



MAINS OF GRANDHOME

BRIDGE OF DON



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



MAINS OF GRANDHOME

FEEL ELEVATED AND LIBERATED

Distinctly urban in character and contemporary in feel, Mains of Grandhome is the active yet relaxed lifestyle you've been longing for. Situated in Bridge of Don's enviable surroundings, it's set to grow into one of Aberdeen's most significant and sustainable family communities.

Boasting hilltop views, our exciting new phase of 116 homes features spacious 3, 4 and 5 bedroom terraced, semi-detached and detached homes. All showcasing CALA's impeccable reputation for beautiful design, build quality and high specification, complemented by a proud local heritage and service that's second to none. It's the perfect picturesque setting to enjoy the best of both worlds, just four miles from the city centre.



Local photography



Lifestyle photography



A previous CALA showhome







A previous CALA 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.



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 and 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

*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. **Source: The NHBC Foundation 2016.



A typical CALA street scene



Lifestyle photography



A previous CALA showhome

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.

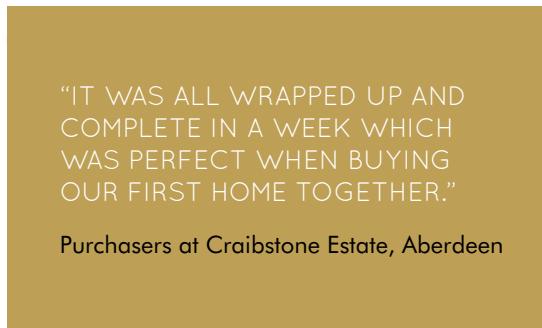
Here are just some of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.



A previous CALA showhome

"WHAT MADE THINGS EVEN EASIER WAS THE SERVICE – BUYING A HOUSE WITH CALA COULD NOT HAVE BEEN SIMPLER."

Purchaser at CALA at Grandhome, Bridge of Don



Purchasers at Craibstone Estate, Aberdeen



A previous CALA showhome



A previous CALA showhome

"WE WERE EXTREMELY IMPRESSED WITH THE PROCESS, IT WAS COMPLETELY FLAWLESS, WELL EXPLAINED, AND QUICKLY ORGANISED."

Purchasers at CALA at Grandhome, Bridge of Don

STEVE AND LUCIE HO

For newlyweds Steve and his wife Lucie Ho, buying a new home together was top of their priority list before beginning their married lives together.

With a wedding in the Czech Republic on the horizon, Steve and Lucie decided to buy off-plan at CALA Homes' The Grange at Balgownie in Bridge of Don, Aberdeen, using the developer's part exchange service. The couple were no strangers to CALA Homes, moving from an apartment by the leading builder at Hilton Campus. Steve and Lucie had always dreamed of living across three floors in a contemporary townhouse, so The Grange at Balgownie suited them perfectly.

Steve explained: "We loved our apartment but wanted something with a little more space. Knowing the quality of our existing home, it was a really easy decision when agreeing to purchase again from CALA.

Steve continued: "We didn't physically view a showhome at The Grange at Balgownie, we simply saw the housetype and design we liked online, and knowing it was a townhouse we had our heart set on, we paid the reservation fee without visiting the site.

"The design of the property is well thought out and superbly practical – perfect for modern day living. The finish of the home and attention to detail is also of a really high standard which we love. From the stunning kitchen and family room to the large floor to ceiling windows in the lounge and tiling in the bathrooms, we really could not be happier with our new forever home."



"WE WERE COMPLETELY BLOWN AWAY BY THE FINISHED PRODUCT AS IT EXCEEDED ALL OUR EXPECTATIONS."

Steve and Lucie Ho, Purchasers at The Grange at Balgownie, Bridge of Don



A previous CALA showhome

BRIDGE OF DON

THE BEAUTY OF A BALANCED LIFESTYLE

This aspirational suburb allows you to leave the city commotion behind, for a sought-after neighbourhood full of independent shops, chic bars and bistros, exclusive leisure facilities and beautiful parks.

Yet when you want to be at the heart of it all, Aberdeen's abundant high street stores, restaurants, galleries and theatres are only a short drive away.

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

So if you're looking for a vibrant new community to put down roots in and discover a more enriched lifestyle, there's no greater opportunity than at Grandhome.

You're spoilt for choice when it comes to good schooling too. Middleton Park Primary and Oldmachar Academy are both within walking distance, while many other well-regarded schools* can be found throughout 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.







TRAVEL AT YOUR LEISURE

Grandhome is an idyllic haven for commuters, who can enjoy immediate access to the A90, as well as take advantage of the new Aberdeen Western Peripheral Route nearby.

Direct links to the city centre are further enhanced by The Diamond Bridge, with northern routes connected via Ellon Road and towards Inverurie via A96. You can easily commute to the oil centres at Westhill, Kingswells and Dyce, and the whole world awaits at Aberdeen International Airport too. North Deeside road provides the main arterial route from Aberdeen to Braemar, taking in the scenery of the Deeside Way.

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

Even cyclists can look forward to extensive designated routes into and around the city, as well as an off-road mountain bike course for thrill-seeking trails at the weekend.

Distances and journey times are approximate and are taken from Google Maps

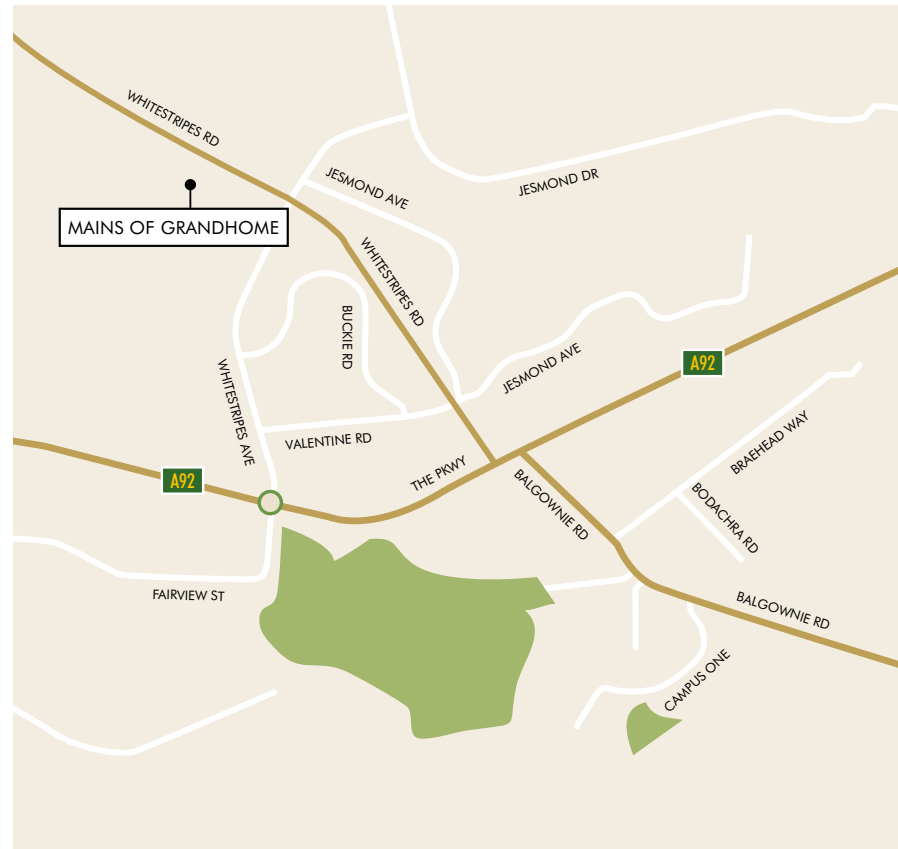


PERFECTLY LOCATED

MAINS OF 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
- ASDA Middleton Park Superstore – 0.6 miles
- Middleton Park Primary School – 0.6 miles
- Bridge of Don Swimming Pool – 1.0 mile



BY CAR

- Bannatyne Health Club – 1.5 miles
- Tesco Extra Danstane – 1.6 miles
- The University of Aberdeen – 1.8 miles
- Royal Aberdeen Golf Club – 2.2 miles
- Beach Boulevard – 3.7 miles
- Murcar Links Gold Club – 3.7 miles
- Aberdeen Royal Infirmary – 3.8 miles
- Beach Leisure Centre – 3.8 miles
- His Majesty's Theatre – 3.8 miles
- Aberdeen Train Station – 4.1 miles
- Union Square Shopping Centre – 4.1 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 30 minutes
- Stirling – 1 hour 58 minutes
- Edinburgh – 2 hours 19 minutes
- Glasgow (Queen Street) – 2 hours 30 minutes





A previous CALA showhome



A previous CALA showhome



Lifestyle photography



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



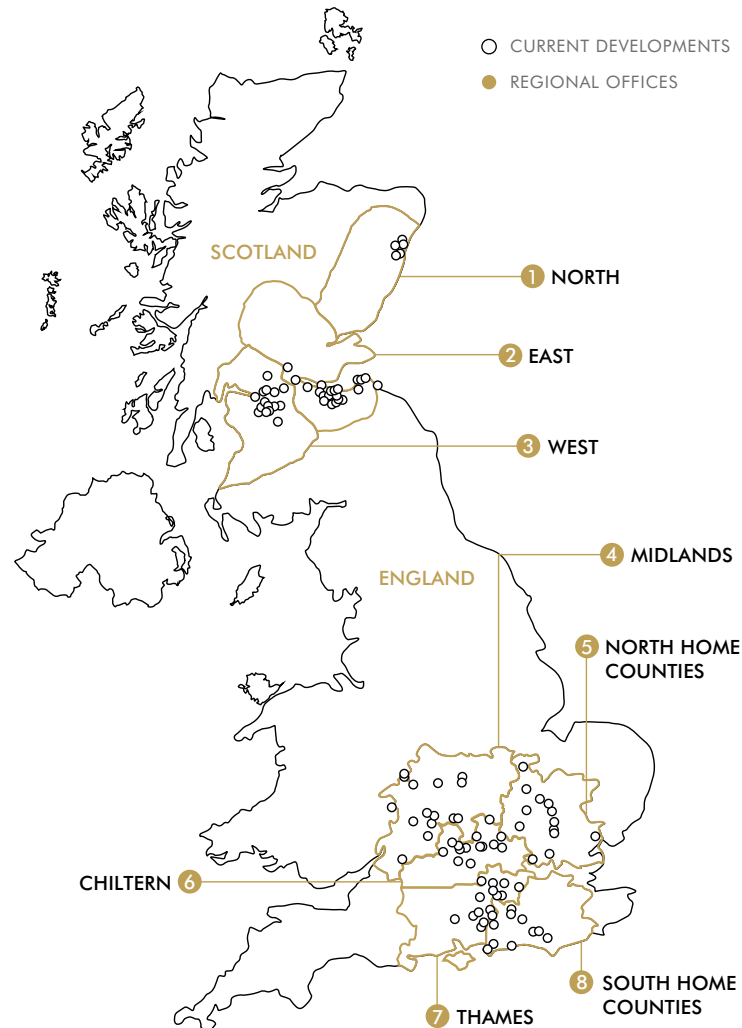
INVESTMENT IN
OUR PEOPLE



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.

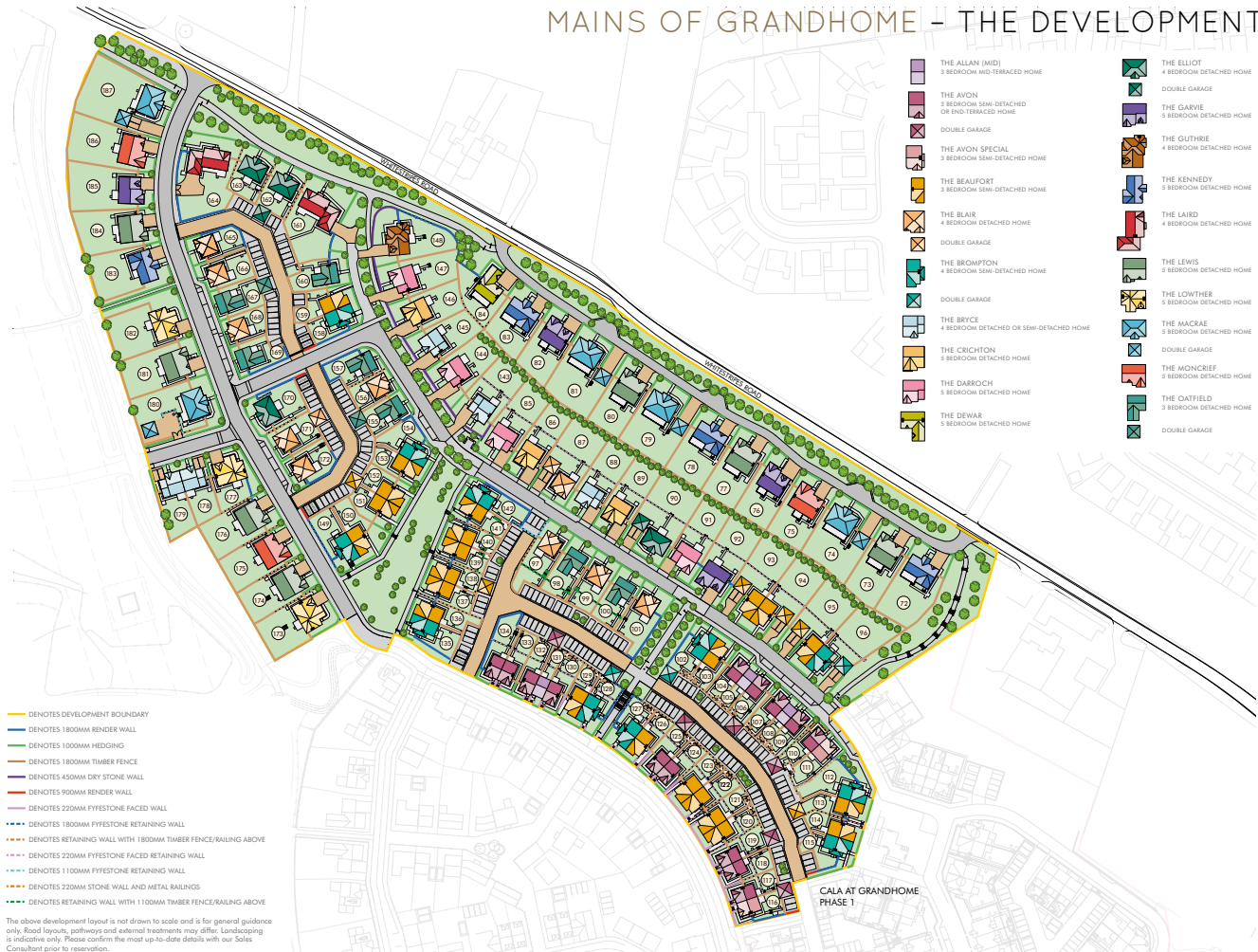


CUSTOMERS

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)

MAINS OF GRANDHOME – THE DEVELOPMENT





MAINS OF GRANDHOME

SPECIFICATION



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 kitchen by Nobilia German Kitchens
- Siemens induction hob
- Siemens single oven
- Hotpoint integrated larder fridge (see housetype list A below)
- Hotpoint integrated freezer (see housetype list A below)
- Hotpoint integrated fridge/freezer (see housetype list B below)
- Stainless steel combination microwave oven (see housetype list C below)
- Fully integrated dishwasher
- Integrated washer dryer (Allan, Avon, Avon Special, Oatfield only)
- Charcoal filter lift
- Telescopic extractor hood (except Dewar, Lowther, Lewis, MacRae only)
- Ceiling canopy extractor (Dewar, Lowther, Lewis, MacRae only)
- Carron Phoenix 1 ½ bowl stainless steel sink with VADO Origins mixer taps (kitchen)
- Carron Phoenix single bowl sink with VADO Matrix taps (utility)

BATHROOM & EN SUITES

- White sanitaryware from the Laufen range
- VADO chrome taps
- White shower tray
- Glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa range*
- Full height tiling around baths, shower and bulkhead enclosures
- Free standing vanity unit below the sink in the bathroom and en suite

INTERNALS

- Ground floor approx. 2399mm floor to ceiling height (see housetype list D below)
- Ground floor approx. 2624mm floor to ceiling height (see housetype list E below)
- First floor approx. 2471mm

DECORATION

- Internal walls finished in white
- Internal ceiling finished in white
- Internal woodwork finished in satin paint

- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails with white painted balustrades
- Contemporary lever style handles

WARDROBES

- A mix of stylish bi-fold wardrobe doors with shelves and hanging rails and oak veneer pre-finished semi-solid core doors (where design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets above kitchen worktops
- Pendant light fittings throughout with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a CALA representative for information
- System wired smoke alarm in habitable (living) room and hall

- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiator

EXTERNALS

- uPVC double-glazed windows finished with white internal finished handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in black, grey or navy (where design dictates)
- Feature GRP chimney to selected plots
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A: Crichton, Elliot, Darroch, Dewar, Guthrie, Garvie, Laird, Kennedy, Lowther, Lewis, MacRae only

B: Allan, Avon, Avon Special, Blair, Oatfield, Beaufort, Brompton, Bryce only

C: Bryce, Crichton, Elliot, Darroch, Dewar, Guthrie, Garvie, Laird, Kennedy, Lowther, Lewis, MacRae, Moncrief only

D: Allan, Avon, Avon Special, Blair, Crichton, Darroch, Dewar, Elliot, Oatfield only

E: Beaufort, Brompton, Garvie, Guthrie, Kennedy, Laird, Lewis, Lowther, MacRae, Moncrief only

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

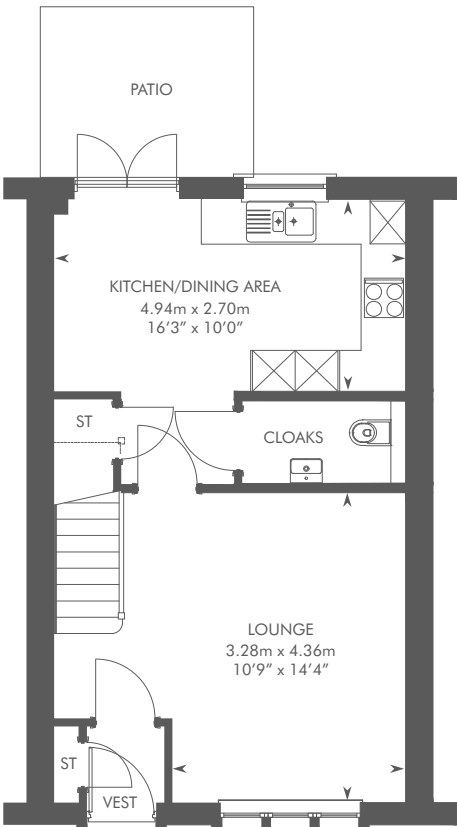


THE ALLAN

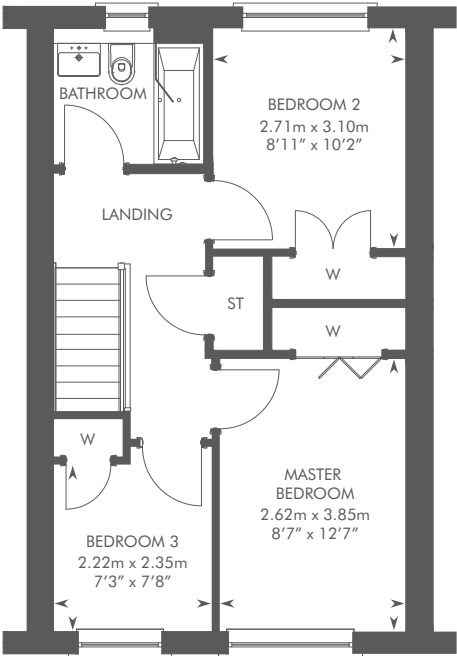
3 BEDROOM MID-TERRACED HOME



THE ALLAN
PLOTS 105, 108, 131 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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THE AVON

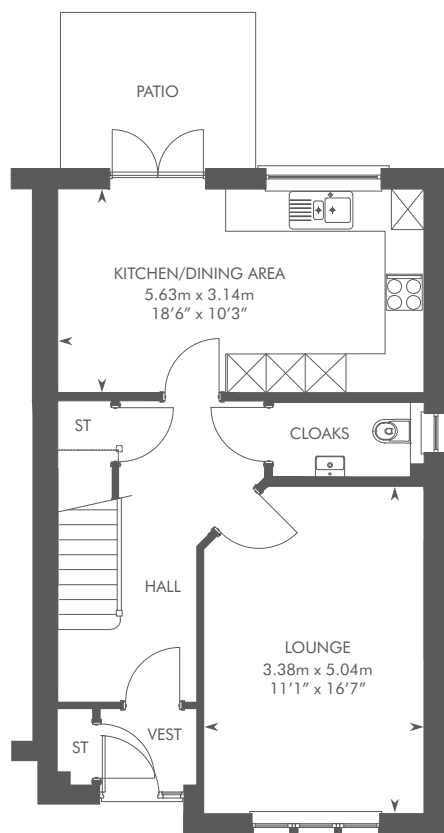
3 BEDROOM SEMI-DETACHED AND END TERRACED HOME



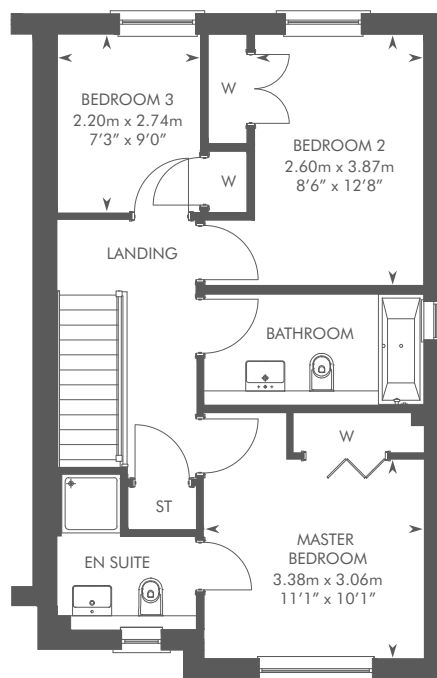
THE AVON

PLOTS 104, 107, 110, 118, 124, 130, 133 – AS SHOWN

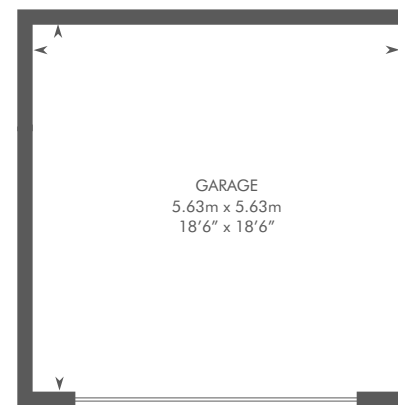
PLOTS 106, 108, 109, 117, 119, 125, 132, 134 – HANDED



GROUND FLOOR



FIRST FLOOR



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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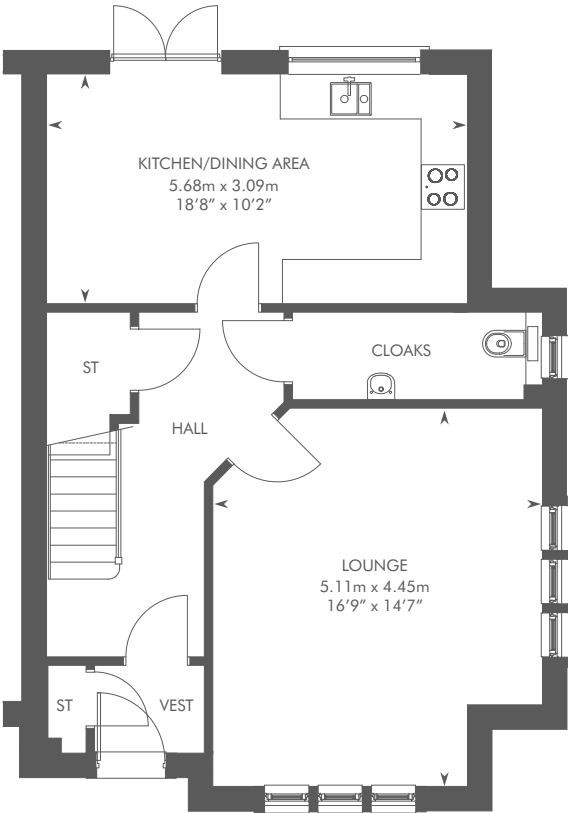


THE AVON SPECIAL

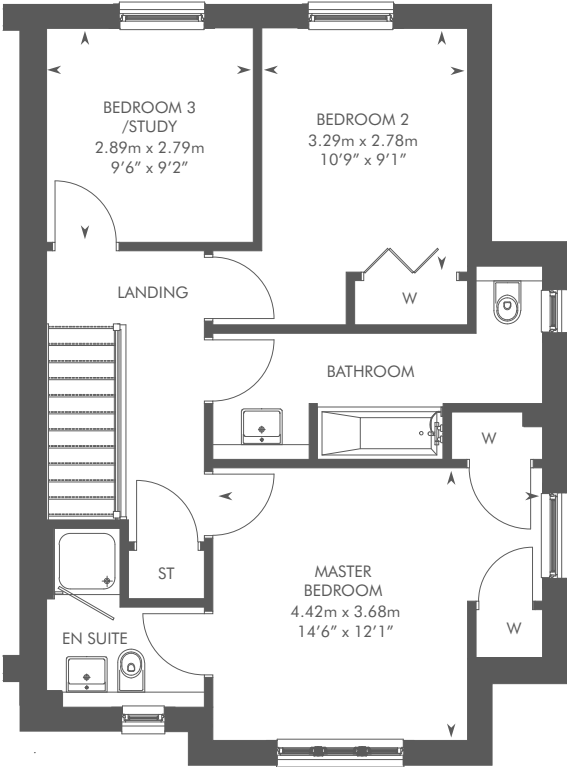
3 BEDROOM SEMI-DETACHED HOME



THE AVON SPECIAL
PLOT 116 – AS SHOWN
PLOT 111 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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Computer Generated Image – A typical Beaufort

THE BEAUFORT

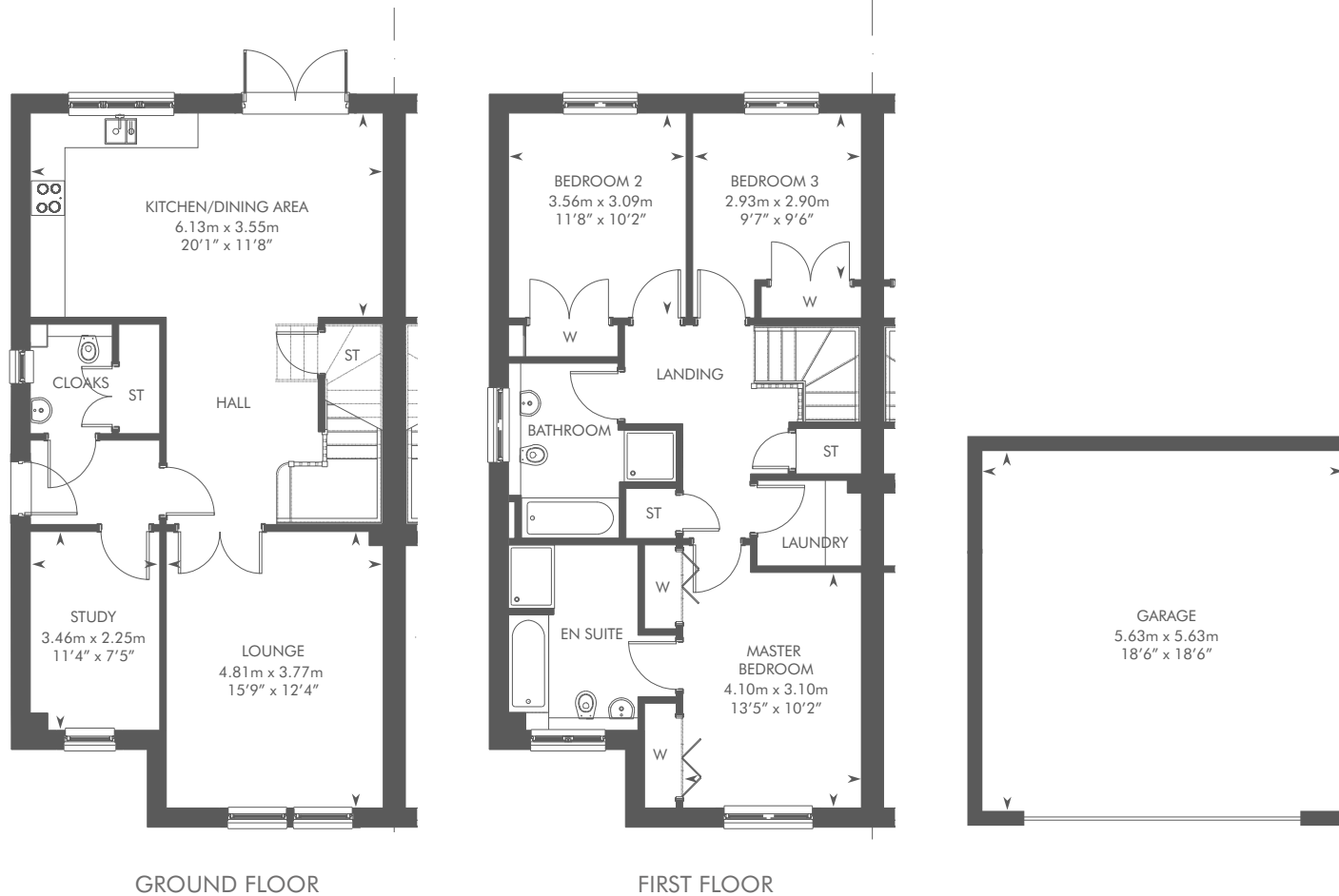
3 BEDROOM SEMI-DETACHED HOME



THE BEAUFORT

PLOTS 93, 95, 113, 121, 123, 129, 136, 138, 140, 151, 153 – AS SHOWN

PLOTS 94, 114, 120, 122, 126, 137, 139, 141, 150, 152, 159 – HANDED



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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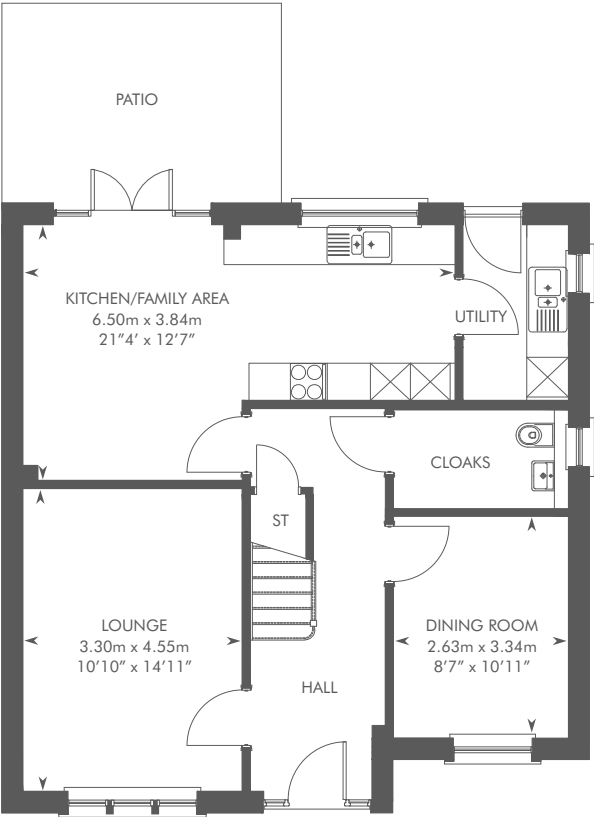
Computer Generated Image – A typical Blair

THE BLAIR

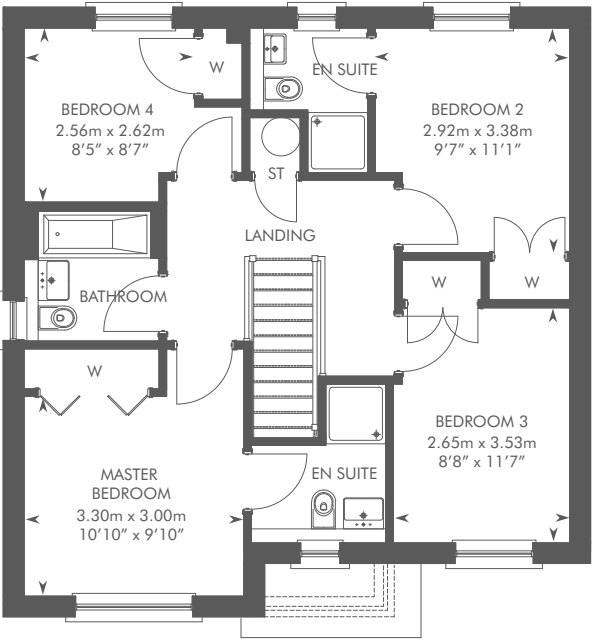
4 BEDROOM DETACHED HOME



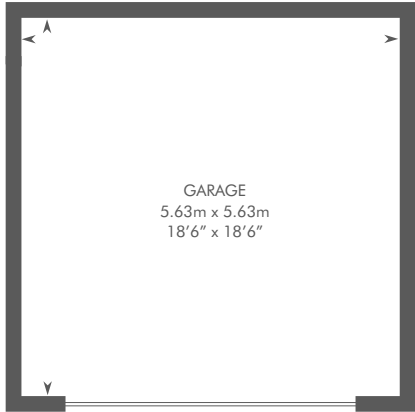
THE BLAIR
PLOTS 99, 101, 165, 171 – AS SHOWN
PLOTS 87, 97, 156, 168, 172 – HANDED



GROUND FLOOR



FIRST FLOOR



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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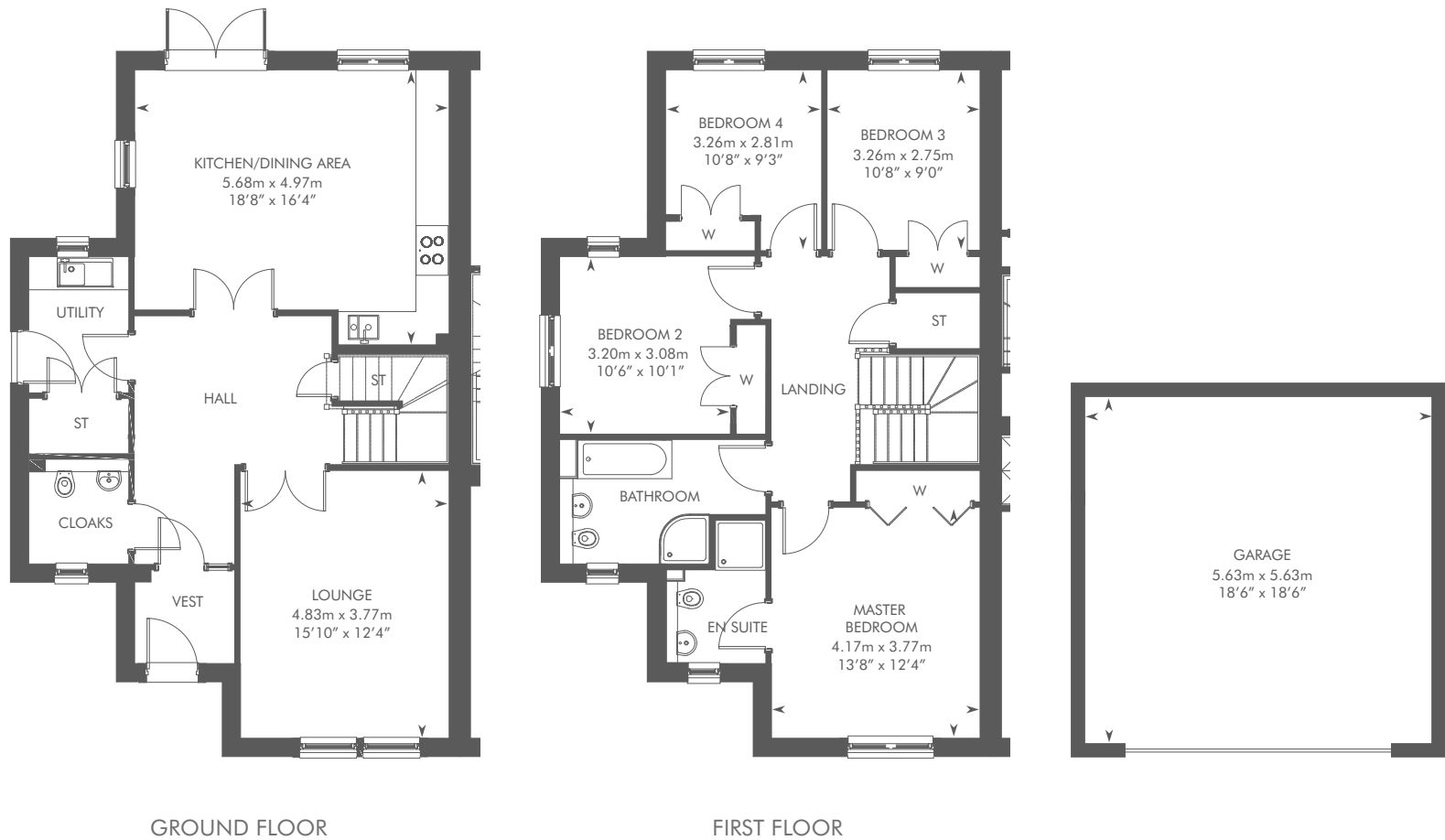
Computer Generated Image – A typical Brompton

THE BROMPTON

4 BEDROOM SEMI-DETACHED HOME



THE BROMPTON
PLOTS 115, 127, 142, 149 – AS SHOWN
PLOTS 96, 102, 112, 128, 135, 154 – HANDED



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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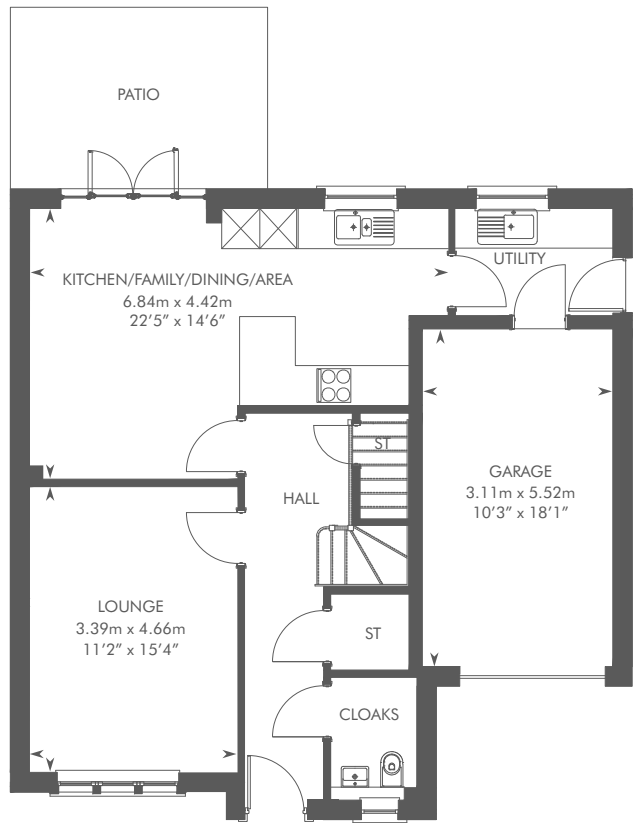


THE BRYCE

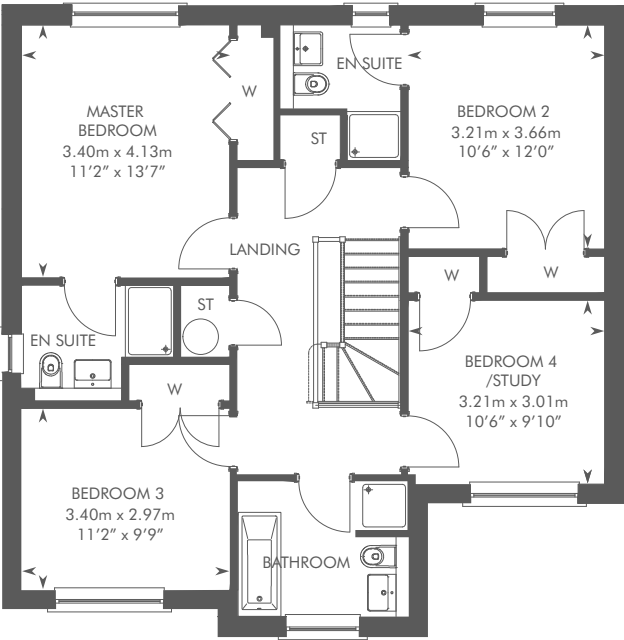
4 BEDROOM DETACHED AND SEMI-DETACHED HOME



THE BRYCE
PLOTS 88, 145, 179 – AS SHOWN
PLOTS 143, 178 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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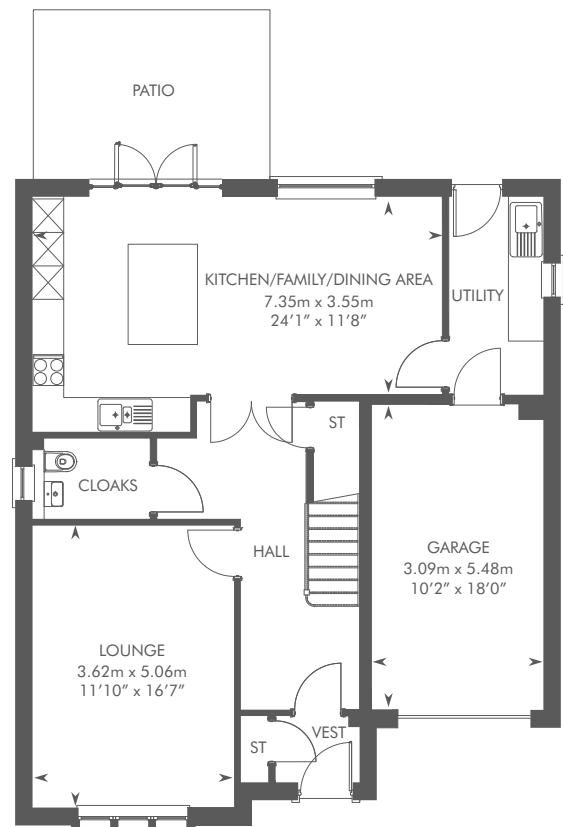


THE CRICHTON

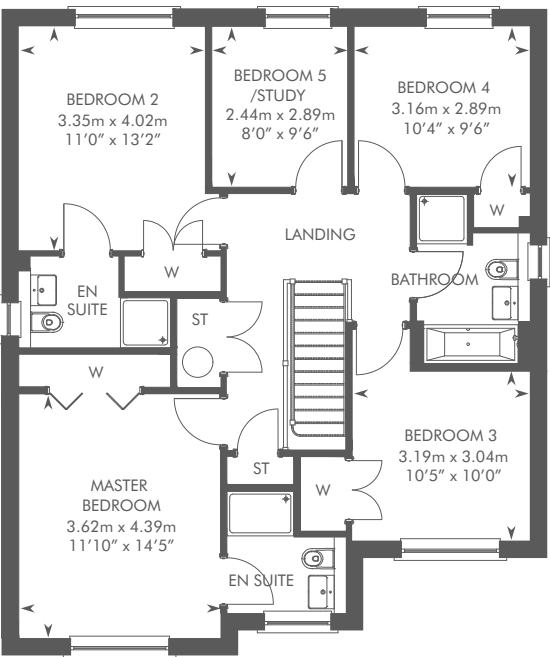
5 BEDROOM DETACHED HOME



THE CRICHTON
PLOTS 89, 146 – AS SHOWN
PLOT 86 – HANDED



GROUND FLOOR



FIRST FLOOR

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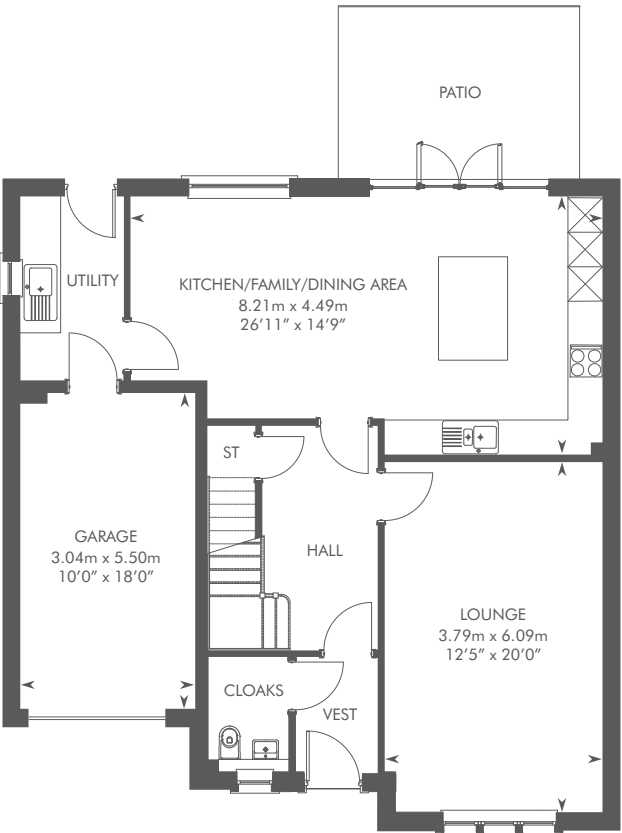


THE DARROCH

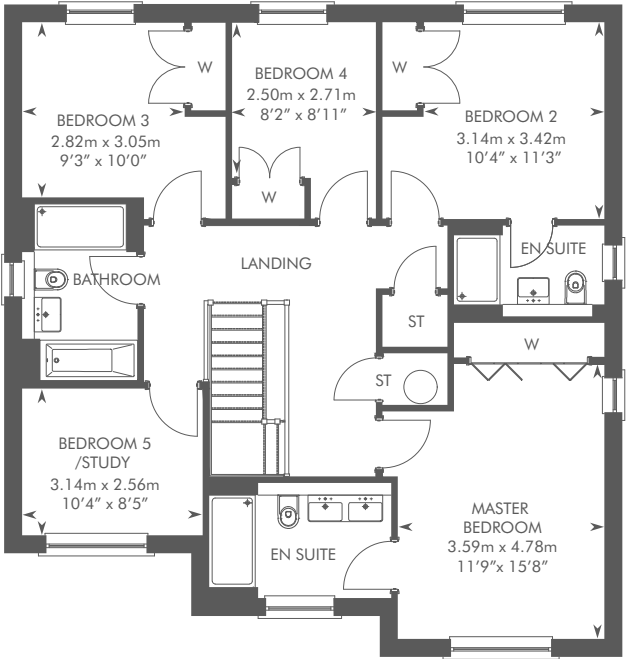
5 BEDROOM DETACHED HOME



THE DARROCH
PLOT 91 – AS SHOWN
PLOTS 85, 144, 147 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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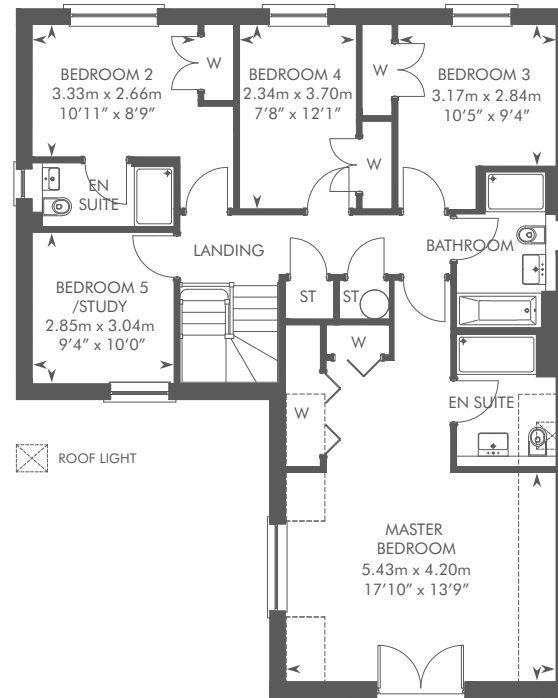
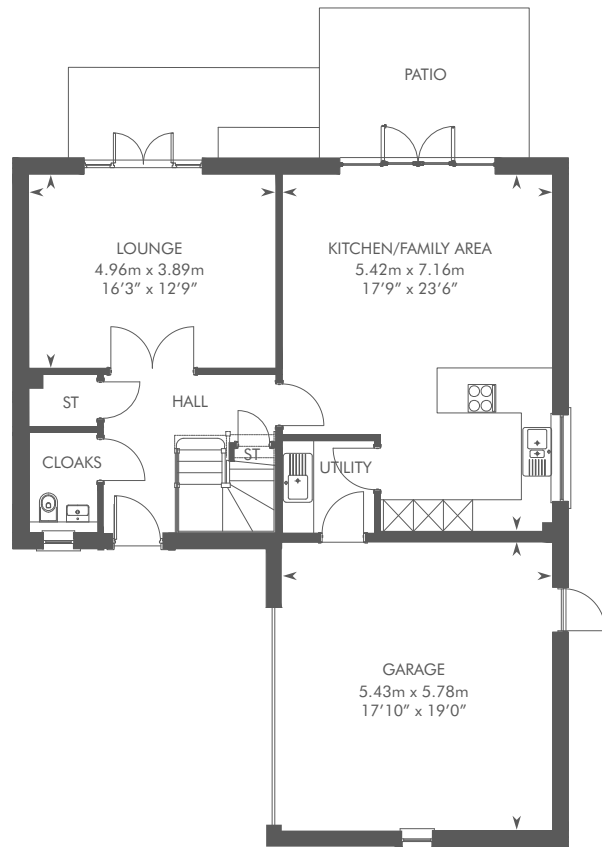
Computer Generated Image – A typical Dewart

THE DEWAR

5 BEDROOM DETACHED HOME



THE DEWAR
PLOT 84 – AS SHOWN



Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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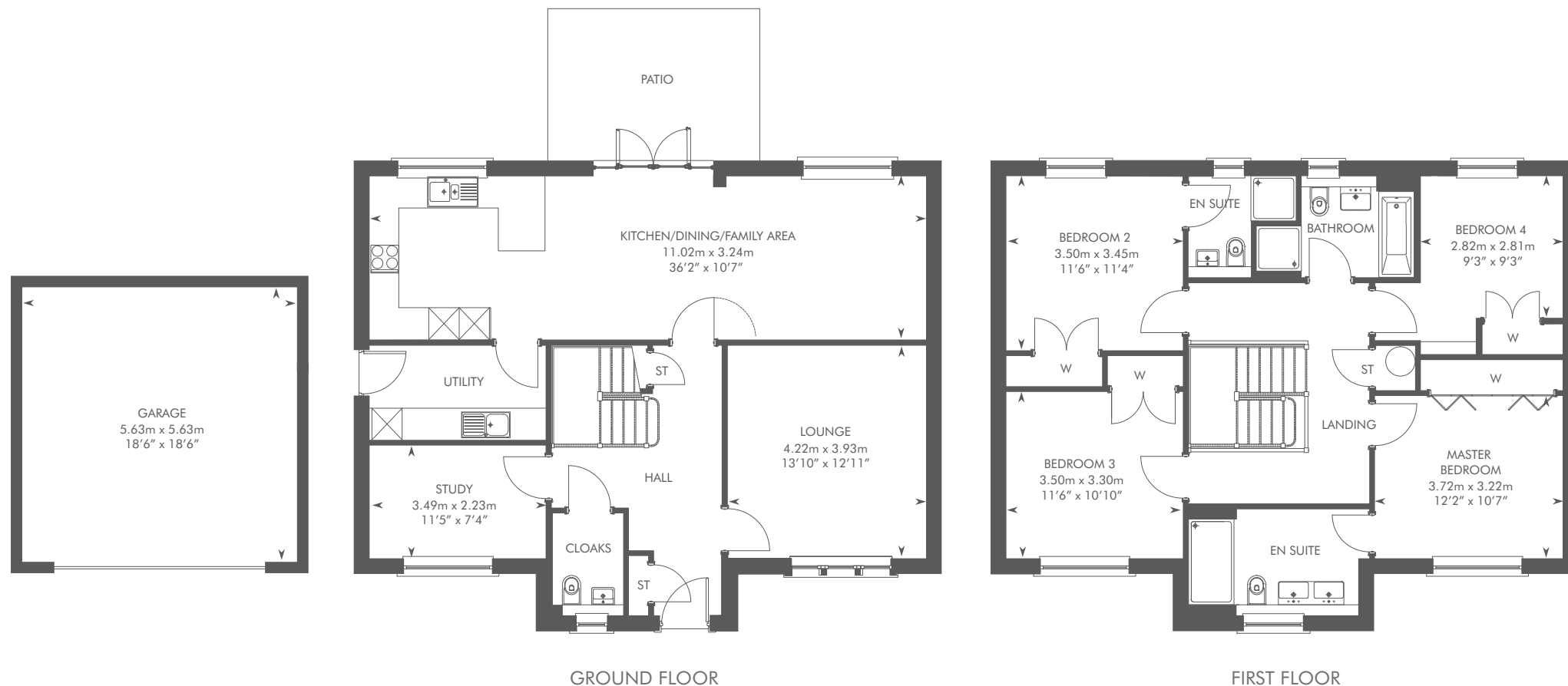


THE ELLIOT

4 BEDROOM DETACHED HOME



THE ELLIOT
PLOTS 90, 163 – AS SHOWN
PLOTS 162, 170 – HANDED



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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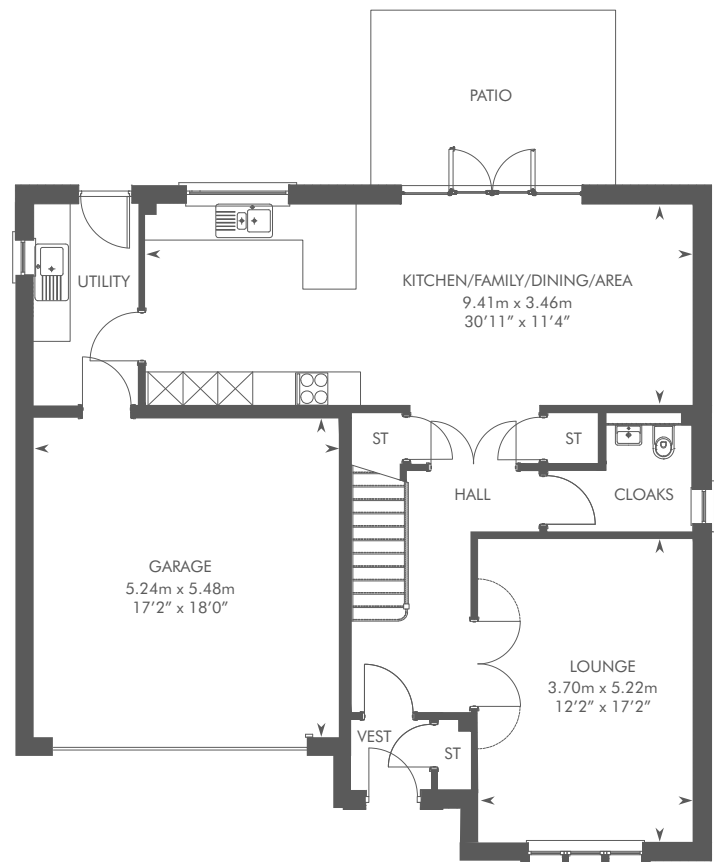


THE GARVIE

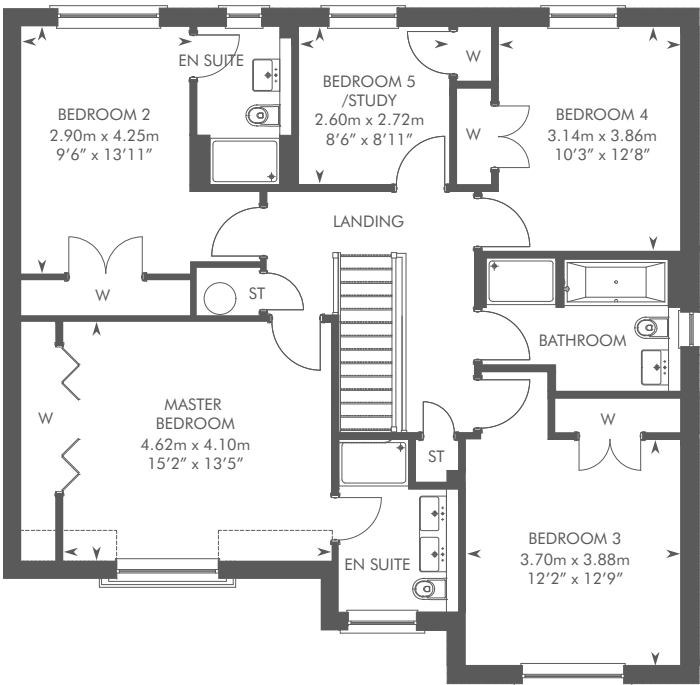
5 BEDROOM DETACHED HOME



THE GARVIE
PLOTS 76, 82 – AS SHOWN
PLOTS 92, 185 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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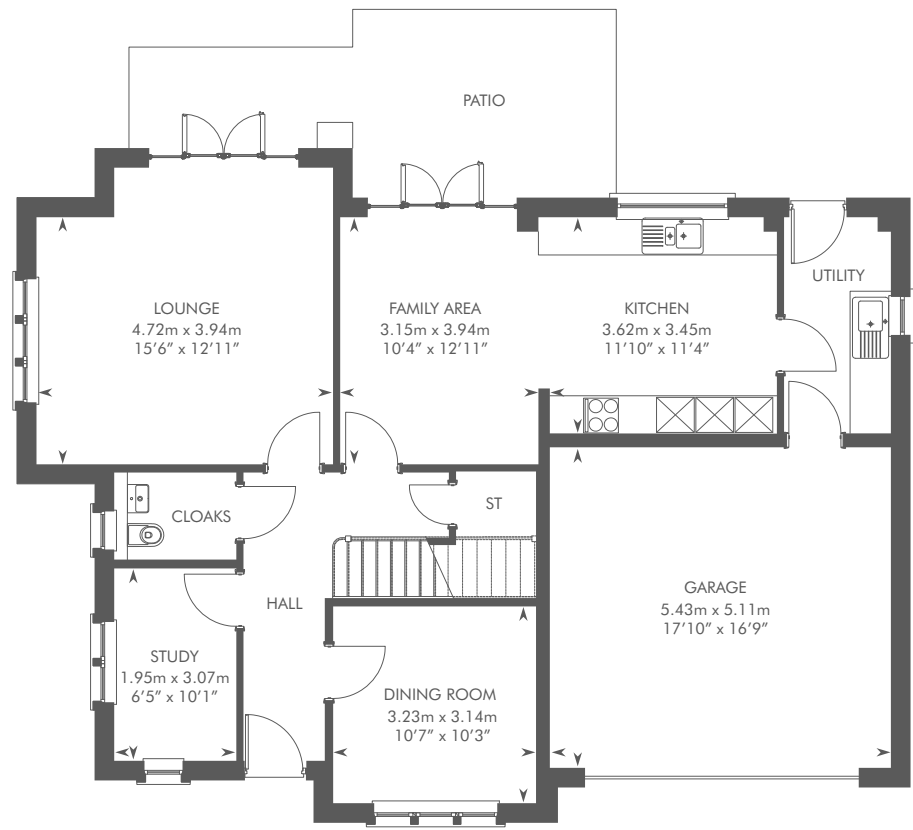


THE GUTHRIE

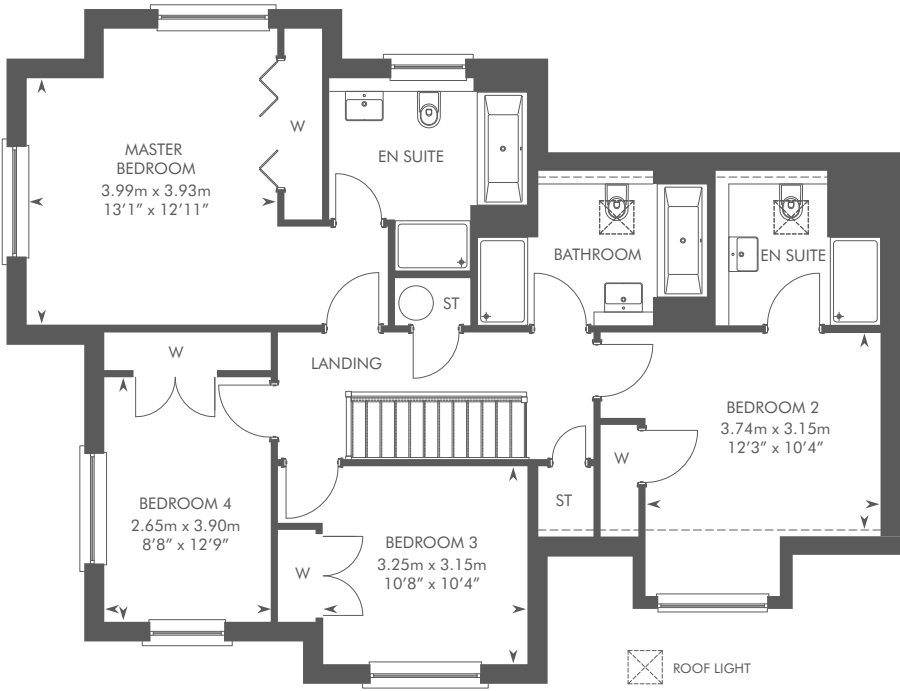
4 BEDROOM DETACHED HOME



THE GUTHRIE
PLOT 148 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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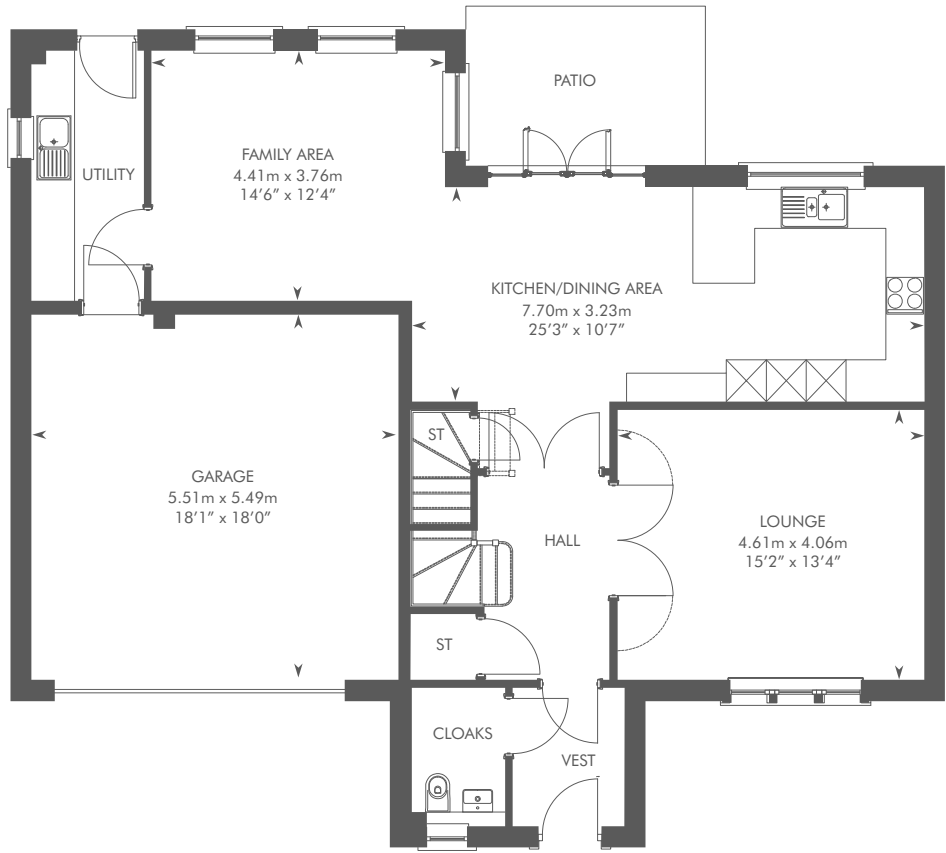


THE KENNEDY

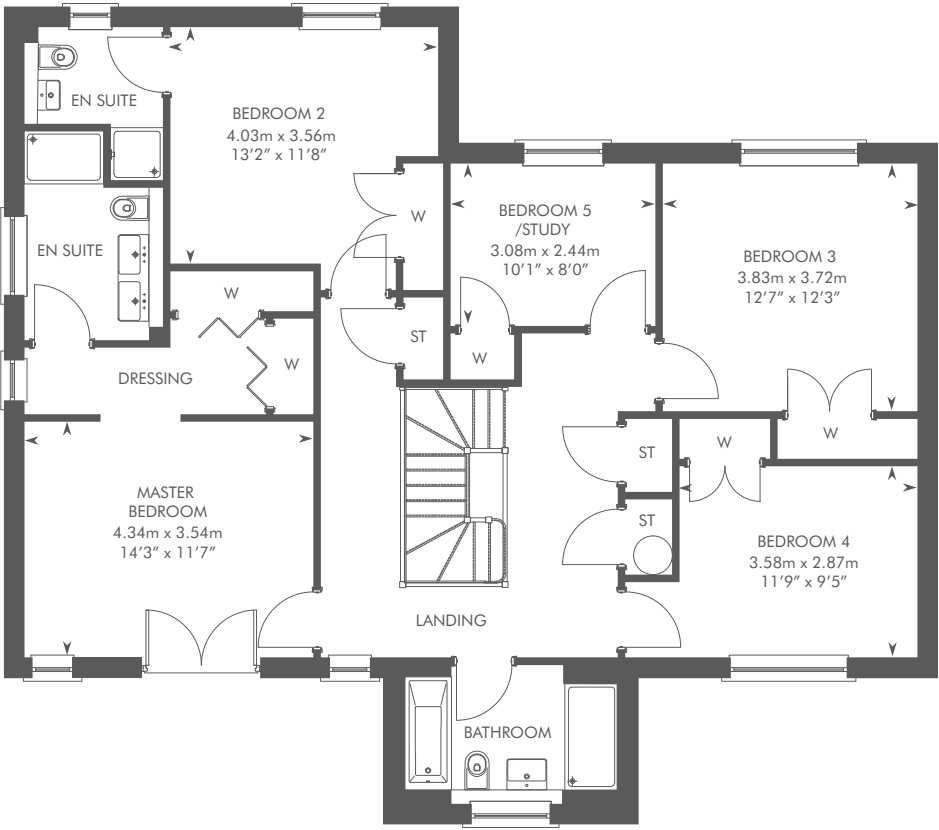
5 BEDROOM DETACHED HOME



THE KENNEDY
PLOTS 72, 78, 83 – AS SHOWN
PLOT 183 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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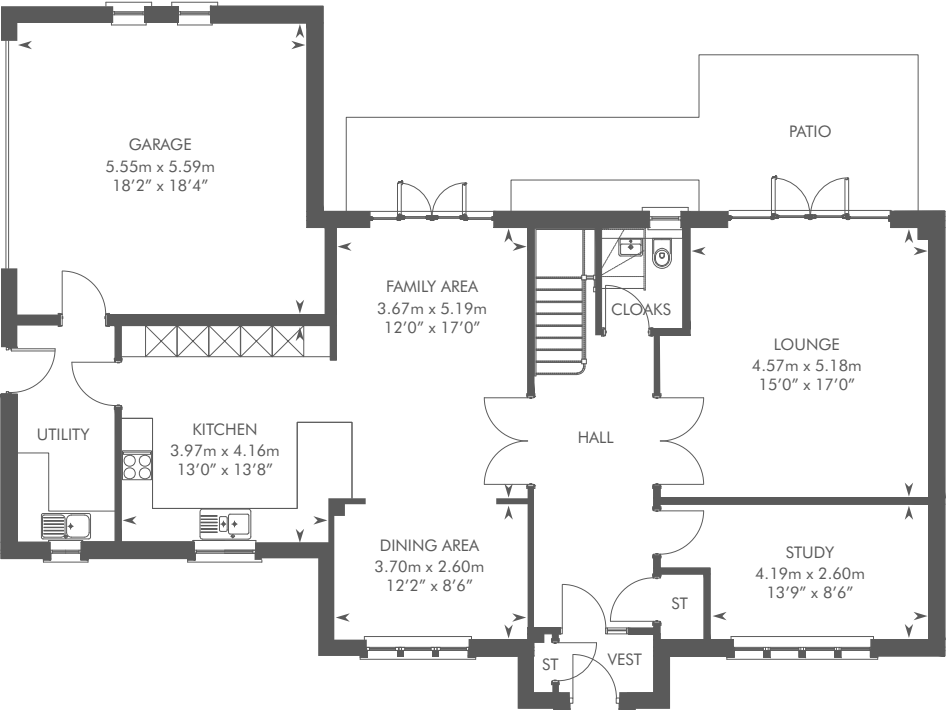
Computer Generated Image – A typical Laird

THE LAIRD

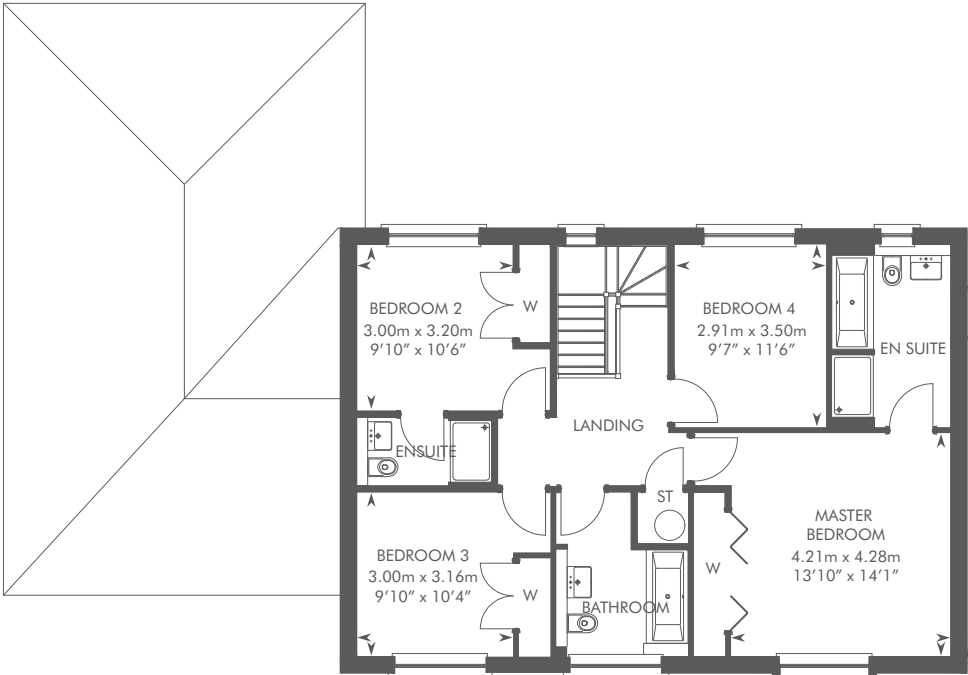
4 BEDROOM DETACHED HOME



THE LAIRD
PLOT 161 – AS SHOWN
PLOT 164 – REAR ENTRY



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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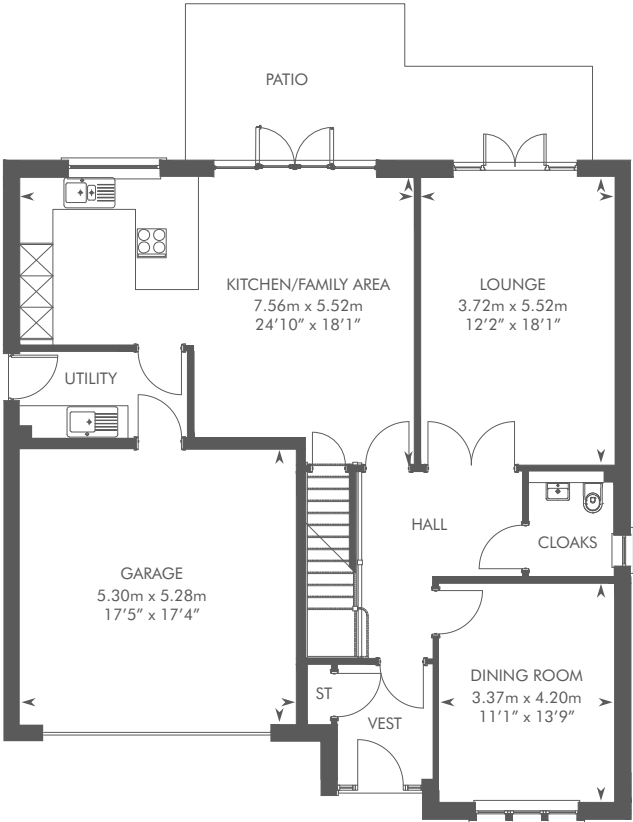
Computer Generated Image – A typical Lewis

THE LEWIS

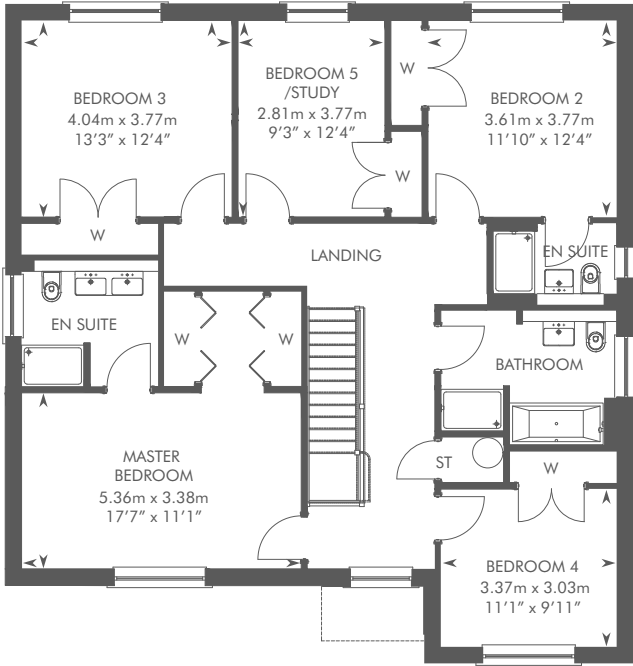
5 BEDROOM DETACHED HOME



THE LEWIS
PLOTS 73, 77, 80, 181 – AS SHOWN
PLOTS 174, 176, 184 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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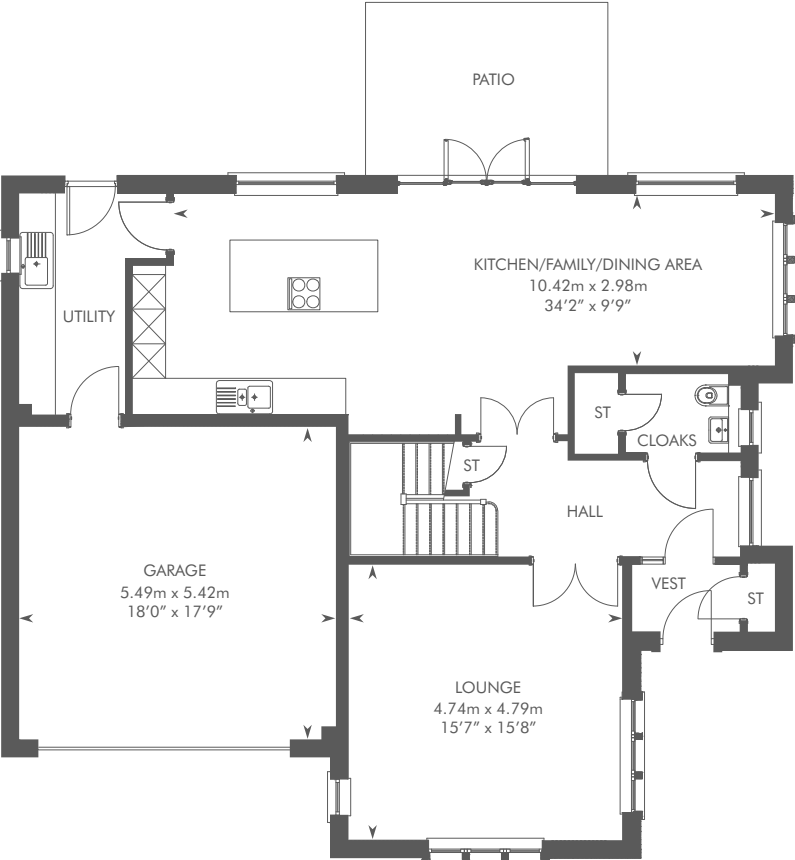
Computer Generated Image – A typical Lowther

THE LOWTHER

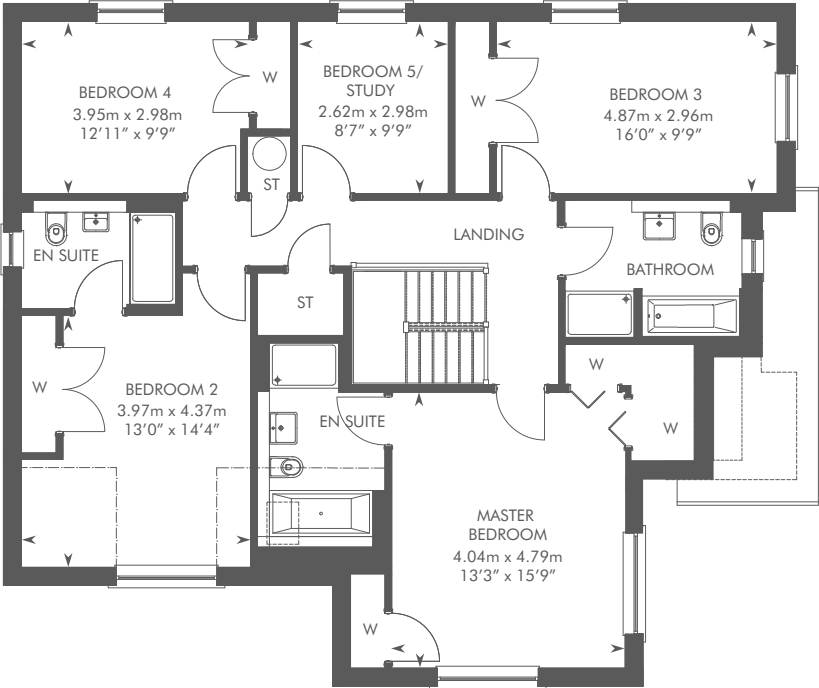
5 BEDROOM DETACHED HOME



THE LOWTHER
PLOT 182 – AS SHOWN
PLOTS 173, 177 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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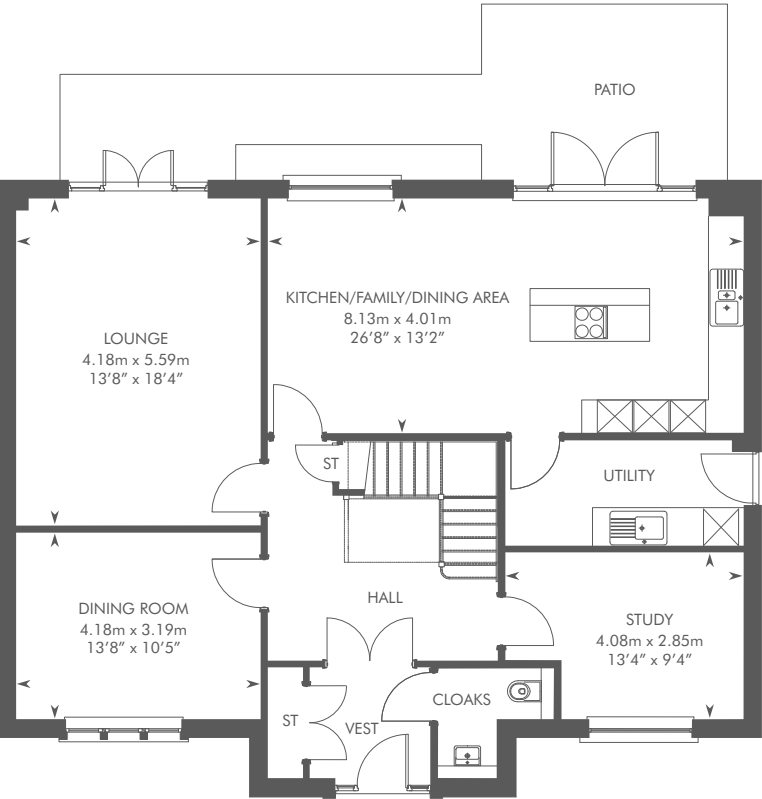
Computer Generated Image – A typical MacRae

THE MACRAE

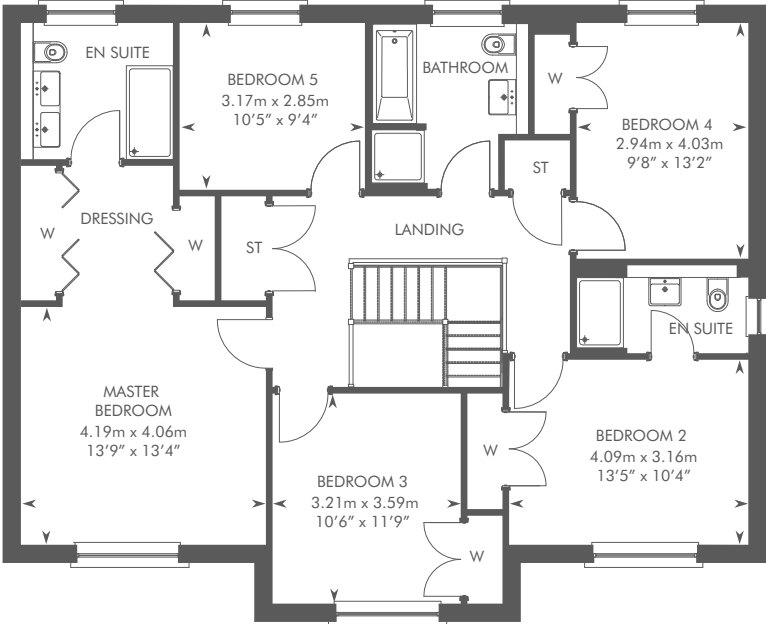
5 BEDROOM DETACHED HOME



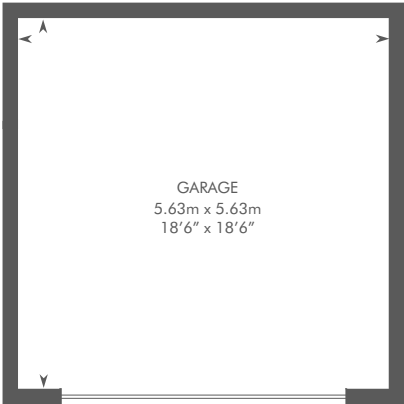
THE MACRAE
PLOTS 74, 79, 81, 180, 187 – HANDED



GROUND FLOOR



FIRST FLOOR



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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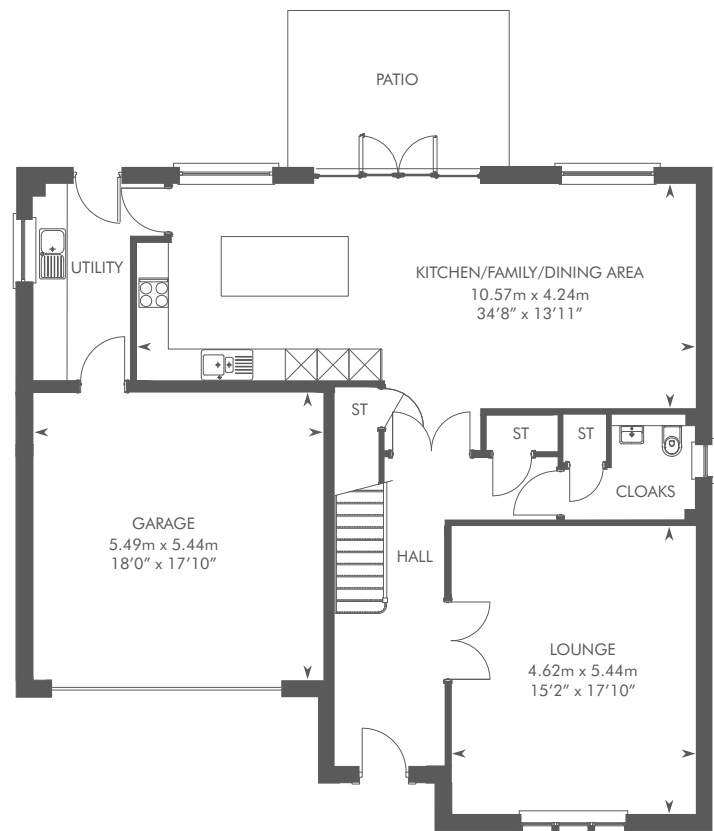


THE MONCRIEF

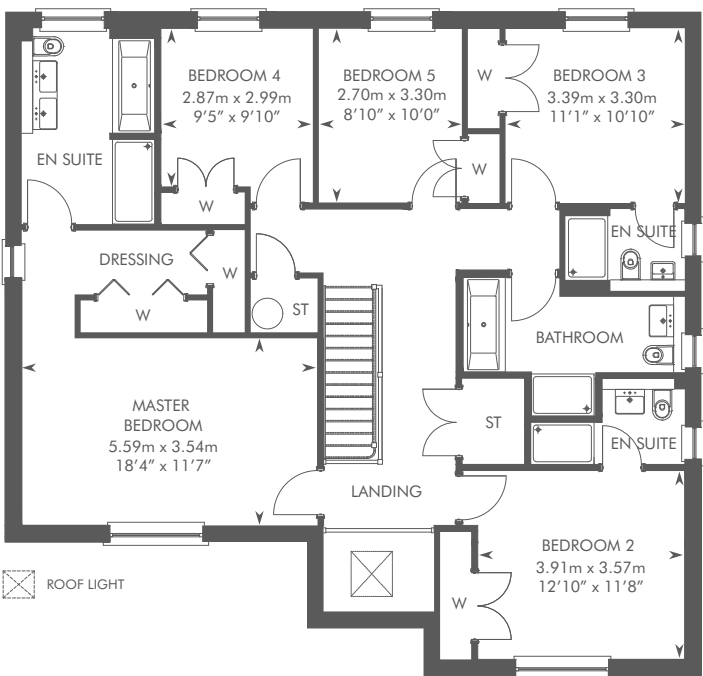
5 BEDROOM DETACHED HOME



THE MONCRIEF
PLOT 75 – AS SHOWN
PLOTS 175, 186 – HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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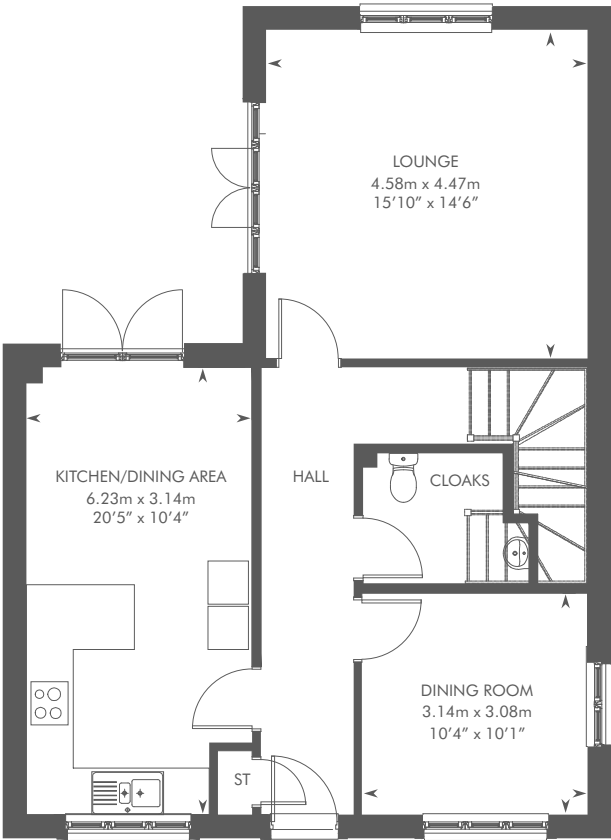


THE OATFIELD

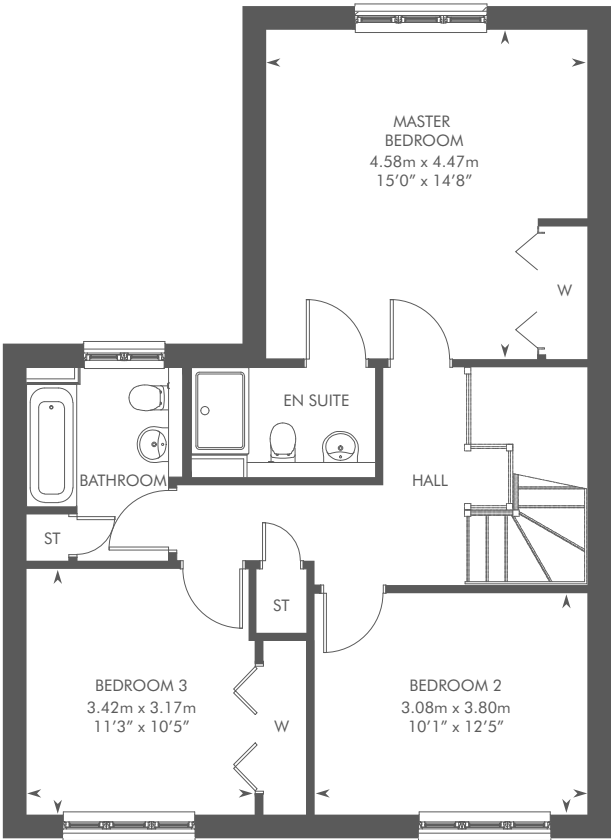
3 BEDROOM DETACHED HOME



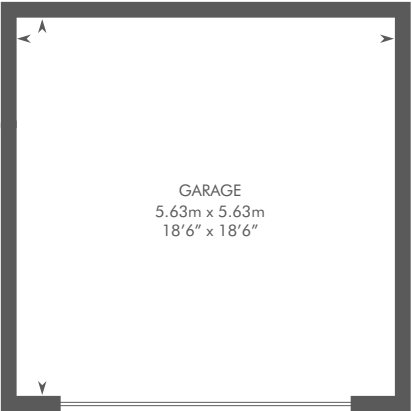
THE OATFIELD
PLOTS 98, 100, 155, 157, 167, 169 – AS SHOWN
PLOT 160 – HANDED



GROUND FLOOR



FIRST FLOOR



Not all plots feature a garage. Please speak to a CALA representative for further details. ST: Store cupboard. W: Wardrobe.

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