

THE GROVE

INVERURIE

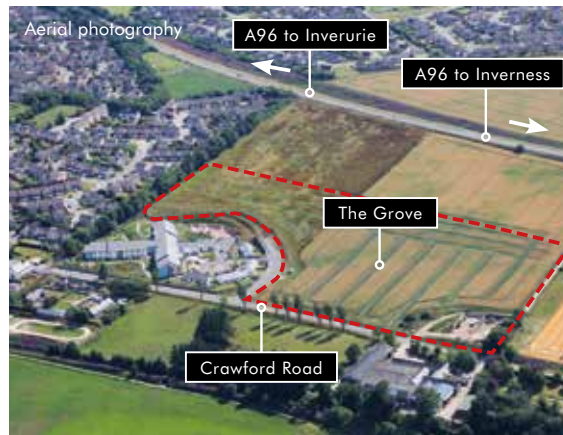


THE GROVE

THE HEIGHT OF COUNTRY-LOVING CONTEMPORARY LIVING

From its elevated position, you can surround yourself with sweeping views over Inverurie and across the valley towards the beauty of Bennachie. Situated on the edge of town, CALA's brand-new collection of 43 contemporary 4 & 5 bedroom detached homes is impressive both in outlook and character, further enhanced by open green spaces and a private children's play area.

Light and spacious, with a high specification throughout, each property is designed for flexible family living by one of the UK's leading providers of desirable new homes. The thriving amenities and schools of Inverurie are also close by, while direct links to Aberdeen help to create the perfect balance for an enviable new lifestyle at The Grove.



INVERURIE

AWAY FROM IT ALL, AT THE HEART OF IT ALL

Inverurie's bustling town centre is brimming with independent and high street shops, beauty salons, restaurants and pubs, including an exciting new Brew Dog bar. There's also a local farmers' market to enjoy, giving Inverurie a strong sense of community.

All you need is right on your doorstep, but whenever you fancy hitting the bright lights and vibrant streets of Aberdeen, the city centre is just 18 miles away.

The leisure community is active here too, with Garioch Sports Centre attracting all ages from far and wide, a wealth of prestigious golf courses to choose from, and Inverurie Loco Works Football Club, which currently plays in the Scottish Highland Football League.

As for outdoor pursuits, look no further than Bennachie's magnificent range of hills. Or if you'd prefer a more relaxed family day out, you'll discover plenty of charming country houses and parks, along with historic Castle Fraser and Fyvie Castle to explore.

Education is also well provided for throughout the local area, with Inverurie's popular primary and academy schools* held in high regard, both of which are located in the town centre.

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



Local photography



Local photography



Lifestyle photography





Local photography

CONNECT WITH EASE

Thanks to the A96 being less than a mile away, you can enjoy a straightforward 18 mile car journey into the centre of Aberdeen, take a scenic drive along the coast via the A90, or access Inverness to the north.

Now complete, the Aberdeen Western Peripheral Route will improve your daily commute further, and for a global getaway, Aberdeen Airport is just under 14 miles from home in Dyce.

Inverurie station also enjoys a direct main line route from Inverness into the Granite City and beyond, with regular trains reaching the centre of Aberdeen in approximately 26 minutes. All supported by frequent bus services to Aberdeen and around Inverurie.

So whether you're heading to the city or countryside, The Grove is well connected for the best of both worlds.



Local photography



Lifestyle photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting and the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.





Previous CALA showhomes



Computer Generated Image – A typical CALA street scene at The Grove





PERFECTLY LOCATED

CALA Homes, The Grove, Off Crawford Road, Inverurie, Aberdeenshire, AB51 5DF



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Garioch Sports Centre – 1.2 miles
- Strathburn Primary School – 1.4 miles
- Inverurie Health Centre – 1.7 miles
- Tesco Extra – 1.7 miles
- M&S Supermarket – 1.8 miles



BY CAR

- Inverurie Golf Club – 1.7 miles
- Inverurie Train Station – 2.0 miles
- Inverurie Academy – 2.0 miles
- Bennachie Centre – 4.6 miles
- Meldrum House Country Hotel & Golf Club – 6.7 miles
- Aberdeen International Airport – 13.6 miles
- Aberdeen City Centre – 18 miles



BY RAIL (FROM INVERURIE TRAIN STATION)

- Aberdeen – 26 minutes
- Edinburgh – 2 hours 57 minutes
- Glasgow Central – 5 hours 9 minutes

CALA HOMES – ONE OF THE UK’S LEADING PROVIDERS OF DESIRABLE NEW HOMES

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



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THE GROVE

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish kitchen by Nobilia
- Siemens induction hob
- Siemens stainless steel single hot air oven
- Hotpoint integrated larder fridge (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, MacRae, Melville, only)
- Hotpoint integrated freezer (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, MacRae, Melville only)
- Stainless steel combination microwave oven (Crichton, Darroch, Guthrie, Garvie, Lowther, Lewis, Melville, MacRae only)
- Integrated Indesit fridge freezer (Barrie, Bryce only)
- Fully integrated Indesit dishwasher (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, Melville, MacRae only)
- Telescopic extractor hood (Barrie, Bryce, Crichton, Darroch, Garvie, Guthrie)
- Ceiling canopy extractor (Lewis, Lowther, MacRae, Melville only)
- Kitchen features a Blanco Lemis 1½ stainless steel sink with VADO ORI tap
- Utility features a Carron single bowl sink with chrome VADO tap

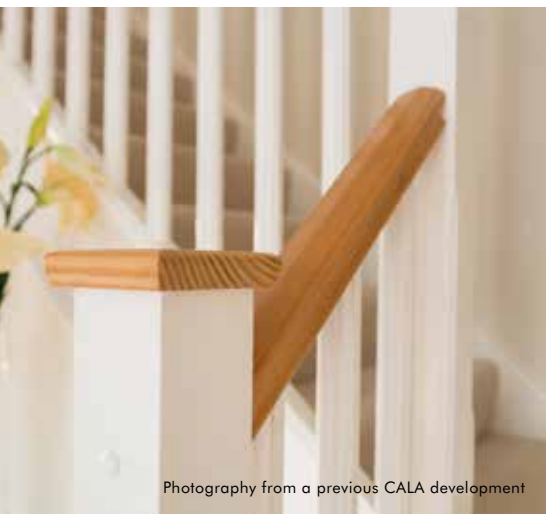
BATHROOMS & EN SUITES

- White sanitaryware from the RAK range
- VADO Photon chrome taps
- White shower tray
- Glass shower enclosure
- VADO Life plated shower mixer set
- Choice of wall tiling around baths and shower enclosures
- Full height tiling around baths and shower enclosures
- Freestanding vanity unit below the sink in the bathroom and master en suite only

INTERNALS

- Approx 2.7m floor to ceiling height (Garvie, Guthrie, Lewis, Lowther, MacRae, Melville only)
- Approx 2.4m floor to ceiling (Barrie, Bryce, Crichton, Darroch only)





Photography from a previous CALA development

DECORATION

- Internal wall and ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Oak veneer pre-finished internal pass doors
- Staircase to include oak varnished handrails with white balustrades

WARDROBES

- Stylish bi-fold wardrobe doors to all master bedrooms, with shelves and hanging rails expect where walk-ins shown
- Oak veneer pre-finished pass door to be supplied to all other bedroom wardrobes

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via a high efficiency combination of air source heat pump and gas-fired boiler with hot water cylinder (as design dictates) and radiators
OR
- Central heating via a high efficiency combination of PV panels and gas-fired boiler with hot water cylinder (as design dictates) and radiators

EXTERNALS

- uPVC double-glazed windows finished with chrome internal handles
- Double-glazed insulating glass sealed white French doors with chrome internal and external handles
- Feature front door in grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

CALA HOMES
THE GROVE
OFF CRAWFORD ROAD
INVERURIE
ABERDEENSHIRE
AB51 5DF
CALA.CO.UK



Computer Generated Image – A typical street scene at The Grove



THE GROVE

THE DEVELOPMENT





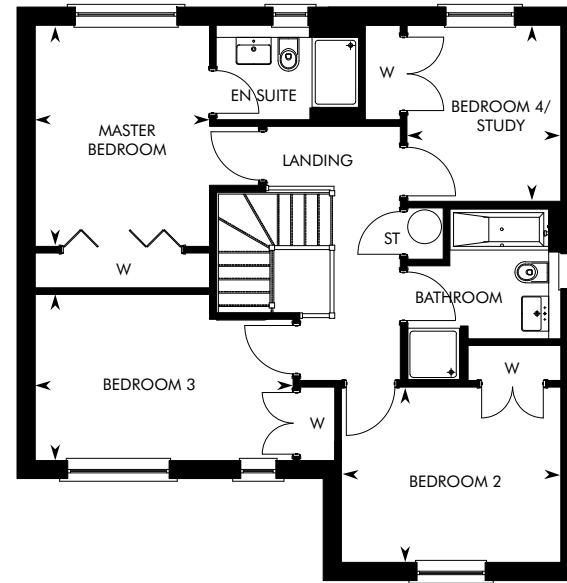
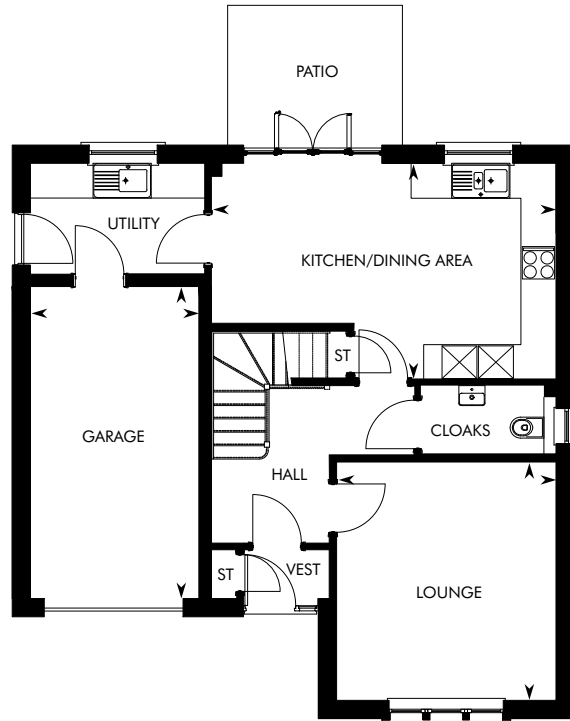
The development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



THE BARRIE

4 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Dining Area	5.92 x 3.70	19' 5" x 12' 2"
Lounge	4.09 x 3.77	13' 5" x 12' 4"

GROUND FLOOR	M	FT
Garage	5.36 x 2.90	17' 7" x 9' 6"

FIRST FLOOR	M	FT
Master Bedroom	3.80 x 2.99	12' 5" x 9' 10"
Bedroom 2	3.77 x 3.01	12' 4" x 9' 10"

FIRST FLOOR	M	FT
Bedroom 3	4.43 x 2.85	14' 6" x 9' 4"
Bedroom 4/Study	3.02 x 2.64	9' 11" x 8' 8"

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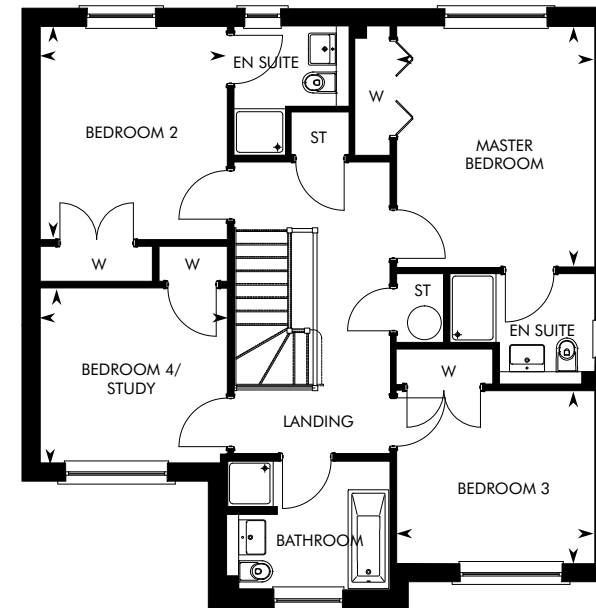
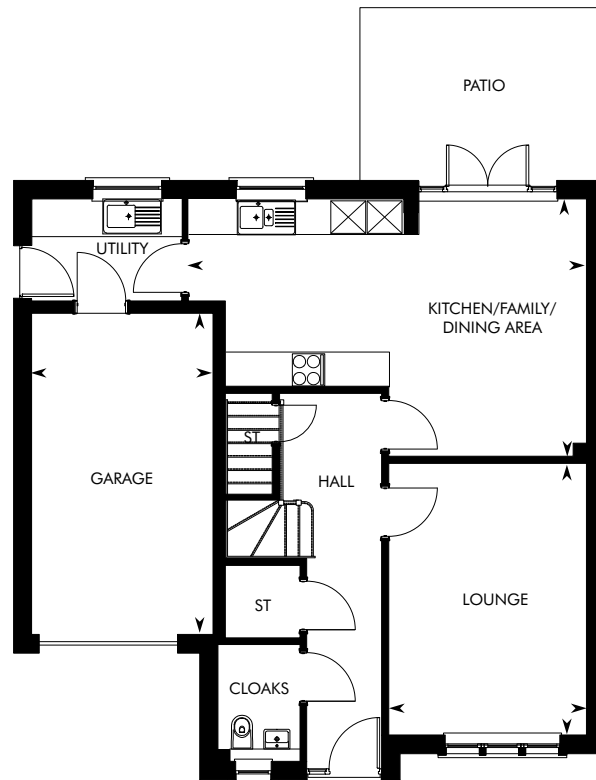




THE BRYCE

4 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	6.84 x 4.42	22' 5" x 14' 6"
Lounge	4.66 x 3.39	15' 4" x 11' 2"

GROUND FLOOR	M	FT
Garage	5.52 x 3.11	18' 1" x 10' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.13 x 3.40	13' 7" x 11' 2"
Bedroom 2	3.66 x 3.21	12' 0" x 10' 6"

FIRST FLOOR	M	FT
Bedroom 3	3.40 x 2.97	11' 2" x 9' 9"
Bedroom 4/Study	3.21 x 3.01	10' 6" x 9' 10"

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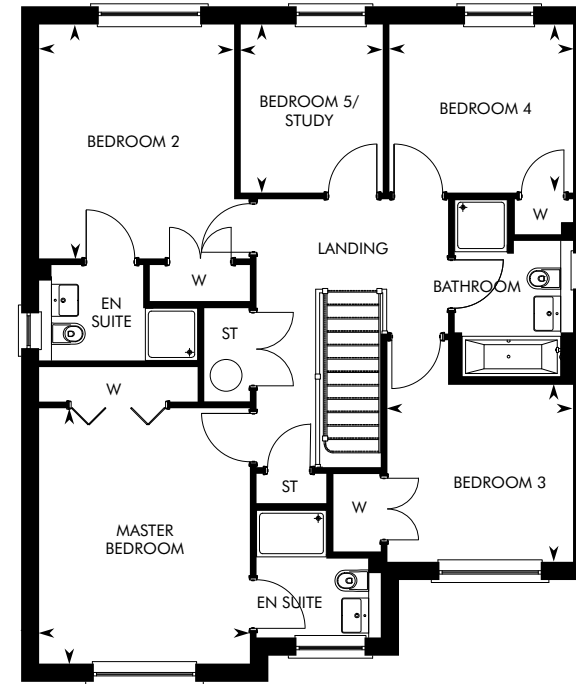
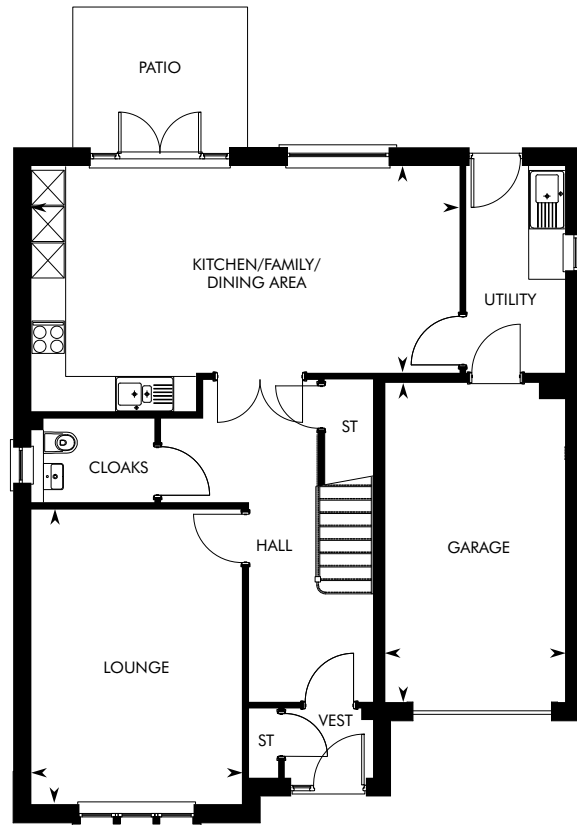


Computer Generated Image - A typical Crichton

THE CRICHTON

5 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.35 x 3.55	24' 1" x 11' 8"
Lounge	5.06 x 3.62	16' 7" x 11' 10"

GROUND FLOOR	M	FT
Garage	5.48 x 3.09	18' 0" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.39 x 3.62	14' 5" x 11' 10"
Bedroom 2	4.02 x 3.35	13' 2" x 11' 10"
Bedroom 3	3.19 x 3.04	10' 5" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.16 x 2.89	10' 4" x 9' 6"
Bedroom 5/Study	2.89 x 2.44	9' 6" x 8' 0"

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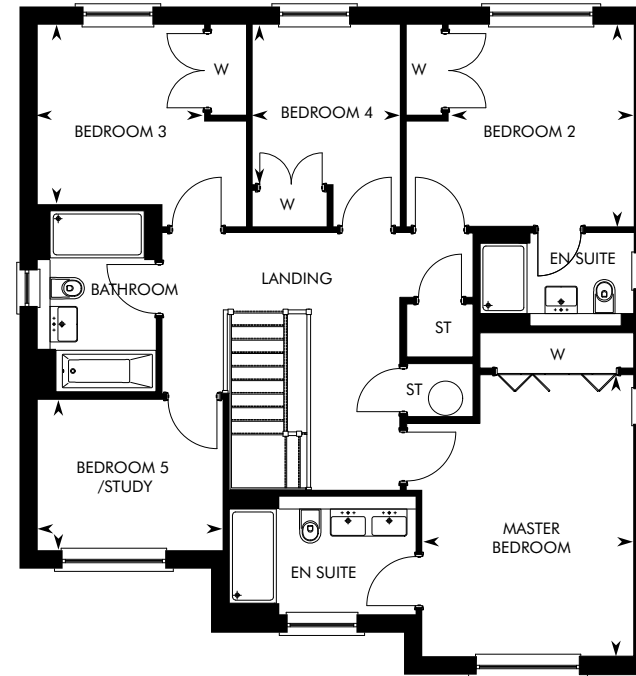
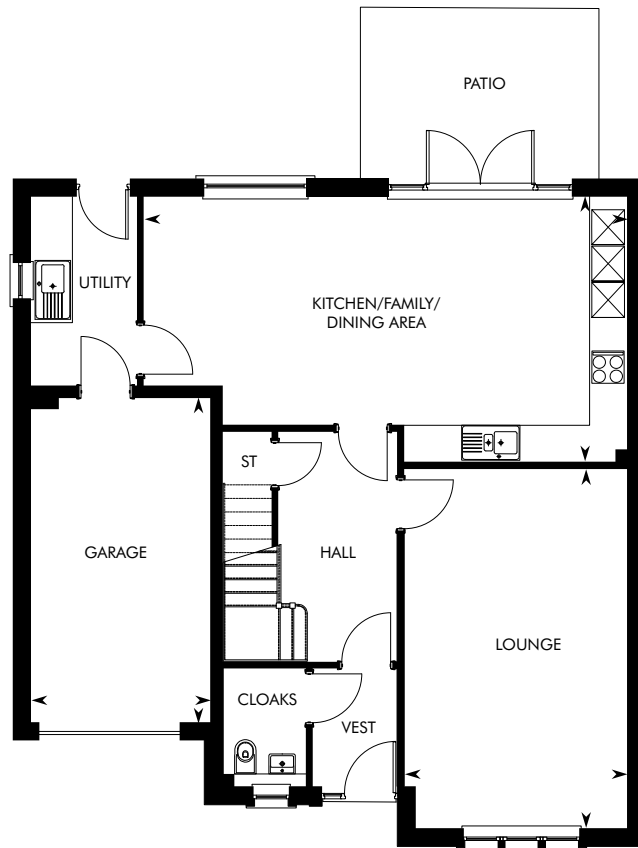




THE DARROCH

5 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	8.21 x 4.50	26' 11" x 14' 9"
Lounge	6.10 x 3.79	20' 0" x 12' 5"

GROUND FLOOR	M	FT
Garage	5.51 x 3.04	18' 1" x 10' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.78 x 3.59	15' 8" x 11' 9"
Bedroom 2	3.42 x 3.14	11' 3" x 10' 4"
Bedroom 3	3.05 x 2.82	10' 0" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 4	2.71 x 2.50	8' 11" x 8' 2"
Bedroom 5/Study	3.14 x 2.56	10' 4" x 8' 5"

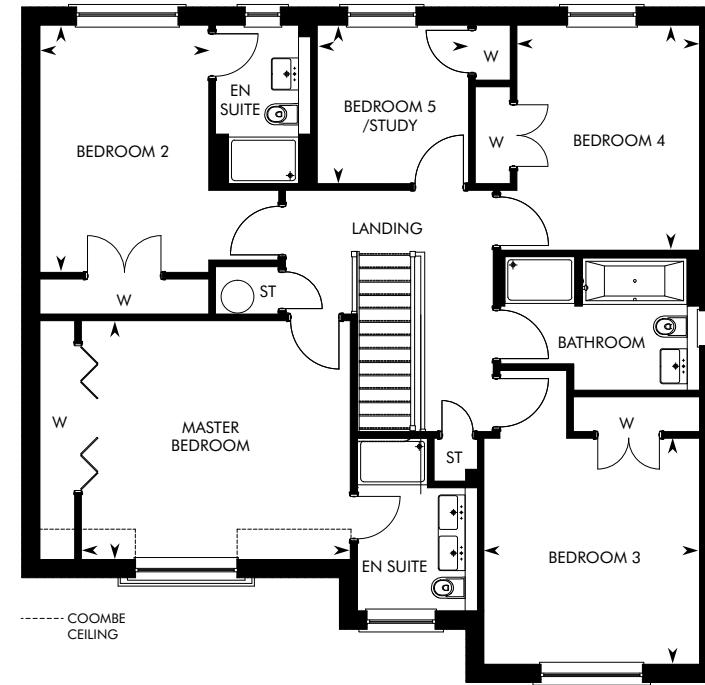
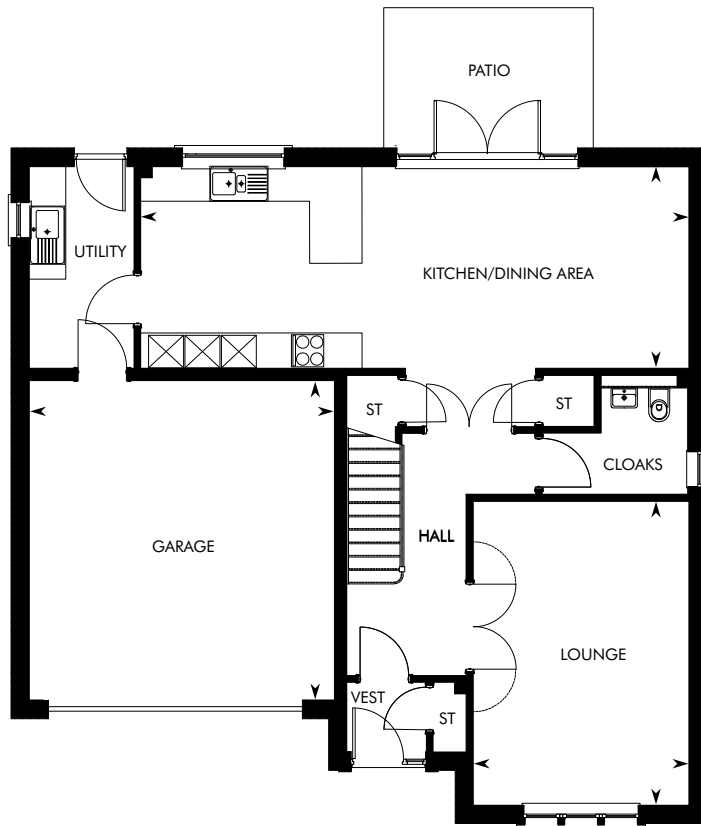
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THE GARVIE

5 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Dining Area	9.41 x 3.46	30' 11" x 11' 4"
Lounge	5.22 x 3.70	17' 2" x 12' 2"

GROUND FLOOR	M	FT
Garage	5.48 x 5.24	18' 0" x 17' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.62 x 4.10	15' 2" x 13' 5"
Bedroom 2	2.90 x 4.25	9' 6" x 13' 11"
Bedroom 3	3.88 x 3.70	12' 2" x 12' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.86 x 3.14	12' 8" x 10' 3"
Bedroom 5/Study	2.72 x 2.60	8' 11" x 8' 6"

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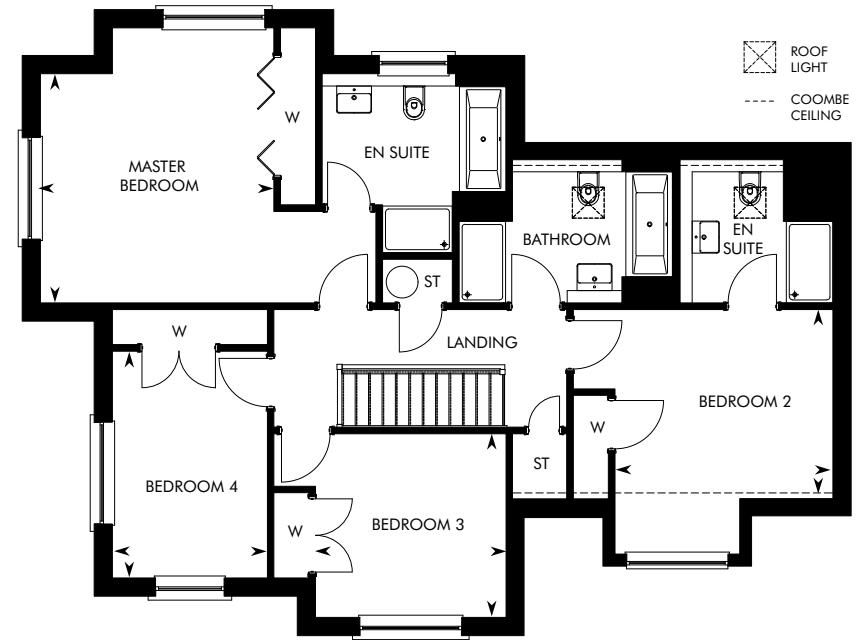
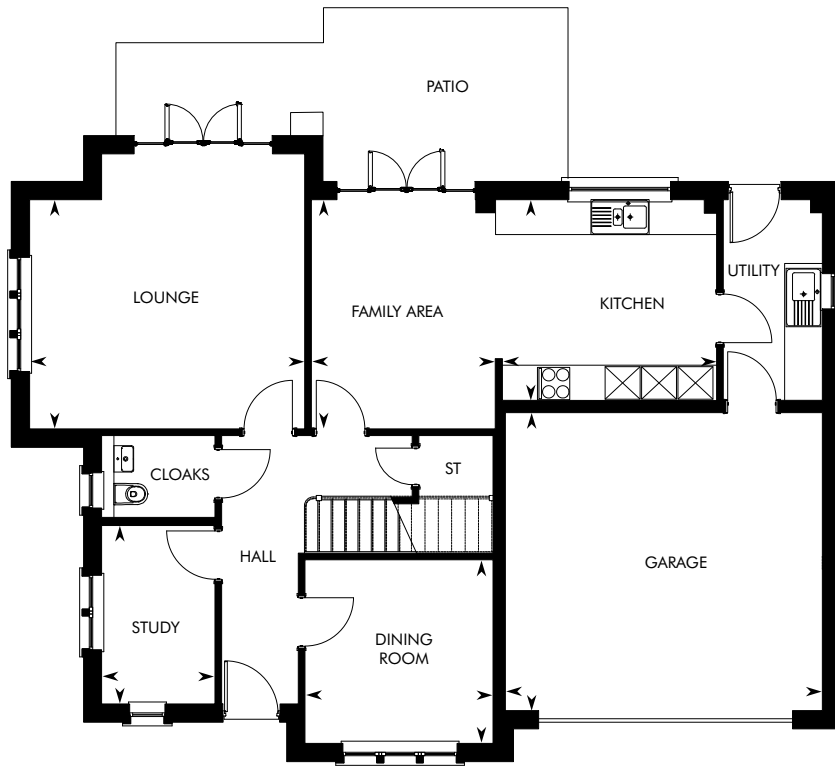




Computer Generated Image - A typical Guthrie

THE GUTHRIE

4 BEDROOM DETACHED HOME AT THE GROVE





 ROOF LIGHT
 COOMBE CEILING

GROUND FLOOR	M	FT
Kitchen	3.68 x 3.45	12' 1" x 11' 4"
Family Area	3.94 x 3.16	12' 11" x 10' 4"
Dining Room	3.23 x 3.15	10' 7" x 10' 4"

GROUND FLOOR	M	FT
Lounge	4.72 x 3.94	15' 6" x 12' 11"
Study	3.07 x 1.95	10' 1" x 6' 5"
Garage	5.44 x 5.12	17' 10" x 16' 9"

FIRST FLOOR	M	FT
Master Bedroom	4.01 x 3.94	13' 2" x 12' 11"
Bedroom 2	3.74 x 3.15	12' 3" x 10' 4"

FIRST FLOOR	M	FT
Bedroom 3	3.27 x 3.15	10' 9" x 10' 4"
Bedroom 4	3.90 x 2.66	12' 9" x 8' 9"

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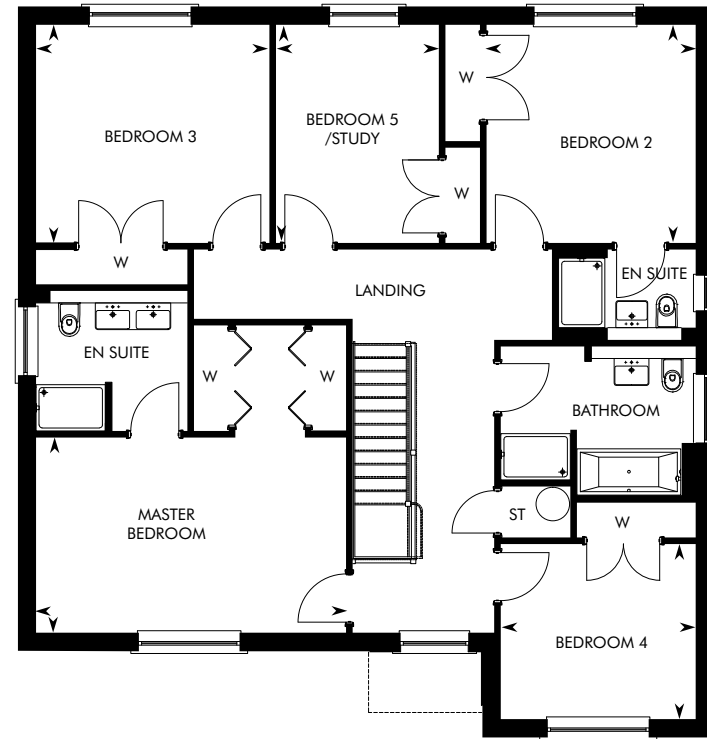
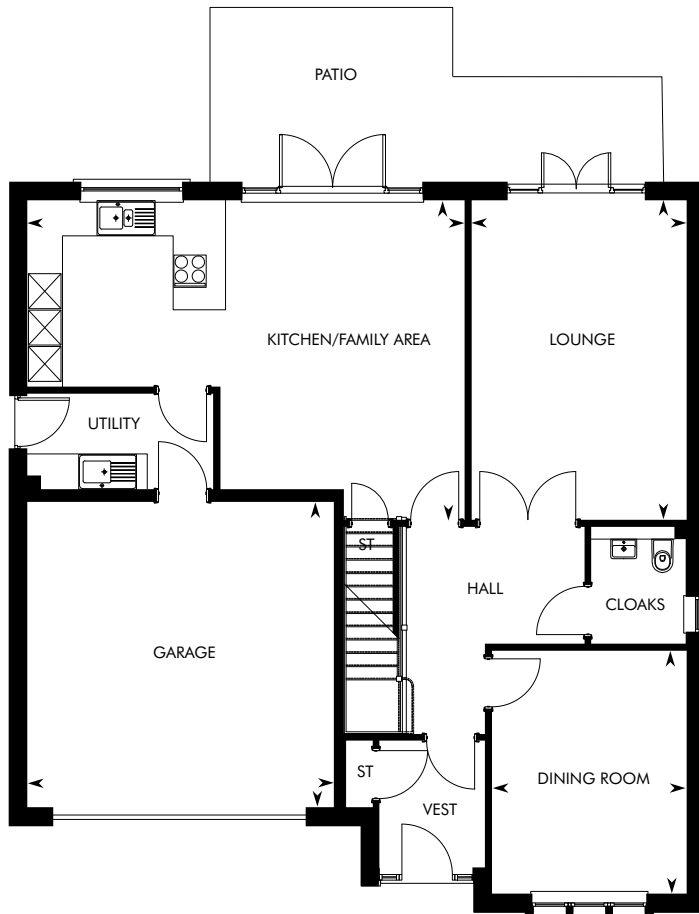




THE LEWIS

5 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Family Area	7.56 x 5.52	24' 10" x 18' 1"
Lounge	5.52 x 3.72	18' 1" x 12' 2"

GROUND FLOOR	M	FT
Dining Room	4.20 x 3.37	13' 9" x 11' 1"
Garage	5.30 x 5.28	17' 5" x 17' 4"

FIRST FLOOR	M	FT
Master Bedroom	5.36 x 3.38	17' 7" x 11' 1"
Bedroom 2	3.77 x 3.61	12' 4" x 11' 10"
Bedroom 3	4.04 x 3.77	13' 3" x 12' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.37 x 3.03	11' 1" x 9' 11"
Bedroom 5/Study	3.77 x 2.81	12' 4" x 9' 3"

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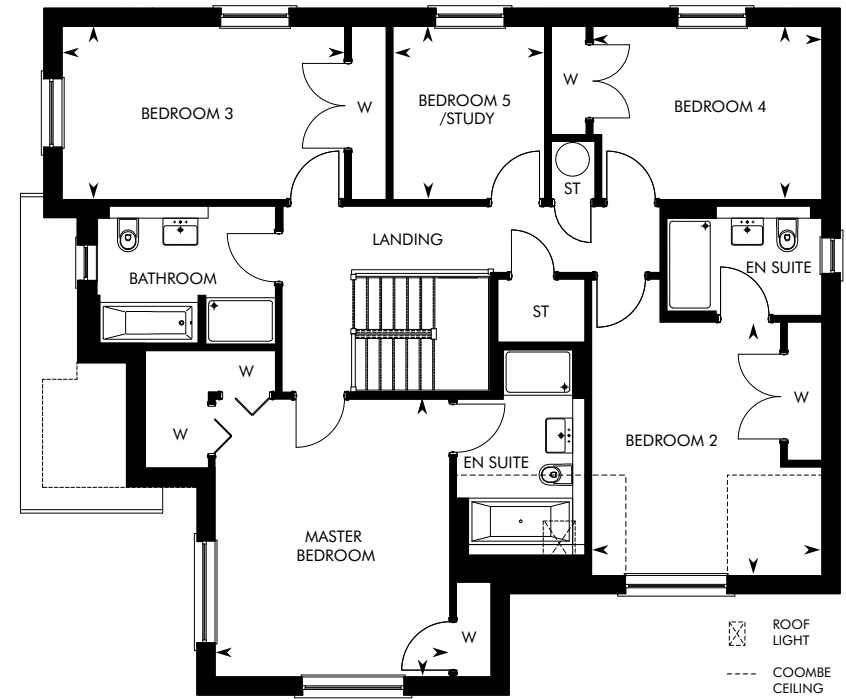
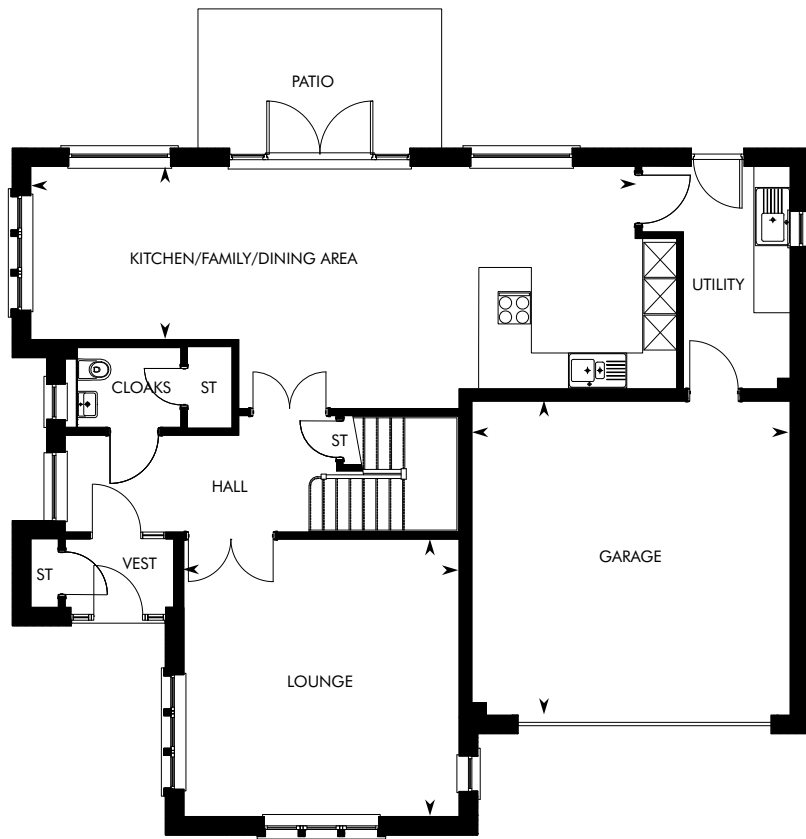




THE LOWTHER

5 BEDROOM DETACHED HOME AT THE GROVE





GROUND FLOOR	M	FT
Kitchen/Family/Dining Area	10.41 x 2.98	34' 2" x 9' 9"
Lounge	4.78 x 4.74	15' 8" x 15' 7"

GROUND FLOOR	M	FT
Garage	5.48 x 5.41	18' 0" x 17' 9"

FIRST FLOOR	M	FT
Master Bedroom	4.79 x 4.04	15' 9" x 13' 3"
Bedroom 2	4.37 x 3.97	14' 4" x 13' 0"
Bedroom 3	4.87 x 2.98	16' 0" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.95 x 2.98	12' 11" x 9' 9"
Bedroom 5/Study	2.98 x 2.62	9' 9" x 8' 7"

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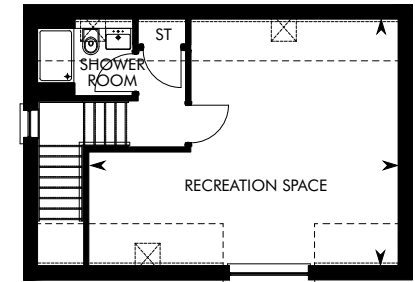
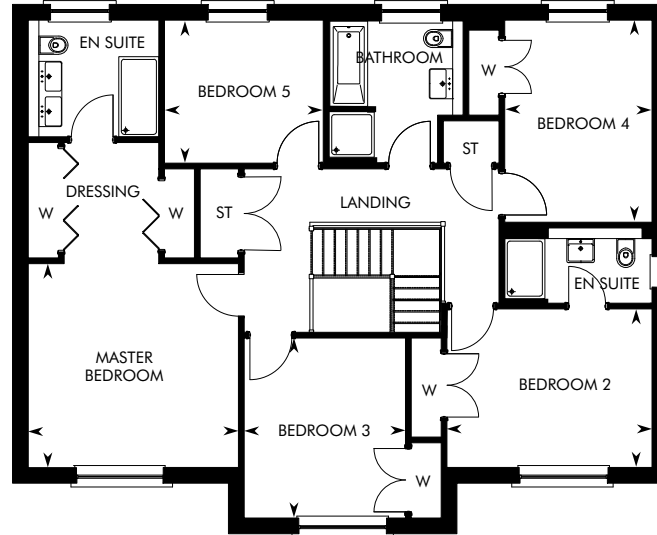
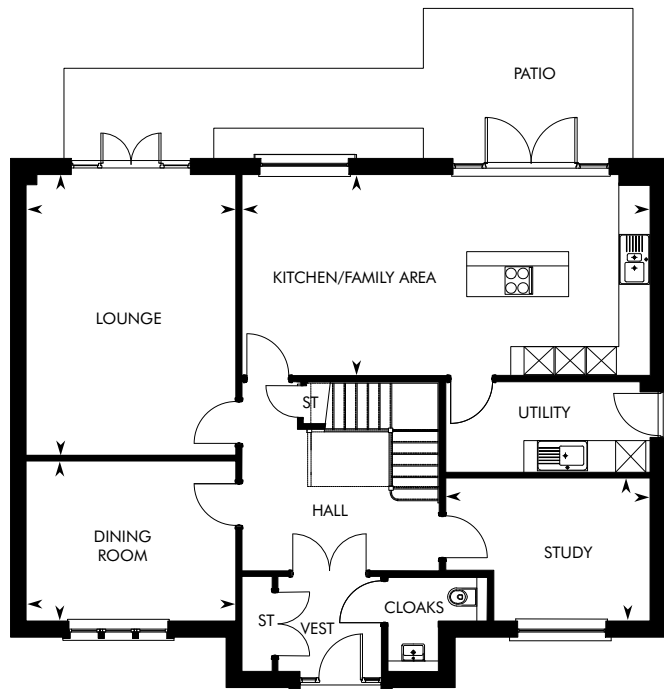


Computer Generated Image – A typical MacRae

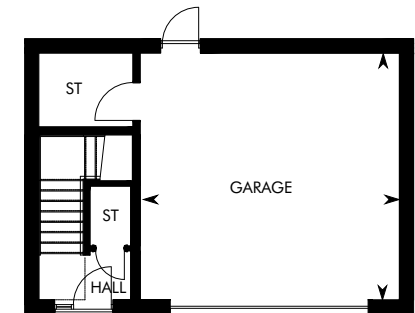
THE MACRAE

5 BEDROOM DETACHED HOME AT THE GROVE





X ROOF LIGHT - - - COOMBE CEILING



Some plots feature an alternative garage arrangement. Please ask a CALA representative for further information.

GROUND FLOOR	M	FT
Kitchen/Family Area	8.13 x 4.01	26' 8" x 13' 2"
Lounge	5.59 x 4.18	18' 4" x 13' 8"
Dining Room	4.18 x 3.19	13' 8" x 10' 5"

GROUND FLOOR	M	FT
Study	4.08 x 2.85	13' 4" x 9' 4"
Detached Double Garage	5.71 x 5.44	18' 9" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	4.19 x 4.06	13' 9" x 13' 4"
Bedroom 2	4.09 x 3.16	13' 5" x 10' 4"
Bedroom 3	3.59 x 3.21	11' 9" x 10' 6"
Bedroom 4	4.03 x 2.94	13' 2" x 9' 8"

FIRST FLOOR	M	FT
Bedroom 5	3.17 x 2.85	10' 5" x 9' 4"
Recreation Space (above Garage)	6.82 x 5.44	22' 4" x 17' 10"

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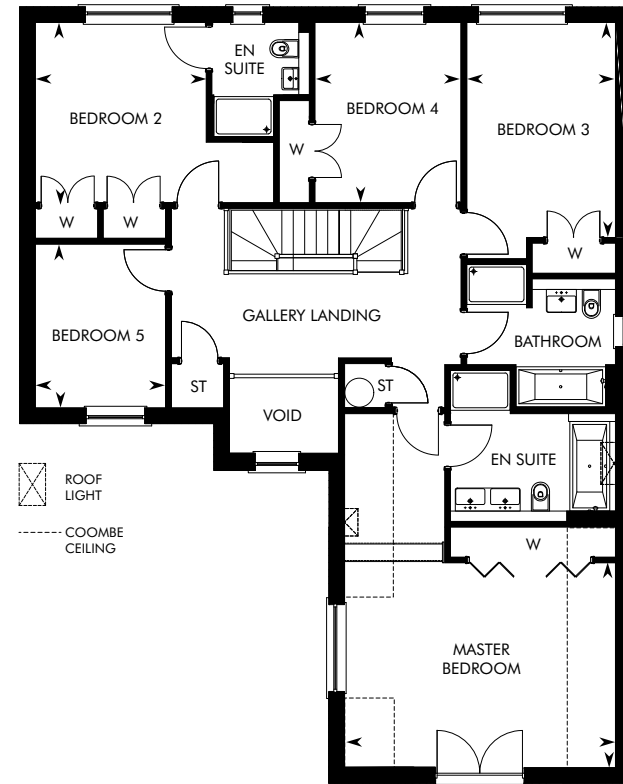
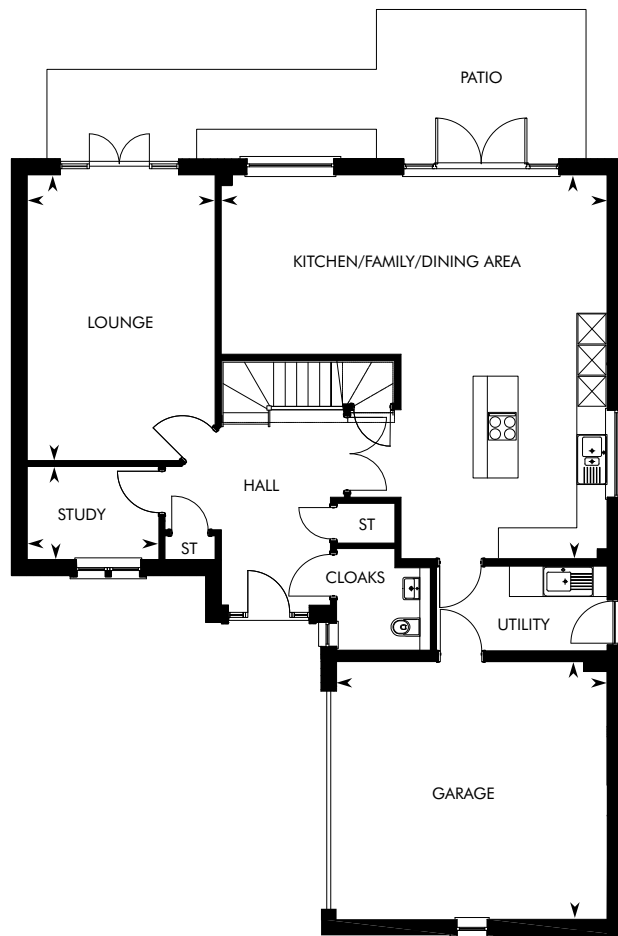




Computer Generated Image - A typical Melville

THE MELVILLE

5 BEDROOM DETACHED HOME AT THE GROVE





 ROOF LIGHT
 COOMBE CEILING

GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.73 x 7.69	25' 4" x 25' 3"
Lounge	5.73 x 3.77	18' 9" x 12' 4"

GROUND FLOOR	M	FT
Study	2.64 x 1.87	8' 8" x 6' 2"
Garage	5.43 x 5.16	17' 10" x 16' 11"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.10	17' 10" x 13' 5"
Bedroom 2	3.43 x 3.61	11' 3" x 11' 10"
Bedroom 3	4.31 x 2.98	14' 2" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.61 x 2.93	11' 10" x 9' 7"
Bedroom 5	3.29 x 2.62	10' 9" x 8' 7"

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