

CALA

Queensferry Heights

South Queensferry



Stock photography



The perfect place to call home

Situated within walking distance of Port Edgar and with terrific views across the Firth of Forth, Queensferry Heights offers a superb location just one mile from the main street. Whether you are in search of an easy commute to the capital or simply a move towards a more relaxed way of life, our latest development is certain to meet the needs of first time buyers, growing families, professionals and downsizers alike. With a variety of open spaces offering the perfect place to chat, relax or play, and with links into exiting walkways and cycle paths, have fun exploring your surroundings and getting to know your new neighbours.



Everything you're looking for

Queensferry Heights promises to bring with it an exciting new community, and our comprehensive mix of detached, semi-detached, terraced homes and apartments offer perfectly flexible living spaces, whatever your needs.

Design your surroundings to suit your unique lifestyle, from guest bedroom to home office, playroom to home cinema, simply adapt your living space as your needs change.



Stock photography

Seeing is believing

Located just 10 miles north west of Edinburgh, South Queensferry is a picturesque town, with pretty pastel coloured shops and houses lining the main street, offering a quaint charm all of its own.

Away from the city, but certainly not out of reach, South Queensferry has plenty of restaurants, bars, shops and tourist attractions to keep you occupied. Once the main port for boarding ferries to Fife, regular boat trips now tour the many islands dotted throughout the Forth.



A breath of fresh air

Escape the everyday and get back to nature.

Maid of the Forth offers sightseeing cruises past Inchcolm Island where you might spot some of the local wildlife including seals and puffins.

Brace yourself for up close and personal views of the three bridges – each one a spectacular feat of engineering. For sailing enthusiasts Port Edgar Marina is just a short stroll from the development and is home to one of the largest sailing schools in Scotland.



Go explore

Covering 6,500 acres of outstanding natural beauty, Hopetoun House & Estate will create a lasting impression. Take advantage of its Farm Shop or try your hand at clay pigeon shooting. Set within rolling parkland and offering spectacular views across the Firth of Forth, Dalmeny House enjoys stunning architecture along with a fascinating collection of artwork and antiques.



A class act

For those with children of school age, Echline,

Queensferry and St Margaret's RC Primary

Schools are all within easy reach of home.

Secondary education can be found at Queensferry

Community High School*. Edinburgh's incredible

selection of universities and colleges including

Edinburgh, Napier and Heriot-Watt are all easily

accessible from Queensferry Heights.



Stock photography

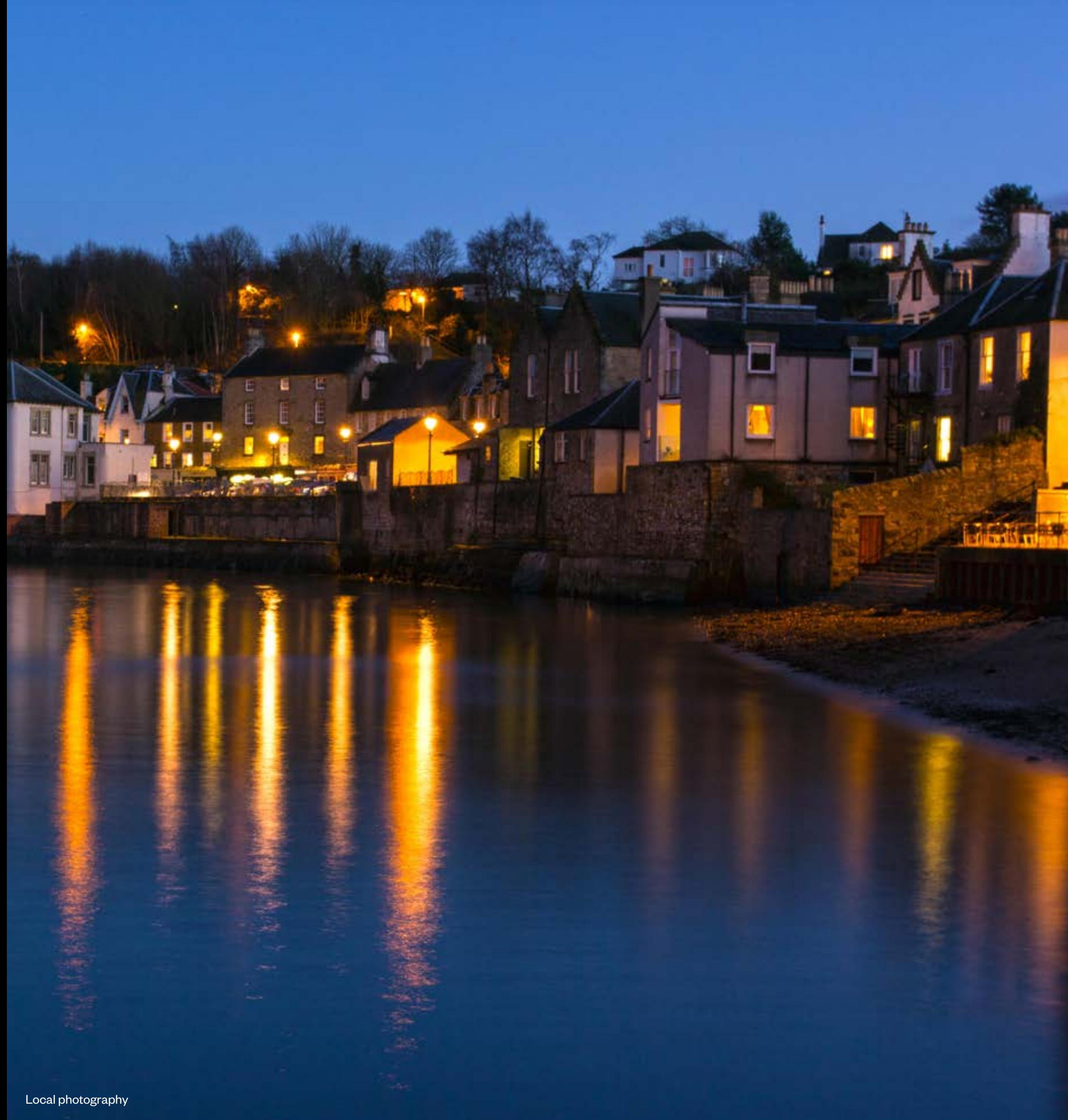


Stock photography



Stock photography

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



Local photography

Community spirit

The annual Ferry Fair brings the entire community together for a fun-filled week every August, culminating in the crowning of the Ferry Fair Queen. On Fair Friday, the Burryman's Parade is a three-century-old tradition where a local man is covered head to toe in sticky burrs and marched through the town for all to see. The Loony Dook is an end-of-year chance to give back, where participants raise money for charity dressing up in madcap costumes before taking a chilly dip into the River Forth on New Year's Day.

Places to go



Eating out – Enjoy discovering the wealth of coffee shops, cafes and restaurants handily sprinkled throughout the town. Meet up with friends or family at The Little Bakery, Scotts Bar & Restaurant, Oocco Pier Hotel or The Hawes Inn where Robert Louis Stevenson is said to have penned parts of his famous novel, *Kidnapped*.



Parks and green spaces – Using the variety of footpaths around the development and throughout the local area will take you on a relaxing journey through pocket parks to the town centre. King George V Park lies at the river's edge and, with children's play area, is a rewarding 10-minute walk from the development.





Local photography



Local photography



Local photography



Shopping – You'll find a selection of unique shops around town including Harbour Lane Studio. With home furnishing, crafts and gifts, it's a hidden gem worth discovering. For high street names to high end labels, The Kingsgate Shopping Centre in Dunfermline is around 15 minutes' drive or take a half hour trip to the capital.



Family days out – The 4.5 mile Shore Walk takes you from South Queensferry to Cramond Beach. Soak up incredible views across the River Forth, from the array of islands to the stunning coastline.

Getting around

New vehicle, cycle and pedestrian routes in and around the development will ensure it is well integrated with the existing transport links, character and infrastructure of South Queensferry.



- By foot:** With plentiful scenic coastal and bridge walks and easy pedestrian access to the town centre, exploring the area on foot couldn't be more fun.
- By car:** South Queensferry is well connected offering easy access to the M90 northwards. For those wishing to commute to the capital, take the A90 to reach Edinburgh in around 30 minutes. Linking up with the M8, be in Glasgow in approximately 50 minutes. Travelling further afield, Edinburgh Airport is just 15 minutes away.
- By train:** Travelling from Dalmeny station you can be in Edinburgh Waverley station in 20 minutes or commute to Dunfermline in 16 minutes.
- By bus:** With a bus stop just metres from the southern perimeter of the site, take advantage of services throughout the region including an express bus to the capital.

Journey times are approximate. Train journey times are accurate as of October 2022 and are sourced from thetrainline.com

Superbly connected



On foot

- Echline Primary School – 0.4 miles
- King George V Park – 0.6 miles
- M&S Simply Food – 0.6 miles
- Ooccoo Pier Restaurant – 0.9 miles
- Queensferry Primary School – 1.0 mile
- Port Edgar Marina – 1.1 mile
- Scotts Restaurant – 1.1 miles



By car

- Tesco – 1.2 miles
- Hawes Inn – 1.3 miles
- Queensferry Community High School – 1.3 miles
- St Margaret's Primary School – 1.3 miles
- Dundas Parks Golf Club – 1.7 miles
- Hopetoun House – 2.8 miles
- Dalmeny House & Golf Club – 4.0 miles
- Craigies Farm & Little Farmers – 4.3 miles
- Edinburgh Airport – 6.5 miles
- Edinburgh City Centre – 11.0 miles



By rail from Dalmeny Station

- Dunfermline – 16 minutes
- Edinburgh Waverley – 20 minutes

Journey times are approximate. Train journey times are accurate as of October 2022 and are sourced from Google maps and thetrainline.com

Queensferry Heights

The development

	The Avon 3 bedroom terraced home Plots 10, 11, 12
	The Balmaha 4 bedroom semi-detached home Plots 8, 9, 100, 101, 102, 103, 112, 113, 116, 117
	The Bryce 4 bedroom semi-detached or detached home Plots 4, 27, 32, 33, 96, 97, 114, 115, 126, 127, 131
	The Cairn 4 bedroom detached home Plots 25, 99, 104, 111, 118, 124, 132
	The Cleland 4 bedroom detached home Plots 1, 3, 29, 37, 39, 95, 98, 119
	The Colville 4 bedroom detached home with study Plots 6, 26, 106, 108, 120, 123, 125, 128, 130
	The Crichton 5 bedroom detached home Plots 5, 7, 94, 109, 122, 129
	The Darroch 5 bedroom detached home Plots 30, 31, 46
	The Elliot 4 bedroom detached home with study Plots 2, 28, 34, 38, 42 With double garage
	The Garvie 5 bedroom detached home Plots 35, 41, 40, 45, 93, 107
	The Lowther 5 bedroom detached home Plots 36, 43, 92, 105, 110
	The MacRae 5 bedroom detached home with study Plot 44

- Denotes development boundary
- Denotes 1.8m timber fence
- Denotes 1.8m anstone boundary wall
- Denotes 1.8m acoustic fence
- Denotes hedging



The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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 going to press on 05.10.22.

Choose the home that's right for you



The Avon

3 bedroom
terraced home



The Balmaha

4 bedroom
semi-detached
home



The Bryce

4 bedroom
semi-detached or
detached home



The Cairn

4 bedroom
detached home



The Cleland

4 bedroom
detached home



The Colville

4 bedroom
detached home
with study



The Crichton
5 bedroom
detached home



The Darroch
5 bedroom
detached home



The Elliot
4 bedroom
detached home
with study



The Garvie
5 bedroom
detached home



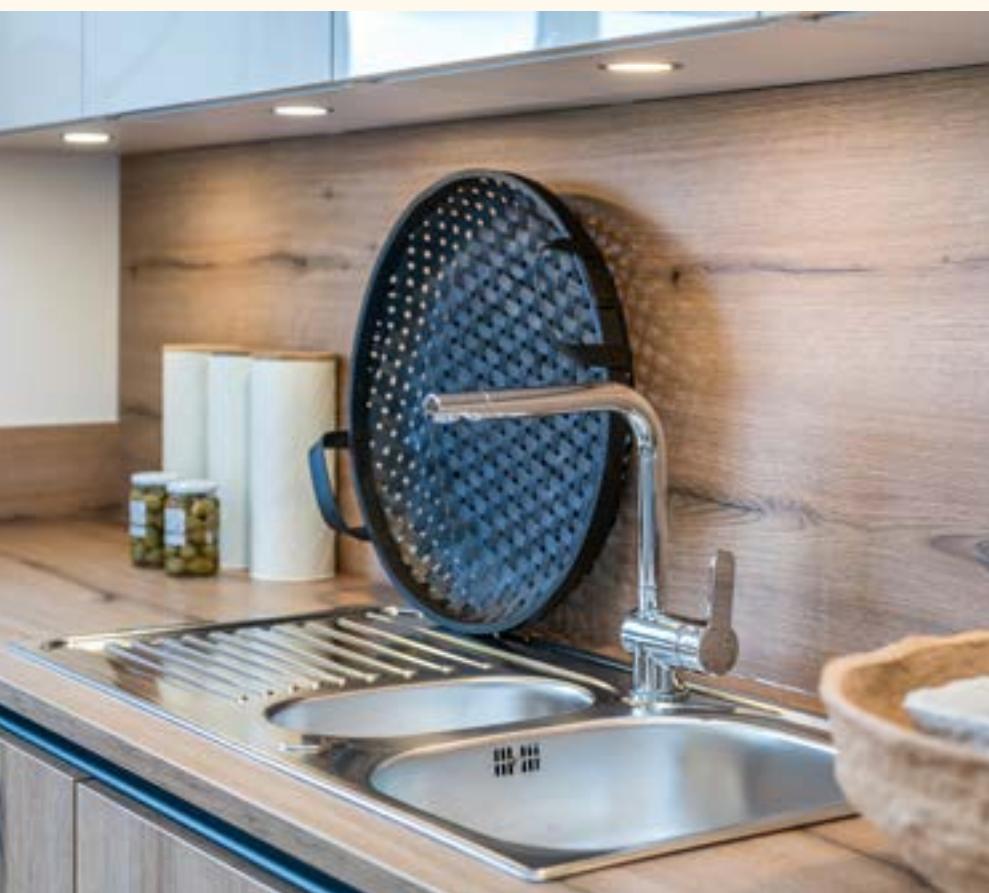
The Lowther
5 bedroom
detached home



The MacRae
5 bedroom
detached home
with study



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



Purchaser at Oakbank, Winchburgh

What our customers say



Photography from a previous Cala development

“ We weren't looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

We fell in love with the style of the house right away as it ticked all our boxes.

I have my own office where I can work from home and the kids have their own bedrooms which are all the same size so there were no arguments about who gets which room. **”**

Purchaser at Oakbank, Winchburgh



Purchaser at Oakbank, Winchburgh

See more customer stories, reviews and ratings 



Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

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

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >



Stock photography

CALA

Welcome to your new home

Queensferry Heights,
Bo'ness Road,
South Queensferry,
EH30 9DZ

[Click here to arrange your viewing](#)



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