



Pinefields

Livingston



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The best of both worlds

Welcome to Pinefields, a new collection of homes located in Livingston, a vibrant and characterful town situated partway between Edinburgh and Glasgow. Located within easy reach of the town centre, with all of its shops, bars and restaurants, and with excellent transport links by road and rail, these stylish new homes are ideal for commuting into the capital. With a good selection of schools and open green space within easy reach too, Pinefields offers the perfect work/life balance.



Homes that adapt to you

Created and crafted with character and style, flooded with natural light and with their flexible layouts providing a sense of space, the superbly-designed 3, 4 and 5 bedroom houses and townhouses each have attractive features throughout. Whether you're looking for extra room for a growing family or moving out of the city for a more relaxed way of life, Pinefields is sure to tick all the right boxes. Extra bedroom, home office or home gym? The choice is yours.



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The town that has it all

Perfectly placed in this exciting town, Pinefields has access to glorious countryside, yet has a wealth of amenities within easy reach too. You'll be just minutes from a huge array of shops, including some prestigious household name stores, along with a cinema, gym, parks and leisure attractions. Families will be well catered for, with a range of schools for all ages, while the M8 motorway and A71 trunk road are also on your doorstep, along with Livingston North and South train stations for straightforward commutes to Edinburgh and Glasgow.



Sociable surroundings

With a wide range of cafes and bars in Livingston, you'll have plenty of entertainment locally, but if you'd like to travel further afield, Edinburgh is just 13 miles away and 23 minutes by train. You can enjoy all the amazing culture and attractions of one of world's most famous city centres, and still be home by bedtime!



Embrace the great outdoors

While Livingston has plentiful amenities, you'll never have far to go to experience everything the great outdoors has to offer. Almondvale Park, is a popular choice with families, with an adventure playpark, walking , running and cycle routes as well as public art. Enjoy a relaxing stroll around Eliburn woodlands and reservoir, or spot the wildlife in beautiful Linhouse Glen. If golfing is your hobby, there are several highly-regarded courses nearby.



Education, education, education

Parents will be pleased to find a selection of education options for youngsters of all ages and stages. Bankton and St Ninians primary schools are both within easy reach, while for older students, The James Young High School and St Margaret's Academy are also just a short car journey away. There are a selection of private schools in the local area, while Edinburgh is a simple commute by road or rail for the world-famous University of Edinburgh and the city's other higher education institutions.

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





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Days out for all the family

There is so much to enjoy in the local area, there will always be something new to experience here. The Almond Valley Heritage Centre is a great choice for families, where children can enjoy tractor rides and meet the animals. Eliburn Park has a wide range of play equipment for youngsters, while the Five Sisters Zoo is home to more than 120 different species from around the world. Not forgetting Xcite's soft play and swimming pools or Livingston Skatepark.

[Click here to find out more about the local area](#)



Places to go



Eating out – You'll have a wide range of choices for eating out here. From captivating curries at Bayleaf and Khushis Indian restaurants, tempting Thai flavours at Sabangga and the nicest noodles at Chopstix - there will be a venue for every occasion.



Sports and leisure – Nearby Bannatyne's Health Club, with its own swimming pool, is ideal for families. Livingston Skatepark is also popular with teenagers, and was once even visited by skateboarding legend Tony Hawk. Golfers can also enjoy a round or two at Pumpherston and Deer Park golf clubs.



Entertainment and culture – Howden Park Centre offers a varied programme of events and activities and is perfect for arts, crafts and performing arts enthusiasts. Jupiter Artland, meanwhile, is a contemporary sculpture park and art gallery, while film fans can catch all the latest blockbusters at Livingston's Vue Cinema.






Shopping – With Livingston’s rich variety of shops, those seeking retail therapy will be truly spoiled for choice here. The Livingston Designer Outlet has a range of facilities including luxury brand labels available at discounted prices, a large cinema complex, cafés, restaurants, and bars. The Livingston Centre also has a great selection of stores and eateries too.



Parks & nature – Almondell and Calderwood Country Park is a hidden gem, and has some spectacular wildlife to look out for. One of the best-preserved parks in West Lothian, it offers great walks, cycling routes and horseback riding.



Something a bit different – Tour Mattugga Distillers and enjoy a rum experience learning about eastern African ingredients and the Scottish distilling process. Put your problem-solving skills to the test in the escape rooms at Escape Livingston. It’s an adventure you won’t want to miss out on.

[Click here to find out more about the local area](#) 



Getting around



By foot: Pinefields is just a short 12-minute walk from Livingston Designer Outlet. Sainsbury's and Morrisons are also reachable in under five minutes. It's a 20-minute walk to Livingston Village and a 30-minute brisk walk to Livingston South train station.



By car: You'll be a 10-minute drive from Livingston Village, 35 minutes by road from Edinburgh via the M8 and a 50-minute car journey to Glasgow via the M8.



By rail: Livingston has two train stations - Livingston North and Livingston South. Livingston South is closest to the development and is within a five-minute drive. Take a train to Edinburgh in just 23 minutes or a service to Glasgow in 50 minutes.



By bus: Take the X27 or X28 to Edinburgh Princes Street at Bus terminal F (Livingston Outlet). Or take the Megabus 902 from Almondvale Avenue to Glasgow.

See a detailed view of the area and get directions



*Distances and journey times are approximate as of July 2024 and taken from Google maps and thetrainline.com

Superbly connected



On foot

- Morrison's Supermarket – 0.5 miles
- Sainsbury's – 0.7 miles
- Livingston Designer Outlet – 0.9 mile
- Vue Cinema – 0.9 miles
- Xcite Livingston – 0.9 miles
- The Centre – 1.0 miles
- St Margaret's Academy – 1.0 miles



By car

- Almondvale Park – 1.5 miles
- Bankton Primary School – 1.8 miles
- Escape Livingston – 2.0 miles
- James Young High School – 2.1 miles
- St Ninian's Primary School – 2.2 miles
- Livingston South Station – 2.9 miles
- Deer Park Golf & Country Club – 3.5 miles
- Pumpherston Golf Club – 4.0 miles
- Almondell & Calderwood Country Park – 6.5 miles



By rail

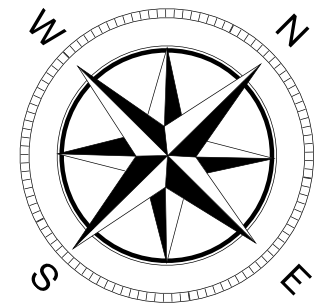
- **By train from Livingston South Station**
- Edinburgh Waverley – 30 minutes
- Glasgow Central – 51 minutes
- **By train from Livingston North Station**
- Edinburgh Waverley – 23 minutes

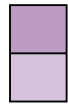
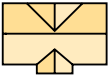
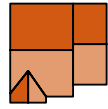
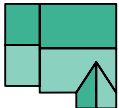
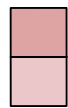
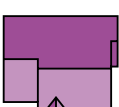
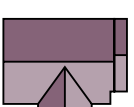

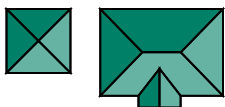
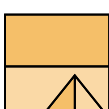
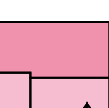

See a detailed view of the area and get directions








Pinefields

The development




-  **The Allan**
3 bedroom terraced home
-  **The Arran**
3 bedroom end terrace home
-  **The Balmaha**
4 bedroom detached home
-  **The Bruar**
4 bedroom detached home
-  **The Bute**
4 bedroom townhouse
-  **The Bryce**
4 bedroom detached home
-  **The Cairn**
4 bedroom detached home
-  **The Cleland**
4 bedroom detached home
-  **The Colville**
4 bedroom detached home with study
-  **The Elliot**
4 bedroom detached home with study
-  **The Crichton**
5 bedroom detached home
-  **The Darroch**
5 bedroom detached home
-  **The Dewar**
5 bedroom detached home



-  Monoblock paving
-  Timber fences
-  Feature walls
-  Sub station
-  Gas governor

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View our interactive siteplan for our latest availability 

Choose the home that's right for you



The Allan
3 bedroom
terraced home



The Arran
3 bedroom end
terrace home



The Balmaha
4 bedroom
detached home



The Bruar
4 bedroom
detached home



The Bute
4 bedroom
townhouse



The Bryce
4 bedroom
detached home

[Click here for current availability and prices](#)



Choose the home that's right for you



The Cairn
4 bedroom
detached home



The Cleland
4 bedroom
detached home



The Colville
4 bedroom
detached home
with study



The Crichton
5 bedroom
detached home



The Darroch
5 bedroom
detached home



The Dewar
5 bedroom
detached home

[Click here for current availability and prices](#)



Choose the home that's right for you



The Elliot
4 bedroom
detached home
with study



Computer generated image of a typical street scene at Pinefields

[Click here for current availability and prices](#)





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 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.

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.

[Click here to find out more about our Accessibility Features](#)



[Click here to view the full specification](#)



Photography from a previous Cala development



What our customers say

“ We weren’t looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

We fell in love with the style of the house right away as it ticked all our boxes.

I have my own office where I can work from home and the kids have their own bedrooms which are all the same size so there were no arguments about who gets which room.”

Purchaser at Oakbank,
Winchburgh

See more customer stories, reviews and ratings





Photography from a previous Cala development









Stock photography

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



[Click here to find out more about the top reasons to buy new](#) 






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 >



Photography from a previous Cala development



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.



Find out more about our sustainability journey here





Welcome to your new home

Pinefields,
Charlesfield Road, Livingston,
West Lothian, EH54 7DQ

[Click here to arrange your viewing](#)



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