



# Weaver's Brae

Kirkintilloch



Stock photography







# Something for everyone

Whether first time buyer, young or established family or simply looking to enjoy retirement, our latest development at Weaver's Brae will spoil you with light, space and style. Just a short distance to Kirkintilloch town centre, discover a host of shops, schools and essential amenities. Its semi-rural location also provides an essential escape from the city yet, with easy access to main travel routes, commuting to Glasgow, Edinburgh or a variety of nearby towns is a breeze.





# Spoiled for choice

Weaver's Brae offers a comprehensive mix of family homes. Choose from 16 housetypes including the Abbott and the Abbey – the very latest additions to the Cala portfolio. From 1 bedroom apartments, 3 bedroom semi-detached and terraced homes to 4 and 5 bedroom detached homes, you're sure to find the ideal living space.



Stock photography



# Kirkintilloch

Kirkintilloch is famed for being the Canal Capital of Scotland, with the construction of The Forth & Clyde Canal in 1773.

You can hop on a barge, cycle along the tow paths or simply enjoy a romantic stroll. Plus every year, the Kirkintilloch Canal Festival celebrates its proud industrial heritage.

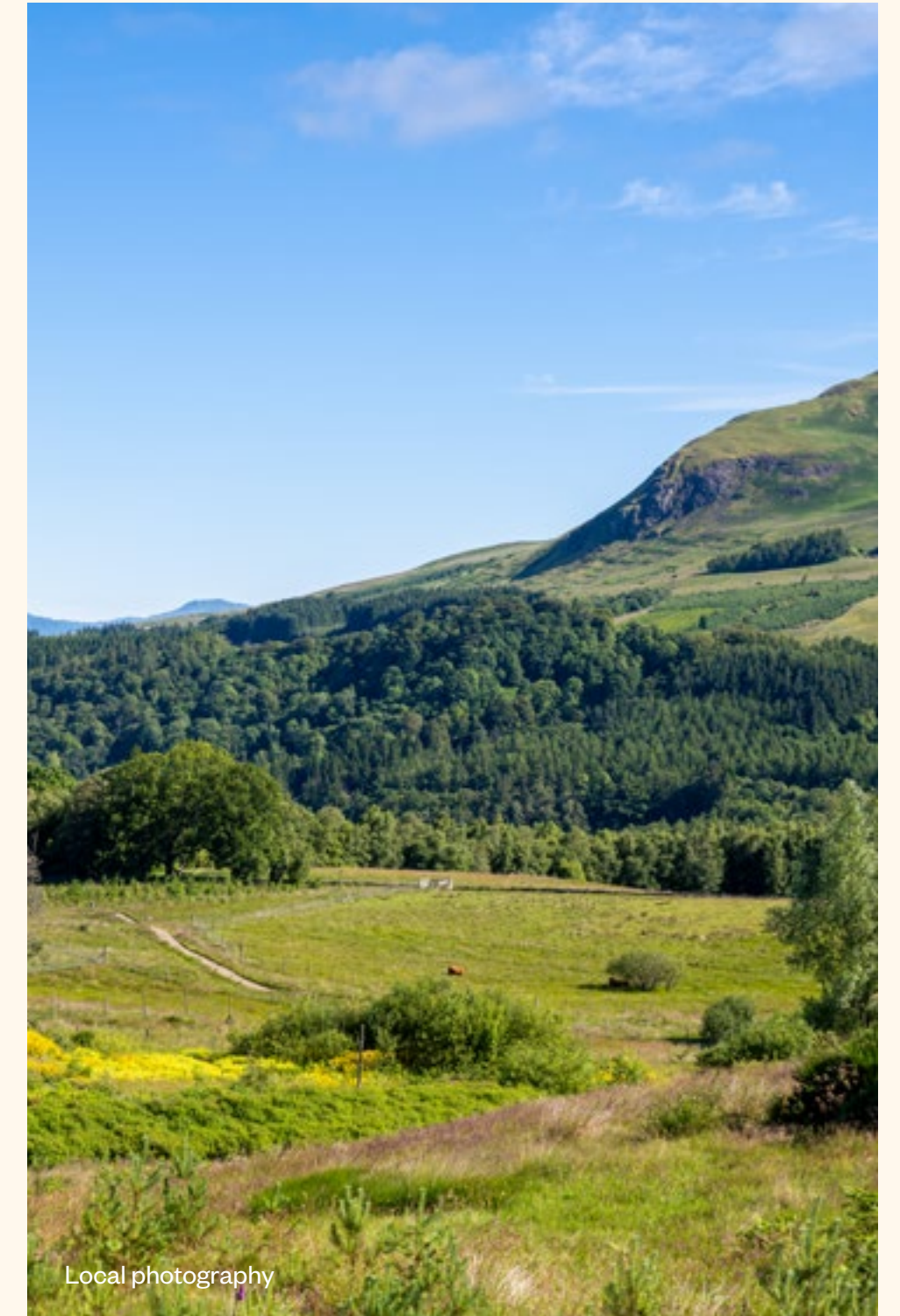
There are plenty of amenities and supermarkets to choose from, as well as high street names at the Regent Shopping Centre. Or for serious retail therapy, Glasgow Fort Shopping Park is only a short drive via the M80, which includes a Vue cinema and variety of restaurants.





# The perfect environment

Kirkintilloch may lie just 20 minutes from Glasgow city centre, but Weaver Brae's semi-rural surroundings offer a breath of fresh air. Enjoy nature reserves, parks and open water just minutes from home. We've also paid close attention to nature within the development itself with bat boxes, bee bricks and bird boxes placed throughout and green corridors allowing natural movement for resident wildlife.





# Surroundings you'll love

There are many reasons to begin your search for a new home. For some it's space to allow the family to grow, for others it's enjoying the freedom to work from home or to downsize without compromise. Whatever you are looking for in life, we've got it, and so when it comes to your wish list, we might just tick every box.





# A class act

Those with children of school age can choose from a selection of primary and secondary establishments. Gartconner and Holy Trinity Primary Schools and Kirkintilloch and St Ninian's High Schools are all within a mile of Weaver's Brae.



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





# So much to discover

Families can enjoy a traffic-free cycle route along the Forth and Clyde Canal – perfect for sunny weekends. For further afield, both Glasgow and Falkirk are just a short train journey or drive away.

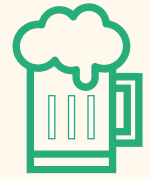
For those wishing to immerse themselves in nature, Merkland Nature Reserve is a haven for wildlife and the perfect place to enjoy a picnic surrounded by wetland, grassland, burns and open water.

[Click here to find out more about the local area](#)





# Places to go



**Eating out** – Socialising with family or friends? Enjoy a wide range of coffee shops, bars and restaurants nearby including; the award-winning deli – Billington’s of Lenzie, family friendly - The Golden Pheasant or for something a bit more special why not try The Grove?



**Sports and leisure** – Kirkintilloch Leisure Centre features a gym, fitness classes, pool and outdoor pitches. Paintball and Airsoft enthusiasts can enjoy fast-paced games and a guaranteed adrenalin rush at Area 66. As Canal Capital of Scotland, August’s Kirkintilloch Canal Festival attracts around 15,000 visitors to Southbank Marina for a week of events including live music, fireworks and boat trips.



Local photography



Stock photography



Stock photography





**Shopping** – Sainsbury’s, Co-op and Tesco Metro provide plenty of options to stock up on everyday essentials. Boots, Superdrug and Costa lie within the town’s Regent Centre. Just 15 minutes from home, Glasgow Fort has a wide array of high street favourites including M&S, Next, Scotts Menswear, Waterstones and OFFICE.



**Entertainment and culture** – The Turret Theatre is home to the Kirkintilloch Players. Auld Kirk Museum houses a rich collection of objects of local, national and international significance. Take in the spectacular views of the Kelvin Valley from the strategically placed Bar Hill Fort, the highest fort on the Antonine Wall.



**Golf** – Golf enthusiasts are spoilt for choice with Lenzie, Kirkintilloch and Hayston golf courses nearby, all featuring 18 holes and beautiful surroundings.



**Parks and nature** – Merkland Nature Reserve and Lenzie Moss provide the perfect surroundings for lazy weekend walks and summers-day family picnics.

[Click here to find out more about the local area](#)







# Getting around



By car: Reach the M80 via the A806 in just 8 minutes for journeys to Cumbernauld, Stirling or Glasgow.



By bus: Kirkintilloch benefits from a comprehensive bus network allowing easy access to the surrounding towns and villages as well as Falkirk, Stirling, Glasgow and Edinburgh.



By train: Lenzie Station is just 1.7 miles from Weaver's Brae providing fast and frequent services to Glasgow Queen Street Station or travel east via Falkirk to Edinburgh Waverley.



By air: If wishing to travel further afield for work or pleasure, Glasgow Airport is just 17.5 miles from the development and Edinburgh airport is just 37.5 miles.

See a detailed view of the area and get directions



Distances and journey times are approximate and taken from googlemaps and nationalrail.co.uk



# Superbly connected



## On foot

- Kirkintilloch High School – 0.4 miles
- Merkland Nature Reserve – 0.7 miles
- The Stepping Stones – 0.7 miles
- Holy Trinity Primary School – 1.0 miles
- Gartconner Primary School – 1.1 miles



## By car

- Kirkintilloch Leisure Centre – 1.5 miles
- Billington's of Lenzie – 1.6 miles
- Lenzie Train Station – 1.7 miles
- Forth and Clyde Canal – 1.8 miles
- St Ninian's High School – 2.3 miles
- Kirkintilloch Golf Course – 2.3 miles
- Glasgow Airport – 17.6 miles



## By rail from Lenzie Station

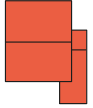


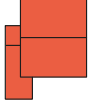


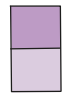
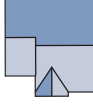


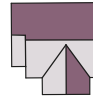
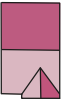



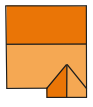
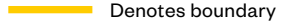

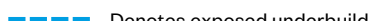

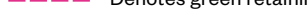

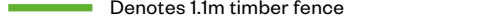
- Glasgow – 11 minutes
- Edinburgh – 45 minutes
- Perth – 1 hour 11 minutes\*
- Aberdeen – 3 hours 1 minute\*
- London (Euston) – 6 hours 34 minutes\*

\*Please note these times include one change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps).  
The shortest train journeys have been shown, are accurate as of 04.09.23 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)



# Weaver's Brae

## The development

- |   |  |   |
|---|--|---|
|  <b>The Abbey</b><br>1 bedroom ground floor cottage home<br>Plots 154, 155, 158, 159   |  <b>The Barrie</b><br>4 bedroom detached home<br>Plots 68, 69, 75, 76, 126, 137, 138, 144, 151                          |  <b>The Evan</b><br>5 bedroom detached home with study<br>Plots 66, 93, 109, 133, 139, 143, 148  |
|  <b>The Abbott</b><br>1 bedroom first floor cottage home<br>Plots 153, 156, 157, 160   |  <b>The Brodick</b><br>4 bedroom detached home<br>Plots 87, 89, 90, 99, 100, 110, 123, 124, 140, 142, 167, 168          |  <b>The Lewis</b><br>5 bedroom detached home<br>Plots 79, 83   |
|  <b>The Allan</b><br>3 bedroom terrace home<br>Plots 118, 121  |  <b>The Bryce</b><br>4 bedroom detached home<br>Plots 55, 74, 77, 98, 111, 127, 145                                    |  <b>The Logan</b><br>5 bedroom detached home<br>Plots 84, 85   |
|  <b>The Arisaig</b><br>3 bedroom terrace home<br>Plots 57, 60, 61, 119, 120, 130   |  <b>The Cleland</b><br>4 bedroom detached home<br>Plots 72, 73, 95, 116, 146, 150, 152, 171                           |   |
|  <b>The Avon</b><br>3 bedroom terrace home and semi detached<br>Plots 56, 58, 59, 62, 63, 64, 117, 122, 129, 131               |  <b>The Crichton</b><br>4 bedroom detached home with study<br>Plots 78, 80, 82, 97, 106, 107, 132, 141, 149, 165, 166 |   |
|  <b>The Banton</b><br>3 bedroom semi-detached home<br>Plots 53, 54, 101, 102, 103, 104, 112, 113, 114, 115, 135, 136, 161, 162 |  <b>The Darroch</b><br>5 bedroom detached home<br>Plots 65, 67, 81, 86, 88, 91, 105, 108, 125, 169                    |   |
|  <b>The Bargower</b><br>4 bedroom detached home<br>Plots 70, 71, 92, 94, 96, 128, 134, 147, 163, 164, 170                      |  | <ul style="list-style-type: none"> <li> Denotes boundary</li> <li> Denotes 1.8m timber fence</li> <li> Denotes exposed underbuild</li> <li> Denotes green retaining wall</li> <li> Denotes retaining wall</li> <li> Denotes 1.1m timber fence</li> <li> Denotes 1.8m screen fence and stone piers</li> </ul> |



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.

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View our interactive site plan for our latest availability





# Choose the home that's right for you



**The Abbey**  
1 bedroom  
ground floor  
cottage home



**The Allan**  
3 bedroom  
terrace home



**The Avon**  
3 bedroom  
terrace and  
semi-detached  
home



**The Abbott**  
1 bedroom  
first floor  
cottage home



**The Arisaig**  
3 bedroom  
terrace home



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

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**The Bargower**  
4 bedroom  
detached home



**The Brodick**  
4 bedroom  
detached home



**The Barrie**  
4 bedroom  
detached home



**The Bryce**  
4 bedroom  
detached home

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**The Cleland**  
4 bedroom  
detached home



**The Darroch**  
5 bedroom  
detached home



**The Lewis**  
5 bedroom  
detached home




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



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



**The Logan**  
5 bedroom  
detached home

[View our interactive site plan for our latest availability](#) 



# 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 previous Cala developments



[Click here to view the specification](#)







A previous Cala showhome



A typical Cala street scene



A previous Cala showhome

# What our customers say

*“ My move was really simple and straightforward and the Cala team has been brilliant throughout my journey. The team made sure I had everything at my fingertips in order to make an informed decision and despite the delay due to lockdown, they kept me up to speed all the way through. ”*

A previous Cala Homes West buyer

*“ I’ve thoroughly enjoyed the process especially decorating the house and seeing the transformation from house to home. ”*

A previous Cala Homes West buyer

*“ We received a quote from Cala and realised we could get the same price for our home as what we had sold it for previously. This was amazing as we didn’t think we would be able to get as much money without selling it on the open market...We really couldn’t have asked for more. ”*

A previous Cala Homes part exchange buyer

See more customer stories, reviews and ratings >





A typical Cala street scene



Lifestyle 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



[Click here to find out more about the top reasons to buy new](#)










# 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 Florence Gardens





# 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

Weaver's Brae,  
Off Market Road,  
Kirkintilloch, G66 3JL

[Click here to arrange your viewing](#)



Stock photography

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