



BEATRICE MEADOWS  
KIRKINTILLOCH



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



# BEATRICE MEADOWS

## THE PICTURE PERFECT PLACE TO CALL HOME

With dramatic views of the Campsie Fells on one side and the tree-lined banks of the River Kelvin on the other, Beatrice Meadows provides the most scenic setting for our exclusive new selection of terraced, semi-detached and detached homes, as well as modern townhouses and apartments.

You can look forward to light and spacious designs, a high specification as standard and a choice of one to five bedrooms. Also situated less than 10 miles from the centre of Glasgow and just a short walk from Kirkintilloch's varied amenities, a contemporary CALA lifestyle is waiting for families and commuters alike at Beatrice Meadows.



Photography from a previous CALA development



Lifestyle photography



Photography from a previous CALA development





A typical Darroch showhome



A typical Melville showhome



A typical Ranald 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](https://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](http://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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Lifestyle photography



## 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





# KIRKINTILLOCH

## EVERY CONVENIENCE ON YOUR DOORSTEP

Kirkintilloch's popularity stretches right back to when it was a fortified settlement on The Antonine Wall, marking the northern-most border of the Roman Empire. Today that's a world heritage site and the town is a haven for city commuters seeking a more relaxed lifestyle.

Kirkintilloch is also famed for being the Canal Capital of Scotland, with the construction of The Forth & Clyde Canal in 1773. You can hop on a barge, cycle along the tow paths or simply enjoy a romantic stroll, plus every year, the Kirkintilloch Canal Festival celebrates its proud industrial heritage.

There are plenty of amenities and supermarkets to choose from, as well as high street names at the Regent Shopping Centre. Or for serious retail therapy, Glasgow Fort Shopping Park is only a short drive via the M80, which includes a Vue cinema and variety of restaurants.

Country lovers will appreciate the outstanding natural beauty of the Campsie Fells, where The Thomas Muir Heritage Trail leads all the way to North Glasgow. As well as The Seven Lochs Wetlands Park, Scotland's biggest heritage and nature reserve.

While golfers can challenge themselves on the undulating courses of Kirkintilloch, Hayston or Lenzie. The town has its own bowling club too, and you can always enjoy a day of pampering at Kirkintilloch Health & Care Centre.

Where schooling is concerned, the town benefits from six local primaries, together with the well-regarded Lenzie Academy and St Ninian's High for older pupils.\*

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





Welcome to  
**KIRKINTILLOCH**  
Please drive with care  
A Police and Welfare Team

Kirkintilloch Museum  
Park Road  
Kirkintilloch  
Kirkintilloch  
Leisure Centre

## HIGHLY DESIRABLE AND ACCESSIBLE

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

The A806 leads directly to the M80, from where you can access the M8, M876 and M74. So whether you're commuting into Glasgow or throughout the central belt of Scotland, Kirkintilloch is convenient in every way.

Neighbouring Lenzie station is on the Glasgow to Edinburgh main line, offering direct half hourly trains to Glasgow in about 10 minutes and Edinburgh Waverley in around 45 minutes. Plus there are regular express bus services into the city centre.

Or if you fancy taking off to a more exotic destination, Glasgow Airport offers an inviting gateway only 18 miles from your front door.

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



Local photography is courtesy of Alamy



Local photography is courtesy of Scottish Viewpoint

# PERFECTLY LOCATED

BEATRICE MEADOWS, KILSYTH ROAD, KIRKINTILLOCH, G66 1RD



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- The Co-op – 0.6 miles
- Auld Kirk Museum – 0.9 miles
- Hillhead Primary School – 0.9 miles
- Peel Park – 0.9 miles
- Post Office – 0.9 miles
- William Patrick Library – 0.9 miles
- Boots Pharmacy – 1.0 miles
- Holy Trinity Primary School – 1.0 miles
- The Regent Shopping Centre – 1.0 miles



## BY CAR

- Kirkintilloch Golf Club – 1.1 miles
- St. Ninian's High School (Roman Catholic) – 1.1 miles
- Forth & Clyde Canal – 1.2 miles
- Oxbang Primary School – 1.3 miles
- Sainsbury's – 1.3 miles
- Harestanes Primary School – 1.6 miles
- Kirkintilloch Leisure Centre – 1.7 miles
- Lairdsland Primary School – 1.7 miles
- Lenzie Academy – 2.1 miles
- Lenzie Railway Station – 2.4 miles
- Lenzie Golf Club – 3.2 miles
- Antonine Wall – 3.3 miles
- Balmore Golf Club – 5.0 miles
- Seven Lochs Wetland Park – 6.6 miles



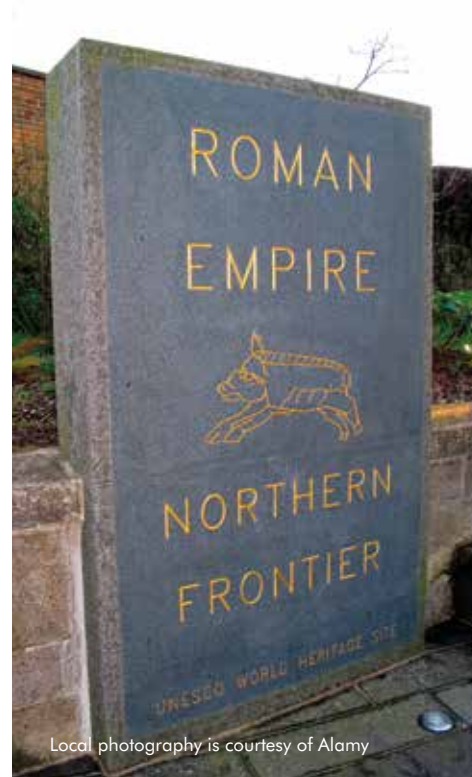
## BY RAIL FROM LENZIE STATION

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





Local photography is courtesy of Chris Robson Photography



Local photography is courtesy of Alamy



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Local photography is courtesy of Alamy



## 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



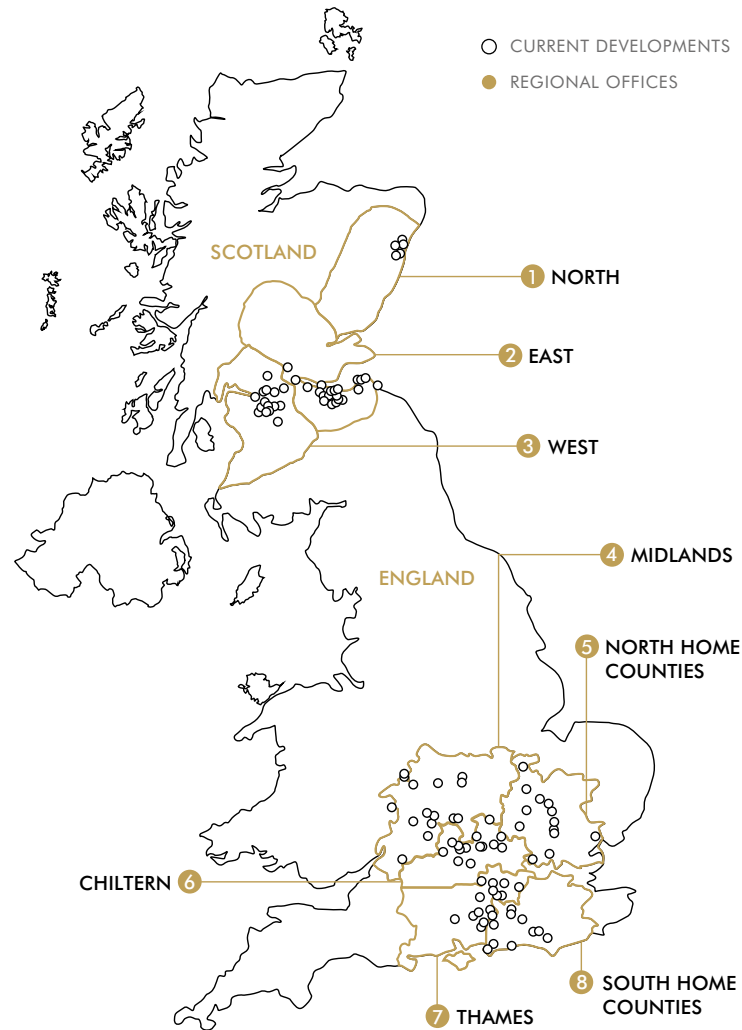
INVESTMENT IN  
OUR PEOPLE



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)

BEATRICE MEADOWS  
KIRKINTILLOCH

- THE ALLAN  
3 BEDROOM TERRACE HOME  
PLOTS 29, 32, 37, 38
- THE AVON  
3 BEDROOM TERRACE AND  
SEMI-DETACHED HOME  
PLOTS 28, 30, 31, 33, 34, 35, 36, 39
- THE BARGOWER  
4 BEDROOM TERRACE HOME  
PLOTS 18, 19, 45, 46, 50, 51
- THE BLAIR  
4 BEDROOM DETACHED HOME  
WITH SINGLE GARAGE  
PLOTS 3, 4, 14, 15, 24, 25
- THE BRYCE  
4 BEDROOM DETACHED HOME  
PLOTS 10, 17, 27, 42, 48, 90
- THE CLELAND  
4 BEDROOM DETACHED HOME  
PLOTS 9, 11, 16, 20, 26, 44, 49
- THE COLVILLE  
4 BEDROOM DETACHED HOME  
PLOTS 5, 6, 21, 22
- THE DARROCH  
5 BEDROOM DETACHED HOME  
PLOTS 2, 7, 47, 82, 86, 89
- THE DEWAR SE  
5 BEDROOM DETACHED HOME  
PLOTS 8, 13, 33, 40, 41, 43, 81, 83,  
84, 87, 88
- THE ELLIOT  
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE  
PLOTS 12, 85
- THE KENNEDY  
5 BEDROOM DETACHED HOME  
PLOTS 56, 60, 67
- THE LEWIS  
5 BEDROOM DETACHED HOME  
PLOTS 58, 59
- THE LOGAN  
5 BEDROOM DETACHED HOME  
PLOTS 1, 57, 63, 91
- THE MACRAE  
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE  
PLOTS 52, 61, 62
- THE MELVILLE SE  
5 BEDROOM DETACHED HOME  
PLOTS 53, 54
- THE MELVILLE FE  
5 BEDROOM DETACHED HOME  
PLOTS 64, 65
- THE MONCRIEF  
5 BEDROOM DETACHED HOME  
PLOTS 55, 66
- THE COLONSAY  
3 BEDROOM HOME  
PLOTS 69, 72, 75, 78, 79
- THE DUNNING  
4 BEDROOM HOME  
PLOTS 68, 70, 71, 73, 74, 76, 77, 80
- RANNOCCH APARTMENTS  
1, 2 & 3 BEDROOM HOMES  
PLOTS 92 - 109
- MORLICH APARTMENTS  
1 & 2 BEDROOM HOMES  
PLOTS 110 - 118



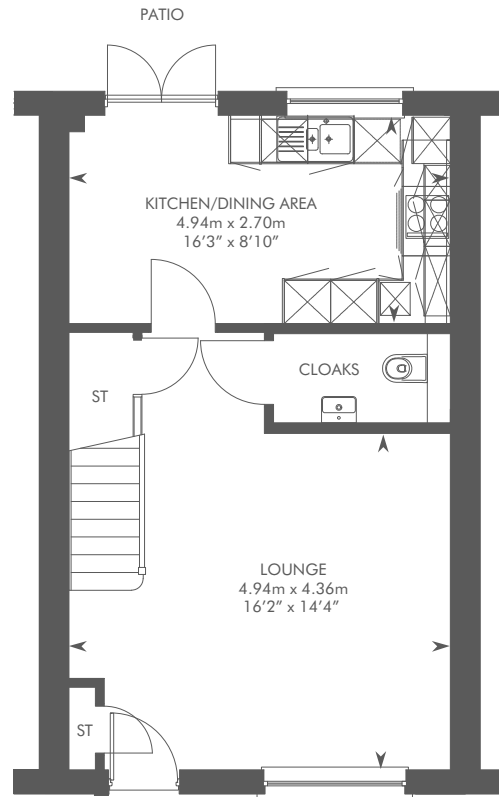


Computer Generated Image - A typical Allan

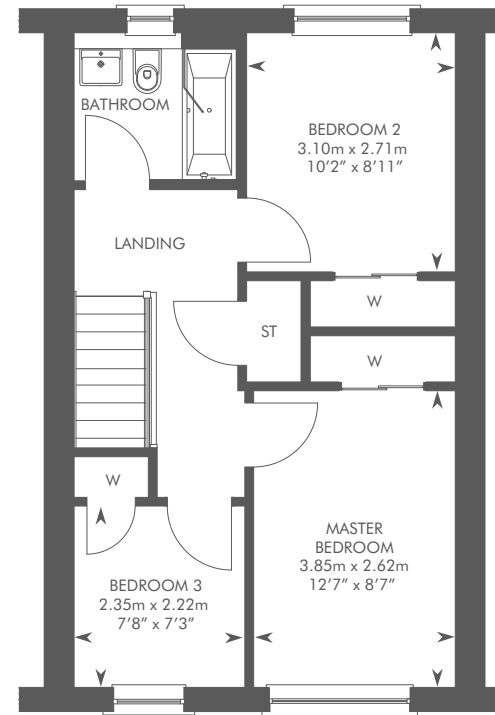
# THE ALLAN

3 BEDROOM TERRACE HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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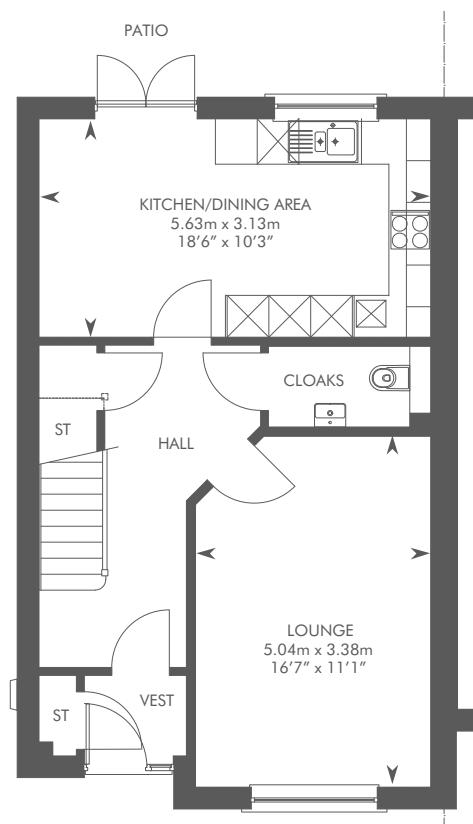
Computer Generated Image - A typical Avon

# THE AVON

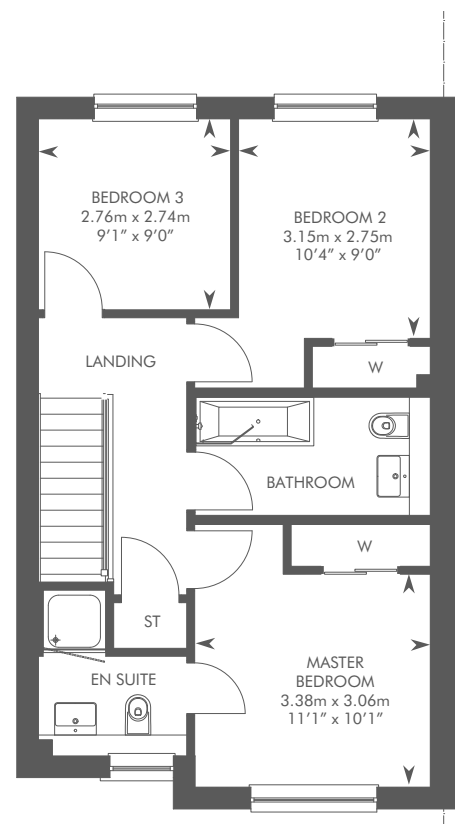
3 BEDROOM TERRACE OR SEMI-DETACHED HOME



THE AVON  
PLOTS 28, 30, 31, 33, 34, 35, 36, 39



GROUND FLOOR



FIRST FLOOR

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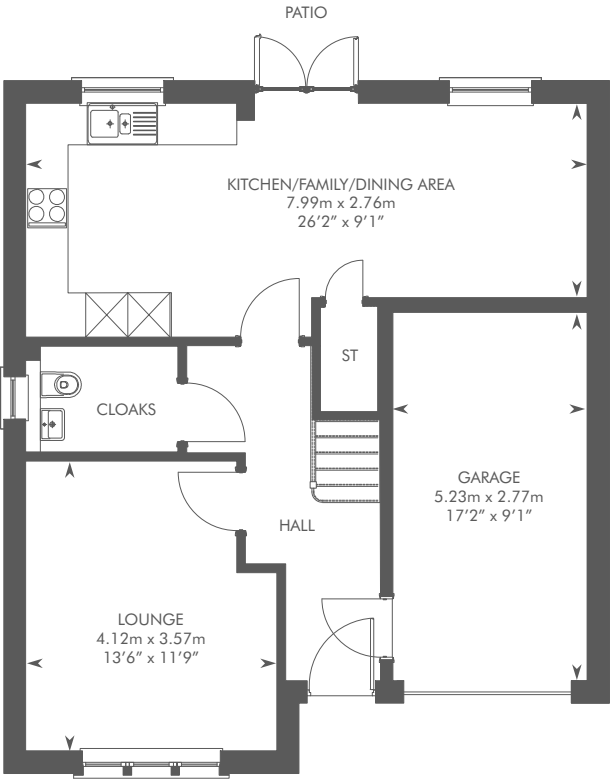
Computer Generated Image – A typical Bargower

# THE BARGOWER

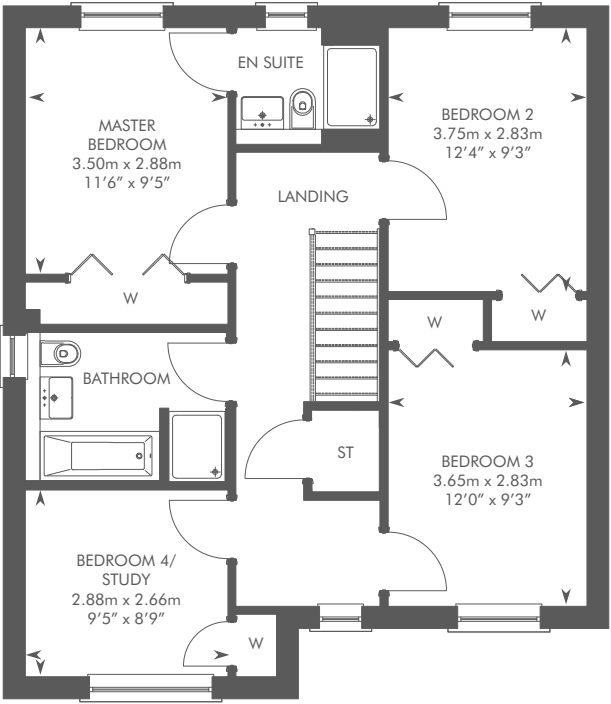
4 BEDROOM DETACHED HOME



THE BARGOWER  
PLOTS 18, 45, 46, 50 – AS SHOWN  
PLOTS 19, 51 – HANDED



GROUND FLOOR



FIRST FLOOR

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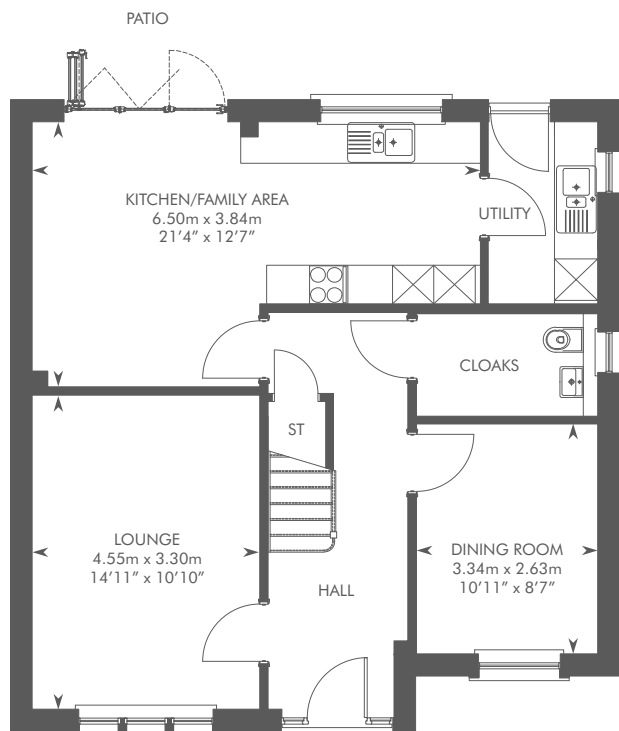
Computer Generated Image – A typical Blair

# THE BLAIR

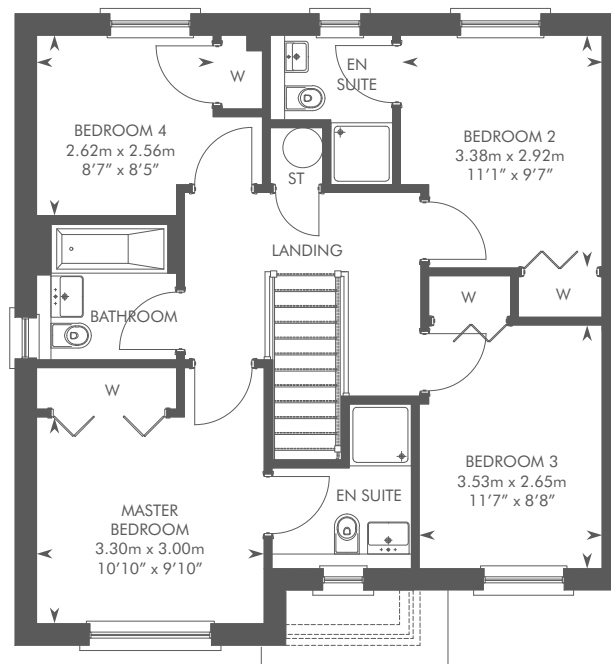
4 BEDROOM DETACHED HOME



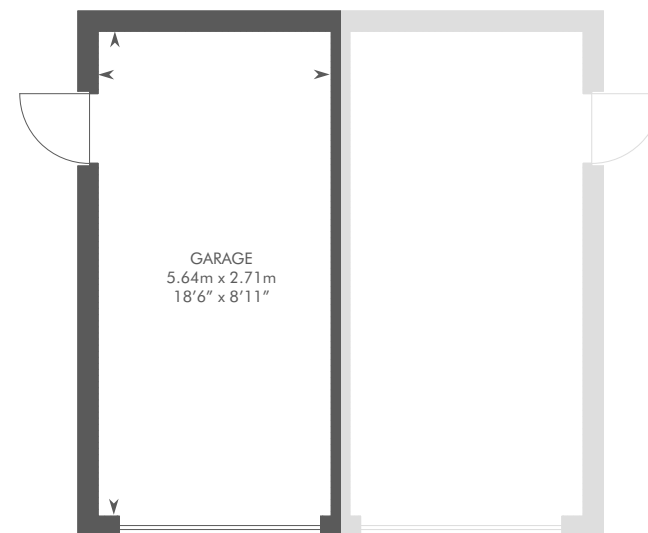
THE BLAIR  
PLOTS 3, 14, 24 – AS SHOWN  
PLOTS 4, 15, 25 – HANDED



GROUND FLOOR



FIRST FLOOR



GARAGE

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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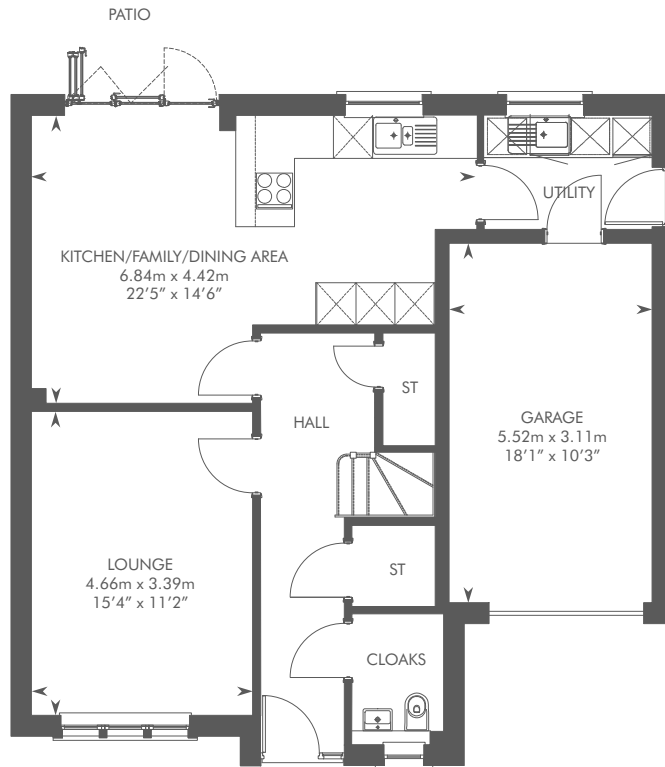
Computer Generated Image – A typical Bryce

# THE BRYCE

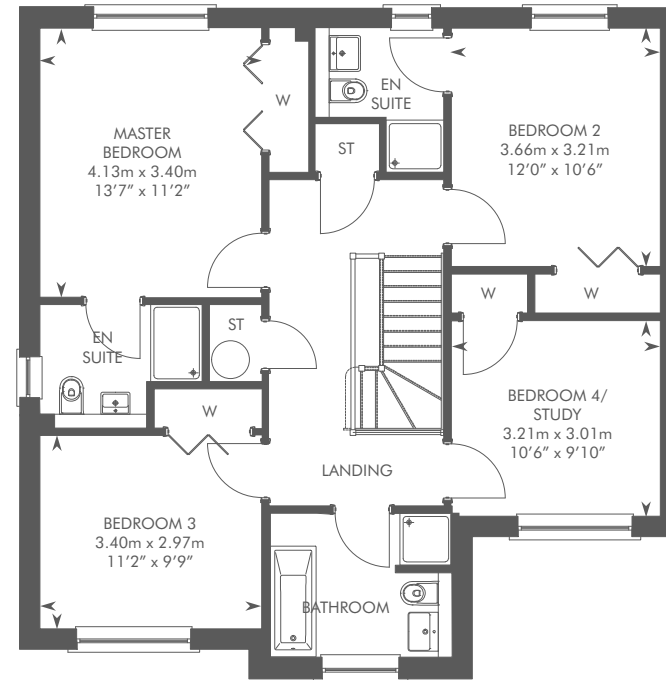
4 BEDROOM DETACHED HOME



THE BRYCE  
PLOTS 10, 17, 27, 42, 90 – AS SHOWN  
PLOT 48 – HANDED



GROUND FLOOR



FIRST FLOOR

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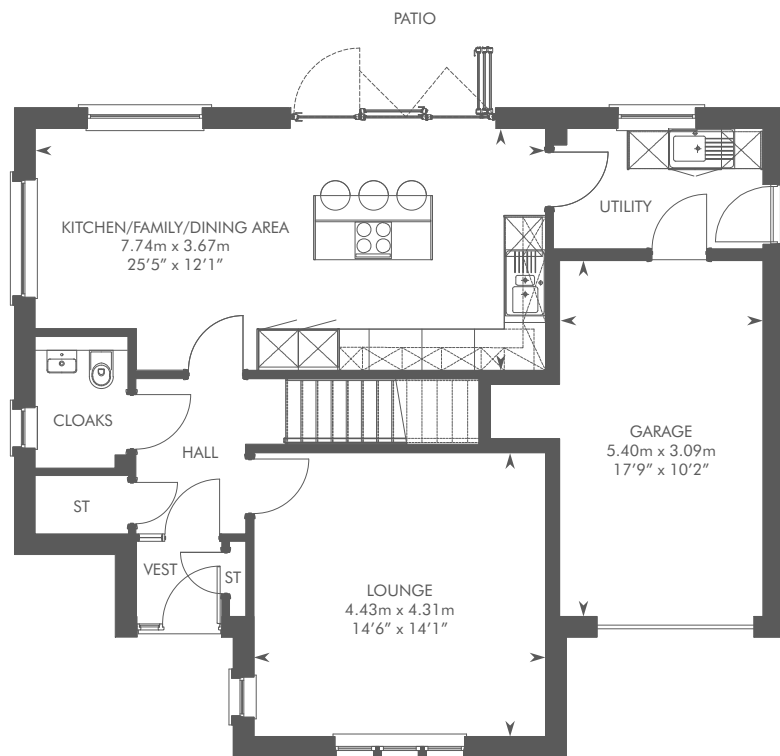
Computer Generated Image – A typical Cleland

# THE CLELAND

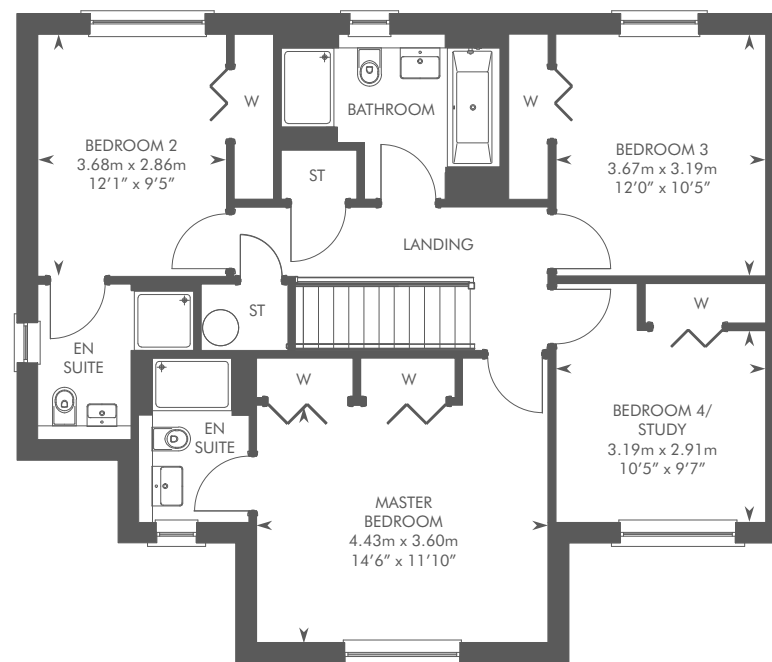
4 BEDROOM DETACHED HOME



THE CLELAND  
PLOTS 9, 11, 16, 26, 44 – AS SHOWN  
PLOTS 20, 49 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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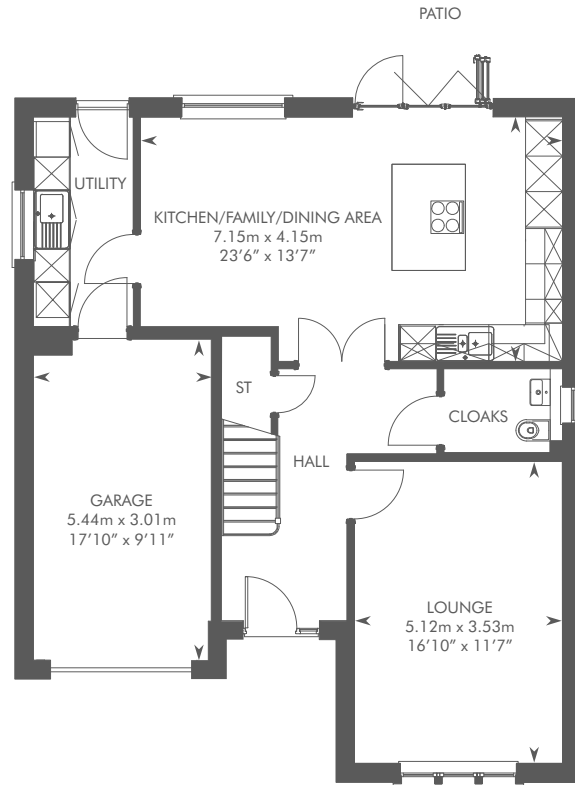


# THE COLVILLE

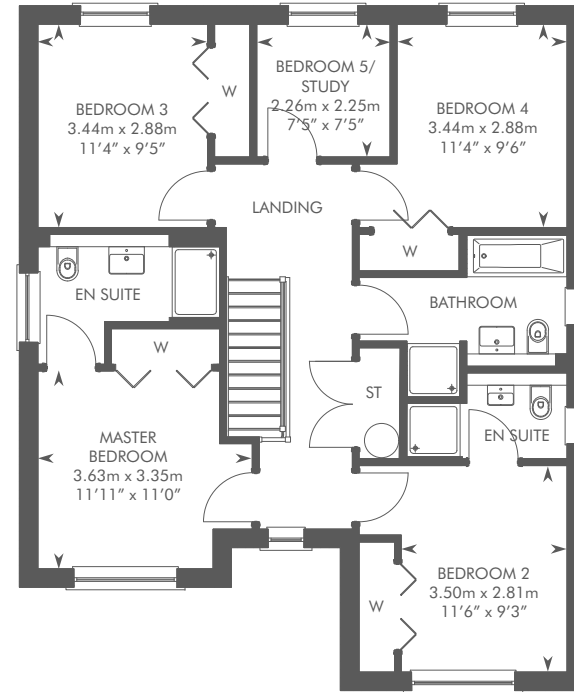
4 BEDROOM DETACHED HOME



THE COLVILLE  
PLOTS 21, 22 – AS SHOWN  
PLOTS 5, 6 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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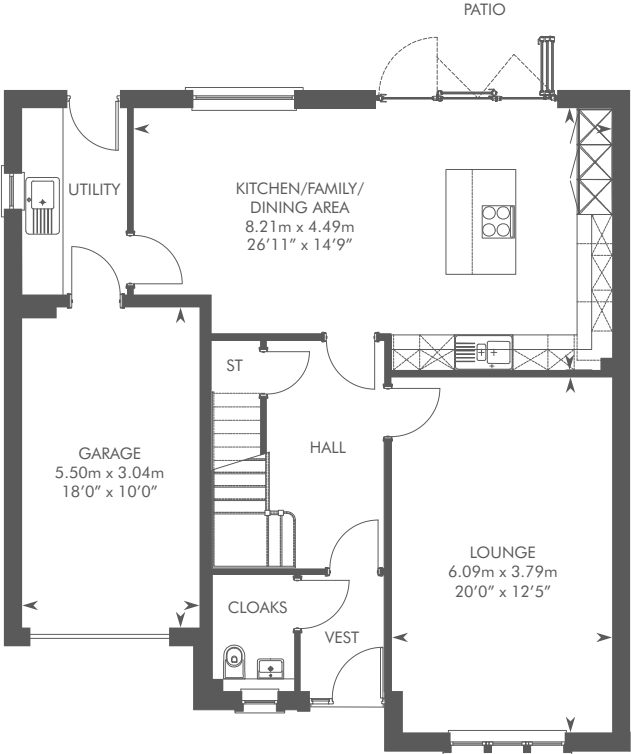


# THE DARROCH

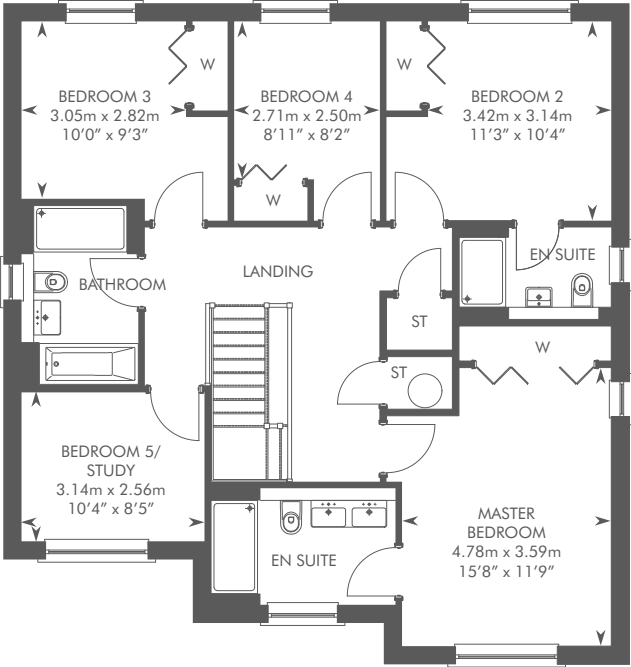
5 BEDROOM DETACHED HOME



THE DARROCH  
PLOTS 2, 47, 89 – AS SHOWN  
PLOTS 7, 82, 86 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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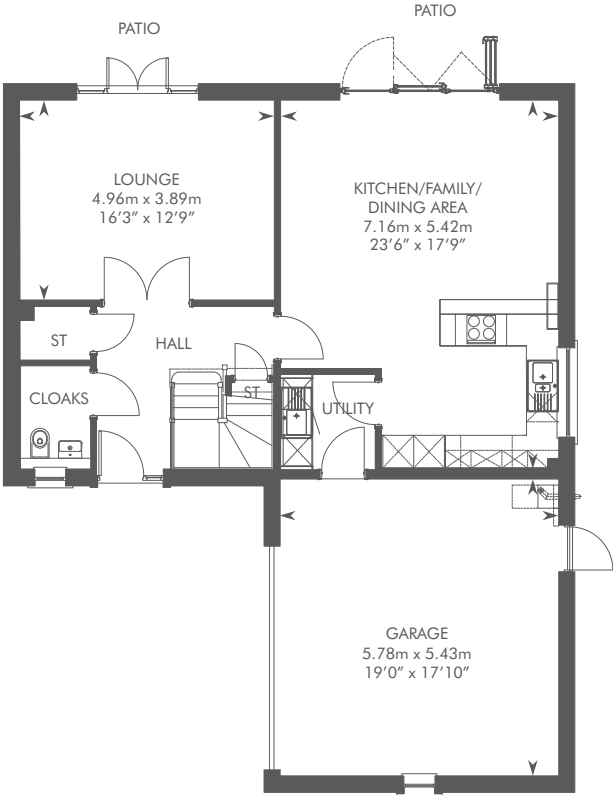
Computer Generated Image – A typical Dewar SE

# THE DEWAR SE

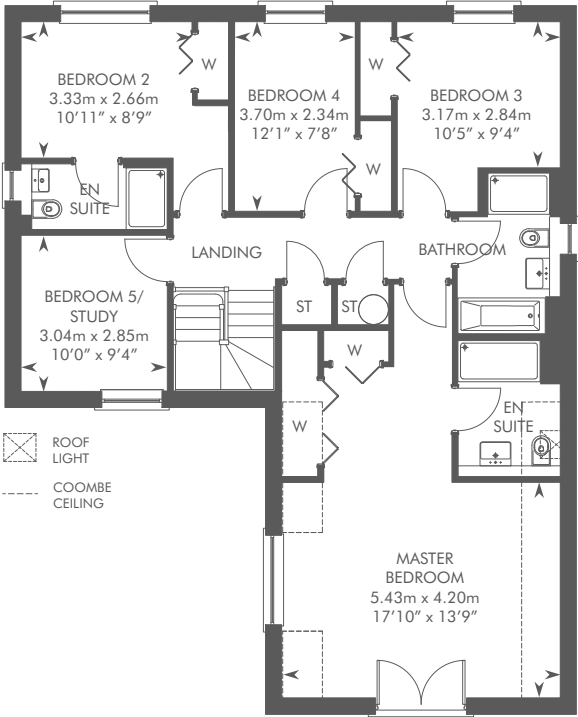
5 BEDROOM DETACHED HOME



THE DEWAR SE  
PLOTS 8, 13, 23, 40, 43, 81, 83, 87, 88 – AS SHOWN  
PLOTS 41, 84 – HANDED



GROUND FLOOR



FIRST FLOOR

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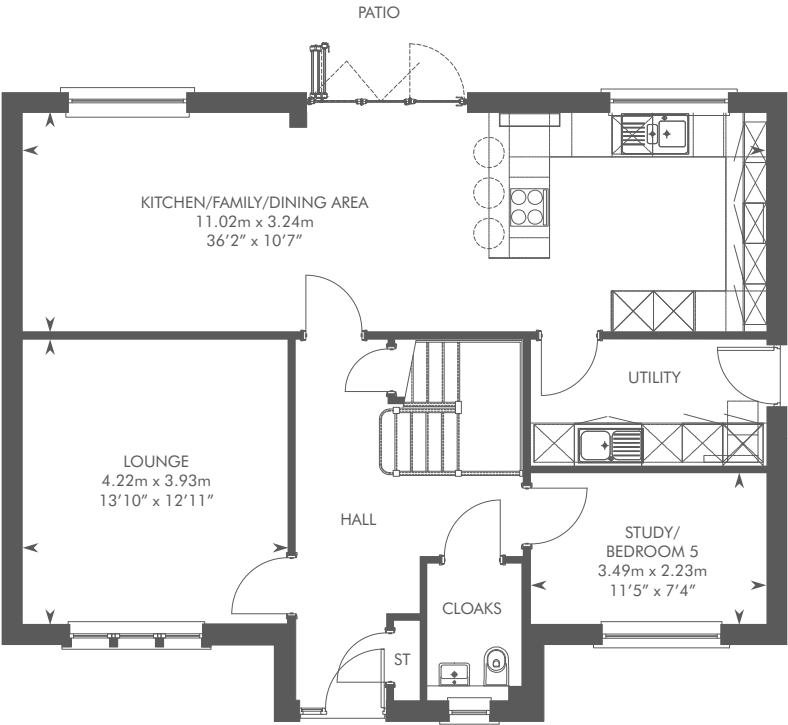
Computer Generated Image - A typical Elliot

# THE ELLIOT

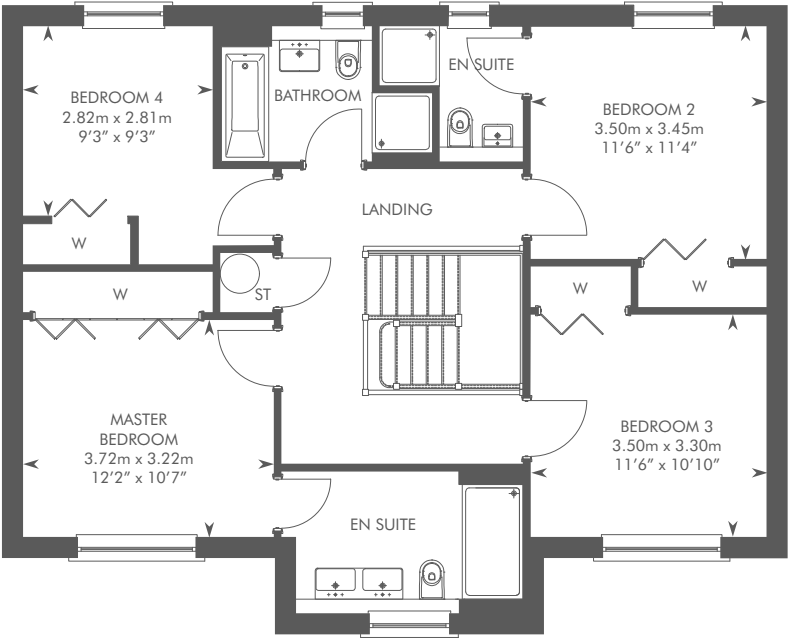
4 BEDROOM DETACHED HOME



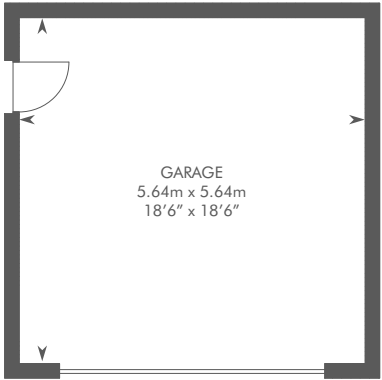
THE ELLIOT  
PLOT 12 – AS SHOWN  
PLOT 85 – HANDED



GROUND FLOOR



FIRST FLOOR



GARAGE

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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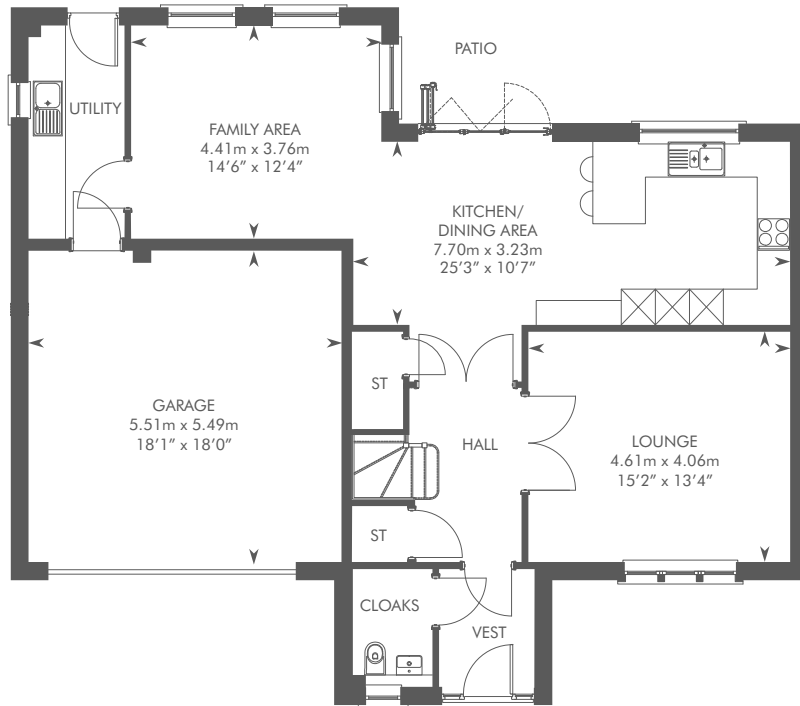


# THE KENNEDY

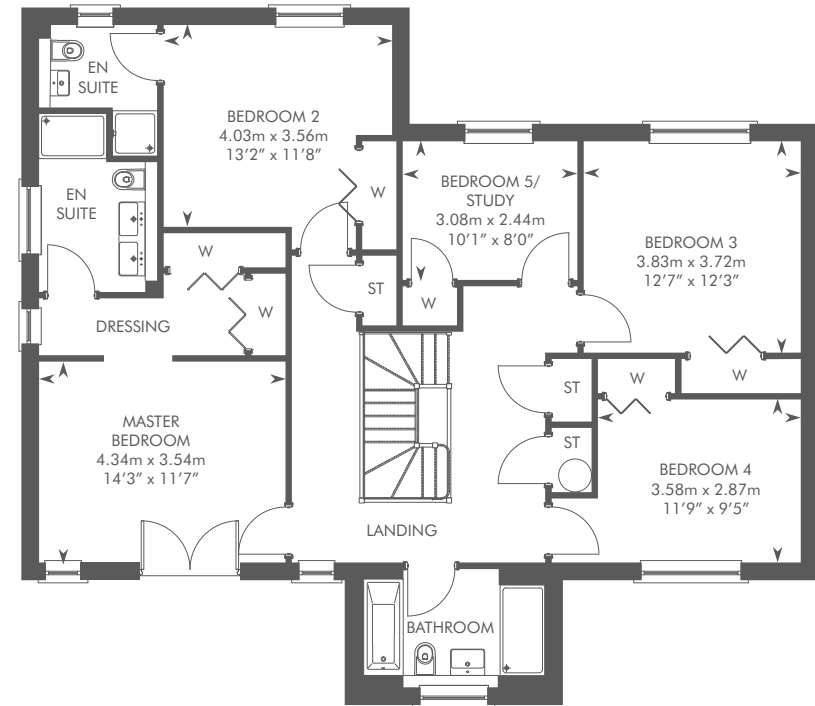
5 BEDROOM DETACHED HOME



THE KENNEDY  
PLOTS 56, 60, 67



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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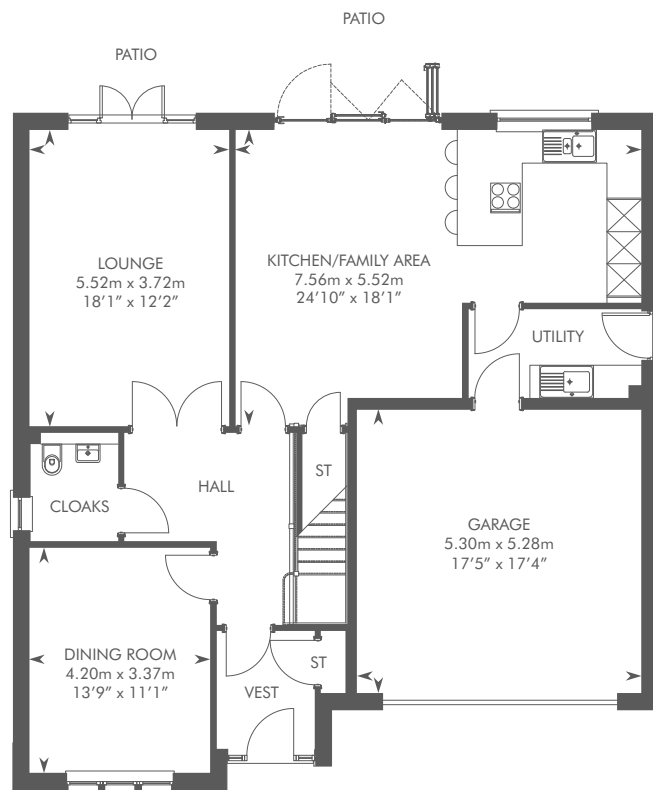
Computer Generated Image – A typical Lewis

# THE LEWIS

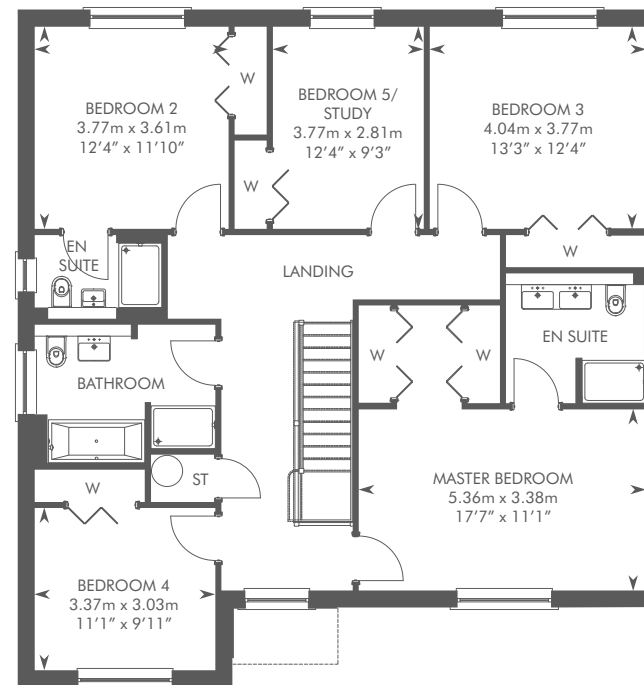
5 BEDROOM DETACHED HOME



THE LEWIS  
PLOTS 58, 59



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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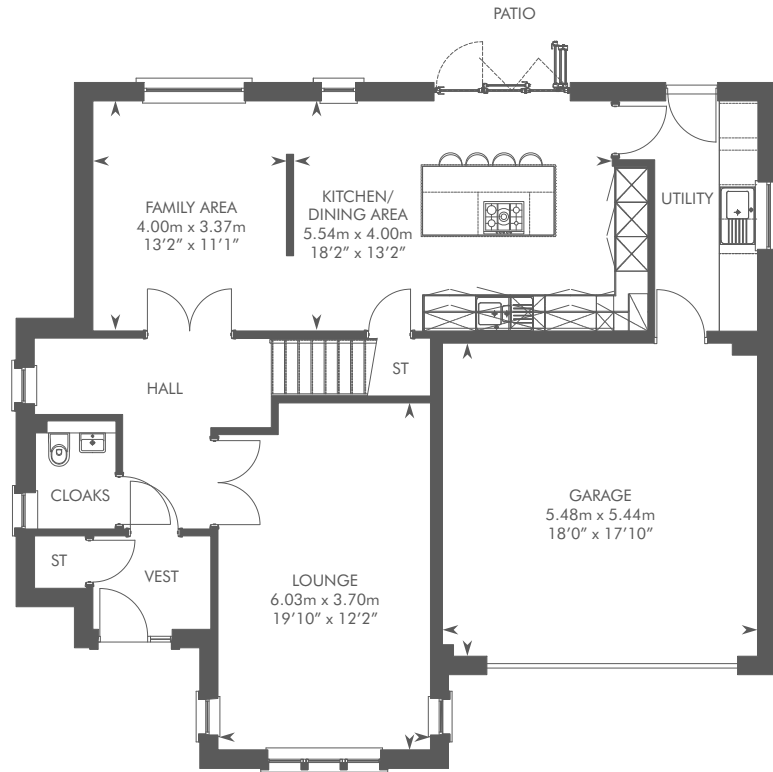
Computer Generated Image – A typical Logan

# THE LOGAN

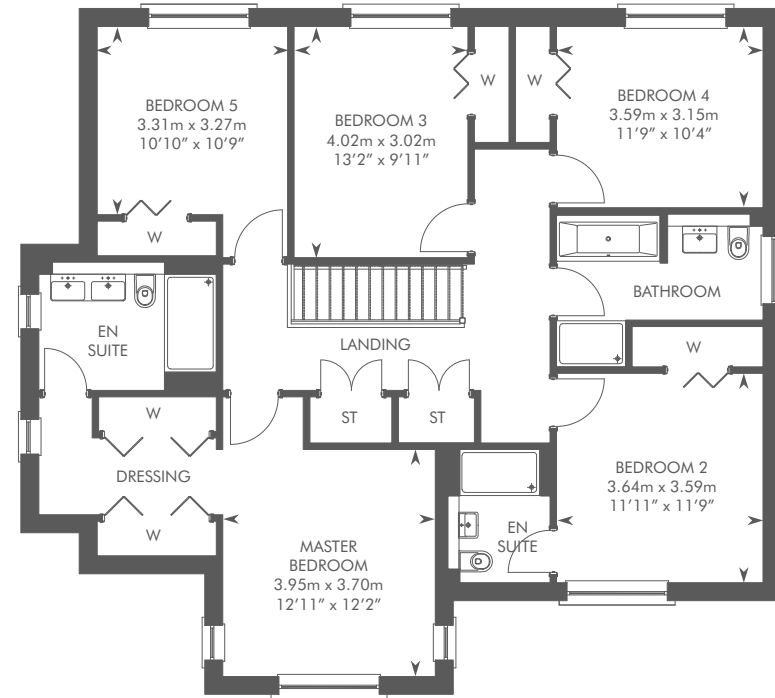
5 BEDROOM DETACHED HOME



THE LOGAN  
PLOTS 1, 57, 63 – AS SHOWN  
PLOT 91 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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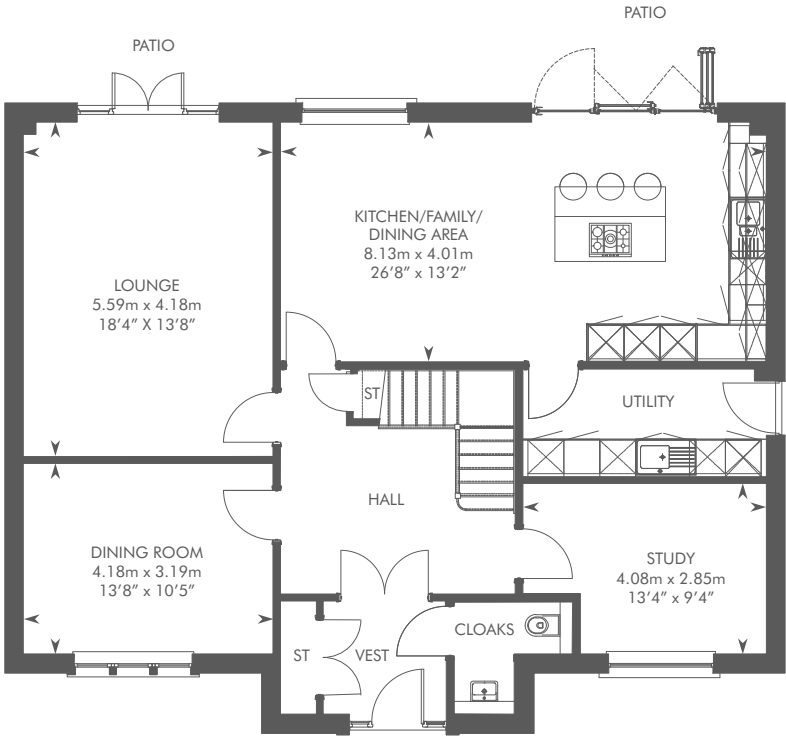
Computer Generated Image – A typical MacRae

# THE MACRAE

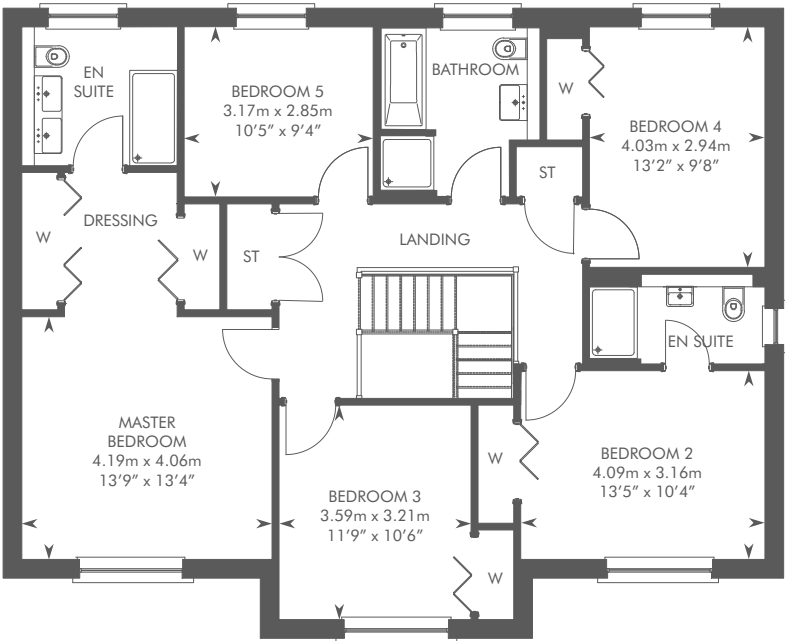
5 BEDROOM DETACHED HOME



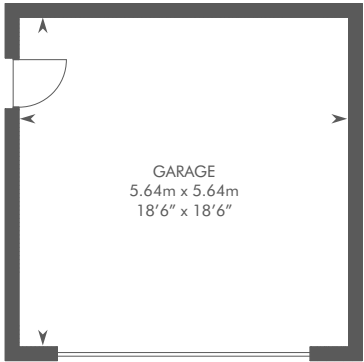
THE MACRAE  
PLOTS 52, 61, 62



GROUND FLOOR



FIRST FLOOR



GARAGE

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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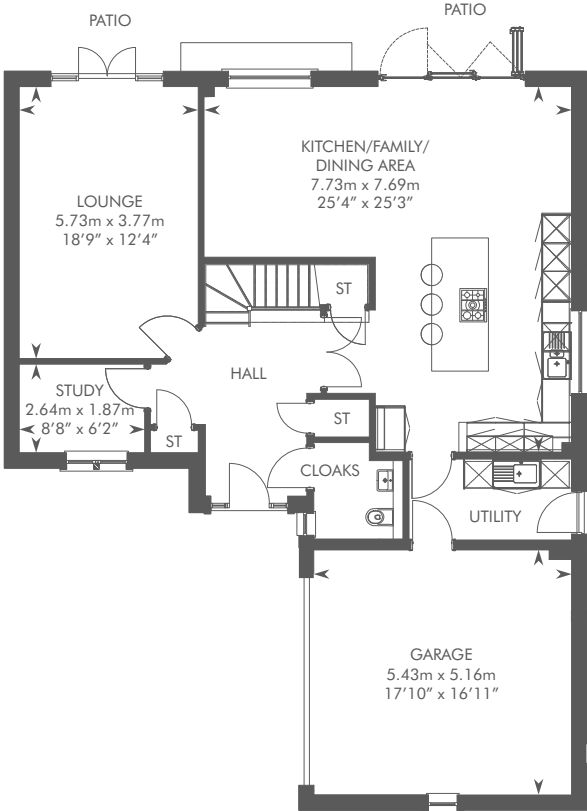
Computer Generated Image – A typical Melville SE

# THE MELVILLE SE

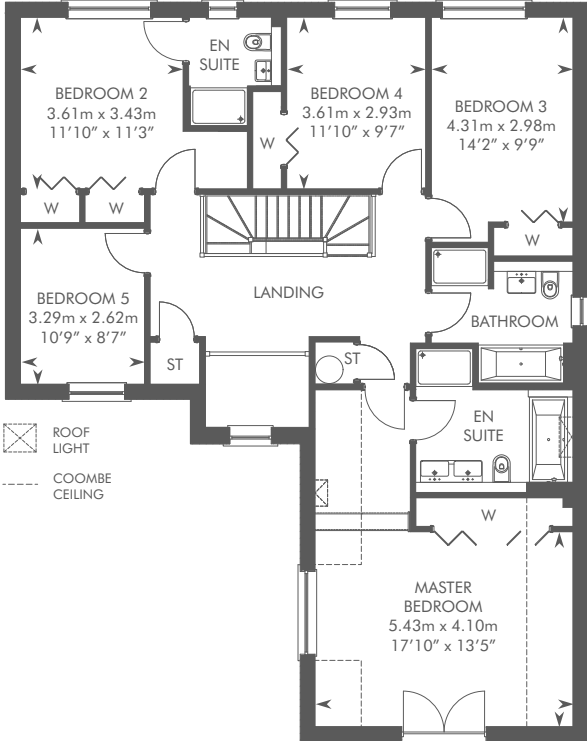
5 BEDROOM DETACHED HOME



THE MELVILLE SE  
PLOT 53 – AS SHOWN  
PLOT 54 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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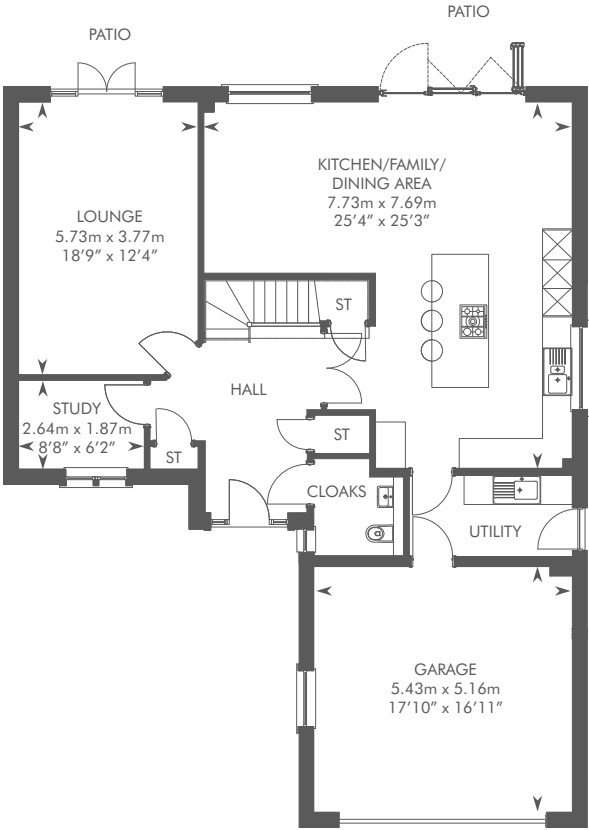


# THE MELVILLE FE

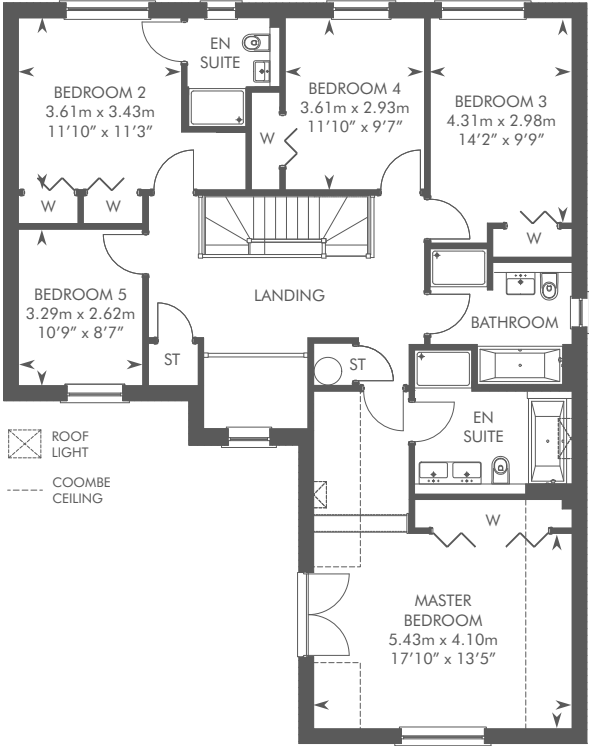
5 BEDROOM DETACHED HOME



THE MELVILLE FE  
PLOT 64 – AS SHOWN  
PLOT 65 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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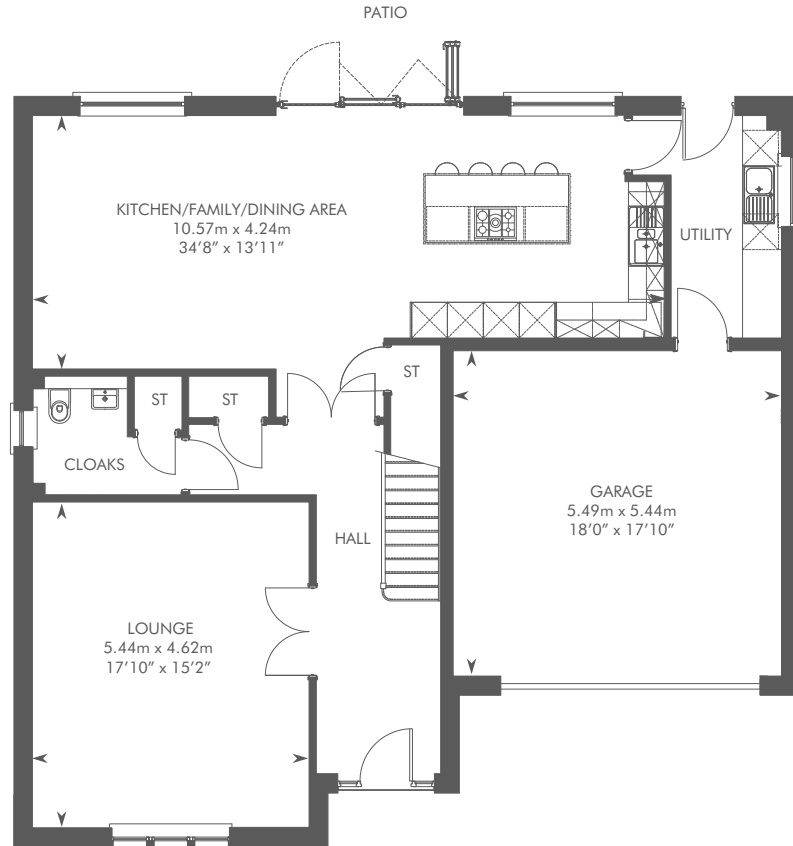


# THE MONCRIEF

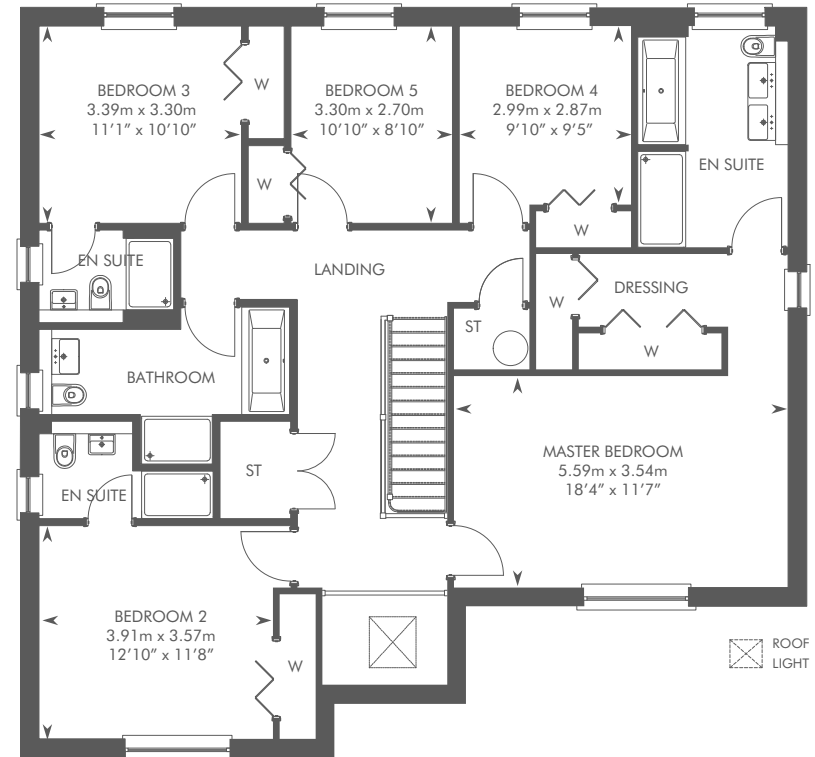
5 BEDROOM DETACHED HOME



THE MONCRIEF  
PLOTS 55, 66



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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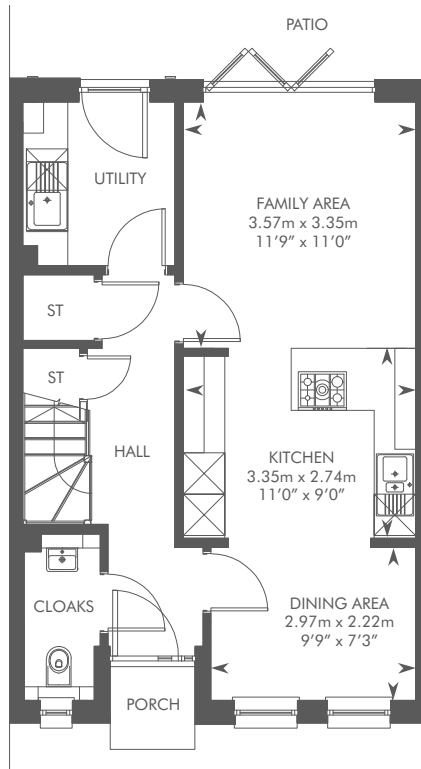
Computer Generated Image – A typical Colonsay

# THE COLONSAY

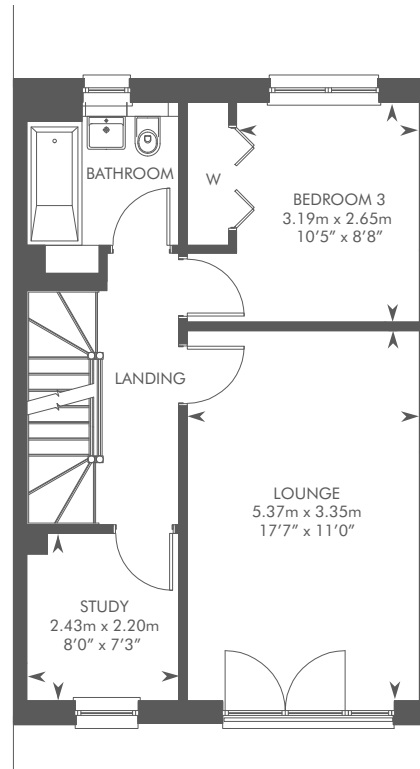
3 BEDROOM HOME



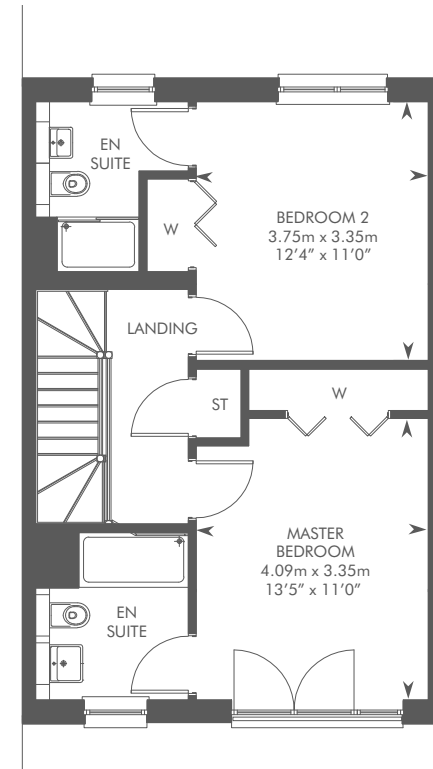
THE COLONSAY  
PLOTS 69, 72, 75, 78 – AS SHOWN  
PLOTS 79 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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# THE DUNNING

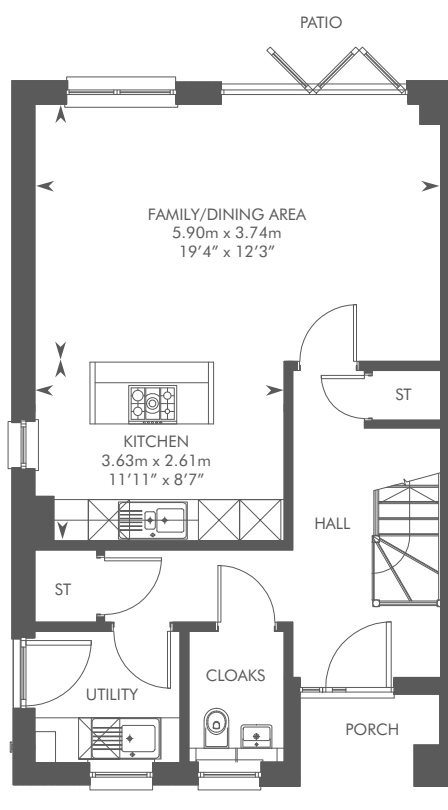
4 BEDROOM HOME



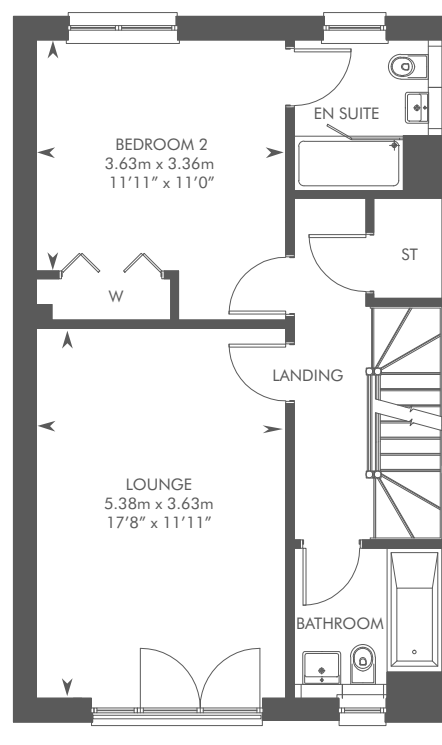
## THE DUNNING

PLOTS 68, 71, 76, 80 – AS SHOWN

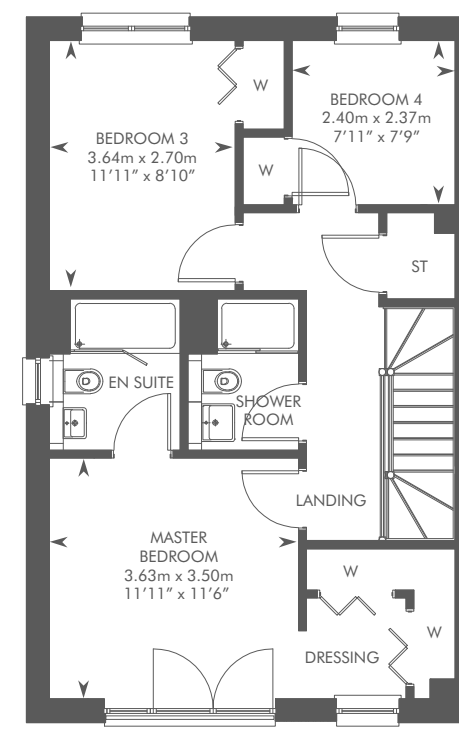
PLOTS 70, 73, 74, 77 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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# BEATRICE MEADOWS

MORLICH APARTMENTS

1 & 2 BEDROOM APARTMENTS



MORLICH APARTMENTS

FLAT TYPE A

Ground Floor – Plots 110, 112

First Floor – Plots 113, 115

Second Floor – Plots 116, 118

FLAT TYPE B

Ground Floor – Plot 111

First Floor – Plot 114

Second Floor – Plot 117





# BEATRICE MEADOWS

RANNOCH APARTMENTS

1, 2 & 3 BEDROOM APARTMENTS



RANNOCH APARTMENTS

FLAT TYPE A

Ground Floor – Plots 94, 101, 103

First Floor – Plots 97, 104, 106

Second Floor – Plots 100, 107, 109

FLAT TYPE B

Ground Floor – Plot 102

First Floor – Plot 105

Second Floor – Plot 108

FLAT TYPE E

Ground Floor – Plot 92

First Floor – Plot 95

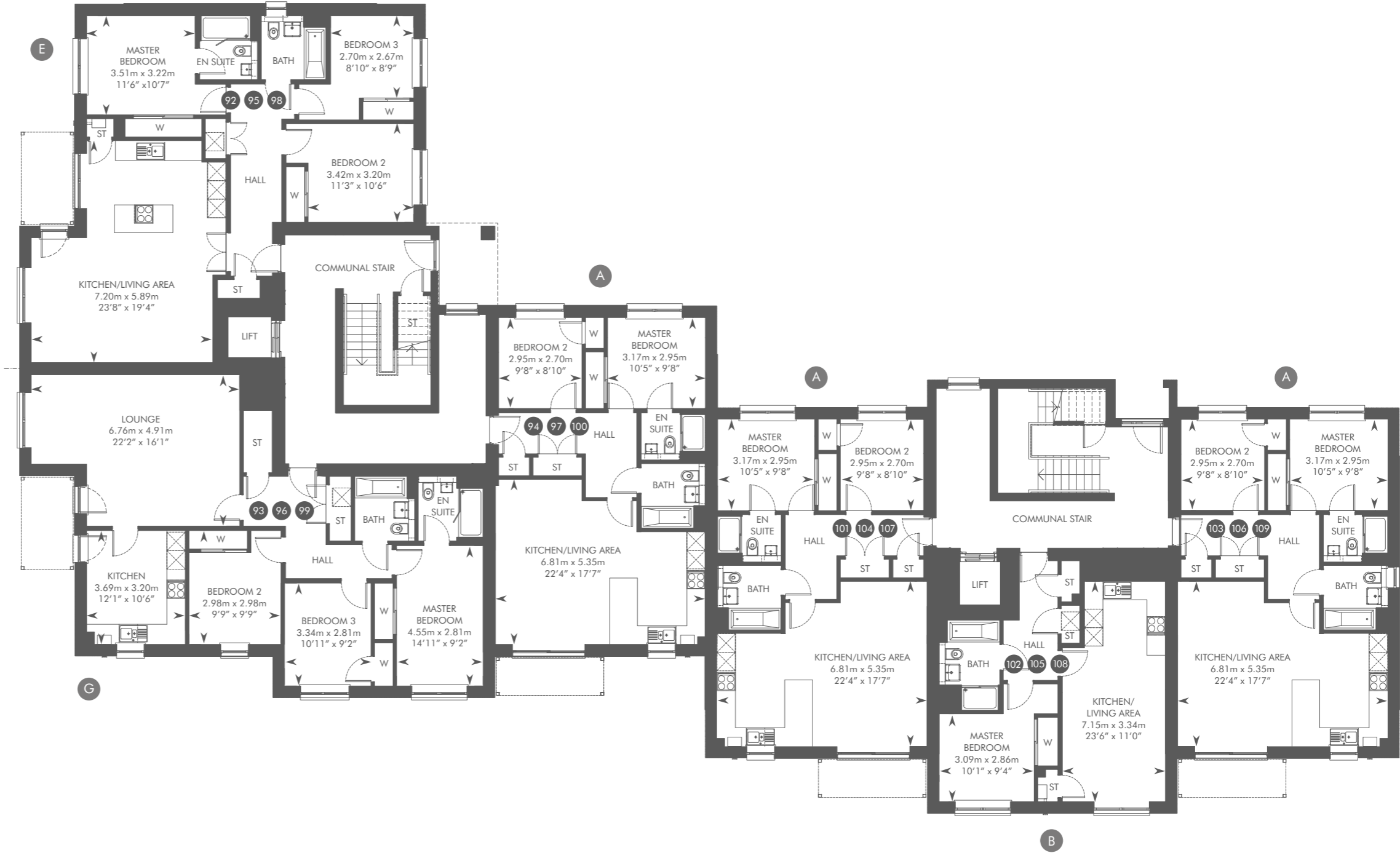
Second Floor – Plot 98

FLAT TYPE G

Ground Floor – Plot 93

First Floor – Plot 96

Second Floor – Plot 99





# BEATRICE MEADOWS

SPECIFICATION

DETACHED HOMES AND TOWNHOUSES

PLOTS 52 - 80



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 Ashley Ann kitchens with Siemens appliances
- Quartz worktops to kitchen
- Four or five zone hob (as design dictates)
- Built-in warming drawer (Moncrief housetype)
- Built-in single oven (two in Moncrief housetype)
- Built-in oven/microwave combination
- Built-in fridge/freezer (Colonsay and Dunning housetypes)
- Tall fridge and tall freezer
- Built-in dishwasher
- Kitchen extractor by Siemens or Miro (as design dictates)
- 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 to bathroom and master en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, master en suite and cloakroom

## DECORATION

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

## WARDROBES

- Stylish sliding or bi-fold wardrobe doors with shelves and hanging rails to 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
- Downlighters 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 in detached homes
- PVCu double glazed windows
- Single/dual zone system with programmable control (as design dictates)

- Central heating via gas boiler system and radiators in townhouses
- 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
- External power socket to patio
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

\*Selection available dependent on build stage



# BEATRICE MEADOWS

SPECIFICATION

TERRACE, SEMI-DETACHED AND DETACHED HOMES

PLOTS 1 - 51 AND 81 - 91



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 Ashley Ann kitchens with Bosch appliances
- Laminate worktops to kitchen
- Four/five zone induction hob (as design dictates)
- Built-in single oven
- Built-in oven/microwave combination (Blair to Logan housetypes)
- Built-in fridge freezer (Allan to Elliot housetypes)
- Built-in tall fridge (Logan housetype)
- Built-in tall freezer (Logan housetype)
- Built-in dishwasher
- Kitchen extractor by Bosch or Miro (as design dictates)
- 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 to bathroom and master en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, master en suite and cloakroom

## DECORATION

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

## WARDROBES

- Stylish sliding or bi-fold wardrobe doors with shelves and hanging rails to 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 to detached properties
- PVCu double glazed windows
- Central heating by gas boiler (Allan and Avon housetypes)

- Single/dual zone heating 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
- External socket to patio area
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

\*Selection available dependent on build stage



# BEATRICE MEADOWS

SPECIFICATION

APARTMENTS



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

## KITCHENS

- Stylish Ashley Ann kitchens with Bosch appliances
- Laminate worktops to kitchen
- Four zone induction hob
- Built-in single oven
- Built-in fridge freezer
- Built-in dishwasher
- Built-in washer dryer to separate kitchens. Freestanding washer dryer to open plan kitchens
- Kitchen extractor by Bosch or Miro (as design dictates)
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens

## CLOAKROOMS, BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Contemporary taps and fittings

- Glass finished shower enclosures with white shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers
- Full height tiles to bath and shower enclosures
- Vanity units to both bathroom and master en suite

## DECORATION

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

## WARDROBES

- Sliding wardrobe doors or pass 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 en suites
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlights to kitchen and bath/shower rooms
- Chrome socket fittings to kitchen – white elsewhere

## SECURITY & SAFETY

- Alarm system to ground floor apartments only
- Mains-wired smoke detectors
- Battery operated CO detectors

## PLUMBING & HEATING

- Central heating via a combi boiler system with radiators
- Grey PVCu double glazed window on exterior with internal white finishes
- Zoned heating system with programmable controls
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

## EXTERNALS

- Landscaping works as per landscaping design drawing
- Composite decking to all balconies
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

\*Selection available dependent on build stage

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