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FOR ALL ENQUIRIES  
PLEASE CONTACT 01324 600 060 OR  
[www.calahomes.co.uk](http://www.calahomes.co.uk)  
KINNAIRD POINT  
(OFF BELLSDYKE ROAD)  
LARBERT



Computer Generated Image - Kinnaird Point Apartments

# KINNAIRD POINT

## KINNAIRD VILLAGE, LARBERT

A PRESTIGIOUS DEVELOPMENT OF 1 & 2 BEDROOM APARTMENTS,  
3 BEDROOM TERRACED AND SEMI-DETACHED HOMES

WE CARE ABOUT THE THINGS YOU CARE ABOUT



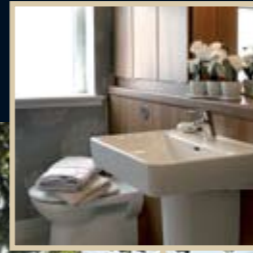
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KINNAIRD POINT.  
EVERYTHING YOU  
LOOK FOR IN A HOME.  
AND A FEW FEATURES  
YOU'D NEVER EXPECT.



Stylish designer bathrooms featuring Laufen sanitaryware and Hansgrohe taps.



Spacious bedrooms with sliding wardrobe doors fitted to master en suite.



Computer Generated Image – Kinnaird Point Apartments



Energy efficient central heating system for additional warmth, comfort and convenience.



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

Ideally situated within the beautiful Forth Valley, Kinnaird Point offers an exciting opportunity to live at the heart of an exclusive, brand new village community in Larbert. Combining the best of urban and rural life, our latest development offers a stylish mix of one and two bedroom apartments, three bedroom semi-detached homes and three bedroom terraced homes. Light and spacious throughout, each home has all the inspiration you need for comfortable contemporary living, from high specification kitchens and generous bedrooms to high quality finishes and clever built-in features. With Kinnaird Village's amenities right on your well-designed doorstep, as well as Edinburgh, Glasgow, Falkirk and Stirling all conveniently close for commuting, you'll find that life is centred around you at Kinnaird Point.



Local photography

Photography is from previous CALA developments.

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# 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. However, 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 and designer bathroom sanitaryware providing a touch of luxury. The kitchens too are an obvious design highlight, with a comprehensive range of designer fitted kitchen units and high quality integrated stainless steel appliances fitted as standard.



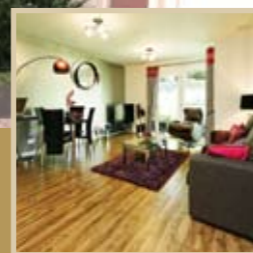
French doors onto decking provide access to the rear garden.



Spacious master bedroom complete with fitted wardrobe.



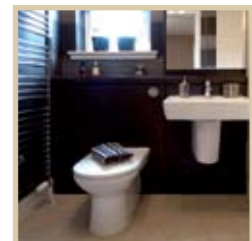
Computer Generated Image - Avon Terrace



Open plan family/dining areas are designed with an accent on modern family living.



Stylish oak finish internal doors fitted with contemporary lever handles.



Depending on your choice of CALA home, you could soon be enjoying the view from your apartment's spacious living room or stepping through the French doors of your terraced home's kitchen/family room into your private 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 charm, our homes at Kinnaird Point give you the freedom to stamp your own identity and make your first impression a lasting one.

Photography is from previous CALA developments.

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# 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 kitchen has been individually studio designed to maximise both workspace and storage.

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

- Stainless steel island extractor hood
- Bosch stainless steel 4 burner gas hob
- Bosch integrated fridge/freezer
- Bosch stainless steel single oven

## BATHROOMS & EN SUITES

Sanitaryware will be provided from the Laufen range, in white, and will be complemented by Hansgrohe taps and fittings. Silver finished shower enclosures, with white shower trays, will have Mira electric shower valves and heads. Baths will be served by a thermostatic bath filler. Baths in properties with no independent showering facility will benefit from the same thermostatic bath filler but with integrated over-bath shower facilities including glass screen. Depending upon your chosen house design, your choice\* of wall tiling from selected Porcelanosa ranges will be provided to half height around baths and full height to 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 paint 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 crafted timber stair balustrades and handrail.

## WARDROBES

All wardrobes will have pre-finished oak veneered pass doors with shelves and hanging rail provided. En suite bedrooms will feature stylish sliding wardrobe doors.

## ELECTRICAL

- Ample power, TV and telephone points are provided throughout each property – please consult a Sales Advisor for plot specific details
- Pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear and French door exits (terraced homes only)
- Switchable sensor wall lantern to front door (terraced homes only)
- Doorbell and chimes provided at front entrance door (terraced homes only)
- Shaver socket provided in bathroom and in each en suite
- TV console plate provided in lounge/living area offering the option of terrestrial, Sky or cable functionality (please consult a Sales Advisor)
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Door entry system (to apartments only)

## SECURITY SYSTEM & SMOKE ALARMS

Mains wired smoke detectors are incorporated. Carbon monoxide detectors 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 high energy gas combination boiler to all water outlets.

Each radiator (except those in rooms/areas with programmable thermostat), will have individual thermostatic control valves.

## ENERGY REDUCTION FEATURES

In the range of homes available on this development, CALA has chosen to go beyond minimum regulation levels for CO2 emissions.

By purchasing one of these CALA homes, you will be better insulated and thus producing less carbon dioxide per annum, than a property complying with 2007 legislation levels. Please consult a Sales Advisor for full details.

## 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. Rear gardens will be graded, rough raked and rotovated. A rotary drier will be provided in the rear garden with linking path

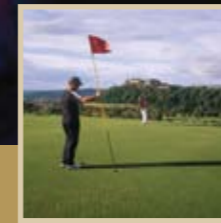
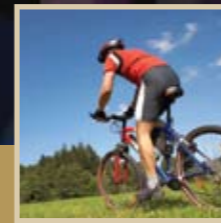
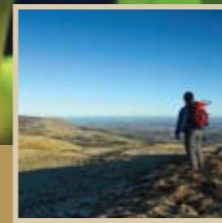
access. In addition timber decking will be provided in the rear garden. A 1.8 metre high palisade fence will be erected between the rear gardens of each property. Our Sales Advisor will be able to assist you with information on plot specific boundary fences, service strips, walls and factoring. A factoring 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. An annual fee will be payable by all residents at Kinnaird Point. 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.

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

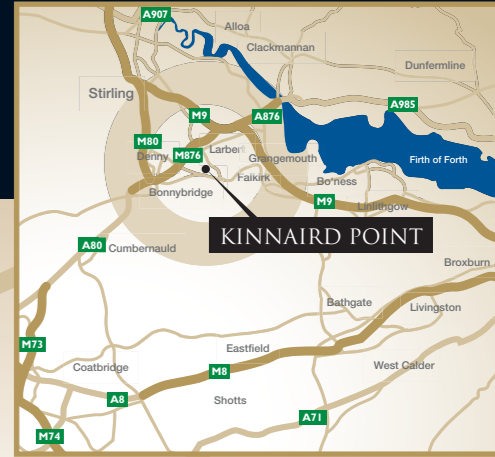


# LARBERT. EXECUTIVE LIFE IS MORE CONVENIENT THAN EVER.

Kinnaird Village's thriving community is transforming the small industrial town of Larbert into a popular home for commuters and executive living. Nestled within the Forth Valley above the River Carron and overlooked by the stunning Ochil Hills, Larbert sits on the outskirts of Falkirk with an excellent choice amenities and attractions. For those who enjoy outdoor life, there are also three golf clubs and miles of idyllic woodland walks to escape to. Or if the broader appeal of Falkirk, Stirling and beyond take your fancy, both are accessible, with Larbert train station situated on the main line and the M80 and M9 motorways in easy reach.



**HOW TO GET TO KINNAIRD POINT**  
Travelling Westbound on the M876, exit at Junction 2 onto the A9 towards Larbert/Falkirk. At the 1st roundabout take the 3rd exit onto Bellsdyke Road (A88) towards Stenhousemuir. Continue straight over the next 2 roundabouts staying on Bellsdyke Road. At the 4th roundabout turn left into Kinnaird Village.



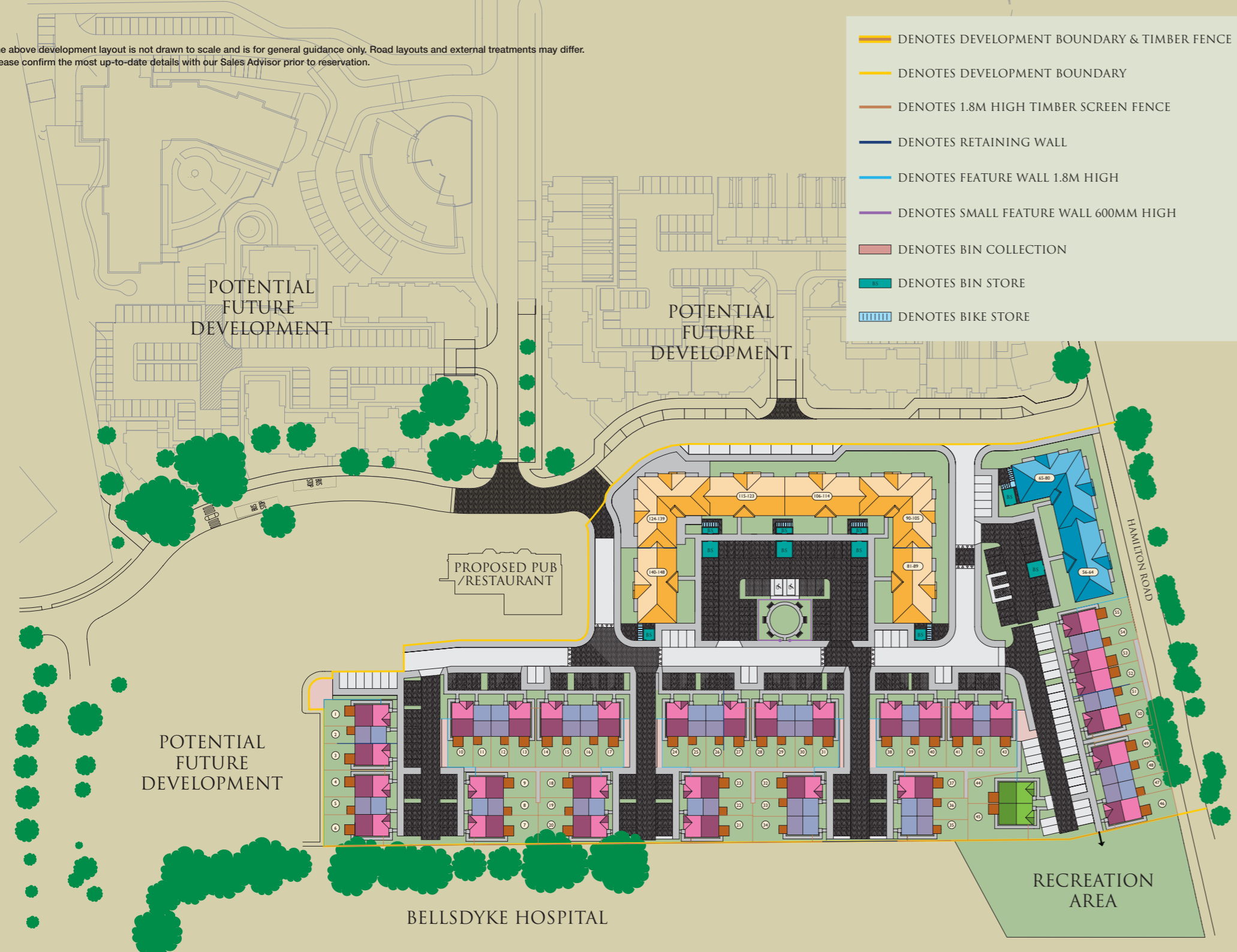
Images courtesy of [www.scottishviewpoint.com](http://www.scottishviewpoint.com)

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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.



- DENOTES DEVELOPMENT BOUNDARY & TIMBER FENCE
- DENOTES DEVELOPMENT BOUNDARY
- DENOTES 1.8M HIGH TIMBER SCREEN FENCE
- DENOTES RETAINING WALL
- DENOTES FEATURE WALL 1.8M HIGH
- DENOTES SMALL FEATURE WALL 600MM HIGH
- DENOTES BIN COLLECTION
- DENOTES BIN STORE
- DENOTES BIKE STORE

# KINNAIRD POINT THE DEVELOPMENT



Nestled within the modern new community of Kinnaird Village, Kinnaird Point features one and two bedroom apartments, together with contemporary three bedroom terraced and semi-detached homes, combined with CALA's quality craftsmanship and innovative design. Benefiting from a centrally located park and three large recreational areas, there are also expansive natural and landscaped spaces with woodland walks and mature trees covering around a third of the development. Yet all ideally situated within a few minutes of Scotland's major motorway network and Larbert train station to explore the central belt more fully.

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# THE APPEAL OF CALA? IT'S NOT JUST ONE THING, IT'S EVERYTHING.

What differentiates one new home from another? In a word, care. From the level of craftsmanship to the quality of materials used and the way each home is individually finished. At CALA, we believe that this level of care makes all the difference. In fact, it's the difference between immediately feeling at home, or not. The way each CALA architect or designer leaves his individual signature, with unexpected design flourishes and innovative ideas. The thoughtful little touches that can do so much to enhance your living experience. The way we carefully plan the layout and positioning of each property on every development. That's the kind of care you can expect with every CALA home.

Photography from previous CALA developments

## IT'S OUR PASSION FOR DESIGN THAT SETS CALA APART.

From Scottish roots, CALA has spread to encompass much of the UK, with developments as far apart as Aberdeen and Ascot. We think you'll agree, however, that no matter how far apart our homes, they all exude unique CALA character. With a heritage stretching back to 1875, and 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, for exploring architectural heritage and for interior design has led to CALA being garlanded many times over by the industry and the media. By consistently maintaining our standards and implementing a progressive programme of innovation, we have successfully competed in some of the most high profile award schemes in the building industry. Over the past few years alone, we have received numerous awards and accolades for everything from CALA house building to the ingenuity of our landscape design. We put this level of success down to the fact that quality is the cornerstone of everything we do, backed by professional service that, unlike most, doesn't stop the moment you move in. It means that you can look forward to discovering the joys of CALA living with confidence, secure in the knowledge that your CALA home will serve you well for many years to come.



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# 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