



# Preston Glade

Linlithgow



Stock photography



# Smart new homes in a sought-after location

Set on the edge of Linlithgow, one of the most sought-after areas of West Lothian, Preston Glade offers a wide range of stylish 4 and 5 bedroom detached family homes, with the town centre, schools and shops within easy reach and great connections for commuting into Edinburgh or Glasgow.

Linlithgow has a rich history, reflected in the famous Palace ruins, and is on the banks of a beautiful loch where water sports abound. There are parks and play areas aplenty, along with a vibrant High Street and lively cafes and restaurants – it's a great place to call home.



# Great for growing families

Full of light and space, the homes at Preston Glade offer you the flexibility to adapt to your family's changing needs – whether it's an extra bedroom, working from home or a playroom for the kids.

Open plan living areas, high quality specifications throughout and attractive exteriors, all set in a delightfully landscaped location with the town centre within easy reach – Preston Glade could be everything you're looking for.



Stock photography

# 'A' rated for a sustainable lifestyle

At Cala, we believe in building beautiful homes that respect the environment. All homes at Preston Glade will be built to an A-rated EPC rating, the top energy performance certificate possible. Solar panels, Mixergy hot water tanks and EV charging, all play a pivotal role in energy efficiency. This all helps reduce your carbon footprint, and can also help reduce your energy bills. A win:win for you today – and for the future.



# The great outdoors

Boasting impressive views and convenient connections via the historic 'Katie's Bridge' down to the Union Canal - with its own towpath now on the National Cycle Route - Preston Glade is well placed for enjoying the great outdoors. Beecraigs and Muiravonside Country Parks are close by, and in the town itself The Peel at Linlithgow Palace features Linlithgow Loch as its backdrop, making this a popular place for meeting family and friends. There's so much for all the family to do and enjoy.



# Ancient and modern in harmony

The Royal Burgh of Linlithgow is famed for its history, Palace and royal connections - yet also offers an abundance of local amenities. Its practical central belt location and superb motorway and rail connections, allow easy travel to both Glasgow and Edinburgh, making light work of the daily commute. That blend of ancient and modern is part of the towns charm, as is the wealth of independent shops, great restaurants, bars and places to socialise and a lively programme of events, many centred around the Palace grounds and the loch.



# Top of the class for education

Linlithgow's schools are extremely well thought of and include Linlithgow Primary and St Joseph's Roman Catholic primary schools, both within walking distance of Preston Glade – as is Linlithgow Academy\* which regularly rates as one of Scotland's top performing schools at secondary level. You couldn't be better located for your children's education at every stage, with Edinburgh's universities easily accessible.



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



# Fun for all the family

With everything from sailing and windsurfing on the loch to walking among red deer and highland cattle at the country parks, and plethora of activities, clubs and sports to enjoy – including Linlithgow Golf Club, a pitch and putt from Preston Glade – there's a healthy balance to life here in Linlithgow. You're never far from places to have plenty of family fun, whether it's getting out and about in the fresh air, exploring the fascinating past at the town's museum and historical sites or relaxing with a picnic in the park.



Annual jousting tournament at Linlithgow Palace

# Places to go



**Eating out** – there’s something to suit every taste, from the family friendly Four Marys pub restaurant and The Champany Inn where you can choose your own Aberdeen Angus steak, to vegetarian platters at So Strawberry Caffe (yummy baking too!) – plus some great bars for ales and cocktails.



**Family days out** – Linlithgow Canal Centre with its museum, boat trips and the Avon aqueduct, cruises from Queensferry, all the attractions of Stirling, Edinburgh and Glasgow, there’s plenty to keep the family entertained.



**Sports and Leisure** – tee off from your doorstep at Linlithgow Golf Club, enjoy water sports on the loch, get fit and swim at the Xcite Leisure Centre while the kids enjoy the Space Bugs Soft Play Adventure.....there’s lots more to choose from too.





Local photography



Local photography



Local photography



**Parks and nature** – with two wonderful country parks within a couple of miles, walks around the loch and many more green spaces, walks and cycle trails to enjoy, life in Linlithgow is a breath of fresh air.



**History and heritage** – where do you start? Linlithgow Museum maybe, or the Palace and St Michaels Church, Blackness Castle, The House of the Binns, The Cross Well...the town is steeped in history.



**Culture and entertainment** – there's a lively cultural scene including art exhibitions and workshops at Burgh Halls, dating back to 1670, theatre at the Academy and a popular programme of events, many based around the Palace.



**Shopping** – explore a wealth of independent shops ranging from a specialist chocolatier to an award-winning bookshop to Tesco, Sainsburys and ALDI supermarkets...or enjoy the shopper's paradise of Edinburgh.

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



# Getting around



By foot: primary and secondary schools are within walking distance, and it's less than one mile into the town centre.



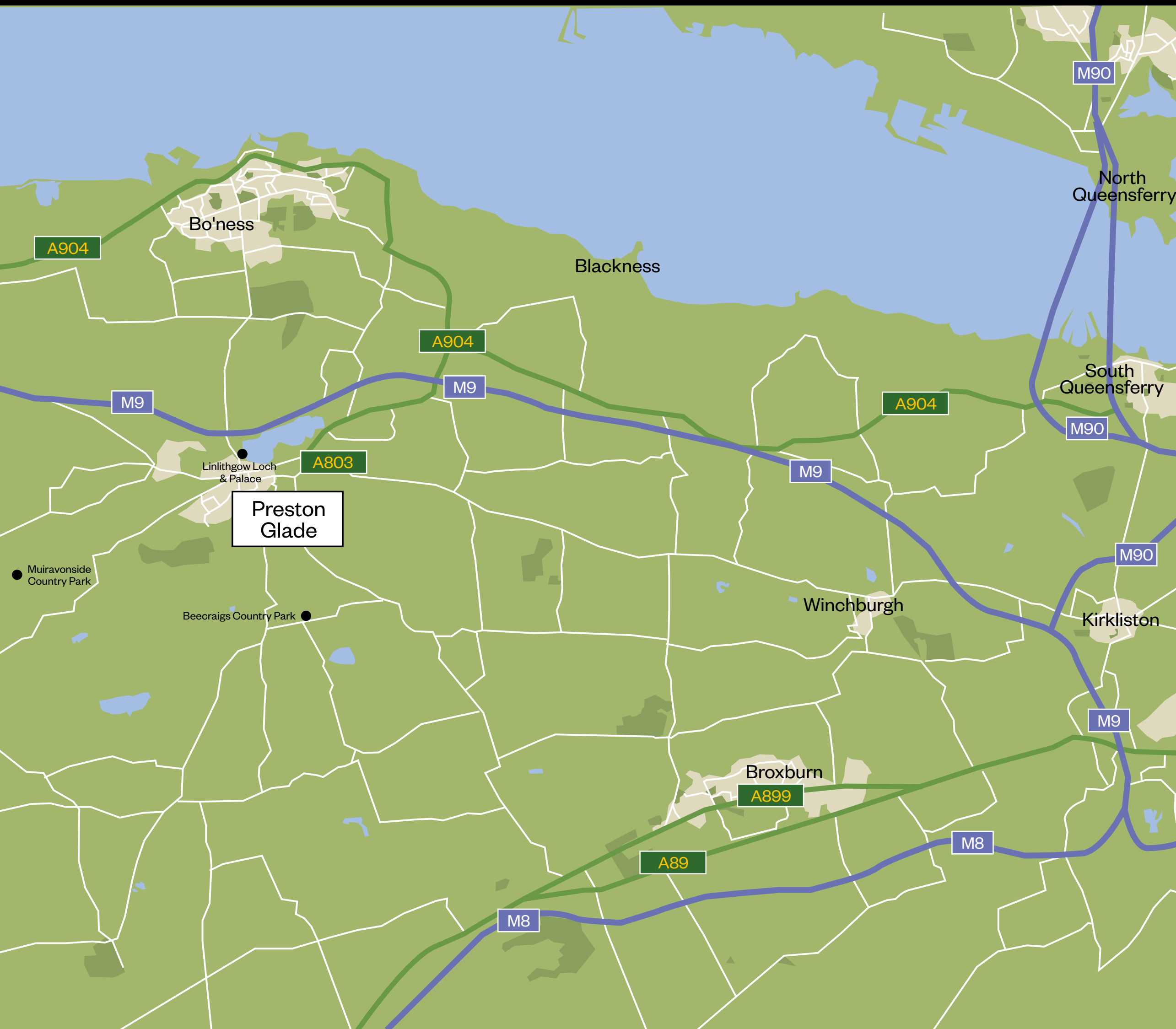
By car: the M9 motorway is within a few minutes' drive of home for Edinburgh to the east, with M80 connections to Falkirk and Stirling to the north and Glasgow to the west.



By rail: Linlithgow station, less than a mile away, is on the main line between Edinburgh to Glasgow, and both cities can be reached in 30 minutes or so.



By bus: there's a bus stop a few minutes' walk from Preston Glade, with hourly services into and around Linlithgow, and connections to Edinburgh, Stirling, Livingston as well as wider West Lothian.



Journey times are approximate. Train journey times are accurate as of January 2023 and are sourced from thetrainline.com

[See a detailed view of the area and get directions](#)



# Superbly connected



## On foot

- Linlithgow Primary School – 0.4 miles
- St Joseph's Primary School – 0.4 miles
- Alexanders Convenience Store – 0.4 miles
- Linlithgow Canal Centre – 0.8 mile
- Linlithgow Station – 0.9 miles
- Linlithgow High Street – 0.9 mile



## By car

- Aldi – 1.0 miles
- Burgh Hall – 1.1 miles
- Linlithgow Palace – 1.1 miles
- The Cross Well – 1.1 miles
- Four Marys – 1.2 miles
- Sainsbury's – 1.2 miles
- Tesco Superstore – 1.4 miles
- Xcite Leisure & Space Bugs – 1.5 miles
- Beecraigs Country Park – 1.7 miles
- Champany Inn – 3.3 miles
- Muiravonside Country Park – 3.8 miles
- The House of the Binns – 5.2 miles
- Blackness Castle – 5.3 miles



## By rail from Linlithgow station

- Edinburgh Waverley – 25 mins
- Glasgow Queen Street – 30 mins

See a detailed view of the area and get directions





Journey times are approximate. Train journey times are accurate as of January 2023 and are sourced from thetrainline.com

# Preston Glade

## The development


- 
**The Cleland**  
 4 bedroom detached home  
 Plots 18, 44
- 
**The Darroch**  
 5 bedroom detached home  
 Plots 17, 23, 26, 28, 32, 38, 40
- 
**The Dewar SE**  
 5 bedroom detached home  
 Plots 36, 45, 51
- 
**The Dewar FE**  
 5 bedroom detached home  
 Plot 43
- 
**The Elliot**  
 4 bedroom detached home  
 with study  
 Plots 24, 27, 35, 56, 57, 58, 59
- 
**The Garvie**  
 5 bedroom detached home  
 Plots 20, 22, 33, 34, 37, 39,  
 41, 46, 47, 50
- 
**The Kennedy**  
 5 bedroom detached home  
 Plots 21, 31
- 
**The Lowther**  
 5 bedroom detached home  
 Plots 30, 42, 48, 49
- 
**The MacRae**  
 5 bedroom detached home  
 with study  
 Plots 16, 19, 29, 55, 60
- 
**The Melville**  
 5 bedroom detached home  
 with study  
 Plots 25, 52
- 
**The Moncrief**  
 5 bedroom detached home  
 Plots 53, 54

-  Denotes development boundary
-  Denotes 1.8m timber fence
-  Denotes 1.8m feature fence
-  Denotes 1.8m Anstone boundary wall
-  Denotes wall with 1.1m fence
-  Denotes hedging



The 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.

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View our interactive site plan for our latest availability 

# Choose the home that's right for you



**The Cleland**  
4 bedroom  
detached home



**The Dewar**  
5 bedroom  
detached home



**The Garvie**  
5 bedroom  
detached home



**The Darroch**  
5 bedroom  
detached home



**The Elliot**  
4 bedroom  
detached home  
with study



**The Kennedy**  
5 bedroom  
detached home

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





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**The Lowther**  
5 bedroom  
detached home



**The MacRae**  
5 bedroom  
detached home  
with study



**The Melville**  
5 bedroom  
detached home  
with study



**The Moncrief**  
5 bedroom  
detached home

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





# 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 quality, it's the little things that make all the difference.



Photography from a previous Cala development





The Cleland showhome at Belwood Oaks



The Stewarts



A typical street scene at Belwood Oaks

# What our customers say

“ We looked at a few developments of new builds but everything came with an extra hidden cost. With Cala, there was none of that – it was all very transparent.

“Due to my design background, I have a keen eye for detail and Cala were leagues ahead of other developments in terms of interior finish and what was included in the price.

“When we stepped into the Colville it was clear that we would be buying something that was

good quality and durable – with elements of luxury.

“Initially when we moved in it felt like we were on holiday. I remember saying to Shona a few weeks in, ‘When do we have to pack and go home?’”

The Stewarts – Previous purchasers at Belwood Oaks phase 1

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





Photography from a previous Cala development



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# 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.



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.

Click on the arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Preston Glade,  
Off Deanburn Road,  
Linlithgow, EH49 6FE

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

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