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FOR ALL ENQUIRIES
PLEASE CONTACT 01506 537009 OR
CALAHOMES.CO.UK
MURIESTON GAIT
MURIESTON
LIVINGSTON



Computer Generated Image – The Moncrief

MURIESTON GAIT

MURIESTON, LIVINGSTON

A PRESTIGIOUS DEVELOPMENT OF FOUR AND FIVE BEDROOM DETACHED HOMES

WE CARE ABOUT THE THINGS YOU CARE ABOUT



WE CARE ABOUT THE THINGS YOU CARE ABOUT





OFFICIALLY THE UK'S BEST HOUSEBUILDER.

When you buy a CALA home you will understand our passion and pride for providing industry-leading customer service and building exceptionally designed homes in stunning locations. And now we're prouder than ever to have been recognised as Housebuilder of the Year not once, but twice. Successfully awarded 'Scottish Housebuilder of the Year' at the Scottish Home Awards, we went on to win two Golds at the industry 'Oscars' the What House? Awards, as well as the ultimate accolade 'Housebuilder of the Year'.

HOUSEBUILDER OF THE YEAR - SCOTTISH HOME AWARDS & WHAT HOUSE? AWARDS 2012

WHAT HOUSE? GOLD - BEST MEDIUM HOUSEBUILDER

WHAT HOUSE? GOLD - BEST HOUSE - GEORGIAN VILLA, TRINITY PARK, EDINBURGH



FIVE STAR SERVICE IN EVERY WAY.

From its Scottish roots in 1875, 'City of Aberdeen Land Association', (CALA) has spread to encompass much of the UK. With over thirty years as one of the country's leading developers of luxury homes, we know more than most about creating living spaces that transcend the ordinary. Our passion for craftsmanship, exploring architectural heritage, interior design and outstanding customer service has earned numerous awards and accolades. In particular CALA achieved top ratings in the 2009, 2010, 2011 and 2012 Home Builders Federation (HBF) Customer Satisfaction surveys for customers' willingness to recommend us to a friend.

We also performed strongly in customer surveys undertaken by external consultants In-house Research, achieving our best overall satisfaction rating of 91 out of 100 for the year to 31 December 2012. From the same surveys, 99% of our customers said they would recommend CALA. With such excellence in home design, consistently high construction quality and total commitment to customer satisfaction, you can look forward to discovering the joys of CALA living, secure in the knowledge that your CALA home will serve you well for many years to come.



FOUR YEARS RUNNING



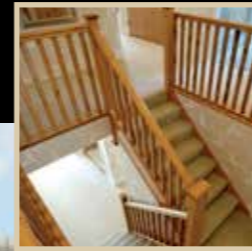
WE CARE ABOUT THE THINGS YOU CARE ABOUT



MURIESTON GAIT.
 EVERYTHING YOU
 LOOK FOR IN A HOME.
 AND A FEW THINGS
 YOU'D NEVER EXPECT.



Stylish designer bathrooms featuring Laufen sanitaryware and Hansgrohe taps.



Crafted staircases to enhance your hallway.



Spacious bedrooms, most with fitted wardrobes.



Computer Generated Image – The Moncrief



French doors give direct access to the rear garden, bringing the outside in.



Garages have stylish and secure sectional-style doors.



Superb designer kitchens with high quality integrated appliances fitted as standard.

Livingston's desirable district of Murieston is the picture-perfect setting for CALA's new luxury development of four and five bedroom homes. Part of the exclusive Signature Collection, these beautiful family homes feature spacious and contemporary interiors with CALA quality and style throughout. The location couldn't be more conveniently placed, surrounded by attractive parkland and rural scenery, yet close to the town centre's many amenities. Direct transport links via the M8 and local train stations also make both Edinburgh and Glasgow very accessible for those looking to commute to the city.



Local photography

Photography is from previous CALA developments.

WE CARE ABOUT THE THINGS YOU CARE ABOUT



WE HAVE AN EYE FOR EVERY LAST DETAIL. YOU HAVE A GREAT OVERALL IMPRESSION.

With CALA, you know the overall finish is going to live up to our reputation. But it's only when you enter through the front door that you begin to get a true idea of just how much thought and care goes into every single one of our properties. A high quality of finish is the key throughout, with features such as fitted wardrobes providing excellent storage, designer bathroom sanitaryware providing a touch of luxury and timber decking to enhance the garden areas. The kitchens too are an obvious design highlight, with a comprehensive range of superb designer fitted kitchen units and high quality integrated stainless steel appliances fitted as standard.



Generous windows provide plenty of natural daylight to the main living areas.



Living rooms and dining areas are designed with an accent on modern family living.



Stylish oak finish internal doors fitted with contemporary lever handles in detached homes.

Depending on your choice of CALA house design you could soon be enjoying the view from your spacious living room, or stepping through the French doors from your kitchen/family room into your rear garden. Family spaces are eminently flexible, bedrooms are generously proportioned throughout and every opportunity has been taken to maximise the feeling of light and space. From stylish yet practical interiors to exteriors which exude traditional charm, our homes at Murieston Gait give you the freedom to stamp your own identity and make your first impression a lasting one.



MURIESTON. COUNTRY LOVING, CONTEMPORARY LIVING.

Residing to the south of Livingston, Murieston is a sought after suburb that is surrounded by farmland and lush green countryside and offers a selection of public parks. In addition to a selection of immediate amenities, the town centre has a wonderful array of shopping venues, including The Centre and Livingston Designer Outlet. As well as every high street and designer name you can think of, these shopping areas boast many restaurants and pubs, together with a VUE multiplex cinema. There are plentiful leisure facilities and schools, as well as West Lothian College close by. The M8 motorway borders north Livingston and is connected by the A899 to the A71 in the south and A89 to the west providing excellent road networks throughout the area. In addition, Murieston also benefits from Livingston South, one of two train stations with direct links to Edinburgh and Glasgow.



Images courtesy of www.chrisrobsonphotography.co.uk



HOW TO GET TO MURIESTON GAIT
From Lizzie Brice roundabout exit onto the A71 signposted Kilmarnock/West Calder. At Wilderness Roundabout take the first exit on to Brucefield Park East. Bear left onto Murieston Road and follow signs to the customer reception.



WE CARE ABOUT THE THINGS YOU CARE ABOUT



THE CLELAND

FOUR BEDROOM DETACHED HOME AT MURIESTON GAIT

The four bedroom Cleland features a spacious formal lounge to the front with a generous combined family dining area and kitchen to the rear, where French doors open out to the decked area and garden. Upstairs the spacious landing leads to a family bathroom and four generous bedrooms, two of which are en suite.


CALA
HOMES



Computer Generated Image – A typical Cleland

THE CLELAND

PLOTS 15 & 40

GROUND FLOOR

Family/Dining
Kitchen
Lounge
Garage

M

4.69m x 3.67m
3.12m x 3.05m
4.42m x 4.31m
5.39m x 3.09m

FT

15' 5" x 12' 1"
10' 3" x 10' 0"
14' 6" x 14' 2"
17' 8" x 10' 2"

FIRST FLOOR

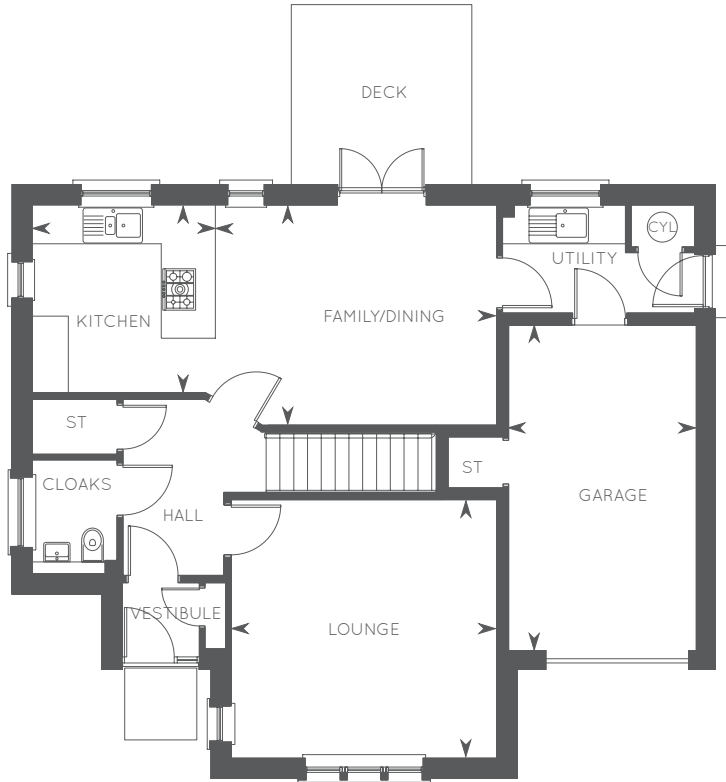
Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4

M

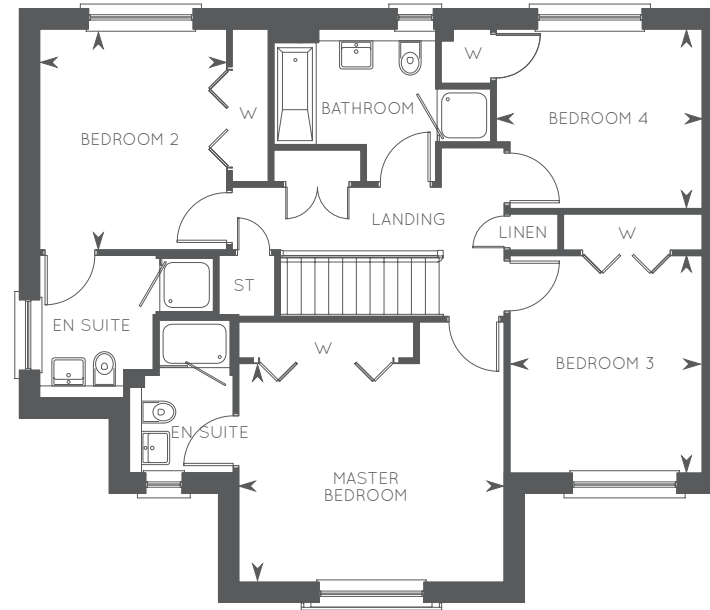
4.42m x 3.60m
3.68m x 3.09m
3.60m x 3.18m
3.41m x 2.97m

FT

14' 6" x 11' 10"
12' 1" x 10' 2"
11' 10" x 10' 5"
11' 2" x 9' 9"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE COLVILLE

FOUR BEDROOM DETACHED HOME AT MURIESTON GAIT

With four bedrooms, two of which are en suite, and a separate study on the upper floor, The Colville offers spacious and flexible family living. The ground floor features a generous formal lounge and large open plan kitchen and family/dining room with French doors to the rear garden. An integral single garage, utility room and separate WC complete the home.


CALA
HOMES



Computer Generated Image – A typical Colville

THE COLVILLE

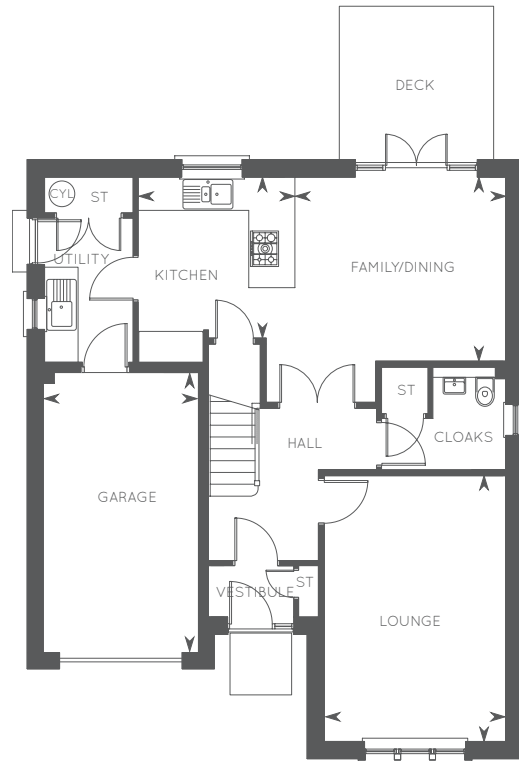
PLOTS 16, 30, 31, 42, 44, 47 & 49

GROUND FLOOR

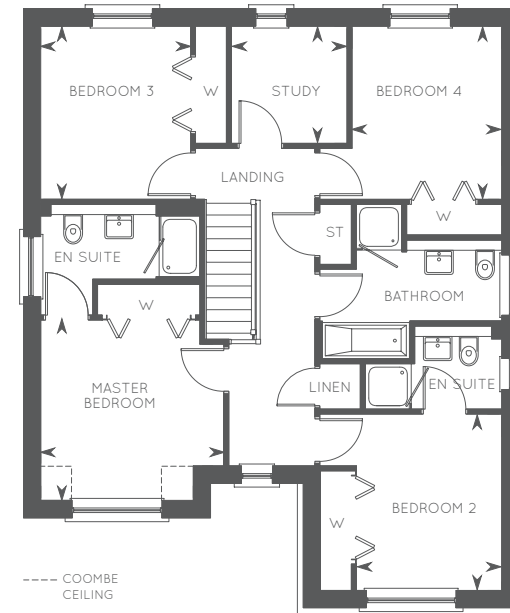
Family/Dining	M	4.09m x 3.58m	FT	13' 5" x 11' 9"
Kitchen		3.06m x 2.97m		10' 1" x 9' 9"
Lounge		5.16m x 3.52m		16' 11" x 11' 7"
Garage		5.41m x 2.98m		17' 9" x 9' 9"

FIRST FLOOR

Master Bedroom	M	3.45m x 3.54m	FT	11' 4" x 11' 6"
Bedroom 2		3.41m x 2.81m		11' 2" x 9' 3"
Bedroom 3		3.37m x 2.87m		11' 1" x 9' 5"
Bedroom 4		3.37m x 2.89m		11' 1" x 9' 5"
Study		2.28m x 2.25m		7' 6" x 7' 5"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE CRICHTON

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

Four double bedrooms, two with en suite, plus a fifth bedroom make The Crichton a family home with room to grow. Downstairs the L-shaped entrance hall gives access to the formal lounge and large open plan kitchen and family/dining room, which in turn leads through to the utility room and integral garage.


CALA
HOMES



Computer Generated Image – A typical Crichton

THE CRICHTON

PLOTS 17, 29, 35, 41, 43, 48 & 50

GROUND FLOOR

Family/Dining	3.75m x 3.55m
Kitchen	3.60m x 3.55m
Lounge	5.10m x 3.63m
Garage	5.44m x 3.09m

M

3.75m x 3.55m
3.60m x 3.55m
5.10m x 3.63m
5.44m x 3.09m

FT

12' 4" x 11' 8"
11' 10" x 11' 8"
16' 9" x 11' 11"
17' 10" x 10' 2"

FIRST FLOOR

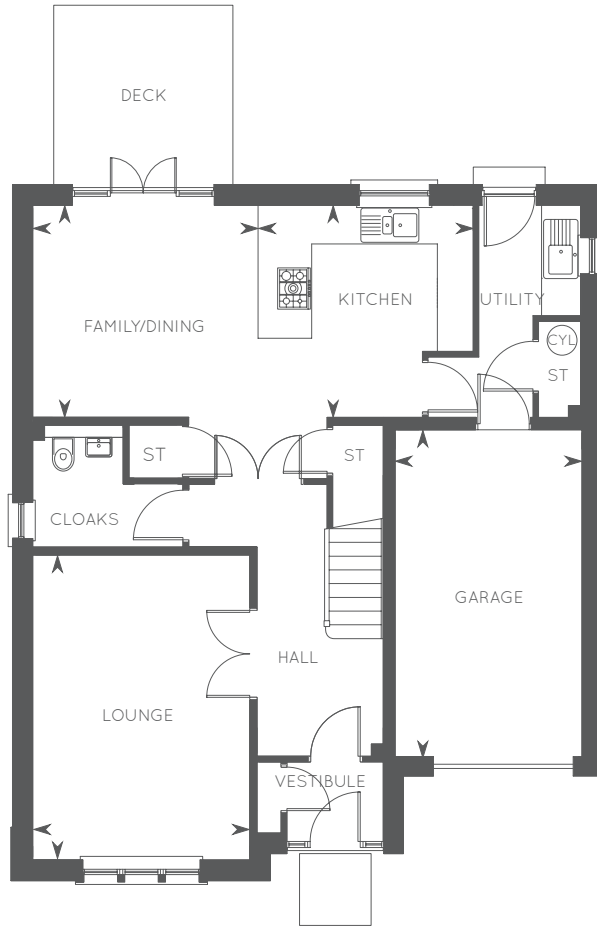
Master Bedroom	4.52m x 3.61m
Bedroom 2	3.98m x 3.61m
Bedroom 3	3.21m x 3.18m
Bedroom 4	3.11m x 2.88m
Bedroom 5	2.88m x 2.19m

M

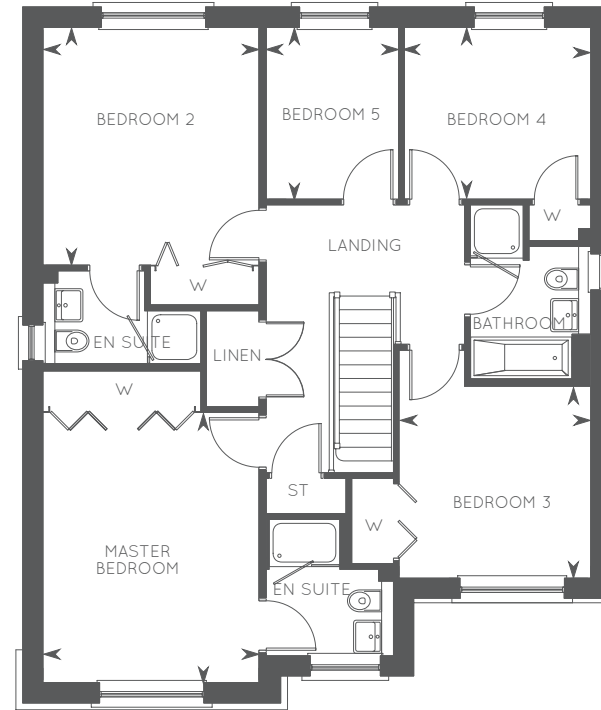
4.52m x 3.61m
3.98m x 3.61m
3.21m x 3.18m
3.11m x 2.88m
2.88m x 2.19m

FT

14' 10" x 11' 10"
13' 1" x 11' 10"
10' 6" x 10' 5"
10' 3" x 9' 5"
9' 5" x 7' 3"



GROUND FLOOR



FIRST FLOOR

MURIESTON GAIT
LIVINGSTON

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THE DEWAR

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

In the L-shaped Dewar, both the formal lounge and spacious open plan kitchen and family/dining room provide access to the rear garden via French doors. Upstairs the galleried landing invites you to four generous bedrooms, two of which are en suite, as well as a family bathroom and separate study.


CALA
HOMES



THE DEWAR

PLOTS 25, 26, 45 & 51

Please note: The Dewar designs may vary slightly throughout the development.
Please consult a Sales Advisor for plot specific details.

GROUND FLOOR

Family/Dining/Kitchen
Lounge
Garage

M
5.70m x 5.16m
4.68m x 4.27m
5.77m x 5.47m

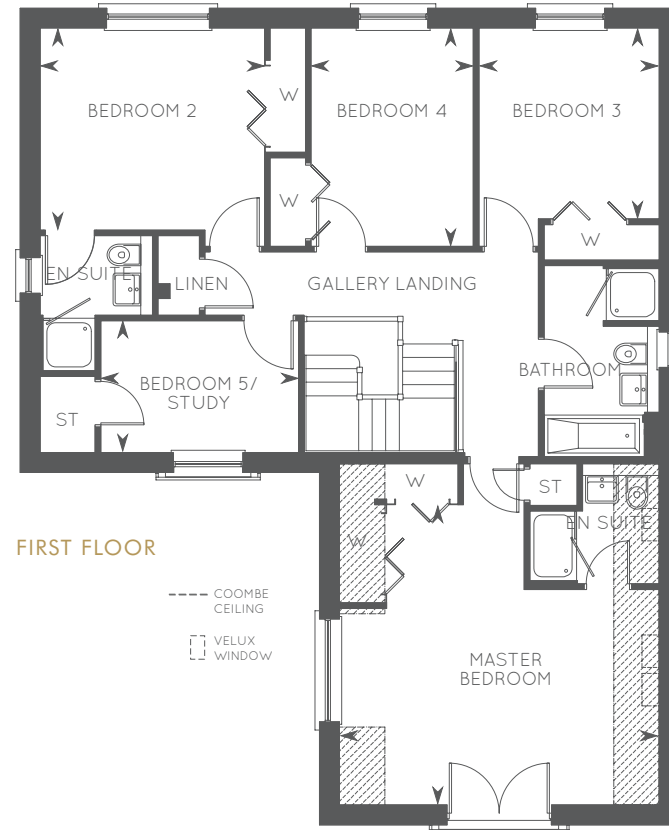
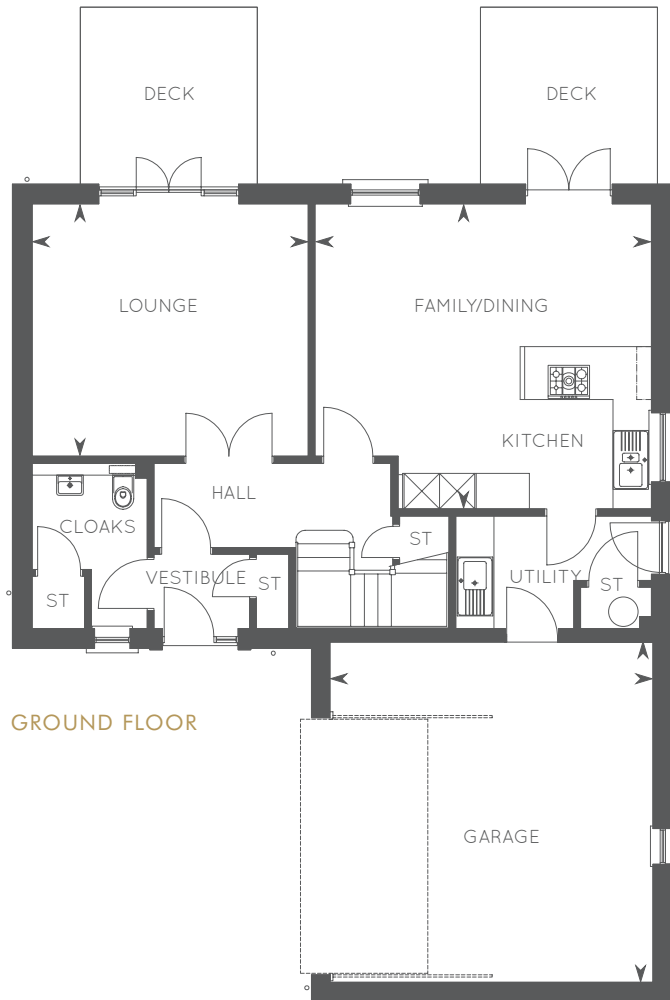
FT
18' 9" x 16' 11"
15' 4" x 14' 0"
18' 11" x 18' 0"

FIRST FLOOR

Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5/Study

M
5.78m x 5.42m
3.80m x 3.40m
3.20m x 3.05m
3.68m x 2.69m
3.30m x 2.21m

FT
19' 0" x 17' 10"
12' 6" x 11' 2"
10' 6" x 10' 0"
12' 1" x 8' 10"
10' 10" x 7' 3"



MURIELSTON GAIT
LIVINGSTON

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THE ELLIOT

FOUR BEDROOM DETACHED HOME AT MURIESTON GAIT

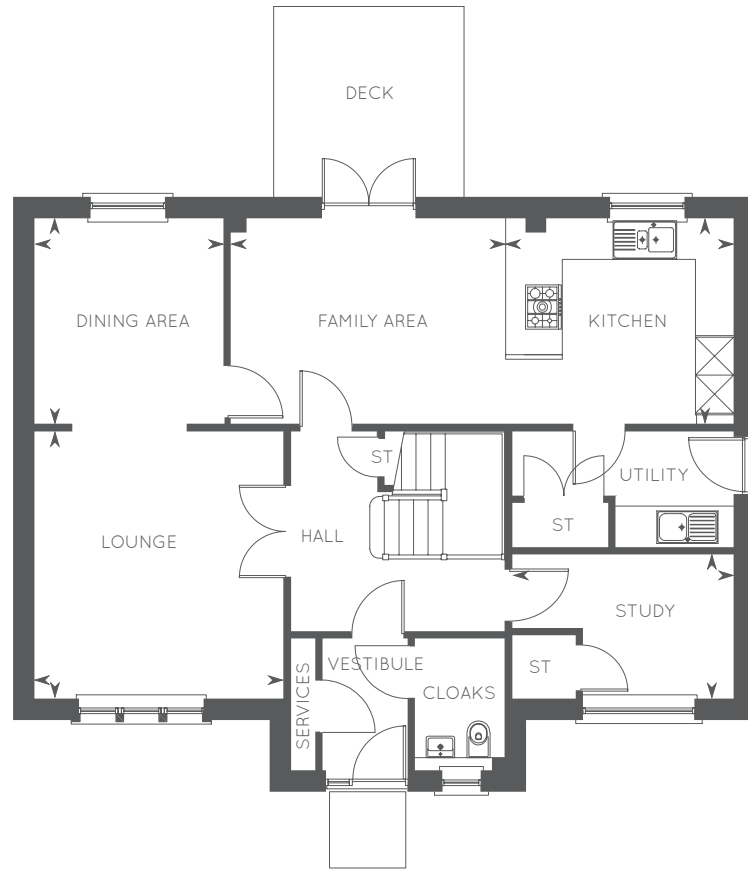
The spacious Elliot offers four bedrooms, two of which are en suite, and a family bathroom, all accessed from a stunning galleried landing on the upper floor. On the ground floor, a formal lounge and dining room lead to the open plan family room and kitchen providing flexible yet practical family living. A spacious study, utility room and double detached garage complete the home.



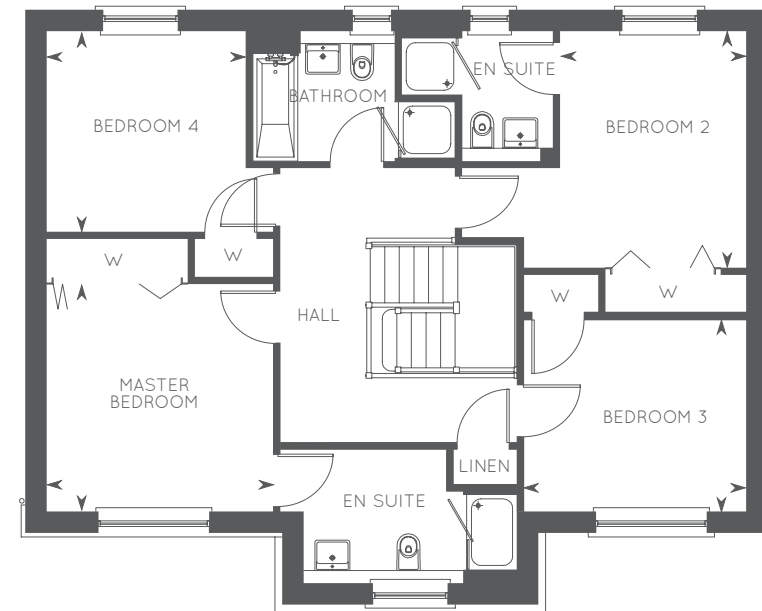
THE ELLIOT

PLOTS 27 & 46

	GROUND FLOOR	M	FT	FIRST FLOOR	M	FT
Lounge		4.21m x 3.92m	13' 10" x 12' 11"	Master Bedroom	3.58m x 3.56m	11' 9" x 11' 8"
Dining		3.23m x 2.98m	10' 8" x 9' 9"	Bedroom 2	3.73m x 2.93m	12' 3" x 9' 7"
Family Area		4.33m x 3.23m	14' 3" x 10' 8"	Bedroom 3	3.49m x 3.01m	11' 6" x 9' 11"
kitchen		3.59m x 3.23m	11' 9" x 10' 8"	Bedroom 4	3.16m x 3.13m	10' 4" x 10' 4"
Study		3.48m x 2.27m	11' 5" x 7' 5"			
Garage		5.64m x 5.64m	18' 6" x 18' 6"			



GROUND FLOOR



FIRST FLOOR

MURIESTON GAIT
LIVINGSTON

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THE KENNEDY

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

This impressive five bedroom family home combines flexible and practical space. An interlinked kitchen, family area and dining room leads out through attractive double doors to the rear garden, while the separate lounge is situated to the front, along with an integrated double garage. Upstairs the stunning galleried landing leads to the spacious bedrooms, two of which are en suite, and a well-equipped family bathroom.



THE KENNEDY

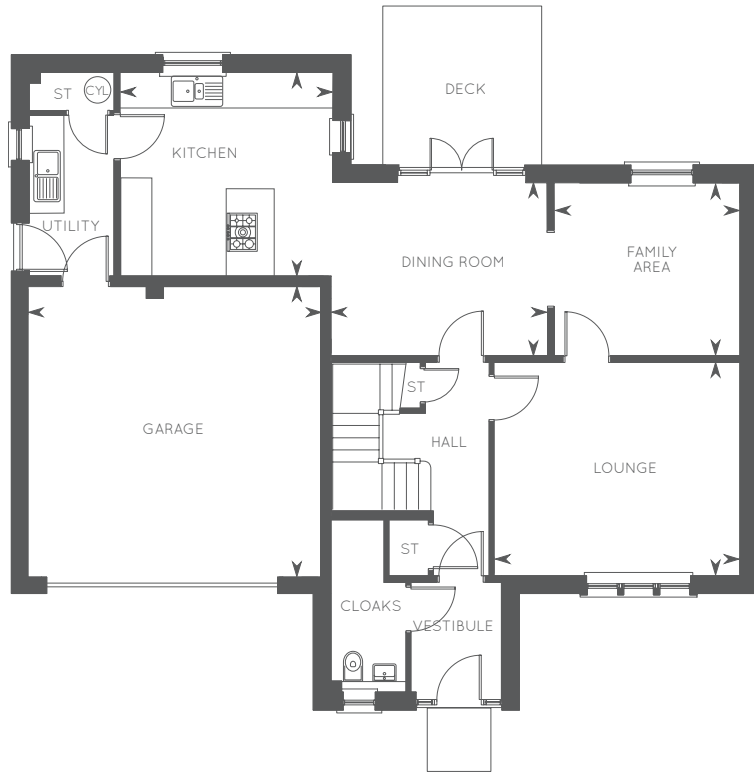
PLOTS 4, 14, 37 & 39

GROUND FLOOR

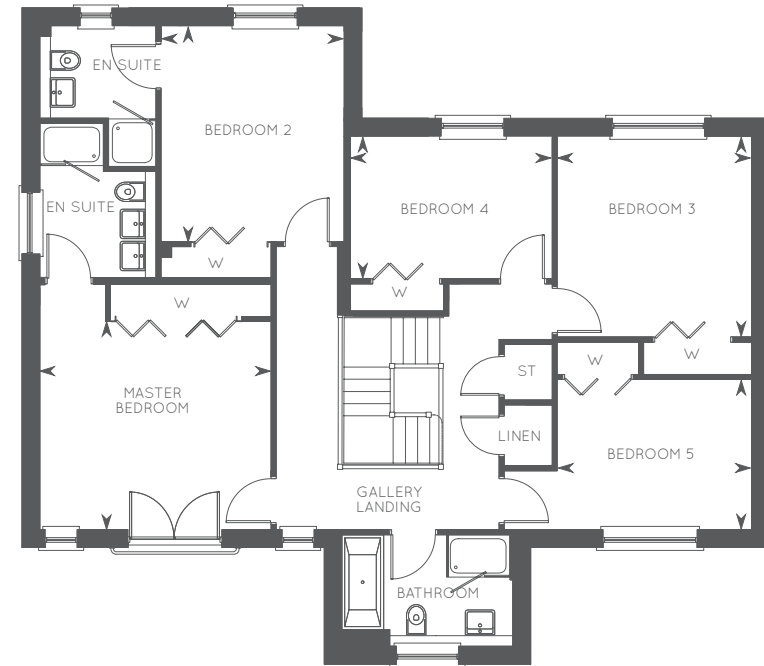
	M	FT
Kitchen	4.00m x 3.81m	13' 2" x 12' 6"
Family Area	3.54m x 3.27m	11' 7" x 10' 9"
Dining Room	4.05m x 3.27m	13' 4" x 10' 9"
Lounge	4.61m x 4.03m	15' 2" x 13' 3"
Garage	5.49m x 5.45m	18' 0" x 17' 11"

FIRST FLOOR

	M	FT
Master Bedroom	4.36m x 3.91m	14' 4" x 12' 10"
Bedroom 2	4.02m x 3.42m	13' 2" x 11' 3"
Bedroom 3	3.79m x 3.64m	12' 5" x 12' 0"
Bedroom 4	3.81m x 2.65m	12' 6" x 8' 8"
Bedroom 5	3.64m x 2.80m	12' 0" x 9' 2"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE LEWIS

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

With five spacious bedrooms, The Lewis is ideal for a larger family. All bedrooms include fitted wardrobes and two enjoy an en suite shower room, complemented by a spacious family bathroom. Downstairs a large open plan kitchen/family room is located alongside a separate formal lounge, dining room, utility and cloakroom.



THE LEWIS

PLOTS 5, 13, 28, 32 & 36

GROUND FLOOR

Family Area
Kitchen
Lounge
Dining Room
Garage

M

5.03m x 3.61m
3.91m x 3.23m
5.03m x 3.75m
4.62m x 3.37m
5.27m x 5.26m

FT

16' 6" x 11' 10"
12' 10" x 10' 7"
16' 6" x 12' 4"
15' 2" x 11' 1"
17' 3" x 17' 3"

FIRST FLOOR

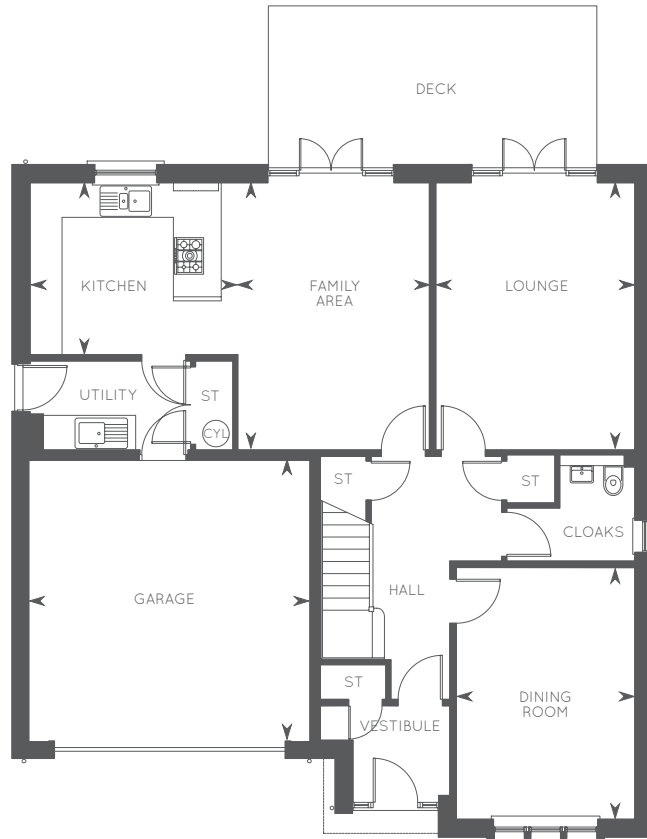
Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5

M

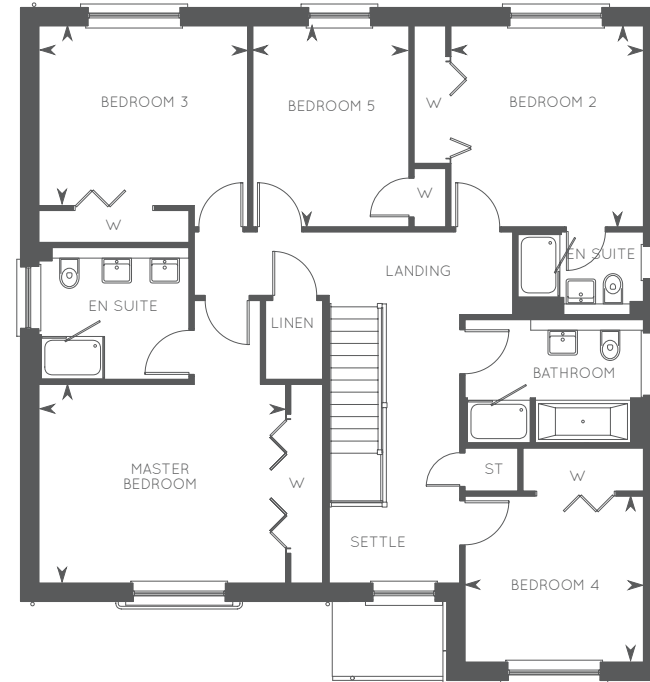
4.63m x 3.73m
3.77m x 3.59m
3.95m x 3.35m
3.36m x 3.13m
3.77m x 2.90m

FT

15' 3" x 12' 3"
12' 4" x 11' 9"
13' 0" x 11' 0"
11' 1" x 10' 3"
12' 4" x 9' 6"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE LOWTHER

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

This contemporary five bedroom home has all the family space you need. Most notably its large open plan kitchen, family area and dining area with French doors, as well as a separate utility room linking the integral double garage. Completing the ground level are an equally impressive lounge and a cloakroom. While upstairs, The Lowther enjoys a luxury family bathroom, four double bedrooms, three with walk-in wardrobes and two with en suites, plus a fifth bedroom which can also be used as a convenient study.



Computer Generated Image – A typical Lowther

THE LOWTHER

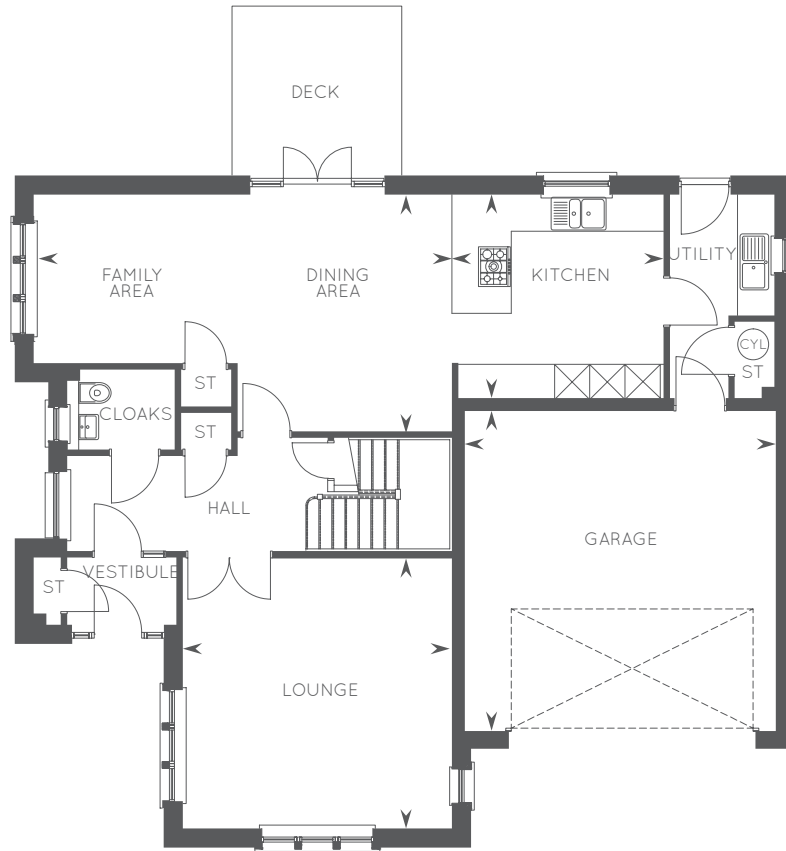
PLOTS 18, 34 & 38

GROUND FLOOR

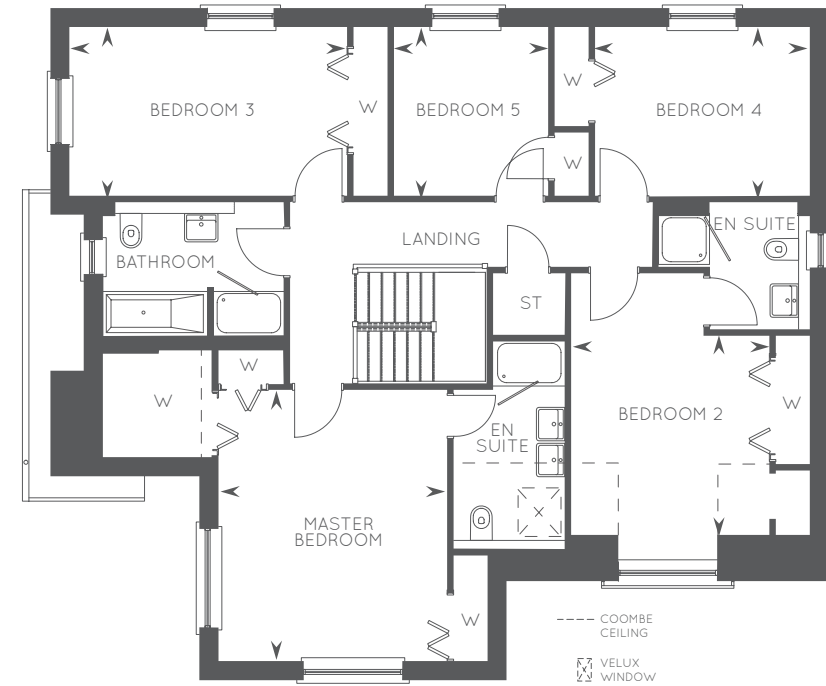
Family/Dining Area	M	7.39m x 4.17m	FT	24' 3" x 13' 8"
Kitchen		3.74m x 3.59m		12' 3" x 11' 10"
Lounge		4.78m x 4.75m		15' 6" x 15' 5"
Garage		5.65m x 5.49m		18' 5" x 10' 0"

FIRST FLOOR

Master Bedroom	M	4.78m x 4.04m	FT	15' 8" x 13' 3"
Bedroom 2		3.25m x 4.00m		10' 8" x 13' 2"
Bedroom 3		4.91m x 2.98m		16' 1" x 9' 9"
Bedroom 4		3.79m x 2.98m		12' 6" x 9' 9"
Bedroom 5		2.98m x 2.72m		9' 9" x 8' 11"



GROUND FLOOR



FIRST FLOOR

MURIESTON GAIT
LIVINGSTON

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THE MACRAE

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

The generously proportioned MacRae combines deluxe detached living with the added benefit of a separate double garage. From the ground floor family area, French doors lead to the decked area and rear garden, while upstairs a glorious en suite master bedroom is complemented by four further spacious bedrooms, one also with an en suite.



THE MACRAE

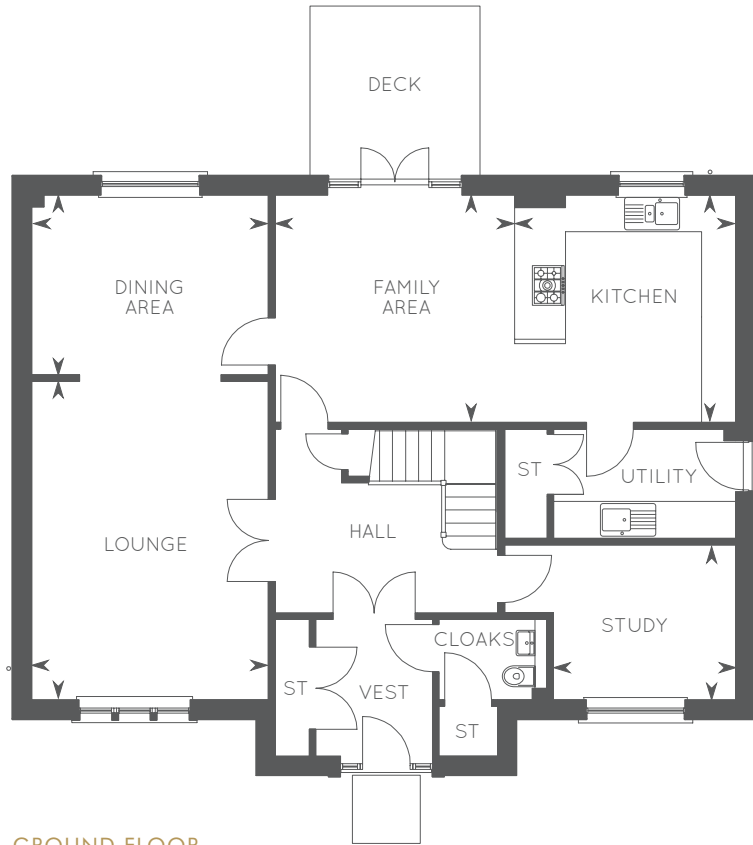
PLOTS 1, 10 & 22

GROUND FLOOR

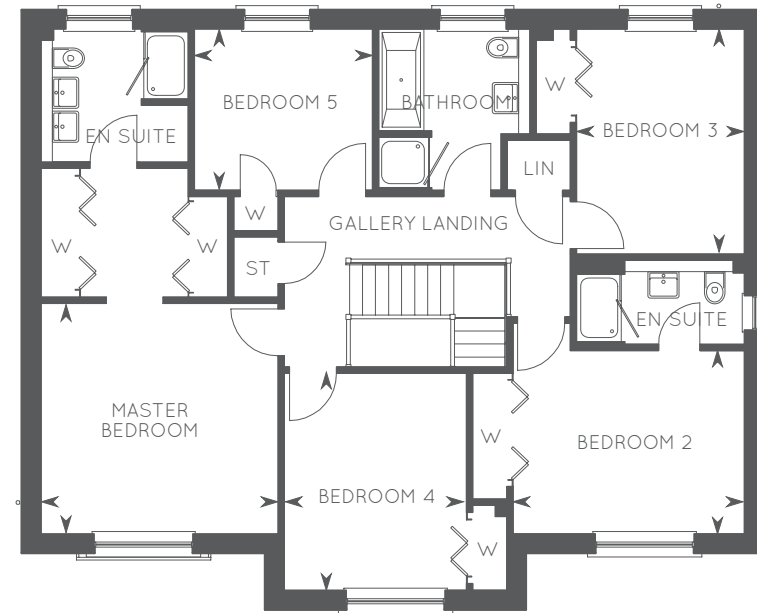
	M	FT
Kitchen	4.05m x 4.01m	13' 3" x 13' 2"
Family Area	4.07m x 4.01m	13' 4" x 13' 2"
Dining Area	4.17m x 3.17m	13' 8" x 10' 5"
Lounge	5.62m x 4.17m	18' 6" x 13' 8"
Study	3.21m x 2.73m	10' 5" x 9' 0"
Detached Double Garage	5.63m x 5.63m	18' 4" x 18' 4"

FIRST FLOOR

	M	FT
Master Bedroom	4.18m x 4.06m	13' 9" x 13' 4"
Bedroom 2	4.08m x 3.23m	13' 5" x 10' 7"
Bedroom 3	3.97m x 2.96m	13' 0" x 9' 9"
Bedroom 4	3.83m x 3.21m	12' 7" x 10' 6"
Bedroom 5	3.13m x 2.84m	10' 4" x 9' 4"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE MELVILLE

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

The charming L-shaped Melville enjoys an interlinked ground floor, with the exceptionally spacious lounge flowing into a formal dining area and sizeable kitchen/family room. Upstairs the stunning galleried landing takes you to five spacious bedrooms, two en suites and the family bathroom.



THE MELVILLE

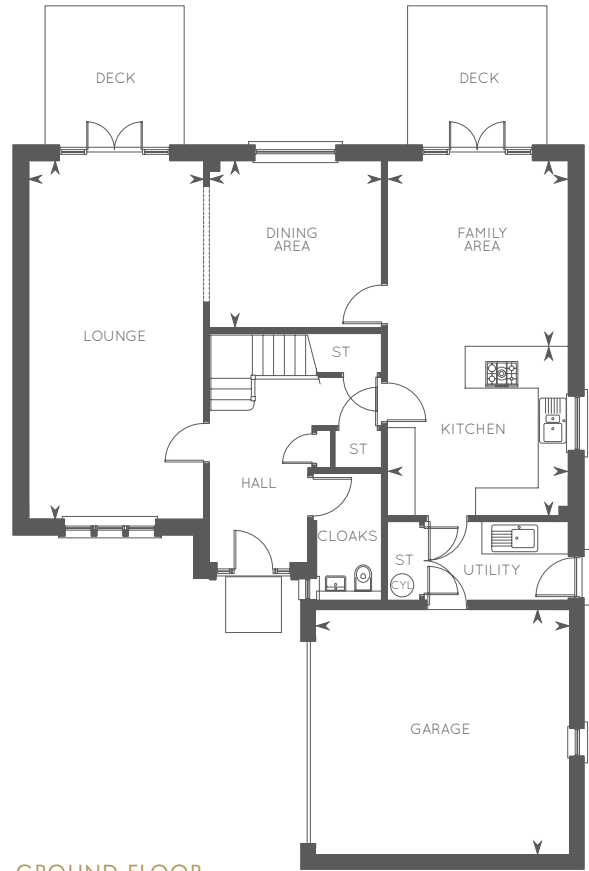
PLOTS 11, 12, 21 & 33

GROUND FLOOR

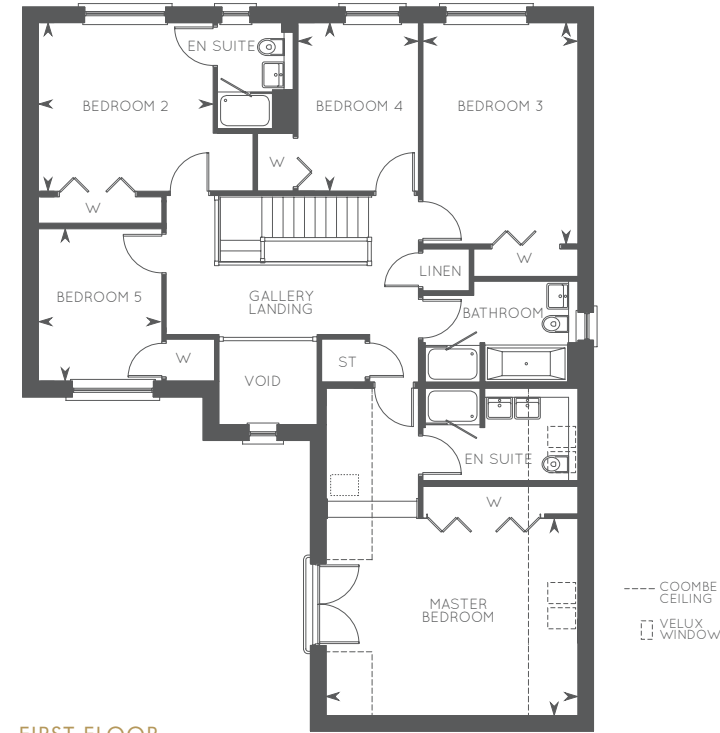
Family Area	3.85m x 3.90m	12' 8" x 12' 10"
Kitchen	3.90m x 3.80m	12' 10" x 12' 6"
Dining Area	3.71m x 3.60m	12' 2" x 11' 10"
Lounge	7.72m x 3.77m	25' 4" x 12' 4"
Garage	5.47m x 5.28m	18' 0" x 17' 4"

FIRST FLOOR

Master Bedroom	5.42m x 4.22m	17' 10" x 13' 10"
Bedroom 2	3.76m x 3.61m	12' 4" x 11' 10"
Bedroom 3	4.75m x 3.32m	15' 7" x 10' 11"
Bedroom 4	3.61m x 2.60m	11' 10" x 8' 6"
Bedroom 5	3.27m x 2.64m	10' 9" x 8' 6"



GROUND FLOOR



FIRST FLOOR

--- COOMBE
CEILING
□ VELUX
WINDOW

MURIELSTON GAIT
LIVINGSTON

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THE MONCRIEF

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

A spacious open plan kitchen/dining and family area to the rear provides an excellent heart for family life in The Moncrief. A large formal lounge and integral double garage complete the ground floor, while upstairs a luxurious en suite master bedroom is joined by four more bedrooms, two en suite, a family bathroom and separate study.



THE MONCRIEF

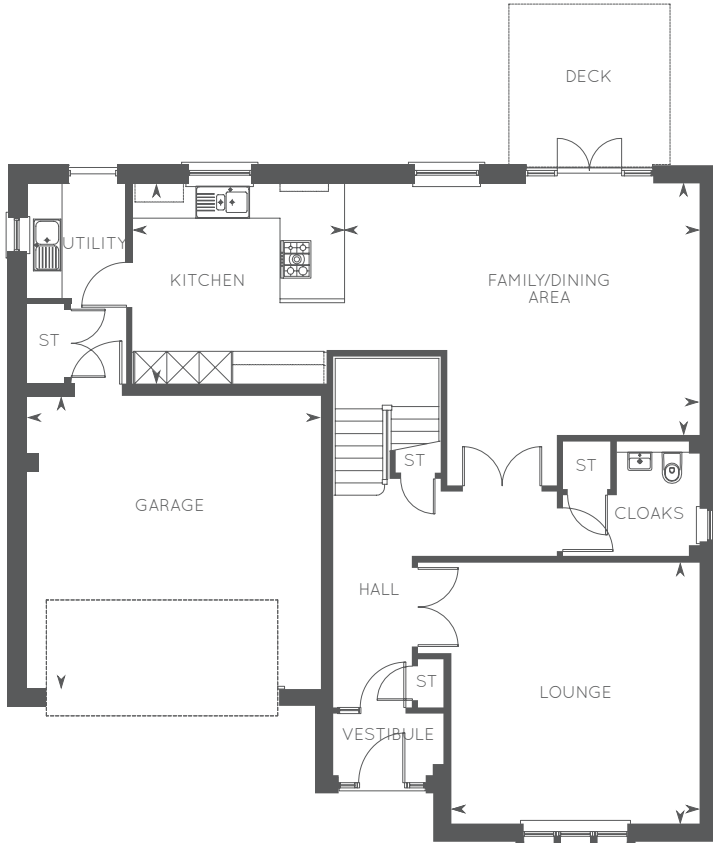
PLOTS 3, 6, 8 & 23

GROUND FLOOR

Family/dining	6.61m x 4.68m	21' 8" x 15' 4"
Kitchen	3.95m x 3.73m	13' 0" x 12' 3"
Lounge	4.86m x 4.62m	15' 11" x 15' 2"
Garage	5.49m x 5.45m	18' 0" x 17' 11"

FIRST FLOOR

Master bedroom	4.34m x 3.99m	14' 3" x 13' 1"
Bedroom 2	3.91 x 3.40m	12' 10" x 11' 2"
Bedroom 3	3.54m x 3.46m	11' 7" x 11' 4"
Bedroom 4	4.23m x 3.01m	13' 11" x 9' 11"
Bedroom 5	3.11m x 3.00m	10' 3" x 9' 10"
Study	2.69m x 2.33m	8' 10" x 7' 8"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE RAMSAY

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

With five bedrooms, The Ramsay is the height of comfort. Each bedroom includes fitted wardrobes and three enjoy an en suite, complemented with a family bathroom. Downstairs the kitchen features both a breakfast and family area, and is completed by a spacious lounge and separate dining room with a study, cloakroom and convenient utility room.



THE RAMSAY

PLOTS 19 & 24

GROUND FLOOR

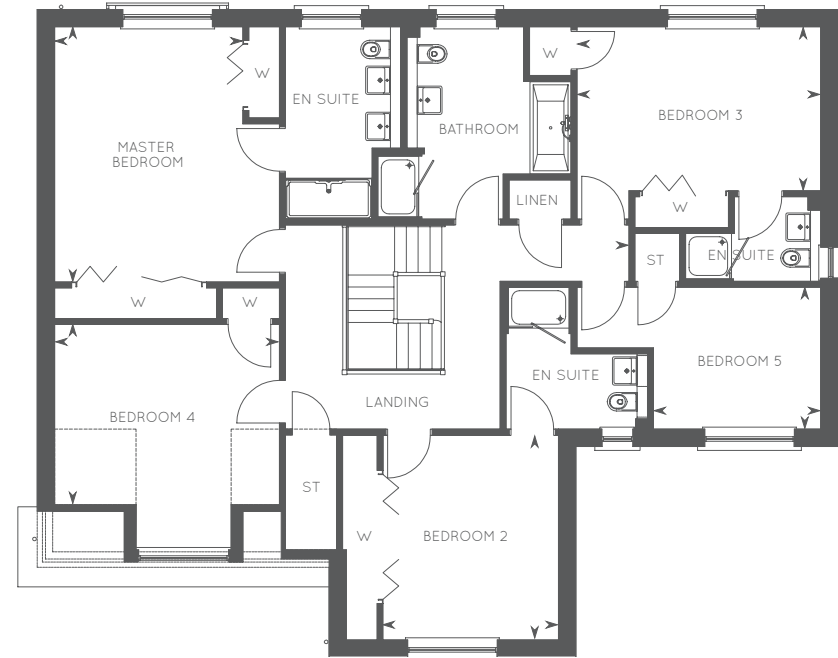
	M	FT
Lounge	5.11m x 4.12m	16' 9" x 13' 6"
Family	4.41m x 3.73m	14' 6" x 12' 13"
Kitchen	4.50m x 3.59m	14' 9" x 11' 10"
Breakfast Area	2.43m x 2.28m	8' 0" x 7' 6"
Dining	4.21m x 3.21m	13' 10" x 10' 7"
Study	3.05m x 2.25m	10' 0" x 7' 5"
Garage	5.46m x 5.46m	17' 11" X 17' 11"

FIRST FLOOR

	M	FT
Master Bedroom	4.96m x 3.66m	16' 3" x 12' 0"
Bedroom 2	3.97m x 3.41m	13' 1" x 11' 2"
Bedroom 3	4.74m x 3.18m	15' 7" x 10' 8"
Bedroom 4	4.37m x 3.50m	14' 4" x 11' 6"
Bedroom 5	3.25m x 2.75m	10' 8" x 9' 1"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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THE RANALD

FIVE BEDROOM DETACHED HOME AT MURIESTON GAIT

This five bedroom home combines the best in contemporary living with real craftsmanship and quality. The ground floor boasts an open plan kitchen and family room, a spacious lounge with adjacent dining room, a study, cloakroom and utility room. Upstairs, you'll discover five generous bedrooms, three with an en suite, and the well equipped family bathroom.



THE RANALD

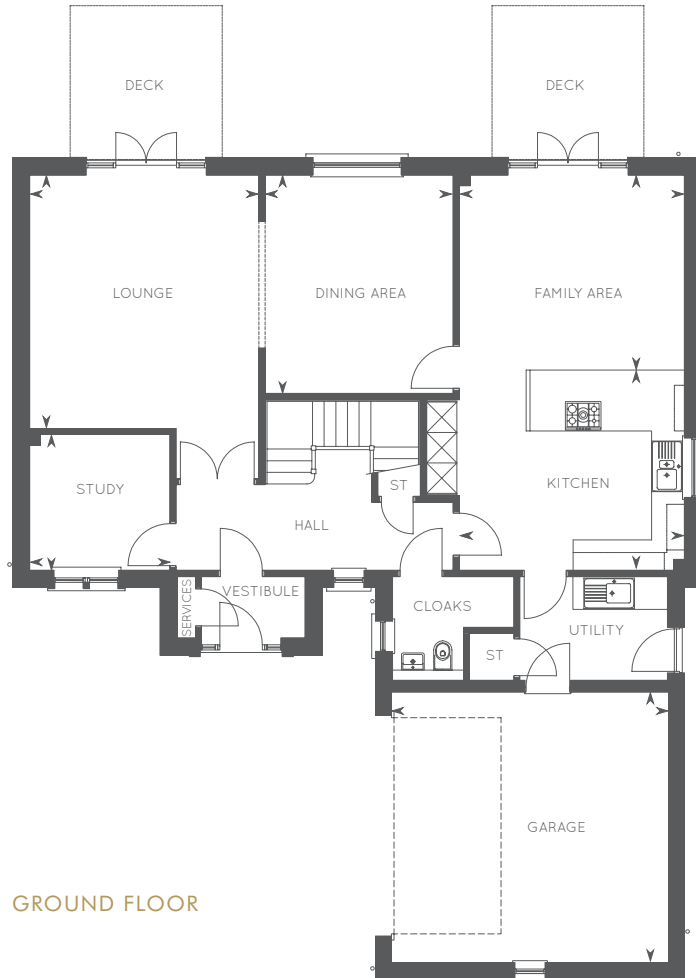
PLOTS 2, 7, 9 & 20

GROUND FLOOR

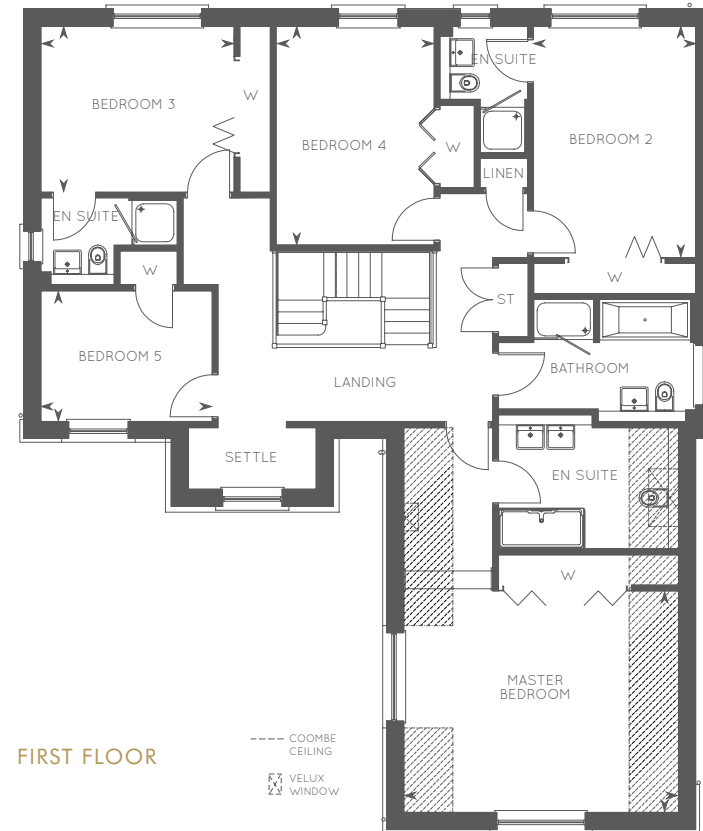
Lounge	5.01m x 4.52m	16' 5" x 14' 10"
Family Area	4.44m x 3.85m	14' 7" x 12' 8"
Kitchen	4.44m x 3.95m	14' 7" x 13' 0"
Dining	4.31m x 3.71m	14' 2" x 12' 2"
Study	2.77m x 2.68m	8' 10" x 9' 1"
Garage	5.47m x 5.34m	18' 0" x 17' 6"

FIRST FLOOR

Master Bedroom	4.37m x 5.42m	14' 4" x 17' 10"
Bedroom 2	4.57m x 3.20m	15' 0" x 10' 6"
Bedroom 3	3.81m x 3.28m	12' 6" x 10' 9"
Bedroom 4	4.32m x 3.11m	14' 2" x 10' 3"
Bedroom 5	3.38m x 2.57m	11' 1" x 8' 5"



GROUND FLOOR



FIRST FLOOR

MURIELSTON GAIT
LIVINGSTON

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MURIESTON GAIT

THE SPECIFICATION

QUALITY OF DESIGN. QUALITY OF FINISH. THAT'S WHAT WE CARE ABOUT.

Each CALA home enjoys its own array of unique features and benefits, accordingly the specification will vary depending upon the size and style of home selected. CALA Sales Advisors will be delighted to discuss details of a particular housetype with you.

KITCHENS

Each stylish Ashley Ann kitchen has been individually studio designed to maximise both workspace and storage.

High quality integrated Siemens appliances are fitted throughout each home as detailed below:

- Stainless steel cooker hood
- Stainless steel 5 burner gas hob
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel oven
- Stainless steel microwave oven (Kennedy, Lewis, Lowther, MacRae, Melville, Moncrief, Ramsay and Ranald only)



BATHROOMS & EN SUITES

Sanitaryware will be provided from the Laufen range in all properties, in white, and will be complemented with Hansgrohe taps and fittings. Silver finished shower enclosures, with white shower trays, will have Hansgrohe shower valves and heads. Baths will be served by a thermostatic combined bath filler and handheld spray set. Chrome towel warmers will be fitted as standard to bathrooms and master en suites. Depending upon your chosen house design, your choice* of wall tiling from selected Porcelanosa ranges will be provided to full height around baths and shower enclosures.

Please consult a Sales Advisor for specific details relating to each individual property. Finally, your selection* of fitted bathroom furniture will be installed in bathrooms, en suites and the ground floor cloakroom, as design dictates.

DECORATION

Internal walls will be finished in magnolia emulsion and ceilings will be finished in white. Internal pass doors will be oak veneered, with contemporary lever style handles. Skirtings and facings will be finished in white gloss paint, with pre-finished stair balustrades in white with oak handrail.

WARDROBES

Double wardrobes will have pre-finished oak veneered bi-fold doors with shelves and hanging rail provided. Single wardrobes will have a single pass door.

ELECTRICAL

- Ample power, TV and telephone points are provided throughout each property – please consult a Sales Advisor for plot specific details
- Low energy pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear and French door exits

- Switchable sensor wall lantern to front door with additional lantern provided outside the garage on selected housetypes
- Doorbell and chimes provided at front entrance door
- Shaver socket provided in bathroom and in each en suite
- Master TV console plate provided in main lounge/living area
- Multigrid switching of kitchen appliances provided



Photography is from previous CALA developments.

MURIESTON GAIT

THE SPECIFICATION

SECURITY SYSTEM & SMOKE ALARMS

A 'direct dial up' security system offers added safety and security for your home (a small monthly charge applies). Mains wired smoke detectors in ground and upper hallways, are also included for added peace of mind.

PLUMBING & HEATING

Direct mains pressure cold water will be supplied to all cold water outlets and direct mains pressure hot water will be provided via a heat exchange cylinder to all hot water outlets. Central heating will be provided via a high efficiency gas boiler and radiator system. Each detached home will benefit from a 'two zone' system with programmable controls separately serving ground floor and upper floor accommodation for added comfort. Each radiator (except those in rooms/areas with programmable thermostat), will have individual thermostatic control valves.

GARAGE

Each garage will feature sectional-style doors which are easy to operate whilst being stylish and secure. Switchable lighting and power will also be provided.

EXTERNALS

The external finishes of each property will be in accordance with the development external schedule. Sales Advisors will be pleased to offer information on individual plot external finishes and colours.

Front gardens will be landscaped in accordance with approved landscape design. Garage driveways will be monoblock. Rear gardens will be graded, rough raked and rotovated. A rotary drier will be provided in the rear garden with linking path access. In addition timber decking will be provided in the rear garden. An 1.8m palisade fence will be erected between the rear gardens of each property. Our Sales Advisor will be able to assist you with information on plot specific boundary fences, service strips, walls and factoring.

A factoring company will be appointed to maintain all the common areas within the overall development, i.e. landscaped areas, open areas and car parking areas etc. Factor fees will be payable by all residents at Murieston Gait. In order to satisfy building regulations, barrier free access will be provided to either the front or rear entrance. Please consult a Sales Advisor for full details.



Computer Generated Image – A typical street scene at Murieston Gait

*Subject to build stage – please consult a Sales Advisor for plot specific information.

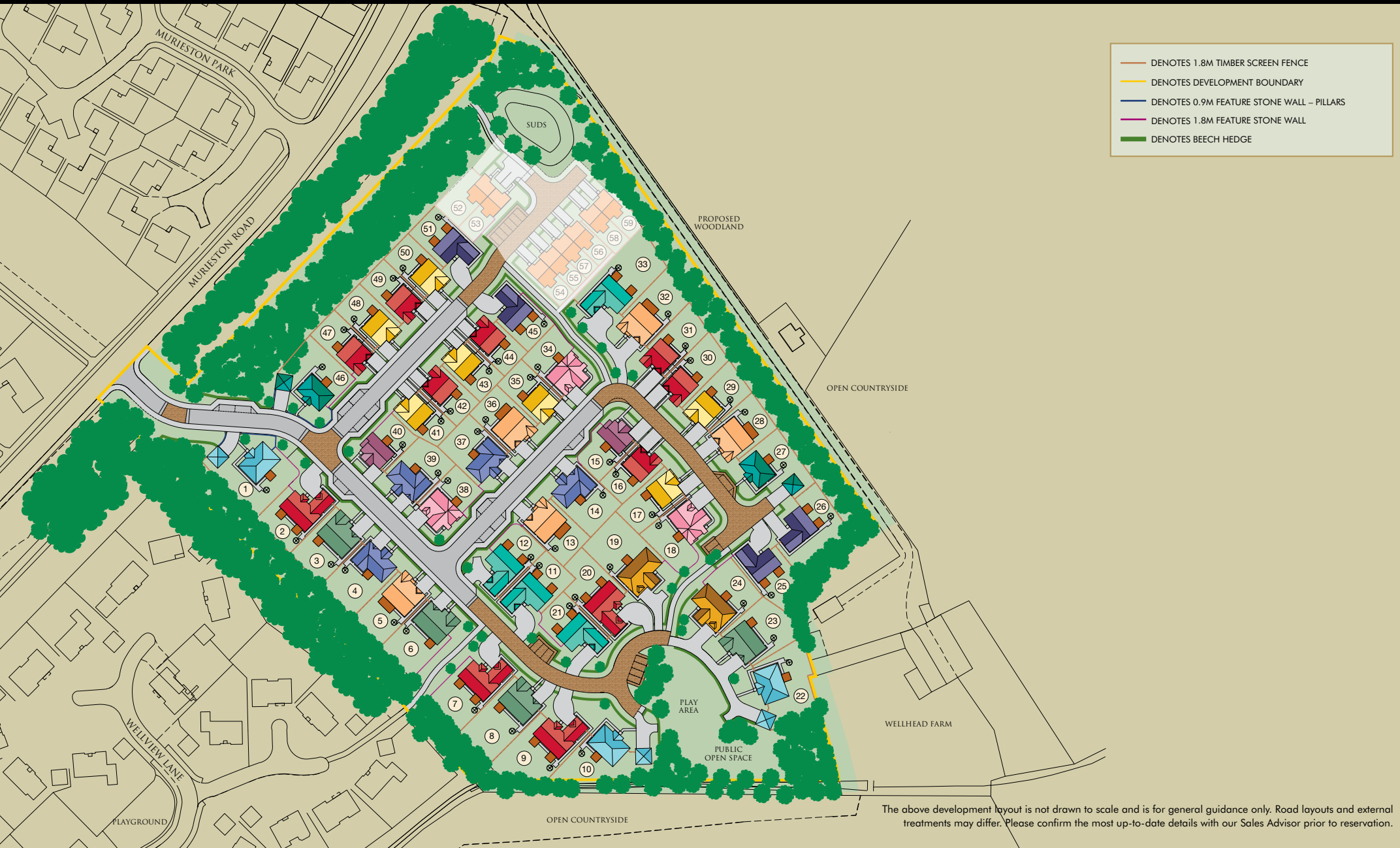
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WE CARE ABOUT THE THINGS YOU CARE ABOUT



MURIESTON GAIT

THE DEVELOPMENT



The above development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.

MURIESTON GAIT

THE DEVELOPMENT

Computer Generated Image – The Dewar



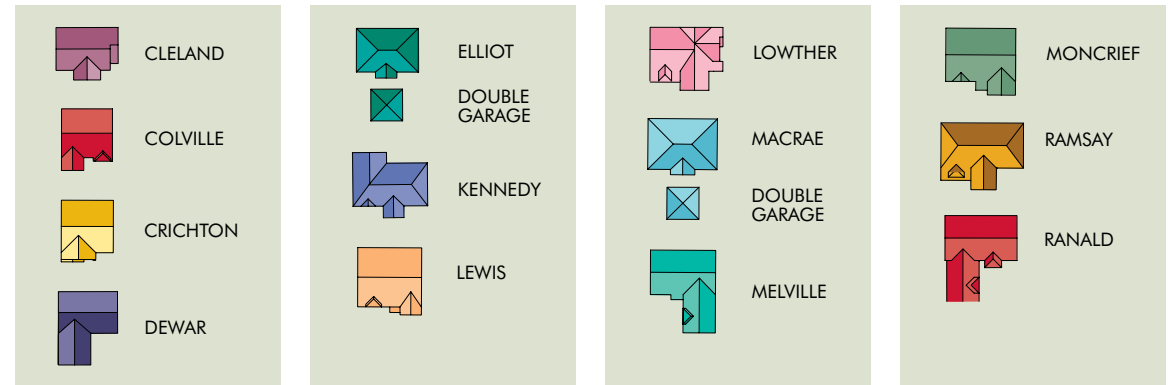
Computer Generated Image – The Ranald



Computer Generated Image – The Ramsay



Comprising 51 detached homes from CALA's Signature range, Murieston Gait enjoys a secluded setting off Murieston Road. All of our impressive family residences have been designed to the highest specification, with light and airy reception areas, flexible family spaces and generous bedrooms. Impressive interiors are echoed by attractive private gardens in mature, leafy surroundings. The countryside really is on your doorstep, with nature trails to be discovered and views to be admired. While Livingston South train station is just down the road, as well as a regular bus service into Livingston.



WE CARE ABOUT THE THINGS YOU CARE ABOUT



CALA CUSTOMER SERVICE. THE UTMOST CARE AT EVERY STAGE.

At CALA, care isn't just a word. It's a philosophy that we live and breathe every day.

We know just how important it is for you to feel completely at home in your new

surroundings, so besides taking pride in our design we also take pride in our customer

service. The thought and care we take at every stage of the building process is reflected in

the way we approach customer satisfaction. In the same way that we refuse to compromise

on the quality of materials and craftsmanship, so we aim to not just meet, but exceed your

expectations in everything we do. As proof of our commitment to providing a higher level

of satisfaction we have also created the CALA Homes Customer Charter – your reassurance

that the quality of our service will match the quality of your living experience, completely.



Photography from previous CALA developments