



# Calderwood

East Calder



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# Beautiful homes in a welcoming, well-connected location

Nestling alongside the picturesque River Almond as it runs past Almondell & Calderwood Countryside Park, you'll find a vibrant and welcoming new community. Close to local schooling, as well as green spaces and an attractive village square, Calderwood offers you beautiful new Cala homes and a relaxed lifestyle, all within easy reach of the amenities in East Calder. It's ideal for commuting to Livingston and Edinburgh too, connecting superbly with both the city and the stunning surrounding countryside. Your dreams come true?



# Everything you're looking for in a new family home

Whether you're thinking of relocating to a semi-rural retreat or seeking to upgrade locally to more space, style and quality, you'll find everything you're looking for with Cala at Calderwood. Choose from a range of superbly designed, spacious and light-filled 3, 4 and 5 bedroom family homes, all with flexible layouts to suit you and your lifestyle.

With excellent specifications and sustainable features throughout, all set in a family-friendly environment, this is Cala living at its very best.



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# Green and leafy, your ideal haven

Set in a peaceful sunken valley with wonderful woodlands, wildlife and riverside walks - and direct access to the National Cycling Route - Calderwood is a refreshing breath of fresh air. There's 220 acres of leafy countryside on your doorstep at Almondell and Calderwood Country Park and neighbouring Jupiter Artland is an absolute joy. Greenery abounds close to home too, with pocket parks and play areas, pathways and trails to enjoy. The ideal haven for happy family life.



# A complete and sustainable new village community

Cala's new development at Calderwood is part of a sustainable village, growing organically and integrating into its natural surroundings. Calderwood village includes a new primary school and nursery, set on a public square which enjoys a selection of local amenities – a real focal point for local social life. Dedicated bus services run into East Calder, Edinburgh and beyond, and the station at Kirknewton offers regular rail services to Edinburgh and Glasgow, for work and play.



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# Sociable surroundings

East Calder is just a short distance away, with its Co-Op and Tesco Express, independent shops and stores, local schools and library, post office and some great leisure facilities. Cafes and pubs, too, with live music and events at The Village. It's a short hop to Livingston, with its supermarkets, designer outlets, shopping centres, restaurants, sports and entertainments ...and with Edinburgh just 13 miles away – 30 minutes by train – you can enjoy all the amazing attractions of one of the world's great city centres, and still be home by bedtime!



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# Top of the class for education, at every level

First class schooling starts locally with Calderwood Primary School and Early Years Nursery and St Paul's Primary within walking distance, and East Calder Primary a short drive away. West Calder and James Young High Schools provide secondary education, with further education at West Lothian College, Livingston – and a there's a wide range of university courses on offer at Edinburgh and Heriot-Watt. All within easy travel time of Calderwood.



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





# Endless options for excellent days out

From picnicking and nature trails at the country park to strolls along the river to the picturesque Nasmyth Bridge, the Aquaduct and the Viaduct to thrills and skills at the Livingston skate park and the bright lights and world class festivals, street parties, sports, arts, theatre and rich history and heritage of Edinburgh... there's a dazzlingly diverse range of days out to choose from, for all ages and interests. Never a dull moment!

Local photography

# Places to go



**Eating out** – There’s a lovely local café at Calderwood Village Square, and a popular, family and dog friendly pub restaurant, The Grapes, in East Calder – with gastro pub dining at The Fork & Field, Mid Calder, amidst a wide range of restaurants for all tastes.



**Sports & leisure** – Calderwood North Playpark is a short walk from home, you can enjoy the gym and indoor and outdoor sports at Xcite in East Calder, and if you’ve a head for heights there’s the Edinburgh International Climbing Arena. Plus plentiful golfing options, of course!.



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Local photography



Local photography



Local photography



Local photography



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**Shopping** – Pick up essentials locally at East Calder or enjoy some serious retail therapy at Livingston with Scotland’s largest Designer Outlet and The Centre, along with supermarkets and big brands – or pop along to Edinburgh and shop ‘til you drop!



**Parks and nature** – With Almondell & Calderwood Country Park on your doorstep, directly accessible by cycle or foot, and the river Almond to explore, nature is your next door neighbour. And for days out – try Beecraigs Country Park, or venture into the Pentland Hills.



# Getting around



By foot: The local playpark, primary schools and shops are all within easy walking distance.



By car: There's easy access to the M8 and M9 motorways, with Edinburgh less than 13 miles away, the airport under 8 miles, and Glasgow, Stirling and Fife under an hour's drive.



By train: Kirknewton station, with park and ride facilities, offers fast regular services to Edinburgh and Glasgow.



By bus: Local services connect to Edinburgh, Livingston and other nearby towns.

Journey times are approximate. Train journey times are accurate as of November 2023 and are sourced from thetrainline.com

# Superbly connected



## On foot

- St Paul's RC primary – 0.5 miles
- Post office – 0.6 miles
- The Grapes – 0.6 miles
- Co-Op – 0.7 miles
- Calderwood Primary & Early Years Nursery – 0.8 miles
- Tesco Express – 0.9 miles



## By car

- East Calder Primary – 1 mile
- The Village – 1.2 miles
- Xcite East Calder – 1.2 miles
- Fork & Field – 1.6 miles
- Kirknewton Station and Park & Ride – 1.7 miles
- Jupiter Artland – 1.8 miles
- Livingston Skate Park – 3 miles
- Livingston Designer Outlet & Vue – 3.4 miles
- Edinburgh International Climbing Centre – 3.4 miles
- West Lothian College – 3.7 miles
- Edinburgh – 12 miles



## By rail from Kirknewton Station

- Edinburgh Waverley – 24 minutes
- Glasgow Central – 1 hour 5 minutes

Journey times are approximate. Train journey times are accurate as of November 2023 and are sourced from Google maps and thetrainline.com

# Calderwood

## The development

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**The Arran**  
3 bedroom semi-detached home  
Plots 34, 37, 98, 101
- 

**The Avon**  
3 bedroom semi-detached home  
Plots 35, 36, 99, 100
- 

**The Barrie**  
4 bedroom detached home  
Plots 39, 64, 81
- 

**The Blackadder**  
3 bedroom detached home with study  
Plots 76, 77, 80, 82, 92, 93
- 

**The Cairn**  
4 bedroom detached home  
Plots 9, 38, 40, 43, 62, 74, 75, 78, 79, 83, 91, 94, 102, 104
- 

**The Cleland**  
4 bedroom detached home  
Plots 1, 10, 19, 20, 29, 30, 44, 63, 90, 97, 103
- 

**The Colville**  
4 bedroom detached home with study  
Plots 15, 18, 22, 23, 31, 45, 52, 53, 59, 61, 65, 67, 70, 85, 87, 88, 95
- 

**The Crichton**  
5 bedroom detached home  
Plots 7, 8, 12, 24, 42, 48, 49, 57, 58, 66, 71, 84, 86, 89, 96
- 

**The Darroch**  
5 bedroom detached home  
Plots 6, 13, 14, 16, 17, 27, 28, 46, 50, 51, 54, 60, 68, 69
- 




**The Dewar**  
5 bedroom detached home  
Plot 11
- 

**The Elliot**  
4 bedroom detached home with study  
Plots 72, 73
- 

**The Garvie**  
5 bedroom detached home  
Plots 2, 32
- 

**The Lewis**  
5 bedroom detached home  
Plot 3
- 

**The Lowther**  
5 bedroom detached home  
Plots 4, 5, 21, 25, 26, 33, 41, 47, 55, 56

-  Denotes development boundary
-  Denotes 1.7m timber fence with Trellis panel
-  Denotes Anstone faced retaining wall

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.

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# Choose the home that's right for you



**3 bedroom homes**



**4 bedroom homes**



**5 bedroom homes**



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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

[Click here to find out more about our Accessibility Features](#)







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.

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10.

The first two years of the warranty is provided by us. This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)



# 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 >





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# Welcome to your new home

Calderwood,  
East Calder,  
EH53 0GR

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