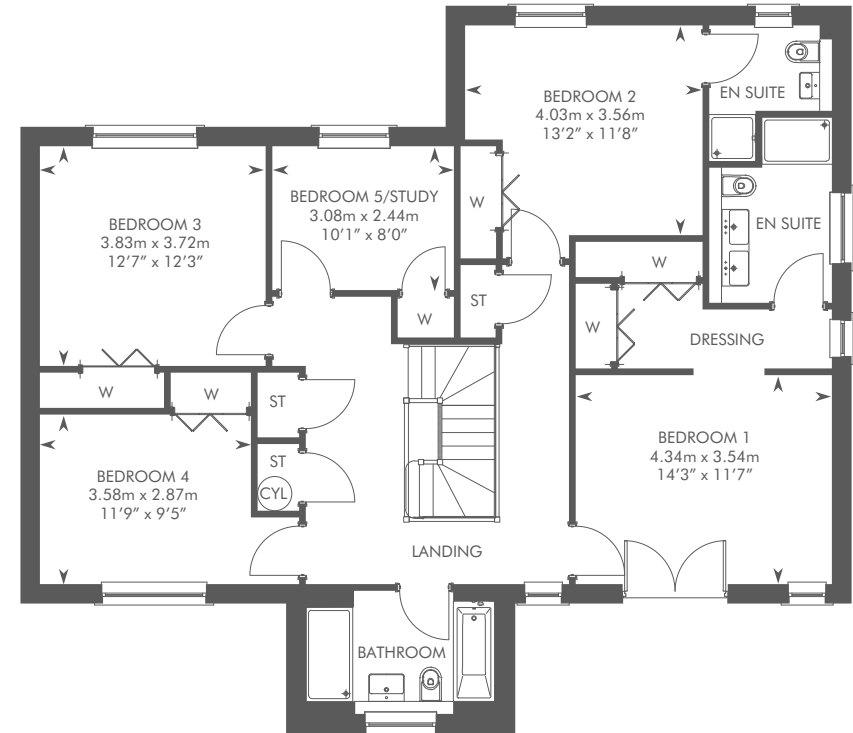
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOTS 1, 5, 21, 54, 55 – AS SHOWN
 PLOTS 16, 27, 51, 66, 72, 77 – HANDED



GROUND FLOOR



FIRST FLOOR

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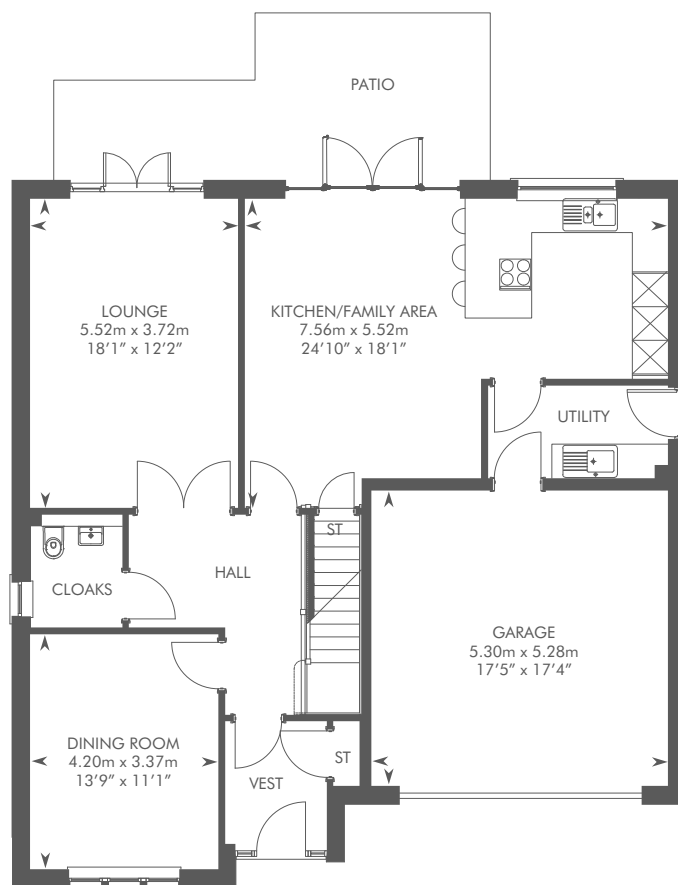
Computer Generated Image – A typical Lewis

THE LEWIS

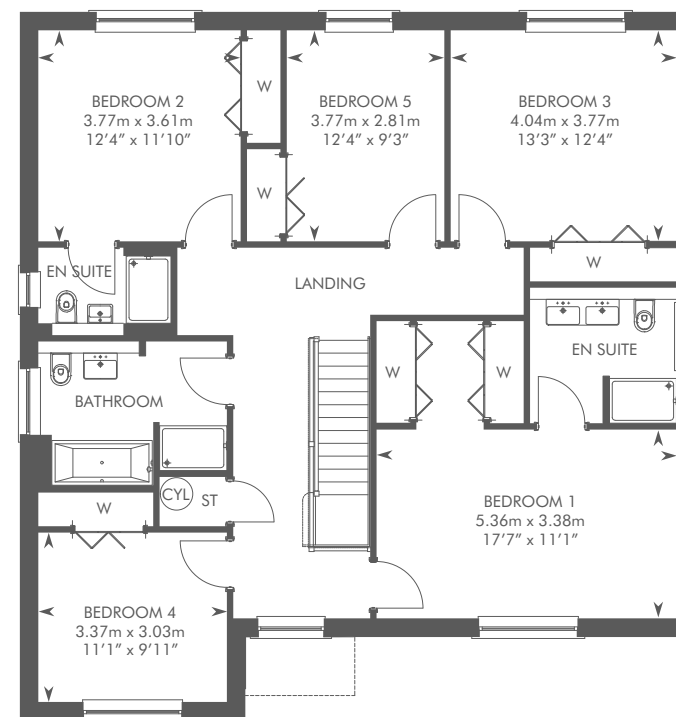
5 BEDROOM DETACHED HOME



THE LEWIS
PLOTS 6, 24, 43, 67 – AS SHOWN
PLOTS 26, 71 – HANDED



GROUND FLOOR



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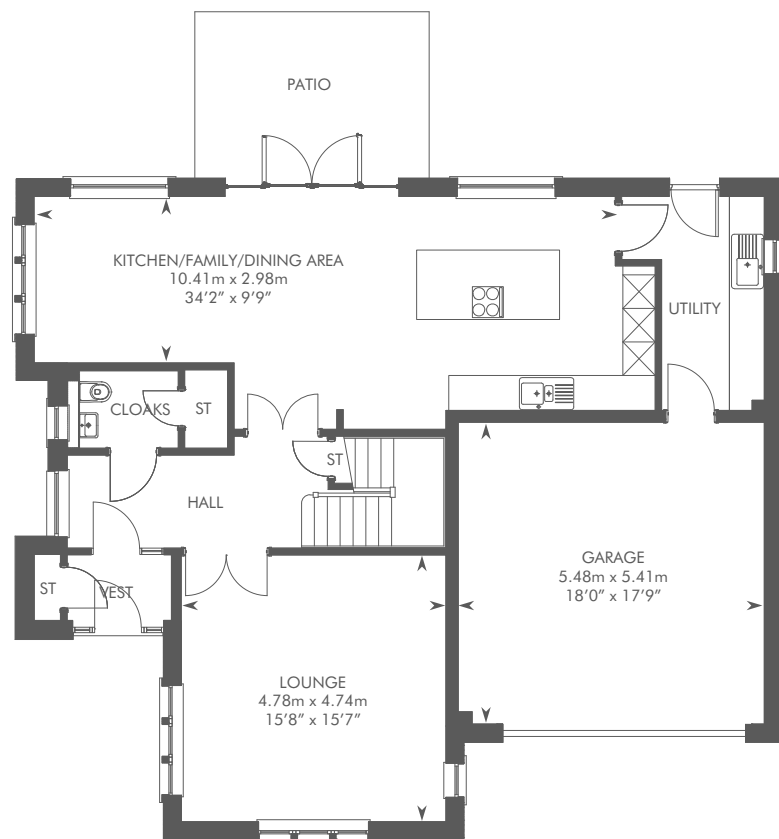


THE LOWTHER

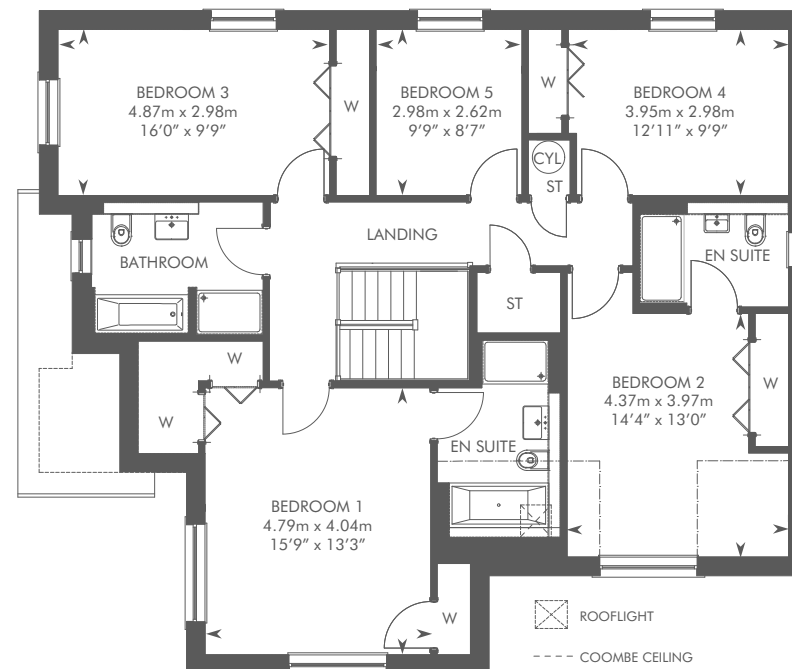
5 BEDROOM DETACHED HOME



THE LOWTHER
PLOTS 45, 58, 69, 70, 78 – AS SHOWN
PLOTS 8, 52 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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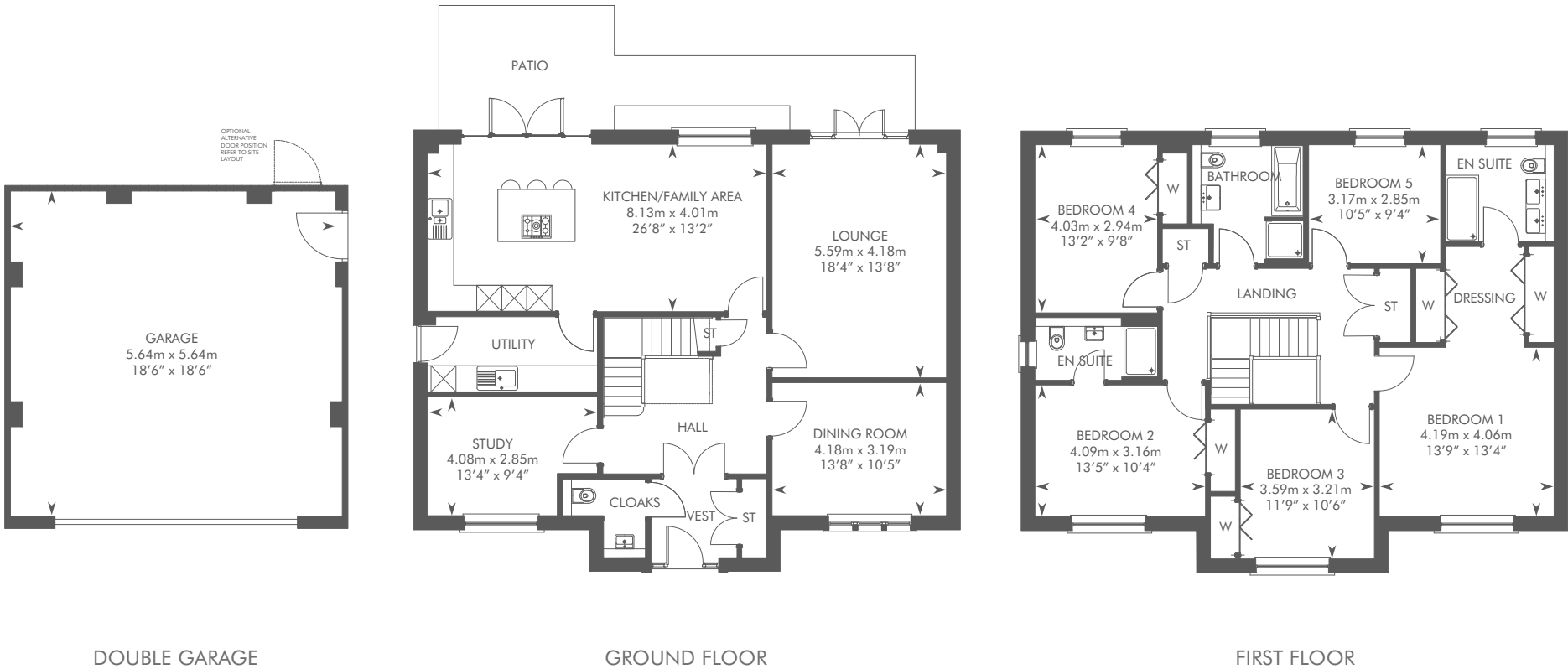


THE MACRAE - PLOT 28

5 BEDROOM HOME WITH DETACHED DOUBLE GARAGE



THE MACRAE
PLOT 28 – AS SHOWN



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

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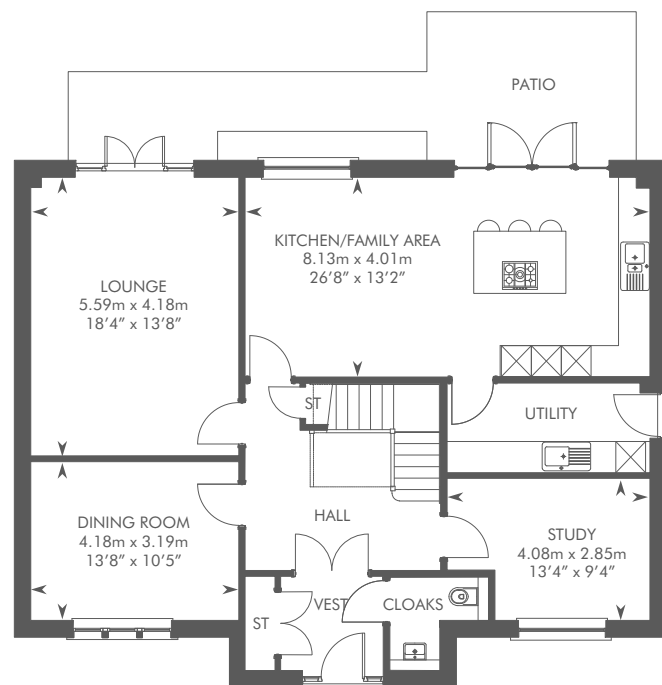


THE MACRAE - PLOT 9

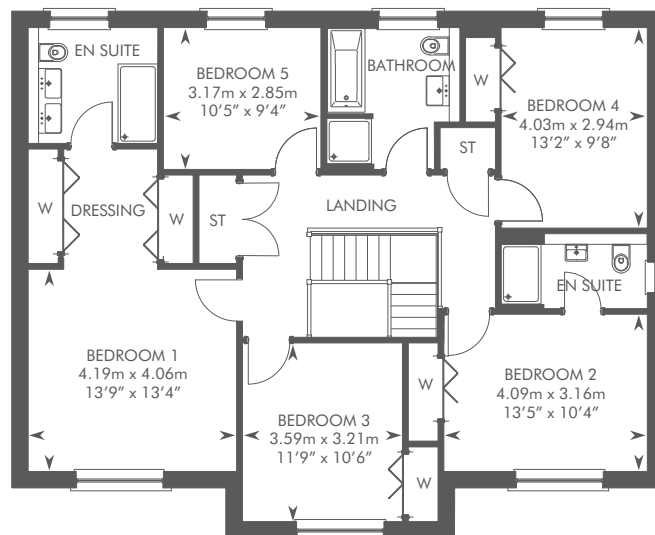
5 BEDROOM HOME WITH DETACHED DOUBLE GARAGE WITH ACCOMMODATION ABOVE



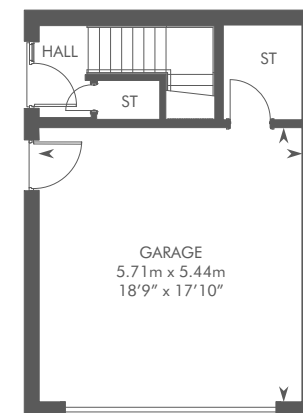
THE MACRAE
PLOT 9 – AS SHOWN



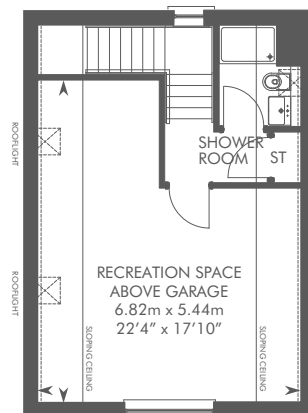
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

DOUBLE GARAGE

Plot 9 features a different garage configuration than shown on the Computer Generated Image. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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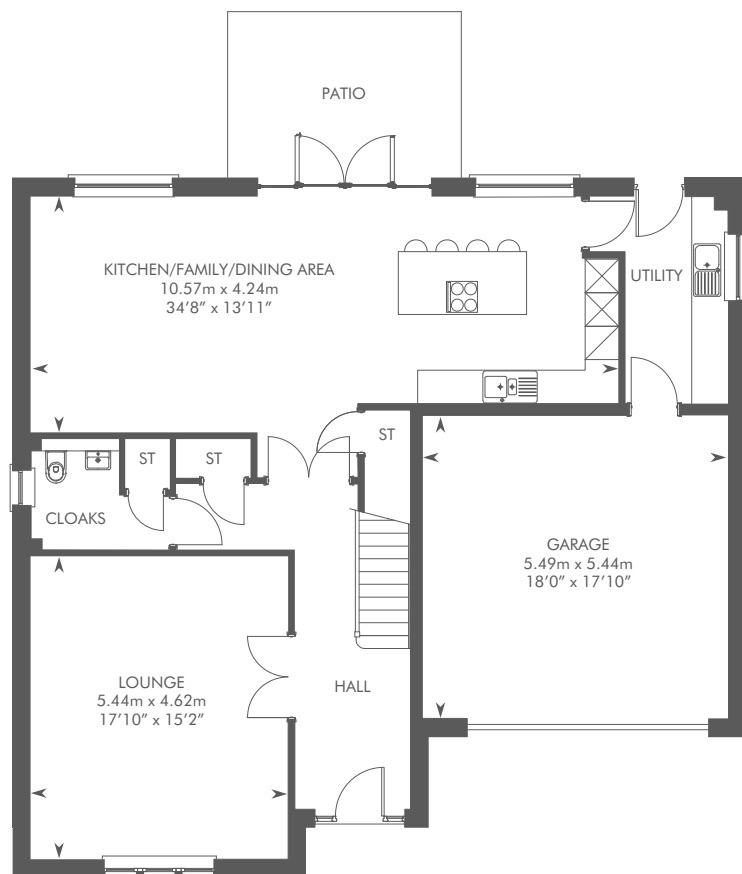


THE MONCRIEF

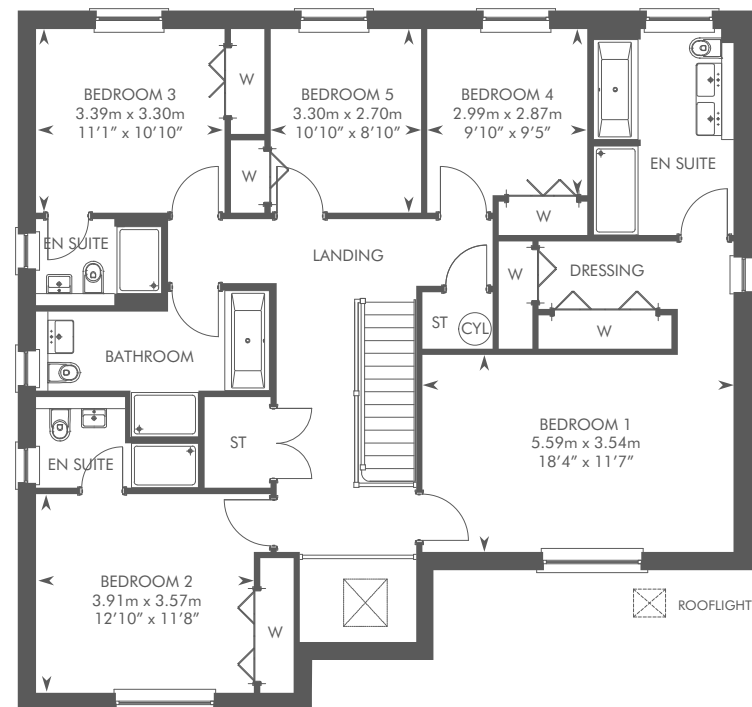
5 BEDROOM DETACHED HOME



THE MONCRIEF
PLOTS 7, 44, 68 – AS SHOWN
PLOT 25 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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FRIARSFIELD WEST – THE DEVELOPMENT



- DENOTES BOUNDRY
- DENOTES 1.8M TIMBER FENCE
- DENOTES DYKE WALL WITH FENCE ABOVE TOTALLING 1.8M HIGH
- DENOTES 1.8M HYBRID WALL AND FENCE
- DENOTES 900MM DRYSTONE WALL
- DENOTES LOOSE HEDGE
- DENOTES RETAINING WALL

- THE ADAM
2 BEDROOM MID-TERRACED HOME
- THE ARISAIG
3 BEDROOM END-TERRACED HOME
- THE ARRAN
3 BEDROOM END-TERRACED HOME
- THE BARRIE
4 BEDROOM DETACHED HOME
- THE BRYCE
4 BEDROOM DETACHED OR SEMI-DETACHED HOME
- THE CLELAND
4 BEDROOM DETACHED HOME
- THE CRICHTON
5 BEDROOM DETACHED HOME
- THE DARROCH
5 BEDROOM DETACHED HOME
- THE GARVIE
5 BEDROOM DETACHED HOME
- THE KENNEDY
5 BEDROOM DETACHED HOME
- THE LEWIS
5 BEDROOM DETACHED HOME
- THE LOWTHER
5 BEDROOM DETACHED HOME
- THE MACRAE
5 BEDROOM HOME
WITH DETACHED DOUBLE GARAGE*
- THE MONCRIEF
5 BEDROOM DETACHED HOME

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.
*Please speak to CALA representative for plot specific details.



FRIARSFIELD WEST

SPECIFICATION



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 with high specification sanitaryware, 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; because when you look for premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish German Kitchens
- Siemens 60cm induction hob
- Siemens single hot air oven
- Siemens microwave oven (except Adam, Arisaig, Arran, Barrie)
- Indesit built-in fridge freezer (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton Darroch, Garvie only)
- Siemens integrated larder fridge (Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- Siemens integrated freezer (Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- Indesit fully integrated dishwasher
- Integrated washer dryer (Adam, Arisaig, Arran only)
- 60cm telescopic extractor hood (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch, Garvie, Kennedy, Lowther only)
- Ceiling mounted extractor (Lewis, MacRae, Moncrief only)
- Carron Pheonix Dec 150 1½ bowl stainless steel sink
- VADO Origins kitchen mixer
- Carron Pheonix Onda 90 single bowl sink in utility room (except Adam, Arisaig, Arran)
- Vado Matrix Monobloc mixer tap in utility room (except Adam, Arisaig, Arran)

BATHROOM & EN SUITES

- Laufen Pro-S sanitary range
- Vado Photon basin and bath taps and fittings
- Carron Quantum white bath
- White shower tray
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa ranges*
- Range B customer selections available for the Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton and Darroch housetypes. Range D customer selections available for the Garvie, Kennedy, Lowther, Lewis, MacRae and Moncrief housetypes
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink to the bathroom and en suite 1

INTERNALS

- Ground floor ceiling heights approx. 2436mm (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch only)
- First floor ceiling heights approx. 2436mm (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch only)
- Ground floor ceiling heights approx. 2736mm (Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- First floor ceiling heights approx. 2436mm (Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief only)

DECORATION

- Internal wall and ceiling within properties finished in white
- White skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

WARDROBES

- A mix of stylish bi-fold doors, shelves, hanging rails and oak veneer pre-finished semi-solid pass doors (where design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a CALA representative for information

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm installed in kitchen
- System wired Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators (where design dictates)
- Roof integrated solar PV panels (where design dictates)

EXTERNALS

- uPVC double glazed windows finished with chrome internal handles
- Double glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property
- External light at front door with integral switchable sensor/photocell operation
- Feature front door in grey
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents



CALA.CO.UK

CALA HOMES, FRIARSFIELD WEST, KIRK BRAE, CULTS, AB15 9QR

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