



The Monktons

Craighall Village, Millerhill





Enjoy the best of town and country

Welcome to The Monktons, part of Craighall Village, a new sustainable, growing community where you can look forward to open green spaces and great amenities nearby.

A wide range of outdoor or indoor pursuits can be enjoyed from The Monktons. From walking trails and cycle routes to children's playparks and adventure playgrounds, or you can relax or exercise as much as you like at David Lloyd Club and Spa. If you fancy the fairways, try a round at popular local courses such as Newbattle golf club or King's Acre with its academy & driving range.

While the fresh country air will always be close, a thoughtful approach to location also allows for the buzz of the city, with vibrant, historic Edinburgh situated less than 8 miles away. Welcome to village life – less ordinary.



Homes that adapt to your needs

The emphasis on space and flexibility means the generous living spaces in these stylish 3, 4 and 5 bedroom homes will adapt as your needs change.

So if your family is growing fast, you can easily reconfigure your home to suit. Whether it's creating a dedicated home office, a playroom for the kids, workout space or even a hobby or craft room.



Stock photography

It's the little things we do, that make a big difference to you

Not all brand new homes are the same. We put a lot of consideration into the design and build quality of ours and love to add stylish finishing touches, unexpected flourishes and innovative features.

We have thought about everything you need for contemporary family living. Storage solutions with fitted wardrobes and ample, generous sized cupboards, high quality fixtures and fittings with integrated Siemens appliances, and when the sun appears our outdoor spaces are good to go with generous patio, outdoor power point and tap, and 1.8m privacy fence.

We also have district heating at The Monktons, a heat network offering a lower carbon, future proofed heating and hot water solution for your home.



Have it all at The Monktons

With great outdoor activities, a welcoming community, and the bright lights of Edinburgh still within easy reach, there's a healthy balance to life at The Monktons. You're never far from places to have plenty of family fun.

Dalkeith Country Park is close by and ideal for long family walks or keeping the kids happy and healthy on its many cycle routes and adventure playground.

For active days out, or if it's just fresh sea air and the sensation of soft sand underfoot that takes your fancy, Portobello beach is just a short drive away.

Yet you don't need to sacrifice convenience for your 'away-from-it-all-lifestyle', with shopping, schools and healthcare facilities among the range of facilities being built just a mile from home.

The Fort Kinnaird Retail Park is a nearby port of call for high street names. From Next, H&M, Office to Marks & Spencer and Hotel Chocolat, and with a selection of restaurants too, it's the perfect place for a relaxing Saturday afternoon.



A top class education

Those with children will find an excellent range of schools in the area surrounding The Monktons.

For younger pupils, Danderhall and St David's primary schools are a straightforward drive from home, while St David's and Dalkeith High Schools will cater for older students.

Newbattle Abbey College in neighbouring Newbattle offers a wide selection of further education courses, while the world-famous University of Edinburgh, along with the city's many other universities are within commutable distance.



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



Exciting cities, beautiful parks

With its spectacular architecture, fascinating history and abundance of culture, Edinburgh has so much to offer. Whether it's retail therapy, a meal in one of the huge array of restaurants or an afternoon at a museum, gallery, or just taking in some of the city's many impressive sights and monuments, you'll be spoilt for choice.

You don't need to travel far to feel a million miles away either. Holyrood Park is a city park like no other with dramatic hills and crags, including Arthur's Seat, the park's highest point. The breath-taking Pentland Hills Regional Park also offers picturesque hills and countryside for you to explore.

Alternatively, the bright lights of Glasgow are less than an hour away via the M8, offering another vibrant city that's just waiting to be discovered.

Stock photography

Places to go



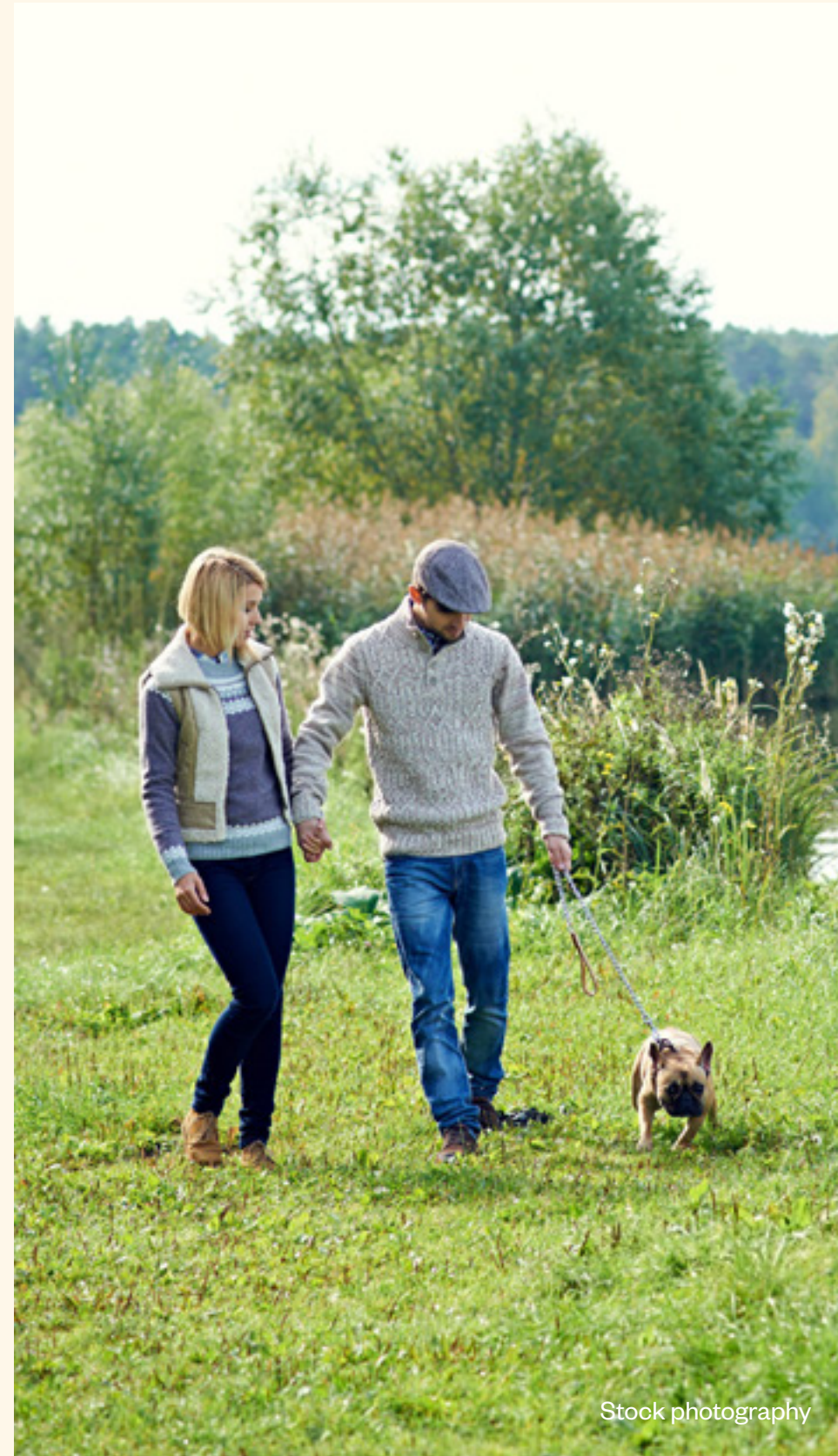
Eating and drinking – The Cuddie Brae pub and grill is a cosy local inn with a menu of hearty fare, together with The Old Colliery in Shawfair. Elginhaugh Farm Dining & Carvery, The Melville Inn county pub, Cavaliere, The Brasserie at Melville Castle... something for every taste.



Sports and leisure – With a David Lloyd Club and Spa, several Golf Clubs and Dalkeith Leisure centre nearby, you won't have far to travel whether you're looking for a gym, swim, or to work on your swing.



History and heritage – There is much to see and enjoy in Edinburgh city centre, from the Royal Mile to the Castle and the Palace of Holyrood, historic Craigmillar Castle, or the renowned Rosslyn Chapel.





Parks and nature – Spend weekends together at Dalkeith Country Park, with plenty to do for all the family including the dog. The park features many walking trails for all ages, as well as an exciting playpark and fortress for children to explore. If you are feeling more adventurous, why not try Go Ape. Or The Restoration Yard has a restaurant, shop and wellness space, a lovely way to round off an active day.



Family days out – Edinburgh's Fountain Park is a popular choice with a Cineworld, bowling alley, trampoline park and family friendly restaurants.



Something a bit different – For those looking for something more adventurous, Midlothian Snowsports Centre is just a short drive away where you can enjoy winter sports such as snowboarding, skiing and tubing.



Getting around



By foot or bike: There's access to plenty of open green spaces and miles of cycle ways around the area too.



By car: The A68 will take you to Edinburgh and there are plans to significantly upgrade the Sheriffhall Junction to the City Bypass. Going further afield you're also handy for the A1.



By rail: Catch a train from Shawfair station and you can be in Edinburgh city centre in under 20 minutes.

See a detailed view of the area and get directions



Superbly connected



On foot

• Monkton House - 0.2 mile



By car

- David Lloyd Club, Shawfair - 1.5 miles
- Danderhall Primary School - 1.7 miles
- Shawfair train station - 1.8 miles
- Tesco Extra - 1.9 miles
- City Bypass - 2.5 miles
- Fort Kinnaird Retail Park - 2.9 miles
- Royal Infirmary - 3.2 miles
- Dalkeith Country Park - 3.3 mile
- St David's RC Primary School - 3.9 miles
- St David's RC High School - 4.4 miles
- Dalkeith High School - 4.7 miles
- Portobello Beach - 4.7 miles
- Kings Acre Golf Club - 4.8 miles
- Eden Rock Climbing - 5.6 miles



By rail from from Shawfair train station

- Edinburgh Waverley - 18 mins
- Galashiels - 38 mins

See a detailed view of the area and get directions >

The Monktons

The development

The Arran
3 bedroom semi-detached home
Plot 43

The Avon
3 bedroom semi-detached home
Plots 40, 41, 42, 44 & 45

The Barrie
4 bedroom detached home
Plots 10, 18, 27, 28 & 50

The Blair
4 bedroom detached home
with detached garage
Plots 19, 20, 38, 39, 48 & 49

The Bryce
4 bedroom detached home
Plots 5, 9, 29, 47 & 51

The Cairn
4 bedroom detached home
Plots 46 & 52

The Cleland
4 bedroom detached home
Plots 1 & 16

The Colville
4 bedroom detached home
Plots 21, 23, 24 & 30








The Elliot
4 bedroom detached home
with detached double garage
Plots 13, 35 & 55

The Crichton
5 bedroom detached home
Plots 2, 8, 14, 17, 22, 31 & 36

The Dewar
5 bedroom semi-detached home
Plots 15, 25, 26, 37 & 57

The Garvie
5 bedroom detached home
Plots 3, 6, 7, 12, 33, 34, 54 & 56

The Lowther
5 bedroom detached home
Plots 4, 11, 32 & 53

-  Block Paving
-  Monoblock Paving
-  1.8m Timber Fences
-  1.8m Feature Walls
-  Hedge
-  ss Sub Station
-  ps Pumping Station



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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Choose the home that's right for you



The Arran
3 bedroom semi-detached home



The Barrie
4 bedroom detached home



The Bryce
4 bedroom detached home



The Avon
3 bedroom semi-detached home



The Blair
4 bedroom semi-detached home



The Cairn
4 bedroom detached home



The Cleland
4 bedroom
detached home



The Dewar
5 bedroom
detached home



The Garvie
5 bedroom
detached home



The Colville
4 bedroom
detached home
with study



The Elliot
4 bedroom
detached home
with study



The Lowther
5 bedroom
detached home



The Crichton
5 bedroom
detached home



Photography from a previous Cala development

Desirable in every way

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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

[Click here to find out more about our Accessibility Features](#)



Photography from a previous Cala development



Photography from a previous Cala development

What our customers say



Photography from a previous Cala development

“ 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.

We fell in love with the style of the house right away as it ticked all our boxes.

I have my own office where I can work from home and the kids have their own bedrooms which are all the same size so there were no arguments about who gets which room.”

Purchaser at Oakbank,
Winchburgh



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See more customer stories, reviews and ratings >



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. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



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



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

The Monktons,
Craighall Village,
Millerhill

[Click here to arrange your viewing](#)



Stock photography

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