



Hillside Gardens

Aberdour





Scenic surroundings, exceptional homes

Set in an attractive tree-lined location in Aberdour, these beautifully crafted 3, 4 & 5 bedroom homes bring Cala quality to a truly unique coastal setting. Thoughtful layouts offer space for every stage of life, while premium finishes and integrated appliances make each home feel effortlessly complete. With air source heat pumps, EV charging and exceptional energy performance, comfort comes with long-term efficiency too.



Just right for you and your lifestyle

Hillside Gardens has been designed to take full advantage of its distinctly private setting, with its wooded border, green corridors perfect for scenic walks and attractive views. It feels wonderfully peaceful, yet village life and its well-stocked high street are moments away, and the station is within easy reach for effortless travel into Edinburgh. There are also regular bus services running from Main Street. This truly is a setting that blends calm, convenience and considered Cala design in perfect balance.



Where every walk leads somewhere beautiful

Aberdour is a place where coastal beauty and countryside peace come together beautifully, with award-winning beaches, woodland walks and the Fife Coastal Path all close by. At Hillside Gardens, a mature tree-lined backdrop creates a natural, serene environment. Here, fresh air, open space and the gentle rhythm of coastal living become part of daily life.



Naturally closer to what matters

This rare address offers tranquillity without compromise. Aberdour's charming high street, with its independent shops, welcoming cafés and pubs and daily essentials, is just minutes away, while woodland paths lead directly towards the heart of the village and train station. Excellent transport links make exploring wider Fife and Edinburgh simple, giving you the freedom to enjoy life exactly as you choose.



Local photography

Enjoy Aberdour at your leisure

From ancient castle ruins to relaxing harbour views, Aberdour offers endless ways to unwind. Stroll along Silver Sands, explore the gardens at Aberdour Castle, take to the water with the local boat club or simply enjoy the sweeping outlooks across the Firth of Forth. Whether you seek history, scenery or calm moments outdoors, leisure time feels effortless and every day invites something new.



Top of the class for education

Families benefit from an excellent choice of schools close to home. Aberdour Primary sits close to the development, with further primary options in Dalgety Bay. For older pupils, Inverkeithing High School is just a short drive away, while the new Caledonia High in Rosyth will soon bring additional modern facilities. It's a setting where quality education is always within easy reach.

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



Fun days out, for all the family

With coast, countryside and attractions nearby, every weekend can bring something new to enjoy and experience. Visit Deep Sea World and its fascinating marine life, enjoy views of the iconic Forth Bridge, or take the ferry to Inchcolm Island to explore its remarkable abbey. From outdoor adventures to memorable family moments, there's plenty to discover just a short journey from home.



Local photography

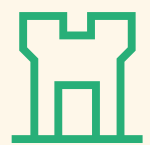
Places to go



Eating out – From charming cafés to local favourites like Aberdour Bistro and Café @ Number 16, the village offers inviting spots for fresh, seasonal dishes, coffee catch-ups and relaxed weekend dining.



Sports and leisure – With its sweeping Firth of Forth views, Aberdour Golf Club offers one of Scotland's most picturesque courses. Local bowls, sailing and easy links to wider coastal routes make staying active effortless.



History and heritage – Step back centuries at Aberdour Castle and its landscaped gardens, or discover the story of the iconic Forth Bridge at nearby heritage centres – perfect for days filled with curiosity and culture.



Local photography



Stock photography



Local photography



Local photography



Local photography



Local photography

Things to do



Parks and nature – Explore woodland walks, open green spaces and the Fife Coastal Path, leading to serene viewpoints and the award-winning Silver Sands Beach – ideal for fresh air, calm moments and family strolls.



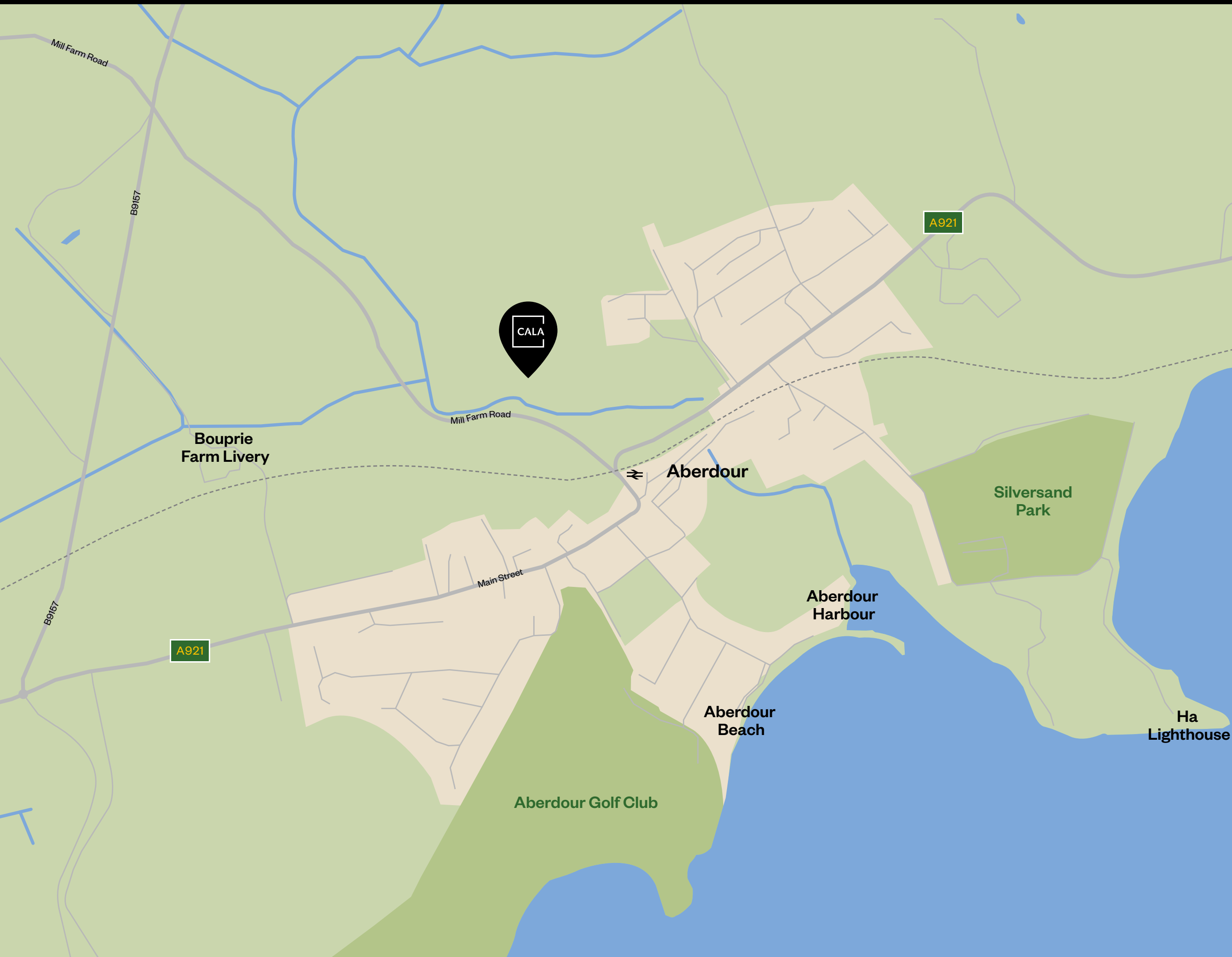
Entertainment – Catch films or live performances in nearby Dunfermline, where cinemas and theatres offer everything from musicals to comedy. Local community events in Aberdour add to the village's vibrant character.



Shopping – Aberdour's independent shops offer gifts, produce and daily essentials. For a wider choice, Dalgety Bay is close by with convenient local supermarkets. If you're looking for big-name retailers, Dunfermline is just a short drive away.



Family days out – Enjoy beach adventures, coastal cycle routes, or boat trips to Inchcolm Island for a memorable visit to its iconic abbey – perfect for history lovers and young explorers alike.



Getting around



By foot: Enjoy scenic walking routes linking Hillside Gardens to the village, beaches and woodland paths. A new dedicated pedestrian and cycle way also connects the development to Mill Farm Road and Main Street providing a simple route to the train station, and wider amenities within the town.



By car: While you have a host of amenities on your doorstep, you also benefit from excellent road links close to home. You have easy access to Edinburgh, Dunfermline and wider Fife, with nearby routes connecting quickly to the M90 and A92 for smooth regional travel.



By rail: Aberdour Station is an easy walk from home, and offers direct services to Edinburgh, Perth and wider Fife locations, bringing effortless convenience whether commuting, exploring or travelling further afield.

Superbly connected



On foot

- The Purple Shop – 0.1 miles
- Aberdour Bistro – 0.2 miles
- Aberdour Nursery & Primary School – 0.2 miles
- Aberdour Railway Station – 0.2 miles
- Café @ Number 16 – 0.3 miles
- P & P Delicatessen – 0.3 miles
- Greens of Aberdour – 0.4 miles
- Aberdour Castle & Gardens – 0.4 miles
- Silver Sands Beach – 0.6 mile
- Aberdour Harbour – 0.8 miles



By car

- Aberdour Golf Club – 0.6 miles
- Sands, a Place by the Sea Restaurant – 0.7 miles
- Cullaloe Nature Reserve – 1.7 miles
- Ale & Pate Ice Cream Parlour – 2.6 miles
- Asda Superstore – 3 miles
- Louie Brown's – 3.2 miles
- Beacon Leisure Centre – 3.5 miles
- Inverkeithing High School – 3.9 miles
- Beath High School – 6.3 miles
- Dunfermline – 8.6 miles
- Edinburgh – 20.4 miles



By rail from Aberdour train station

- Edinburgh (Waverley) – 33 mins
(connections to Glasgow and London)
- Leven – 33 mins
- Perth – 59 mins
(connections to Dundee, Aberdeen
and Inverness)

Journey times are approximate. Train journey times are accurate as of May 2026 and are sourced from national rail.

Hillside Gardens

The development

- **The Allan**
3 bedroom terrace or semi-detached home
- **The Arran**
3 bedroom semi-detached home
- **The Bargower**
4 bedroom detached home
- **The Barrie**
4 bedroom detached home
- **The Brodick**
4 bedroom detached home
- **The Bryce**
4 bedroom detached home
- **The Cairn**
4 bedroom detached home
- **The Colville**
5 bedroom detached home
- **The Crichton**
5 bedroom detached home
- **The Darroch**
5 bedroom detached home
- **The Dewar**
5 bedroom detached home
- **The Garvie**
5 bedroom detached home
- **The Gordon**
5 bedroom detached home
- **The Lewis**
5 bedroom detached home
- **The Logan**
5 bedroom detached home
- **The Lowther**
5 bedroom detached home
- **The MacRae**
5 bedroom detached home
- **The Moncrief**
5 bedroom detached home
- **Affordable Rent**



DRAFT PRELIMINARY INFORMATION

These details are indicative only and may be subject to change.

The above development layout 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. BS: Bin store. CS: Cycle store. PS: Pumping station. SS: Sub station.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (East) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 28.05.26. See the main brochure for the full Consumer Protection statement.

Choose the home that's right for you



The Allan
3 bedroom
terrace or semi-
detached home



The Arran
3 bedroom
semi-detached
home



The Bargower
4 bedroom
detached home



The Barrie
4 bedroom
detached home



The Brodick
4 bedroom
detached home



The Bryce
4 bedroom
detached home

Choose the home that's right for you



The Cairn
4 bedroom
detached home



The Colville
5 bedroom
detached home



The Crichton
5 bedroom
detached home



The Darroch
5 bedroom
detached home



The Dewar
5 bedroom
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The Garvie
5 bedroom
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Choose the home that's right for you



The Gordon
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The Lewis
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detached home



The Logan
5 bedroom
detached home



The Lowther
5 bedroom
detached home



The MacRae
5 bedroom
detached home



The Moncrief
5 bedroom
detached home



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, for indulging in some well-deserved pampering.

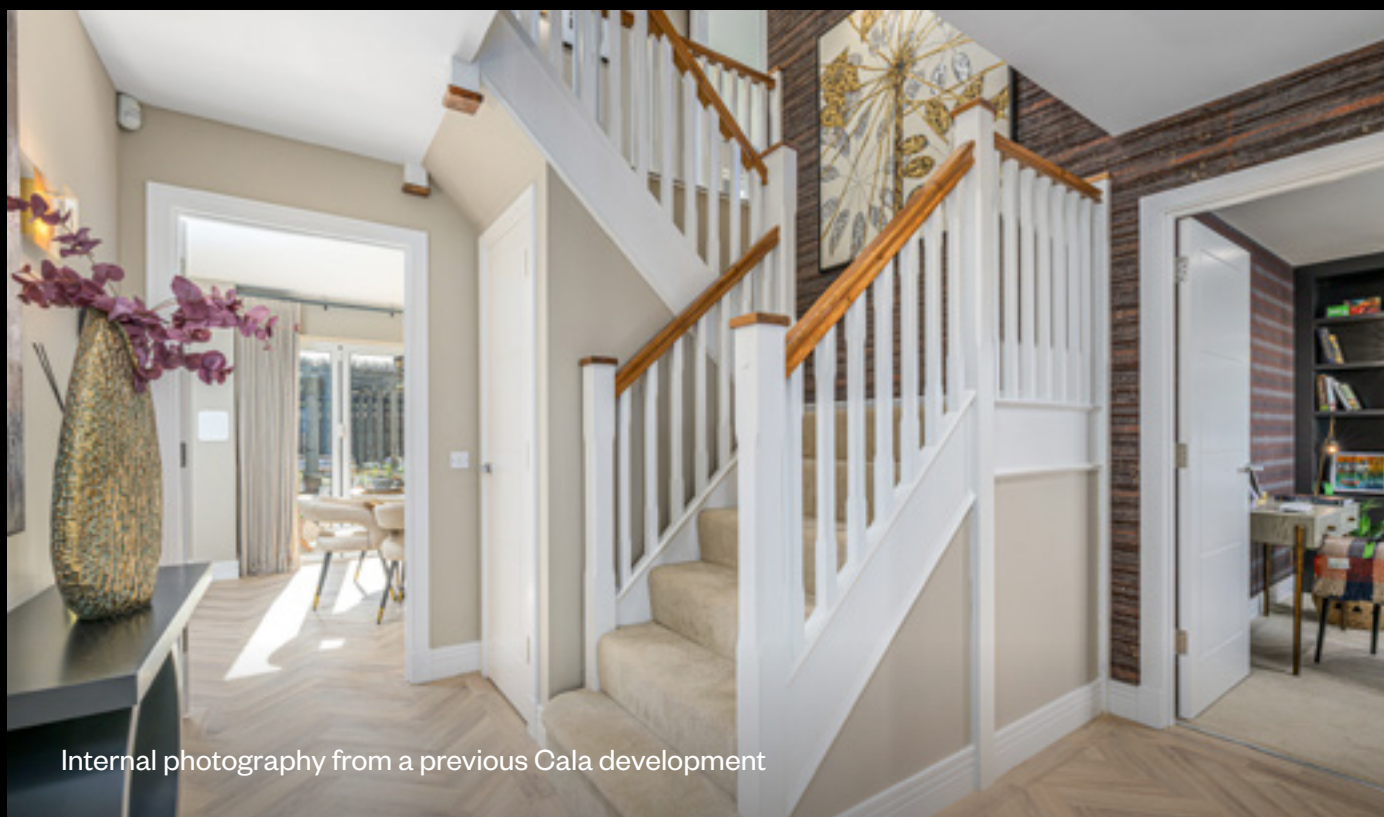
If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

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.





What our customers say



“We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

to start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a new build with our own style.”

A previous Cala buyer

Our Cala home was perfect. We lifted and shifted our furniture in and we were ready





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 10. 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 & technology



Hyper fast fibre optic broadband



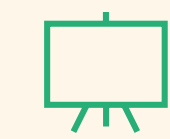
Less maintenance



Energy efficient



A chain free move



A blank canvas



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 >



External 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 icons below to find out more about our sustainability journey.



Environment >



Customers >



Design >



People >



Land >



Community consultation >



External photography from a previous Cala development

Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



CALA Community
Pledge



Welcome to your new home

Hillside Gardens,
Off Mill Farm Road,
Aberdour, KY3 ORH



Stock photography

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