

CALA AT GRANDHOME

BRIDGE OF DON



Figure i: The Grandhome masterplan

- Mixed-Use Buildings
- Office Buildings
- Single-Use Commercial
- Indicative Footprints
- Plots
- Schools
- Civic Buildings
- Existing Buildings
- Open Space
- SUDS
- Site Boundary



CALA AT GRANDHOME

THE BIRTH OF A BEAUTIFUL NEW COMMUNITY

Grandhome heralds a bright new beginning for Aberdeen, with CALA creating the first phase of 71 terraced, semi-detached and apartments. The landmark development will ultimately see the creation of a vibrant new community, a brand new urban location within Bridge of Don.

Future phases of the overall Grandhome development plan to include new schools, health centre, parks and recreational space. It is also anticipated to include retail space and community buildings as well as amenities to support the wider Bridge of Don area.

The desirable suburb offers a great choice of amenities, leisure facilities and schools with beautiful beaches nearby and the city centre only 4 miles away.



Photography from a previous CALA development



Photography from a previous CALA development



Photography from a previous CALA showhome

BRIDGE OF DON

THE BEST OF BOTH WORLDS

As one of Aberdeen's most aspirational suburbs, Bridge of Don residents can benefit from a relaxed and thriving community that has easy access to the city centre, together with nature reserves and beaches nearby.

You can escape the hustle and bustle to browse in a variety of independent shops, relax in fashionable bistros, get active in exclusive leisure facilities and take time out in beautiful parks. Or if you prefer to be at the heart of it all, the city's rich abundance of high street stores, bars, restaurants, galleries and theatres are close by too.

Home to the Aberdeen Exhibition and Conference Centre, Bridge of Don also enjoys access to championship golf clubs like Royal Aberdeen, Murcar Links and Trump International Golf Links. While offering a picturesque gateway to the unspoilt, rugged beauty of the coastline, with the A90 inviting you further north towards Ellon, Peterhead and Fraserburgh.

If good schooling* plays an important part in your homesearch, you're spoilt for choice here. Middleton Park Primary School and Oldmachar Academy are both about half a mile from your front door, while many other well-regarded schools can be found within the local area. And for higher education, the University of Aberdeen is only a couple of miles away.

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



Local photography is courtesy of Scottish Viewpoint





Local photography is courtesy of Scottish Viewpoint

TRAVEL AT YOUR LEISURE

Immediate access to the A90 makes Grandhome an idyllic haven for commuters.

With direct links to the city centre on North Anderson Drive, northern routes via Ellon Road and towards Inverurie on the A96, it also connects with the oil centres at Westhill, Kingswells and Dyce. While North Deeside Road provides the main arterial route from Aberdeen to Braemar, taking in the scenery of the Deeside Way.

Diamond Bridge offers a handy third crossing for travelling in and out of the city centre. Furthermore, the Aberdeen Western Peripheral Route is currently under construction, which will bypass the city and vastly improve your journey from north to south.

Rail travel is in easy reach too, with mainline trains running frequently from Aberdeen station, just over four miles away, and Dyce which is situated next to Aberdeen International Airport, about five miles from Bridge of Don.



AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality, flexibility and clever storage to reflect your contemporary lifestyle.







Computer Generated Image - A typical street scene at CALA at Grandhome

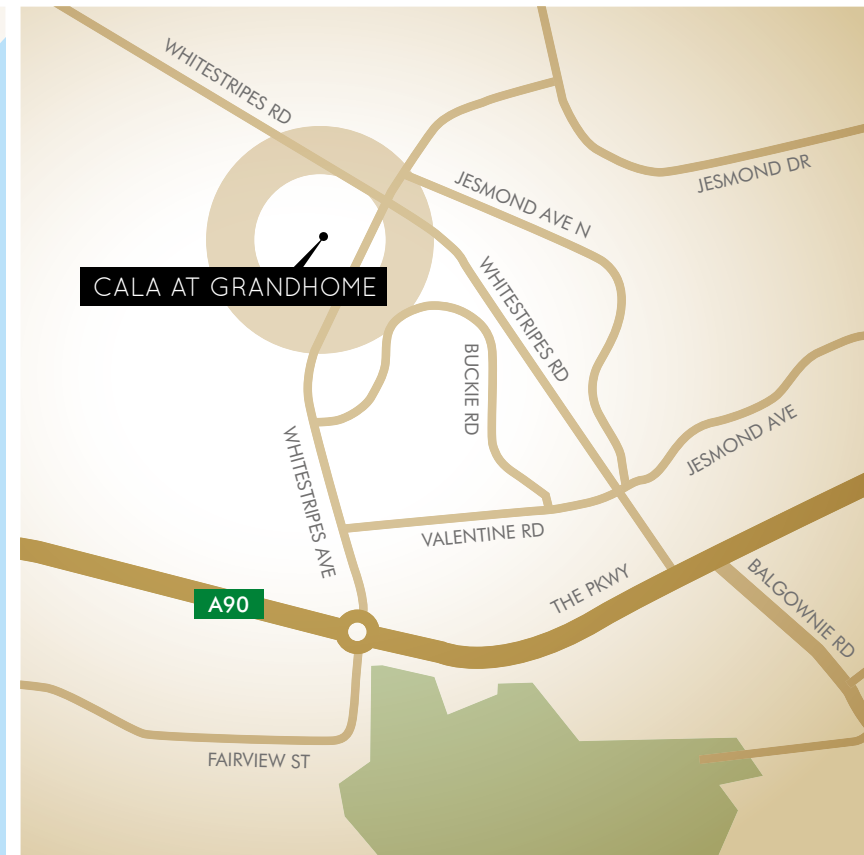


PERFECTLY LOCATED

CALA at Grandhome, Off Whitestripes Avenue, Bridge of Don, Aberdeen, AB22 8AW



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Oldmachar Academy – 0.5 miles
- Old Machar Medical Practice – 0.5 miles
- Middleton Park Primary School – 0.6 miles
- ASDA Middleton Park Superstore – 0.6 miles
- Bridge of Don Swimming Pool – 1.0 mile



BY CAR

- Royal Aberdeen Golf Club – 2.2 miles
- Aberdeen Exhibition and Conference Centre – 2.1 miles
- Bannatyne Health Club – 1.5 miles
- Tesco Extra Danstane – 1.6 miles
- The University of Aberdeen – 1.8 miles
- Murcar Links Gold Club – 3.7 miles
- Beach Leisure Centre – 3.8 miles
- Beach Boulevard – 3.7 miles
- His Majesty's Theatre – 3.8 miles
- Union Square Shopping Centre – 4.1 miles
- Aberdeen Train Station – 4.1 miles
- Aberdeen Royal Infirmary – 3.8 miles
- Aberdeen Airport – 5.3 miles
- Trump International Golf Club – 8.5 miles



BY RAIL (FROM ABERDEEN STATION)

- Dundee – 1 hour 3 minutes
- Perth – 1 hour 33 minutes
- Stirling – 2 hours 2 minutes
- Edinburgh – 2 hours 25 minutes
- Glasgow (Queen Street) – 2 hours 36 minutes

Distances are approximate and sourced from Google Maps. The shortest train journeys have been shown, are accurate as of 2017 and are sourced from thetrainline.com

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



CALA AT GRANDHOME

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Contemporary Nobilia handleless kitchen with feature LED Lighting (Allan, Arthur, Avon, Beaufort, Brompton & Connaught only)
- Contemporary Nobilia handleless kitchen (all apartment types only)
- Siemens black glass induction hob
- Built-in fridge/freezer (Allan, Arthur, Avon, Beaufort, Brompton & all apartment types only)
- Larder fridge & frost freezer in Connaught
- Siemens stainless steel combination oven with microwave
- Siemens single multifunction oven (Beaufort, Brompton & Connaught only)
- ELITE 1460 Elica stainless steel slimline cooker hood (Arthur, Avon, Beaufort, Brompton, Connaught & all apartment types only)
- Elica ceiling-mounted cooker hood (Allan only)
- Hotpoint Aquarius built in washer/dryer (Allan, Avon & apartment types A, B & C only)
- Fully integrated Ecotime dishwasher
- Deca 1½ bowl stainless steel sink in kitchen with chrome Henley twin level tap
- Carron stainless steel sink in utility room with VADO taps

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen Pro range
- Hansgrohe chrome taps
- White shower trays
- Roman glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths, showers and bulkhead enclosures
- Under sink vanity unit below the sink in the bathroom and en suite

INTERNALS

- Ground floor to ceiling height:
 - 2625 Brampton & Beaufort
 - 2560 Connaught
 - 2425 Apartments within Davidson House
 - 2400 Arthur, Avon Special, Allan
- First floor ceiling height:
 - 2470 Brampton & Beaufort
 - 2560 Connaught
 - 2425 Apartments within Davidson House
 - 2475 Arthur, Avon Special, Allan
- Second floor ceiling height:
 - 2500 Connaught
 - 2475 Apartments within Davidson House



*Subject to build stage. Our Sales Advisor will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

DECORATION

- Internal walls within properties finished in white
- Internal ceilings within properties finished in white
- Internal finishings' woodwork within properties finished in satin paint
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrail with white painted balustrade
- Contemporary lever style handles

WARDROBES

- Stylish bi-fold and pass wardrobes doors feature in bedrooms (see housetype inserts)
- Oak veneer pre-finished semi-solid core doors supplied as secondary wardrobes

ELECTRICAL

- Ample power, TV and telephone panels throughout
- Pendant light fittings to be provided throughout the property with downlighters fitted to the kitchen
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- Security alarm fitted to all properties, optional direct-dial up security system (first year monitoring included – small,

monthly charge applies thereafter) ask sales advisor for more information

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Wired carbon monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency gas-fired boiler with hot water cylinder and radiator system (excluding the Allan and flats which have a combi boiler)
- Separatory thermostic zone control on radiators (except those with programmed thermostat)

EXTERNALS

- uPVC double-glazed windows finished with chrome internal finish handle
- Double-glazed insulating glass sealed french doors with chrome internal and external handles (houses only)
- Feature front door in black, anthracite and navy (houses only)
- Feature GRP chimney to selected plots
- Feature anthracite door (Davidson House only)
- Feature white Georgian astragal windows throughout
- Variety of feature plot work boundary treatments
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

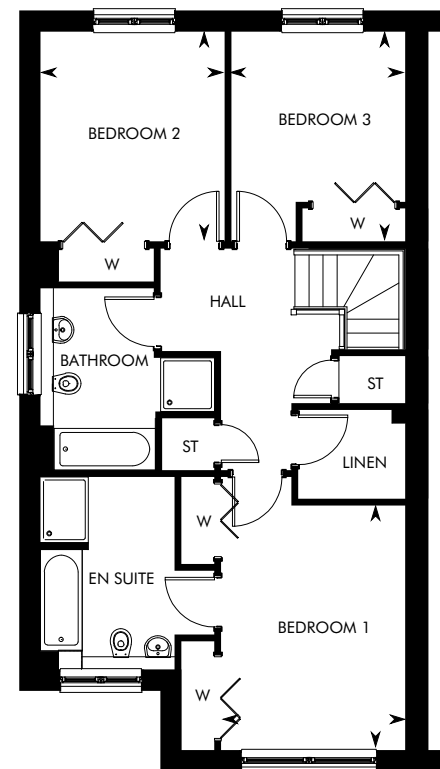
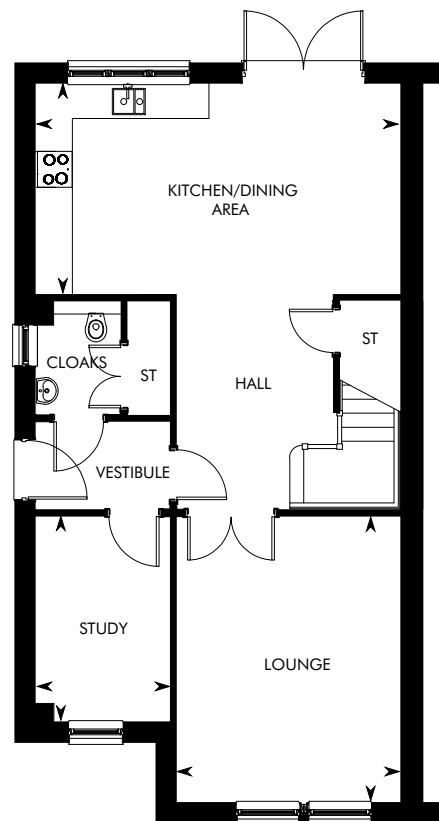
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THE BEAUFORT

3 BEDROOM SEMI DETACHED HOME AT GRANDHOME





GROUND FLOOR	M	FT
Kitchen/Dining Area	6.10 x 3.52	20' 0" x 11' 7"
Lounge	4.78 x 3.74	15' 8" x 12' 3"

GROUND FLOOR	M	FT
Study	3.43 x 2.25	11' 3" x 7' 5"

FIRST FLOOR	M	FT
Bedroom 1	4.10 x 3.08	13' 5" x 10' 1"
Bedroom 2	3.51 x 3.08	11' 6" x 10' 1"

FIRST FLOOR	M	FT
Bedroom 3	3.51 x 2.91	11' 6" x 9' 6"

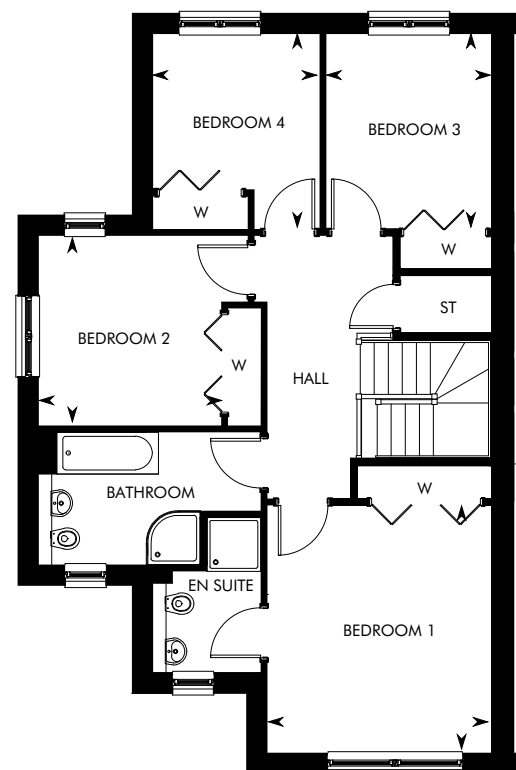
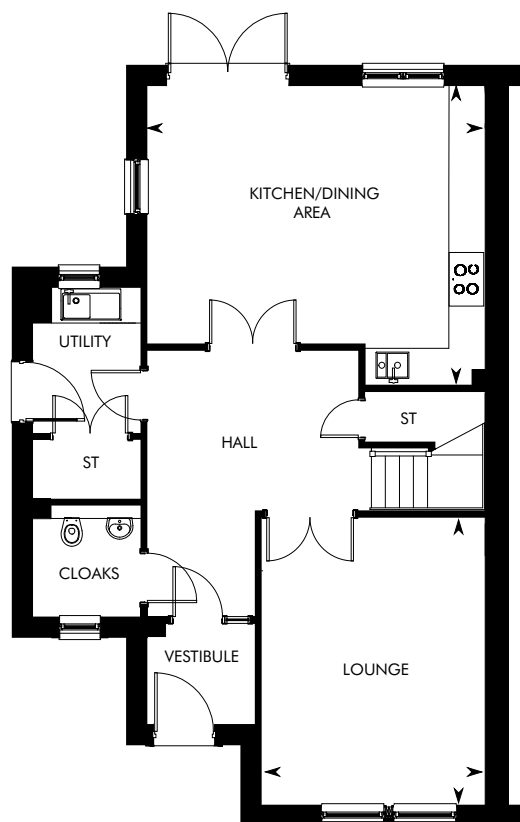
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THE BROMPTON

4 BEDROOM SEMI DETACHED HOME AT GRANDHOME





GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen/Dining Area	5.65 x 5.00	18' 7" x 16' 5"	Lounge	4.81 x 3.74	15' 9" x 12' 3"

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Bedroom 1	4.14 x 3.74	13' 7" x 12' 3"	Bedroom 3	3.26 x 2.75	10' 8" x 9' 0"
Bedroom 2	3.18 x 3.05	10' 5" x 10' 0"	Bedroom 4	3.25 x 2.79	10' 8" x 9' 2"

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CALA AT GRANDHOME
OFF WHITESTRIPES AVENUE
BRIDGE OF DON
ABERDEEN
AB22 8AW
CALA.CO.UK



Computer Generated Image - A typical streetscene at CALA at Grandhome



CALA AT GRANDHOME

THE DEVELOPMENT





The above development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.

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