



Oakbank

Winchburgh



Stock photography



The perfect place to call home

Decades in the planning, Oakbank has already outshone all expectation to become one of the most sought-after developments in West Lothian. With vastly improved transport links, mixed use town centre and brand new school campus, it's easy to forget that Scotland's bustling capital is a mere 12 miles away.

Whether with young or growing family, for those looking to find calm within an often overly busy schedule, Oakbank promises to provide balance. With flexible living, acres of inviting green space and a wealth of surrounding opportunity, you'll soon discover that 'home' takes on a decidedly new meaning.

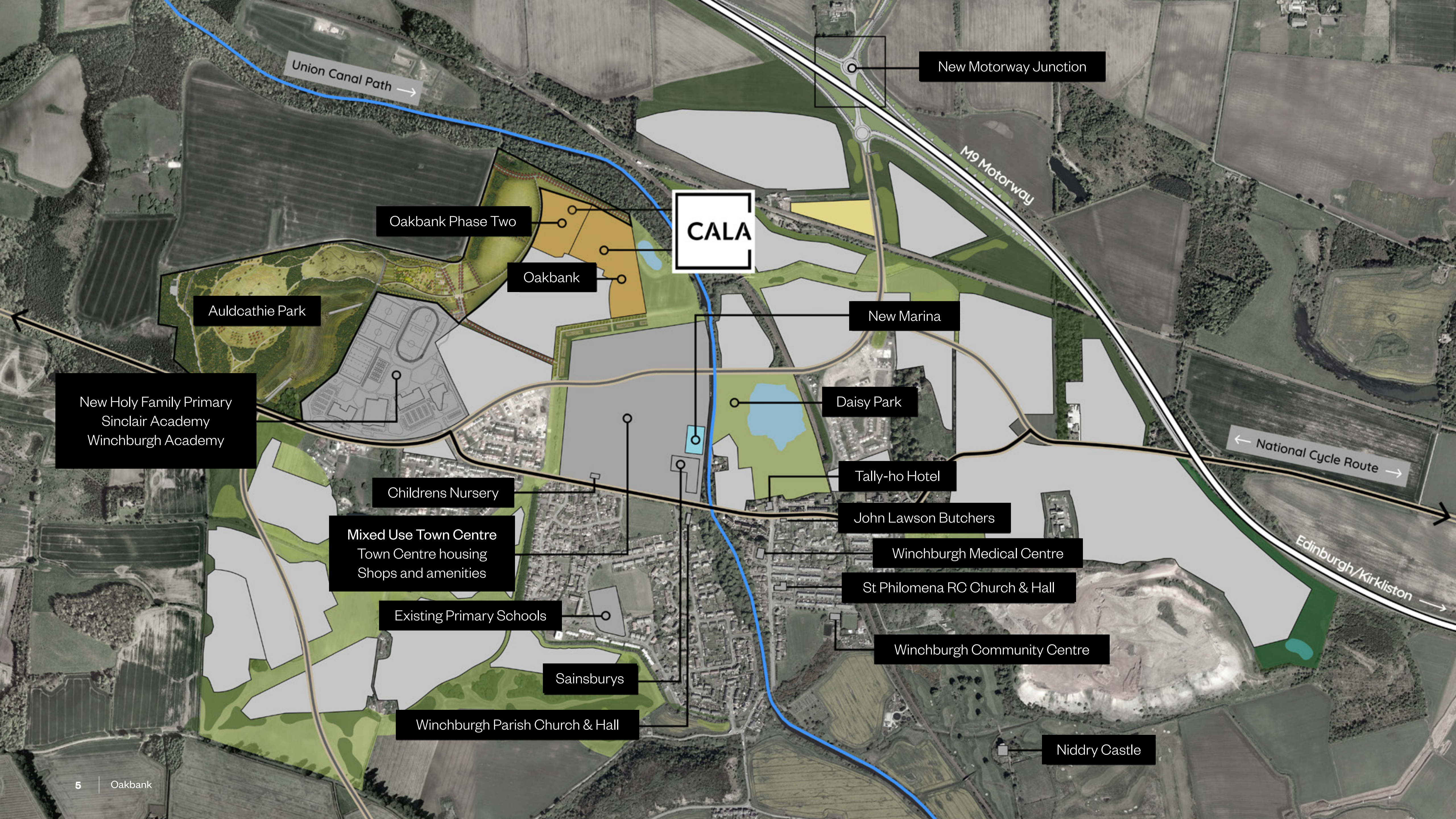


Flexible living, for now and for the future

A selection of beautifully designed 4 and 5 bedroom detached and semi-detached homes full of light and space. You can find everything you're looking for in a dream home with a choice of designs that are ideal for growing families and upsizers. Flexible floorplans give you the freedom to use your living space the way you want to – for working at home, maybe, or with a den or playroom – and there are quality specifications throughout, with smart energy saving and eco-friendly features. A home for now, and for the future.



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Union Canal Path →

New Motorway Junction

CALA

Oakbank Phase Two

Oakbank

M9 Motorway

Auldathie Park

New Marina

New Holy Family Primary
Sinclair Academy
Winchburgh Academy

Daisy Park

← National Cycle Route →

Childrens Nursery

Tally-ho Hotel

Mixed Use Town Centre
Town Centre housing
Shops and amenities

John Lawson Butchers

Existing Primary Schools

Winchburgh Medical Centre

Sainsburys

St Philomena RC Church & Hall

Winchburgh Parish Church & Hall

Winchburgh Community Centre

Edinburgh/Kirkliston →

Niddry Castle

A ready-made community

As part of an established community, look forward to a newfound sense of freedom and exciting new friendships. From gardening to cycling, dancing to fitness, enticing amenities, appealing for toddlers', teens and upwards, allow everyone to discover the perfect personal time out.

Oakbank's proximity to the mixed-use town centre ensures everyday essentials are within reach. Located next to water will also prove to be invaluable with the nearby marina and moorings. Enjoy an instant sense of calm, and where better to sit and relax with family or to socialise with friends.



The adventure begins

It's leafy location with mature tree-lined perimeter makes Oakbank the ideal escape. Attractive pathways within the development lead to the newly developed 85-acre Auldcaithie District Park, a stunning green space suitable for dog walkers, cyclists and those simply wishing to take in the scenery and a breath of fresh air. A 13-mile pathway along the Union Canal provides further means of exploration. On the site of the historic Winchburgh Brickworks, Daisy Park will become a centre of excellence with wakeboarding, paddleboarding and swimming just a few of the exciting water sports on offer.



Stock photography

The road to everywhere

The new M9 junction located just a few minutes' drive from your doorstep will provide fast access to and from Edinburgh city centre and throughout West Lothian. Regular scheduled bus services offer efficient travel throughout the region, including Stirling, South Queensferry, Falkirk and Edinburgh. For those going further afield for business or for pleasure, Edinburgh Airport is just 6 miles away.



Stock photography



Local photography



Local area photography

State of the art schooling

Winchburgh is well served for education with two primary schools within the village and the well regarded Linlithgow Academy close by.

Three new schools have been built in what has been West Lothian's biggest ever investment in education. Winchburgh Academy was the first school to be completed and opened to pupils in August 2022. The other two, Sinclair Academy and Holy Family Primary School, are due to open in 2023. Each of these are based at the new campus adjacent to Auldcathie Park and benefit from access to brand new facilities excellently located within fantastic green spaces.





Out and about with the family

Relax and have family fun in great outdoors at Beecraigs Country Park or Almond Valley – with its working windmill, train rides and activities for all ages. Enjoy amazing sculptured landscapes and galleries at Jupiter Artland, explore the history and heritage of Edinburgh and Linlithgow or take a cruise on the Forth from South Queensferry. And if you've got energy to burn off, the local area offers everything from karting and laser tag to indoor climbing and water sports!

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



Places to go



Eating out – The Tally Ho is a popular pub restaurant in the heart of Winchburgh, serving up great food in a family-friendly atmosphere, while down the road in Broxburn you can sample Italian, Indian and Thai cuisine.



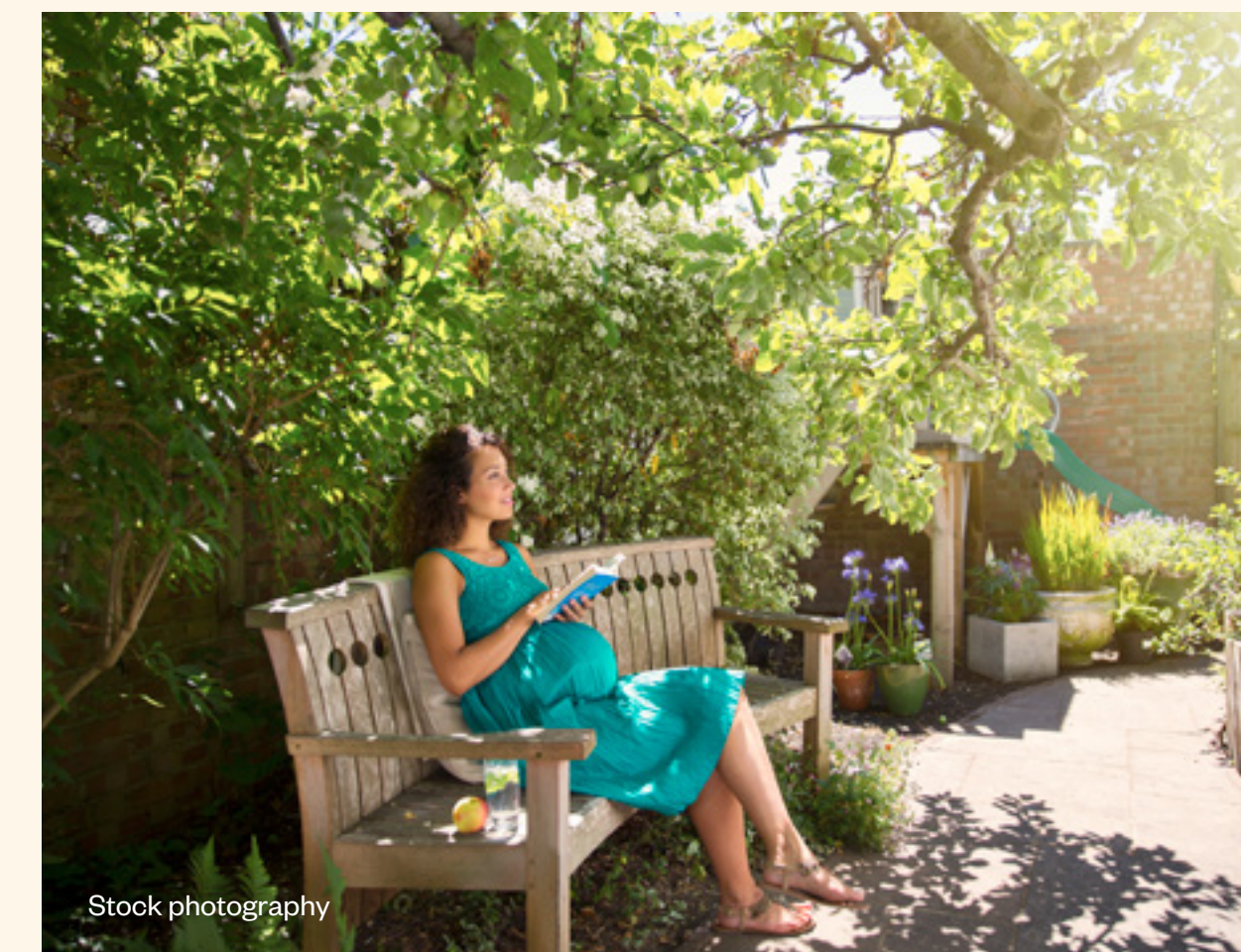
Sports and leisure – there's a whole host of clubs and amenities in and around Winchburgh, from football and golf to keep fit, dance, bowls, netball and the marina on the Union Canal.



History and heritage – explore Lauriston Castle, the romantic ruins of Linlithgow Palace and the wealth of sites and sights in Edinburgh, with its rich royal past.



Parks and nature – there's much to discover, from the woodland of Almondell & Calderwood park to the glorious Pentlands Hills National Park and the more formal Royal Botanic Gardens Edinburgh.





Entertainment and culture – Winchburgh is home to social groups of all ages, there's a cinema in nearby Livingston and a vast array of cultural and entertainment options in and around Edinburgh.




Shopping – you'll find local supermarkets and an excellent butcher in Winchburgh, a wide range of shops including Lidl and Aldi in Broxburn, and world class shopping in Edinburgh.



Family days out – Edinburgh Zoo is popular with all ages, as is Craigie's Farm Shop and Café at South Queensferry with its child-friendly pet farm and seasonal fruit picking. Or get active at Conifox Adventure Park!



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



Getting around



By foot – the new schools campus is within easy walking distance of Oakbank, as are the local shops, pub and amenities.



By car – a new M9 junction is planned for Winchburgh, enhancing routes to Edinburgh and across West Lothian. Edinburgh Airport is just a short drive, with Edinburgh city centre only 12 miles away.



By bus – there are regular services from Winchburgh to Stirling, South Queensferry, Falkirk and Edinburgh.



By train – Linlithgow station offers fast direct services to Edinburgh and Glasgow.

See a detailed view of the area and get directions



Superbly connected



On foot

- Schools campus – 0.7 miles
- Winchburgh Academy – 0.7 miles
- Sainsbury's Local – 0.8 miles
- Tally Ho pub – 1 mile



By car

- Winchburgh Primary School – 1.2 miles
- Auldathie Country Park – 1.7 miles
- Aldi Broxburn – 2.9 miles
- Broxburn – 3.3 miles
- Conifox Adventure Park – 4 miles
- Lidl Broxburn – 4.1 miles
- Almondell & Calderwood Park – 5.1 miles
- Linlithgow Station – 5.4 miles
- South Queensferry – 6 miles
- Linlithgow Academy – 6.3 miles
- Beecraigs Country Park – 6.4 miles
- Edinburgh Airport – 6.9 miles
- Livingston – 7 miles



By train from Linlithgow

- Edinburgh – approximately 30 minutes
- Glasgow – just over 30 minutes

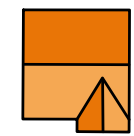
Please note, service times vary

See a detailed view of the area and get directions



Oakbank

The development



The Bargower

4 bedroom detached or semi-detached home
Plots 2, 5, 32, 33, 42, 45, 46, 54, 55, 59, 60, 70, 73



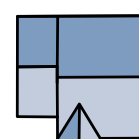
The Barrie

4 bedroom detached home
Plots 3, 4, 6, 36, 47



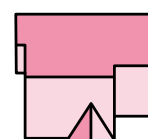
The Blair

4 bedroom detached home
Plots 37, 38, 51, 52, 65, 66



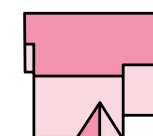
The Bryce

4 bedroom detached home
Plots 7, 16, 30



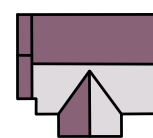
The Cairn

4 bedroom detached home
Plots 1, 9, 12, 17, 21, 22, 35, 40, 43, 44, 49, 62, 69, 71, 72, 74



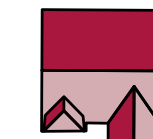
The Cairn

4 bedroom detached home
Plots 1, 9, 12, 17, 21, 22, 35, 40, 43, 44, 49, 62, 69, 71, 72, 74



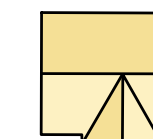
The Cleland

4 bedroom detached home
Plots 8, 15, 20, 27, 29, 31, 34, 39, 41, 58, 61, 63, 64



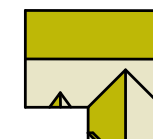
The Colville

4 bedroom detached home
Plots 10, 13, 23, 24, 50, 53, 56



The Crichton

5 bedroom detached home
Plots 11, 14, 18, 57



The Dewar

5 bedroom detached home
Plots 19, 25, 26, 28, 48, 67, 68



- Denotes 1.8m timber single slatted fence
- Denotes 1.8m timber double slatted fence
- Denotes 1.8m high facing masonry wall with fence infill panels

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.

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 site layout shown in this brochure insert is indicative only. Information contained is accurate at date of publication on 07.12.21

View our interactive site plan for our latest availability

Choose the home that's right for you



The Bargower
4 bedroom
semi-detached
home



The Barrie
4 bedroom
detached home



The Bryce
4 bedroom
detached home



The Bargower
4 bedroom
detached home



The Blair
4 bedroom
detached home



The Cairn
4 bedroom
detached home

[Click here for current availability and prices](#)





The Cleland
4 bedroom
detached home



The Crichton
5 bedroom
detached home



The Colville
4 bedroom, plus
study detached
home



The Dewar
5 bedroom
detached home

[Click here for current availability and prices](#)





Photography from a previous Cala development



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 quality 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.

[Click here to view the full specification](#)





What our customers say



Photography of the O'Hara family

“ We weren't looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

My wife and I work in Glasgow, but with most of our family still living in Fife, the commute could be quite challenging, especially during the pandemic. We are now only a 25-minute drive to our families which is really great.

Aside from the distance there is lots of investment in Winchburgh happening in the next few years which really appealed.

There's a new high school getting developed which will be ready in time for our kids to attend it and lots of green spaces around the development which we love.”

The O'Hara family
Purchasers at Oakbank

See more customer stories, reviews and ratings





Photography of Oakbank



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



[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 a previous Cala development



Photography from Oakbank

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 >



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Welcome to your new home

Oakbank,
Winchburgh,
EH52 6FS

[Click here to arrange your viewing](#) 

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