

IMPORTANT NOTICE TO CUSTOMERS: The Property Misdescriptions Act 1991. CALA Homes (West) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/ elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Advisor for the most up-to-date information. Please note that distances referred to in this brochure are obtained from the AA route planner (www.theaa.com). For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press 16.8.13. CALA (West) Limited, registered in Scotland company number SC222577. Registered office: Johnstone House, 52-54 Rose Street, Aberdeen AB10 1HA: Agent of CALA Management Limited.

FOR ALL ENQUIRIES
PLEASE CONTACT 01324 600 000 OR
CALAHOMES.CO.UK
CALA HOMES AT EARL'S VIEW
WOODILEE VILLAGE
(OFF WOODILEE ROAD)
LENZIE
GLASGOW



WE CARE ABOUT THE THINGS YOU CARE ABOUT



Computer Generated Image – The Ranald



EARL'S VIEW

AT WOODILEE VILLAGE, LENZIE

A PRESTIGIOUS DEVELOPMENT OF FOUR AND FIVE BEDROOM DETACHED HOMES

WE CARE ABOUT THE THINGS YOU CARE ABOUT





OFFICIALLY THE UK'S BEST HOUSEBUILDER.

When you buy a CALA home you will understand our passion and pride for providing industry-leading customer service and building exceptionally designed homes in stunning locations. And now we're prouder than ever to have been recognised as Housebuilder of the Year not once, but twice. Successfully awarded 'Scottish Housebuilder of the Year' at the Scottish Home Awards, we went on to win two Golds at the industry 'Oscars' the What House? Awards, as well as the ultimate accolade 'Housebuilder of the Year'.

HOUSEBUILDER OF THE YEAR - SCOTTISH HOME AWARDS & WHAT HOUSE? AWARDS 2012

WHAT HOUSE? GOLD - BEST MEDIUM HOUSEBUILDER

WHAT HOUSE? GOLD - BEST HOUSE - GEORGIAN VILLA, TRINITY PARK, EDINBURGH

FIVE STAR SERVICE IN EVERY WAY.

From its Scottish roots in 1875, 'City of Aberdeen Land Association', (CALA) has spread to encompass much of the UK. With over thirty years as one of the country's leading developers of luxury homes, we know more than most about creating living spaces that transcend the ordinary. Our passion for craftsmanship, exploring architectural heritage, interior design and outstanding customer service has earned numerous awards and accolades. In particular CALA achieved top ratings in the 2009, 2010, 2011 and 2012 Home Builders Federation (HBF) Customer Satisfaction surveys for customers' willingness to recommend us to a friend.

We also performed strongly in customer surveys undertaken by external consultants In-house Research, achieving our best overall satisfaction rating of 91 out of 100 for the year to 31 December 2012. From the same surveys, 99% of our customers said they would recommend CALA. With such excellence in home design, consistently high construction quality and total commitment to customer satisfaction, you can look forward to discovering the joys of CALA living, secure in the knowledge that your CALA home will serve you well for many years to come.



FOUR YEARS
RUNNING



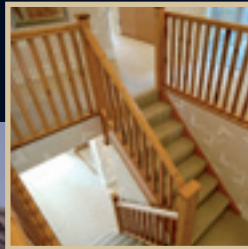
WE CARE ABOUT THE THINGS YOU CARE ABOUT



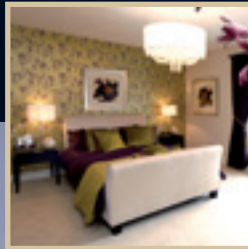
EARL'S VIEW AT
WOODILEE VILLAGE.
EVERYTHING YOU
LOOK FOR IN A HOME.
AND A FEW FEATURES
YOU'D NEVER EXPECT.



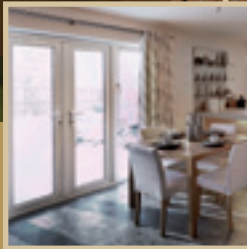
Stylish designer bathrooms featuring Laufen sanitaryware and Hansgrohe taps.



Crafted staircases to enhance your hallway.



Spacious bedrooms, most with fitted wardrobes.



French doors give direct access to the rear garden, bringing the outside in.



Garages have stylish and secure sectional-style doors.



Superb designer kitchens with high quality integrated appliances fitted as standard.



Computer Generated Image – The Moncrief

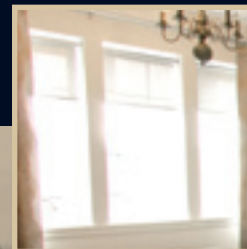
Every care has been taken to ensure that Earl's View at Woodilee Village is perfectly placed to offer the finest in semi-rural living. Situated in the former grounds of Woodilee Hospital, the development's spacious four and five bedroom family homes offer luxury and convenience in equal measure. Part of the Signature Collection, they feature lots of free-flowing space, with light and airy reception areas, bedrooms impressive both in size and elegance, stylish bathrooms and kitchens. With plans for new purpose-built amenities including a local shop and sports facilities, plus Glasgow's cosmopolitan centre also easily accessible, Earl's View is well placed for an enriched quality of life.



Lifestyle photography

WE HAVE AN EYE FOR EVERY LAST DETAIL. YOU HAVE A GREAT OVERALL IMPRESSION.

With CALA, you know the overall finish is going to live up to our reputation. But it's only when you enter through the front door that you begin to get a true idea of just how much thought and care goes into every single one of our properties. A high quality of finish is the key throughout, with features such as fitted wardrobes providing excellent storage, designer bathroom sanitaryware providing a touch of luxury and timber decking to enhance the garden areas. The kitchens too are an obvious design highlight, with a comprehensive range of superb designer fitted kitchen units and high quality integrated stainless steel appliances fitted as standard.



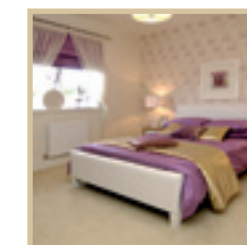
Generous windows provide plenty of natural daylight to the main living areas.



Living rooms and dining areas are designed with an accent on modern family living.



Stylish oak finish internal doors fitted with contemporary lever handles in detached homes.



Depending on your choice of CALA house design you could soon be enjoying the view from your spacious living room, or stepping through the French doors from your kitchen/ family room into your rear garden. Family spaces are eminently flexible, bedrooms are generously proportioned throughout and every opportunity has been taken to maximise the feeling of light and space. From stylish yet practical interiors to exteriors which exude traditional charm, our homes at Earl's View give you the freedom to stamp your own identity and make your first impression a lasting one.

LENZIE. THE PERFECT ESCAPE TO AND FROM CITY LIFE.

You should never have to compromise on where you choose to live, and so that's why we chose

to build in Lenzie. This characterful Victorian village enjoys a tranquil setting by the impressive

backdrop of the Campsie Hills. With Lenzie station on the Glasgow to Edinburgh mainline and

the M80 close by, it's an equally desirable commuter haven just six miles from the city centre,

which boasts the height of café culture and some of Scotland's most fashionable shopping venues

like Merchant City and Princes Square. Home to Woodilee Village's popular new residential

community, a great choice of amenities and excellent schools are also right on your doorstep,

together with a local rugby club and golf course. While the neighbouring town of Kirkintilloch offers

even more shopping, dining and leisure facilities for a well-connected, family-friendly lifestyle.

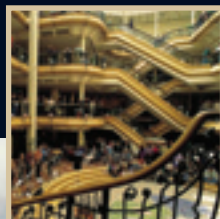


Image courtesy of Scottish Viewpoint



HOW TO GET TO EARL'S VIEW AT WOODILEE

Travelling eastbound on the M80, exit at Junction 3 (signposted Kirkintilloch/Stepps/Muirhead).
At the roundabout take 1st exit. Follow the road to the next roundabout, take 2nd exit onto A806.
Follow the road to the next roundabout and take 2nd exit. Turn right at first set of traffic lights.
Follow the road into Woodilee Village and turn left at the roundabout then take first left into the CALA development.



WE CARE ABOUT THE THINGS YOU CARE ABOUT



CALA CUSTOMER SERVICE. THE UTMOST CARE AT EVERY STAGE.

At CALA, care isn't just a word. It's a philosophy that we live and breathe every day.

We know just how important it is for you to feel completely at home in your new surroundings, so besides taking pride in our design we also take pride in our customer

service. The thought and care we take at every stage of the building process is reflected in

the way we approach customer satisfaction. In the same way that we refuse to compromise

on the quality of materials and craftsmanship, so we aim to not just meet, but exceed your

expectations in everything we do. As proof of our commitment to providing a higher level

of satisfaction we have also created the CALA Homes Customer Charter – your reassurance

that the quality of our service will match the quality of your living experience, completely.



Photography from previous CALA developments

THE BRYCE

FOUR BEDROOM DETACHED HOME AT EARL'S VIEW

The charming Bryce features four spacious bedrooms, two of which are en suite, and a well equipped family bathroom with separate shower enclosure on the upper floor. Downstairs a spacious lounge to the front of the home and an open plan kitchen and family/dining room are both accessible from the inviting entrance hall.



Computer Generated Image – A typical Bryce

THE BRYCE

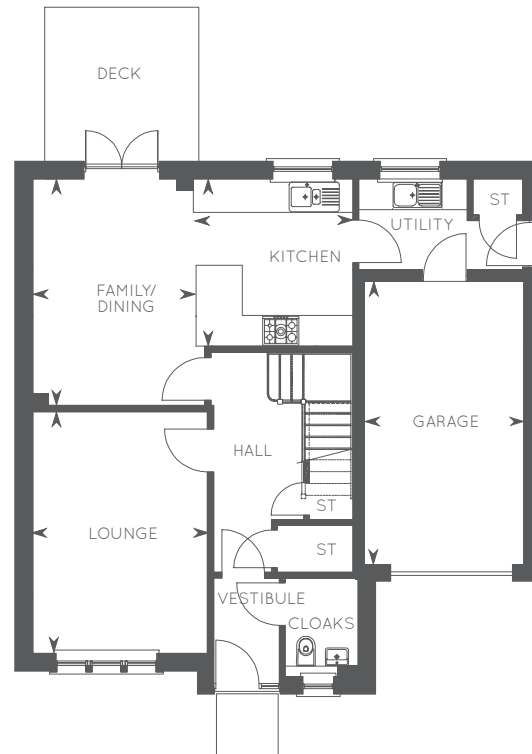
PLOTS 58, 60 & 61

GROUND FLOOR

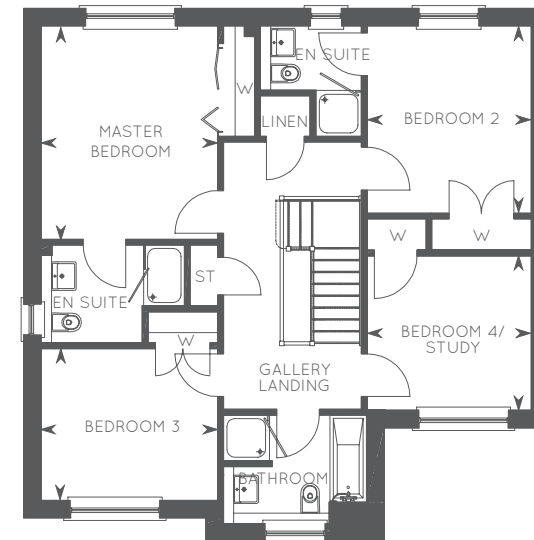
	M	FT
Family/Dining	4.40m x 3.17m	14' 5" x 10' 5"
Kitchen	3.25m x 3.05m	10' 8" x 10' 0"
Lounge	4.69m x 3.39m	15' 5" x 11' 2"
Garage	5.50m x 3.09m	18' 1" x 10' 2"

FIRST FLOOR

	M	FT
Master Bedroom	4.14m x 3.42m	13' 7" x 11' 3"
Bedroom 2	3.64m x 3.18m	11' 11" x 10' 5"
Bedroom 3	3.42m x 2.94m	11' 3" x 9' 8"
Bedroom 4/Study	3.18m x 3.00m	10' 5" x 9' 10"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE COLVILLE

FOUR BEDROOM DETACHED HOME AT EARL'S VIEW

With four bedrooms, two of which are en suite, and a separate study on the upper floor, The Colville offers spacious and flexible family living. The ground floor features a generous formal lounge and large open plan kitchen and family/dining room with French doors to the rear garden. An integral single garage, utility room and separate WC complete the home.



Computer Generated Image – A typical Colville

THE COLVILLE

PLOT 73

GROUND FLOOR

Family/Dining
Kitchen
Lounge
Garage

M
4.09m x 3.58m
3.13m x 3.07m
5.16m x 3.52m
5.42m x 2.98m

FT

13' 5" x 11' 9"
10' 3" x 10' 1"
16' 11" x 11' 7"
17' 9" x 9' 9"

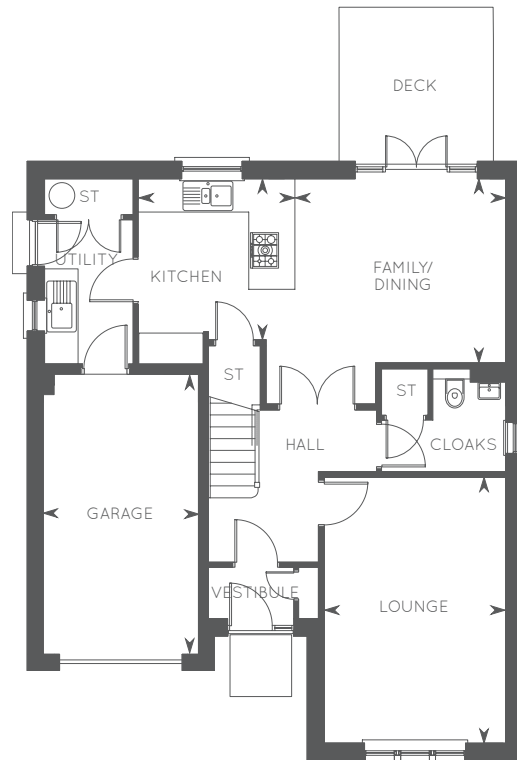
FIRST FLOOR

Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
Study

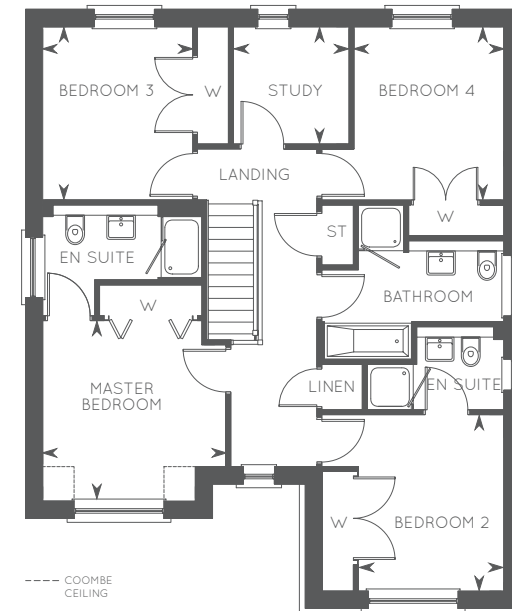
M
3.54m x 3.45m
3.41m x 2.81m
3.37m x 2.87m
3.37m x 2.89m
2.28m x 2.25m

FT

11' 7" x 11' 4"
11' 2" x 9' 3"
11' 1" x 9' 5"
11' 1" x 9' 6"
7' 6" x 7' 5"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE CRICHTON

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

Four double bedrooms, two with an en suite, plus a fifth bedroom/study make The Crichton a family home with room to grow. Downstairs the L-shaped entrance hall gives access to the formal lounge and large open plan kitchen and family/dining room, which in turn leads through to the utility room and integral garage.



Computer Generated Image – A typical Crichton

THE CRICHTON

PLOTS 68 & 127

Plot 68 has a Juliet balcony.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

Family/Dining

Kitchen

Lounge

Garage

M

3.75m x 3.55m

3.60m x 3.55m

5.10m x 3.63m

5.44m x 3.09m

FT

12' 4" x 11' 8"

11' 10" x 11' 8"

16' 9" x 11' 11"

17' 10" x 10' 2"

FIRST FLOOR

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5/Study

M

4.52m x 3.61m

3.98m x 3.61m

3.21m x 3.18m

3.12m x 2.88m

2.88m x 2.19m

FT

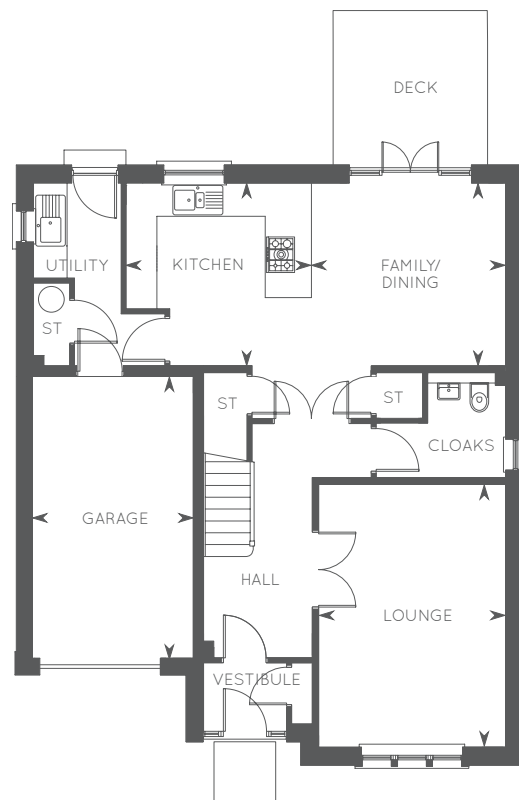
14' 10" x 11' 10"

13' 1" x 11' 10"

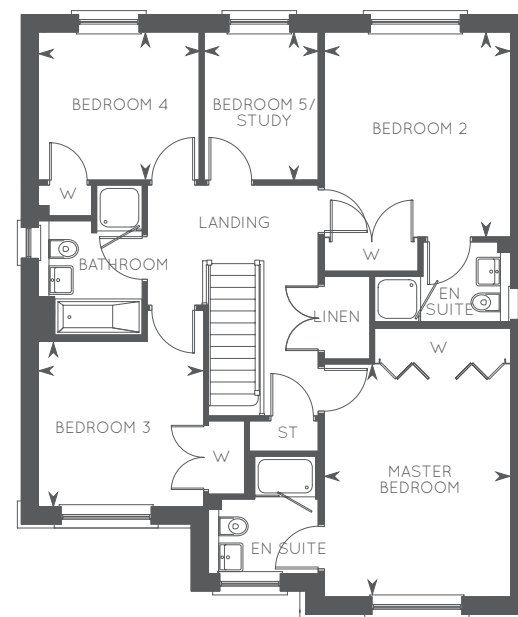
10' 6" x 10' 5"

10' 3" x 9' 5"

9' 5" x 7' 3"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE DARROCH

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

Designed for spacious and flexible family living, The Darroch features an open plan family/dining room with French doors opening out to the garden, whilst the formal lounge to the front of the property is ideal for entertaining. With four bedrooms, two en suites and a fifth bedroom which can also be used as a study, The Darroch is the perfect home for families in need of a wealth of space.



Computer Generated Image – A typical Darroch

THE DARROCH

PLOTS 59, 69, 75 & 77

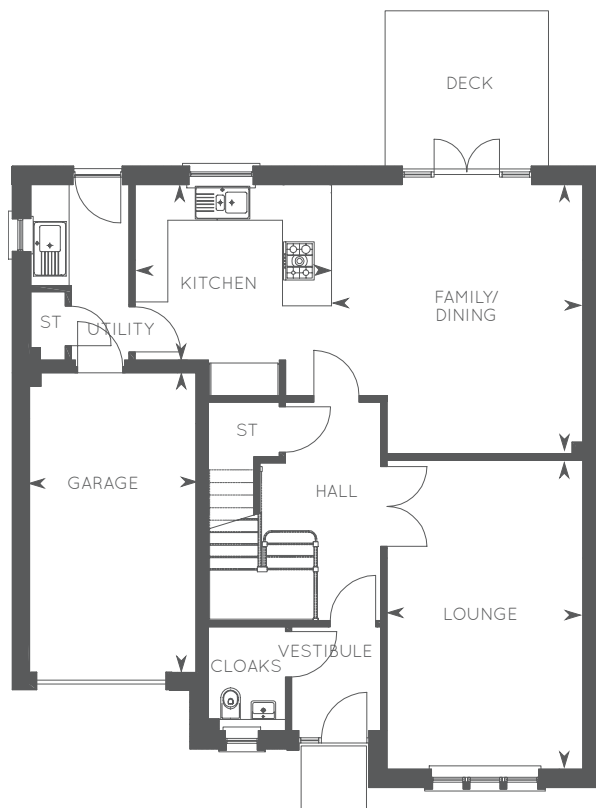
Please note: Plots 59 & 75 feature an alternative layout. Plots 69 & 77 have a Juliet balcony. Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

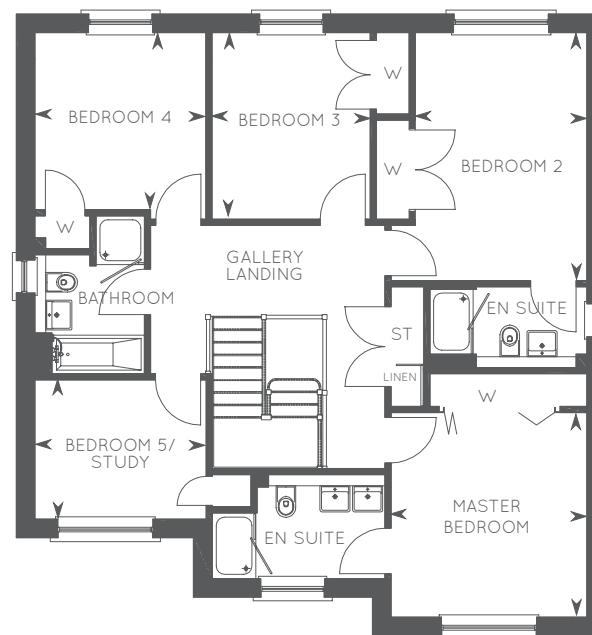
	M	FT
Family/Dining	4.93m x 4.61m	16' 2" x 15' 2"
Kitchen	3.60m x 3.22m	11' 10" x 10' 7"
Lounge	5.66m x 3.59m	18' 7" x 11' 9"
Garage	5.50m x 3.05m	18' 1" x 10' 0"

FIRST FLOOR

	M	FT
Master Bedroom	3.75m x 3.59m	12' 4" x 11' 9"
Bedroom 2	4.54m x 3.14m	14' 11" x 10' 4"
Bedroom 3	3.42m x 2.90m	11' 3" x 9' 6"
Bedroom 4	3.25m x 3.13m	10' 8" x 10' 4"
Bedroom 5/Study	3.14m x 2.55m	10' 4" x 8' 5"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE ELLIOT

FOUR BEDROOM DETACHED HOME AT EARL'S VIEW

The spacious Elliot offers four bedrooms, two of which are en suite, and a family bathroom, all accessed from a stunning galleried landing on the upper floor. On the ground floor, a formal lounge and dining room lead to the open plan family room and kitchen providing flexible yet practical family living. A spacious study, utility room and double detached garage complete the home.



Computer Generated Image – A typical Elliot

THE ELLIOT

PLOTS 62 & 76

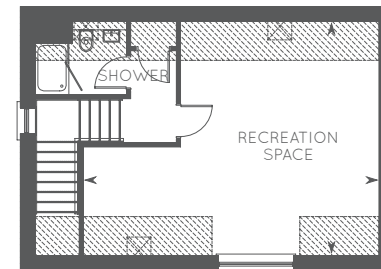
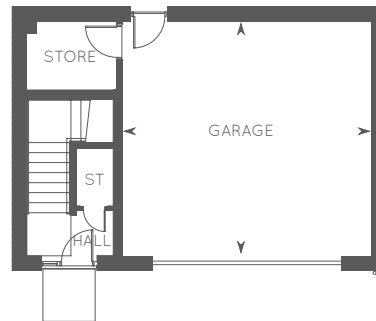
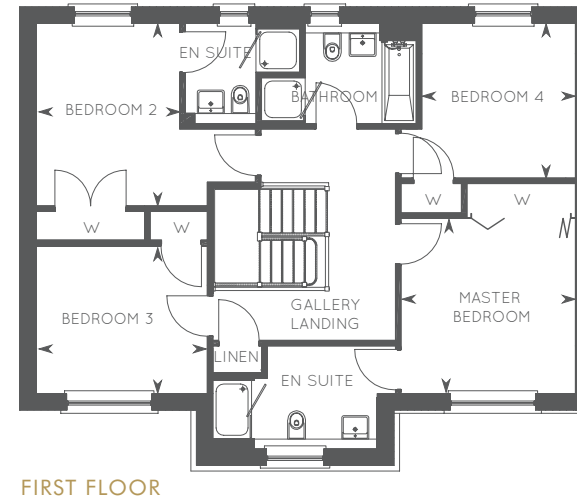
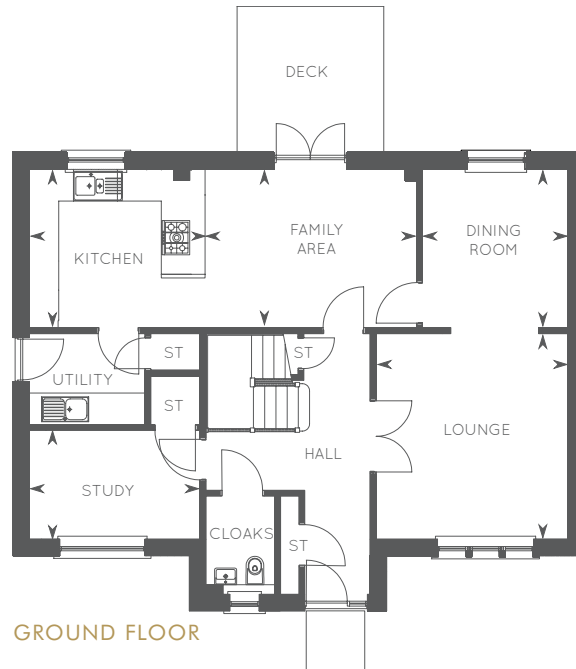
Please note: Plot 76 has an alternative garage layout.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

Family Area	M	4.33m x 3.23m	FT	14' 3" x 10' 8"
Kitchen		3.59m x 3.23m		11' 10" x 10' 8"
Dining Room		3.23m x 2.98m		10' 8" x 9' 9"
Lounge		4.21m x 3.92m		13' 10" x 12' 11"
Study		3.48m x 2.23m		11' 5" x 7' 4"

FIRST FLOOR

Master Bedroom	M	3.58m x 3.56m	FT	11' 9" x 11' 8"
Bedroom 2		3.73m x 2.93m		12' 3" x 9' 7"
Bedroom 3		3.49m x 3.01m		11' 8" x 9' 11"
Bedroom 4		3.16m x 3.14m		10' 5" x 10' 4"



COOMBE
CEILING

VELUX
WINDOW

GARAGE

Recreation Space	M	6.76m x 5.39m	FT	22' 2" x 17' 8"
Garage		5.70m x 5.44m		18' 9" x 17' 10"

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE HARRIS

FOUR BEDROOM DETACHED HOME AT EARL'S VIEW

The split-level design of The Harris exudes individual charm and contemporary character. Comprising an open plan kitchen and family area, dining room and integral garage, the ground floor also benefits from a utility room and cloakroom. A central staircase takes you down to the spacious lounge with French doors to the rear garden. Upstairs four double bedrooms, all with fitted wardrobes and two with an en suite can be found along with a family bathroom.



Computer Generated Image – A typical Harris

THE HARRIS

PLOTS 63, 64, 65 & 66

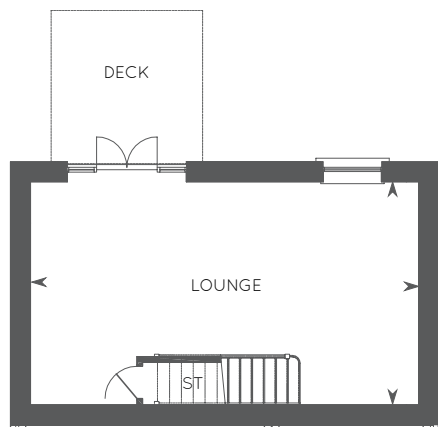
Please note: Plots 63, 64 & 65 feature an alternative layout.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

	M	FT
Family Area	4.18m x 3.33m	13' 9" x 10' 11"
Kitchen	3.60m x 3.33m	11' 10" x 10' 11"
Dining Room	3.99m x 2.37m	13' 1" x 7' 9"
Garage	5.36m x 2.96m	17' 7" x 9' 9"

FIRST FLOOR

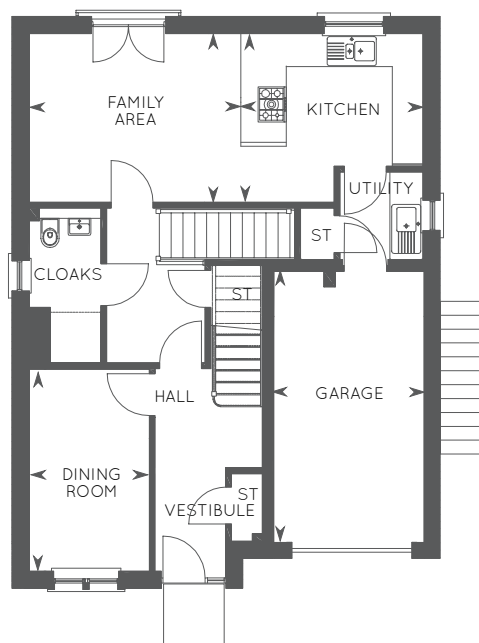
	M	FT
Master Bedroom	4.22m x 3.05m	13' 10" x 10' 0"
Bedroom 2	3.88m x 3.22m	12' 9" x 10' 7"
Bedroom 3	3.40m x 3.28m	11' 2" x 10' 9"
Bedroom 4	3.55m x 2.55m	11' 8" x 8' 5"



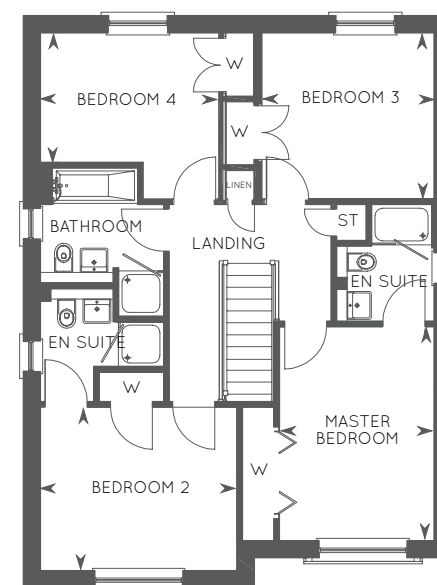
LOWER

GROUND FLOOR

	M	FT
Lounge	7.67m x 4.41m	25' 2" x 14' 6"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE KENNEDY

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

An impressive five bedroom family home combines flexible and practical space, with a formal lounge and an open plan family/dining area and kitchen to the rear, as well as a double integrated garage. Upstairs the stunning galleried landing leads to the spacious bedrooms, two of which are en suite, and a well-equipped family bathroom.



Computer Generated Image – A typical Kennedy

THE KENNEDY

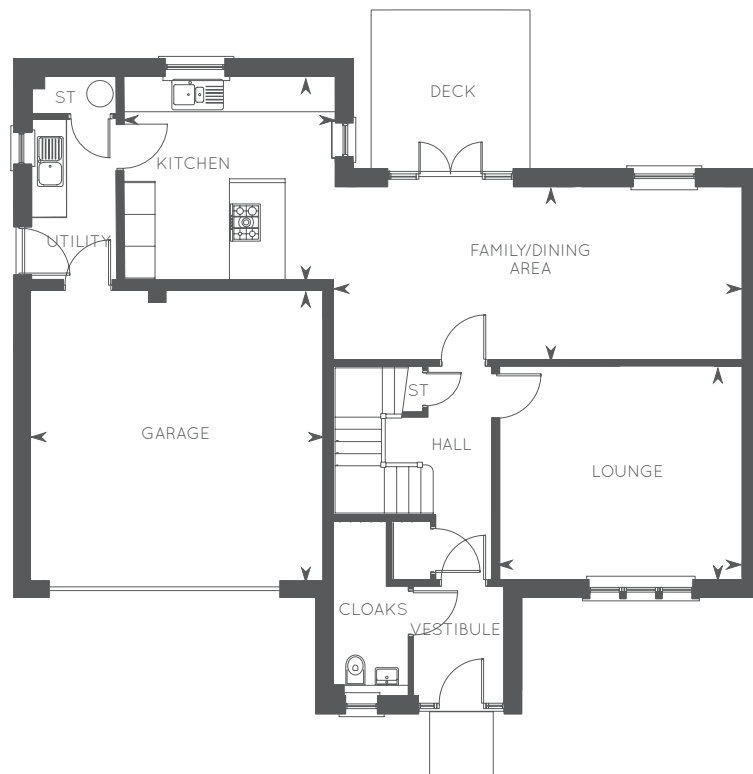
PLOTS 81, 86, 94, 97, 99, 102, 107

GROUND FLOOR

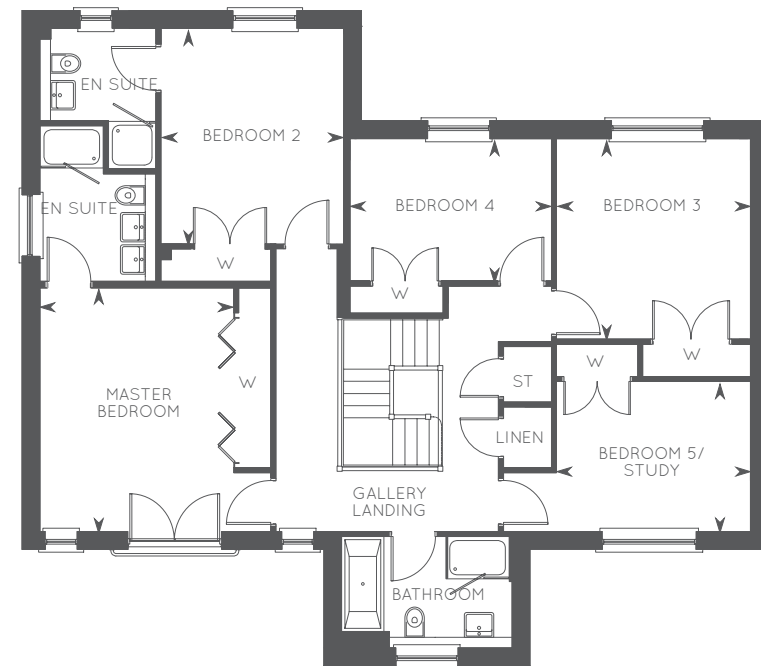
	M	FT
Kitchen	4.00m x 3.81m	13' 2" x 12' 6"
Dining/Family Area	7.72m x 3.27m	25' 3" x 10' 9"
Lounge	4.61m x 4.03m	15' 2" x 13' 3"
Garage	5.49m x 5.45m	18' 0" x 17' 11"

FIRST FLOOR

	M	FT
Master Bedroom	4.60m x 3.66m	15' 1" x 12' 0"
Bedroom 2	4.02m x 3.42m	13' 2" x 11' 3"
Bedroom 3	3.79m x 3.64m	12' 5" x 12' 0"
Bedroom 4	3.81m x 2.65m	12' 6" x 8' 8"
Bedroom 5/Study	3.64m x 2.80m	12' 0" x 9' 2"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW
LENZIE

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THE LEWIS

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

With five spacious bedrooms, The Lewis is ideal for a larger family. Each bedroom includes fitted wardrobes and two enjoy an en suite shower room, complemented by an impressive family bathroom. Downstairs a large open plan kitchen/family area is located alongside a separate formal lounge, dining room, utility and cloakroom.



Computer Generated Image – A typical Lewis

THE LEWIS

PLOTS 72, 74 & 129

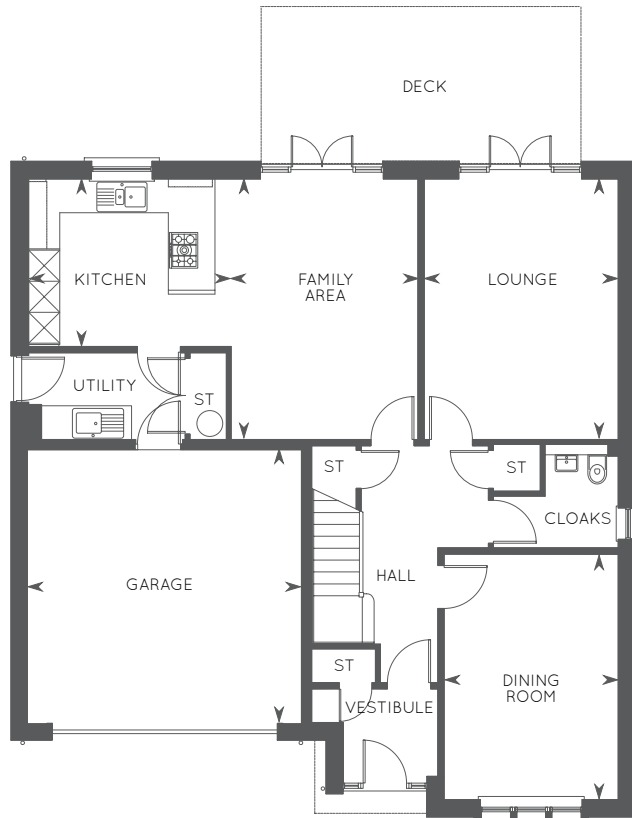
Please note: Plot 129 features an alternative layout.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

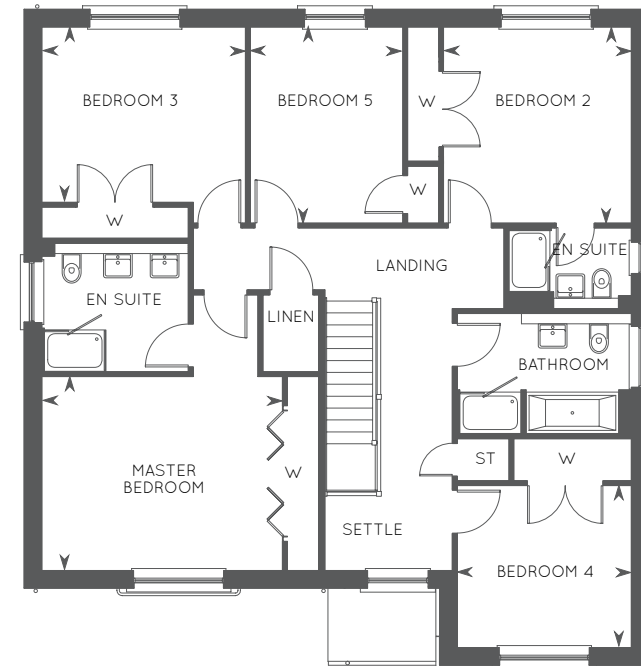
	M	FT
Family Area	5.03m x 3.61m	16' 6" x 11' 10"
Kitchen	3.91m x 3.23m	12' 10" x 10' 7"
Lounge	5.03m x 3.75m	16' 6" x 12' 4"
Dining Room	4.72m x 3.36m	15' 6" x 11' 1"
Garage	5.27m x 5.27m	17' 3" x 17' 3"

FIRST FLOOR

	M	FT
Master Bedroom	4.63m x 3.73m	15' 3" x 12' 3"
Bedroom 2	3.77m x 3.59m	12' 4" x 11' 9"
Bedroom 3	3.95m x 3.35m	13' 0" x 11' 0"
Bedroom 4	3.36m x 3.13m	11' 1" x 10' 3"
Bedroom 5	3.77m x 2.90m	12' 4" x 9' 6"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE LOGAN

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

The Logan offers an exceptionally spacious open plan family/dining room and kitchen to the rear as a hub for family life, while a large formal lounge to the front of the home is excellent for entertaining. The spectacular galleried landing sweeps round to five bedrooms, two with an en suite, and a spacious family bathroom.



Computer Generated Image – A typical Logan

THE LOGAN

PLOTS 67 & 71

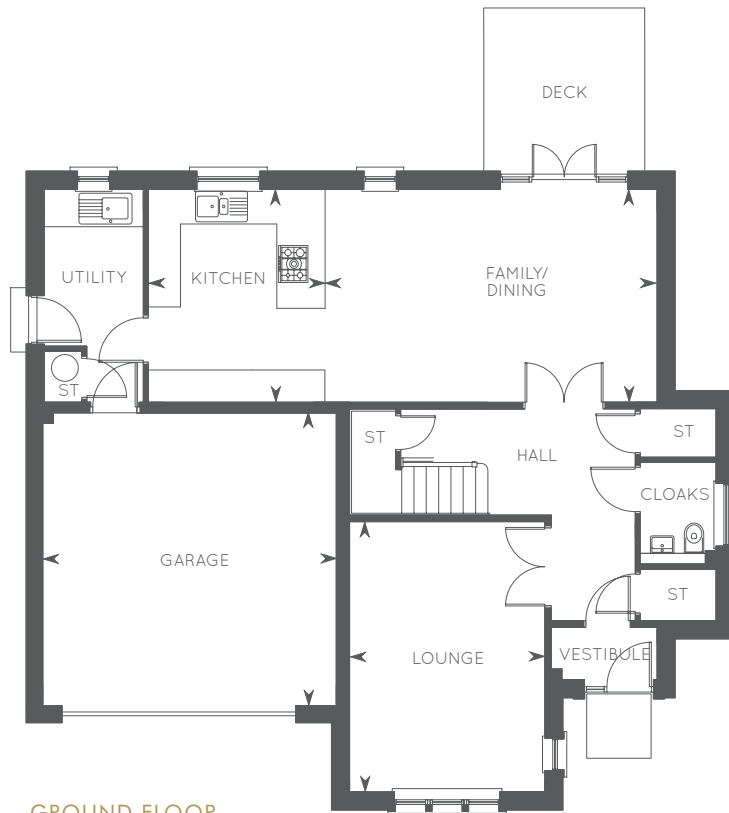
Plot 67 has a Juliet balcony.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

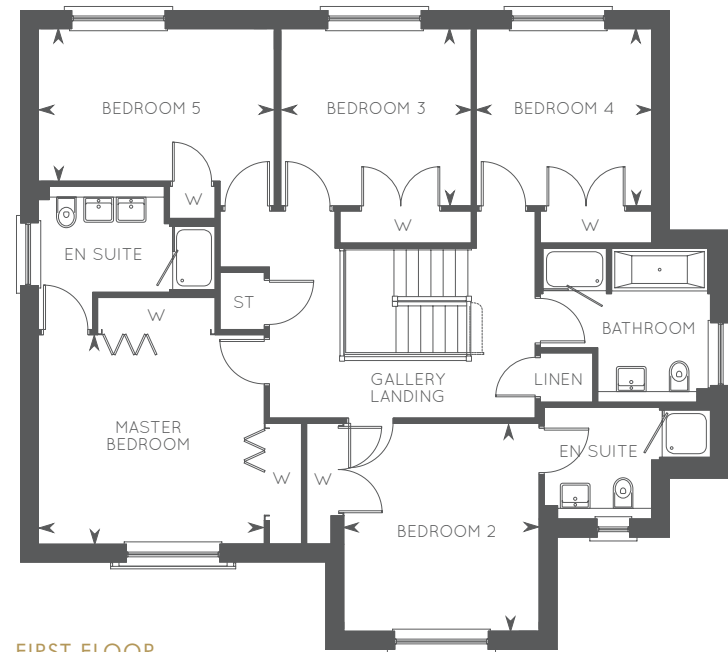
	M	FT
Family/Dining	6.03m x 3.97m	19' 9" x 13' 1"
Kitchen	3.97m x 3.45m	13' 1" x 11' 4"
Lounge	5.03m x 3.64m	16' 6" x 12' 0"
Garage	5.49m x 5.44m	18' 0" x 17' 10"

FIRST FLOOR

	M	FT
Master Bedroom	4.19m x 3.89m	13' 9" x 12' 9"
Bedroom 2	3.88m x 3.64m	12' 9" x 12' 0"
Bedroom 3	3.53m x 3.27m	11' 7" x 10' 9"
Bedroom 4	3.27m x 3.27m	10' 9" x 10' 9"
Bedroom 5	4.40m x 2.83m	14' 5" x 9' 3"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE MACRAE

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

The generously proportioned MacRae provides deluxe detached living, with the added benefit of a separate double garage featuring a recreation room and adjoining shower. From the ground floor family area, French doors lead to the decked garden, while upstairs a glorious en suite master bedroom is complemented by four further spacious bedrooms, one of them also en suite.



Computer Generated Image – A typical MacRae

THE MACRAE

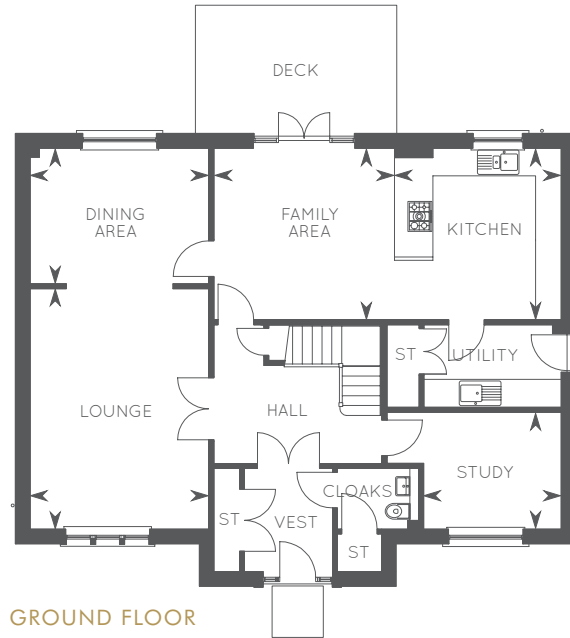
PLOTS 95 & 109

GROUND FLOOR

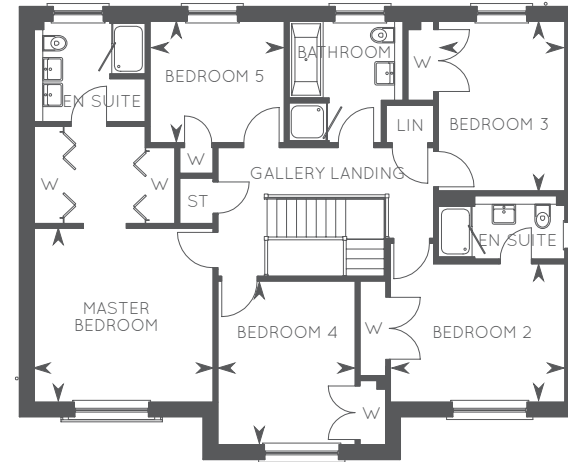
	M	FT
Kitchen	4.05m x 4.01m	13' 3" x 13' 2"
Family Area	4.07m x 4.01m	13' 4" x 13' 2"
Dining Area	4.17m x 3.17m	13' 8" x 10' 5"
Lounge	5.62m x 4.17m	18' 6" x 13' 8"
Study	3.21m x 2.74m	10' 7" x 9' 0"

FIRST FLOOR

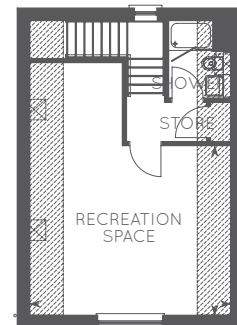
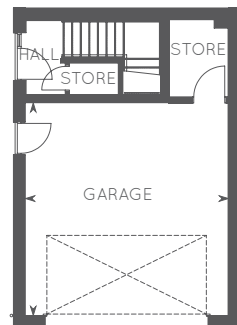
	M	FT
Master Bedroom	4.18m x 4.06m	13' 9" x 13' 4"
Bedroom 2	4.08m x 3.13m	13' 5" x 10' 3"
Bedroom 3	3.97m x 2.96m	13' 0" x 9' 9"
Bedroom 4	3.83m x 3.21m	12' 7" x 10' 6"
Bedroom 5	3.13m x 2.85m	10' 4" x 9' 4"



GROUND FLOOR



FIRST FLOOR



--- COOMBE
CEILING
[] VELUX
WINDOW

DETACHED GARAGE

	M	FT
Recreation Room	5.39m x 4.55m	17' 8" x 14' 11"
Garage	5.70m x 5.44m	18' 9" x 17' 10"

EARL'S VIEW
LENZIE

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CALA
HOMES

THE MELVILLE

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

The charming L-shaped Melville enjoys an interlinked ground floor, with the exceptionally spacious lounge flowing into a formal dining area and sizeable kitchen/family area. Upstairs the stunning galleried landing takes you to five spacious bedrooms, two with an en suite, and the family bathroom.



Computer Generated Image – A typical Melville

THE MELVILLE

PLOTS 125 & 126

Please note: Plot 125 features an alternative layout.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

Family Area
Kitchen
Dining Area
Lounge
Garage

M
3.90m x 3.85m
3.90m x 3.80m
3.71m x 3.60m
7.72m x 3.77m
5.47m x 5.24m

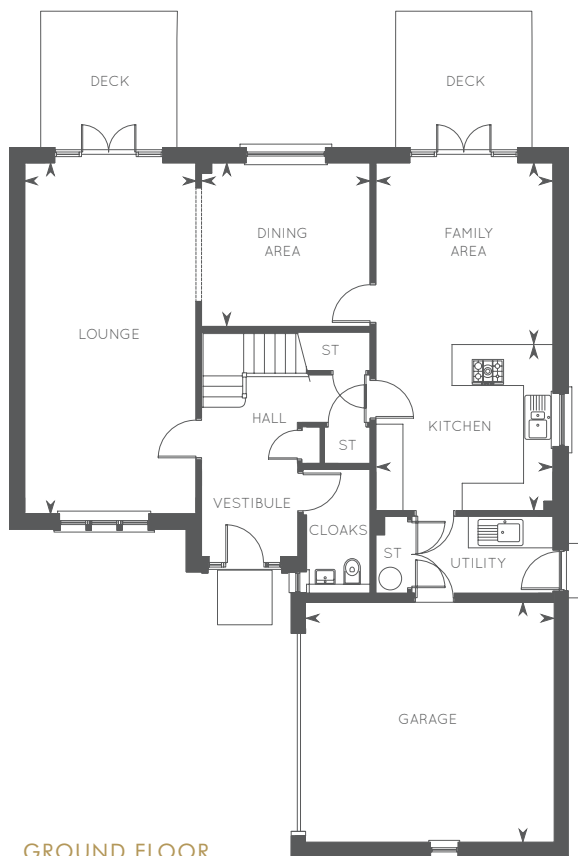
FT
12' 10" x 12' 8"
12' 10" x 12' 6"
12' 2" x 11' 10"
25' 4" x 12' 4"
18' 0" x 17' 3"

FIRST FLOOR

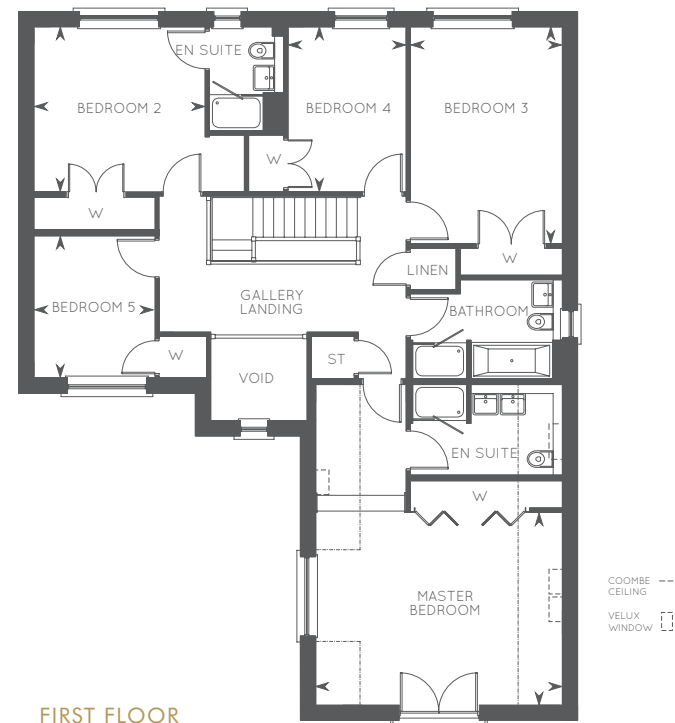
Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5

M
5.42m x 4.22m
3.76m x 3.61m
4.75m x 3.32m
3.61m x 2.60m
3.27m x 2.64m

FT
17' 10" x 13' 10"
12' 4" x 11' 10"
15' 7" x 10' 11"
11' 11" x 8' 6"
10' 9" x 8' 8"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE MONCRIEF

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

A spacious open plan kitchen/dining and family area to the rear provides an excellent heart for family life in The Moncrief. A large formal lounge and integral double garage complete the ground floor, while upstairs a luxurious en suite master bedroom is joined by four more bedrooms, two en suites, a family bathroom and separate study.



Computer Generated Image – A typical Moncrief

THE MONCRIEF

PLOTS 78 & 128

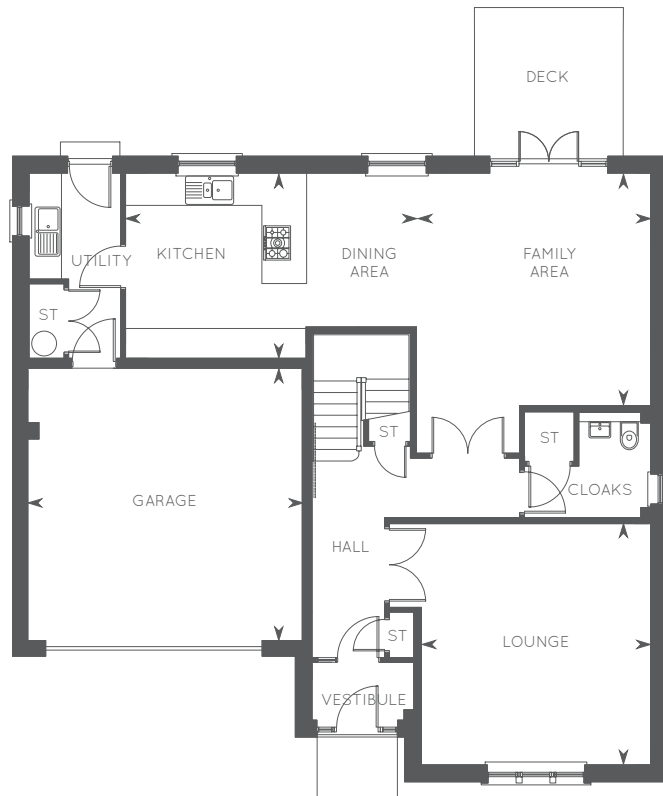
Please note: Plot 78 features an alternative layout.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

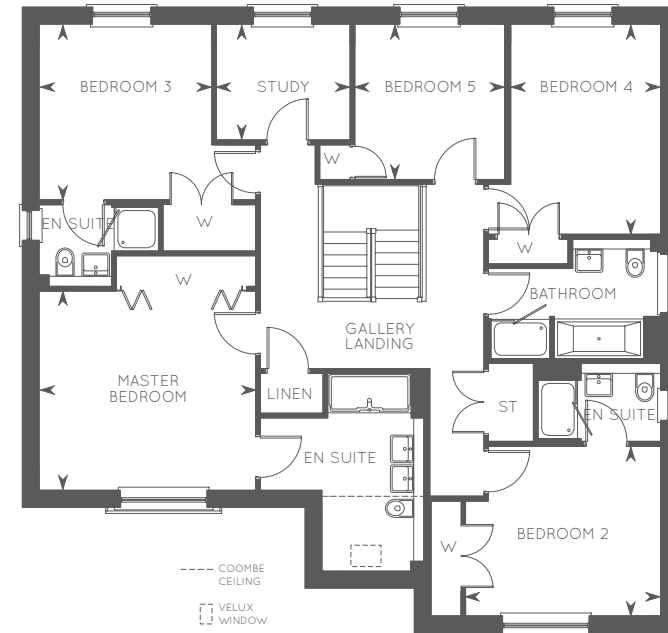
	M	FT
Family Area	4.69m x 4.68m	15' 5" x 15' 4"
Kitchen/Dining	5.86m x 3.73m	19' 3" x 12' 3"
Lounge	4.86m x 4.62m	15' 11" x 15' 2"
Garage	5.49m x 5.45m	18' 0" x 17' 11"

FIRST FLOOR

	M	FT
Master Bedroom	4.34m x 3.99m	14' 3" x 13' 1"
Bedroom 2	3.91m x 3.40m	12' 10" x 11' 2"
Bedroom 3	3.54m x 3.46m	11' 7" x 11' 4"
Bedroom 4	4.23m x 3.01m	13' 11" x 9' 11"
Bedroom 5	3.11m x 3.00m	10' 3" x 9' 10"
Study	2.69m x 2.33m	8' 10" x 7' 8"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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THE RAMSAY

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

With five bedrooms, The Ramsay is the height of comfort. Each bedroom includes fitted wardrobes and three enjoy an en suite, complemented with a family bathroom. Downstairs the kitchen features both a breakfast and family area, all completed by a spacious lounge and separate dining room with a study, cloakroom and convenient utility room.


CALA
HOMES



Computer Generated Image – A typical Ramsay

THE RAMSAY

PLOT 79

GROUND FLOOR

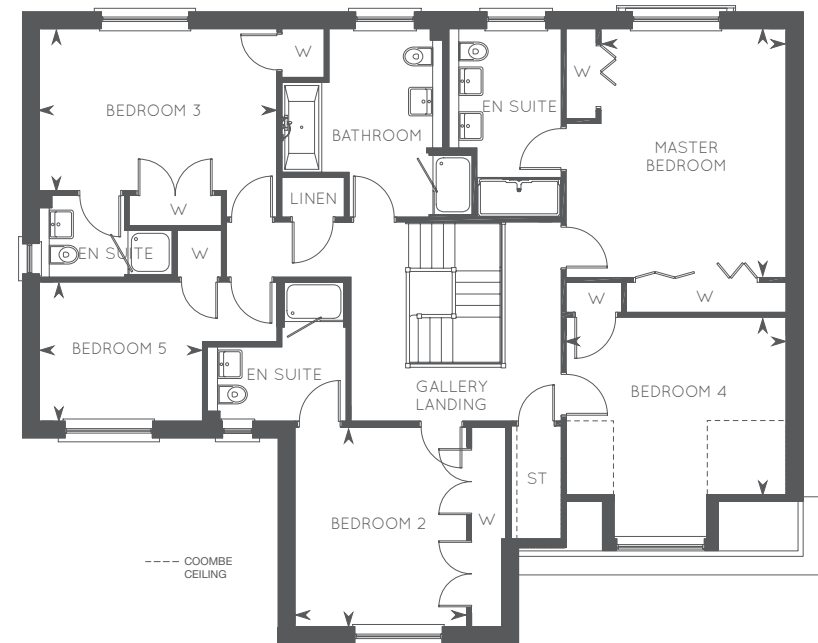
	M	FT
Kitchen	4.50m x 3.59m	14' 9" x 11' 10"
Family Area	4.41m x 3.73m	14' 6" x 12' 3"
Dining Room	4.21m x 3.21m	13' 10" x 10' 7"
Breakfast Area	2.43m x 2.28m	8' 0" x 7' 6"
Lounge	5.12m x 4.12m	16' 9" x 13' 6"
Study	3.05m x 2.25m	10' 0" x 7' 5"
Garage	5.46m x 5.46m	17' 11" x 17' 11"

FIRST FLOOR

	M	FT
Master Bedroom	4.96m x 3.66m	16' 3" x 12' 0"
Bedroom 2	3.97m x 3.41m	13' 1" x 11' 2"
Bedroom 3	4.74m x 3.18m	15' 7" x 10' 6"
Bedroom 4	4.37m x 3.50m	14' 4" x 11' 6"
Bedroom 5	3.27m x 2.76m	10' 8" x 9' 1"



GROUND FLOOR



FIRST FLOOR

EARL'S VIEW
LENZIE

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THE RANALD

FIVE BEDROOM DETACHED HOME AT EARL'S VIEW

This five bedroom home combines the best in contemporary living with real craftsmanship and quality. The ground floor boasts an open plan kitchen and family area, a spacious lounge with adjoining dining room, a study, cloakroom and utility room. Upstairs, you'll discover five generous bedrooms, three with an en suite, and the well-equipped family bathroom.



Computer Generated Image – A typical Ranald

THE RANALD

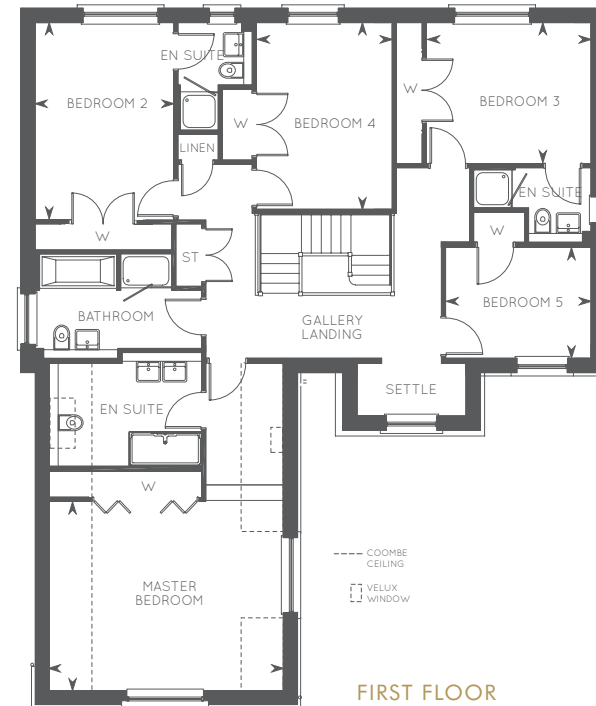
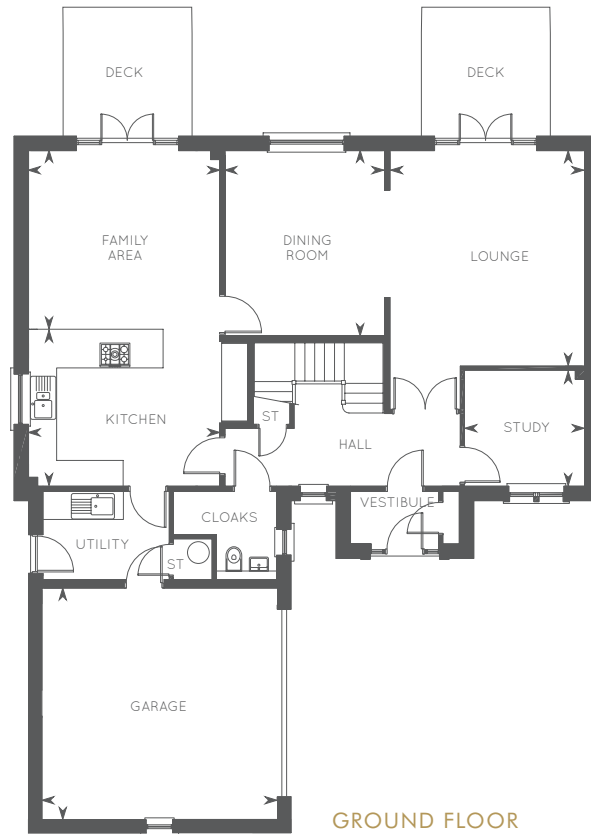
PLOT 130

GROUND FLOOR

Family Area	M	4.44m x 3.85m	FT	14' 7" x 12' 8"
Kitchen		4.44m x 3.95m		14' 7" x 13' 0"
Dining Room		4.31m x 3.71m		14' 2" x 12' 2"
Lounge		5.01m x 4.52m		16' 5" x 14' 10"
Study		2.77m x 2.68m		9' 1" x 8' 10"
Garage		5.47m x 5.34m		18' 0" x 17' 6"

FIRST FLOOR

Master Bedroom	M	5.42m x 4.37m	FT	17' 10" x 14' 4"
Bedroom 2		4.57m x 3.20m		15' 0" x 10' 6"
Bedroom 3		3.81m x 3.28m		12' 6" x 10' 9"
Bedroom 4		4.32m x 3.11m		14' 2" x 10' 3"
Bedroom 5		3.38m x 2.57m		11' 1" x 8' 5"



EARL'S VIEW AT
WOODILEE VILLAGE
LENZIE

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EARL'S VIEW AT WOODLEE VILLAGE

THE SPECIFICATION

QUALITY OF DESIGN. QUALITY OF FINISH. THAT'S WHAT WE CARE ABOUT.

Each CALA home enjoys its own array of unique features and benefits, accordingly the specification will vary depending upon the size and style of home selected. CALA Sales Advisors will be delighted to discuss details of a particular housetype with you.

KITCHENS

Each stylish Ashley Ann kitchen has been individually studio designed to maximise both workspace and storage.

High quality integrated Bosch appliances are fitted throughout each home as detailed below:

- Stainless steel cooker hood
- Stainless steel 4 or 5 burner gas hob (as design dictates)
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel oven
- Stainless steel microwave oven (Lewis, Logan, MacRae, Melville, Moncrief and Ranald only)

BATHROOMS & EN SUITES

Sanitaryware will be provided from the Laufen range in all properties, in white, and will be complemented with Hansgrohe taps and fittings. Silver finished



shower enclosures, with white shower trays, will have Hansgrohe shower valves and heads. Baths will be served by a thermostatic combined bath filler and handheld spray set. Chrome towel warmers will be fitted as standard to bathrooms and master en suites. Depending upon your chosen house design, your choice* of wall tiling from selected Porcelanosa ranges will be provided to full height around baths and shower enclosures. Please consult a Sales Advisor for specific details relating to each individual property. Finally, your selection* of fitted bathroom furniture will be installed in bathrooms, en suites and the ground floor cloakroom, as design dictates.

DECORATION

Internal walls will be finished in magnolia emulsion paint and ceilings will be finished in white. Internal pass doors will be oak veneered, with contemporary lever style handles finished in satin anodised brushed aluminium. Skirtings and facings will be finished in white gloss paint, with pre-finished crafted timber stair balustrades and handrail. Internal floor to ceiling heights to the ground floor increase to approximately 2.6m, enhancing the feeling of space, in the following housetypes: Logan, Lewis, MacRae, Melville, Moncrief and Ranald only.

WARDROBES

All wardrobes will have pre-finished oak veneered pass doors with shelves and hanging rail provided. Master bedrooms will feature your selection* from a range of stylish bi-fold wardrobe doors.

ELECTRICAL

- Ample power, TV and telephone points are provided throughout each property – please consult a Sales Advisor for plot specific details
- Low energy pendant light fittings

- Low energy external bulkhead light fitting/s provided at rear and French door exits
- Switchable sensor wall lantern to front door with additional lantern provided outside the garage on selected housetypes
- Doorbell and chimes provided at front entrance door
- Shaver socket provided in bathroom and in each en suite
- Master TV console plate provided in main lounge/living area
- Multigrad switching of kitchen appliances provided



Photography is from previous CALA developments.

EARL'S VIEW AT WOODLEE VILLAGE

THE SPECIFICATION

SMOKE ALARMS

Mains-wired smoke detectors in ground and upper hallways, are also included for added peace of mind.

PLUMBING & HEATING

Direct mains pressure cold water will be supplied to all cold water outlets and direct mains pressure hot water will be provided via a heat exchange cylinder to all hot water outlets. Central heating will be provided via a high efficiency gas boiler and radiator system. Each detached home will benefit from a 'two zone' system with programmable controls separately serving ground floor and upper floor accommodation for added comfort. Each radiator (except those in rooms/ areas with programmable thermostat), will have individual thermostatic control valves.

GARAGE

Each garage will feature sectional-style doors which are easy to operate whilst being stylish and secure. Switchable lighting and power will also be provided.

ENERGY REDUCTION FEATURES

The CALA Signature range of homes available at Earl's View has been carefully designed to reduce CO2 emissions through improved insulation properties of the building fabric.

EXTERNALS

The external finishes of each property will be in accordance with the development external schedule. Sales Advisors will be pleased to offer information on individual plot external finishes and colours. Front gardens will be landscaped in accordance with approved landscape design. Garage driveways will be monoblock. Rear gardens will be graded, rough raked and rotovated. A rotary drier will be provided in the rear garden with linking path access. In addition timber decking will be provided in the rear garden. An 1.8m palisade fence will be erected between the rear gardens of each property. Our Sales Advisor will be able to assist you with information on plot specific boundary fences, service strips, walls and factoring.

A factoring company will be appointed to maintain all the common areas within the overall development, i.e. landscaped areas, open areas and car parking areas etc. Two annual fees will be payable by all residents at Earl's View. In order to satisfy building regulations, barrier free access will be provided to either the front or rear entrance. Please consult a Sales Advisor for full details.



A typical CALA street scene

*Subject to build stage – please consult a Sales Advisor for plot specific information.

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WE CARE ABOUT THE THINGS YOU CARE ABOUT

