



# Inchcolm Green

Aberdour

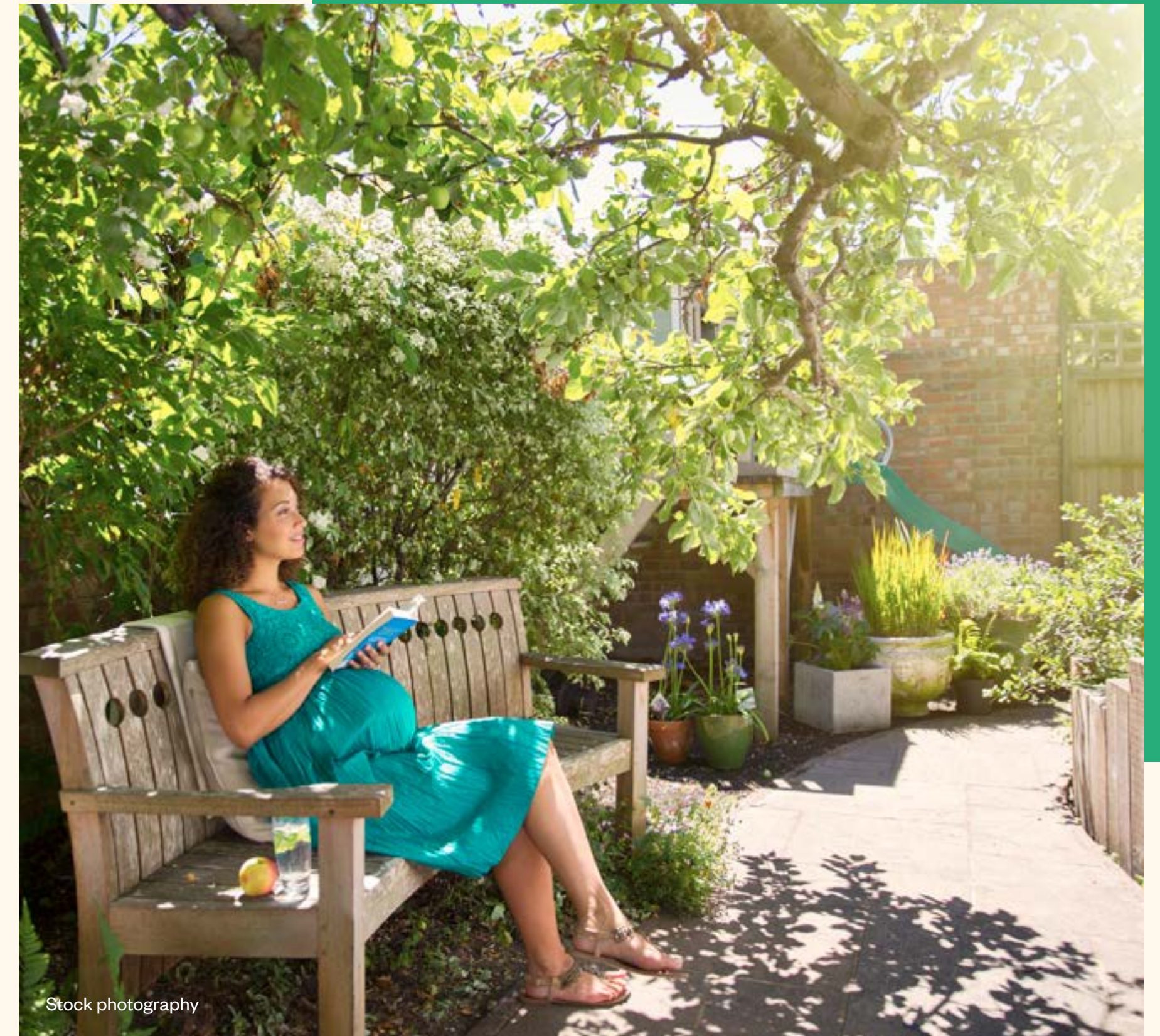


Stock photography



# A stunning setting by the sea

Set close to sea, sands, and wide open spaces in the charming and historic village of Aberdour, Inchcolm Green is perfectly placed for enjoying award winning beaches and scenic views across the Forth. With the local primary school on your doorstep, and the much-loved centre of Aberdour just a stroll away, this is a wonderful place to call home. A historic haven with Edinburgh just half an hour's train journey away, direct from Aberdour Station. Simply perfect.



# Style, light and space

Superbly designed to complement their enchanting natural environment, the wide and characterful choice of 4 & 5 bedroom detached and 3 & 4 bedroom semi-detached family homes at Inchcolm Green combine style with flexibility and fantastic specifications. The interiors provide a sense of light and space and the layouts enable you to use that space imaginatively to suit your changing needs and wishes. Extra bedroom, study or den? The choice is yours.



Stock photography

# 'A' rated for a sustainable lifestyle

At Cala, we believe in building beautiful homes that respect the environment. All homes at Inchcolm Green will be built to an A-rated EPC rating, the top energy performance certificate possible. Solar panels, Mixergy hot water tanks and provision for EV charging, all play a pivotal role in energy efficiency. This all helps reduce your carbon footprint, and can also help reduce your energy bills. A win:win for you today – and for the future.



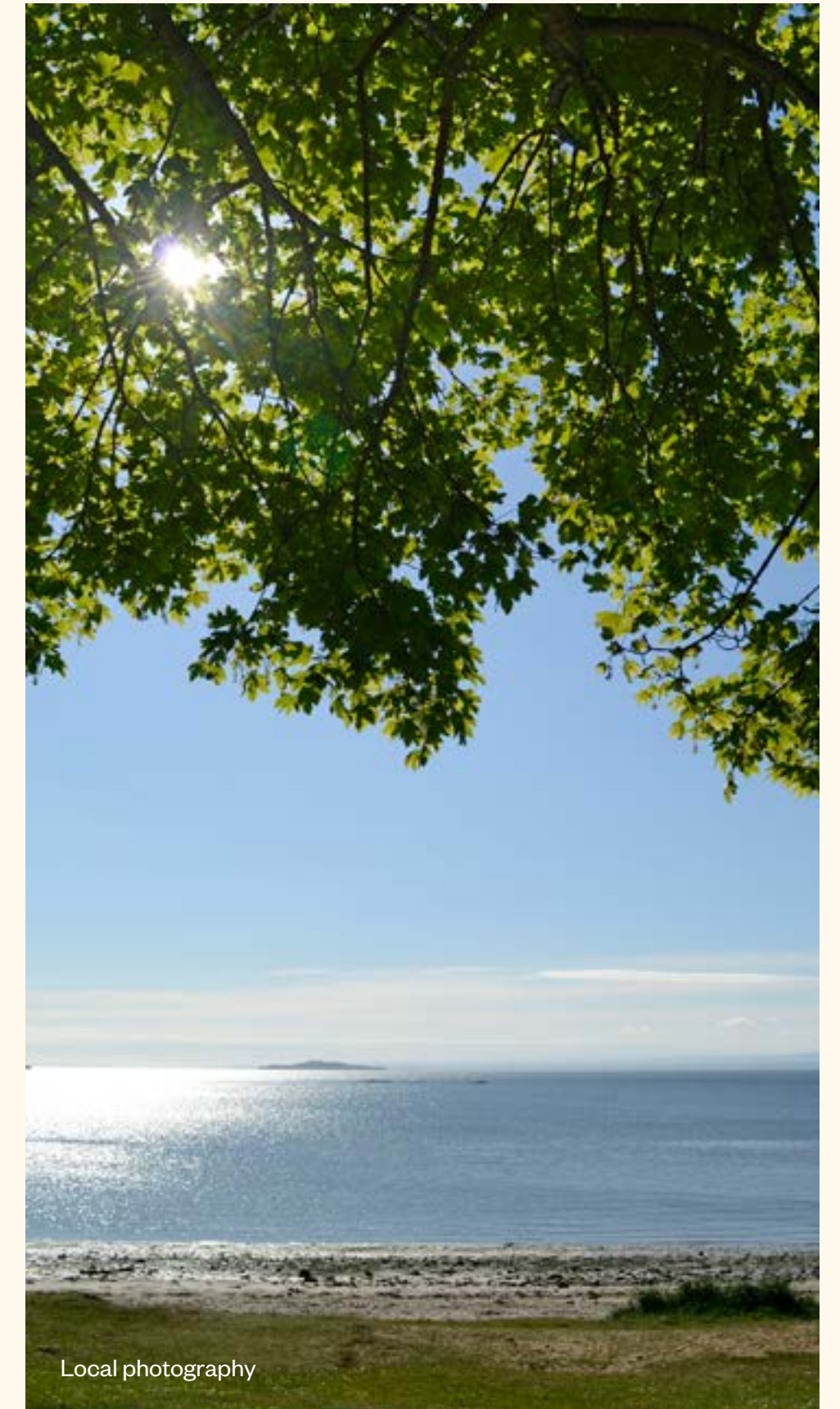
# Green spaces, blue seas and silver sands

With woods, parks, sea and beaches on your doorstep and spectacular views across to Inchcolm Abbey and the Firth of Forth, the great outdoors is yours to enjoy and explore. There are stately castle ruins with glorious gardens just up the road, a delightful sensory garden - and great sports and leisure options – tennis, bowls, play areas and much more. For family fun, you need go no further than the popular Silver Sands beach.



# The jewel of Fife

Aberdour is a village rich in history, with a cherished and conserved centre full of winding lanes and a wealth of charming buildings, independent shops, cafes, pubs – plus all the essentials like a library, pharmacy and primary school. When it's time for a bigger shopping trip or exploring further afield, just pop on a bus or take the train from Aberdour Station.



# An idyllic lifestyle

Aberdour is ideal for a healthy, happy lifestyle. With great outdoor activities, from sailing to shinty, and a lively and welcoming community, the village offers activities and interests for all – as does the surrounding countryside and seaside. Take a ferry to Inchcolm Island to visit the Abbey (and the puffins), pop along the road to the Beacon Leisure Centre, enjoy the bright lights of Edinburgh... or simply relax and have a paddle at a glorious Blue Flag beach.



Local photography



Local photography



Local photography



# A great place to grow up

Aberdour Nursery and Primary School, within easy walking distance, offers an excellent start to boys' and girls' education, catering for ages 3-12.

There's also St John's RC primary school, and for older children, it's a short journey to Inverkeithing High School or St Columba's RC High School\*.



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



# Family life at its best

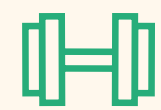
You might want to spend all your precious family time close to home, with so much to enjoy right there on your doorstep! But Aberdour is ideal for days out too, from a trip into Edinburgh for shopping, sightseeing or its world famous festivals and entertainments to adventure golf and ten pin bowling at Dunfermline, fun and games at the leisure centre at Burntisland – or exploring the coastal path.

Local photography

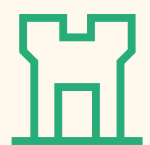
# Places to go



**Eating out** – Fabulous fresh seafood at the Room with a View restaurant, McTaggart's café, Aberdour Hotel and deli in the village, Ale & Pate and Louis Brown's Bar Kitchen & Deli in Dalgety Bay, The Burntisland Sands Hotel, The Roasting Project Burntisland...something for every taste.



**Sports and leisure** – Swimming, surfing, sailing, fishing, and on dry land tennis, hockey, golf and shinty, rock climbing...there's a huge choice of sports and plenty of more relaxed leisure pursuits too.



**History and heritage** – You are surrounded by history in Aberdour, with its Castle and Gardens, and on nearby Inchcolm Island. An excellent starting place for exploration is the Heritage Centre at the Station.





Local photography



Local photography



Local photography



**Parks and nature** – Silver Sands and Hawkraig Point with its beach, woodland, headland and the Fife Coastal Path are minutes from home and just a short drive takes you to Cullaloe Nature Reserve, run by the Scottish Wildlife Trust.



**Entertainment and culture** – Aberdour Festival is an annual highlight, and for cinema, theatre, galleries, museums and entertainment, you can't get much better than Edinburgh.



**Shopping** – Sophisticated high-end stores in Edinburgh's elegant George Street, Dalgety Bay for Asda and Tesco superstores, and Co-op food and local independents. Nearby Burntisland also has a bustling high street with a local butcher, fishmonger, green grocer and bakery.

# Getting around



By car: The A921, which passes through the village, is part of the Fife Coastal Tourist route and the M90 and Queensferry Crossing make it easy to get to Edinburgh and Glasgow.



By train: Aberdour to Edinburgh Waverley takes around 30 minutes, and there are regular direct services. Dunfermline is just under an hour.



By bus: Regular local services run to and from the village.



Journey times are approximate. Train journey times are accurate as of March 2022 and are sourced from thetrainline.com

# Superbly connected



## On foot

- Aberdour Nursery & Primary School – 0.3 miles
- Aberdour Station & Heritage Centre – 0.4 miles
- McTaggart's – 0.4 miles
- Aberdour Castle – 0.6 miles
- Co-op food – 0.6 miles
- Hawkraig Park – 0.6 miles
- Aberdour Harbour – 0.7 miles
- Silver Sands Beach – 0.7 miles



## By car

- Cullaloe Nature Reserve – 2.0 miles
- Ale & Pate – 2.8 miles
- Asda Superstore – 3.2 miles
- Beacon Leisure Centre – 3.3 miles
- Burntisland Sands Hotel – 3.4 miles
- Louis Brown's – 3.5 miles
- Tesco Superstore – 3.5 miles
- Inverkeithing High School – 4.1 miles
- Beath High School – 6.9 miles
- Dunfermline – 8.5 miles
- Edinburgh – 19.5 miles



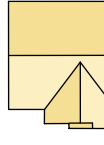
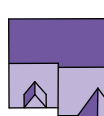

## By rail from Aberdour station

- Edinburgh Waverley – 30 minutes
- Dunfermline – 41-55 minutes (change at North Queensferry)








Journey times are approximate. Train journey times are accurate as of March 2022 and are sourced from thetrainline.com

# Inchcolm Green

## The development

- 
**The Banton**  
 3 bedroom semi-detached home  
 Plots 14, 15, 48, 49, 54, 55, 56, 57
- 
**The Bargower**  
 4 bedroom semi-detached or detached home  
 Plots 10, 11, 12, 16, 50, 58, 59, 62, 63
- 
**The Blair**  
 4 bedroom detached home  
 Plots 7, 8, 41, 42
- 
**The Bryce**  
 4 bedroom detached home  
 Plots 17, 18, 22, 23, 44, 60, 61
- 
**The Cairn**  
 4 bedroom detached home  
 Plots 2, 26, 27, 47, 53
- 
**The Cleland**  
 4 bedroom detached home  
 Plots 19, 20, 33
- 
**The Crichton**  
 5 bedroom detached home  
 Plots 4, 13, 21, 25, 52
- 
**The Darroch**  
 5 bedroom detached home  
 Plots 5, 24, 28, 35, 38, 45, 46
- 
**The Elliot**  
 4 bedroom detached home with study  
 Plots 1, 6, 9, 32, 40, 43
- 
**The Garvie**  
 5 bedroom detached home  
 Plots 29, 37, 39
- 
**The Lowther**  
 5 bedroom detached home  
 Plots 3, 30, 34
- 
**The MacRae**  
 5 bedroom detached home with study  
 Plots 31, 36, 51



-  Denotes boundary
-  Denotes 1.8m timber fence
-  Denotes 1.8m boundary wall
-  Denotes retaining wall
-  Denotes 1.8m retaining wall
-  Denotes 0.6m anstone wall
-  Denotes hedge

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.

# Choose the home that's right for you



**The Banton**  
3 bedroom  
semi-detached  
home



**The Blair**  
4 bedroom  
detached home



**The Cairn**  
4 bedroom  
detached home



**The Bargower**  
4 bedroom  
semi-detached or  
detached home



**The Bryce**  
4 bedroom  
detached home



**The Cleland**  
4 bedroom  
detached home





**The Crichton**  
5 bedroom  
detached home



**The Garvie**  
5 bedroom  
detached home



**The Darroch**  
5 bedroom  
detached home



**The Lowther**  
5 bedroom  
detached home



**The Elliot**  
4 bedroom  
detached home  
with study



**The MacRae**  
5 bedroom  
detached home  
with study

# 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.



Photography from a previous Cala development





The Cleland showhome at Belwood Oaks

# What our customers say



The Stewarts

“ We looked at a few developments of new builds but everything came with an extra hidden cost. With Cala, there was none of that – it was all very transparent.

“Due to my design background, I have a keen eye for detail and Cala were leagues ahead of other developments in terms of interior finish and what was included in the price.

“When we stepped into the Colville it was clear that we would be buying something that was

good quality and durable – with elements of luxury.

“Initially when we moved in it felt like we were on holiday. I remember saying to Shona a few weeks in, ‘When do we have to pack and go home?’ ”

The Stewarts – Previous purchasers at Belwood Oaks phase 1



A typical street scene at Belwood Oaks



Photography from a previous Cala development



Stock photography

# 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.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.


Click on the arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Inchcolm Green,  
Off Main Street,  
Aberdour, KY3 0UQ

[Click here to arrange your viewing](#)



Stock photography

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. We reserve 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. 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 26.05.22. Cala (East) Limited, registered in Scotland company number SC053746. Registered Office: Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA. Cala Homes (East) Limited act as an agent for Cala Management Limited - registered office Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU. Cala Management Limited forms part of the Cala Group Limited.