



CAMMO MEADOWS  
EDINBURGH







# CAMMO MEADOWS

## A BEAUTIFUL VIEW

Cammo Meadows brings a wide selection of homes to one of Edinburgh's most desirable suburbs. This aspirational location is just five miles west of the city centre, yet enjoys idyllic surroundings, with over 23 acres of green open space on your doorstep and views towards Mauseley Hill and Cammo Tower.

Ranging from apartments to terraced homes and large detached family homes, each property is light, spacious and contemporary in design and benefits from CALA's trademark high specification throughout. Perfectly placed near a range of notable schools\* and the motorway network, families can look forward to being part of a sustainable new community, connected by scenic cycle paths and walkways on the very edge of the capital.

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



CGI – A typical street scene at Cammo Meadows



Local photography



Local photography



CGI – A typical street scene at Cammo Meadows





A previous CALA showhome



A previous CALA showhome



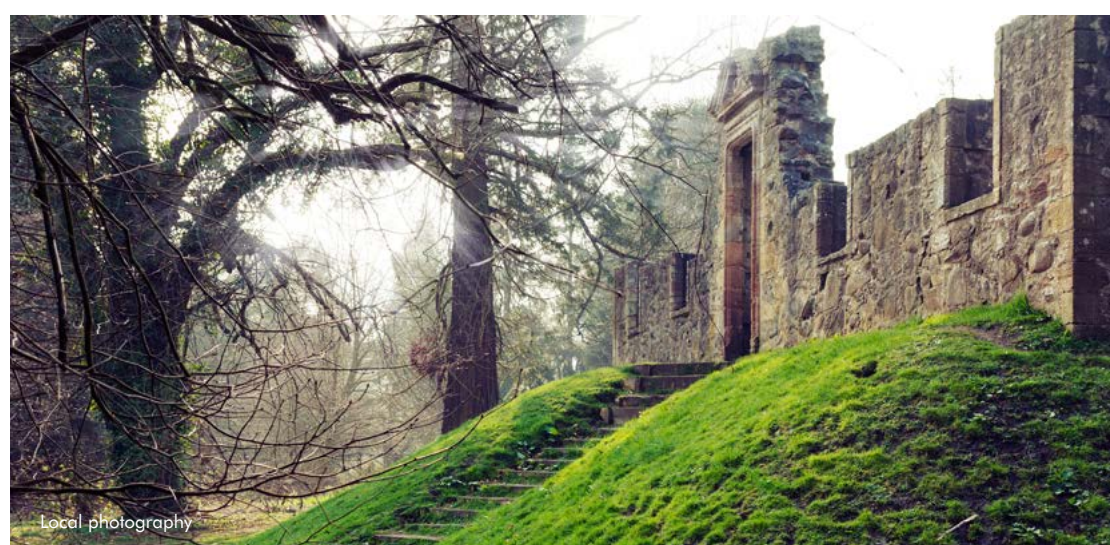
A previous CALA showhome



# A BREATH OF FRESH AIR

Offering the best of both worlds, Cammo Meadows is set amidst an abundance of open green space and intimate gardens bordering the 80-acre Cammo Estate, giving the development a country-side feel while being well located just minutes from the city.

Enjoy family time, fresh air and beautiful views at near by Cammo Estate or Cramond Beach. Hit the fairways at nearby golf courses including renowned Royal Burgess or experience a true sense of community through the network of pedestrian walkways and cycle paths.









# THE CITY AND COUNTRYSIDE

## RIGHT ON YOUR DOORSTEP

Surrounded by greenery, Cammo Meadows gives an instant impression of country living, yet you'll soon discover that Edinburgh's many exciting attractions and bustling city centre are all close by. With superb transport links, it's no surprise that Cammo Meadows is a much sought-after destination for commuters to call home.

Home to a ruined 17th Century stately home and stables and rich in history, Cammo Estate boasts 80 acres of gardens to explore. Cycle pathways plus designated areas for a range of community facilities will be dotted around Cammo Meadows, while the newly created Mauseley Park and Cammo View linear parks will feature extensive landscaping, trees and seated areas.





## AN EASY GOING GET AWAY

In the hustle and bustle of today's busy world, being well-connected makes all the difference. Cammo Meadows has great access to the road network with a new bus service, bus stops and bus turning facilities, convenient access to tram and rail links including Edinburgh Gateway, plus numerous cycle paths connecting to the wider network from the development. Not forgetting City Car Club spaces, providing members with much of the convenience of owning a car, with only pay-as-you-drive costs. And when you get the travel bug, Edinburgh Airport is less than 4 miles away.

Enjoy a round of golf at Royal Burgess within walking distance of Cammo Meadows or Turnhouse, another prestige course in close proximity. Take things as easy or as active as you like at the David Lloyd Club or Drumbrae Leisure Centre and for retail therapy explore nearby Gyle Shopping Centre and Craighleith Retail Park.

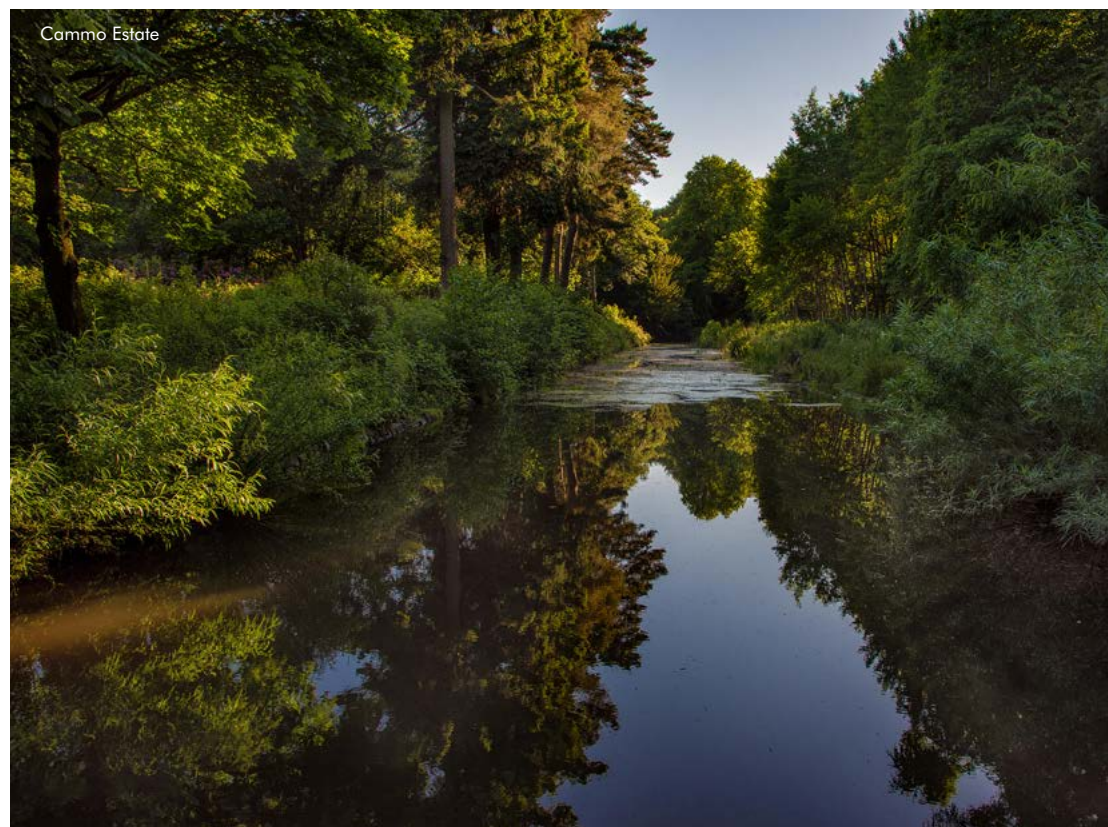
Cammo Tower



Princes Street



Cammo Estate





— MAIN CYCLE ROUTES

MAUSELEY HILL

CAMMO TOWER

CAMMO HOUSE

CRAMOND BRIDGE

CAMMO ESTATE

BUGTLIN BURN

CAMMO WALK

← TO EDINBURGH GATEWAY

CALA CAMMO MEADOWS

CAMMO GROVE

MAYBURY ROAD

QUEENSFERRY ROAD

CAMMO GARDENS

EAST CRAIGS

BARNTON JUNCTION

ROYAL BURGESS GOLF COURSE

TO EDINBURGH CITY CENTRE

BARNTON



# 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](https://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.



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.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



\*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



## SERVICE WITH A WIDE RANGE OF SMILES

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





# CAMMO MEADOWS

APARTMENT AND CAPITAL HOMES 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
- Stainless steel cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric oven
- Bosch washer dryer (as design dictates)
- 1½ bowl insert granite sink and drainer in kitchen

## BATHROOMS & EN SUITES

- White Laufen Pro WC and wash basin
- White Carron bath
- Vado Life taps and bath mixer
- Vado thermostatic showers to en suites
- Chrome finished shower enclosures
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- White vanity unit

## DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White gloss finish to skirtings and facings
- White gloss finish to internal pass doors
- French doors to balcony/terrace (as design dictates)
- Contemporary lever style door handles

## WARDROBES

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

## ELECTRICAL

- Downlighters to bathroom and en suites (as design dictates)
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting provided to external doors
- Shaver socket (as design dictates)
- TV/data distribution points
- Multigrig switching of kitchen appliances

- Double socket with integral USB power slots to kitchen and bedroom 1 (as design dictates)
- PV panels fitted to the roof (as design dictates)

## SECURITY & SAFETY

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to bedroom 1
- Communal entrance point to stairwells fitted with fob-operated multi-point locking device
- Door entry system
- Each apartment has handset with video display (excluding Capital Homes)

## PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Thermostatic heating controls

## EXTERNALS

- uPVC double-glazed windows
- Apartment blocks feature composite apartment entrance doors with 3-point locking system
- Capital Homes feature composite entrance door with 3-point locking system and glazed sidelight
- 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.

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Computer Generated Image - Typical Capital Homes at Cammo Meadows

# CAMMO MEADOWS

## CAPITAL HOMES

3 BEDROOM GROUND FLOOR GARDEN HOME  
& 2 BEDROOM PLUS STUDY DUPLEX HOMES



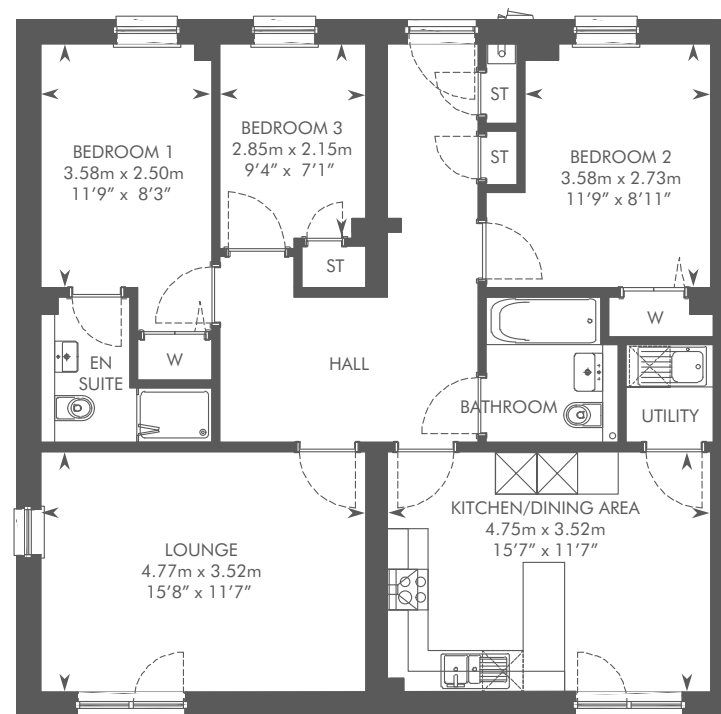


### 3 BEDROOM CAPITAL GARDEN HOME

#### GROUND FLOOR

PLOTS 13, 45, 63, 69, 70, 91, 99, 100 – AS SHOWN

PLOTS 44, 62, 68, 89, 90, 98 – HANDED



GROUND FLOOR HOME

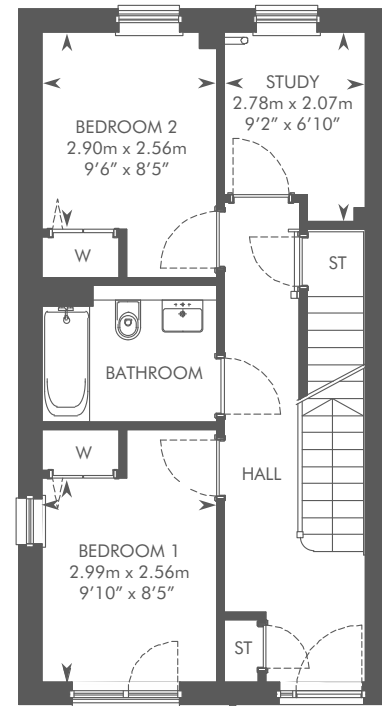


## 2 BEDROOM PLUS STUDY CAPITAL DUPLEX HOME

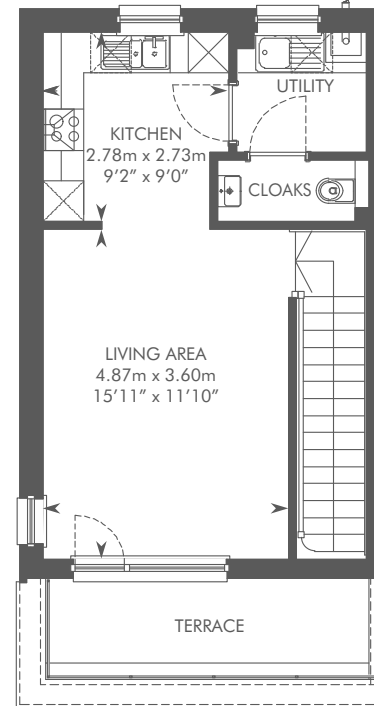
### END TERRACED HOME

PLOTS 14, 46, 64, 71, 92, 101 – AS SHOWN

PLOTS 49, 67, 76, 97, 106 – HANDED



LEVEL ONE



LEVEL TWO

MAIN  
ENTRANCE

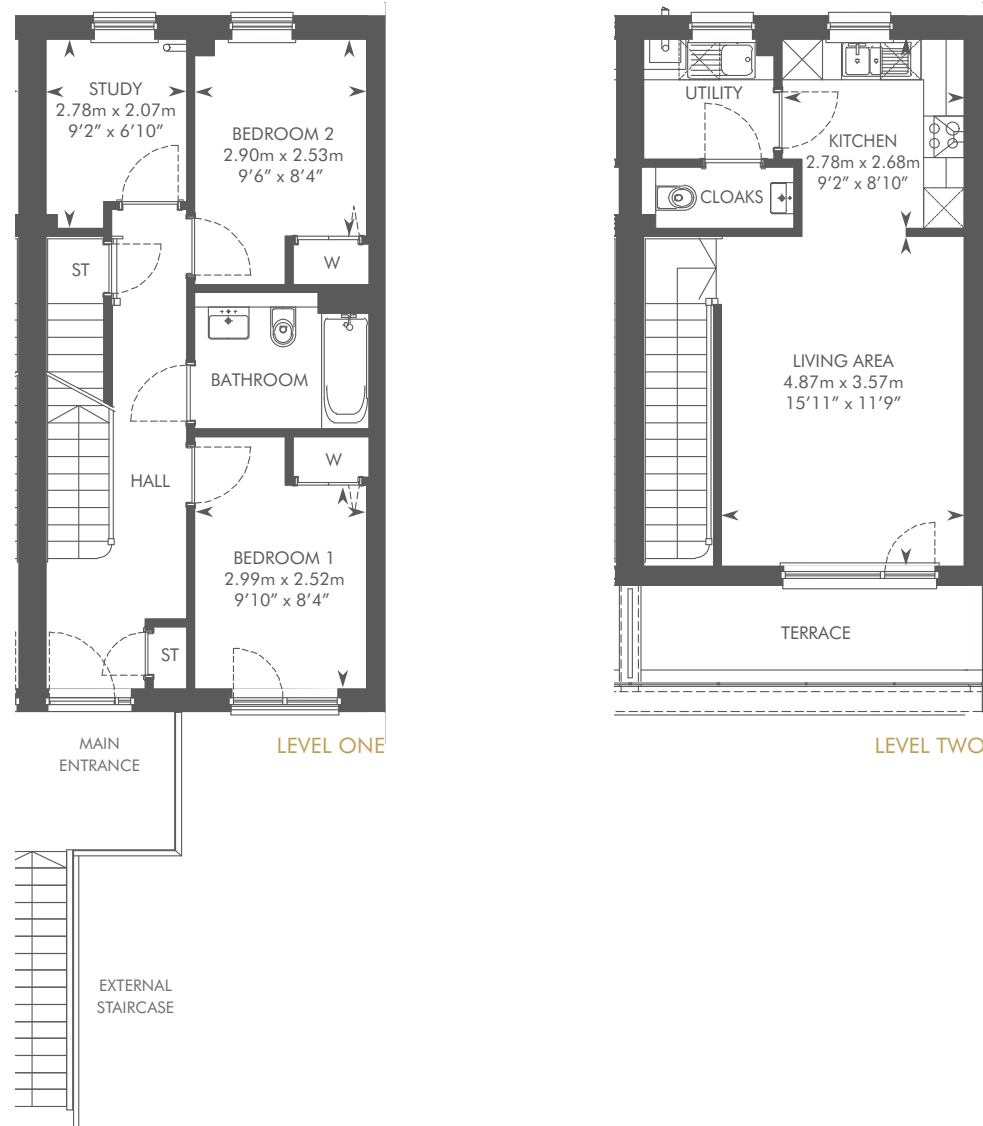
EXTERNAL  
STAIRCASE

2 BEDROOM PLUS STUDY CAPITAL DUPLEX HOME

MID TERRACED HOME

PLOTS 15, 47, 65, 72, 74, 93, 95, 102, 104 – AS SHOWN















PLOTS 48, 66, 73, 75, 94, 96, 103, 105 – HANDED













# CAMMO MEADOWS

## CAMMO

-  **THE BANFF**  
3 BEDROOM HOME  
PLOTS 84, 85, 86, 87, 88, 107, 108, 109, 110, 111, 120, 121, 122, 123
-  **THE CLUNIE**  
4 BEDROOM DETACHED HOME  
PLOTS 59, 80, 114, 155, 184, 188
-  **THE CRIEFF**  
5 BEDROOM DETACHED HOME  
PLOTS 78, 79, 82, 83, 113, 143, 177, 181, 191
-  **THE DENHOLM**  
5 BEDROOM DETACHED HOME  
PLOTS 145, 146
-  **THE ELGIN**  
4 BEDROOM DETACHED HOME WITH STUDY  
PLOTS 77, 142, 174  
DETACHED DOUBLE GARAGE
-  **THE GAIRLOCH**  
5 BEDROOM DETACHED HOME  
PLOTS 153, 154
-  **THE KENMORE**  
5 BEDROOM DETACHED HOME  
PLOTS 60, 81, 115, 119, 147, 149, 151
-  **THE LEVEN**  
5 BEDROOM DETACHED HOME  
PLOTS 112, 118, 144, 152, 175, 182, 183, 192
-  **THE LOGIE**  
5 BEDROOM DETACHED HOME  
PLOTS 61, 117, 150, 185, 189
-  **THE NAIRN**  
5 BEDROOM DETACHED HOME WITH STUDY  
PLOTS 28, 178, 179, 194, 197  
DETACHED DOUBLE GARAGE WITH ACCOMMODATION
-  **THE MALLAIG**  
5 BEDROOM DETACHED HOME WITH STUDY  
PLOTS 16, 22, 26, 148, 187, 195, 196  
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-  **THE MELROSE**  
5 BEDROOM DETACHED HOME WITH STUDY  
PLOTS 27, 176, 193
-  **THE MONTROSE**  
5 BEDROOM DETACHED HOME  
PLOTS 17, 19, 20, 24, 25, 116, 180, 186, 190
-  **THE RANNOCH**  
5 BEDROOM DETACHED HOME WITH STUDY  
PLOTS 18, 21, 23



-  **CAPITAL HOMES**  
2 & 3 BEDROOM HOMES  
PLOTS 13 - 15, 44 - 49, 62 - 67, 68 - 76, 89 - 97, 98 - 106
-  **THE LILY APARTMENTS**  
2 & 3 BEDROOM HOMES  
PLOTS 29 - 37
-  **THE BLUEBELL APARTMENTS**  
2 & 3 BEDROOM HOMES  
PLOTS 50 - 58
-  **THE THISTLE APARTMENTS**  
2 BEDROOM HOMES  
PLOTS 136 - 141
-  **THE ROSEMARY APARTMENTS**  
2 BEDROOM HOMES  
PLOTS 162 - 173
-  **THE ORCHARD APARTMENTS**  
1 & 2 BEDROOM HOMES  
PLOTS 1 - 12
-  **THE PRIMROSE APARTMENTS**  
3 BEDROOM HOMES  
PLOTS 38 - 43
-  **THE CLOVER APARTMENTS**  
1, 2 & 3 BEDROOM HOMES  
PLOTS 124 - 135
-  **THE FERN APARTMENTS**  
2 BEDROOM HOMES  
PLOTS 156 - 161













-  DENOTES 1.8M TIMBER FENCE
-  DENOTES ESTATE 2 BRICK RAILING
-  DENOTES 1.8M BRICK WALL
-  DENOTES 0.9M BRICK WALL
-  DENOTES LOOSE HEDGE
-  DENOTES PRE-FORMED HEDGE
-  DENOTES EV CHARGING BAYS
-  DENOTES EV CHARGING PILLAR

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
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