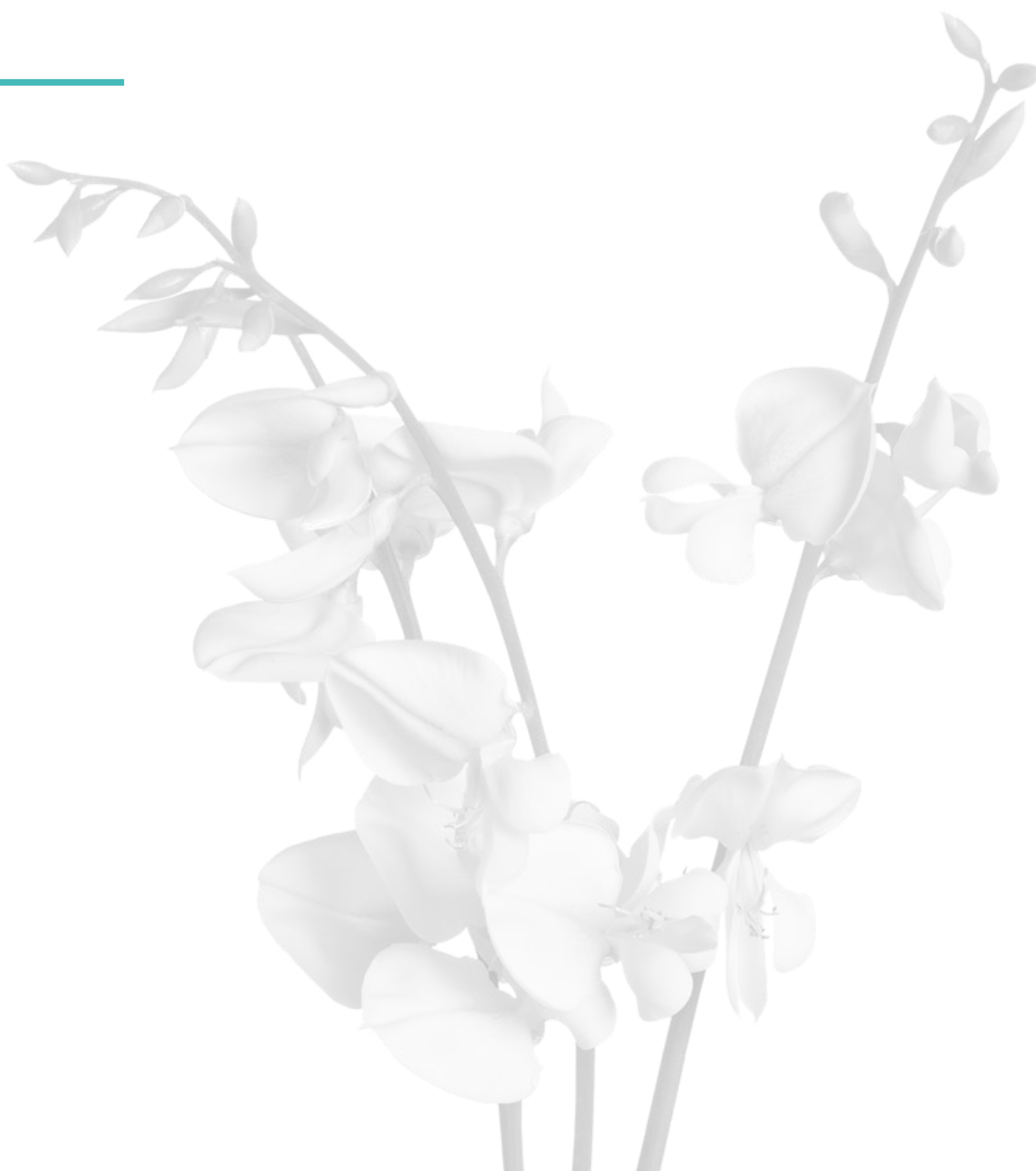




The Crawfields

Bo'ness





Contents



Stylish homes in a sought-after setting



Beautifully positioned on the outskirts of the charming coastal and historic town of Bo'ness lies The Crawfields, an exciting collection of 3, 4 & 5 bedroom homes. This desirable location is surrounded by open green

space and woodland areas, yet just minutes from Bo'ness town centre. For those looking to travel for work or leisure, the nearby M9 motorway will take you to Edinburgh, Glasgow and Stirling, all in under an hour.

Feel at home from day one



Life at The Crawfields feels settled from the start. Flexible living spaces make it easy to adapt as life changes, whether that's working from home, hosting family or simply enjoying a quieter pace.



Where green space comes naturally

Surrounded by green open countryside, including the neighbouring Kinneil Woods and Bo'mains Nature Reserve, The Crawfields offers a naturally peaceful setting.

Explore the meandering shoreline paths from Bo'ness Harbour through Kinneil Nature Reserve, where stunning views across the Firth of Forth bring coastal beauty into everyday life.





A location that works for you

Bo'ness town centre is less than a 10 minute drive away, offering supermarkets, independent shops and welcoming cafes, including Clover's Coffee Corner, alongside indulgent treats from McMoo's Ice Cream Parlour. From everyday essentials to healthcare services, everything you need is within easy reach,

combining convenience with the charm of a close-knit town.

In the neighbouring town of Linlithgow, you can enjoy some delicious gastro pub food at The Bridge Inn, savour freshly roasted coffee at The White Dove Coffee Roasters, or pick up a range of high-quality food and treats from M&S Foodhall.

Enjoy Bo'ness at your leisure



Bo'ness combines coastal character with a strong sense of community. Enjoy relaxed waterfront walks to Blackness Castle and Bay, or spend an evening at the historic Hippodrome

cinema. With parks, heritage and leisure options close by, including West Lothian Golf Club and the Bo'ness & Kinneil Railway, it's a town that rewards unhurried weekends and easy evening.

A great setting for education

Parents will be pleased to find a fine choice of schools located within a short distance of The Crawfields. Deanburn Primary School is walking distance from home, while St Mary's RC Primary,

also in Bo'ness, is around 5 minutes in the car. For older students, there are a variety of options, including Bo'ness Academy and St Mungo's High School.



Enjoy days out with the family

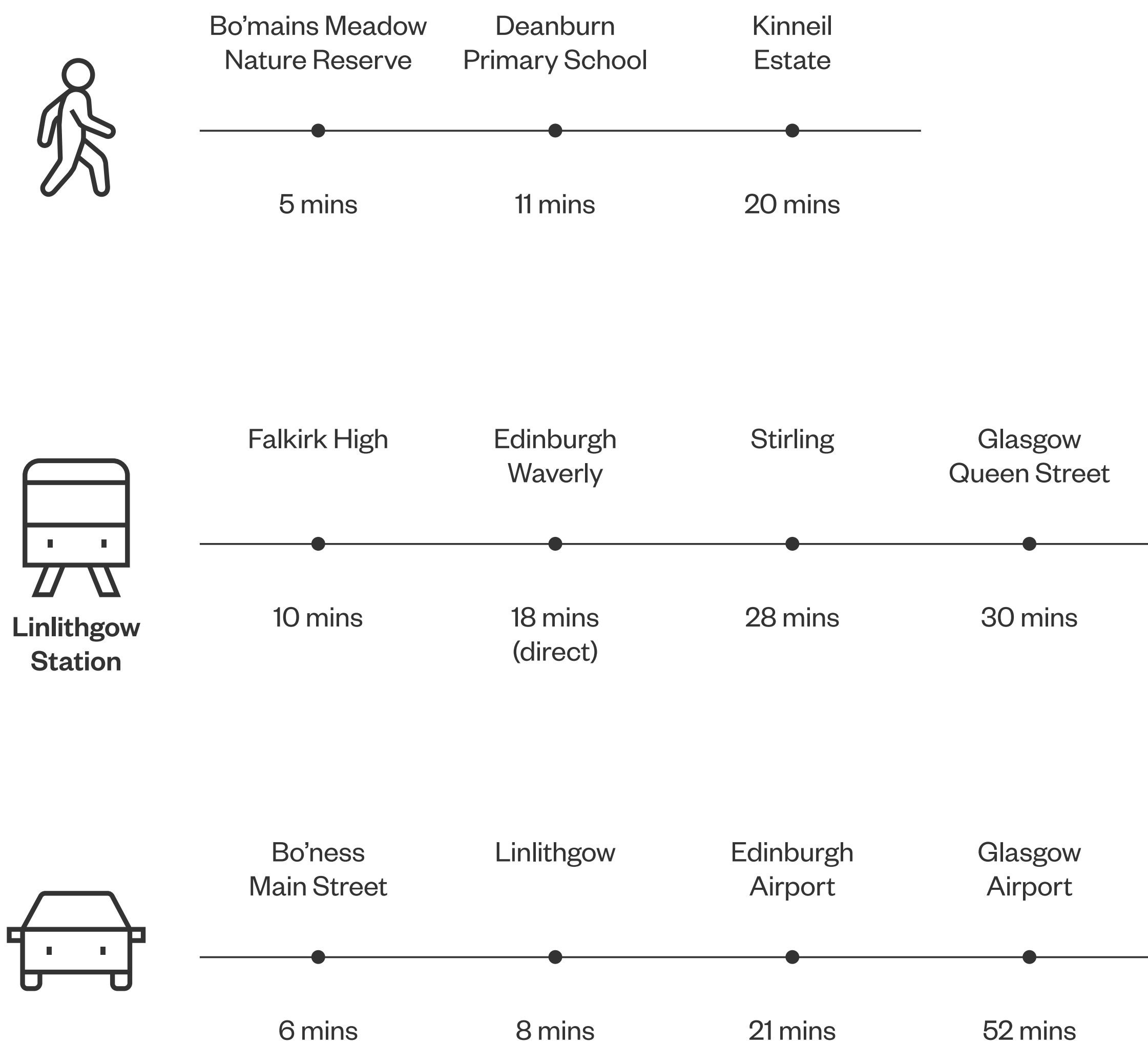


The Crawfields is perfectly placed for spending quality time together. A wide range of local attractions are nearby, while Edinburgh

and Glasgow are just a straightforward drive away. From rich history and culture to shopping, dining and entertainment, you'll always have something to explore.

Effortless connections when you need them

Well positioned for both everyday journeys and longer travels, The Crawfields offers easy connection by road and rail, including convenient access to the M9.



Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps.

Housetypes to suit all lifestyles



 **The Barton**
3 bedroom semi-detached home

 **The Bargower**
4 bedroom detached home

 **The Brodick**
4 bedroom detached home

 **The Bryce**
4 bedroom detached home

 **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 Lewis**
5 bedroom detached home

*Subject to approval. Please ask your Sales Consultant for further details. **SS**: Sub station.

IMPORTANT NOTICE TO CUSTOMERS: The development layout for The Crawfields 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 consultants prior to reservation.

Desirable in every way

The finishing touches, unexpected flourishes and innovative features. Kitchens designed for everyday living and for showing off your culinary

flair. Sleek family bathrooms and en suites, perfect for indulging in some well-deserved pampering.



What our customers say

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 part exchange buyer**



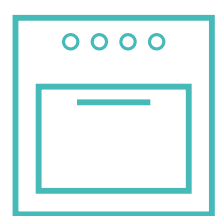
Why buy new

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 ten. The first two years of the warranty is provided by us.

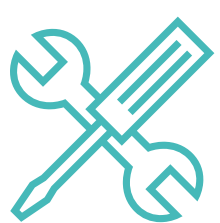
This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures & fittings



Hyper fast fibre optic broadband



Less maintenance



A chain free move



Energy efficient



10 year warranty



The Crawfields

Land South of Crawfield Road,
Bo'ness, EH51 0PG



Terms & conditions

IMPORTANT NOTICE TO CUSTOMERS:

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