



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 and colonies 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

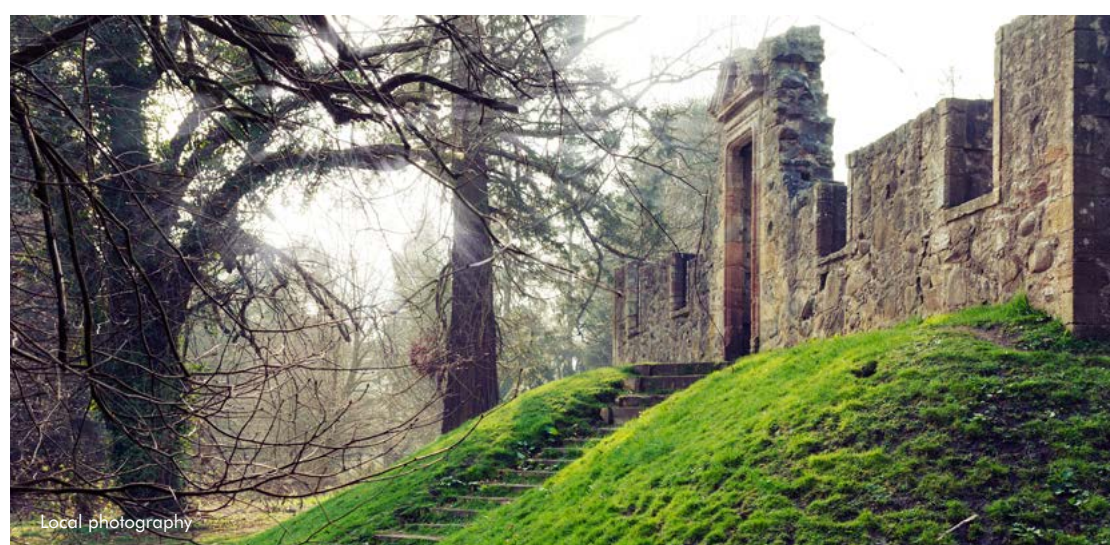


A previous CALA showhome

# 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.

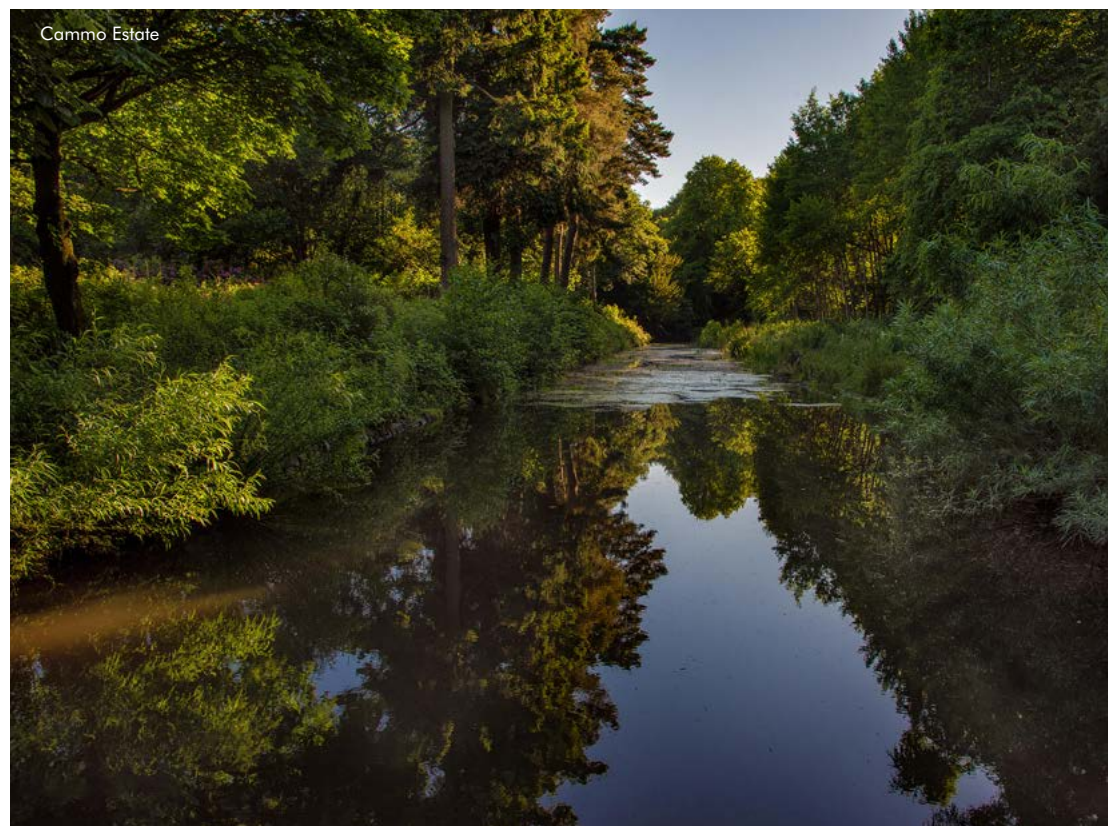
Cammo Tower



Princes Street



Cammo Estate





— MAIN CYCLE ROUTES

MAUSELEY HILL

CAMMO TOWER

CAMMO HOUSE

CRAMOND BRIDGE

CAMMO ESTATE

CAMMO WALK

BUGTLIN BURN

← 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

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
- Silestone worktop with matching upstand and back panel to kitchen
- Silver metallic telescopic re-circulating cooker hood or
- Elica 'Juno' feature suspended re-circulating extractor (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Double Siemens integrated fridge/freezer (Nairn, Montrose & Rannoch)
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated stainless steel combination microwave oven
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl stainless steel undermount sink to kitchen
- 1 bowl stainless steel sink in utility room
- Flip up sockets with twin USB ports to the kitchen islands (as design dictates)

## 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)
- Towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen two drawer vanity to wash hand basin
- Backlit LED touch sensor mirror with demister and twin shaver socket to master en suite

## 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
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Smart meter included
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (number of panels varies per plot)
- EV future provision position added to all house types

## 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 master bedroom

## PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Google Nest Seven day 24 hour electronic Smart programmer.

## 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 and 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)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Bi-fold doors to patio area in all detached homes

\*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 – A typical Banff

# THE BANFF

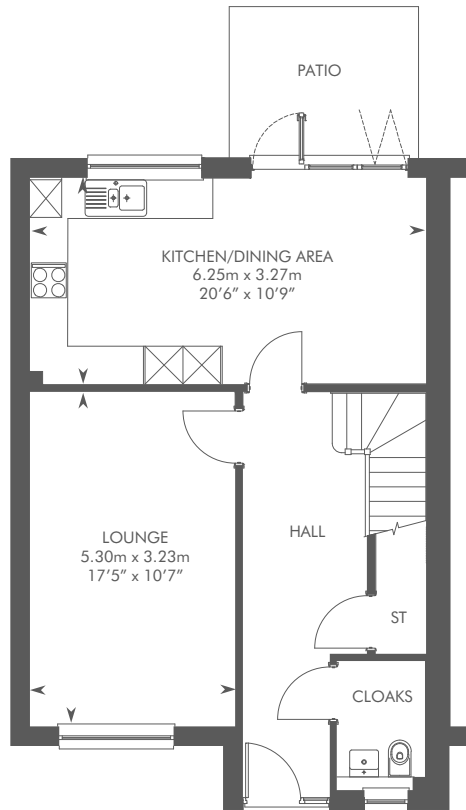
3 BEDROOM HOME



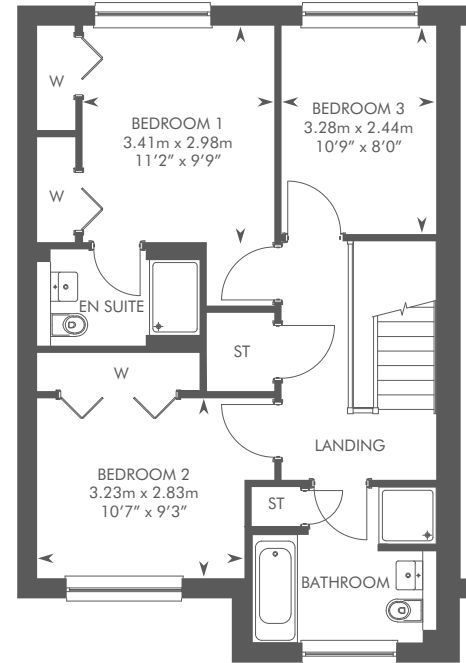
THE BANFF

PLOTS 84, 85, 86, 87, 88, 107, 108, 109, 120, 121, 122, 123 – AS SHOWN

PLOTS 110, 111 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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Computer Generated Image – A typical Clunie

# THE CLUNIE

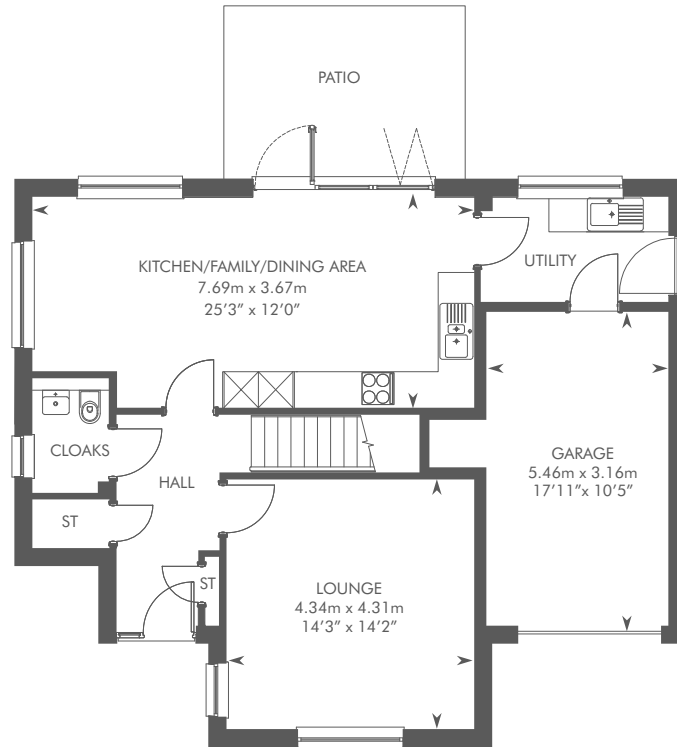
4 BEDROOM DETACHED HOME



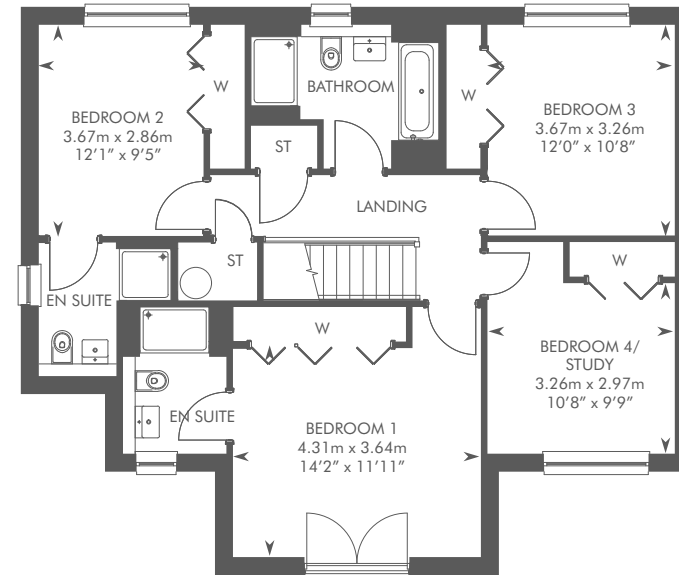
## THE CLUNIE

PLOTS 59, 155, 184 – AS SHOWN

PLOTS 80, 114, 188 – HANDED



GROUND FLOOR



FIRST FLOOR

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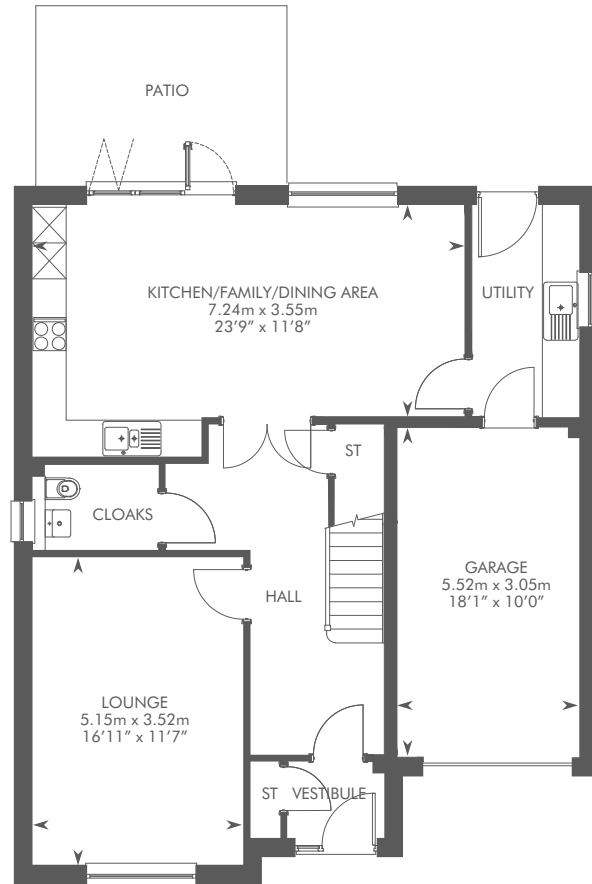


# THE CRIEFF

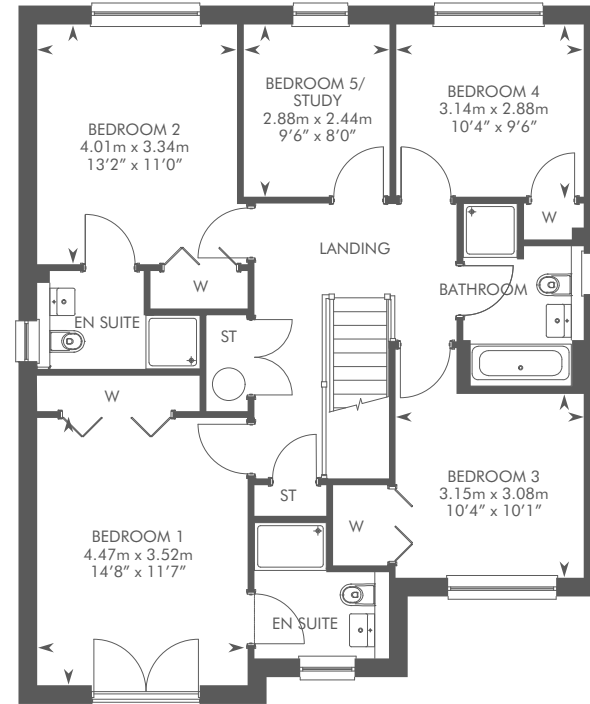
5 BEDROOM DETACHED HOME



THE CRIEFF  
 PLOTS 78, 79, 82, 113, 143, 181, 191 – AS SHOWN  
 PLOTS 83, 177 – HANDED



GROUND FLOOR



FIRST FLOOR

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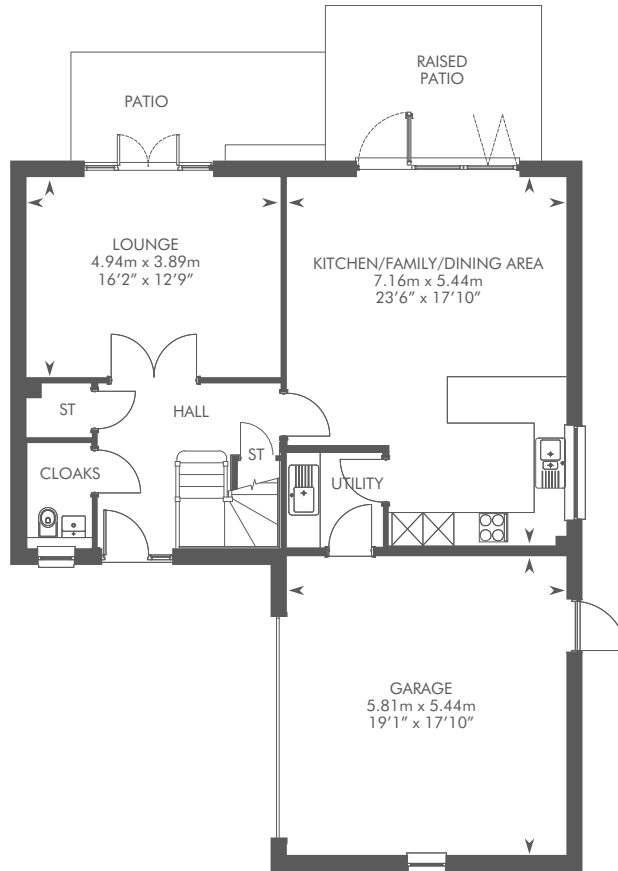
Computer Generated Image - A typical Denholm

# THE DENHOLM

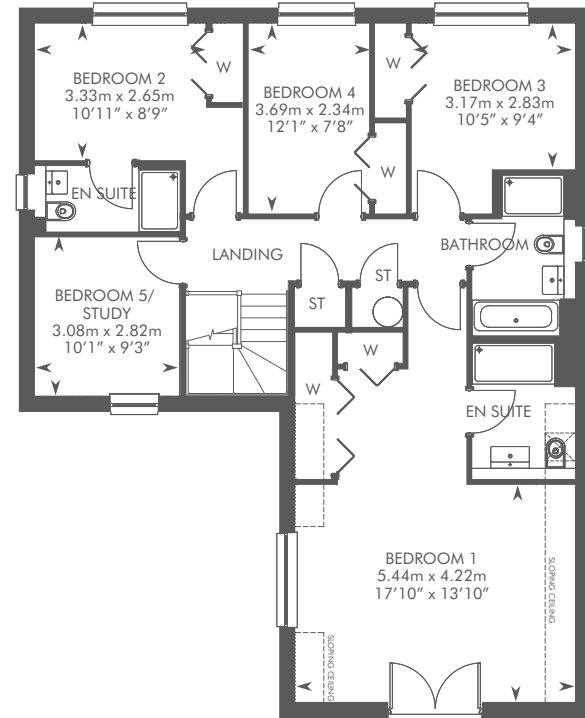
5 BEDROOM DETACHED HOME



THE DENHOLM  
 PLOT 146 – AS SHOWN  
 PLOT 145 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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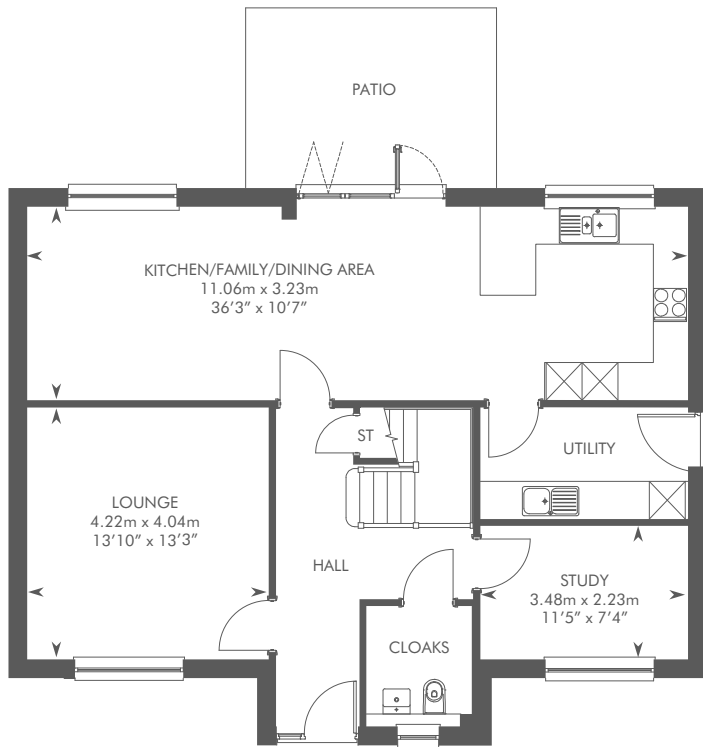
Computer Generated Image - A typical Elgin

# THE ELGIN

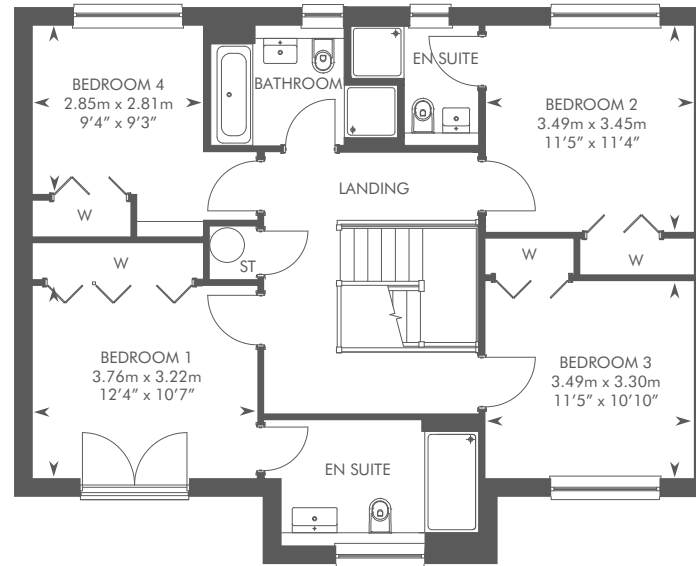
4 BEDROOM DETACHED HOME WITH STUDY AND DETACHED DOUBLE GARAGE



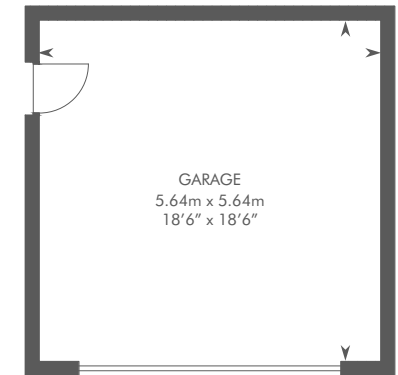
THE ELGIN  
PLOTS 77, 142, 174 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



DOUBLE GARAGE

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

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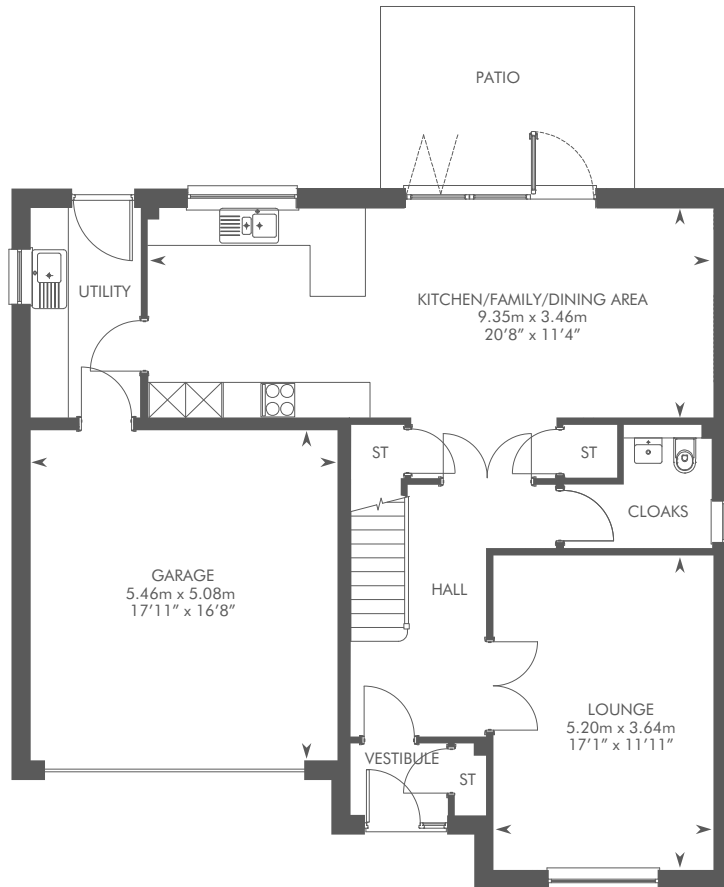
Computer Generated Image - A typical Gairloch

# THE GAIRLOCH

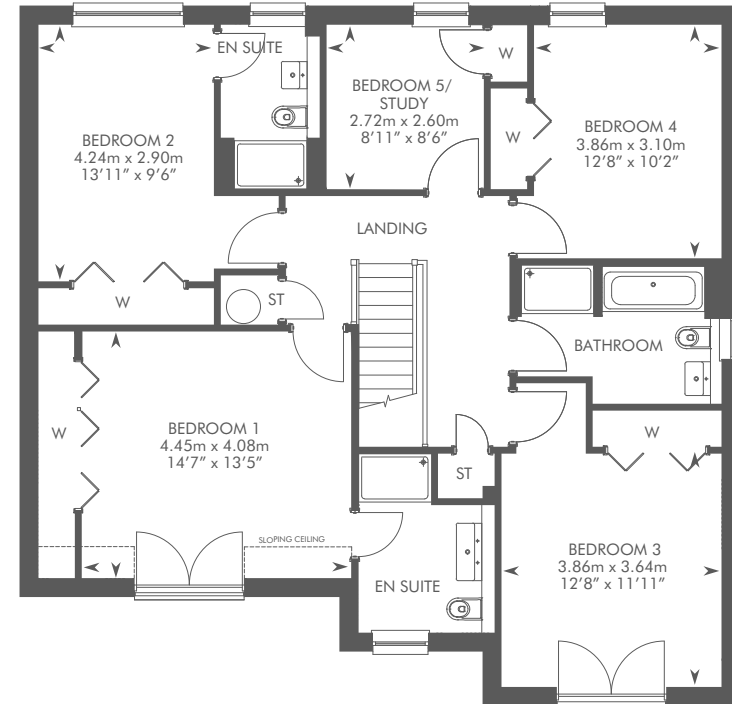
5 BEDROOM DETACHED HOME



THE GAIRLOCH  
 PLOT 153 – AS SHOWN  
 PLOT 154 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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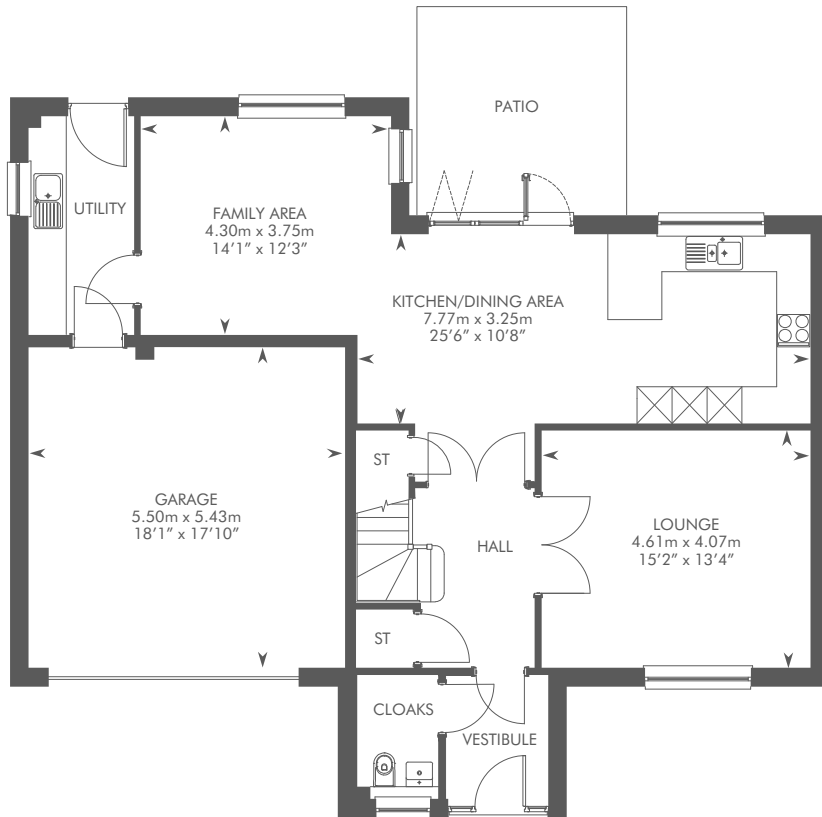
Computer Generated Image – A typical Kenmore

# THE KENMORE

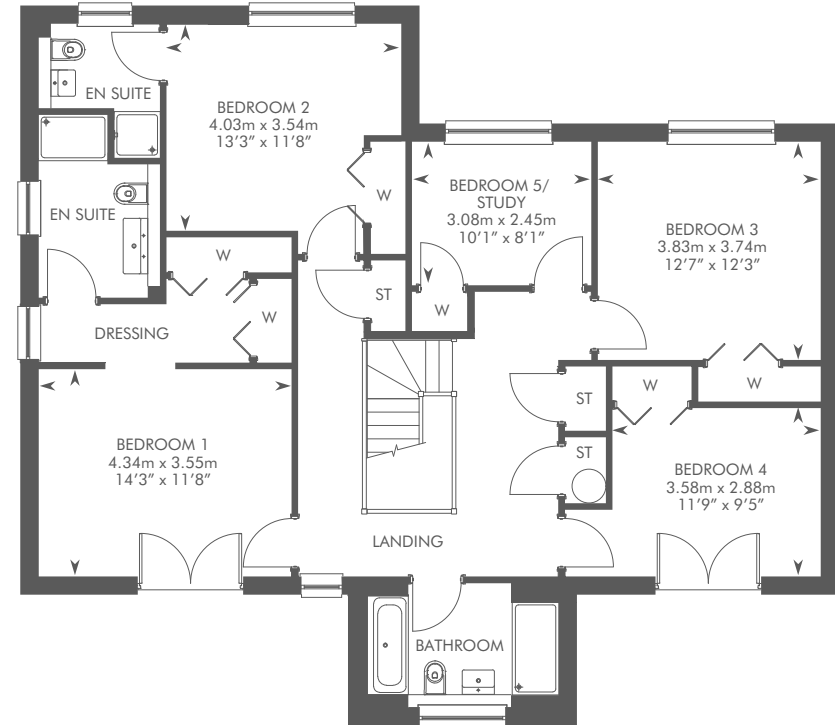
5 BEDROOM DETACHED HOME



THE KENMORE  
PLOTS 60, 81, 115, 119, 147, 149, 151



GROUND FLOOR



FIRST FLOOR

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

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Computer Generated Image – A typical Leven

# THE LEVEN

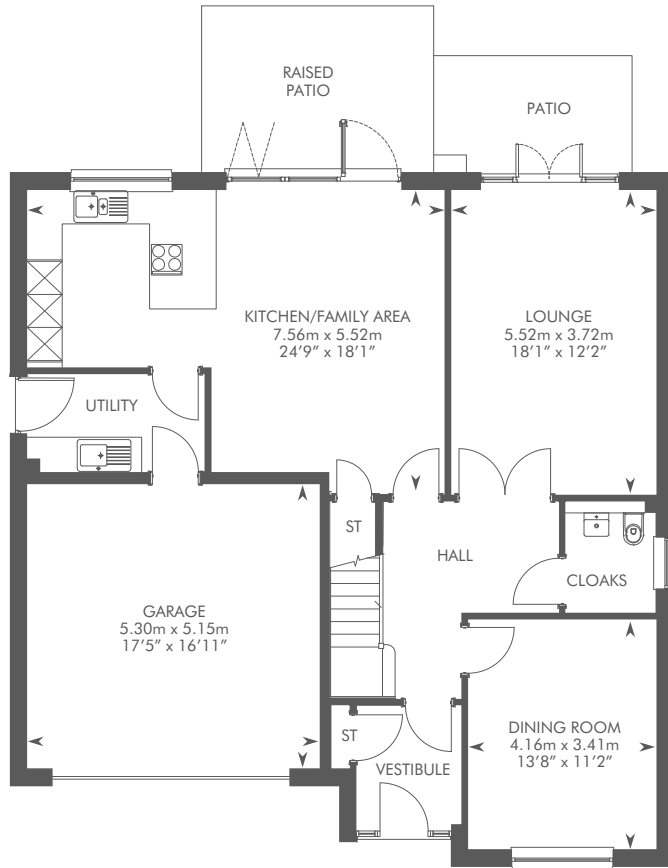
5 BEDROOM DETACHED HOME



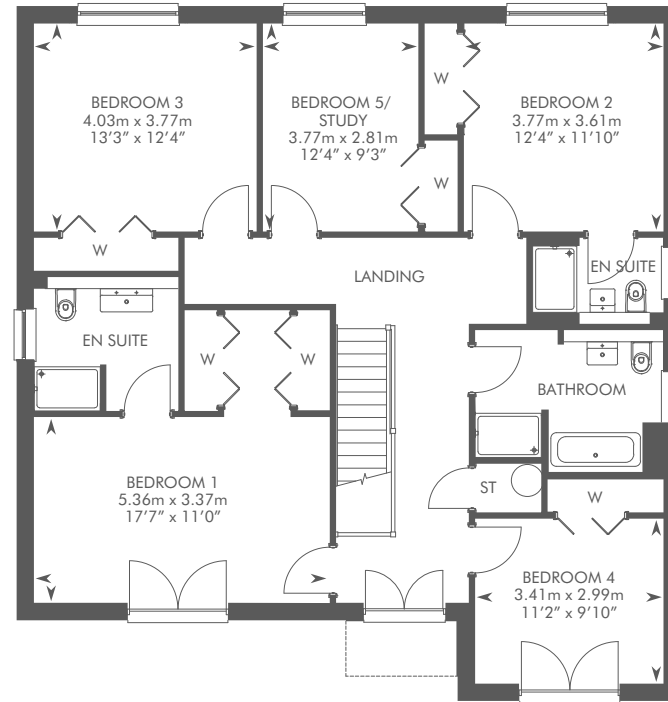
THE LEVEN

PLOTS 112, 118, 175, 183, 192 – AS SHOWN

PLOTS 144, 152, 182 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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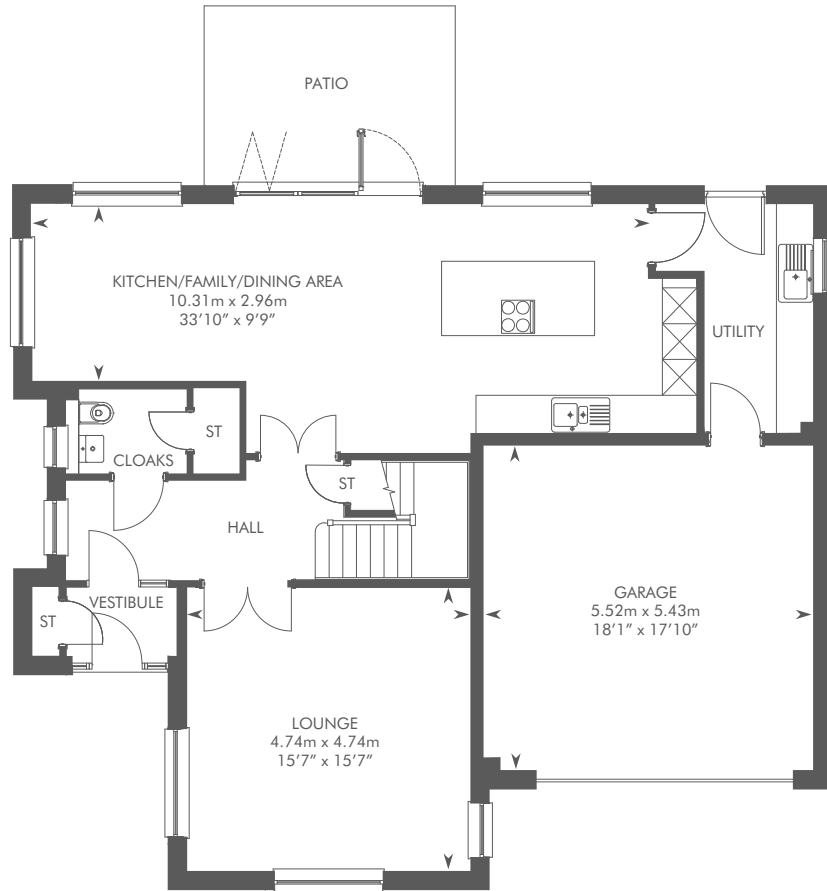


# THE LOGIE

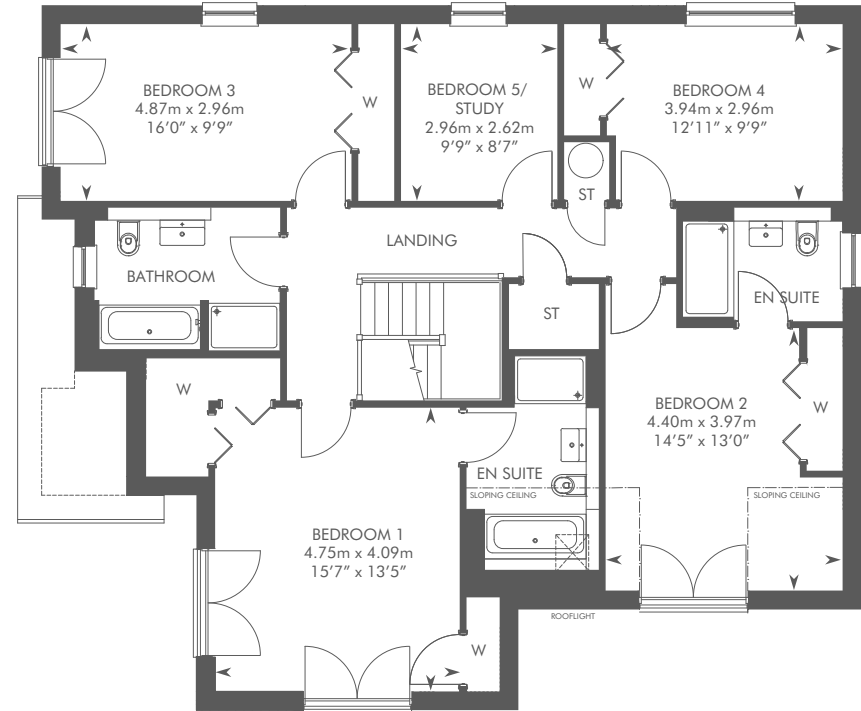
5 BEDROOM DETACHED HOME



THE LOGIE  
PLOTS 61, 117, 150, 185, 189



GROUND FLOOR



FIRST FLOOR

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

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Computer Generated Image – A typical Nairn

# THE NAIRN

5 BEDROOM DETACHED HOME WITH STUDY AND DETACHED GARAGE









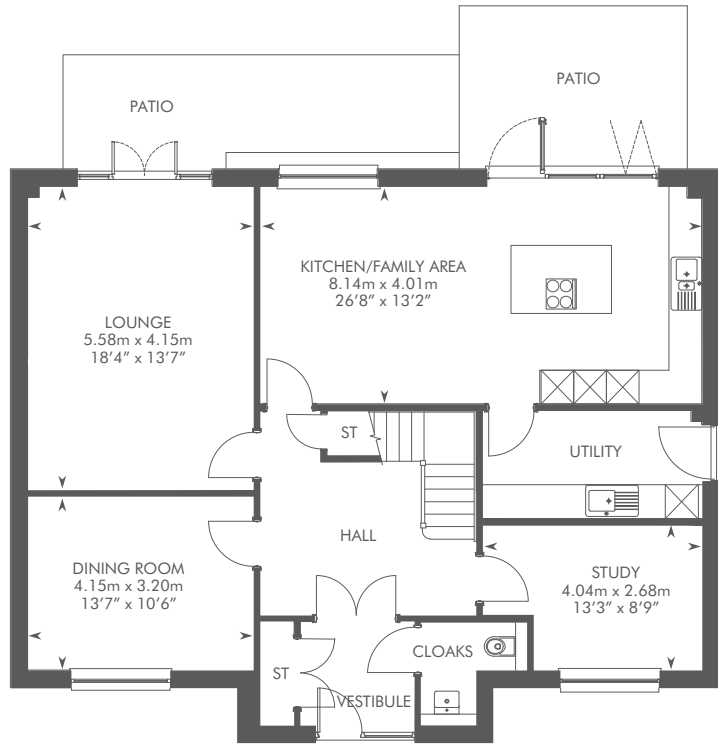
Computer Generated Image - A typical Mallaig

# THE MALLAIG

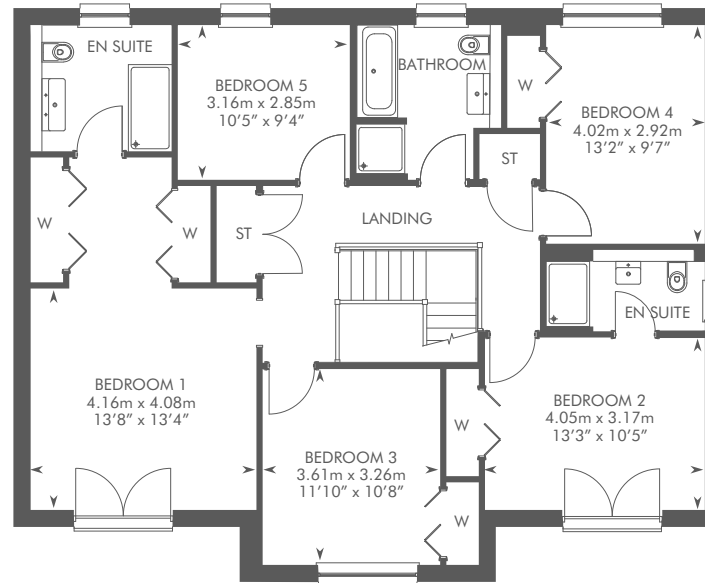
5 BEDROOM DETACHED HOME WITH STUDY AND DETACHED GARAGE



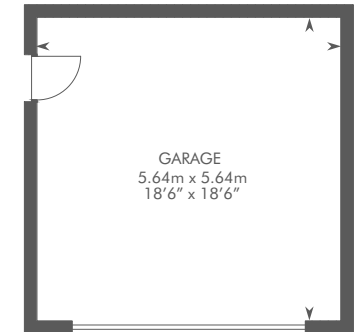
THE MALLAIG WITH DOUBLE GARAGE  
 PLOTS 22, 26, 187, 195 – AS SHOWN  
 PLOTS 148, 196 – HANDED



GROUND FLOOR



FIRST FLOOR



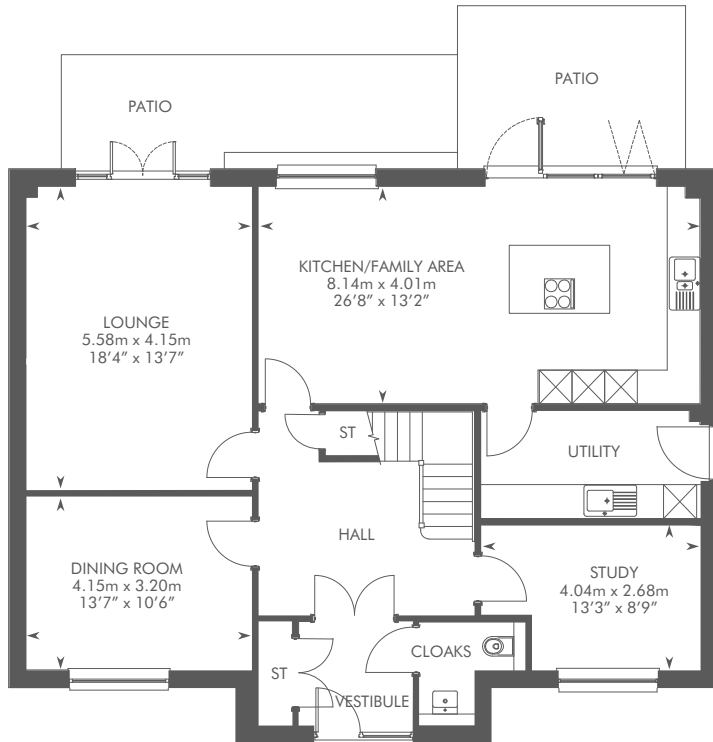
DOUBLE GARAGE

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

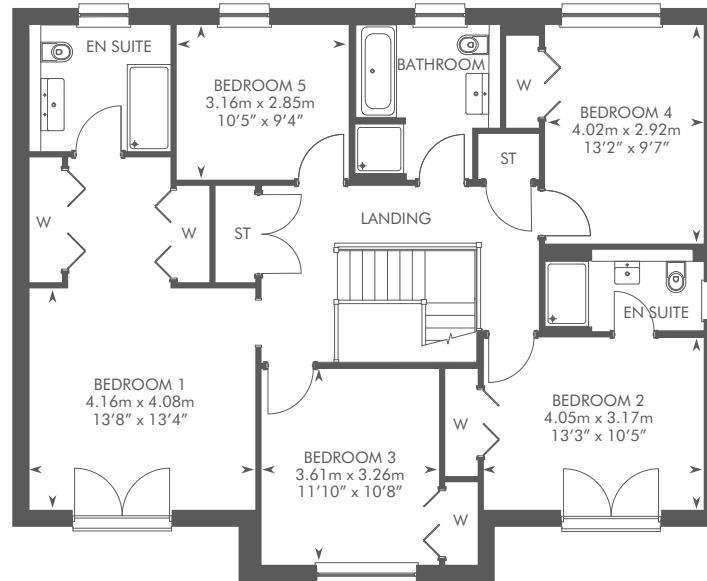
IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and nationalrail.co.uk. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 02.11.20. CALA (East) Limited, registered in Scotland company number SC053746. Registered office: Johnstone House, 52-54 Rose Street, Aberdeen AB10 1HA: Agent of CALA Management Limited.



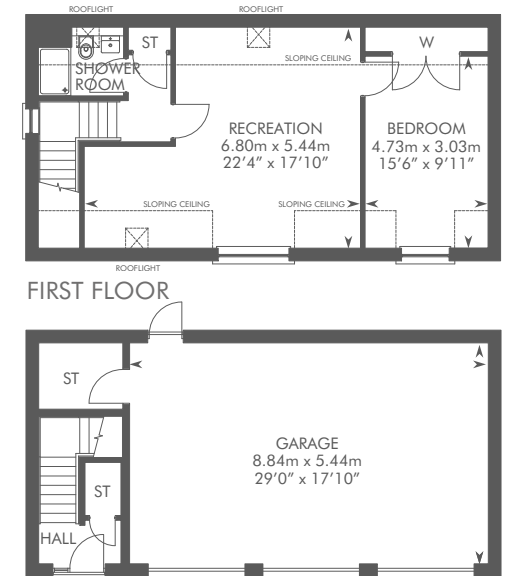
THE MALLAIG WITH TRIPLE GARAGE  
PLOT 16



GROUND FLOOR



FIRST FLOOR



TRIPLE GARAGE

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

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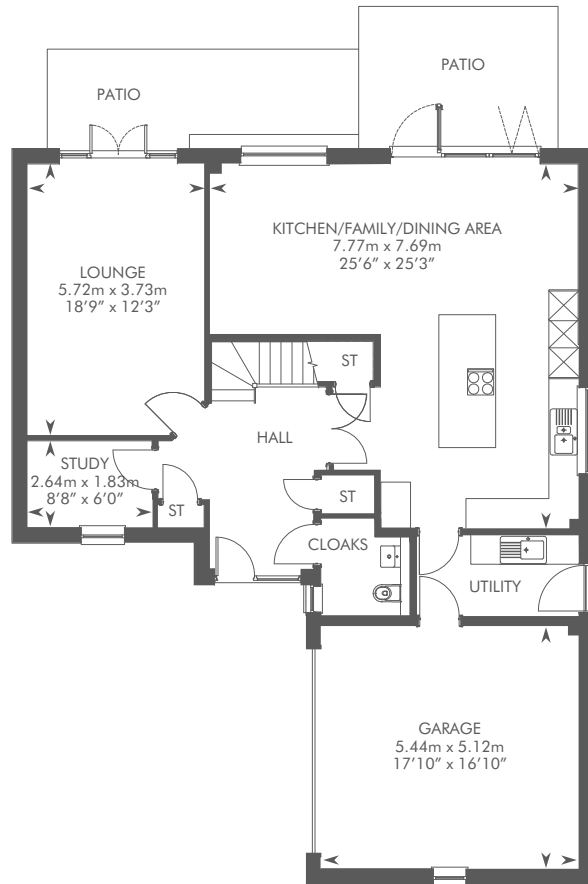
Computer Generated Image – A typical Melrose

# THE MELROSE

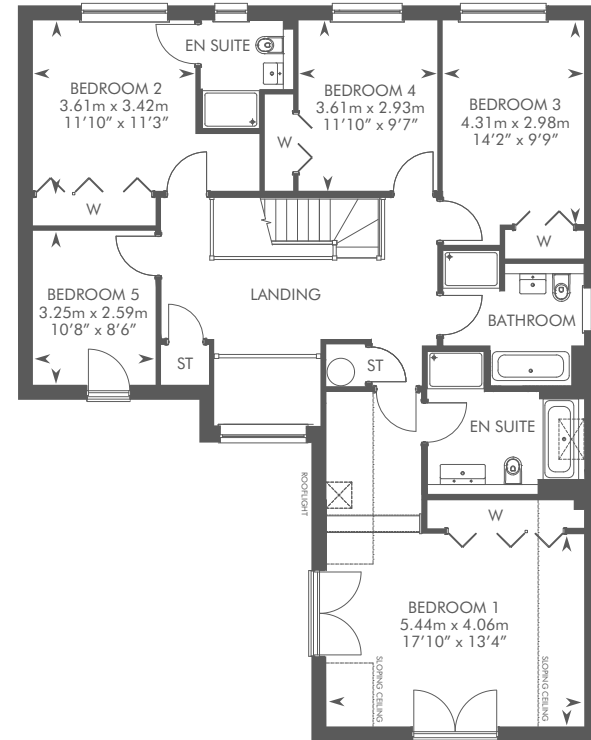
5 BEDROOM DETACHED HOME WITH STUDY



THE MELROSE  
 PLOTS 27, 176 – AS SHOWN  
 PLOT 193 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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Computer Generated Image - A typical Montrose

# THE MONTROSE

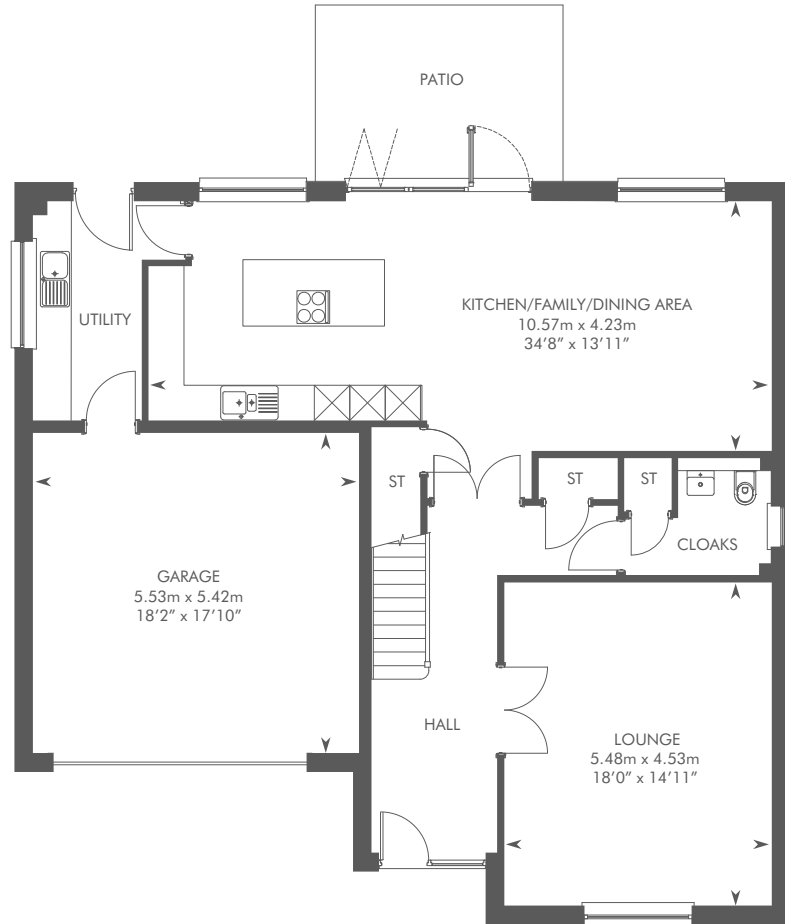
5 BEDROOM DETACHED HOME



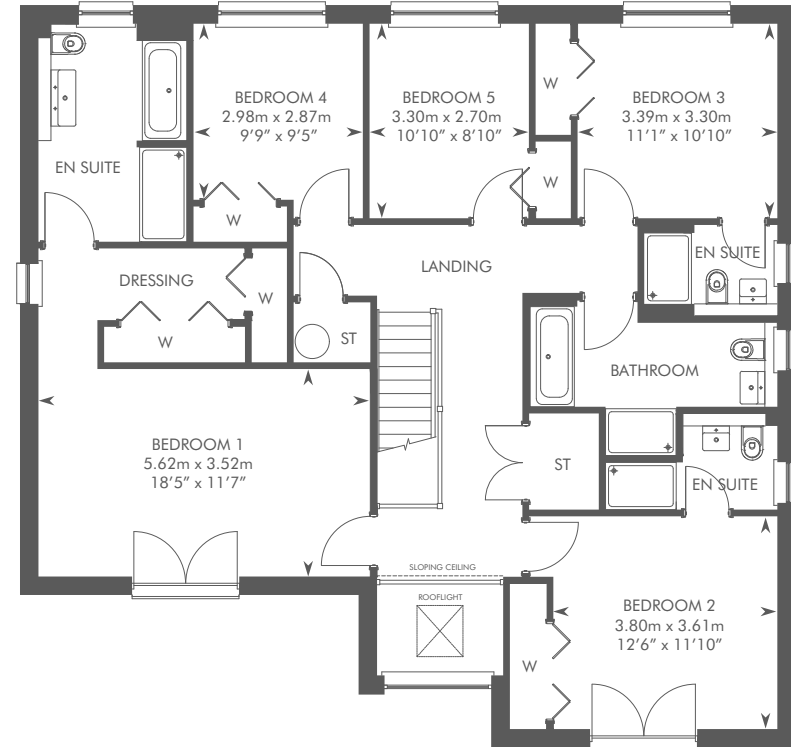
THE MONTROSE

PLOTS 17, 19, 25, 116, 186, 190 – AS SHOWN

PLOTS 20, 24, 180 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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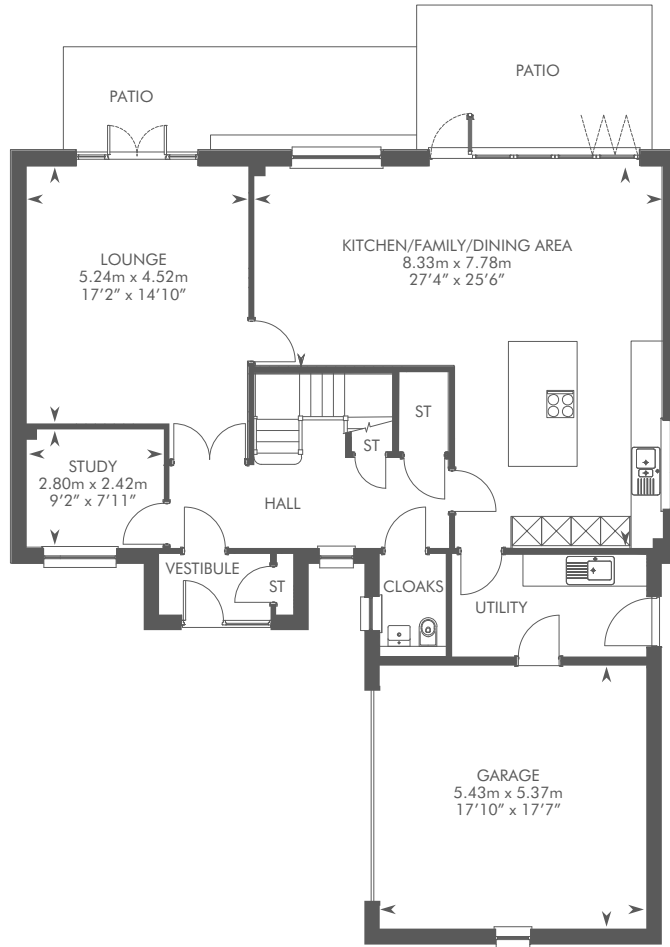
Computer Generated Image - A typical Rannoch

# THE RANNOCH

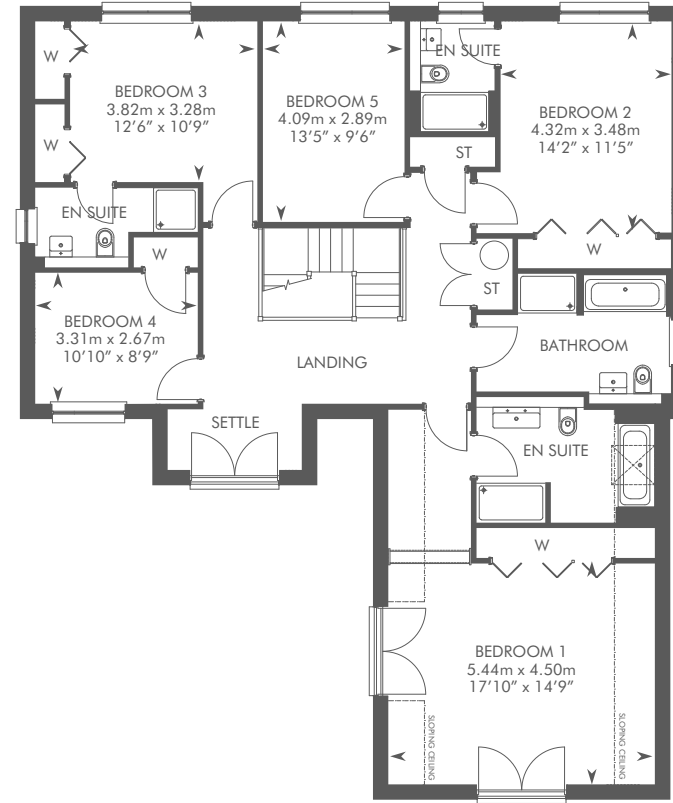
5 BEDROOM DETACHED HOME WITH STUDY



THE RANNOCH  
 PLOTS 21, 23 – AS SHOWN  
 PLOT 18 – HANDED



GROUND FLOOR













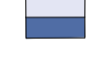

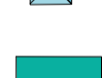

FIRST FLOOR

Plot 18 has a variation to bedroom 1 windows and the garage, please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.










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# 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  
DETACHED TRIPLE GARAGE  
WITH ACCOMMODATION  
DETACHED DOUBLE GARAGE
-  **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




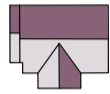



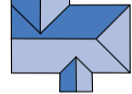
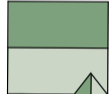






-  **THE COLONY APARTMENTS**  
2 & 3 BEDROOM HOMES  
PLOTS 13 - 15, 44 - 49, 62 - 67,  
68 - 76, 89 - 97, 98 - 106
-  **THE PRIMROSE APARTMENTS**  
2 & 3 BEDROOM HOMES  
PLOTS 38 - 43
-  **THE THISTLE APARTMENTS**  
2 BEDROOM HOMES  
PLOTS 136 - 141
-  **THE ORCHID APARTMENTS**  
1 & 2 BEDROOM HOMES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

-  DENOTES 1.8M TIMBER FENCE
-  DENOTES ESTATE 3 BAR RAILING
-  DENOTES 1.8M BRICK WALL
-  DENOTES 0.9M BRICK WAL
-  DENOTES LOOSE HEDGE
-  DENOTES PRE-FORMED HEDGE
-  DENOTES EV CHARGING BAYS
-  DENOTES EV CHARGING PILLAR








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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# 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
-  **THE CRIEFF**  
5 BEDROOM DETACHED HOME  
PLOTS 78, 79, 82, 83, 113
-  **THE ELGIN**  
4 BEDROOM DETACHED HOME  
WITH STUDY  
PLOT 77  
 DETACHED DOUBLE GARAGE
-  **THE KENMORE**  
5 BEDROOM DETACHED HOME  
PLOTS 60, 81, 115, 119
-  **THE LEVEN**  
5 BEDROOM DETACHED HOME  
PLOTS 112, 118
-  **THE LOGIE**  
5 BEDROOM DETACHED HOME  
PLOTS 61, 117
-  **THE MALLAIG**  
5 BEDROOM DETACHED HOME  
WITH STUDY  
PLOTS 16, 22, 26  
 DETACHED TRIPLE GARAGE  
WITH ACCOMMODATION  
 DETACHED DOUBLE GARAGE
-  **THE MONTROSE**  
5 BEDROOM DETACHED HOME  
PLOTS 17, 19, 20, 24, 25, 116
-  **THE RANNOCH**  
5 BEDROOM DETACHED HOME  
WITH STUDY  
PLOTS 18, 21, 23



-  **THE COLONY APARTMENTS**  
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 ORCHID APARTMENTS**  
1 & 2 BEDROOM HOMES  
PLOTS 1 - 12
-  **THE PRIMROSE APARTMENTS**  
2 & 3 BEDROOM HOMES  
PLOTS 38 - 43
-  DENOTES 1.8M TIMBER FENCE
-  DENOTES ESTATE 3 BAR RAILING
-  DENOTES 1.8M BRICK WALL
-  DENOTES 0.9M BRICK WALL
-  DENOTES LOOSE HEDGE
-  DENOTES PRE-FORMED HEDGE
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-  DENOTES EV CHARGING PILLAR

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