



# OAKBANK WINCHBURGH







# A NEW HOME AND A WHOLE NEW LIFESTYLE IN ONE

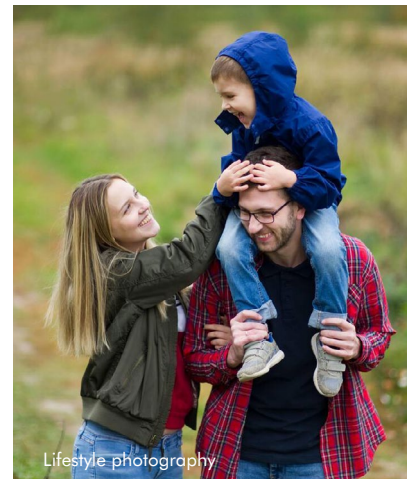
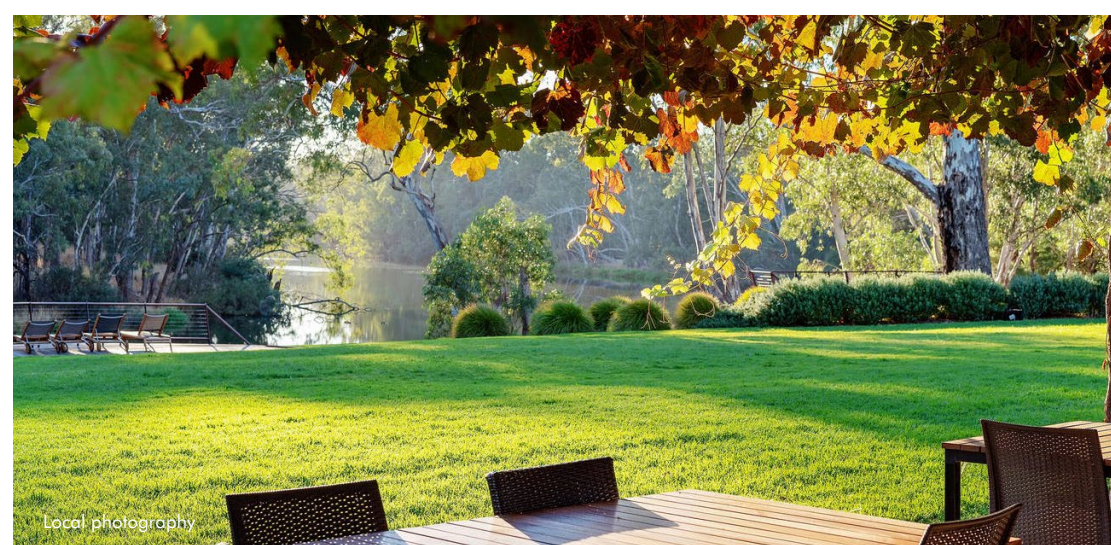
As part of one of the largest and most exciting placemaking developments in the UK, Oakbank offers a selection of spacious four and five bedroom properties which directly benefit from the vast new amenities and enhanced environment that is being created in Winchburgh.

Building upon an existing community, the masterplan will deliver improved transport links, mixed use town centre, a brand new school campus including primary and secondary schools, a new marina and moorings, increased employment opportunities as well an 85 acre district park, all just 12 miles west of Edinburgh city centre.

With amazing plans for an incredible future, Oakbank is set to become one of West Lothian's most desirable developments, providing an enviable mix of flexible living, fantastic local facilities and a wealth of open green space, all within an easy commute of the capital.

WINCHBURGH

EST. 1169









## COMMUNITY SPIRIT

Life in Winchburgh is about being part of a thriving community. Coming together is made easy with a wide range of existing family-friendly amenities including parent and toddlers groups, dance school, youth club, canal society and seniors club. Get down and dirty with Winchburgh Community Growing Group or show your support by sampling their locally grown fruits, vegetables and herbs.

There's fun and fitness for all ages and abilities with netball, golf, bowling, youth football clubs and a variety of classes held at the local community centre. Now is the time to discover the right fit for you. Perhaps your preference is to explore your new surroundings on two wheels following the 13-mile cycle path along The Union Canal.

However, when it comes to amenities, the aim is not simply to stand still, but instead to increase Winchburgh's appeal even further with an additional array of impressive attractions. The 85-acre Auldcathie District Park will incorporate outdoor sports facilities, cycle paths and play areas. A new mixed-use town centre and an attractive marina and moorings will appeal to locals and day visitors alike, bringing increased employment opportunities and ensuring a community that continues to give back.

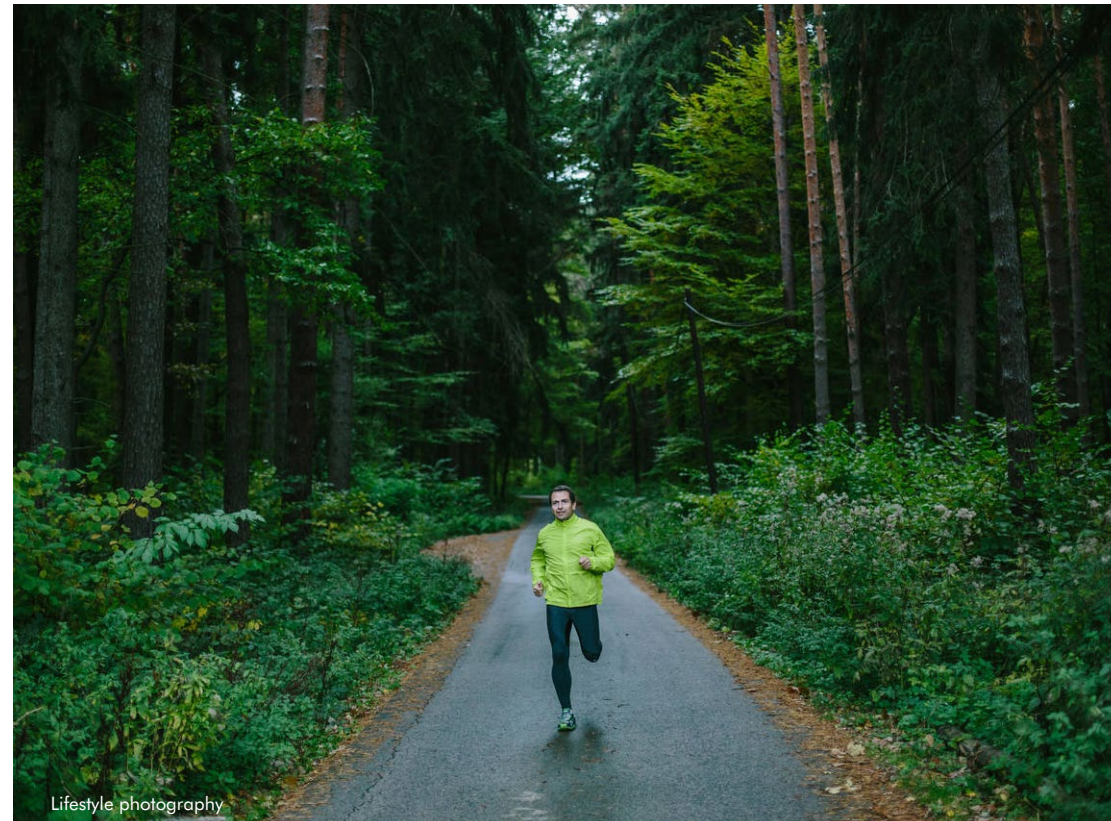




## THE ROAD TO EVERYWHERE

Winchburgh not only enjoys an excellent geographical location, but will also benefit from improved transport links, including the planned M9 junction located just a few minutes' drive from your doorstep, providing fast access to and from Edinburgh city centre and throughout West Lothian. Commuters and day trippers will be able to reach Livingston, Linlithgow and Falkirk easily and take full advantage of a more relaxed drive to The Gyle or Edinburgh Park.

Regular scheduled bus services offer efficient travel throughout the region, including Stirling, South Queensferry, Falkirk and Edinburgh. For those going further afield for business or for pleasure, Edinburgh Airport lies just 6 miles from the development.





## TOP OF THE CLASS

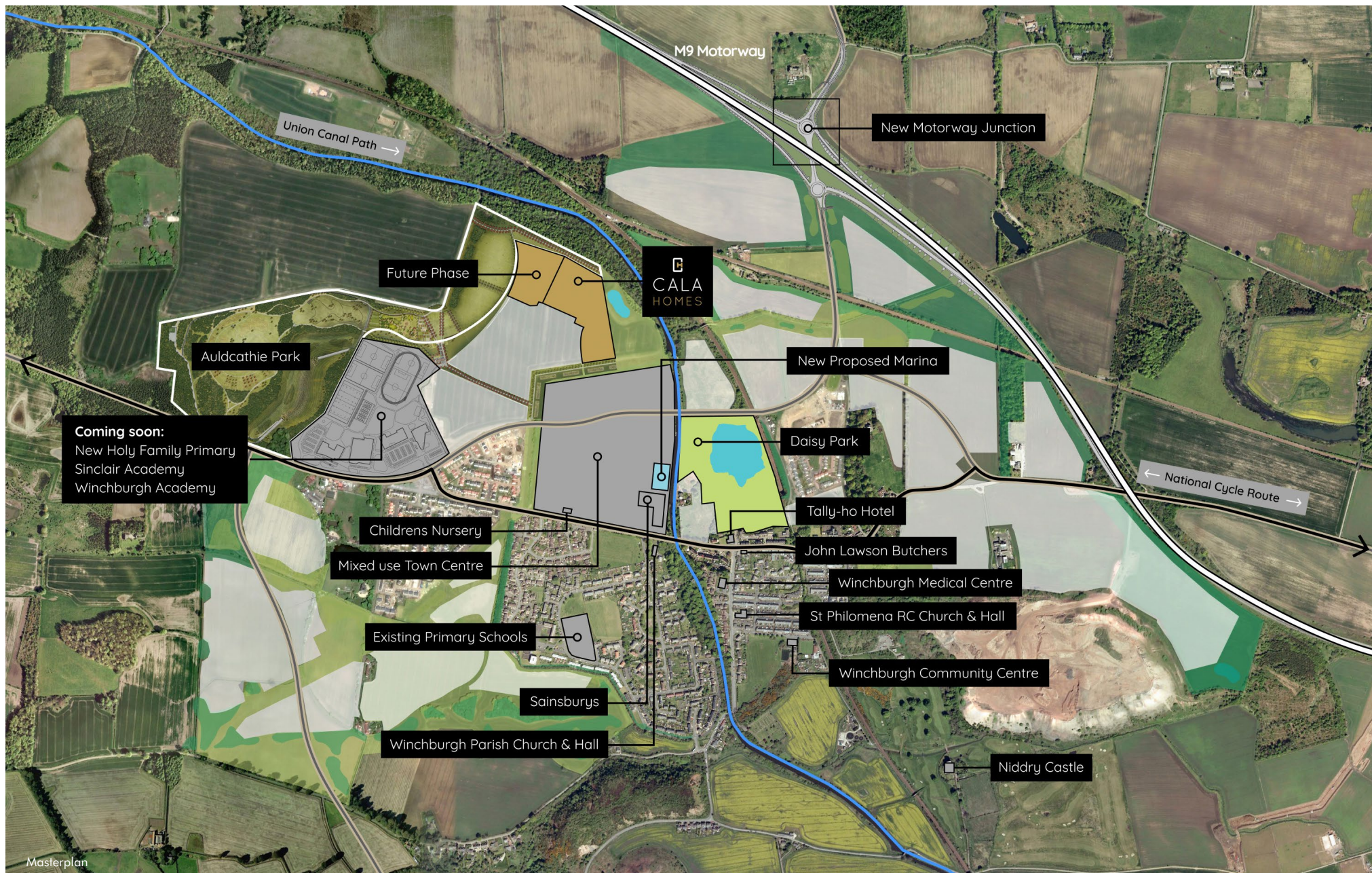
Winchburgh is well served for education with two primary schools within the village and the well regarded Linlithgow Academy close by.

Families with children will continue to benefit from excellent schooling going forward too, with new primary and secondary educational facilities being delivered as part of the wider area masterplan.

Three new schools are currently under construction including Winchburgh Academy, Sinclair Academy and Holy Family Primary School all of which will be based at the new campus adjacent to Auldcathie Park and benefit from access to brand new facilities excellently located within fantastic green spaces.









# GREAT EXPECTATIONS

Comprising a stunning selection of 4 and 5 bedroom detached and semi-detached homes, Oakbank promises a contemporary lifestyle you may never have thought possible.

As part of our Light & Space collection, homes have been designed with flexible living in mind so that, whether working from home or watching your family grow, you can enjoy a lifestyle that adapts with you.

From open-plan kitchens and close to seamless indoor/outdoor living, to generous storage, state-of-the-art bathrooms and en suites, every home we build delivers an outstanding level of design and craftsmanship, so that you can always expect nothing but the very highest specification as standard.

With incredible plans for its ongoing development, Oakbank is for the life you want to live both now and in the future.





## DESIGNED WITH YOU IN MIND

The things we want from life are changing and so every CALA home is designed with this in mind. Space and flexibility are now on every wish list, that's why we have carefully planned for our homes at Oakbank to offer the very best of contemporary living.

Open plan kitchen and living areas, separate formal lounges, generous bedrooms with stunning en suites and the added benefits of fitted wardrobes, are all certain to deliver the ultimate home comfort for the whole family.

Whether enjoying family time or stylish summer entertaining, a garden with a patio area lets you relax in private. Sliding glass doors offer a practical solution while allowing you to take advantage of the ultimate indoor/outdoor lifestyle.





## WHERE THE GRASS IS ALWAYS GREENER

Set against an attractive mature tree line, Oakbank enjoys a certain sense of privacy yet the surrounding open green space provides an enchanting rural escape.

Take your time meandering the selection of attractive local walks or choose the new pedestrian pathway that leads directly from the development to the custom designed Auldcathie Park, your 85-acre verdant playground.





## SERVICE WITH A WIDE RANGE OF SMILES

As a Home Builders Federation 5 star builder, awarded for customers' willingness to recommend us to a friend, you are at the heart of everything we do. Every one of our homes comes with a 10-year NHBC warranty, giving you the assurance that, with CALA, service and peace of mind go hand in hand.

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



*“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



# 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.



## 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.



Stock photography





### 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.



A previous CALA showhome





## 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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



A previous CALA showhome





# THE BARGOWER

4 BEDROOM DETACHED OR SEMI-DETACHED HOME

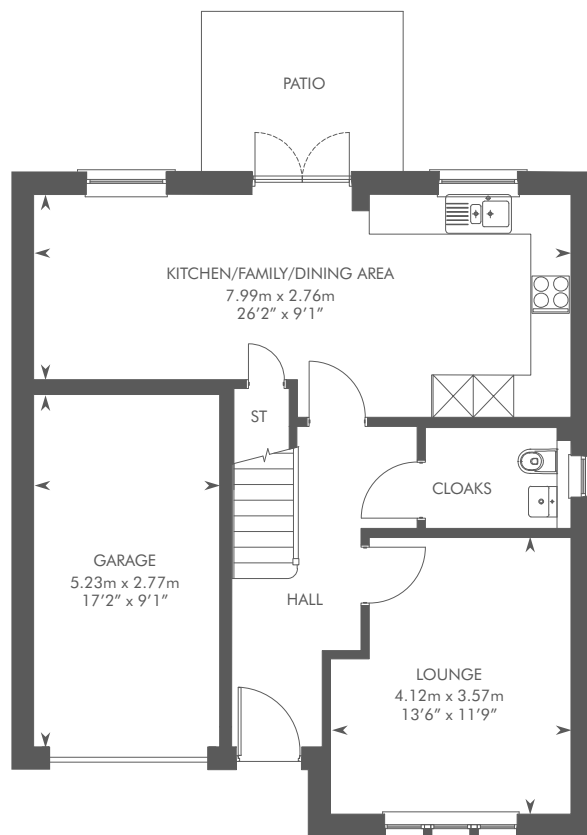




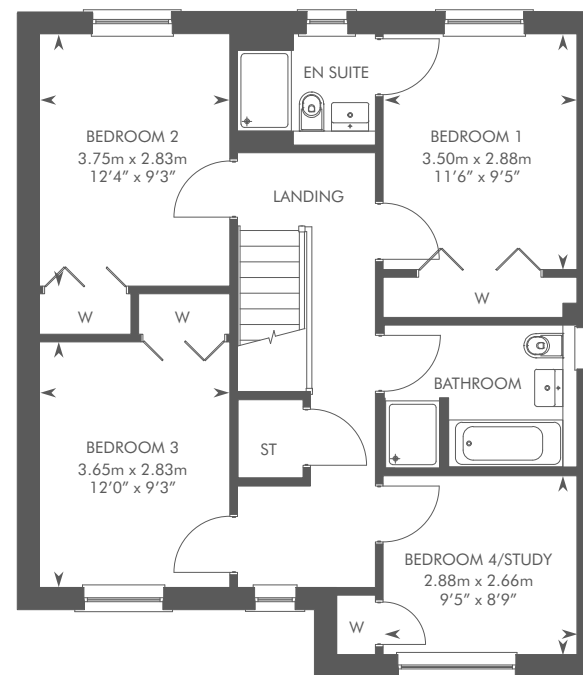
## THE BARGOWER

PLOTS 2, 5, 32, 42, 45, 54, 70 – AS SHOWN

PLOTS 33, 46, 55, 59, 60, 73 – HANDED



GROUND FLOOR



FIRST FLOOR

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

Plots 32, 33, 45, 46, 54 & 55 are semi detached.

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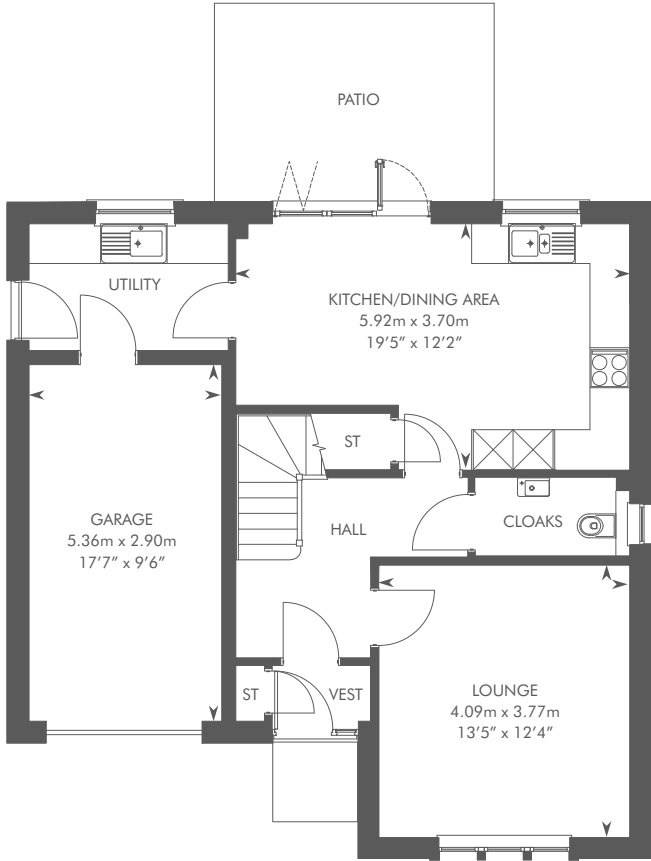
# THE BARRIE

4 BEDROOM DETACHED HOME

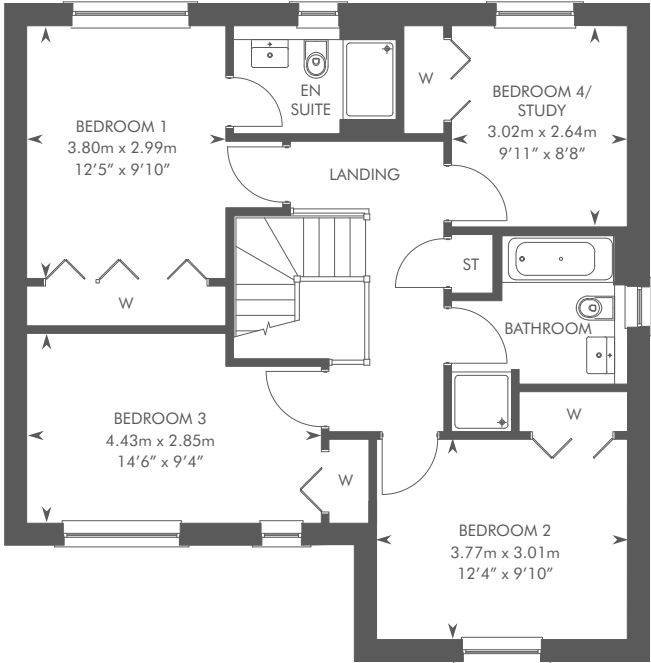




THE BARRIE  
PLOTS 3, 4, 6, 47 – AS SHOWN  
PLOT 36 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Blair

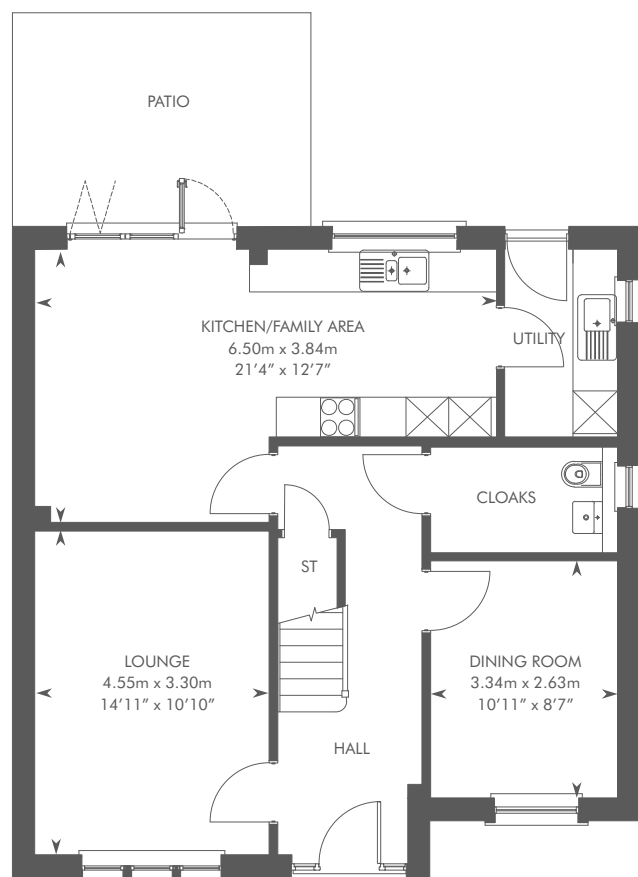
# THE BLAIR

4 BEDROOM DETACHED HOME WITH SINGLE GARAGE

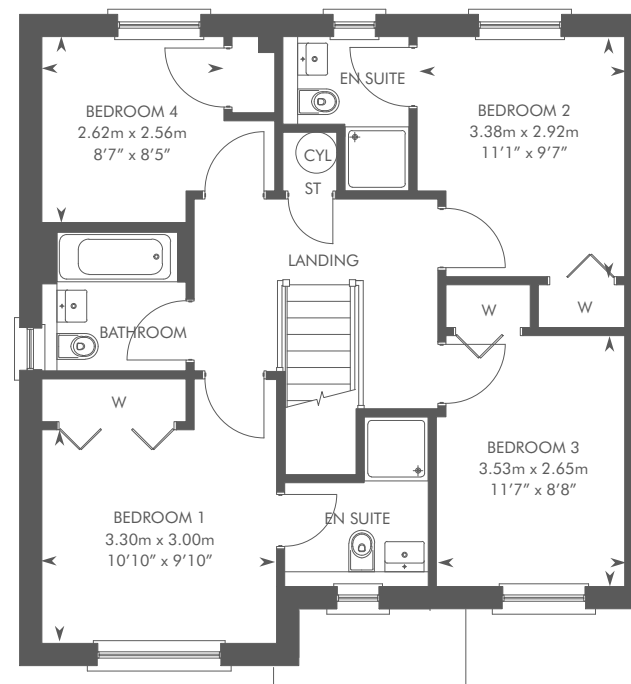




THE BLAIR  
PLOTS 38, 52, 66 – AS SHOWN  
PLOTS 37, 51, 65 – HANDED



GROUND FLOOR



FIRST FLOOR

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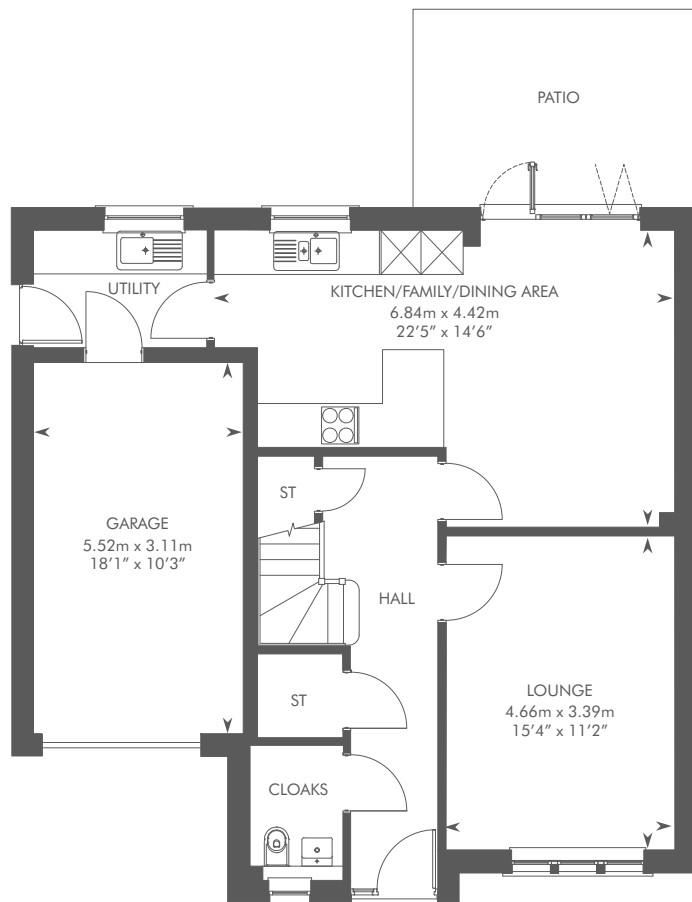


# THE BRYCE

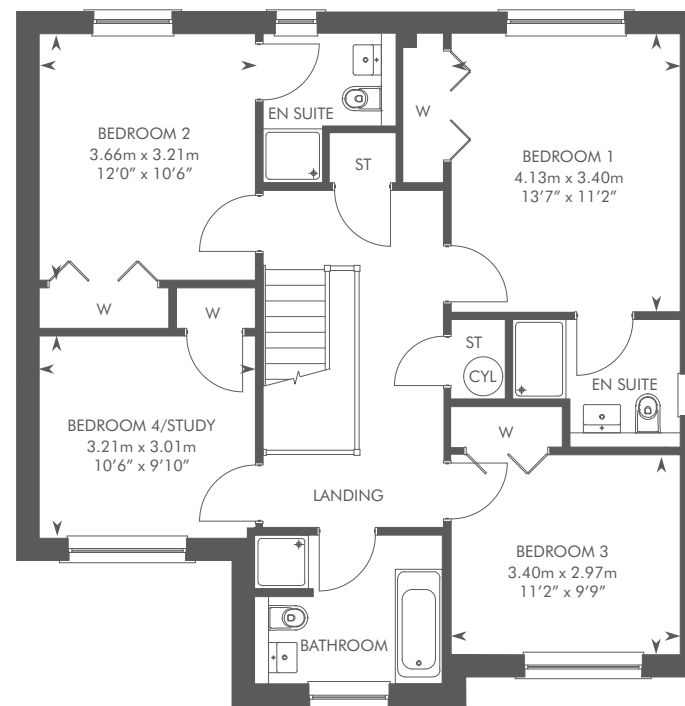
4 BEDROOM DETACHED HOME



THE BRYCE  
PLOTS 7, 16 – AS SHOWN  
PLOT 30 – HANDED



GROUND FLOOR



FIRST FLOOR

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# THE CAIRN

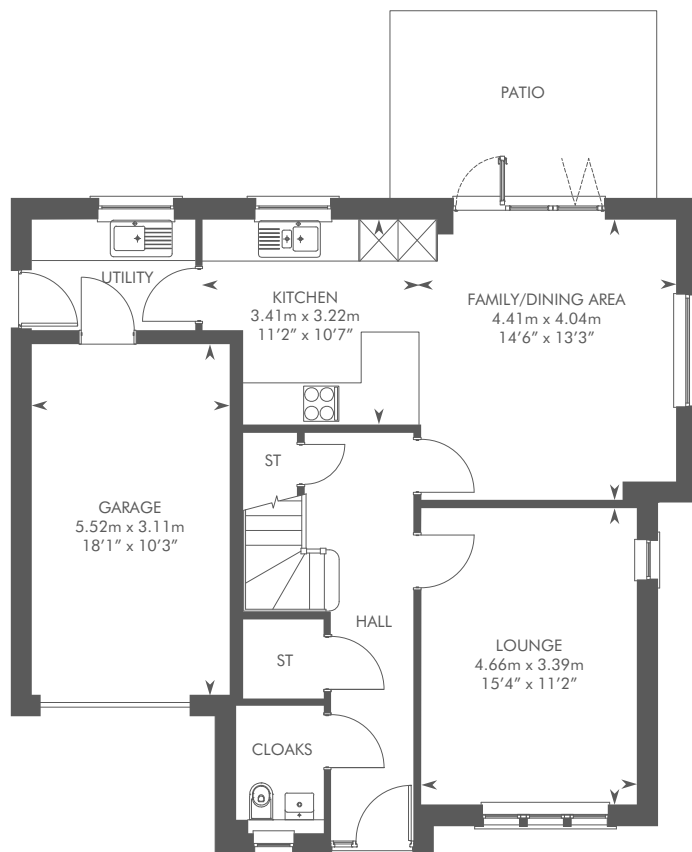
4 BEDROOM DETACHED HOME



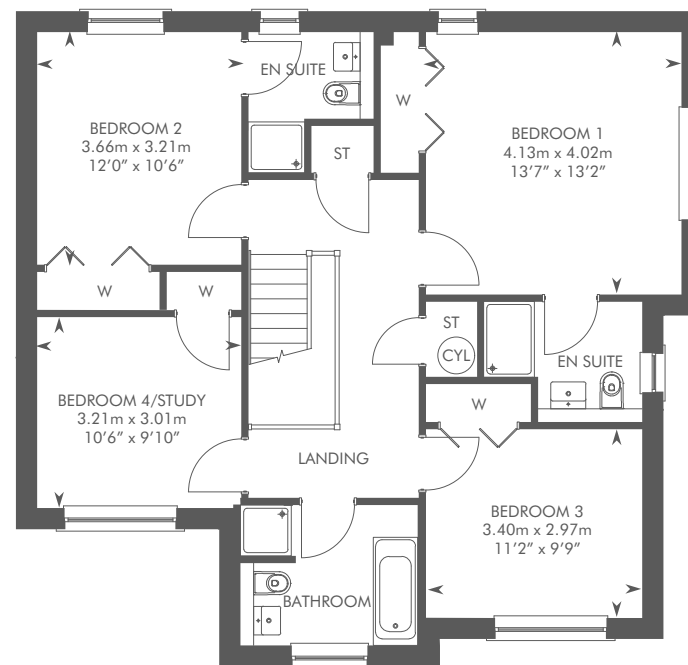
## THE CAIRN

PLOTS 9, 22, 35, 40, 44, 49, 62, 69, 72 – AS SHOWN

PLOTS 1, 12, 17, 21, 43, 71, 74 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer Generated Image – A typical Cleland

# THE CLELAND

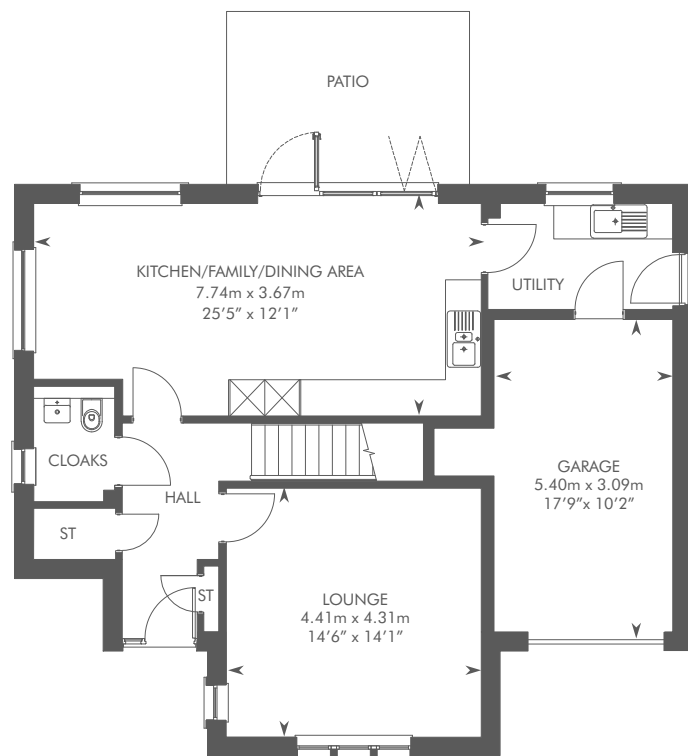
4 BEDROOM DETACHED HOME



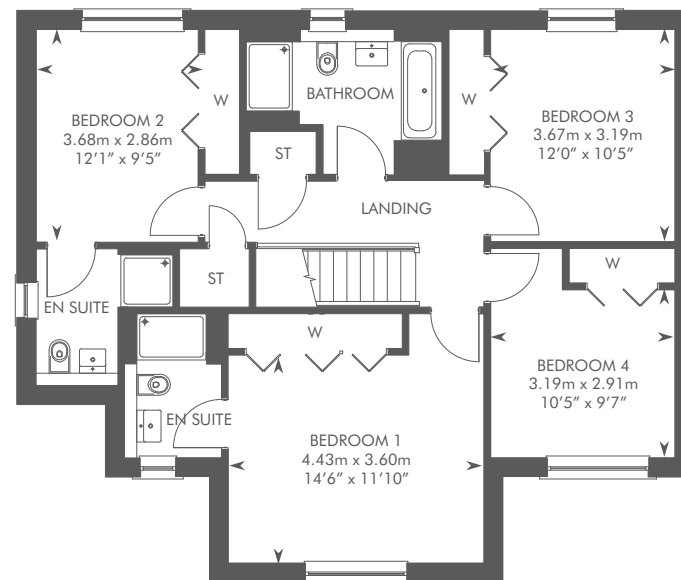
## THE CLELAND

PLOTS 15, 27, 31, 34, 39, 41, 61, 63 – AS SHOWN

PLOTS 8, 20 29, 58, 64 – HANDED



GROUND FLOOR



FIRST FLOOR

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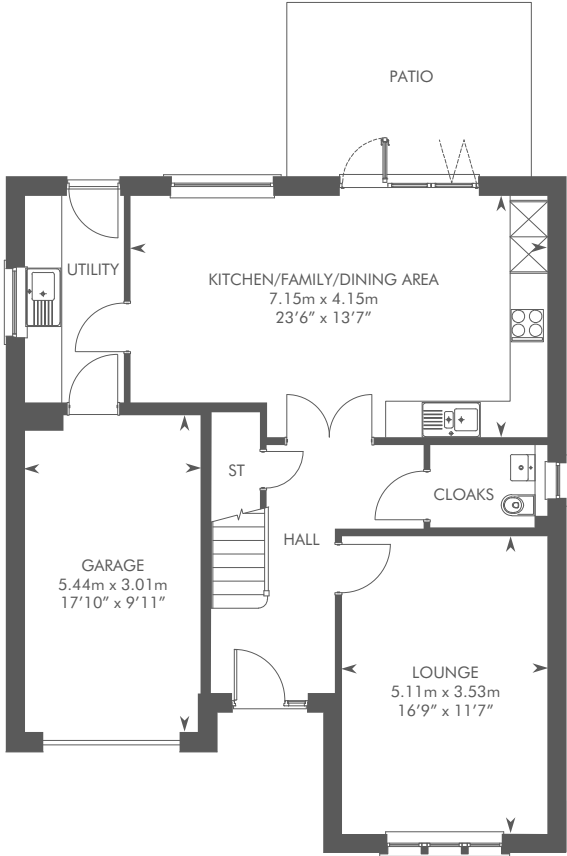


# THE COLVILLE

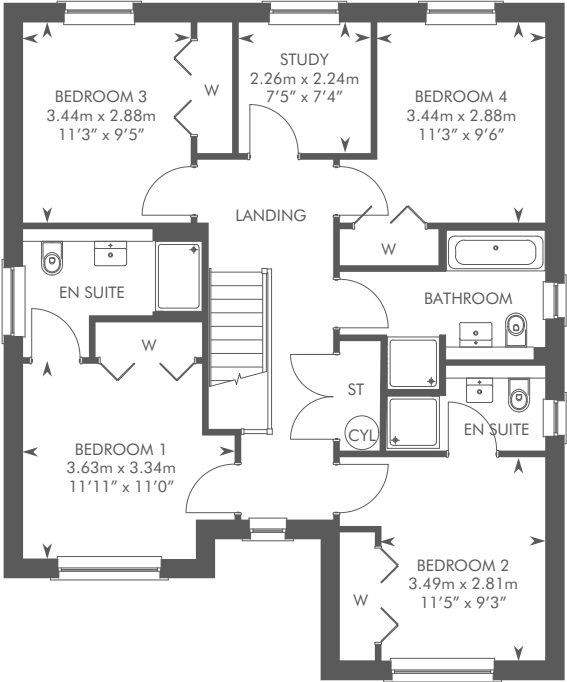
4 BEDROOM DETACHED HOME



THE COLVILLE  
PLOTS 10, 13, 50, 53 – AS SHOWN  
PLOTS 23, 24, 56 – HANDED



GROUND FLOOR



FIRST FLOOR

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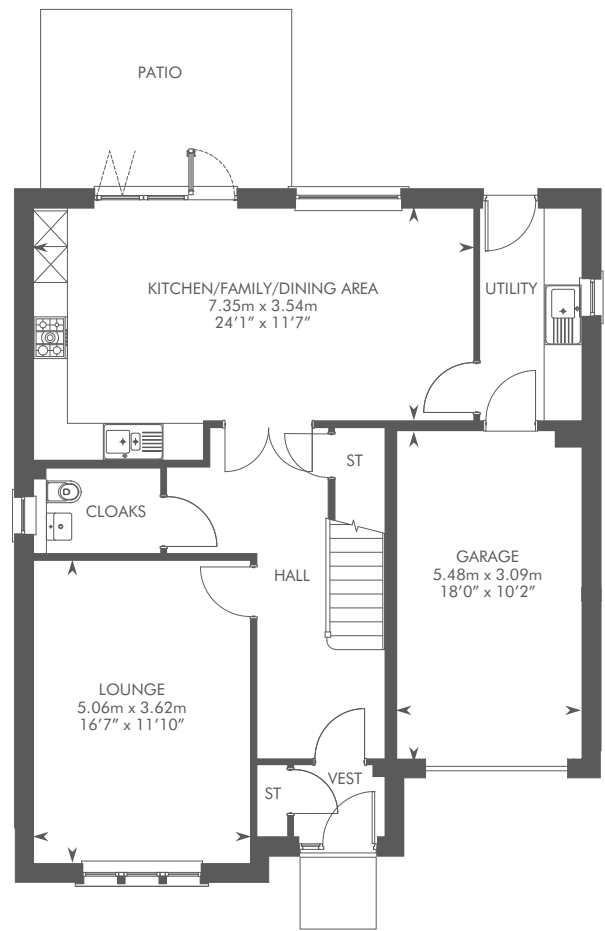


# THE CRICHTON

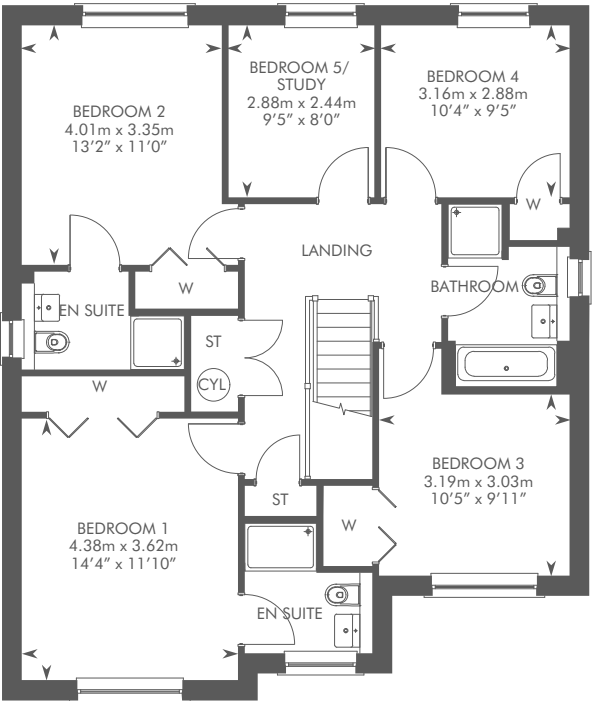
5 BEDROOM DETACHED HOME



THE CRICHTON  
PLOT 14, 18, 57 – AS SHOWN  
PLOTS 11 – HANDED



GROUND FLOOR



FIRST FLOOR

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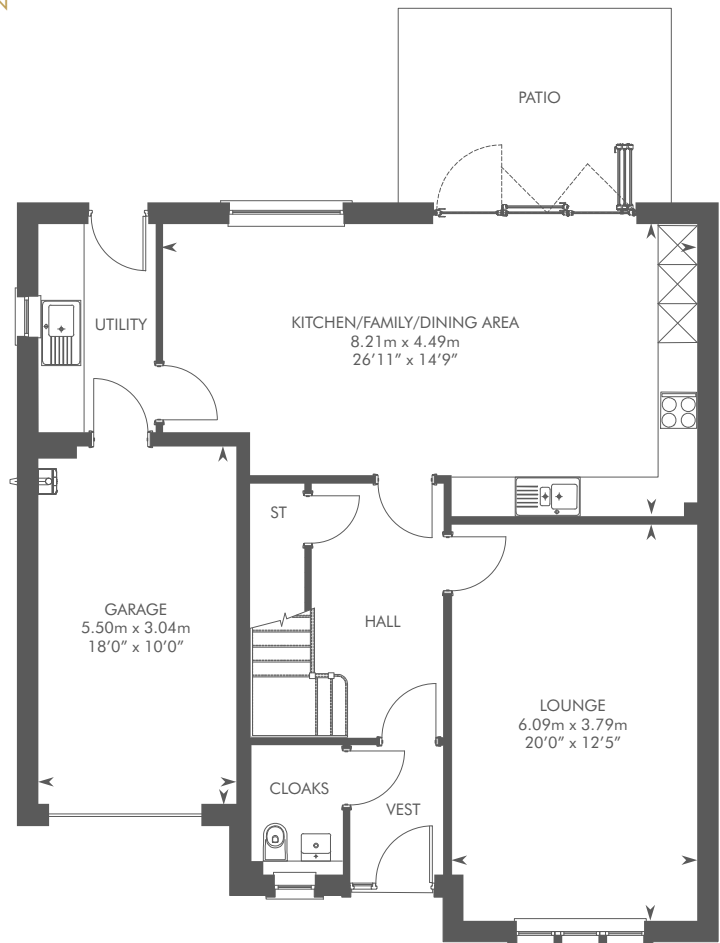
Computer Generated Image – A typical Darroch

# THE DARROCH

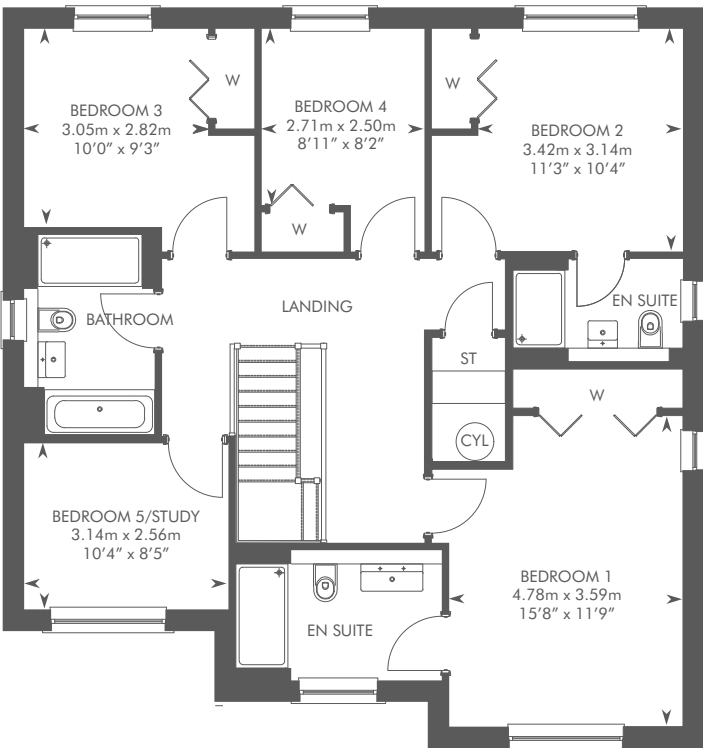
5 BEDROOM DETACHED HOME



THE DARROCH  
PLOT 108 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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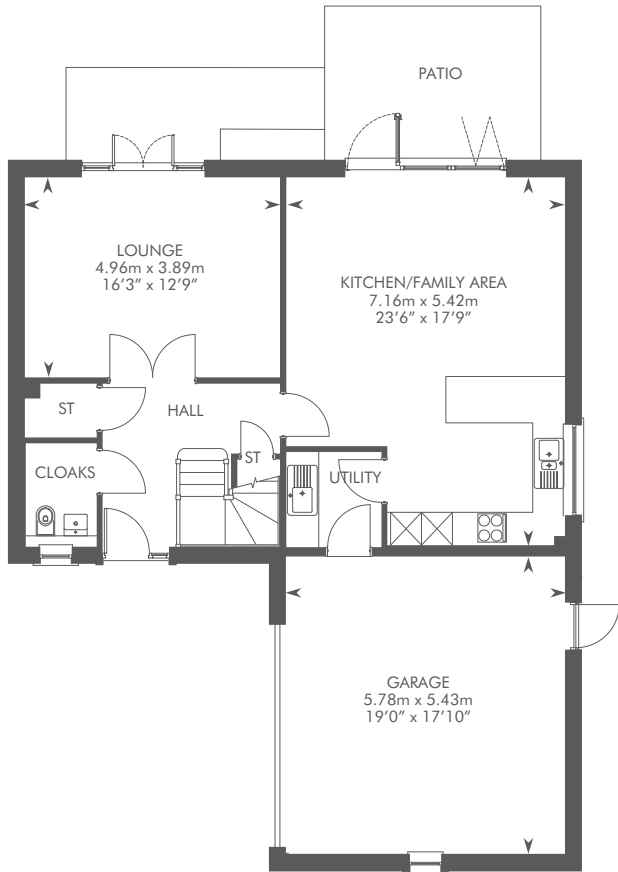
Computer Generated Image - A typical Dewar

# THE DEWAR

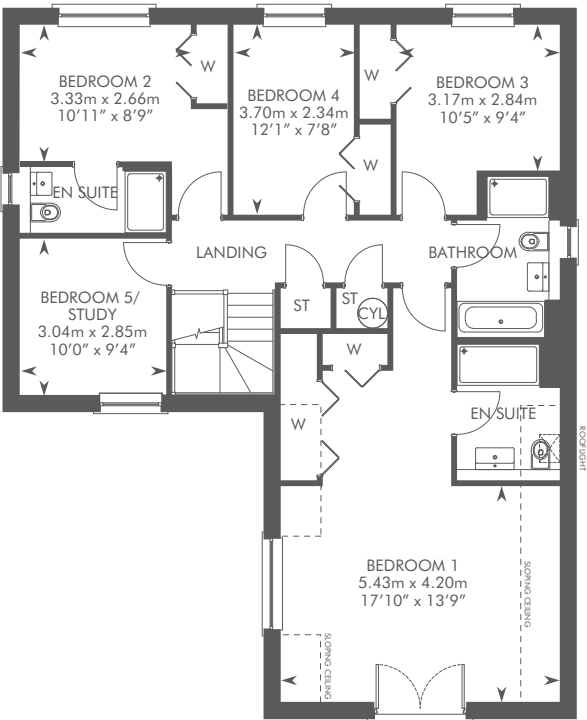
5 BEDROOM DETACHED HOME



THE DEWAR  
PLOTS 26, 28, 68 – AS SHOWN  
PLOTS 19, 25, 48, 67 – HANDED



GROUND FLOOR



FIRST FLOOR

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

Some plots feature an alternative garage and Bedroom 1 window arrangement.

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OAKBANK  
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 cooker hood
- 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)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen
- 1 bowl stainless steel sink in utility room

## 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 vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad and shaver socket in bedroom 1 en suite
- Shaver sockets included in the main bathroom and en suite 2

## 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 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
- Multigrid 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 (panels vary per housetype)
- EV Charging connection or future connection point (as design dictates)

## 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
- Hot water cylinder (excludes The Bargower and The Barrie)
- Thermostatic heating controls

## GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

## 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/sliding or French doors to rear patio (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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

# OAKBANK – WINCHBURGH







CALA.CO.UK

## CALA HOMES, OAKBANK, WINCHBURGH EH52 6QS

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