

THIS IS CALA
AT NEWINGTON RESIDENCES

EDINBURGH





STYLISH HOMES
IN A HISTORICAL SETTING



Set within the attractive grounds of the former Royal Blind School within Craigmillar Park Conservation Area, Newington Residences offers the sophisticated seclusion you've longed for.

Twenty-one contemporary apartments transform the former school building's interior, while extreme care has been taken enhancing its impressive Victorian façade. A selection of beautifully designed townhouses, a mews home and the fully refurbished gatehouse now also occupy these grounds, making this the ideal place to call home.



THE CLOCKTOWER APARTMENTS

Built in the 18th century, this C-listed building was once home to The Royal Blind School. CALA's sensitive re-development of this iconic building ensure that all homes remain sympathetic to their historic surroundings.

Floor-to-ceiling heights of 3.4 metres offer an immediate sense of space and grandeur, while the clocktower and original stonework have been returned to their original glory.

The addition of enviable views towards the castle and Edinburgh skyline, double glazed windows, EV charging points and high-end specifications provide the comfort required of everyday modern living.



TOWNHOUSE LIVING

Built with natural sandstone features in keeping with the existing surroundings and ranging from 1,600 to more than 2,700 square feet, this limited collection of 3, 4 and 5 bedroom properties offers highly coveted space within the city.

Our townhouses are the perfect example of contemporary living space with flexible interiors, state-of-the-art fixtures and fittings, as well as a garage or private parking space.



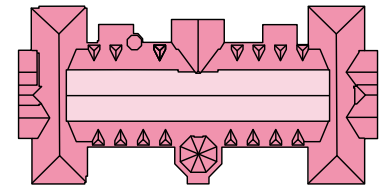
EVERYTHING YOU'RE LOOKING FOR

Whether a growing family, looking to downsize or simply want to be away from it, yet close to it all, there's something to suit everyone at Newington Residences.

Sitting on the outskirts of Edinburgh's World Heritage site and with everything you need right on your doorstep, it's time to enjoy a new way of life within one of Edinburgh's most sought-after postcodes.



NEWINGTON RESIDENCES - THE DEVELOPMENT

- THE ANDERSON**
4 BEDROOM TOWNHOUSE
PLOTS 23, 24, 25, 26, 27
SEPARATE GARAGE
 - THE BLAKE**
5 BEDROOM SEMI-DETACHED TOWNHOUSE
PLOTS 42, 43, 44, 45, 46, 47
INTEGRAL GARAGE
 - THE BOVELL**
3 BEDROOM MEWS HOME
PLOT 22
INTEGRAL GARAGE
 - THE CHAPLIN**
3 BEDROOM TOWNHOUSE
PLOTS 29, 30, 31, 32, 33, 34, 35, 36
CARPORT
 - THE EVANS**
5 BEDROOM TOWNHOUSE
PLOT 37
WITH GARAGE
 - THE PECHEY**
4 BEDROOM TOWNHOUSE PLUS STUDY
PLOT 28
INTEGRAL GARAGE
 - THE GATEHOUSE**
2 BEDROOM HOME
PLOT 48
 - THE THORNE**
5 BEDROOM TOWNHOUSE
PLOTS 38, 39, 40, 41
INTEGRAL GARAGE
- 

THE CLOCKTOWER
1, 2 & 3 BEDROOM APARTMENTS
PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21
- DENOTES DEVELOPMENT BOUNDARY
 - DENOTES 1.8M TIMBER FENCE
 - DENOTES 1.5M TIMBER FENCE
 - DENOTES 1.8 BOUNDARY WALL
 - DENOTES 1.8M RETAINING WALL
 - DENOTES 1.1M STEEL RAILING
 - DENOTES RETAINING WALL WITH 1.1M STEEL RAILING TO TOP OF WALL
 - DISABLED PARKING WITH SHARED EV POINTS
 - SHARED EV CHARGING FOR CLOCKTOWER APARTMENTS PLOTS 1-21
 - EV CHARGING FOR PLOTS 22-28
 - PRIVATE PARKING



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

TRANQUILITY ON THE EDGE OF THE CITY

With its unmistakable Georgian architecture and tree-lined avenues, handy walking and cycle paths and plentiful green spaces, the reasons for Newington's instant appeal are obvious.

Yet walking distance to the many delights that the capital has to offer, plus Cameron Toll Shopping Centre a mere 10 minute stroll away, you really do have everything on your doorstep.



A PERFECT BALANCE

The Royal Commonwealth Pool is nearby, along with Craigmillar Park Tennis Club, providing competitive and social tennis for all ages and abilities on four floodlit, artificial grass courts. Looking for a slightly more leisurely pursuit? Practice your swing within the stunning surroundings of Prestonfield, Craigmillar Park or Liberton Golf Clubs.



CITY LIVING RIGHT ON YOUR DOORSTEP

With a selection of local coffee shops, bars and restaurants right on your doorstep, a vibrant social life can be discovered just steps from home. From Indian to Argentinian, vegan cuisine to artisan baked goods, your new surroundings will satisfy every taste and occasion, whilst the cosmopolitan delights of the capital are less than 3 miles away. Make the most of warmer months and local fare and pack a picnic – the ideal way to enjoy the nearby Meadows, Holyrood Park and Inch Park.



OUTSTANDING FOR EDUCATION

For families with children of school age you are conveniently placed with Sciennes Primary School just a 20 minute walk from Newington Residences. For older children, James Gillespie's High School and St Thomas of Aquin's R.C High School* are both around a half hour walk away. In addition, there are a number of well regarded independent schools nearby. The world-renowned University of Edinburgh's main campuses, George Square and King's Building are just minutes from home.



Stock photography






Stock photography

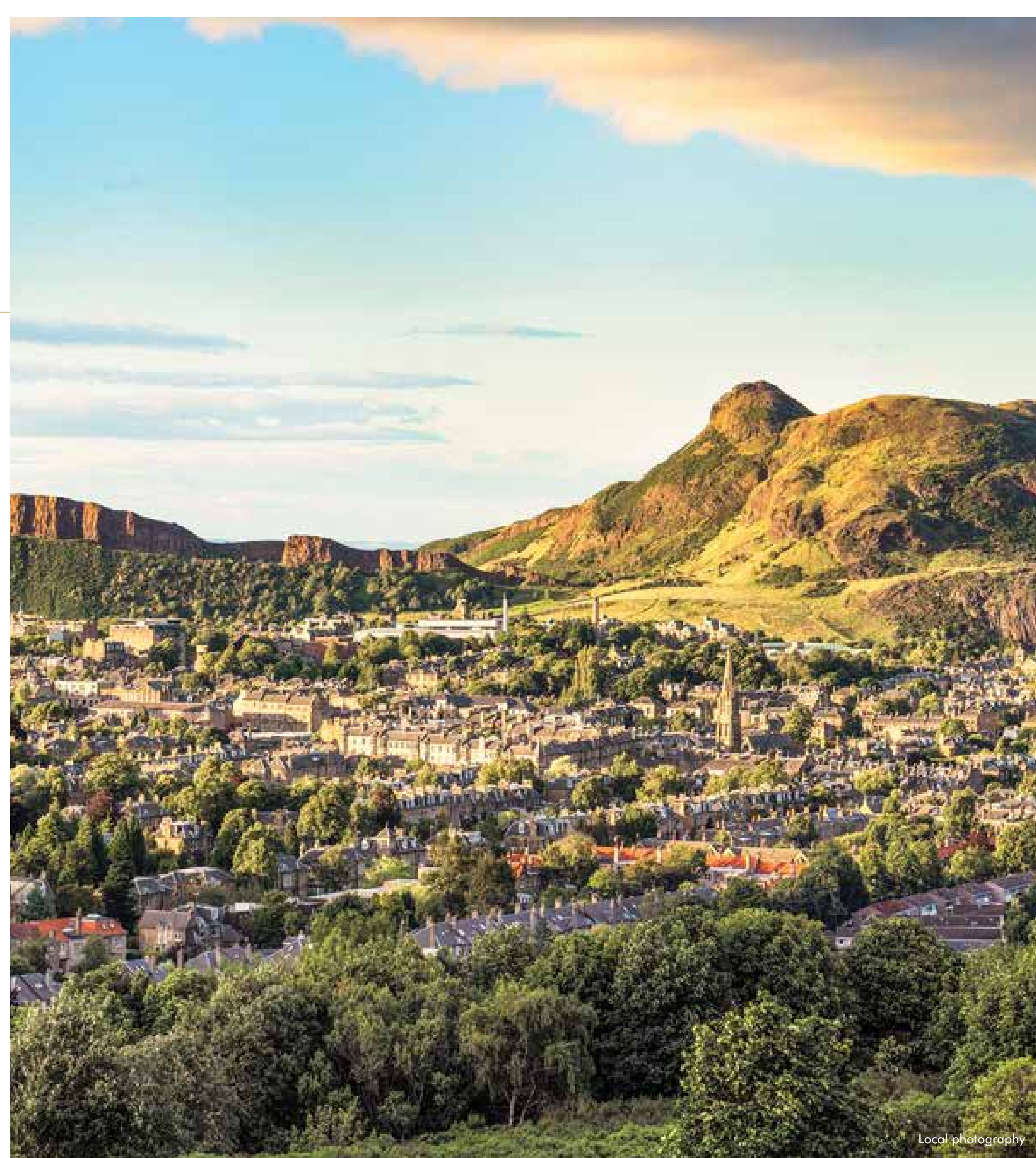


Stock photography

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

PLACES TO GO






-  **Old Bell Inn.** A legendary Edinburgh local pub serving fine wines, malt whiskies, liqueurs and spirits, and specialising in cask conditioned ales. Their food menu includes pub classics as well as the finest local produce.
-  **Arthur's Seat.** A 20 minute walk will take you to the entrance of Holyrood Park, whereby you can start your energetic walk up the famous extinct volcano. The views at the top alone are worth it for this stunning family walk.
-  **Edinburgh Playhouse.** Amongst plentiful things to see and do in Edinburgh, a trip to the Edinburgh Playhouse is a must. From musicals and plays to comedians and famous singers, there's something to suit everyone.



- 🌳 Nearby Parks include The Meadows, Inch Park and Holyrood. Perfect for family picnics and weekend family strolls.
- 🏰 Steeped in history, you are spoilt for choice with things to see and do in Edinburgh including museums, Scott Monument and of course, the world famous Edinburgh Castle.
- 🛍️ Cameron Toll Shopping centre is a short walk or drive away and offers an array of brand name shops to meet your everyday shopping needs.



GETTING AROUND

-  By foot: An array of local eateries including an Argentinian bakery, Indian restaurant, vegan café and traditional pub. Cameron Toll is 10 minutes away offering well known brands such as Sainsbury's, Boots, Costa Coffee, Holland & Barrett, Waterstones and others.
-  By car: Edinburgh Airport is around a half hour by car. The Edinburgh bypass is just 5 minutes from home, allowing you easy travel links out of the city.
-  By bus: Newington is serviced by regular bus routes taking you in and out of the city centre in less than half an hour.
-  By train: Nearby Edinburgh Waverley has direct trains will take you to Glasgow, Dundee, Aberdeen and London.
-  By tram: Edinburgh's tram system runs throughout the city and covers 14km from York Place, all the way to Edinburgh Airport.



Local photography – the trams in the centre of Edinburgh



Edinburgh Airport



GREAT FOR DAYS OUT

With the buzz of the capital just a few miles from home, it's easy to forget that the award-winning Portobello Beach is within just as easy reach. A pleasant 15 minute drive could be all it takes to blow away the cobwebs, reset your thought process or simply to create wonderful family memories to treasure forever. If sports events pique your interest, be sure to save the dates for international volleyball and triathlon competitions, or play a more active part with swimming and water sports, including kayaking, sailing, wind surfing and rowing.



CHOOSE THE HOME THAT'S RIGHT FOR YOU



THE ANDERSON
4 bedroom townhouse with separate garage



THE CHAPLIN
3 bedroom townhouse with carport



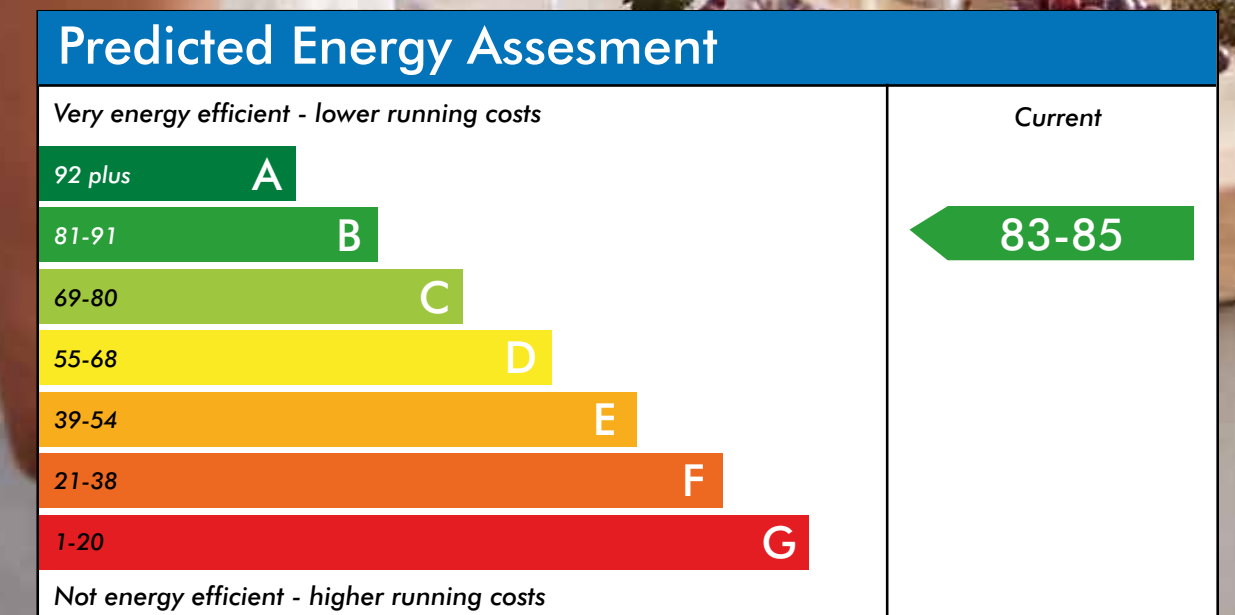
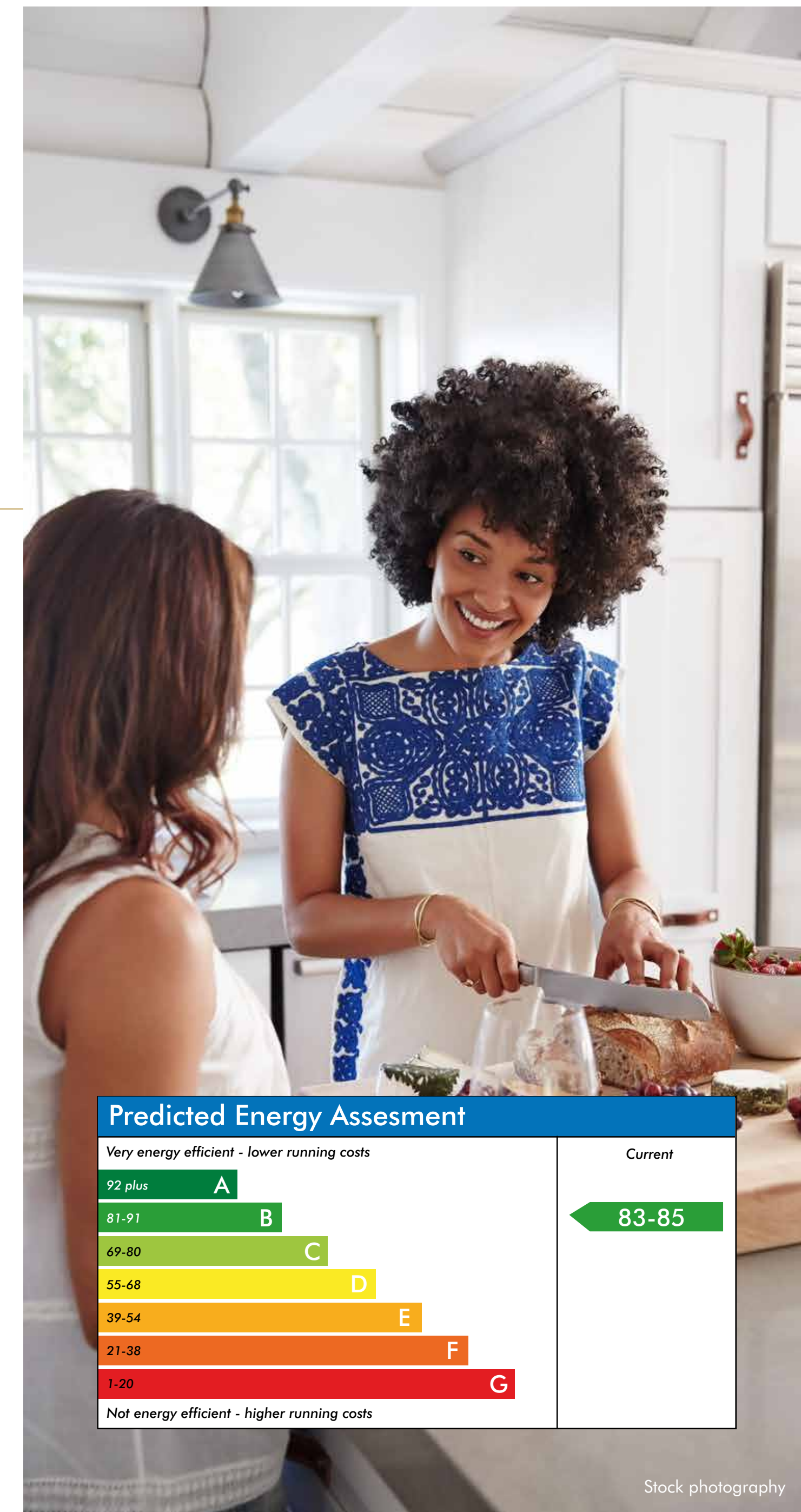
THE BLAKE
5 bedroom semi-detached home with integral garage



THE EVANS
5 bedroom townhouse with integral garage



THE BOVELL
3 bedroom mews home with integral garage



This is a Predicted Energy Assessment range for properties on this development that are incomplete. Once a property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the specific property.



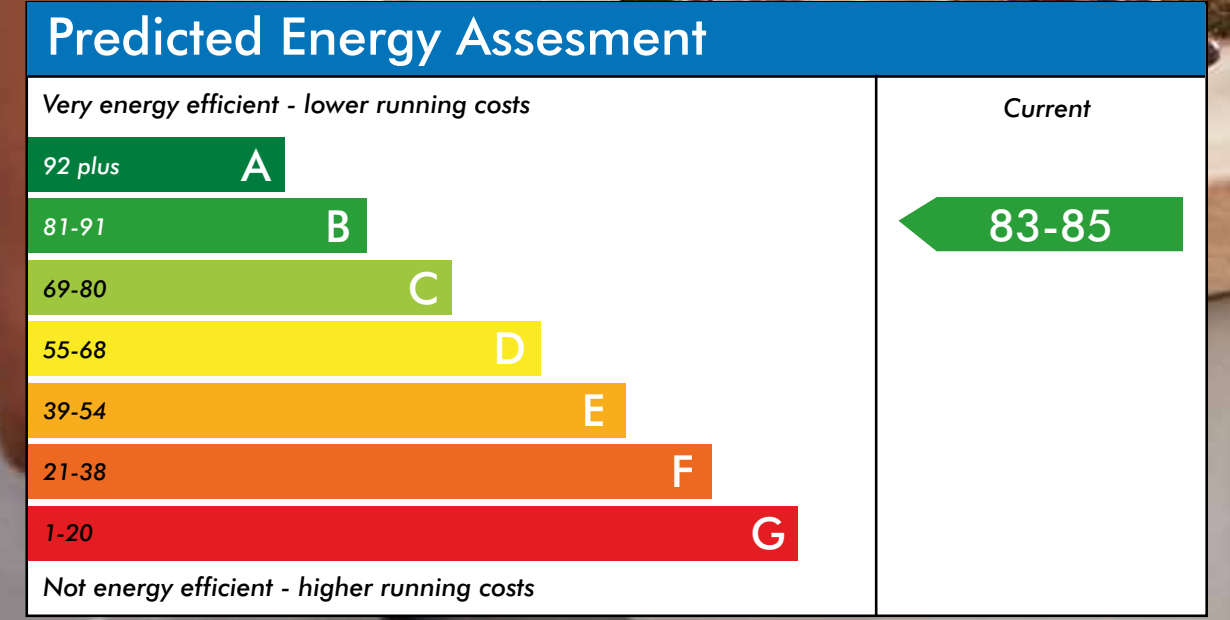
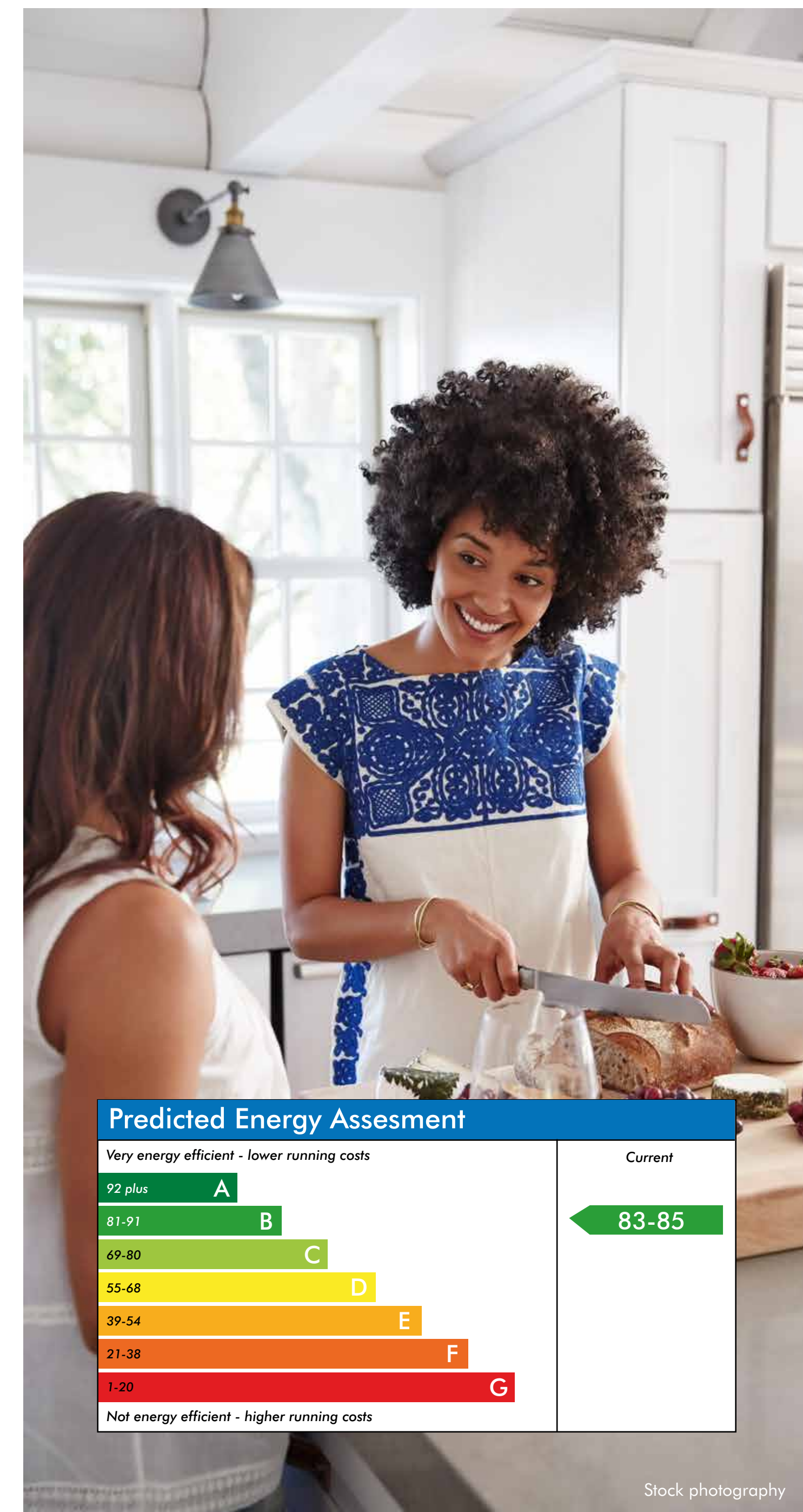
THE PECHEY
4 bedroom townhouse plus
study with integral garage



THE THORNE
5 bedroom townhouse
with integral garage



THE CLOCKTOWER
1, 2 & 3 bedroom
apartments



This is a Predicted Energy Assessment range for properties on this development that are incomplete. Once a property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the specific property.

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.

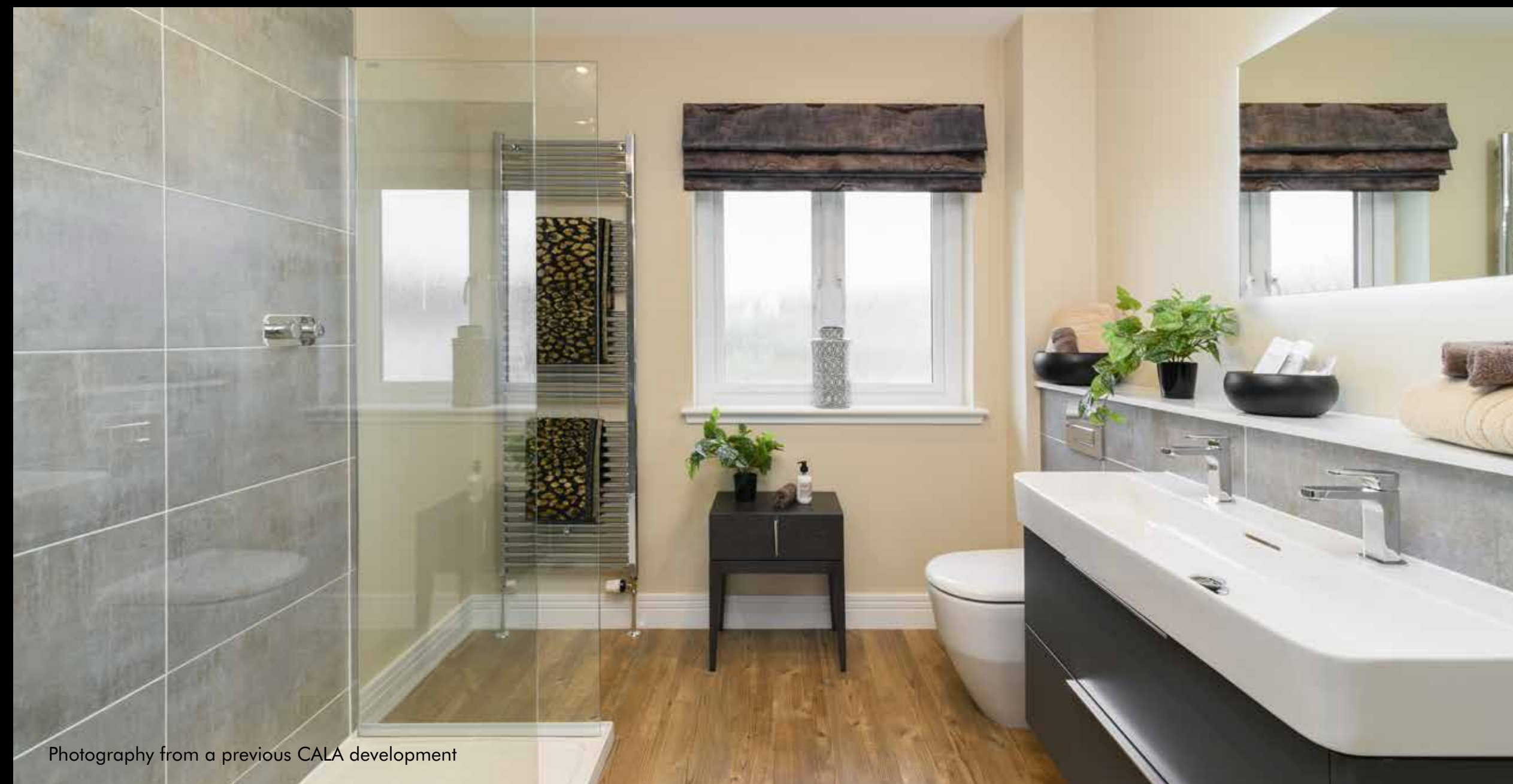
Find out more about the finishes in your chosen home



Photography from a previous CALA development



Photography from a previous CALA development



Photography from a previous CALA development

WHAT OUR CUSTOMERS SAY

"When we decided to move, we knew we wanted to be near the centre of the city where we could walk everywhere. As well as its location, what attracted us to Boroughmuir was its setting within this beautiful old building which oozes character, but is completely brand new and modern inside."

Alison and Mark Murphy,
Purchasers at a previous CALA renovation project at Boroughmuir



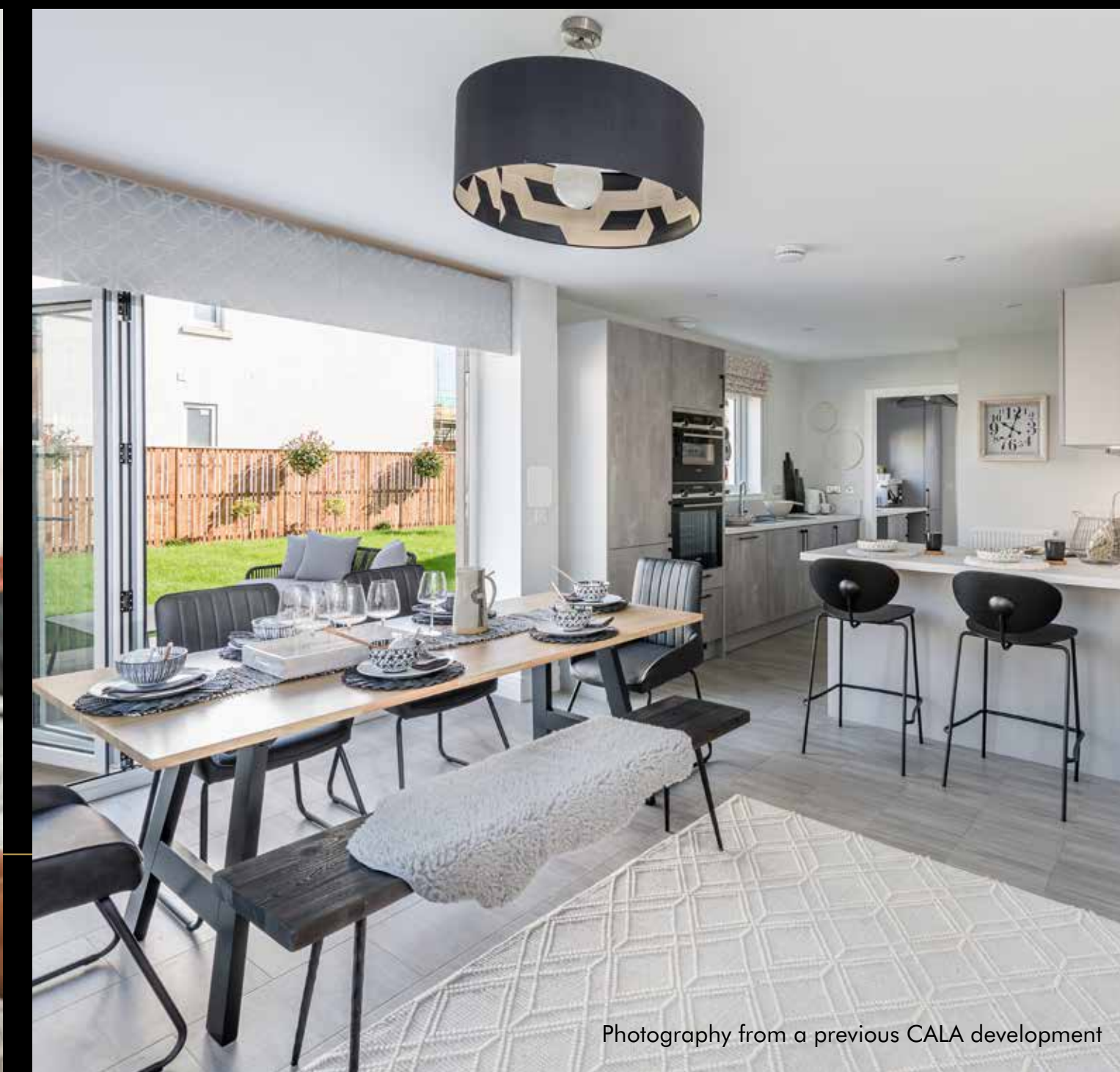
WHY BUY NEW

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.



Stock photography



Photography from a previous CALA development



CGI - A typical street scene at Newington Residences

CALA HOMES

-  ALL THE MOD CONS
-  HYPER FAST FIBRE OPTIC BROADBAND
-  CONSUMER CODE FOR HOMEBUILDERS
-  A VIBRANT NEW COMMUNITY
-  LOCATION, LOCATION, LOCATION
-  PEACE OF MIND
-  LOW MAINTENANCE
-  ENERGY EFFICIENT
-  SAFE AS HOUSES
-  A CHAIN FREE MOVE
-  HOMES DESIGNED FOR MODERN LIFE
-  INDIVIDUAL CHOICE
-  A BLANK CANVAS

**CONSUMER
CODE FOR
HOMEBUILDERS**
www.consumercode.co.uk


APPROVED CODE™
TRADINGSTANDARDS.UK



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.



OUR VALUES



ASPIRATIONAL HOMES



FIRST CLASS CUSTOMER SERVICE



QUALITY DESIGN AND BUILD



INVESTMENT IN OUR PEOPLE



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 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 this brochure is now online only.



LAND



COMMUNITY CONSULTATION



ENVIRONMENT



DESIGN



PEOPLE



CUSTOMERS



PICTURE YOUR NEW LIFE AT NEWINGTON RESIDENCES, EDINBURGH



Newington Residences, 2B Craigmillar Park,
Edinburgh, EH16 5LZ

For more information,
please call 01316 083 168

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 of 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). 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 10.02.22. 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.



Craigmillar Castle Park



Stock photography



Stock photography



The Meadows, Edinburgh