



ORCHID PARK
LENZIE



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



ORCHID PARK

ROOM TO GROW AND SPACE TO THRIVE

It's the perfect balance of family space and beautiful surroundings, with every convenience and the city centre in easy reach. Our exclusive new selection of 3, 4 and 5 bedroom homes offers an enviable semi-rural lifestyle on the outskirts of Lenzie village, set below the Campsie Fells.

Part of CALA's Light & Space Collection, these impressive homes range from 1,230 sq ft to 3,000 sq ft with each finished to a high specification as standard. A wide choice of amenities, schools and transport links are close at hand too, making Orchid Park a relaxed retreat where you can enjoy the best of both worlds.



Photography from a previous CALA development



Lifestyle photography



Photography from a previous CALA development





A typical Darroch showhome



A typical Melville showhome



A typical Logan showhome



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.



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.

MORE LIGHT AND SPACE

Our Light & Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.

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

*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. **Source: The NHBC Foundation 2016.



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.



"WE BOUGHT OUR NEW HOME WITH CALA HOMES AND FOUND THE PROCESS FROM ENQUIRY TO COMPLETION TO BE INCREDIBLY WELL MANAGED AND HASSLE FREE."

Purchaser at Kinnaird Oaks, Larbert

"MOVING INTO A NEW APARTMENT HAS BEEN WONDERFUL. THE DESIGN AND FINISH OPTIONS WERE FANTASTIC, ESPECIALLY THE CHOICES FOR THE KITCHEN AND BATHROOM."

Purchaser at 21 Mansionhouse Road, Glasgow



"WE CANNOT THANK CALA HOMES AND THE SUPERB SALES ADVISORS ENOUGH. THEY HAVE BEEN SO PROFESSIONAL, INFORMATIVE AND EXCEPTIONALLY FRIENDLY."

Purchaser at Riverside, Bothwell





LENZIE

VILLAGE LIFE WITH STYLE

Full of Victorian character and café chic, this much sought-after commuter haven has a real sense of community, which is celebrated every year with Lenzie Galafest.

You can enjoy the village shops, supermarket, post office, pubs and eateries, or pop into neighbouring Kirkintilloch for more extensive retail, dining and leisure facilities. Lennoxton and Milton of Campsie are a little further afield, while Glasgow Fort Shopping & Leisure Park and the city centre itself are only a short drive away.

East Dunbartonshire is great for golfing with Lenzie, Kirkintilloch, Bishopbriggs and Cawder Golf Clubs in close proximity. Or you can take things as easy or as active as you like at Kirkintilloch Health & Care Centre and The Leisuredrome in Bishopbriggs.

With the Campsie Fells nearby, there are all kinds of opportunities for hill-walking and cycling. You needn't go far for family days out either, whether it's boating along the Forth & Clyde Canal, exploring the wealth of heritage and nature at Seven Lochs Wetland Park, or enjoying a lovely picnic in the 500 acres of Drumpellier Country Park.

As for education, the village is home to several primary schools and older pupils will also appreciate knowing that Lenzie Academy* is one of the top-performing schools in the region.

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





EASY COME, EASY GO

In the hustle and bustle of today's busy world, being well connected makes all the difference when juggling work and family life.

Lenzie is only six miles from Glasgow and the A806, which runs alongside the village, is less than two miles from the M80, with easy access to the city centre and central belt motorway network for Edinburgh, Falkirk and Stirling.

Lenzie train station is on the Glasgow to Edinburgh main line, offering direct half-hourly services to Glasgow in about 10 minutes and Edinburgh in around 45 minutes. Or if you'd prefer to hop on a bus, there's also a regular service to Glasgow Buchanan Street, taking approximately 20 minutes.

And whenever you get the travel bug, the departure lounge at Glasgow International Airport can be found just over 16 miles from Orchid Park.

Distances and journey times are approximate and are taken from Google Maps, Scotrail and AA Route Planner

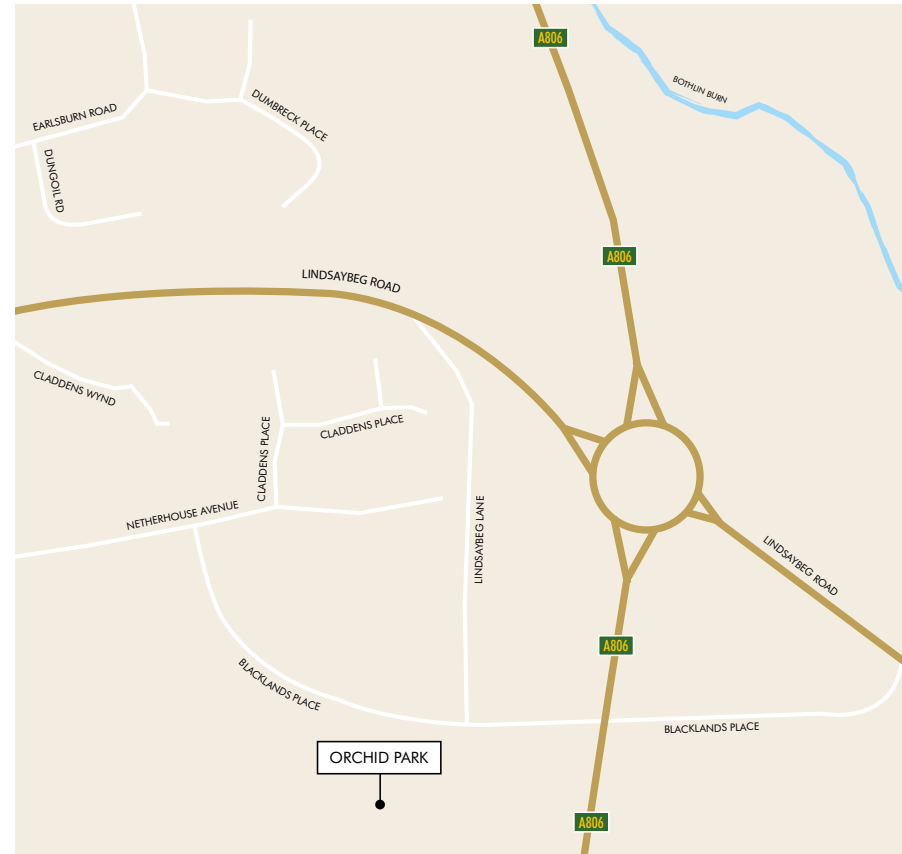


PERFECTLY LOCATED

CALA HOMES, ORCHID PARK, BLACKLANDS PLACE, LENZIE, G66 5NL



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Millersneuk Primary School – 0.5 miles
- Lenzie Tennis Club – 0.7 miles
- The Old Gatehouse – 0.7 miles
- Co-op Food – 0.9 miles



BY CAR

- Lenzie Bowling Club – 1.1 miles
- Lenzie Golf Club – 1.1 miles
- Lenzie Train Station – 1.1 miles
- Lenzie Library – 1.3 miles
- Lenzie Academy – 1.6 miles
- Lenzie Meadow Primary – 1.7 miles
- Holy Family Primary School – 2.1 miles
- Boghead Wood – 2.2 miles
- Merkland Nature Reserve – 2.6 miles
- St Ninian's High School – 3.1 miles
- Hayston Golf Club – 3.2 miles



BY RAIL FROM LENZIE STATION

- Glasgow Queen Street – 10 minutes
- Stirling – 24 minutes
- Edinburgh Waverley – 45 minutes





Drumpellier Lochs & Ponds

Insectivores



The Pond Habitat



Birds



Butterflies



Reedbeds

Reedbeds are a type of pond habitat that provide a home for many different plants and animals.

Amphibians



Stranded Pondweed





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



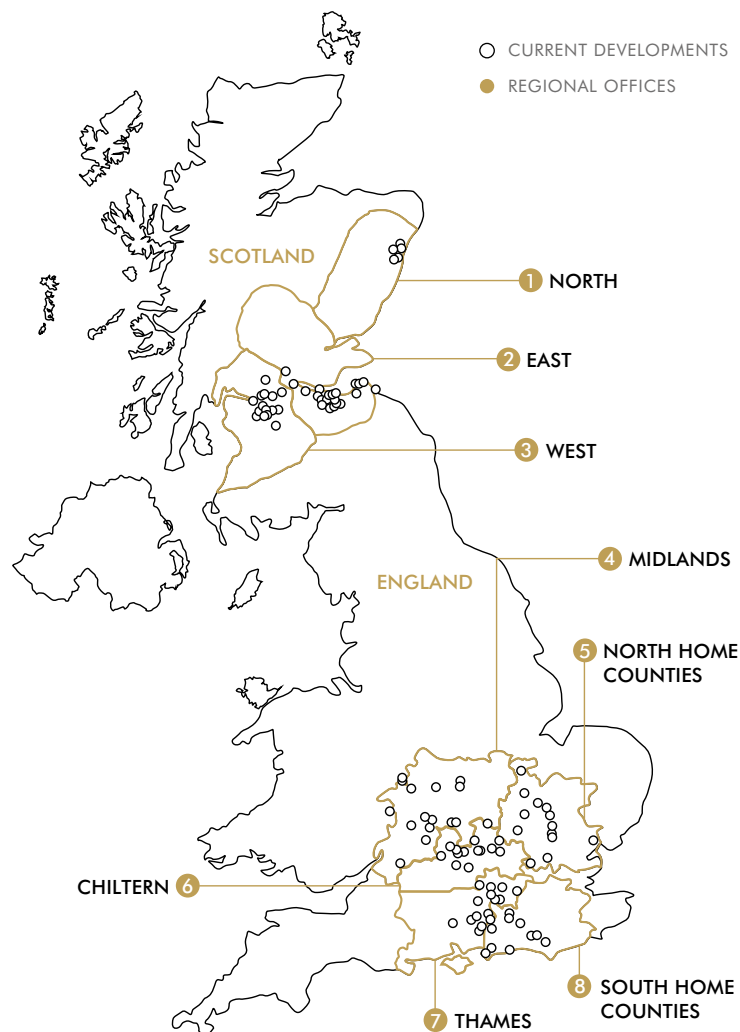
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. 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)

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



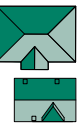


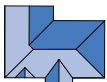


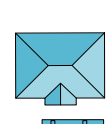


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ORCHID PARK
LENZIE

ORCHID PARK – LENZIE

-  **THE BANTON**
3 BEDROOM SEMI DETACHED HOME
PLOTS 25, 26, 41, 42
-  **THE BRYCE**
4 BEDROOM DETACHED HOME
PLOTS 2, 3, 4, 43
-  **THE DARROCH**
5 BEDROOM DETACHED HOME
PLOTS 30, 37
-  **THE DEWAR SE**
5 BEDROOM DETACHED HOME
PLOTS 7, 8, 11, 12
-  **THE ELLIOT ST**
4 BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
WITH ACCOMMODATION
PLOTS 33, 34
-  **THE FRASER**
4 BEDROOM DETACHED HOME
PLOTS 20, 21, 22, 23, 24
-  **THE INNES**
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PLOTS 31, 36, 44
-  **THE KENNEDY**
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PLOTS 6, 13, 29, 38
-  **THE LEWIS**
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-  **THE LOGAN**
5 BEDROOM DETACHED HOME
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-  **THE MACRAE ST**
5 BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE
WITH ACCOMMODATION
PLOTS 16, 19, 45
-  **THE MELVILLE SE**
5 BEDROOM DETACHED HOME
PLOTS 28, 39, 48
-  **THE MONCRIEF**
5 BEDROOM DETACHED HOME
PLOTS 1, 9, 10, 15, 27, 47



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.

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES RETAINING WALL
-  DENOTES 1.8M FENCE & STONE PIERS
-  DENOTES ACOUSTIC FENCE
-  DENOTES 1M RAILING WITH PIERS
-  DENOTES EXISTING WOODLAND AREA



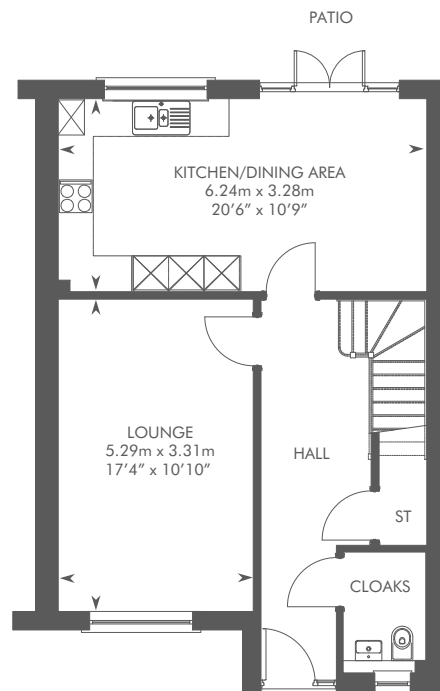
Computer Generated Image – A typical Banton

THE BANTON

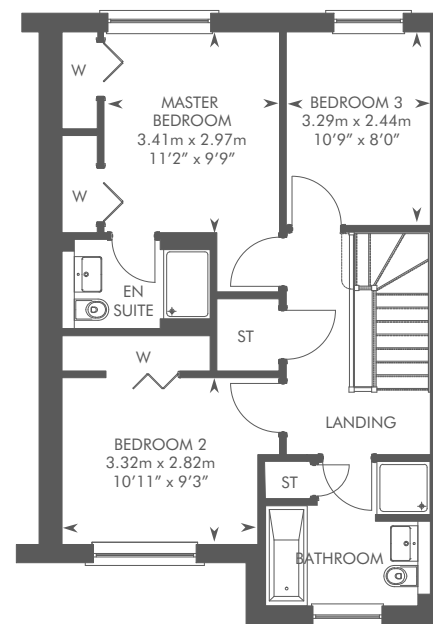
3 BEDROOM SEMI DETACHED HOME



THE BANTON
PLOTS 25, 41 – AS SHOWN
PLOTS 26, 42 – HANDED



GROUND FLOOR



FIRST FLOOR

Patios are designed to plot specific requirements and may vary in size. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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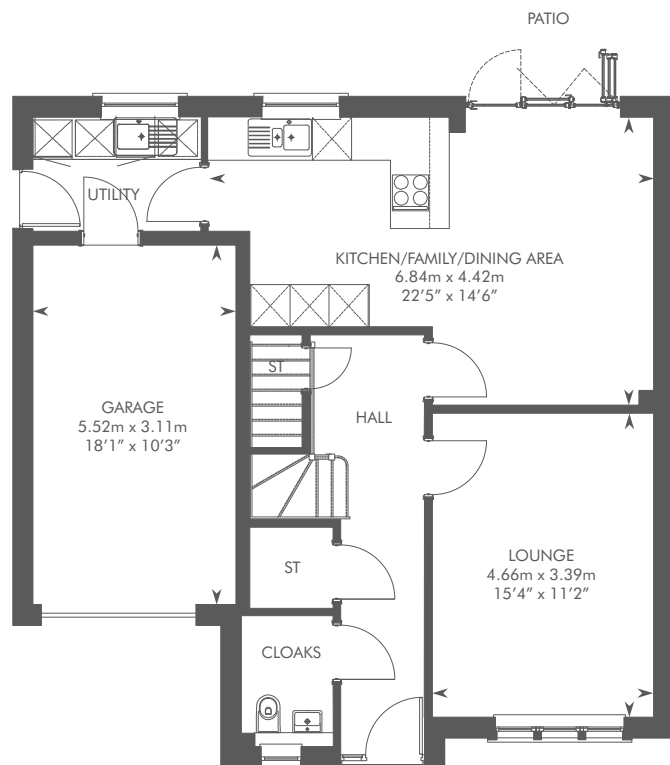


THE BRYCE

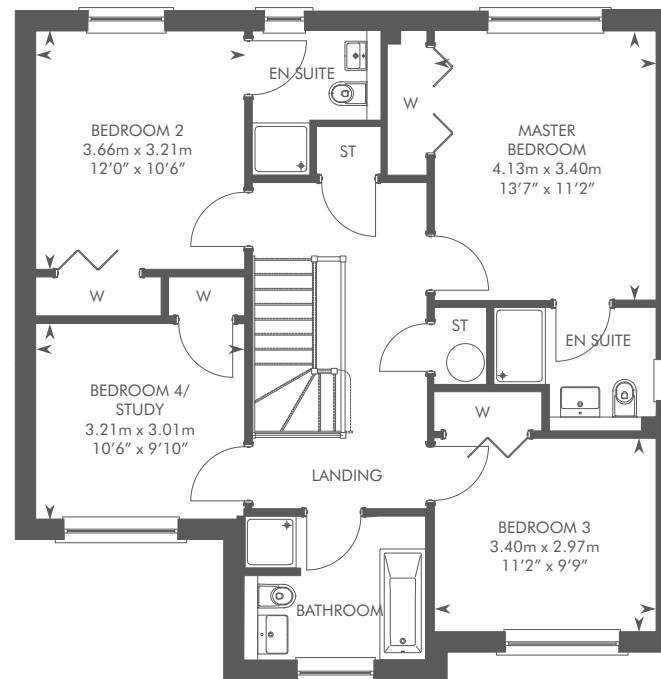
4 BEDROOM DETACHED HOME



THE BRYCE
PLOTS 4, 43 – AS SHOWN
PLOTS 2, 3 – HANDED



GROUND FLOOR



FIRST FLOOR

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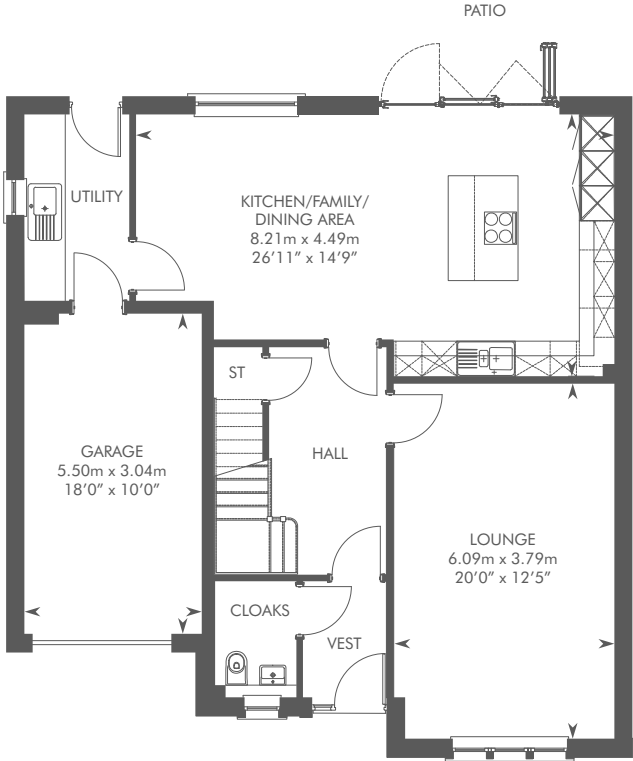
Computer Generated Image – A typical Darroch

THE DARROCH

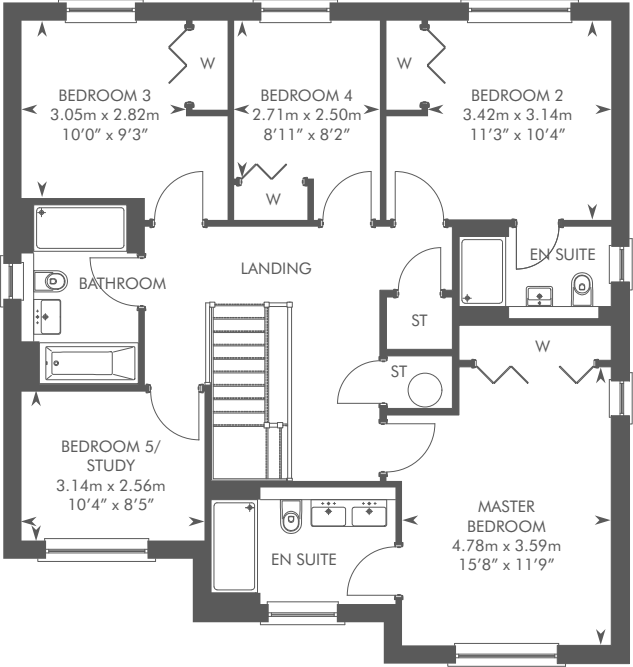
5 BEDROOM DETACHED HOME



THE DARROCH
PLOT 30 – AS SHOWN
PLOT 37 – HANDED



GROUND FLOOR



FIRST FLOOR

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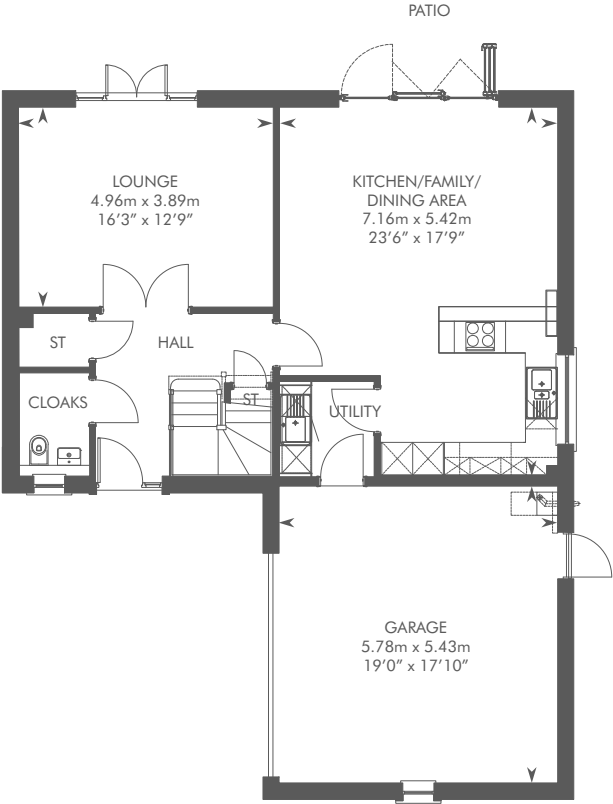
Computer Generated Image - A typical Dewar SE

THE DEWAR SE

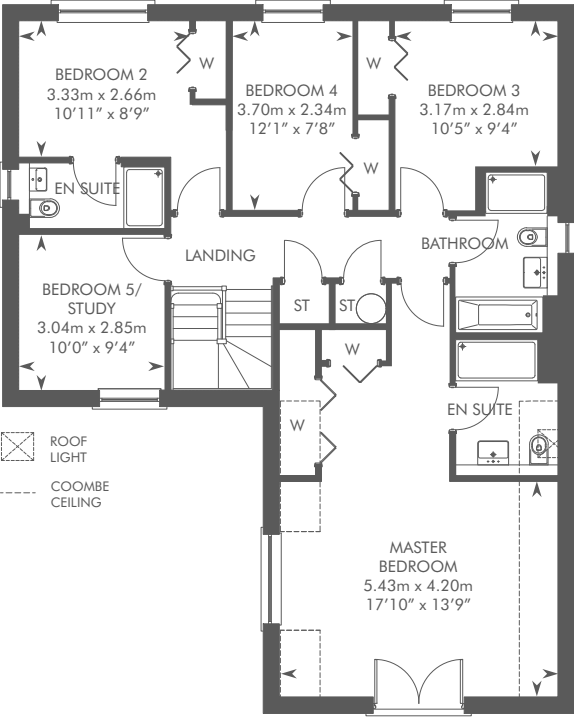
5 BEDROOM DETACHED HOME



THE DEWAR SE
PLOTS 8, 12 – AS SHOWN
PLOTS 7, 11 – HANDED



GROUND FLOOR



FIRST FLOOR

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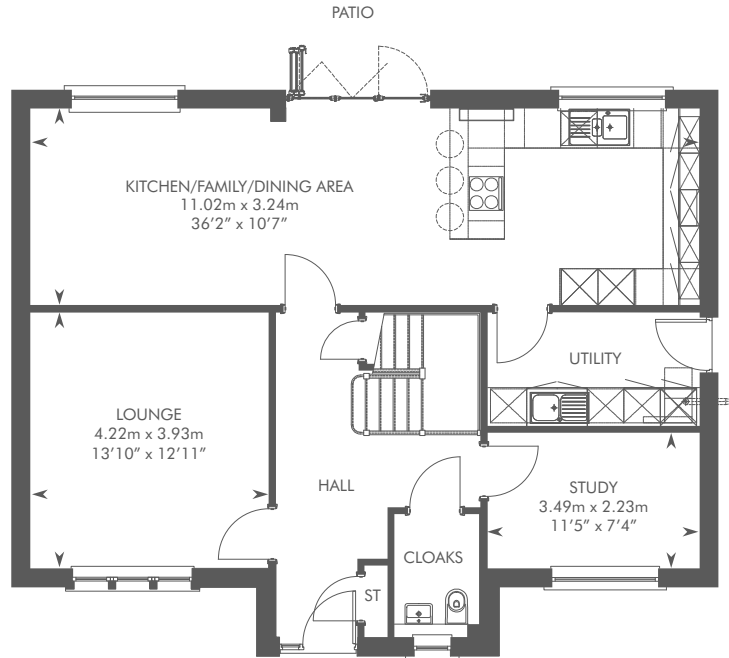


THE ELLIOT ST

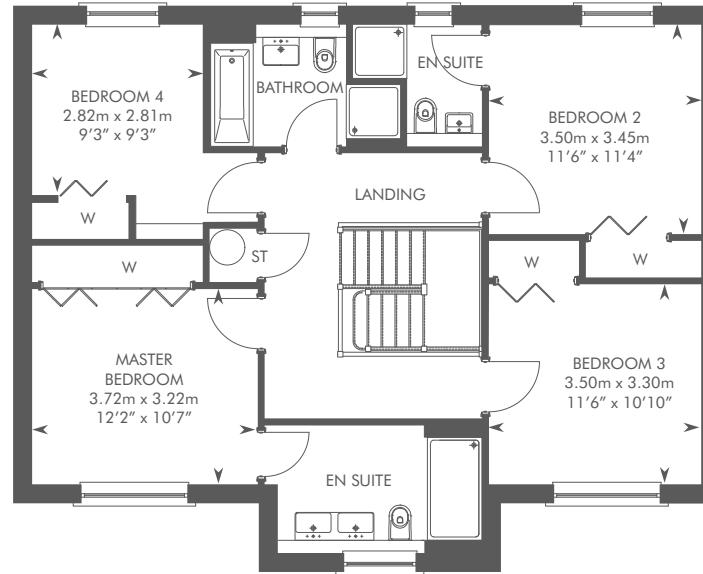
4 BEDROOM DETACHED HOME



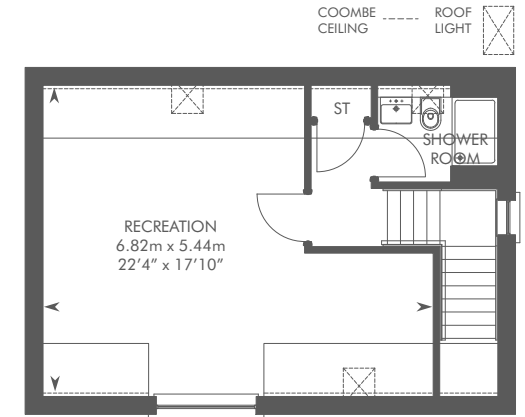
THE ELLIOT ST
PLOTS 33, 34



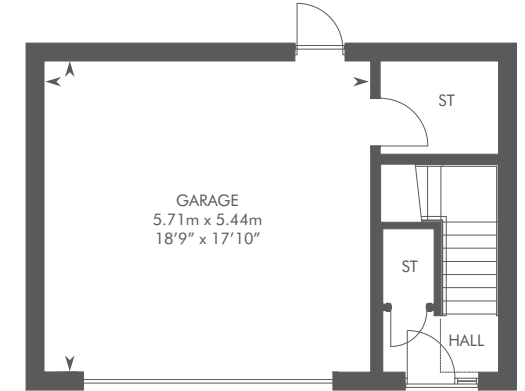
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

Garage door location is plot specific and may vary. Patios are designed to plot specific requirements and may vary in size. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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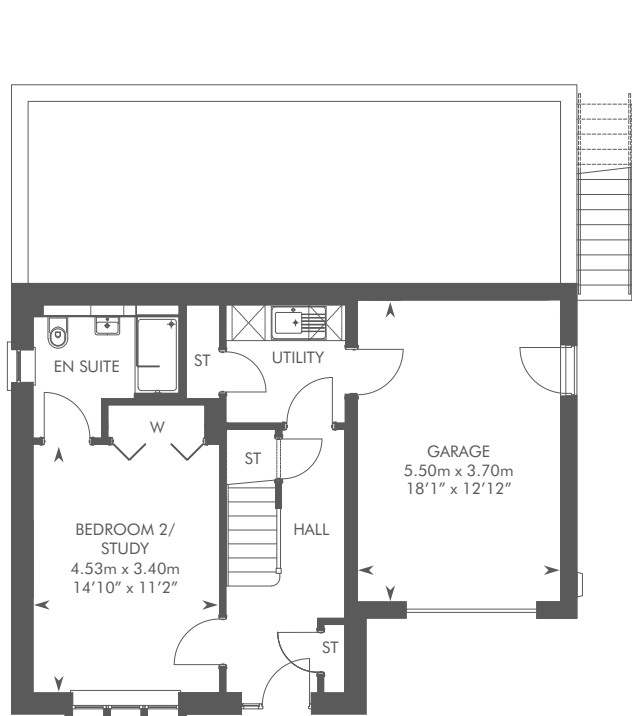
Computer Generated Image – A typical Fraser

THE FRASER

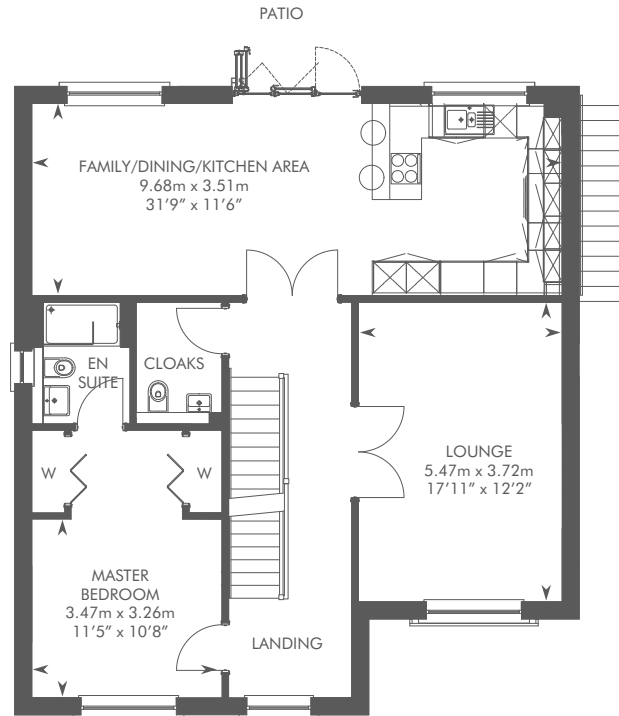
4 BEDROOM DETACHED HOME



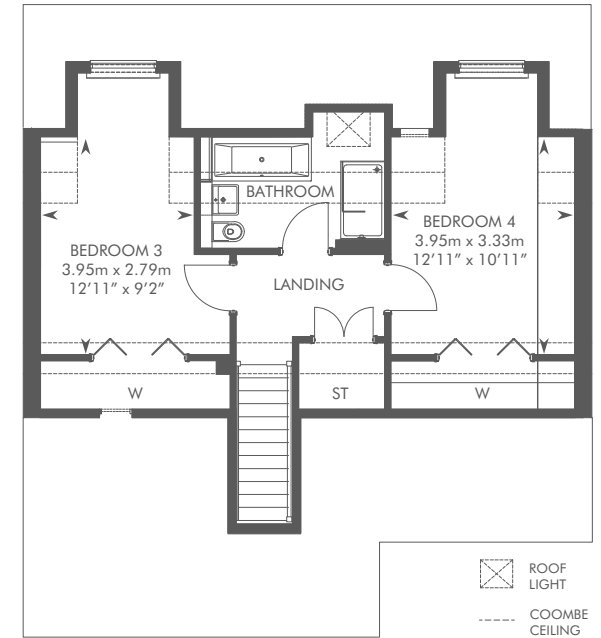
THE FRASER
PLOTS 20, 21, 22, 23, 24



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Computer Generated Image – A typical Innes

THE INNES

5 BEDROOM DETACHED HOME


CALA
HOMES

PLOT 36 – HANDED



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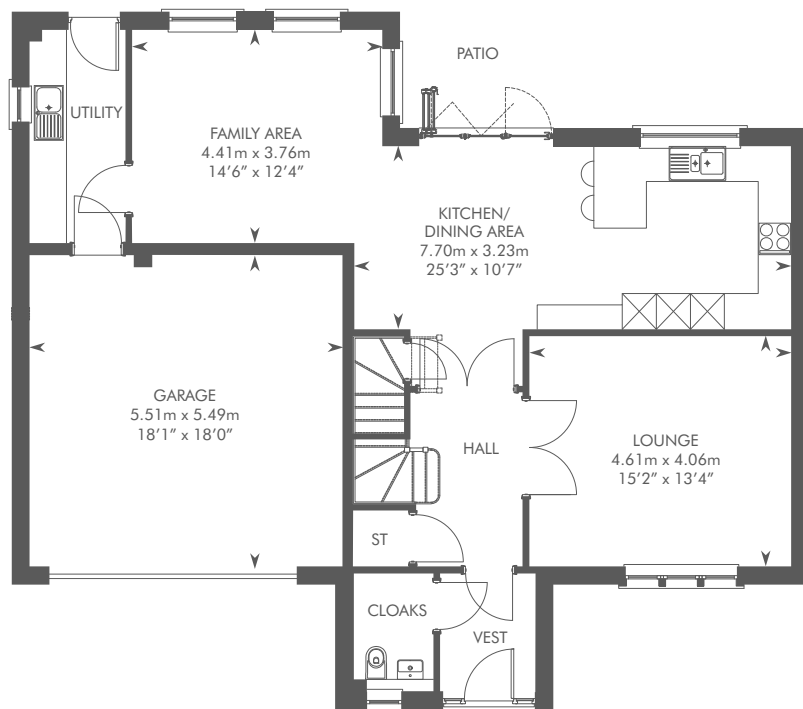
Computer Generated Image – A typical Kennedy

THE KENNEDY

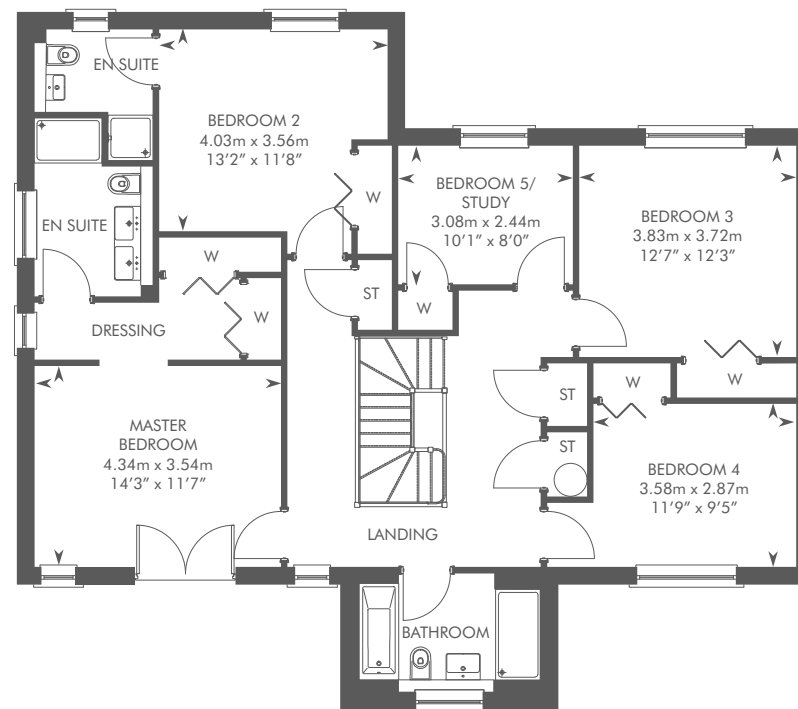
5 BEDROOM DETACHED HOME



THE KENNEDY
PLOTS 13, 38 – AS SHOWN
PLOTS 6, 29 – HANDED



GROUND FLOOR



FIRST FLOOR

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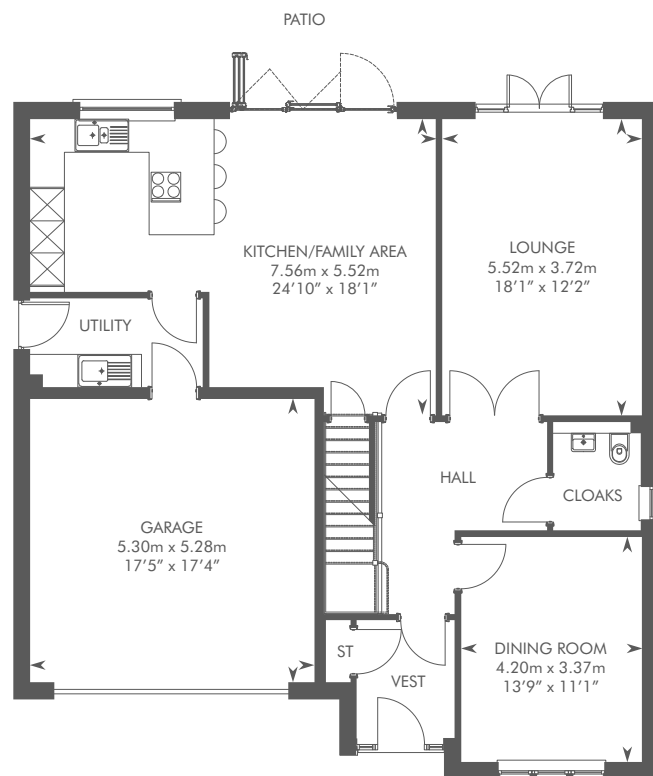
Computer Generated Image – A typical Lewis

THE LEWIS

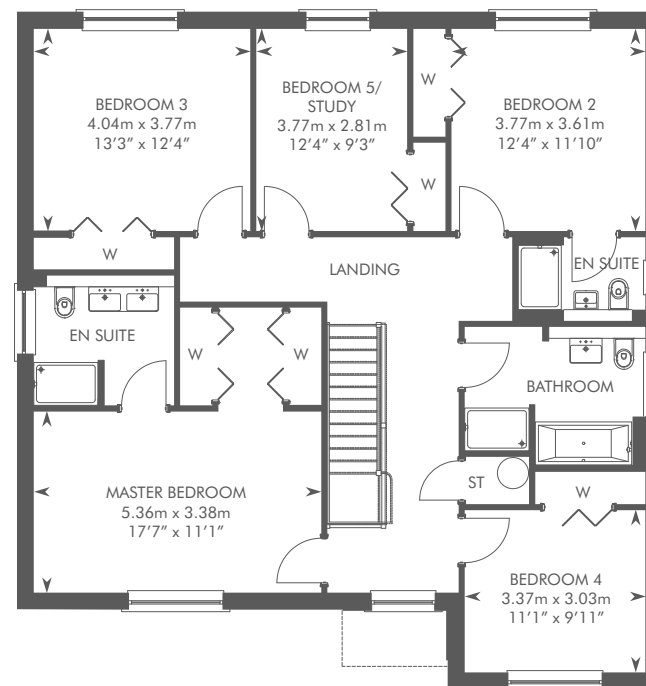
5 BEDROOM DETACHED HOME



THE LEWIS
PLOTS 14, 18, 40 – AS SHOWN
PLOTS 5, 46 – HANDED



GROUND FLOOR



FIRST FLOOR

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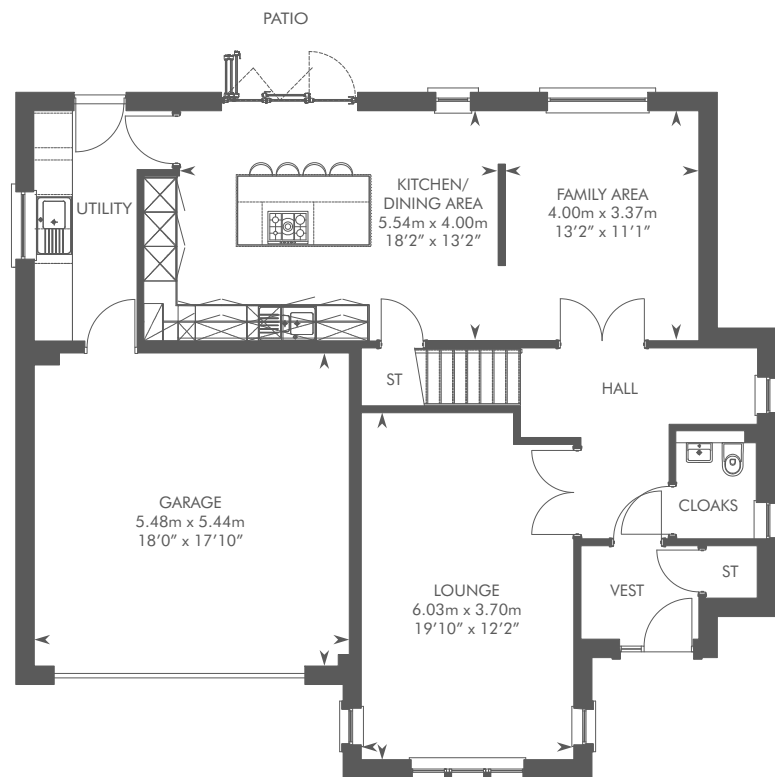
Computer Generated Image – A typical Logan

THE LOGAN

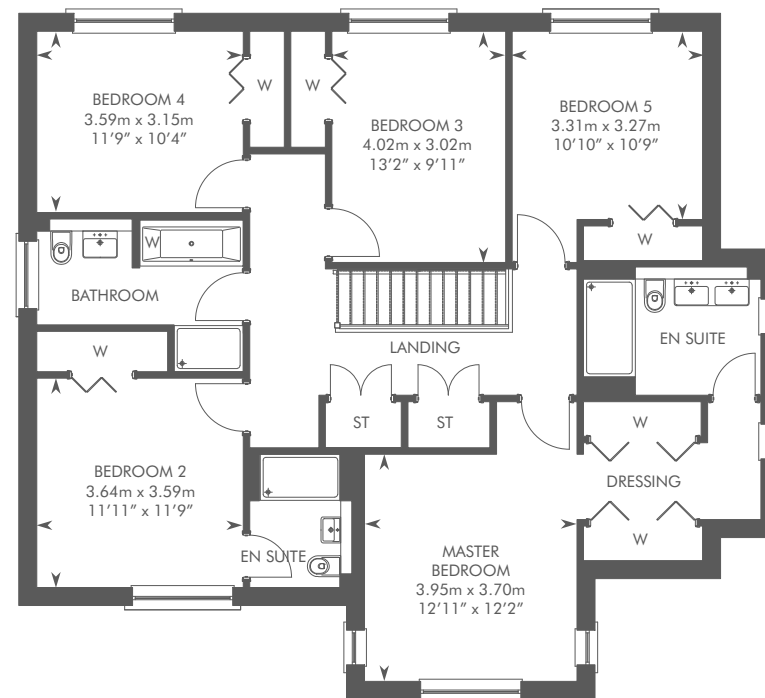
5 BEDROOM DETACHED HOME



THE LOGAN
PLOTS 17, 35 – AS SHOWN
PLOT 32 – HANDED



GROUND FLOOR



FIRST FLOOR

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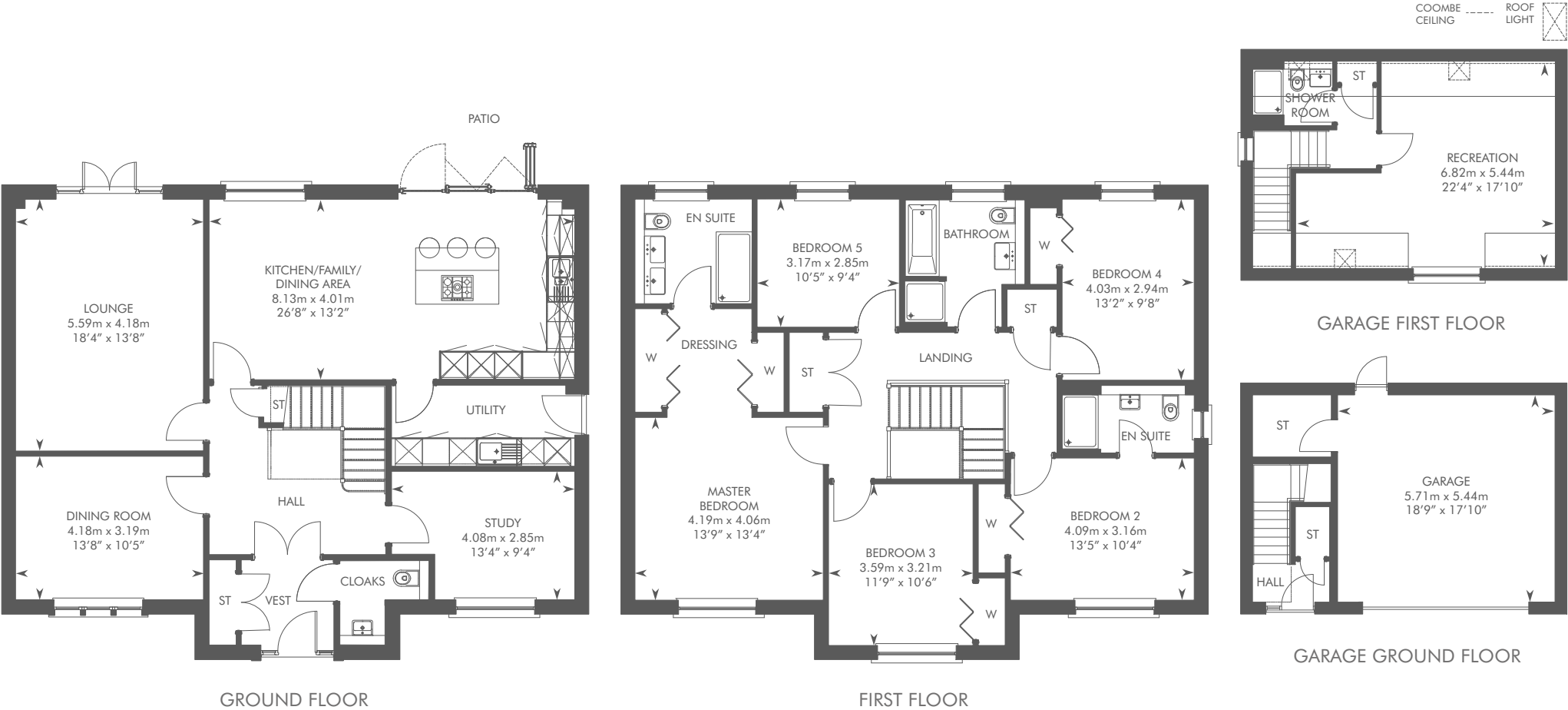


Computer Generated Image - A typical MacRae ST

THE MACRAE ST

5 BEDROOM DETACHED HOME





Garage door location is plot specific and may vary. Patios are designed to plot specific requirements and may vary in size. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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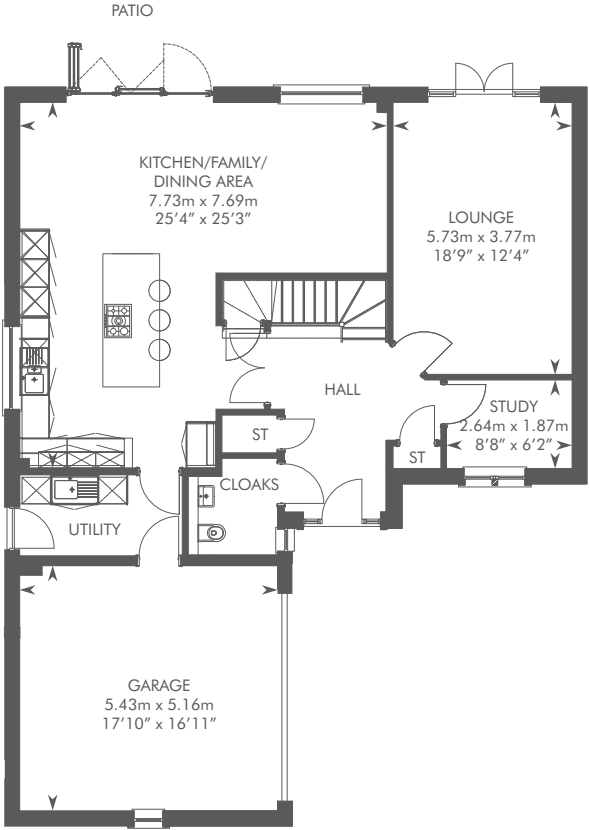
Computer Generated Image – A typical Melville SE

THE MELVILLE SE

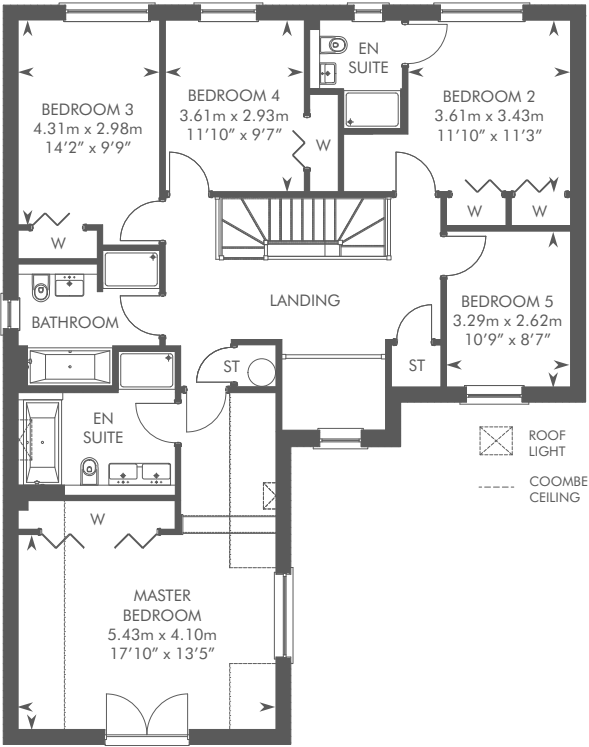
5 BEDROOM DETACHED HOME



THE MELVILLE SE
PLOTS 28, 48 – AS SHOWN
PLOT 39 – HANDED



GROUND FLOOR



FIRST FLOOR

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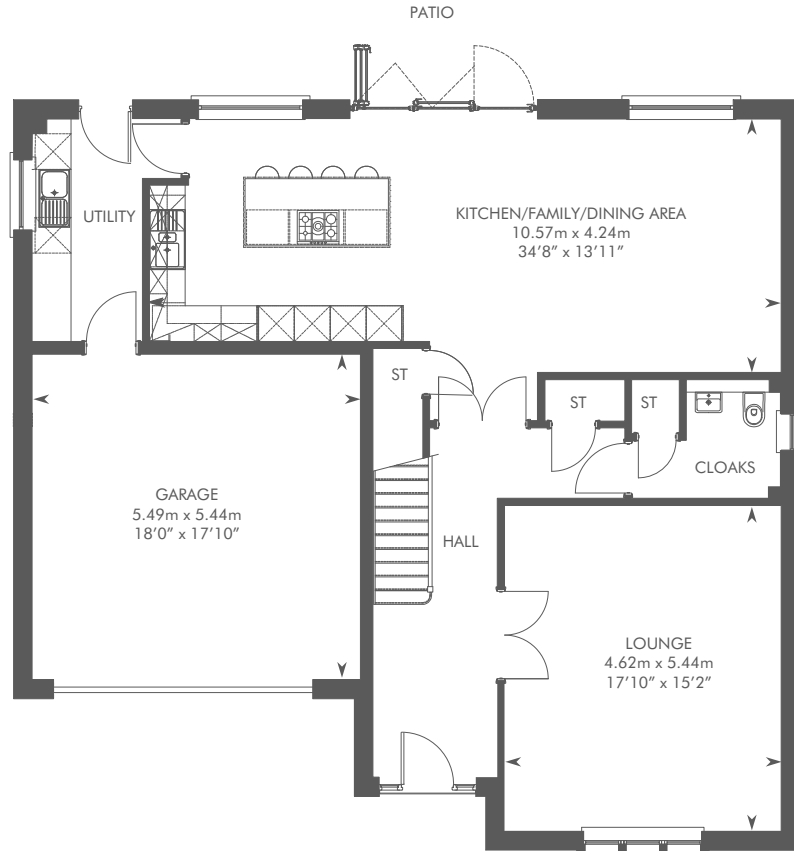


THE MONCRIEF

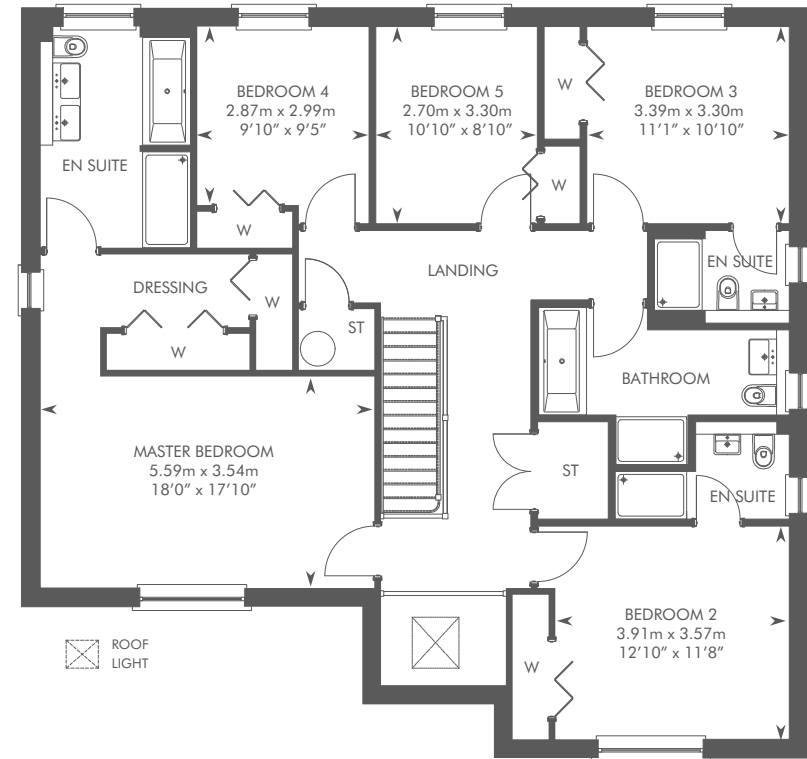
5 BEDROOM DETACHED HOME



THE MONCRIEF
PLOTS 1, 10, 15, 27 – AS SHOWN
PLOTS 9, 47 – HANDED



GROUND FLOOR



FIRST FLOOR

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ORCHID PARK
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 kitchens with Siemens appliances
- Silestone worktops to kitchen (except Banton)
- Ceiling extractor by Faber MIRO
- Four/five zone induction hob (as design dictates)
- Built-in single oven
- Built-in oven/microwave combination (Bryce to MacRae housetypes)
- Built-in fridge freezer (Banton to Innes housetypes)
- Built-in tall fridge (Kennedy to MacRae housetypes)
- Built-in tall freezer (Kennedy to MacRae housetypes)
- Built-in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

CLOAKROOMS, BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, master en suite and cloaks

DECORATION

- Internal walls will be finished in a choice of 3 colours*
- Ceilings will be finished in white emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

WARDROBES

- Bi-fold wardrobe doors with shelves and hanging rails to all bedrooms (as design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout
- 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
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchens white elsewhere

SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

PLUMBING & HEATING

- Central heating via a hybrid air source heat pump or boiler system with radiators
- White PVCu double glazed windows
- Single/dual zone system with programmable control (as design dictates)

- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- Patio area with riven slabs
- External rear tap
- Monoblock driveways
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

*Selection available dependent on build stage



CALA.CO.UK

CALA HOMES (WEST), ORCHID PARK, BLACKLANDS PLACE, LENZIE, G66 5NL | 0141 319 8582

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