



LETHAM VIEWS
PHASE TWO
HADDINGTON



LETHAM VIEWS PHASE TWO

STYLE THAT SETS YOU APART

With Letham Burn flowing gently alongside open parkland, the second phase of CALA's popular Letham Views development provides the perfect setting for our exclusive new selection of detached, semi-detached, terraced homes and apartments.

These light and spacious homes feature a range of styles and are all finished to CALA's high specification, with some also boasting outstanding views of open countryside and the Lammermuir Hills.



The Monctief showhome at Letham Views



The Lowther showhome at Letham Views



The Lowther showhome rear garden at Letham Views



SOUGHT AFTER HADDINGTON

Nestled at the foot of the Garleton Hills on the banks of the River Tyne, the historic town of Haddington is an idyllic location to set up home. The town boasts a range of amenities, from activities for the little ones, to cafes serving delicious homemade coffees and cakes.



JOHN GRAY CENTRE – 4 MINUTE DRIVE

HADDINGTON GOLF CLUB – 10 MINUTE DRIVE

ST MARY'S PLEASANCE GARDEN – 6 MINUTE DRIVE

TESCO SUPERSTORE – 5 MINUTE DRIVE

THE LOFT CAKE AND BAKERY – 4 MINUTE DRIVE

A HAVEN FOR COMING OR GOING

The perfect balance for working, relaxing and exploring can be found at Letham Views. Your morning commute or trip to the city could be the easiest of journeys, with the convenience of several bus stops nearby, and regular mainline train services.

EDINBURGH CITY CENTRE – 30 MINUTE DRIVE



EDINBURGH INTERNATIONAL AIRPORT – 28 MINUTE DRIVE



STIRLING – 55 MINUTE DRIVE



LONGNIDDRY TRAIN STATION – 12 MINUTE DRIVE



GLASGOW CITY CENTRE – 60 MINUTE DRIVE



HAILES CASTLE – 18 MINUTE DRIVE



THE BEST OF TOWN AND COUNTRY LIFE

Tree-lined green spaces are connected by pedestrian and cycle paths, creating extremely sociable surroundings at Letham Views. And with the bustling market town of Haddington only a short walk away, this stunning collection of homes promises to deliver the best of both worlds for growing families and city commuters alike.



NELSON PARK – 8 MINUTE DRIVE



THE WATERSIDE BISTRO – 10 MINUTE DRIVE



BUTTERDEAN WOOD – 7 MINUTE DRIVE



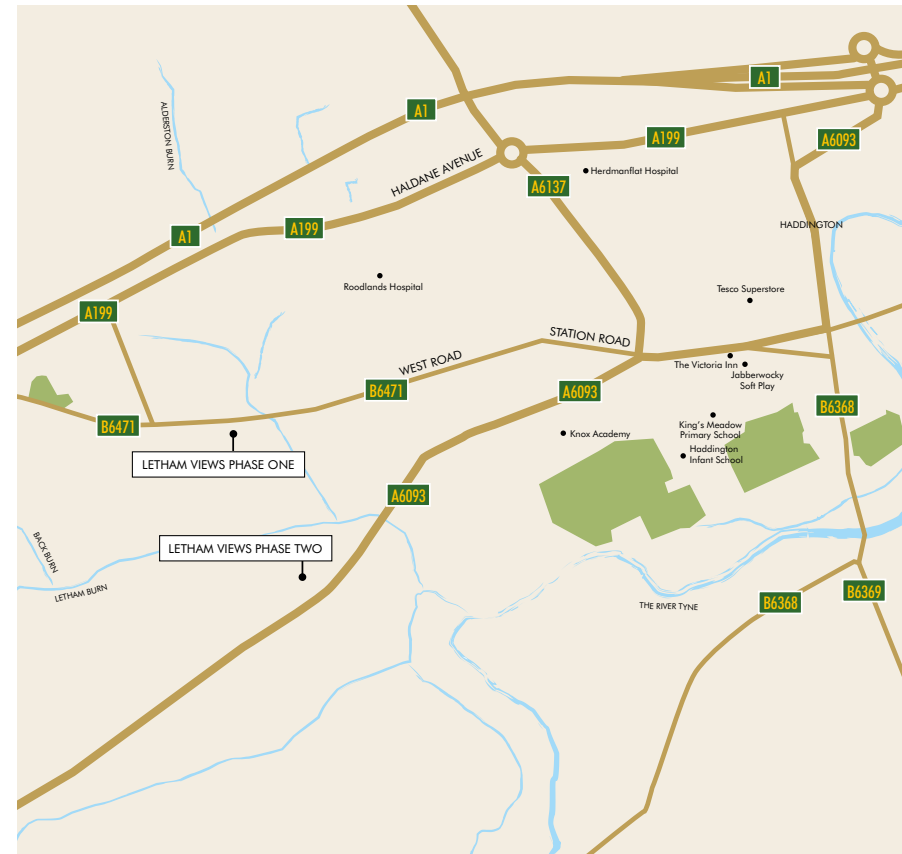
AMISFIELD WALLED GARDEN – 9 MINUTE DRIVE

PERFECTLY LOCATED

CALA HOMES, LETHAM VIEWS PHASE TWO, OFF PENCAITLAND ROAD, HADDINGTON, EH41 3RH














REGIONAL MAP



LOCAL AREA MAP

BUYING 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 kitchen worktops and cupboards as well as bathroom tiles and flooring 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 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.
-  **CONSUMER CODE FOR HOMEBUILDERS**
We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



*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.

CUSTOMER TESTIMONIAL



“ANOTHER HUGE DRAW FOR US WAS CALA’S GUARANTEED BUYER SCHEME, WHICH WE DIDN’T ACTUALLY USE IN THE END BUT IT’S STILL NICE TO KNOW YOU HAVE THAT ADDED LEVEL OF SECURITY WHEN YOU’RE LOOKING TO MAKE A MOVE.”

Purchaser at The Crescent, Edinburgh

“WE USED THE PART EXCHANGE SERVICE, RECEIVING 100% FOR OUR HOME. IT COMPLETELY TOOK THE STRESS OUT THE MOVE – AND MEANT WE COULD ACT QUICKLY TO GET THE CRICHTON HOUSETYPE SECURED AND FOCUS ON THE MOVE WITHOUT HAVING TO WORRY ABOUT SELLING OUR OLD HOME.”

Purchaser at Letham Views, Haddington



“THE FIRST TOUR OF THE SHOW HOME WAS MEMORABLE BECAUSE IT BROUGHT TO LIFE HOW WELL LAID OUT THE PROPERTY WAS.”

Purchaser at Ravelrig Heights, Balerno



LETHAM VIEWS PHASE TWO
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 studio designed kitchen
- Siemens telescopic re-circulating cooker hood or Elica island suspended re-circulating extractor (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1600 sqft)
- Siemens integrated stainless steel combination microwave oven (Over 1600 sqft)
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl composite granite insert sink and drainer in kitchen
- 1 bowl stainless steel insert sink in utility room
- Backflip socket with USB charging point and double power socket to the kitchen islands (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes

- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen two-drawer vanity to wash hand basin in bedroom 1 en suite and main bathroom
- Backlit LED touch sensor mirror with demister and twin shaver socket in bedroom 1 en suite

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary Rosso Maniglie Mensa lever style door handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting with low energy bulbs to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart Gas and Electricity Monitor provided
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (No. of panels vary per housetype)

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- ThermaQ hot water cylinder
- Thermostatic heating controls














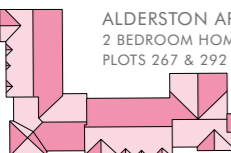
GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (excludes Banton)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Outside cold water tap
- Folding doors to rear gardens in all homes (additional French doors as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

LETHAM VIEWS PHASE TWO - HADDINGTON

- 
THE BANTON
 3 BEDROOM HOME
 PLOTS 200, 201, 202, 203, 204, 205,
 264, 265, 266, 268, 269
- 
THE BARRIE
 4 BEDROOM SEMI DETACHED HOME
 PLOTS 207, 208, 272, 273
- 
THE BRYCE
 4 BEDROOM DETACHED HOME
 PLOTS 209, 250, 281, 284, 287
- 
THE CLELAND
 4 BEDROOM DETACHED HOME
 PLOTS 206, 271, 274, 275, 277, 280,
 285, 288, 291
- 
THE COLVILLE
 4 BEDROOM DETACHED HOME WITH STUDY
 PLOTS 249, 283
- 
THE CRICHTON
 5 BEDROOM DETACHED HOME
 PLOTS 248, 252, 254, 279, 289, 290
- 
THE DEWAR
 5 BEDROOM DETACHED HOME
 PLOTS 270, 276, 278, 282
- 
THE ELLIOT
 4 BEDROOM DETACHED HOME WITH STUDY
 AND DETACHED DOUBLE GARAGE
 PLOT 286
- 
THE KENNEDY
 5 BEDROOM DETACHED HOME
 PLOTS 197, 247, 257, 259, 261
- 
THE LAIRD
 4 BEDROOM DETACHED HOME WITH STUDY
 PLOTS 193, 199, 251
- 
THE LOWTHER
 5 BEDROOM DETACHED HOME
 PLOTS 195, 198, 255, 256, 262
- 
THE MACRAE
 5 BEDROOM DETACHED HOME
 WITH DETACHED DOUBLE GARAGE
 PLOTS 194, 196, 258, 260
- 
THE MELVILLE
 5 BEDROOM DETACHED HOME WITH STUDY
 PLOTS 253, 263
- 
ALDERSTON APARTMENTS
 2 BEDROOM HOMES
 PLOTS 267 & 292 - 300



-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES 1.8M HIGH SCREEN WALL

The above 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. External layout and treatment is indicative only, please speak to sales advisor for details. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



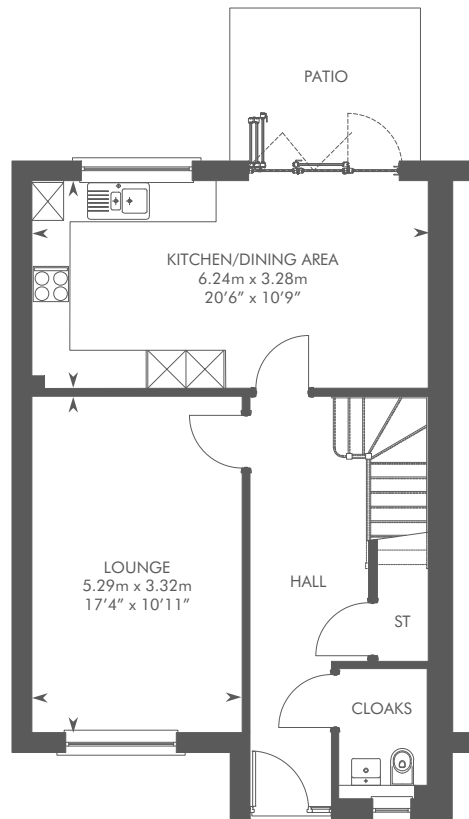
Computer Generated Image – A typical Banton

THE BANTON

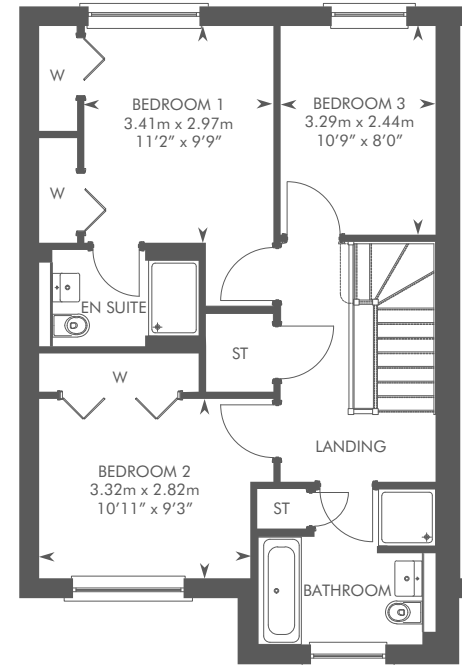
3 BEDROOM HOME



THE BANTON
 PLOTS 200, 201, 202, 203, 204, 205,
 264, 265, 266, 268, 269



GROUND FLOOR



FIRST FLOOR

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

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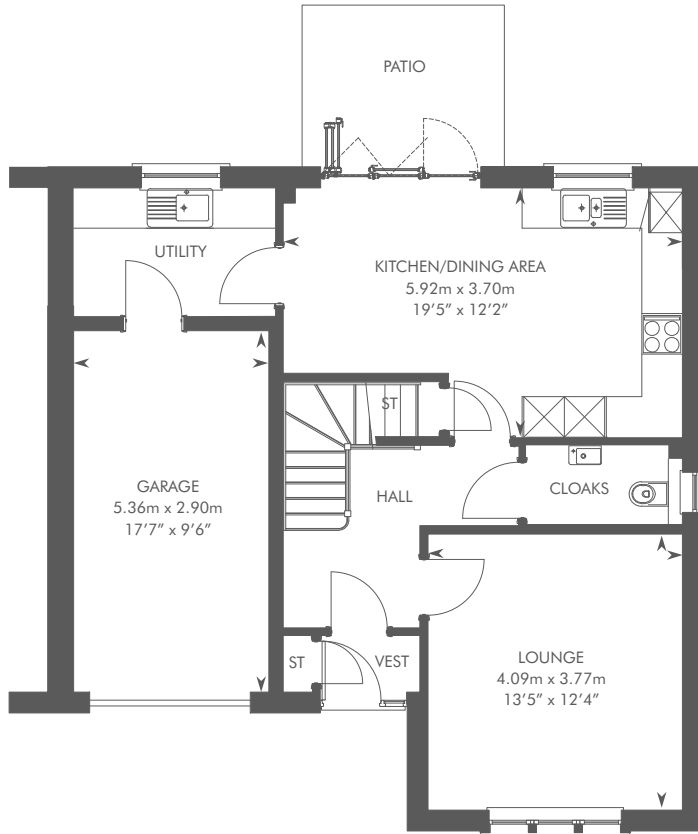


THE BARRIE

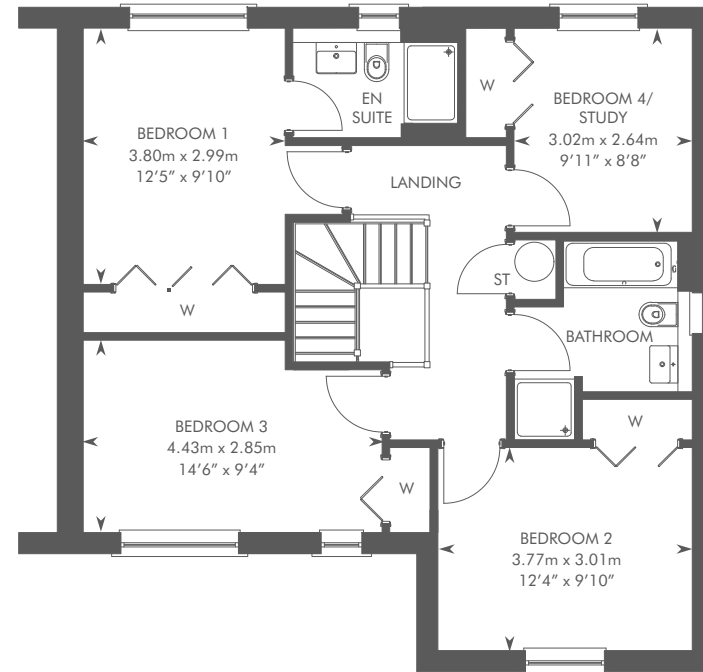
4 BEDROOM SEMI-DETACHED HOME



THE BARRIE
 PLOTS 207, 272 – AS SHOWN
 PLOTS 208, 273 – HANDED



GROUND FLOOR



FIRST FLOOR

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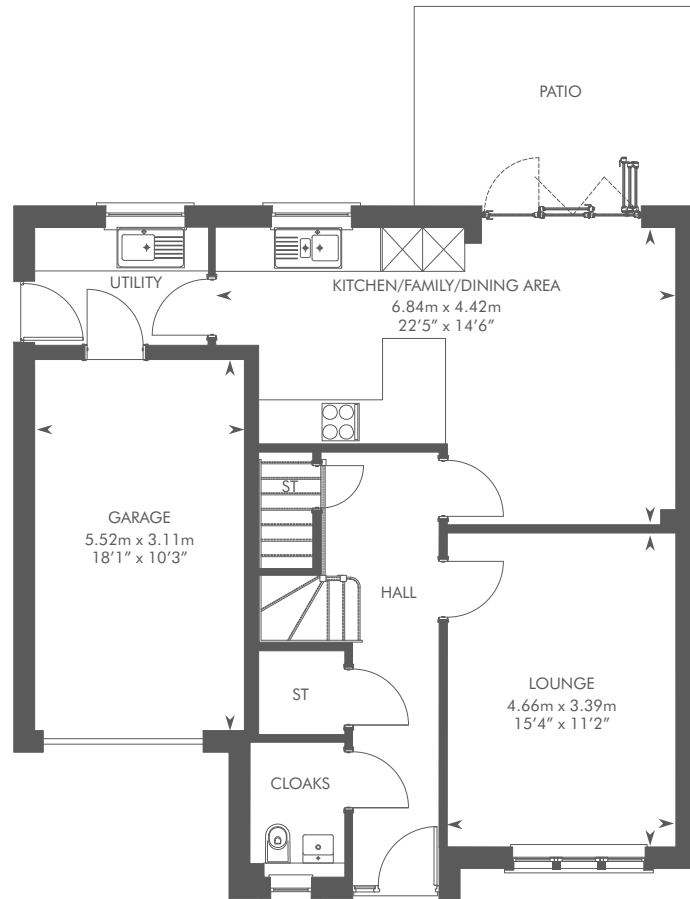


THE BRYCE

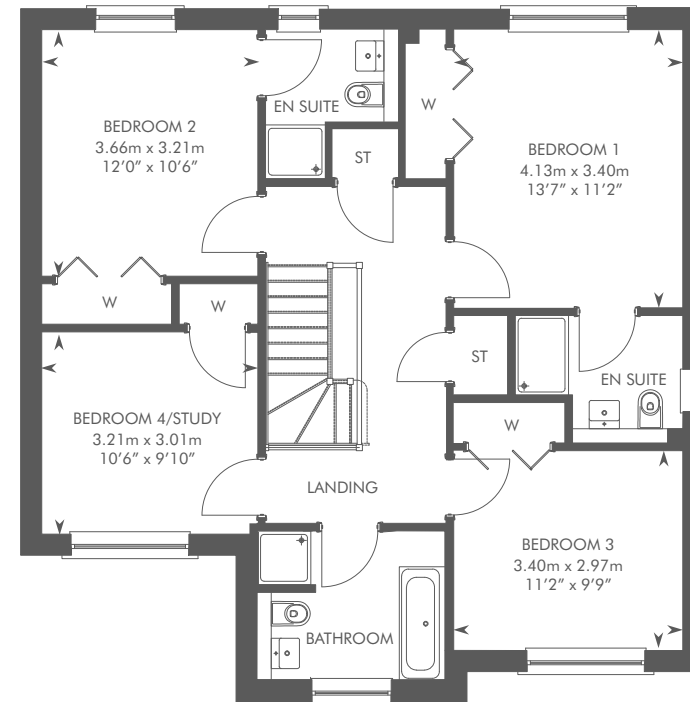
4 BEDROOM DETACHED HOME



THE BRYCE
 PLOTS 209, 287 – AS SHOWN
 PLOTS 250, 281, 284 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Cleland

THE CLELAND

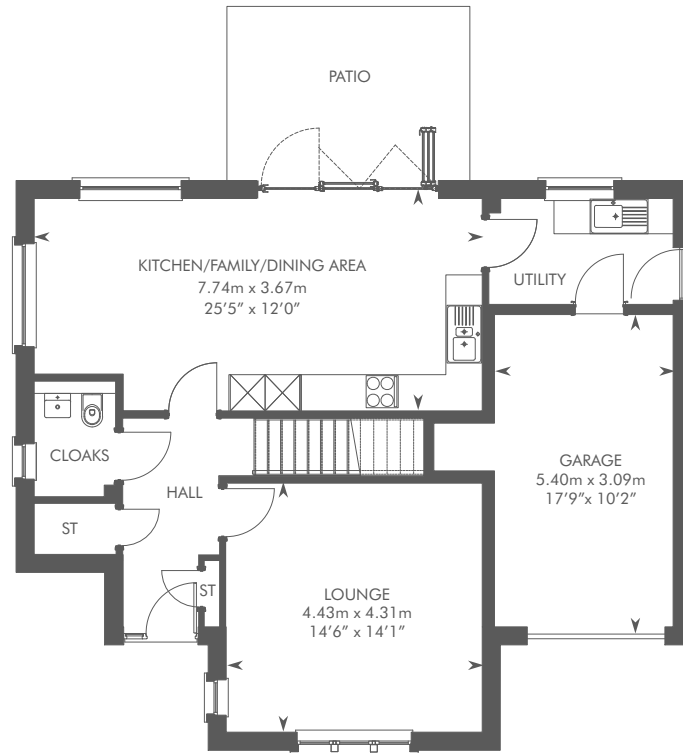
4 BEDROOM DETACHED HOME



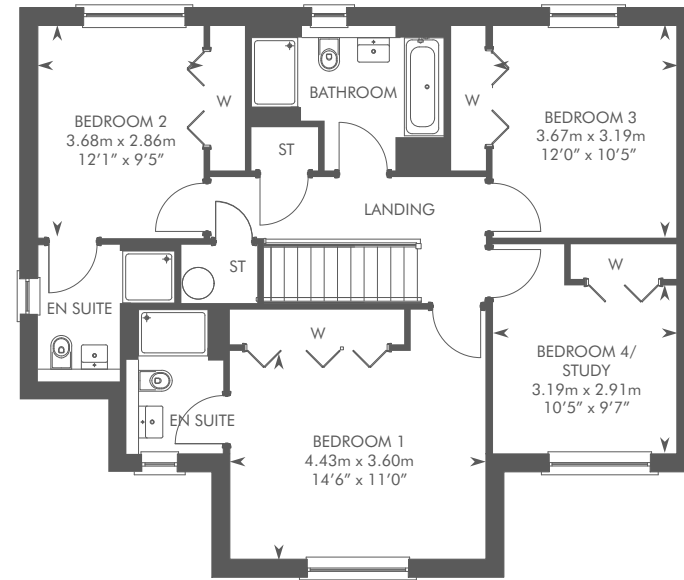
THE CLELAND

PLOTS 274, 277, 285, 288, 291 – AS SHOWN

PLOTS 206, 271, 275, 280 – HANDED



GROUND FLOOR



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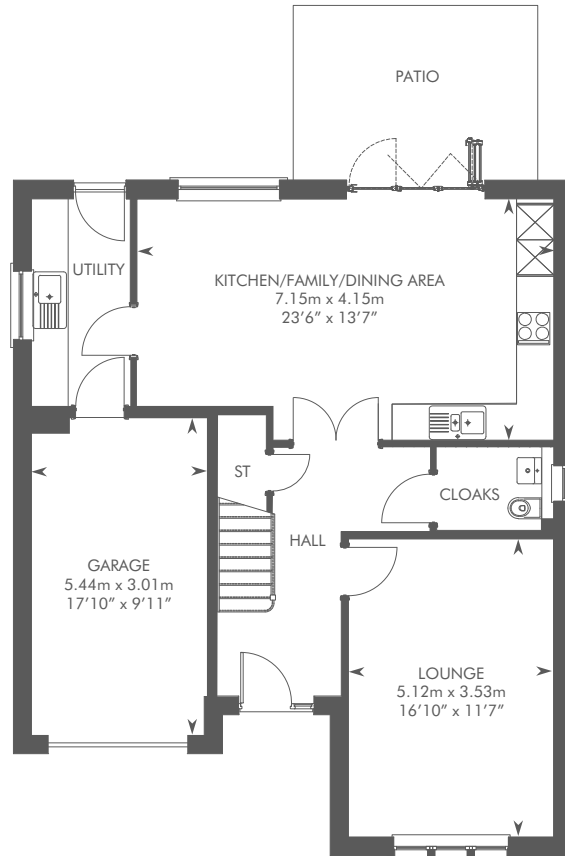
Computer Generated Image – A typical Colville

THE COLVILLE

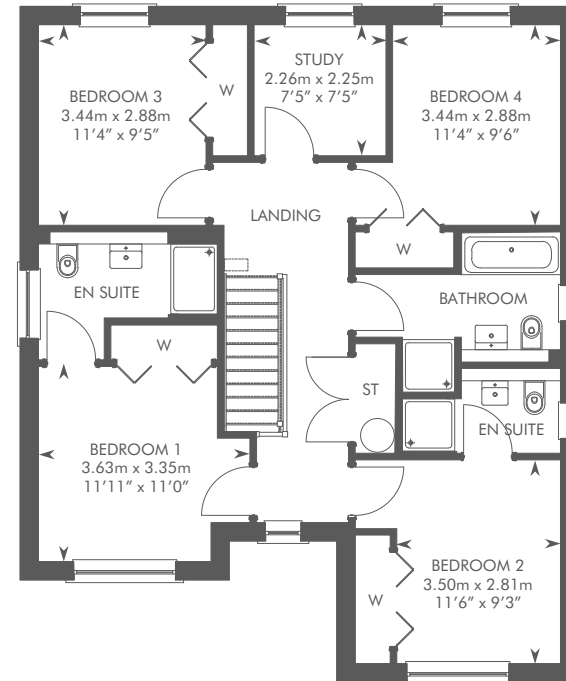
4 BEDROOM DETACHED HOME WITH STUDY



THE COLVILLE
 PLOT 283 – AS SHOWN
 PLOT 249 – HANDED



GROUND FLOOR



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Computer Generated Image – A typical Crichton

THE CRICHTON

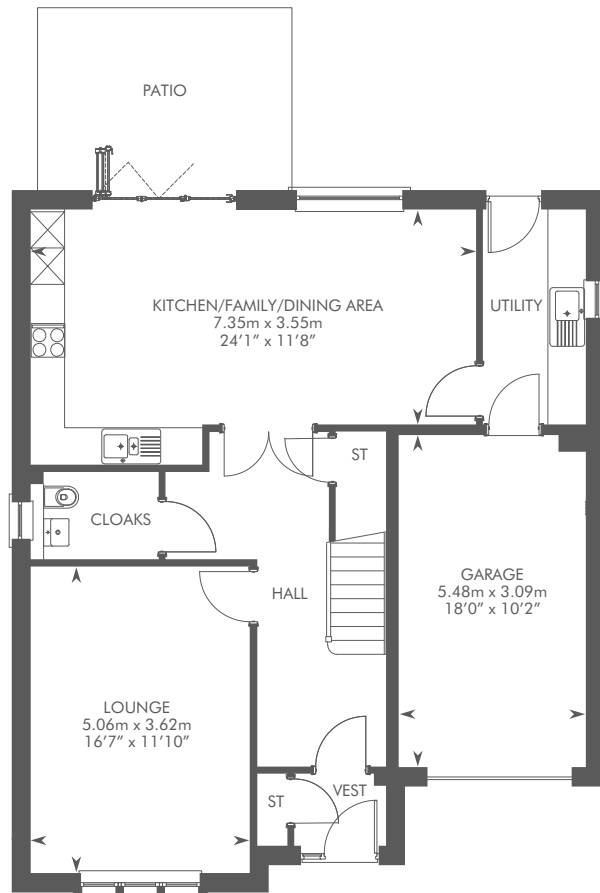
5 BEDROOM DETACHED HOME



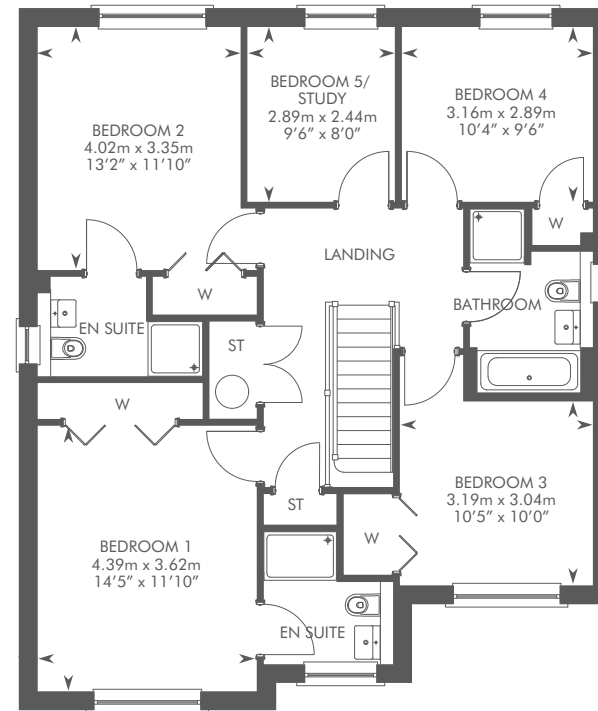
THE CRICHTON

PLOTS 248, 252, 254 – AS SHOWN

PLOTS 279, 289, 290 – HANDED



GROUND FLOOR



FIRST FLOOR

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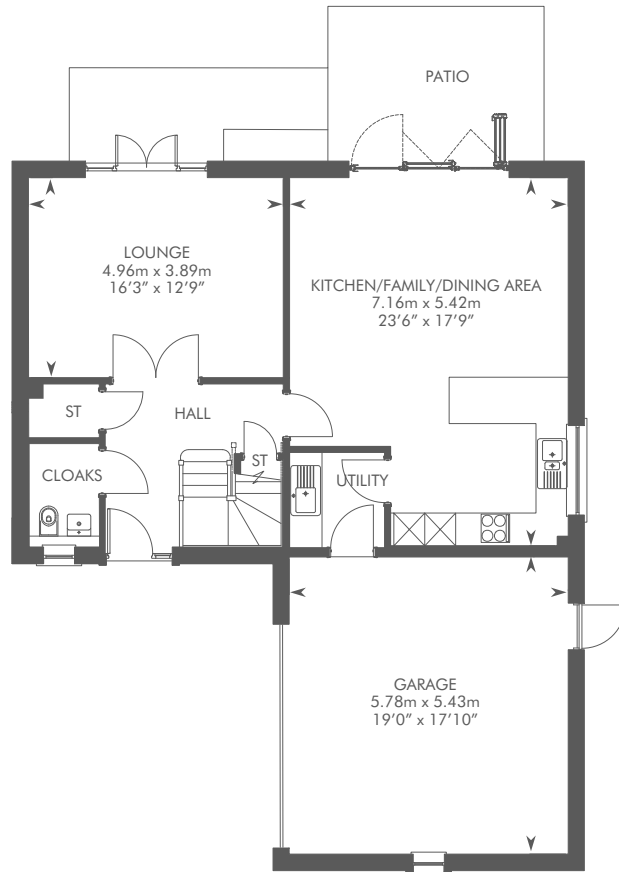


THE DEWAR

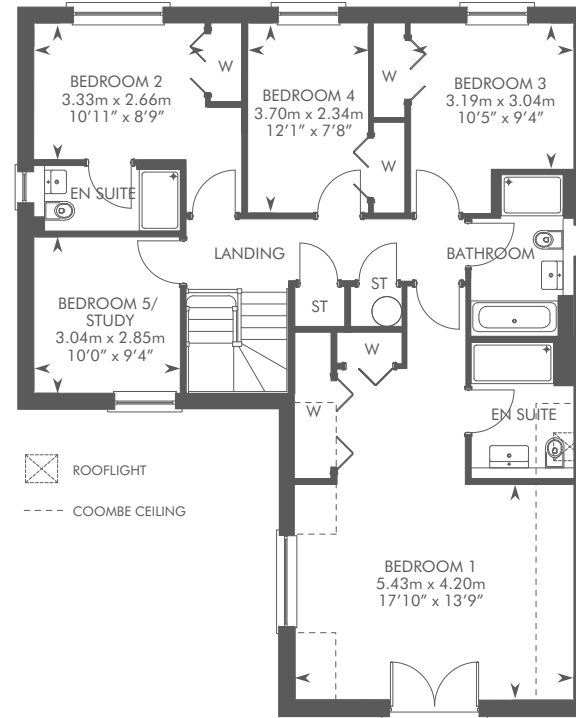
5 BEDROOM DETACHED HOME



THE DEWAR
 PLOTS 270, 278, 282
 PLOT 276 – HAS A DIFFERENT GARAGE CONFIGURATION



GROUND FLOOR



FIRST FLOOR

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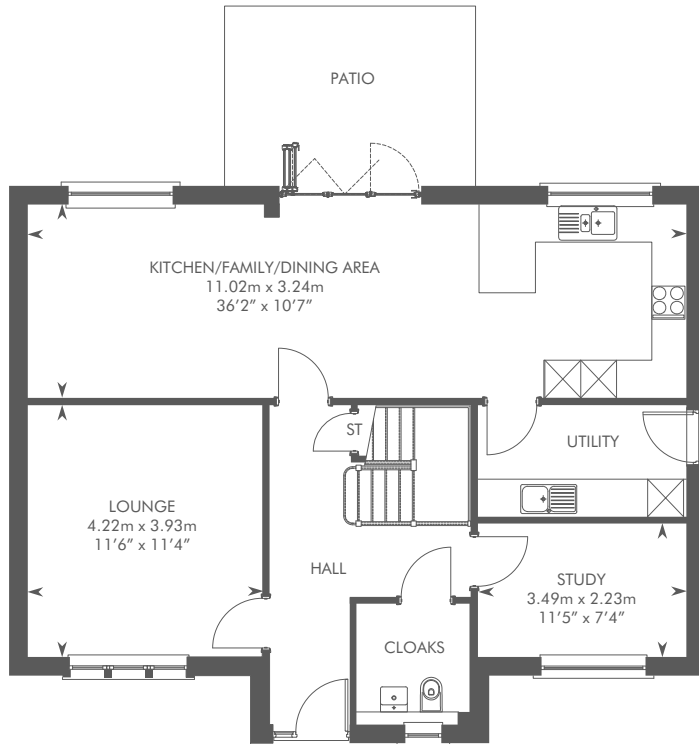


Computer Generated Image - A typical Elliot

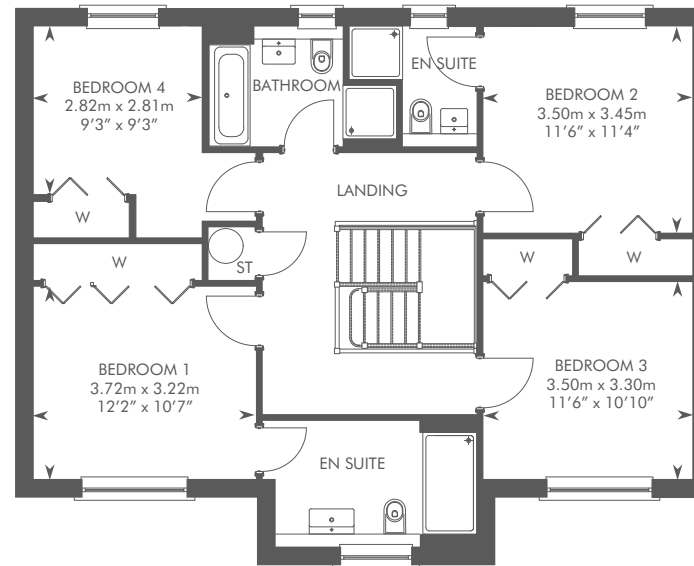
THE ELLIOT

4 BEDROOM DETACHED HOME WITH STUDY AND DETACHED DOUBLE GARAGE

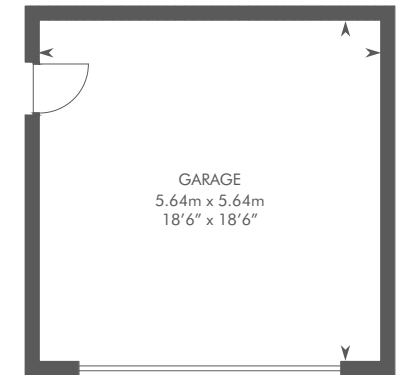




GROUND FLOOR



FIRST FLOOR



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

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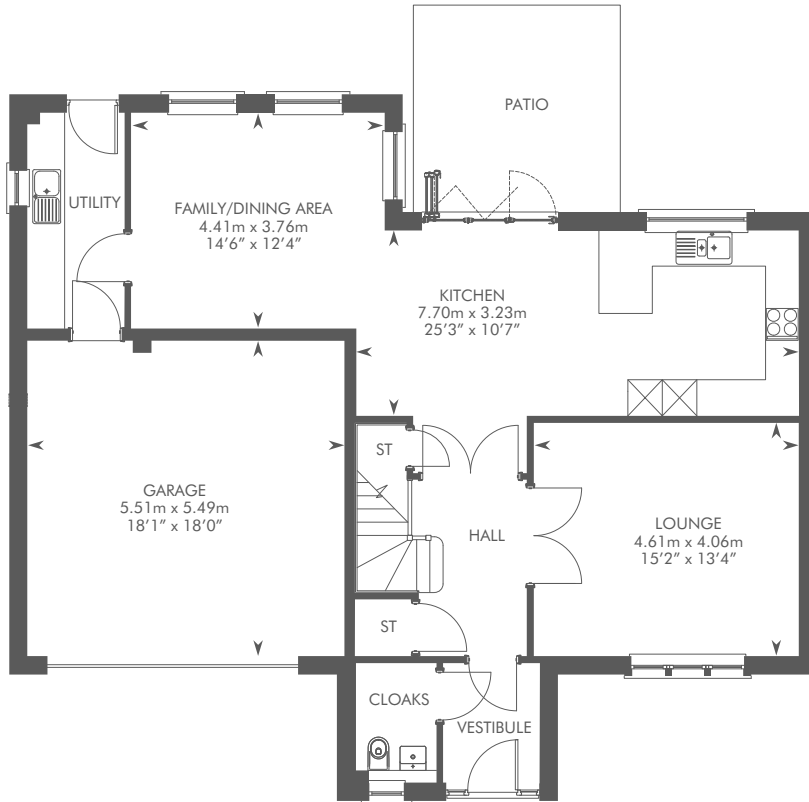
Computer Generated Image – A typical Kennedy

THE KENNEDY

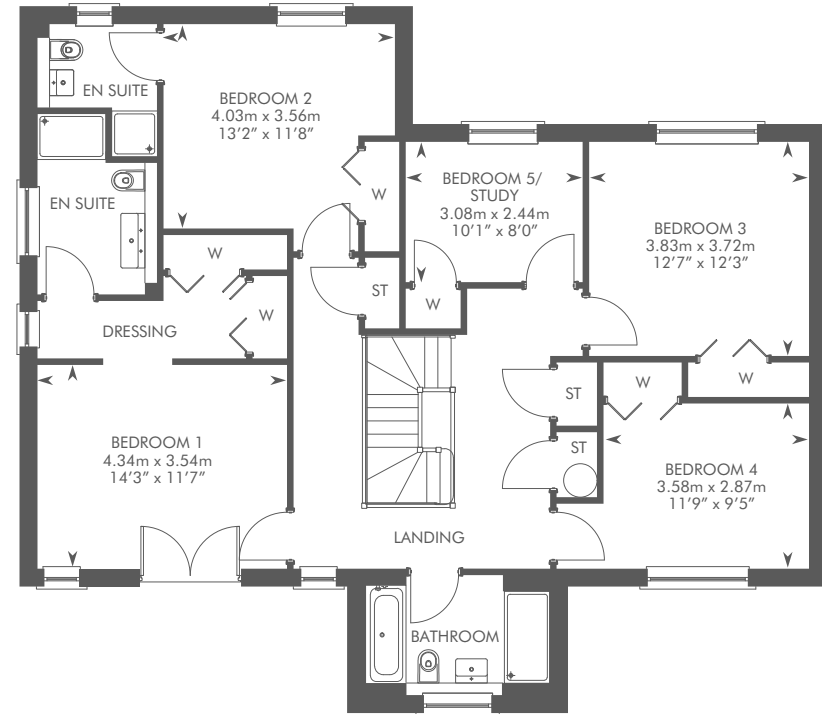
5 BEDROOM DETACHED HOME



THE KENNEDY
 PLOTS 197, 247, 259, 261 – AS SHOWN
 PLOT 257 – HANDED



GROUND FLOOR



FIRST FLOOR

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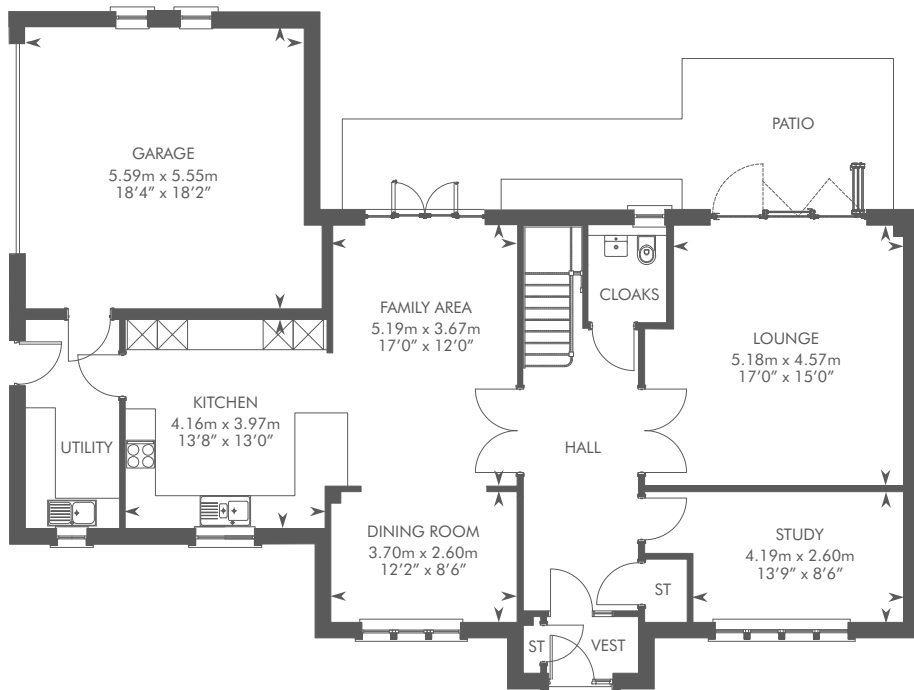


THE LAIRD

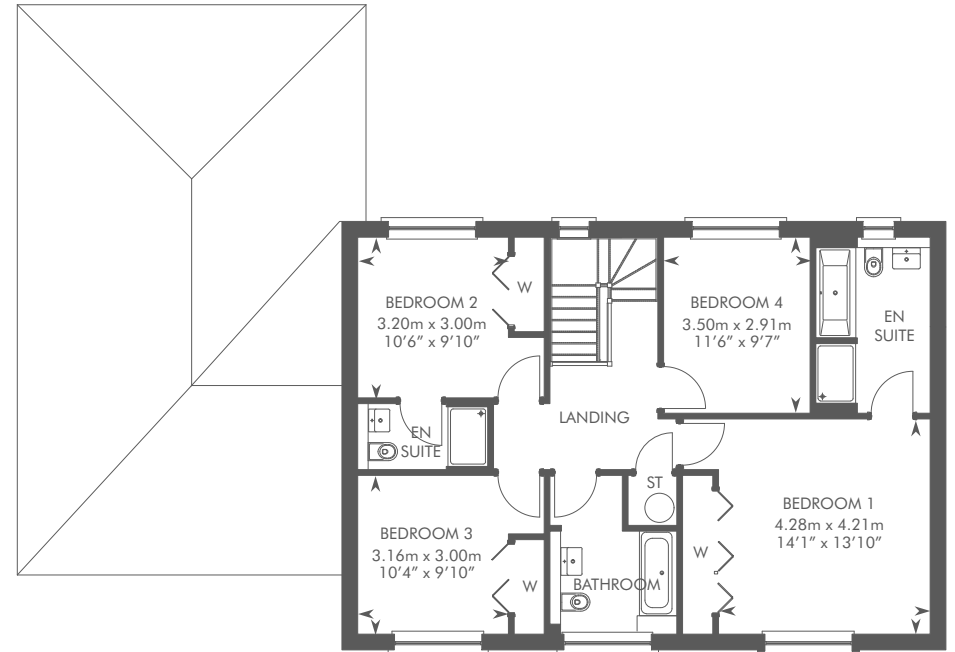
4 BEDROOM DETACHED HOME WITH STUDY



THE LAIRD
 PLOT 251- AS SHOWN
 PLOTS 193, 199 - HANDED



GROUND FLOOR



FIRST FLOOR

Please speak to a sales consultant for details. ST: Store cupboard. W: Wardrobe.

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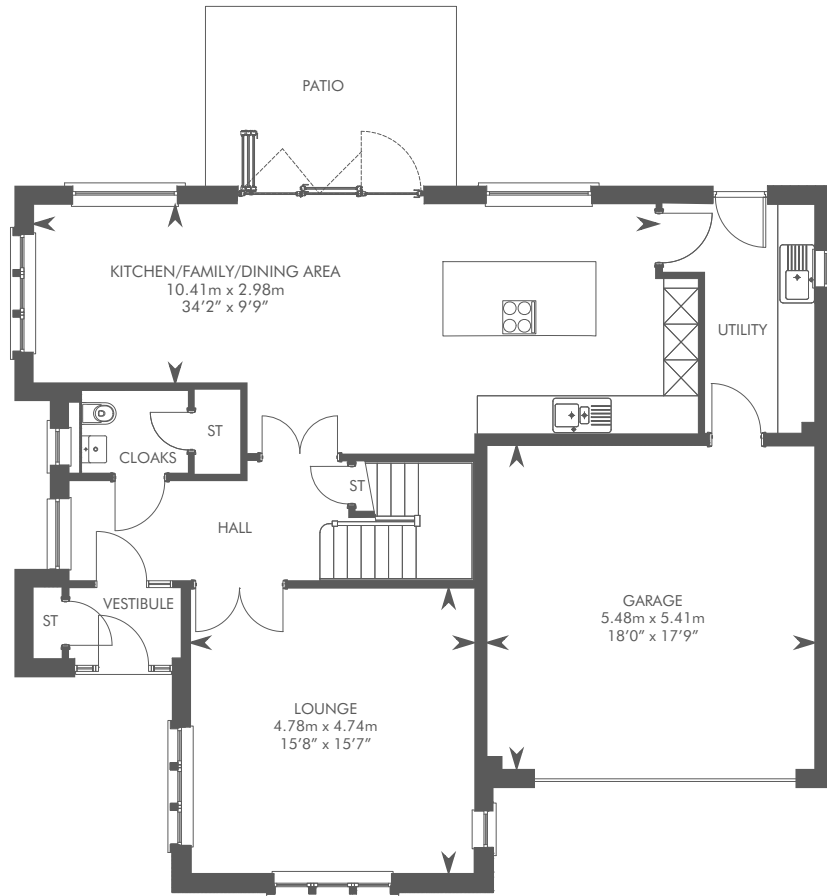
Computer Generated Image – A typical Lowther

THE LOWTHER

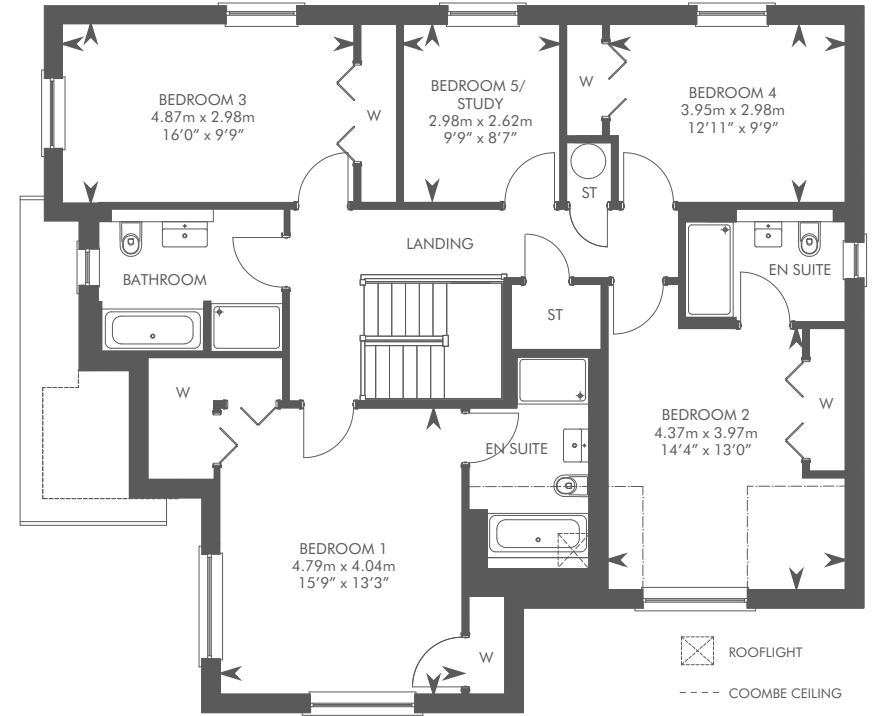
5 BEDROOM DETACHED HOME



THE LOWTHER
 PLOTS 195, 198, 255, 262 – AS SHOWN
 PLOT 256 – HANDED



GROUND FLOOR



FIRST FLOOR

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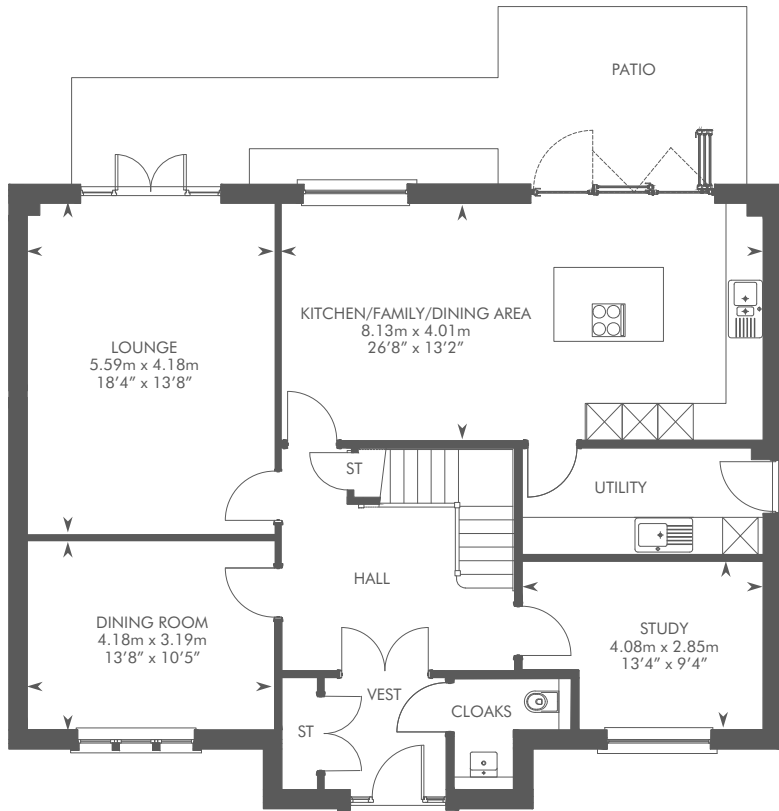
Computer Generated Image - A typical MacRae

THE MACRAE

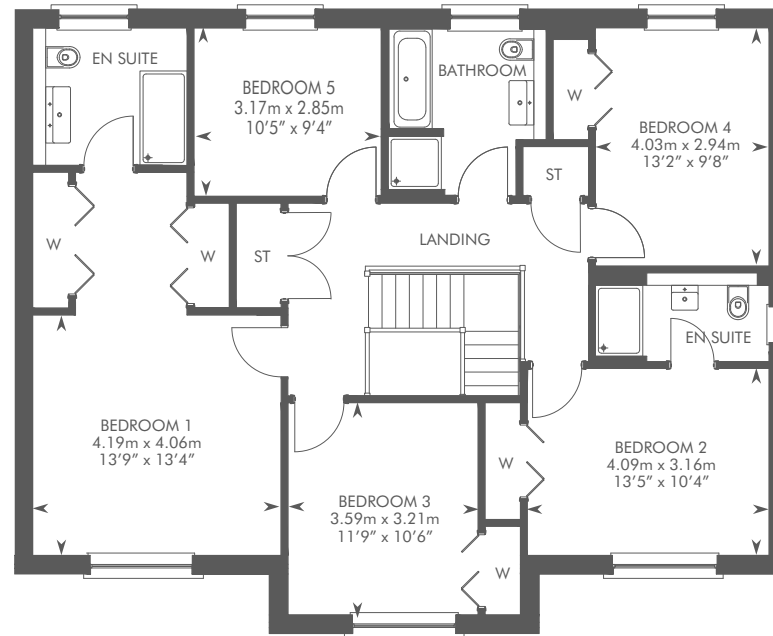
5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



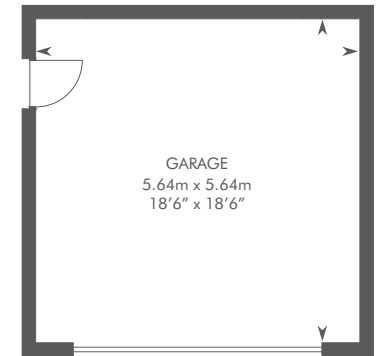
THE MACRAE
 PLOTS 194, 258 – AS SHOWN
 PLOTS 196, 260 – HANDED



GROUND FLOOR



FIRST FLOOR



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

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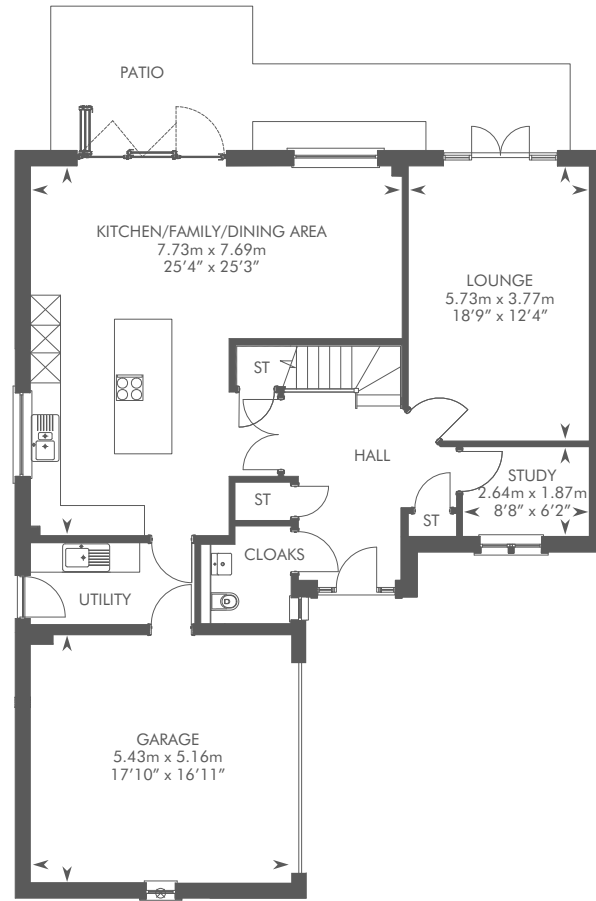
Computer Generated Image - A typical Melville

THE MELVILLE

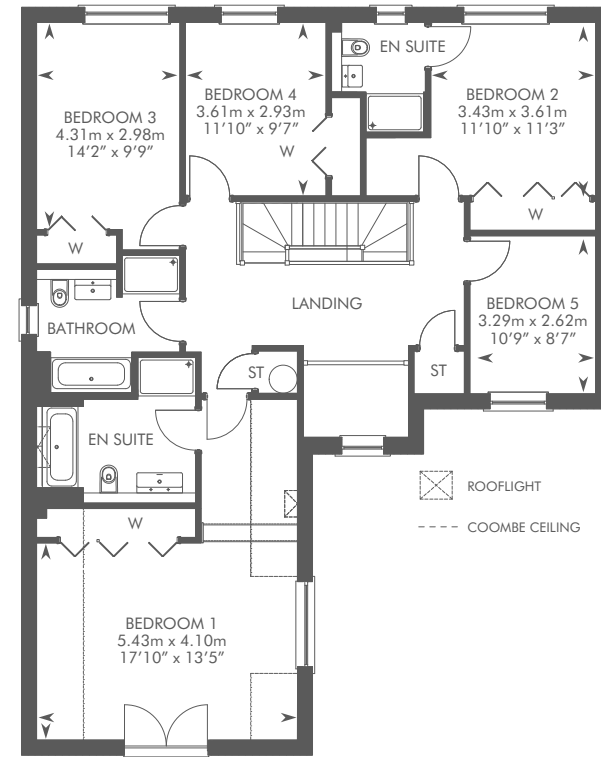
5 BEDROOM DETACHED HOME WITH STUDY



THE MELVILLE
 PLOT 253
 PLOT 263 – HAS A DIFFERENT GARAGE CONFIGURATION



GROUND FLOOR



FIRST FLOOR

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