

FENTOUN GREEN

GULLANE



Local photography of Gullane Beach is courtesy of Richard Elliott



FENTOUN GREEN

ESCAPE TO CALMER SURROUNDINGS

Situated to the eastern edge of the idyllic seaside haven of Gullane, this select development of light and spacious family homes enjoys a tranquil semi-rural feel, with picturesque views of the mature tree-lined setting and stunning countryside beyond.

Part of CALA's beautiful East Lothian Range, Fentoun Green features an exclusive collection of 3, 4 and 5 bedroom detached and semi-detached homes. Boasting plentiful open green spaces, you can appreciate a superior quality of life in relaxed surroundings, with the convenience of everyday amenities, top performing schools and commuter links still in close reach.



GULLANE

A LIFE OF COASTAL BLISS

You can relax or be as active as you like with Gullane's many outdoor pursuits, including mile after mile of nature walks, award-winning beaches and world-famous golf courses.

The scenic John Muir Way passes by Fentoun Green, while the golden sands of Gullane Bents and Aberlady Bay are the perfect settings for taking in the beautiful coastline. Or discover the trails, café and bar at Archerfield Walled Garden, where you can sample the famous Archerfield Craft Ales.

Every year, golf enthusiasts from around the globe flock to the championship links courses of Gullane and world-famous Muirfield, as well as the highly regarded clubs of Archerfield and Renaissance nearby.

Gullane's quaint main street has a selection of shops, top eateries, cafés and other amenities, while the desirable town of North Berwick is only a few miles away, as are plentiful family attractions including Dirleton Castle, the Scottish Seabird Centre, National Museum of Flight and Seacliff Stables.

In terms of education*, Gullane Primary School has an excellent reputation, or you can choose the independent Compass School in nearby Haddington. And older students in Gullane are just a short drive from North Berwick High, which is considered among one of the best state schools in Scotland.

*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 is courtesy of Chris Robson Photography



Computer Generated Image – A typical street scene at Fentoun Green



THE CITY AND COAST AT YOUR CONVENIENCE

Gullane is perfect for commuting, with Edinburgh city centre just a 21-mile drive away via the A198 and A1. This also connects you to the City of Edinburgh Bypass, for easy access to the M8 and M9 for journeys further afield.

Going east, the A198 provides direct links to North Berwick and the scenic route south along the stunning East Lothian coastline on the A1.

Rail travel is speedy too, with regular trains from nearby Drem station reaching Edinburgh Waverley in less than half an hour. And to fly off to more exotic destinations, Edinburgh International Airport is only about 29 miles from home.



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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, while 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, flexibility and clever storage to reflect your contemporary lifestyle.









A typical CALA showhome



PERFECTLY LOCATED

CALA Homes, Fentoun Green, Off Main Street, Gullane, East Lothian EH31 2EE



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Muirfield Golf Club – 0.2 miles
- Greywalls Hotel and Chez Roux – 0.3 miles
- Gullane Gym – 0.5 miles
- The Golf Inn – 0.5 miles
- La Potiniere – 0.5 miles
- Gullane Primary School – 0.6 miles
- The Old Clubhouse – 0.6 miles
- The Main Course Restaurant – 0.7 miles
- Pharmacy – 0.7 miles
- Supermarket (Co-op Food) – 0.7 miles
- Gullane Beach – 1.0 miles



BY CAR

- Saltcoats Castle – 1.2 miles
- Archerfield Walled Garden – 1.4 miles
- Dirleton Primary School – 1.7 miles
- Dirleton Castle – 1.7 miles
- Luffness Golf Club – 1.9 miles
- Fenton Barns Farm Shop and Café – 2.6 miles
- Petrol Station – 3.0 miles
- Myreton Motor Museum – 3.1 miles
- North Berwick – 4.3 miles
- Scottish Seabird Centre – 4.5 miles
- North Berwick High School – 4.6 miles
- National Museum of Flight – 7.3 miles
- Tantallon Castle – 7.2 miles
- Seacliff Stables – 8.1 miles
- The Compass School – 8.7 miles
- Edinburgh Airport – 28.3 miles



BY RAIL (FROM DREM STATION)

- Edinburgh – 26 minutes*
- Glasgow – 1 hour 34 minutes*
- Stirling – 1 hour 52 minutes*
- Perth – 2 hours 22 minutes*
- Aberdeen – 3 hours 34 minutes*
- London (King's Cross) – 5 hours 20 minutes*

*Train journey includes at least one change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps). Train journeys shown, are accurate as of May 2018 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

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.



FENTOUN GREEN

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Integrated cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel combination microwave oven (as design dictates)
- Sensio LED under-unit lighting
- Vado single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Pop up sockets with twin USB ports (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Chrome finished shower enclosures
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and master en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Utopia vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with demister pad in master en suite and main bathroom (as design dictates)

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary lever style handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to master bedrooms
- Fitted wardrobes to all other 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



*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft
- Door activated light to storage cupboards
- Energy monitor included

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in lounge
- 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/air source heat pump with radiators
- Smart thermostatic heating controls

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 garden
- Top soiled and rotovated 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 (as design dictates)
- Sliding, folding doors to rear garden as design dictates)
- Additional French doors (as design dictates)

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OFF MAIN STREET
GULLANE
EAST LoTHIAN
EH31 2EE
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Computer Generated Image – A typical street scene at Fentoun Green

FENTOUN GREEN

THE DEVELOPMENT

MAIN STREET

AFFORDABLE HOUSING











SEATING AREA

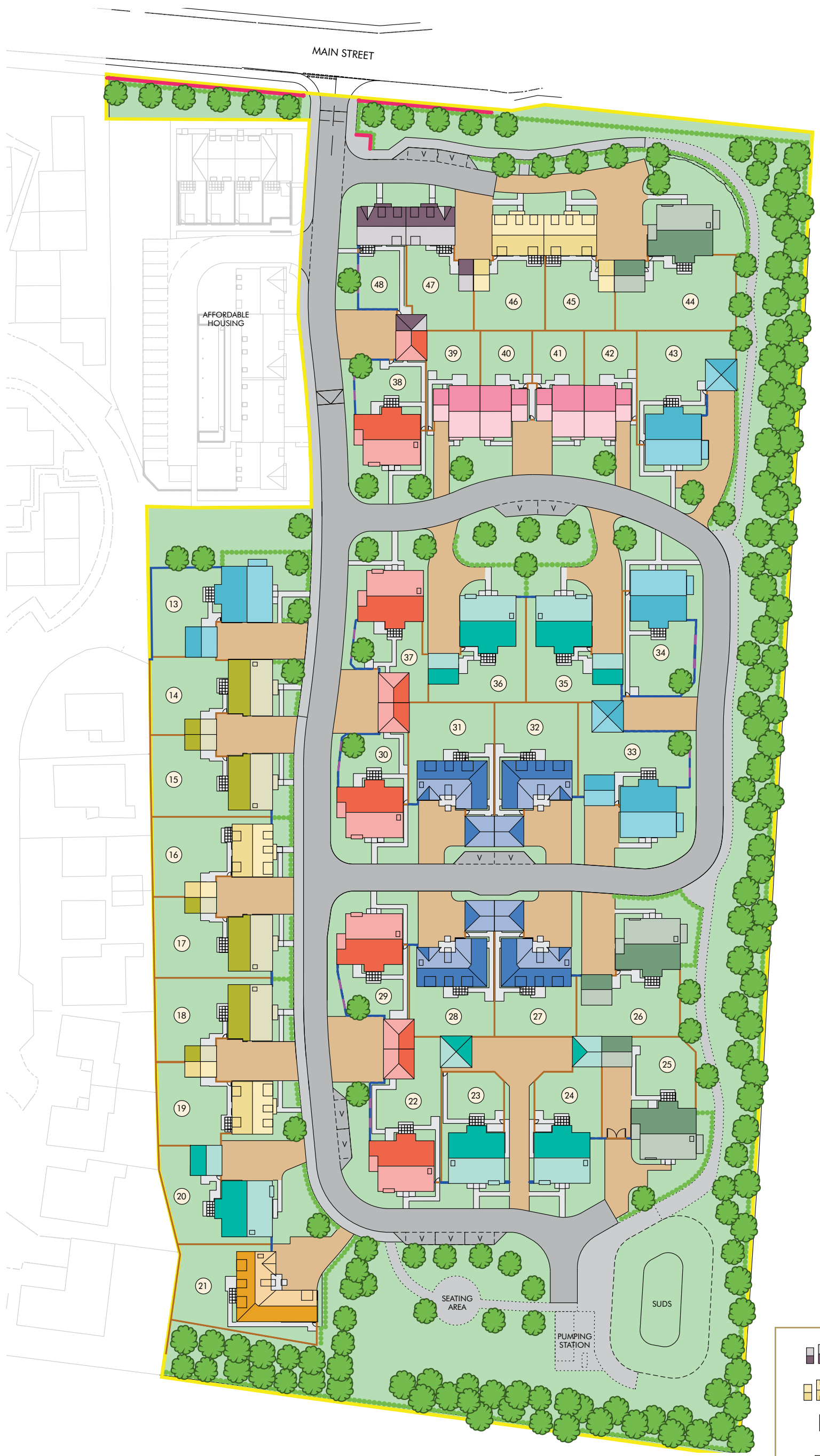
PUMPING STATION

SUDS

The above 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 Consultant prior to reservation.

- DENOTES DEVELOPMENT BOUNDARY
- DENOTES 1.8M TIMBER FENCE
- DENOTES TIMBER INFIL FEATURE
- DENOTES 1.8M RENDERED MASONRY WALL WITH STONE COPE
- DENOTES 1.8M RENDERED MASONRY WALL WITH STONE COPE & SHARED GATE
- EXISTING NATURAL STONE RUBBLE WALL

	ANDERSON		SCOTT
	CAMPBELL		STEVENSON
	DUFFY		THOMPSON
	HAMILTON		TRANTER
	MCNEIL		
	MILNE		



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