

THIS IS CALA
AT MANSEFIELD LEA

EAST CALDER





YOUR HOME, YOUR HAVEN



Just over thirty minutes from the capital, Mansefield Lea in East Calder is perfectly placed for those in search of a semi-rural escape.

Mansefield Lea is more than buying a new home. Enjoy the best of both worlds with verdant and restful surroundings on your doorstep and a wealth of easy-to-access amenities nearby.

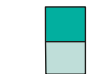








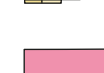














EVERYTHING YOU'RE LOOKING FOR

With an attractive mix of 2 to 5 bedroom detached, semi-detached and terraced homes, there's one to suit you perfectly at Mansfield Lea. Thoughtfully designed and laid-out interiors with light and spacious rooms and high-quality specification throughout, combine with characterful exteriors to create the perfect environment for you, your lifestyle and your life stage.



MANSEFIELD LEA THE DEVELOPMENT

-  **THE ADAM**
2 BEDROOM TERRACED HOME
PLOTS 20, 21, 22, 23, 24, 25
-  **THE ALLAN**
3 BEDROOM TERRACED HOME
PLOTS 54, 55, 56, 57, 58, 59, 60, 61, 78, 79
-  **THE BARGOWER**
4 BEDROOM DETACHED HOME
PLOTS 30, 31
-  **THE BARRIE**
4 BEDROOM DETACHED HOME
PLOTS 16, 28, 34, 36, 44, 45, 49
51, 53, 77, 180
-  **THE BRYCE**
4 BEDROOM DETACHED HOME
PLOTS 4, 7, 12, 26, 38, 46, 52, 71, 179
-  **THE CAIRN**
4 BEDROOM DETACHED HOME
PLOTS 32, 33, 65
-  **THE CLELAND**
4 BEDROOM DETACHED HOME
PLOTS 2, 3, 19, 39, 47, 48, 80, 81, 177
-  **THE COLVILLE**
4 BEDROOM DETACHED HOME
PLOTS 5, 8, 9, 11, 13, 15, 27, 29,
37, 50, 164, 166
-  **THE CRICHTON**
5 BEDROOM DETACHED HOME
PLOTS 1, 6, 10, 14, 35, 40, 43, 66,
70, 73, 75, 76, 162, 170, 178
-  **THE DARROCH**
5 BEDROOM DETACHED HOME
PLOTS 17, 18, 62, 163, 165, 167
-  **THE DEWAR**
5 BEDROOM DETACHED HOME
PLOTS 41, 69, 72, 172
-  **THE ELLIOT**
4 BEDROOM DETACHED HOME
WITH DOUBLE GARAGE
PLOTS 42, 174, 176
-  **THE GARVIE**
5 BEDROOM DETACHED HOME
PLOTS 64, 82, 83, 171, 173, 175
-  **THE KENNEDY**
5 BEDROOM DETACHED HOME
PLOTS 67, 68, 74
-  **THE LOWTHER**
5 BEDROOM DETACHED HOME
PLOTS 63, 84, 161, 168, 169

-  DENOTES DEVELOPMENT BOUNDARY
-  DENOTES SINGLE SLATTED TIMBER FENCE (1.8M)
-  DENOTES DOUBLE SIDED SLATTED TIMBER FENCE
-  DENOTES FEATURE WALL (1.8M)
-  DENOTES CYCLE PATH
-  DENOTES BOUNDARY HEDGE
-  DENOTES RETAINING WALL



ABUNDANT GREEN SPACES

Mansefield Lea commands excellent views of the surrounding countryside, and incorporates a linear park following the East Kirk Burn, with attractive open green spaces and walking paths throughout. With direct access to the National Cycling Route 75, you can bike or walk to the main street in minutes. Mansefield Lea really is a breath of fresh air.



Local photography



Local photography



Local photography



Stock photography

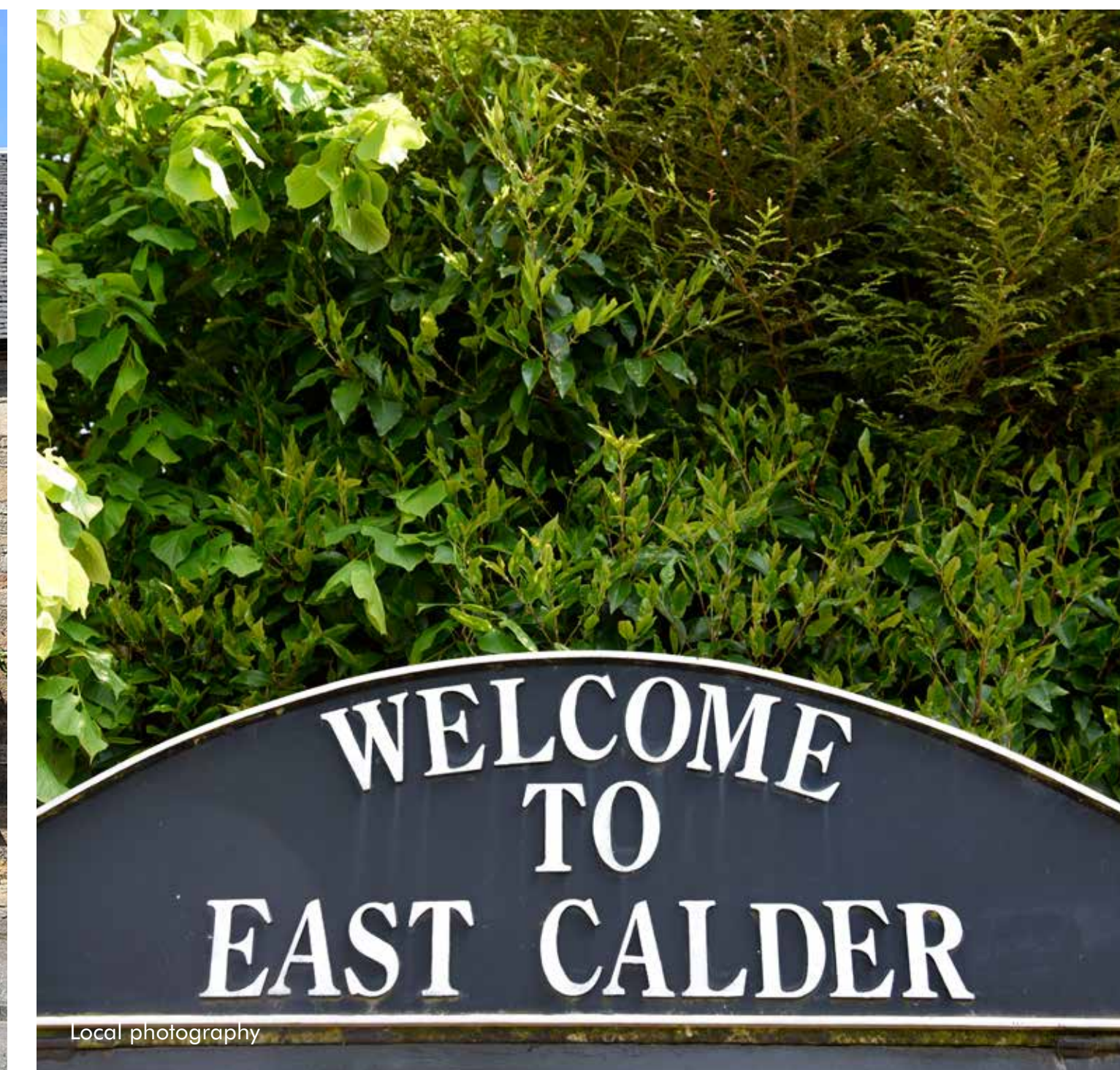
A HEALTHY, BALANCED LIFESTYLE

From five-a-side football and racquet sports, to a round of golf or a magnificent indoor climbing area in Ratho, just a 10 minutes drive away, there's a huge choice of activities to get involved in around East Calder, for all ages and interests. When it's time to relax, refresh and recharge your batteries, you're spoiled for choice!



RELAXING VILLAGE LIFE

It may be the 'away from it all' lifestyle you've always dreamed of but, from convenience store to post office, pharmacy to pub, everyday essentials are always within reach. Take a short car or bus journey to The Centre, Livingston and Livingston Designer Outlet, Scotland's largest designer outlet to find a further range of high street favourites and tempting eateries.



PERFECTLY PLACED FOR EDUCATION

East Calder is served by well performing schools*. Schooling starts in the village with East Calder Primary School, Calderwood Primary and St Paul's Roman Catholic Primary School close to home, with West Calder High located in a neighbouring village, offering secondary education, also within easy reach.

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






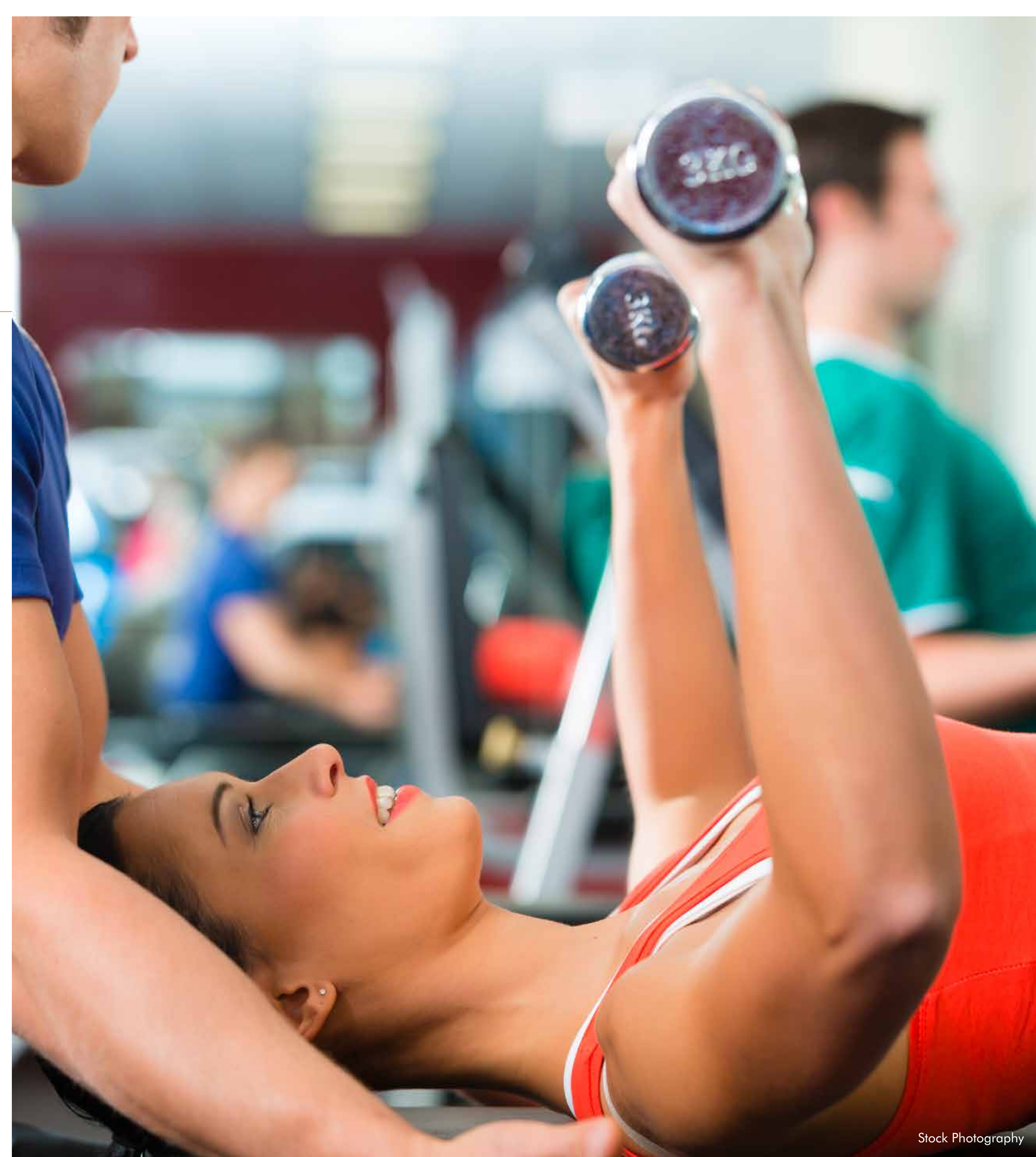
Stock photography



Stock photography

PLACES TO GO

-  Whether in search of a little family fun or if you're a true fitness fanatic, Xcite East Calder Sports Centre have wide ranging activities for all ages and abilities
-  With Almondell & Calderwood Country Park right on your doorstep, every day can feel different with 200 acres of walking paths, cycling routes, playparks and picnic areas
-  For garden lovers, a visit to Almondell Garden Centre could help turn your outdoor space into your personal paradise







🎨 Spend a fascinating day at Jupiter Artland in Wilkieston, a contemporary sculpture park and art gallery within the grounds of Bonnington House and home to an expansive collection for artwork from some of the world's most well-known artists

🛍️ Enjoy a touch of retail therapy just a short drive or a bus journey to The Centre, Livingston and Livingston Designer Outlet, Scotland's largest designer outlet which boasts an additional selection of high street brands and popular eateries



GETTING AROUND

-  By Foot: Tesco, local primary schools and the local medical centre are all within walking distance
-  By car: Livingston is less than 5 miles away and Edinburgh approximately 14 miles via the A71
-  By Train: Kirknewton Station, less than 2 miles away, offers regular train services, with travel to Edinburgh city centre taking 25 minutes and to Glasgow in approximately 1 hour
-  By Bus: There are regular bus services connecting East Calder to Livingston and the wider West Lothian area and Edinburgh city centre



Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com

CHOOSE THE HOME THAT'S RIGHT FOR YOU



THE ADAM
2 bedroom terraced home
790 sq.ft.



THE BARRIE
4 bedroom detached home
1402 sq.ft. [View virtual tour](#)



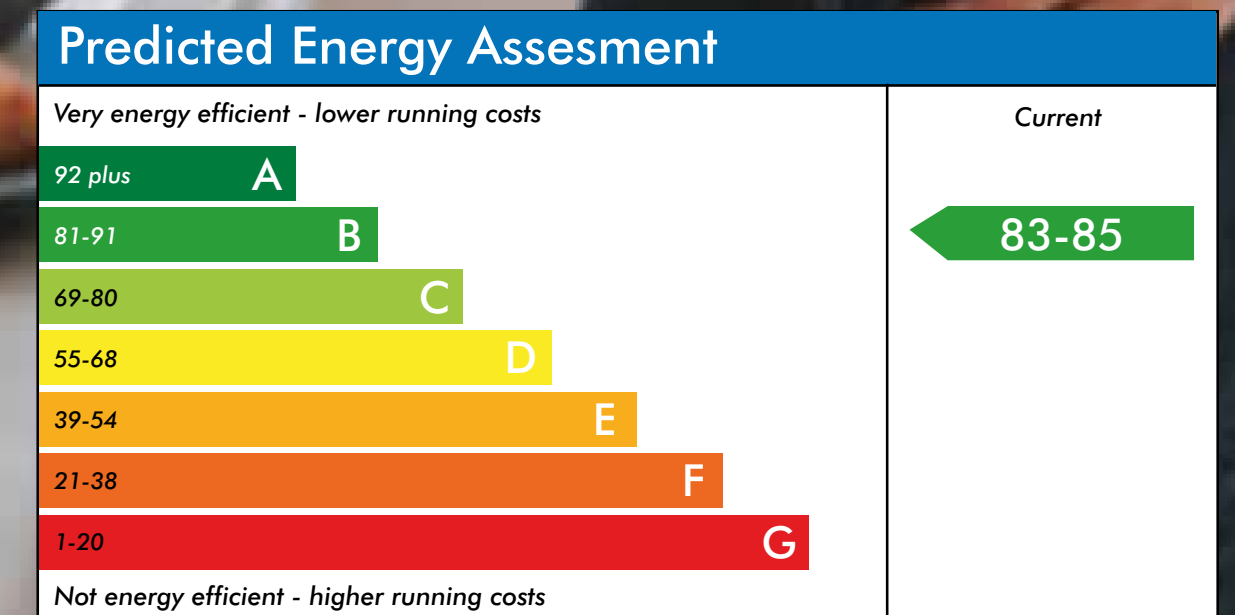
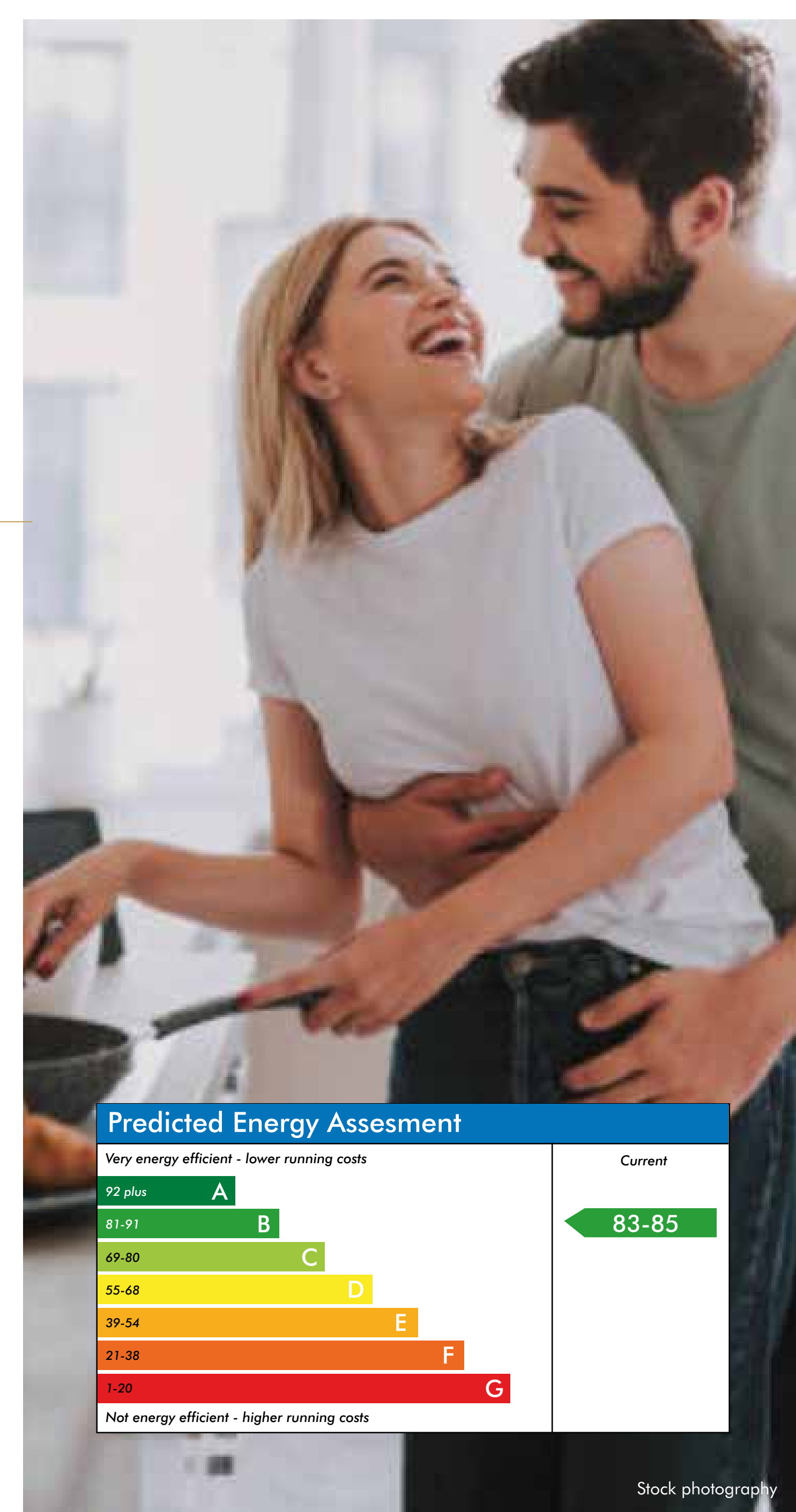
THE ALLAN
2 bedroom terraced home
902 sq.ft.



THE BRYCE
4 bedroom detached home
1594 sq.ft. [View virtual tour](#)



THE BARGOWER
4 bedroom detached home
1322 sq.ft.



This is a Predicted Energy Assessment range for properties on this development that are incomplete. Once a property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the specific property.



THE CAIRN
4 bedroom detached home

1646 sq.ft. [View virtual tour](#)



THE CLELAND
4 bedroom detached home

1679 sq.ft. [View virtual tour](#)



THE COLVILLE
4 bedroom detached home with study

1685 sq.ft. [View virtual tour](#)



THE CRICHTON
5 bedroom detached home

1817 sq.ft. [View virtual tour](#)



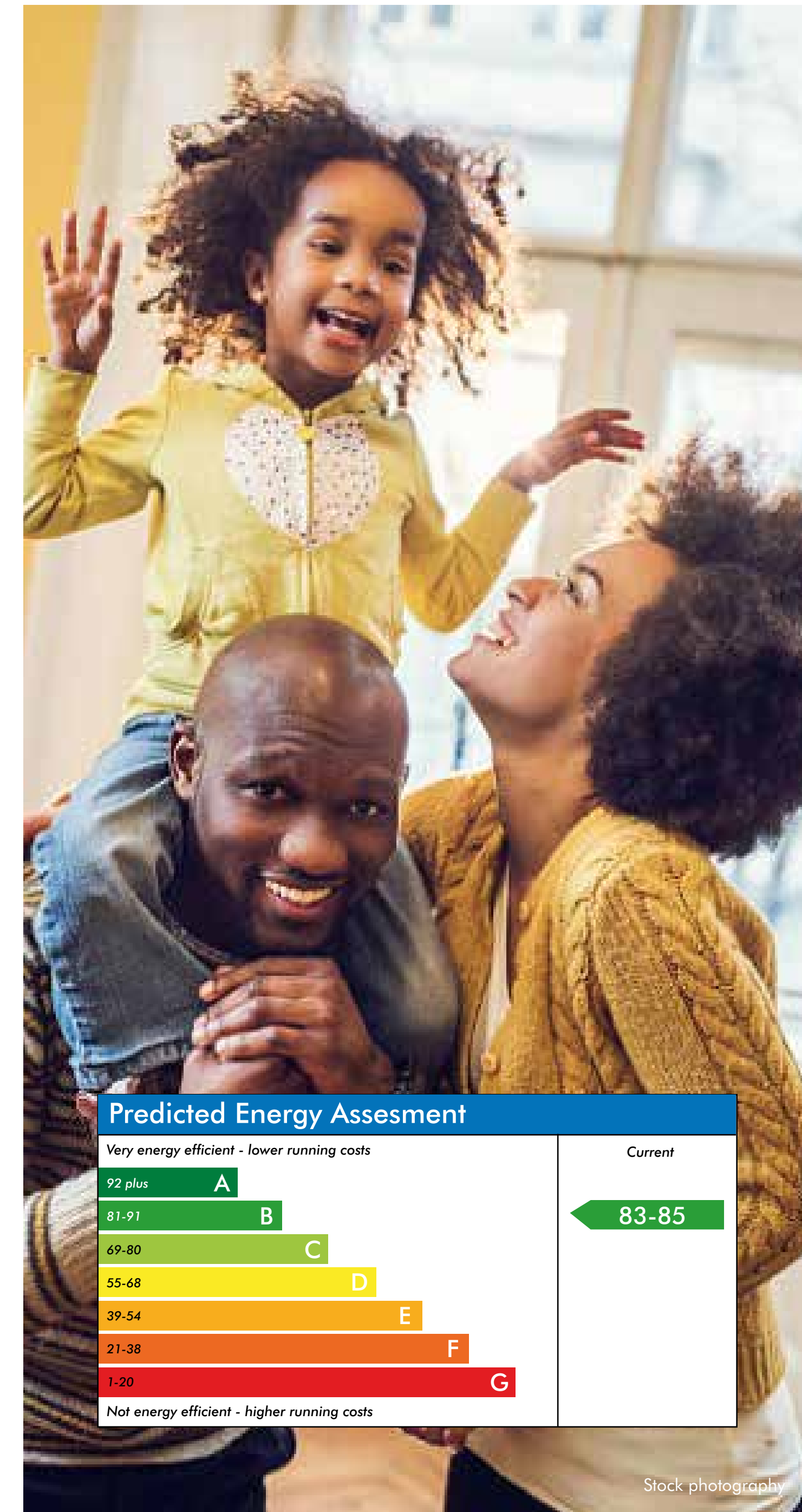
THE DARROCH
5 bedroom detached home

1961 sq.ft. [View virtual tour](#)



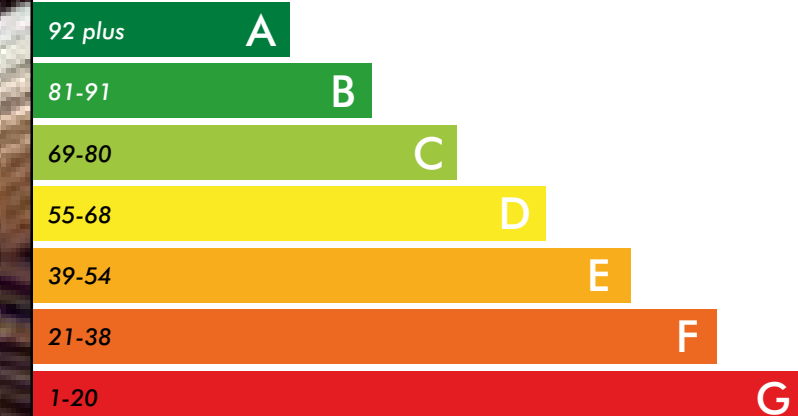
THE DEWAR
5 bedroom detached home

1975 sq.ft. [View virtual tour](#)



Predicted Energy Assessment

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current

83-85

This is a Predicted Energy Assessment range for properties on this development that are incomplete. Once a property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the specific property.



THE ELLIOT

4 bedroom detached home with study

1878 sq.ft. [View virtual tour](#)



THE GARVIE

5 bedroom detached home

2088 sq.ft. [View virtual tour](#)



THE KENNEDY

5 bedroom detached home

2223 sq.ft. [View virtual tour](#)

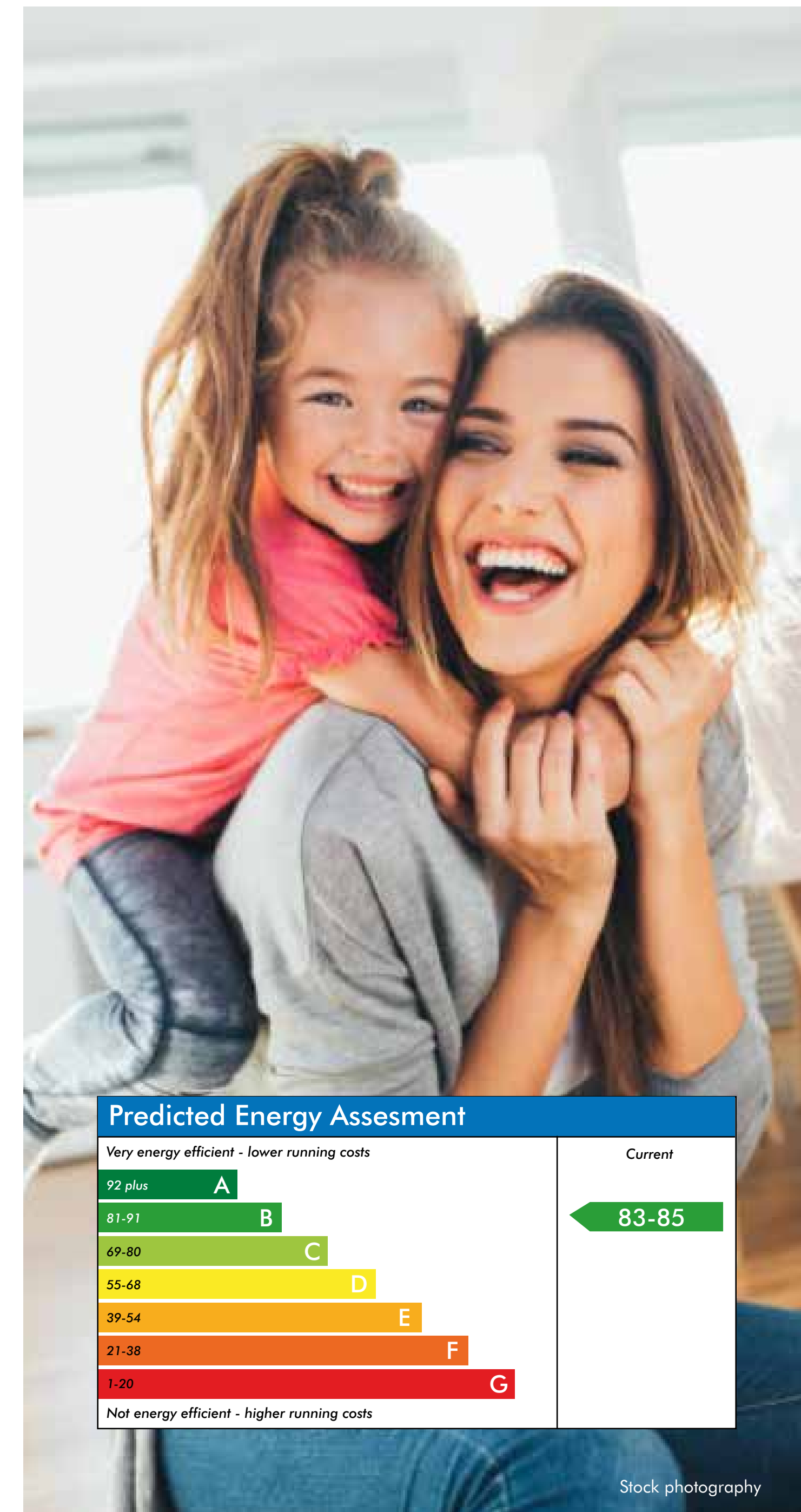


THE LOWTHER

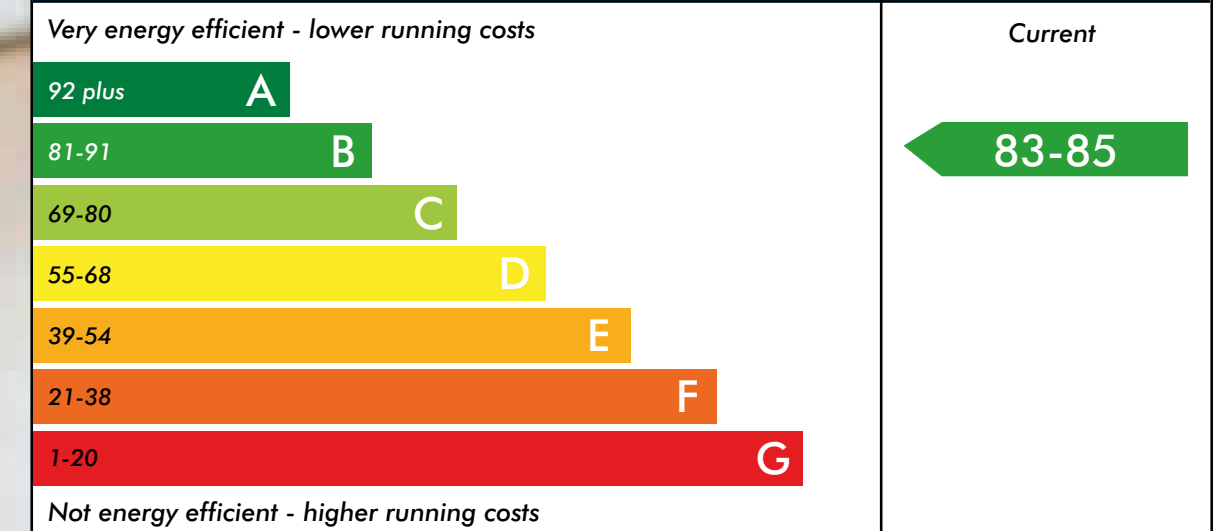
5 bedroom detached home

2323 sq.ft. [View virtual tour](#)

See our showhome locations



Predicted Energy Assessment



This is a Predicted Energy Assessment range for properties on this development that are incomplete. Once a property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the specific property.

DESIRABLE IN EVERY DETAIL

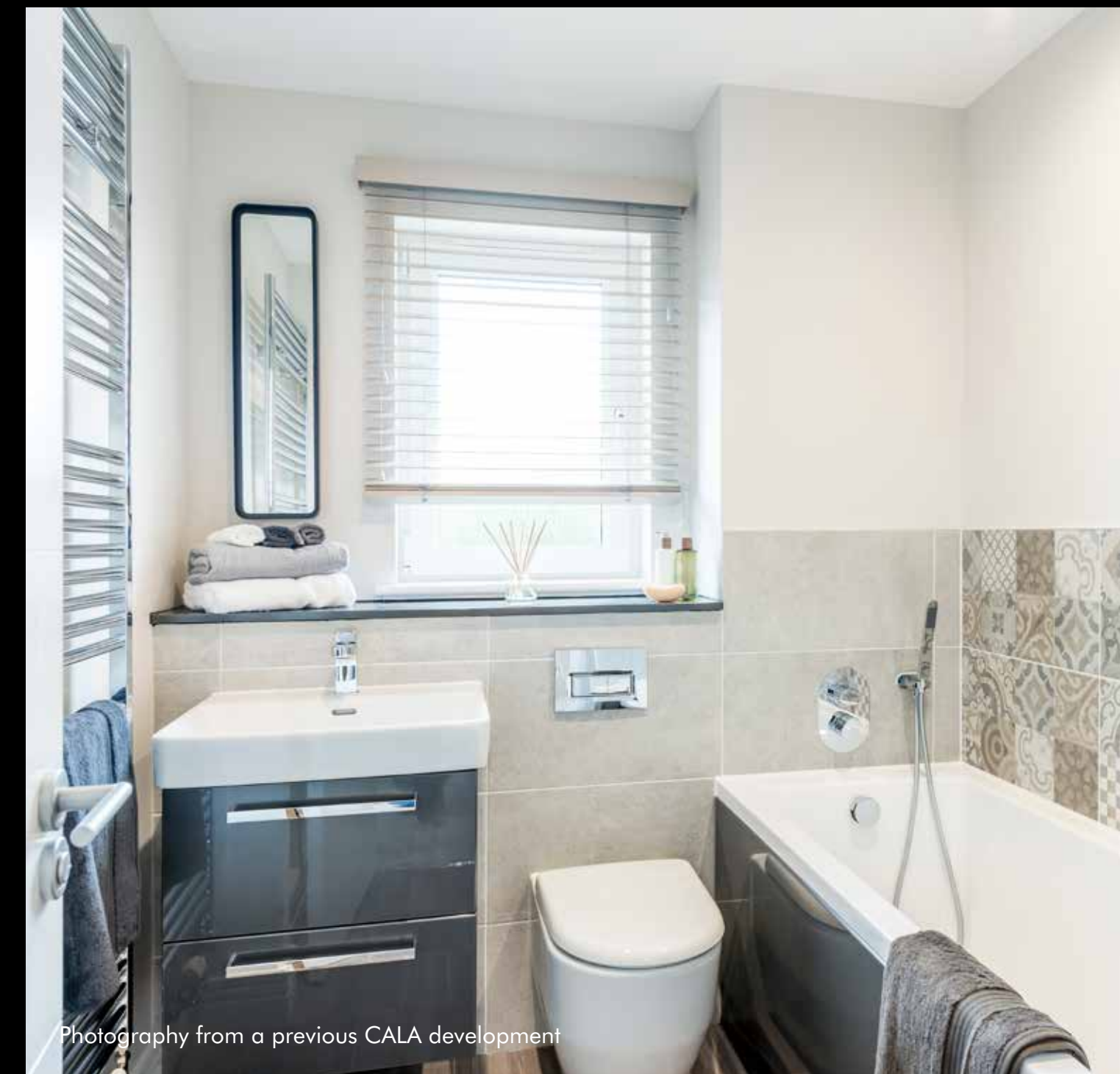
The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

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.

Find out more about the finishes in your chosen home.



Photography from a previous CALA development



Photography from a previous CALA development



Photography from a previous CALA development

WHAT OUR CUSTOMERS SAY

"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



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.



Stock photography




Photography from a previous CALA development



Photography from a previous CALA development

CALA HOMES

-  ALL THE MOD CONS
-  HYPER FAST FIBRE OPTIC BROADBAND
-  CONSUMER CODE FOR HOMEBUILDERS
-  A VIBRANT NEW COMMUNITY
-  LOCATION, LOCATION, LOCATION
-  PEACE OF MIND
-  LESS MAINTENANCE

-  ENERGY EFFICIENT
-  SAFE AS HOUSES
-  A CHAIN FREE MOVE
-  HOMES DESIGNED FOR MODERN LIFE
-  INDIVIDUAL CHOICE
-  A BLANK CANVAS

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk


APPROVED CODE™
TRADINGSTANDARDS.UK





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 icons below to find out more about CALA Homes.

-  OUR VALUES >
-  ASPIRATIONAL HOMES >
-  FIRST CLASS CUSTOMER SERVICE >
-  QUALITY DESIGN AND BUILD >
-  INVESTMENT IN OUR PEOPLE >



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.

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 this brochure is now online only.

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

-  LAND >
-  COMMUNITY CONSULTATION >
-  ENVIRONMENT >
-  DESIGN >
-  PEOPLE >
-  CUSTOMERS >



Stock photography



Stock photography

PICTURE YOUR NEW LIFE AT MANSEFIELD LEA, EAST CALDER.



Mansefield Lea, Langton Road,
East Calder, EH53 0JN

For more information,
please call 01506 667172

