



Preston Glade

Linlithgow

Pre-launch information

CALA.CO.UK



**Subject
to
approval**
All details
subject
to change



Stock photography

Preston Glade

The development

Subject to approval
All details subject to change
CALA



This pre-launch brochure provides early information on the development layout and proposed home styles at Preston Glade plus a typical specification from our Light & Space range of homes. These details are subject to final approval and are for indicative guidance only. Accurate details will be available at the sales launch of Preston Glade.

The information and details contained in this document are correct as of 22.12.22

Specification

Kitchen

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Or Elica island suspended re-circulating extractor
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated stainless steel combination microwave oven
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

Bathrooms & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad in bedroom 1 en suite

Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

Wardrobe

- Bi-fold doors to 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
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB to kitchen and bedroom 1
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- EV charging points on MacRae, Melville & Moncrief housetypes, future provision pre-wiring to all other housetypes

Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

Garage

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

Externals

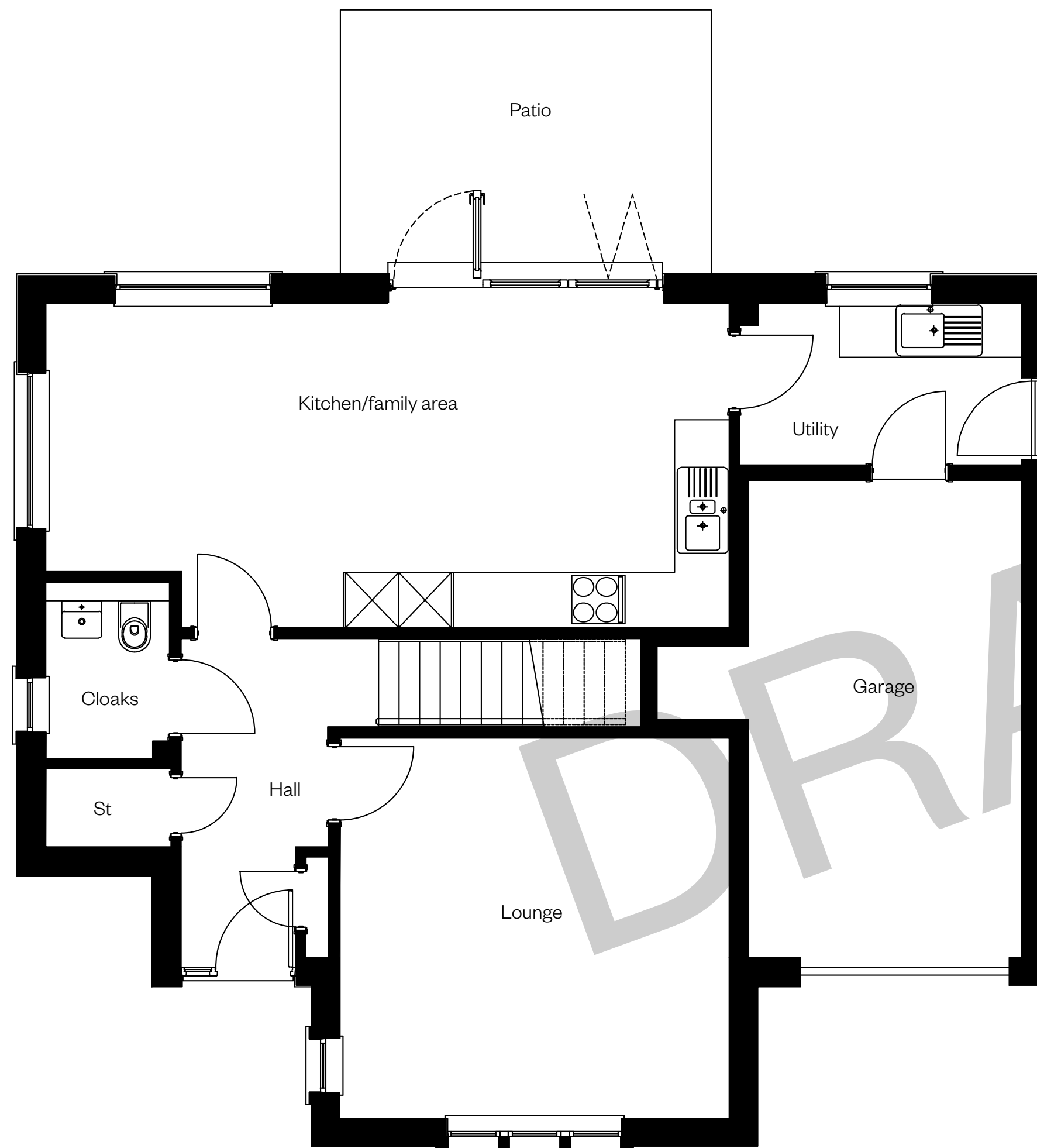
- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- 1.1m fence to rear of walled gardens (as design dictates)
- Folding or French doors to rear patio (as design dictates)
- Outside cold water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



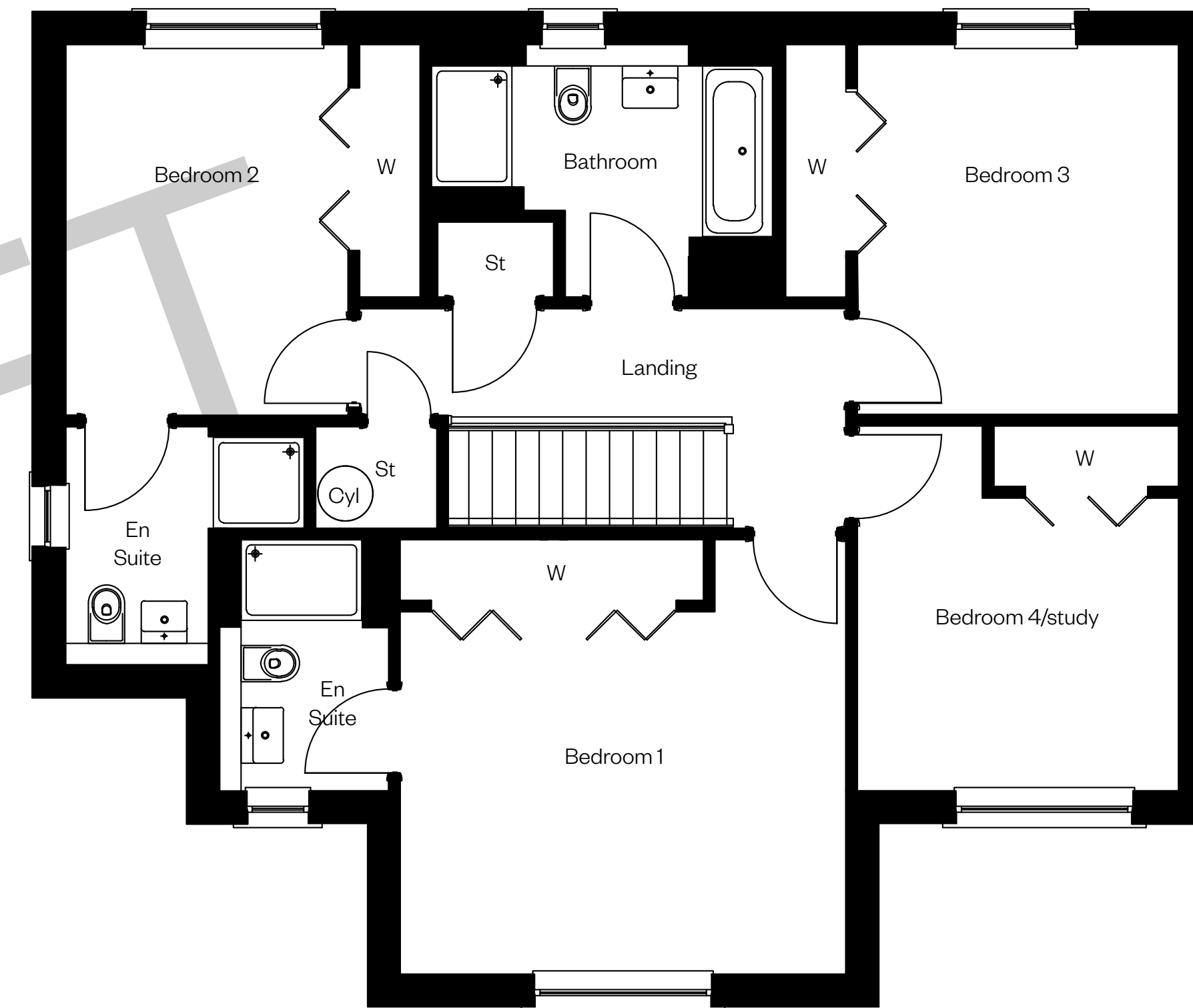
The Cleland

Plots 18, 44

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Ground floor



First floor

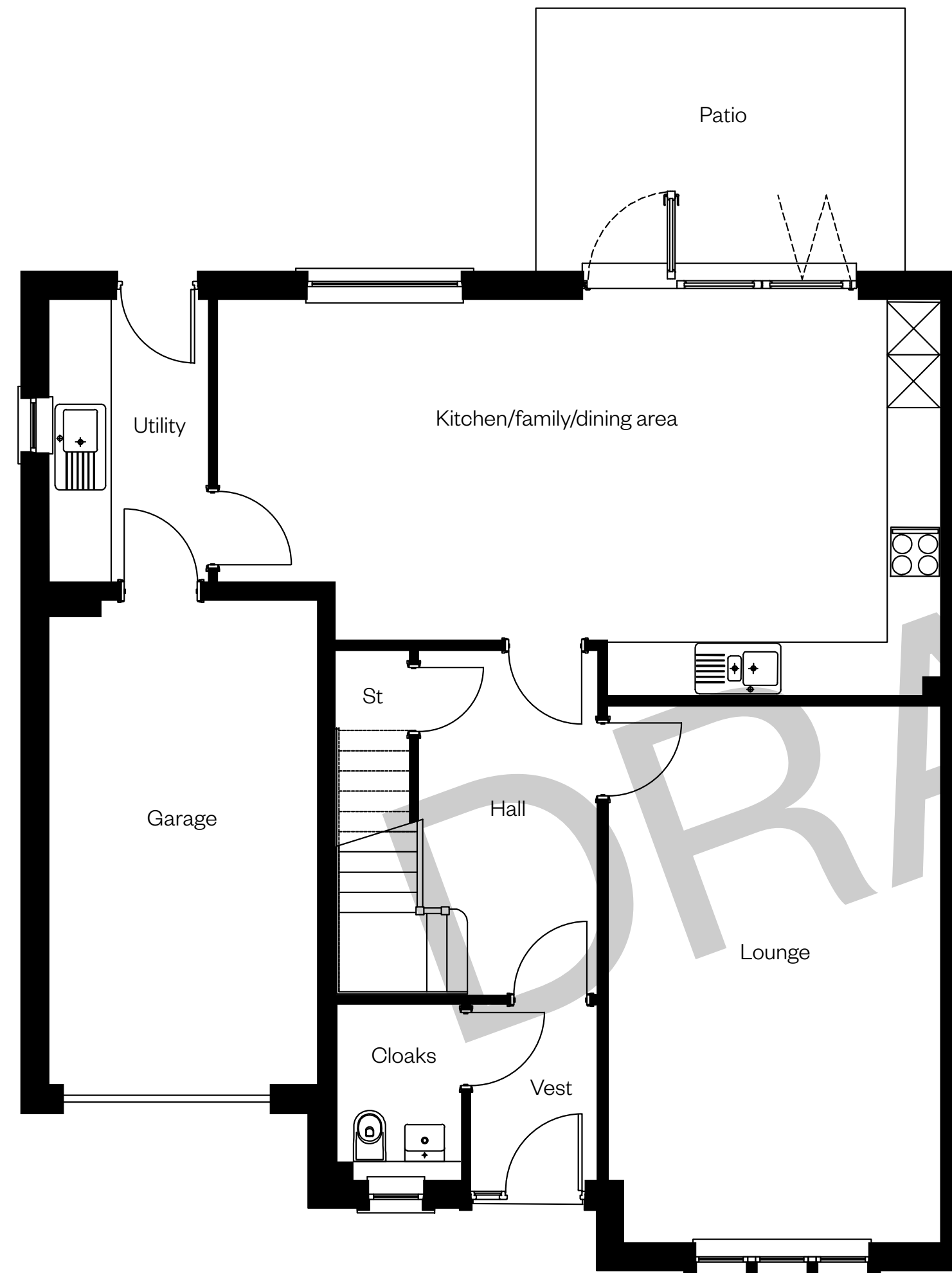
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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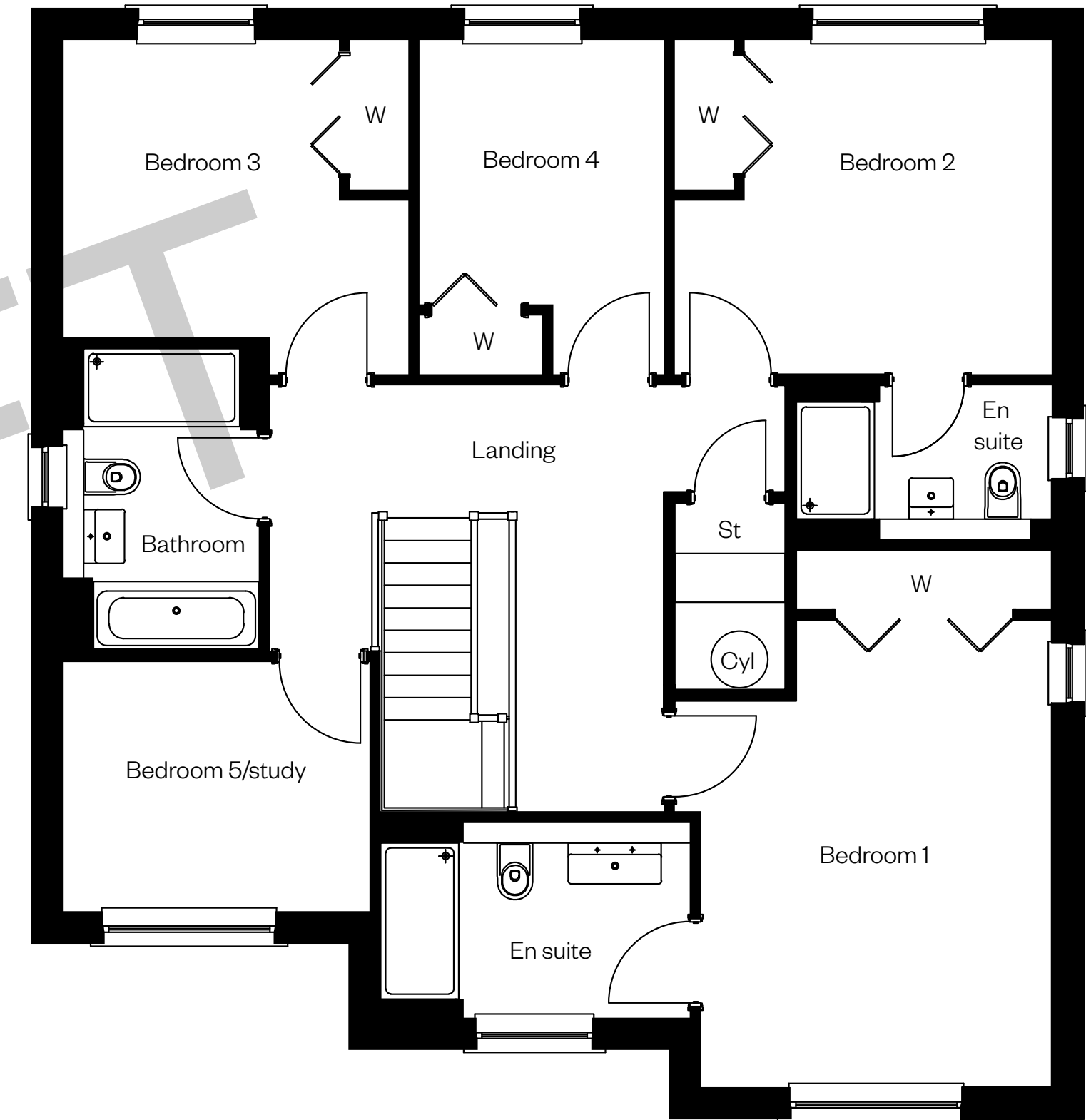
The Darroch

Plots 17, 23, 26, 28, 32, 38, 40

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Ground floor



First floor

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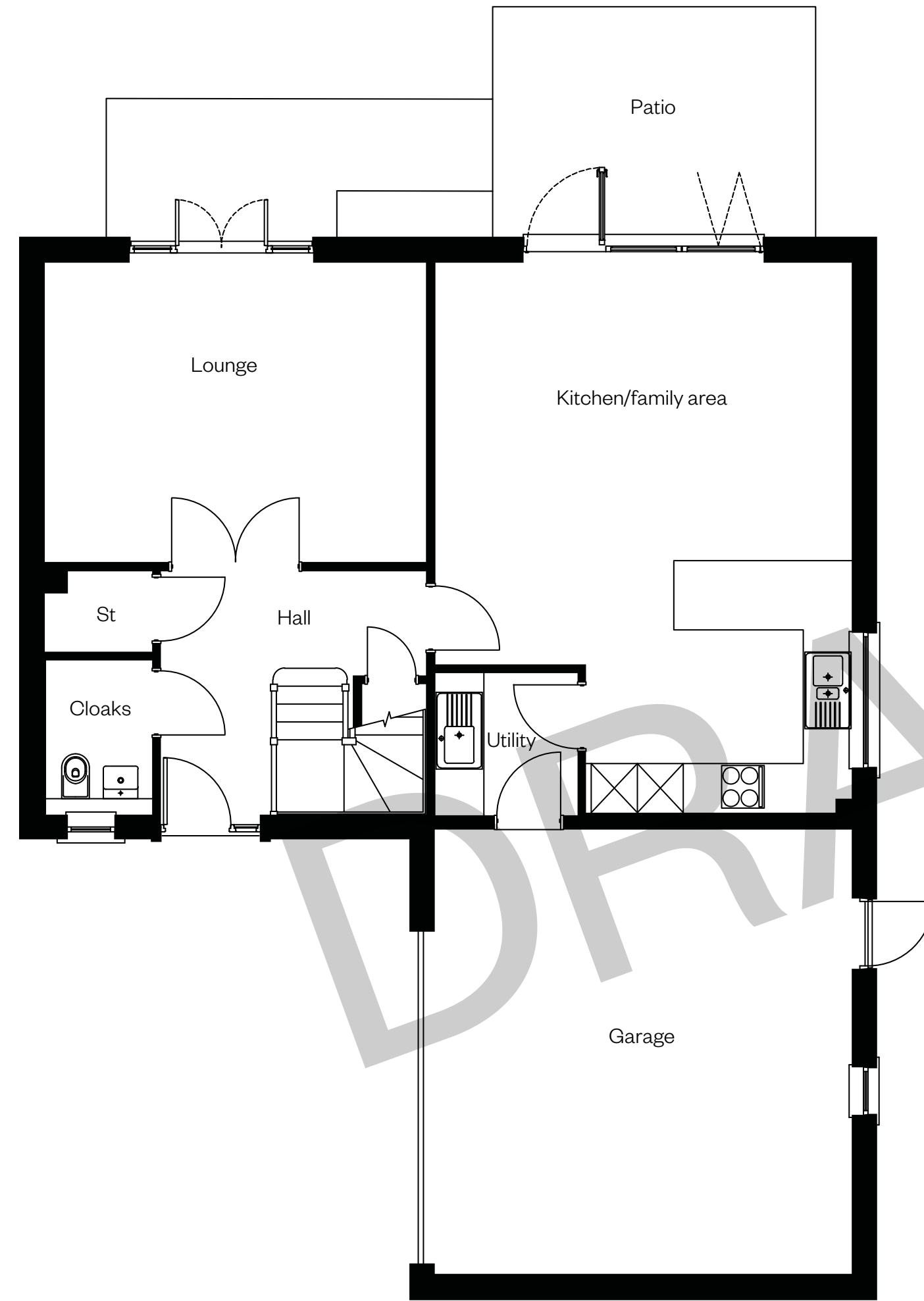
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The Dewar

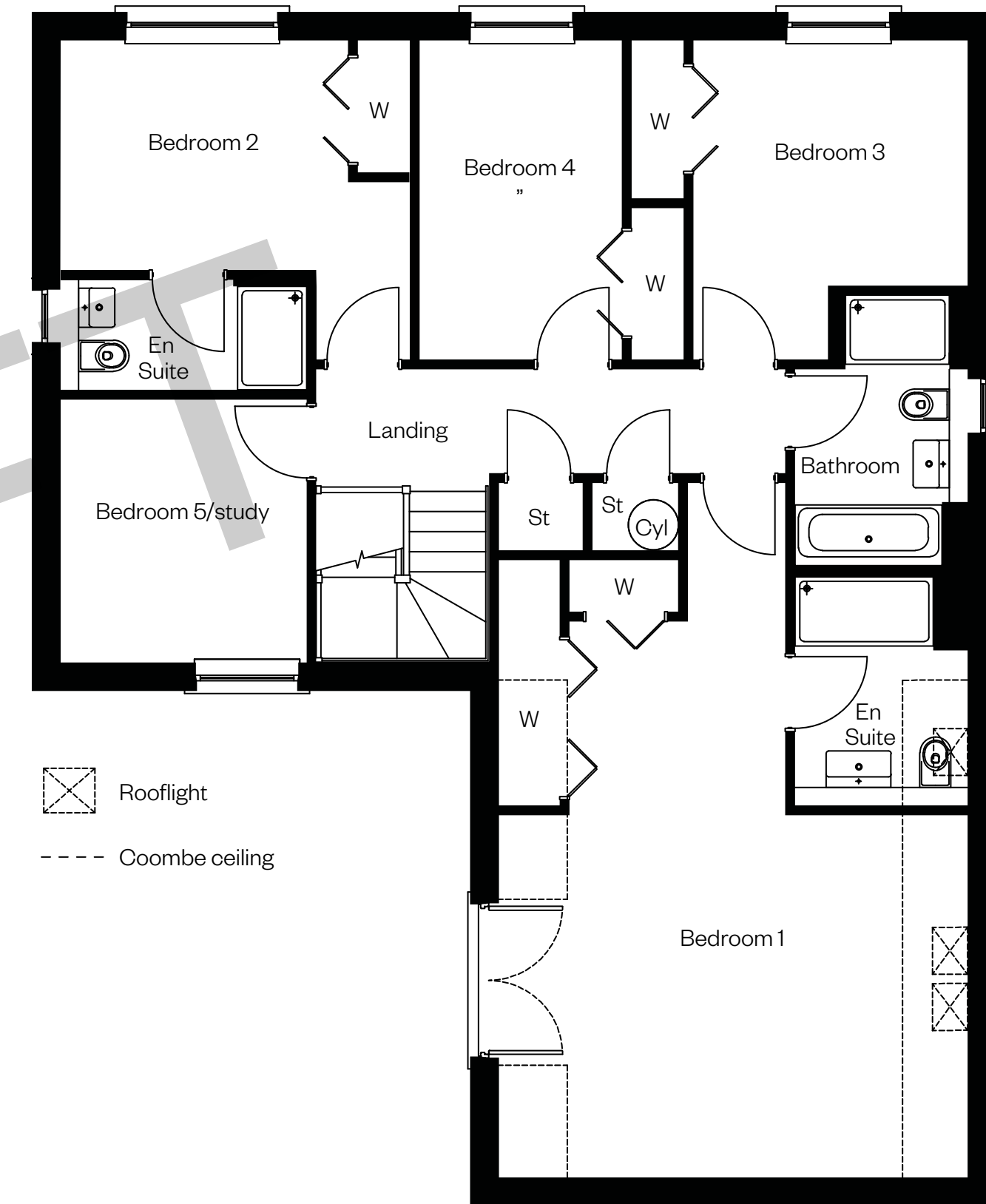
Plots 36, 43, 45 & 51

Plots 36 and 52 are as shown. Plot 45 is handed.



Please note Plot 43 has a slightly different layout.
Please speak to a sales advisor for details.



Ground floor



First floor

-  Rooflight
-  Coombe ceiling

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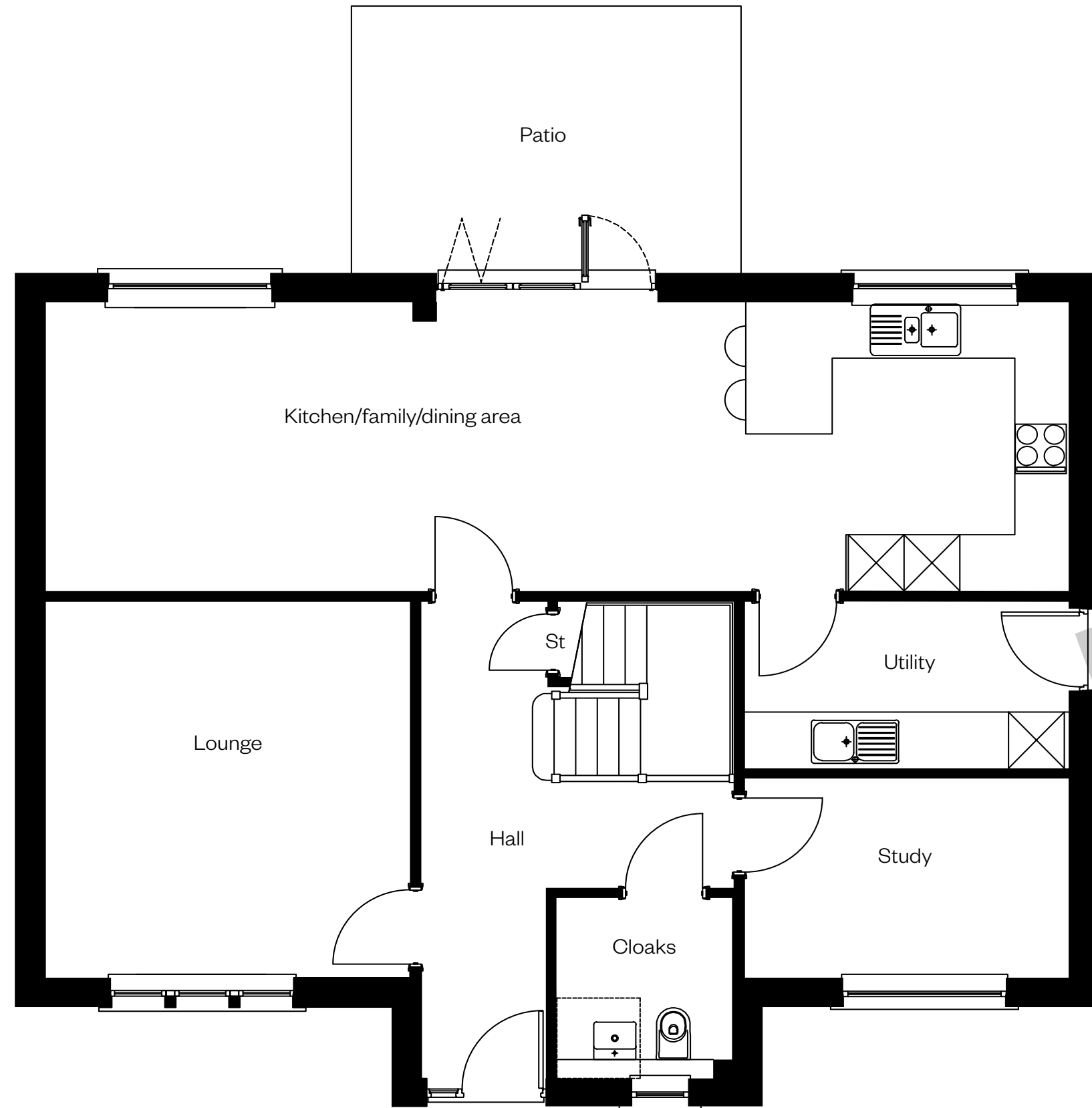
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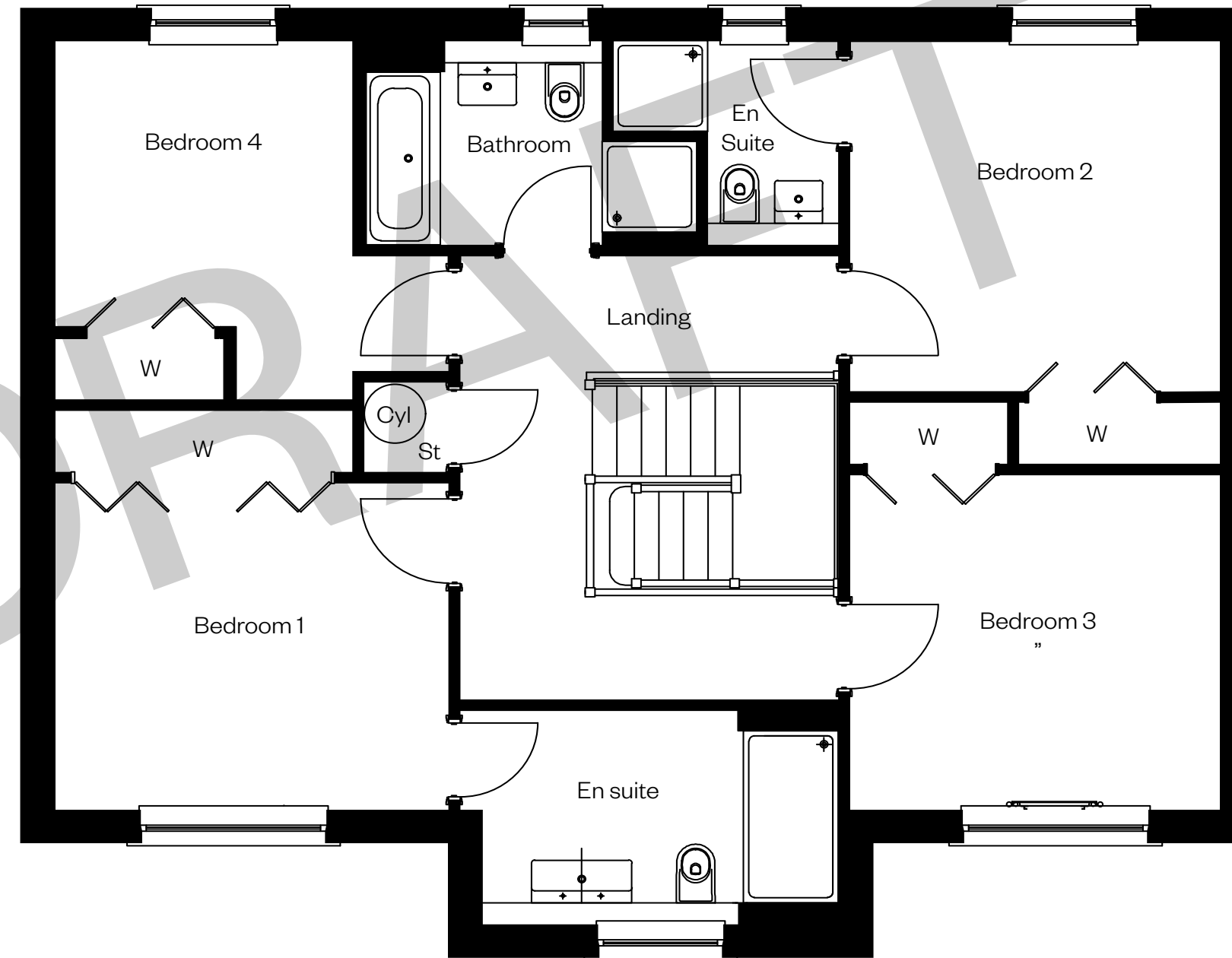
The Elliot

Plots 24, 27, 35, 56, 57, 58, 59

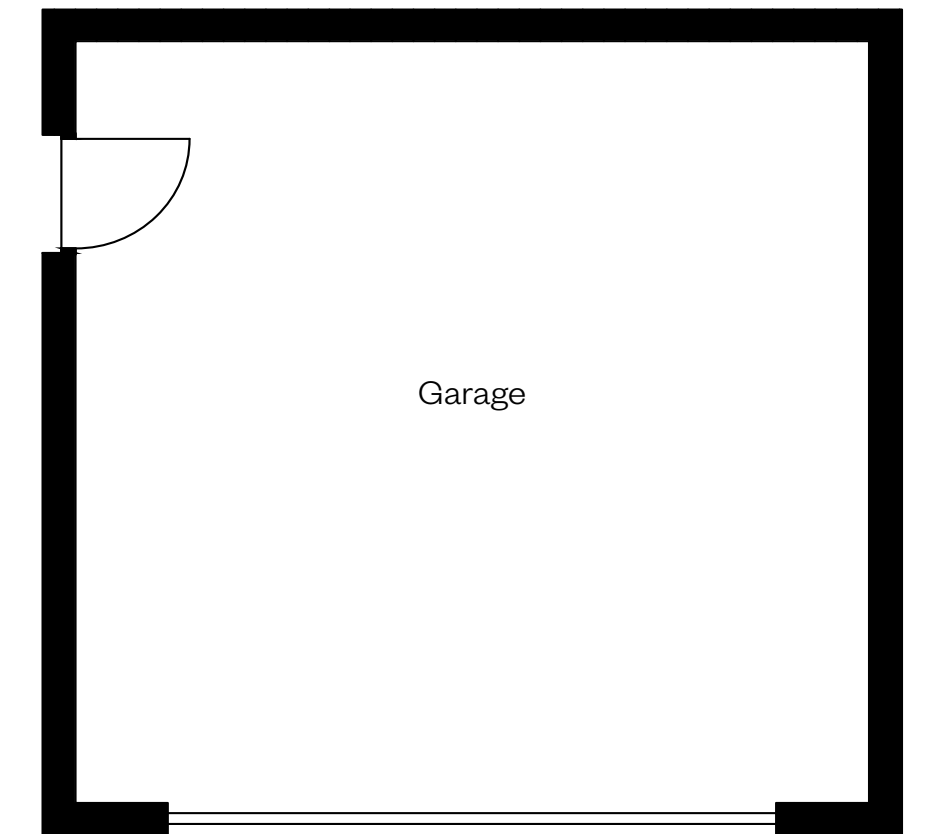
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Ground floor



First floor



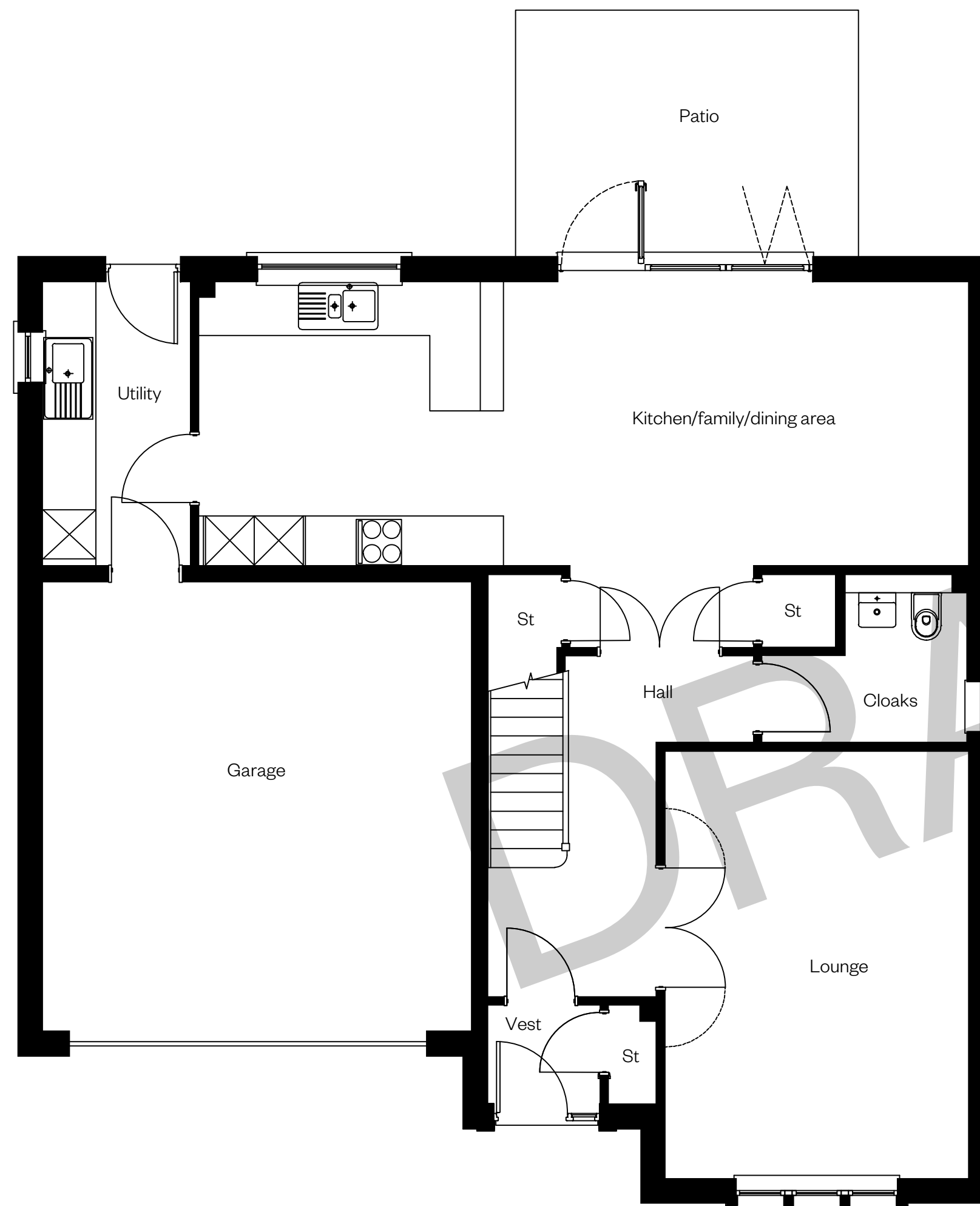
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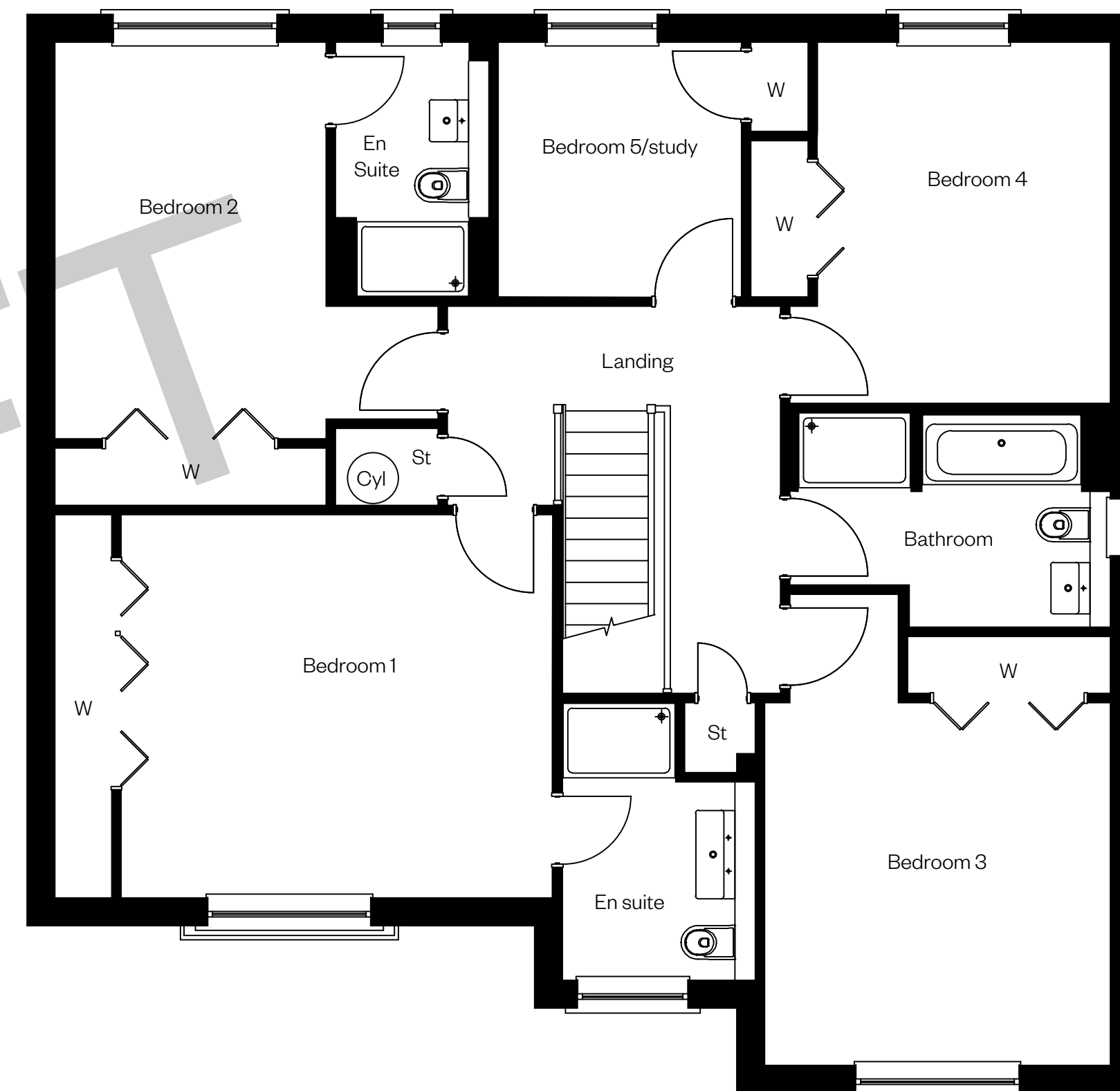
The Garvie

Plots 20, 22, 33, 34, 37, 39, 41, 46, 47, 50

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Ground floor



First floor

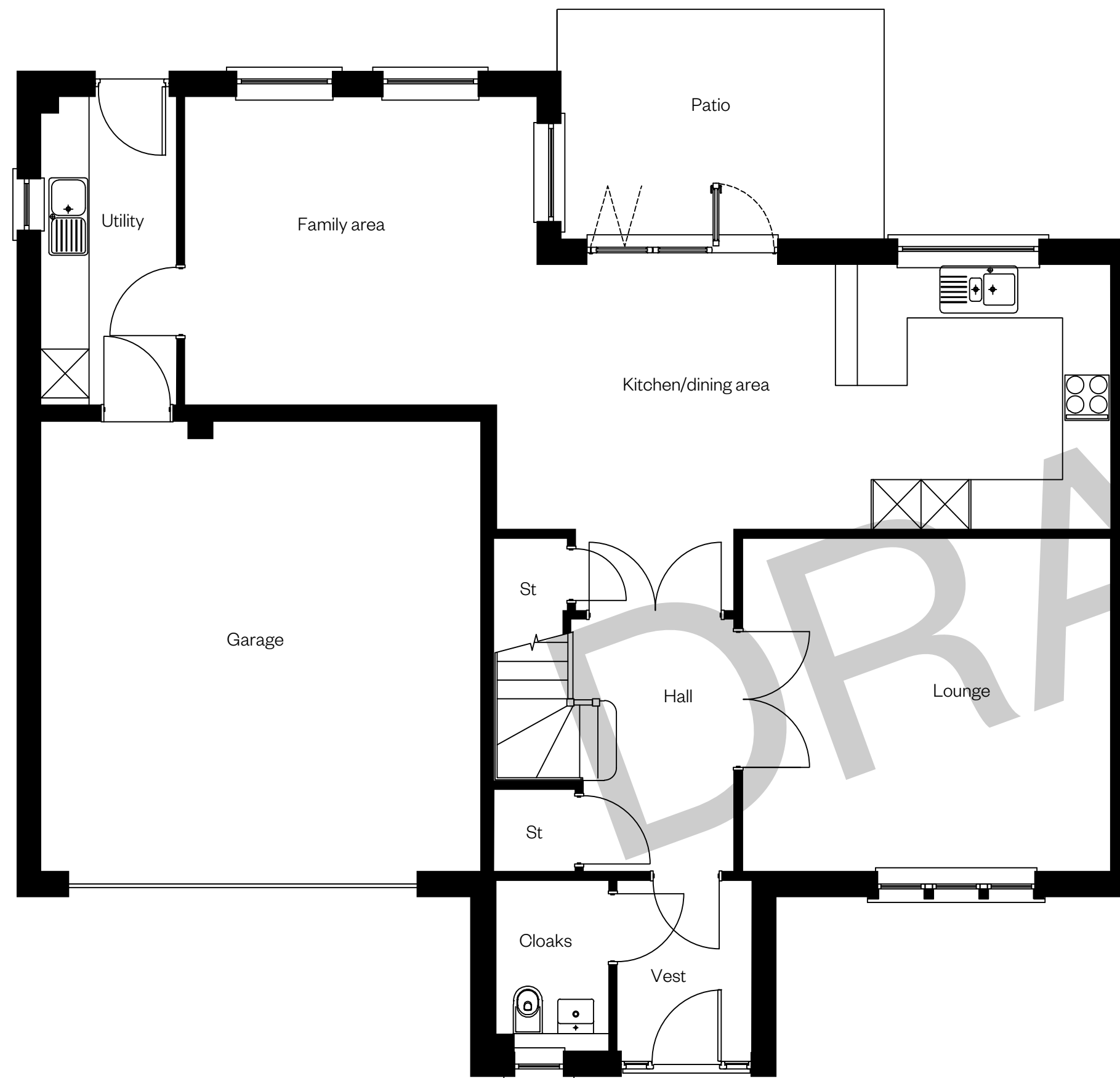
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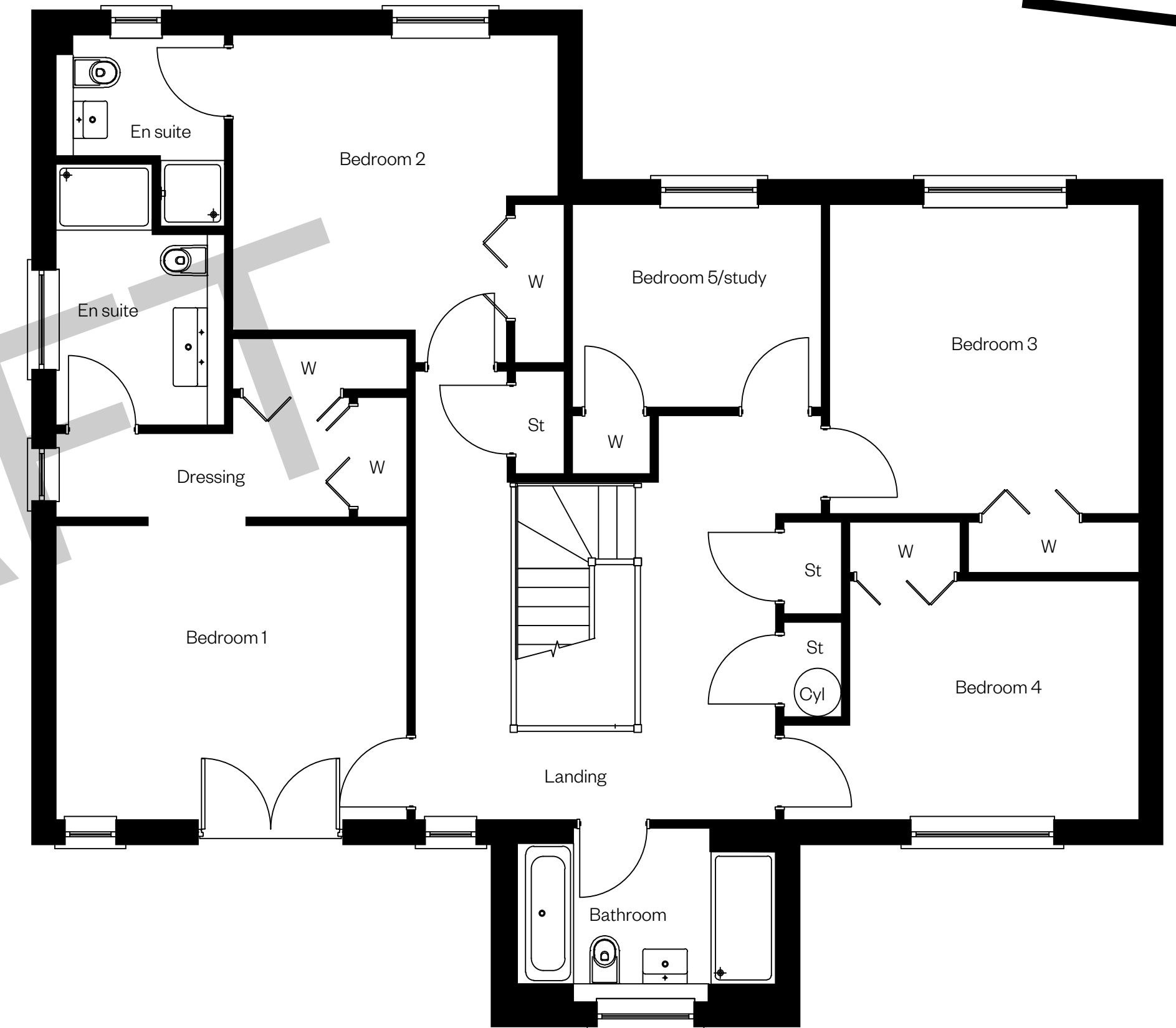
The Kennedy

Plots 21, 31

Subject to approval
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Ground floor



First floor

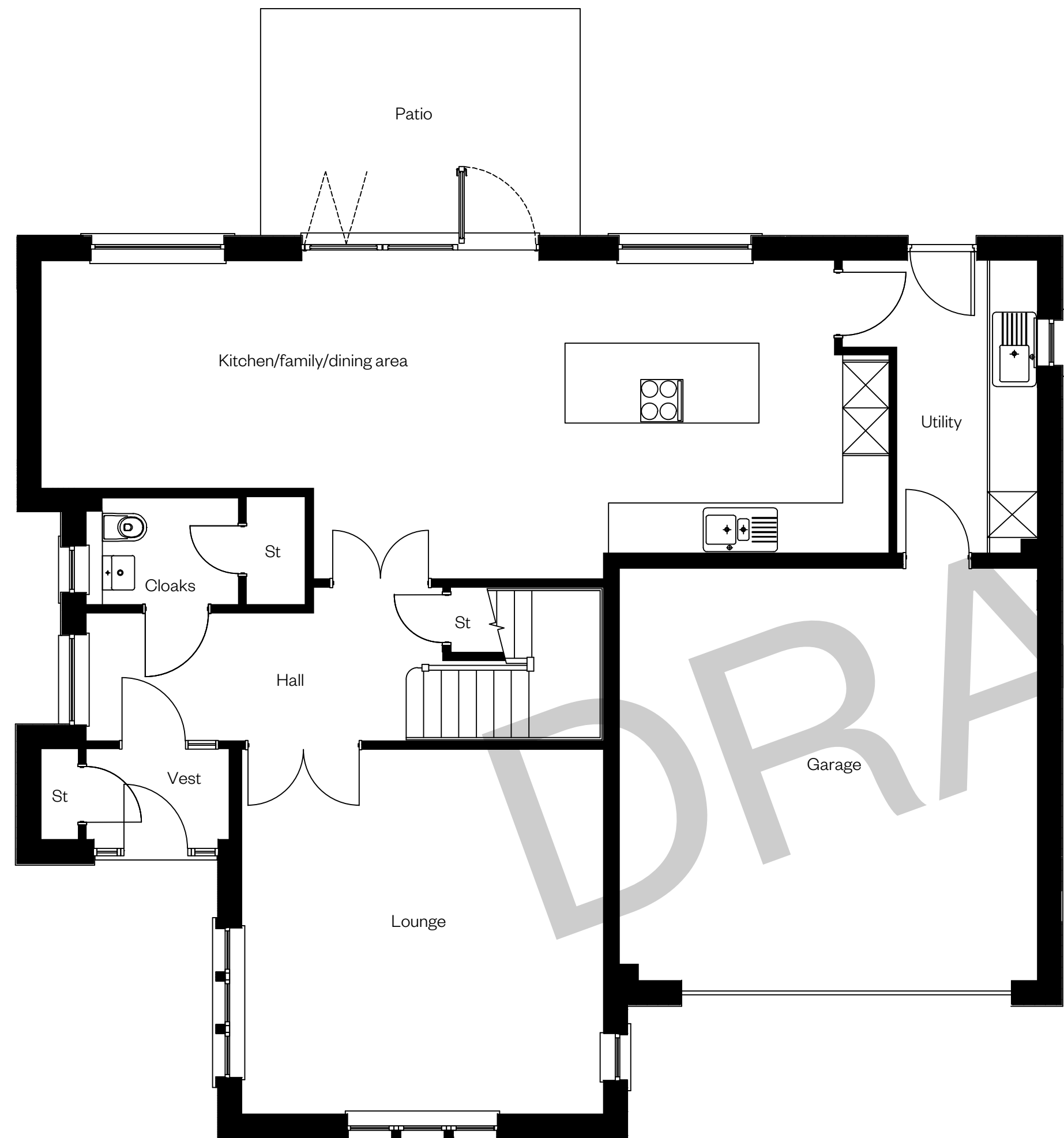
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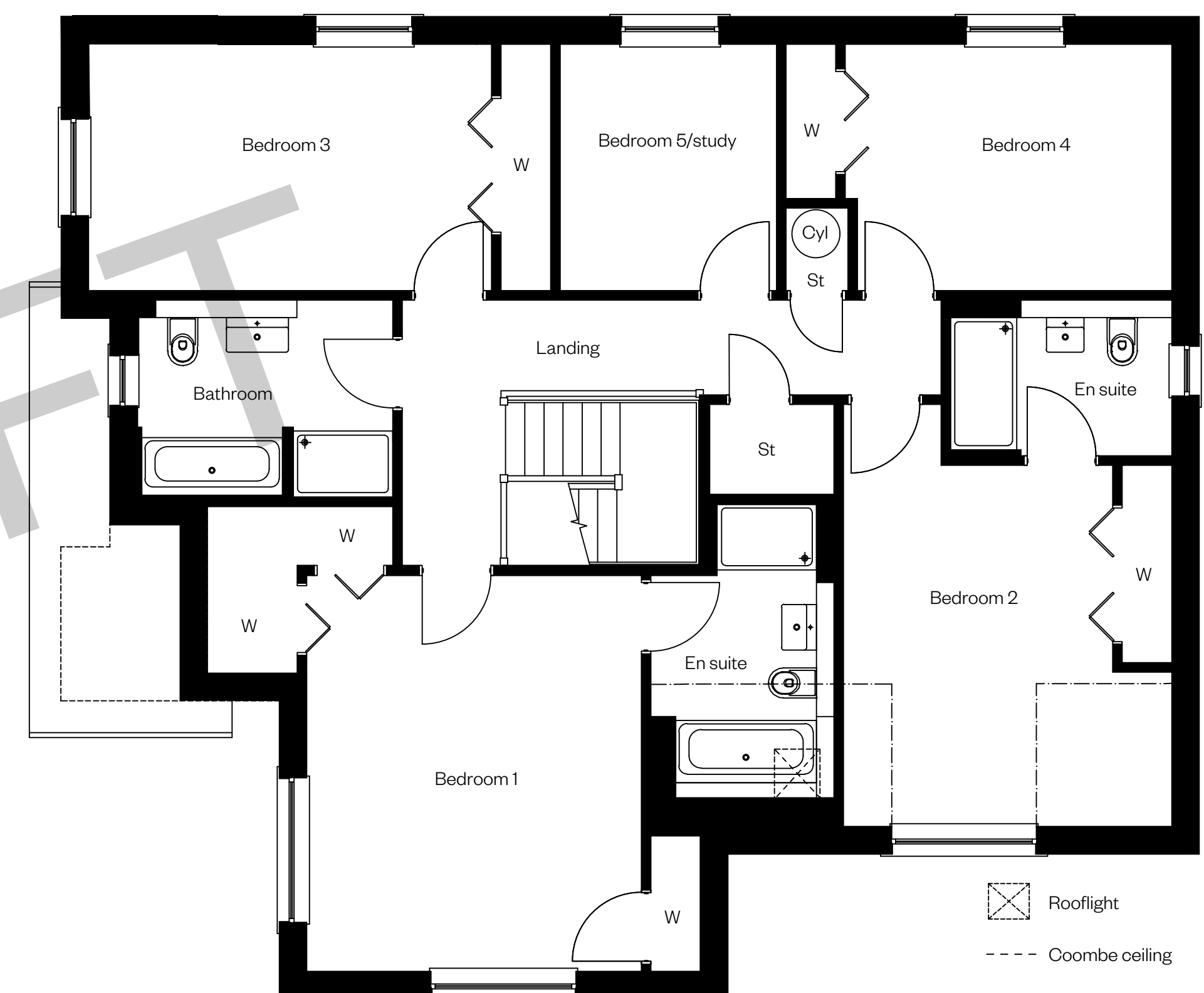
The Lowther

Plots 30, 42, 48, 49

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Ground floor



First floor

⊠ Rooflight
--- Coombe ceiling

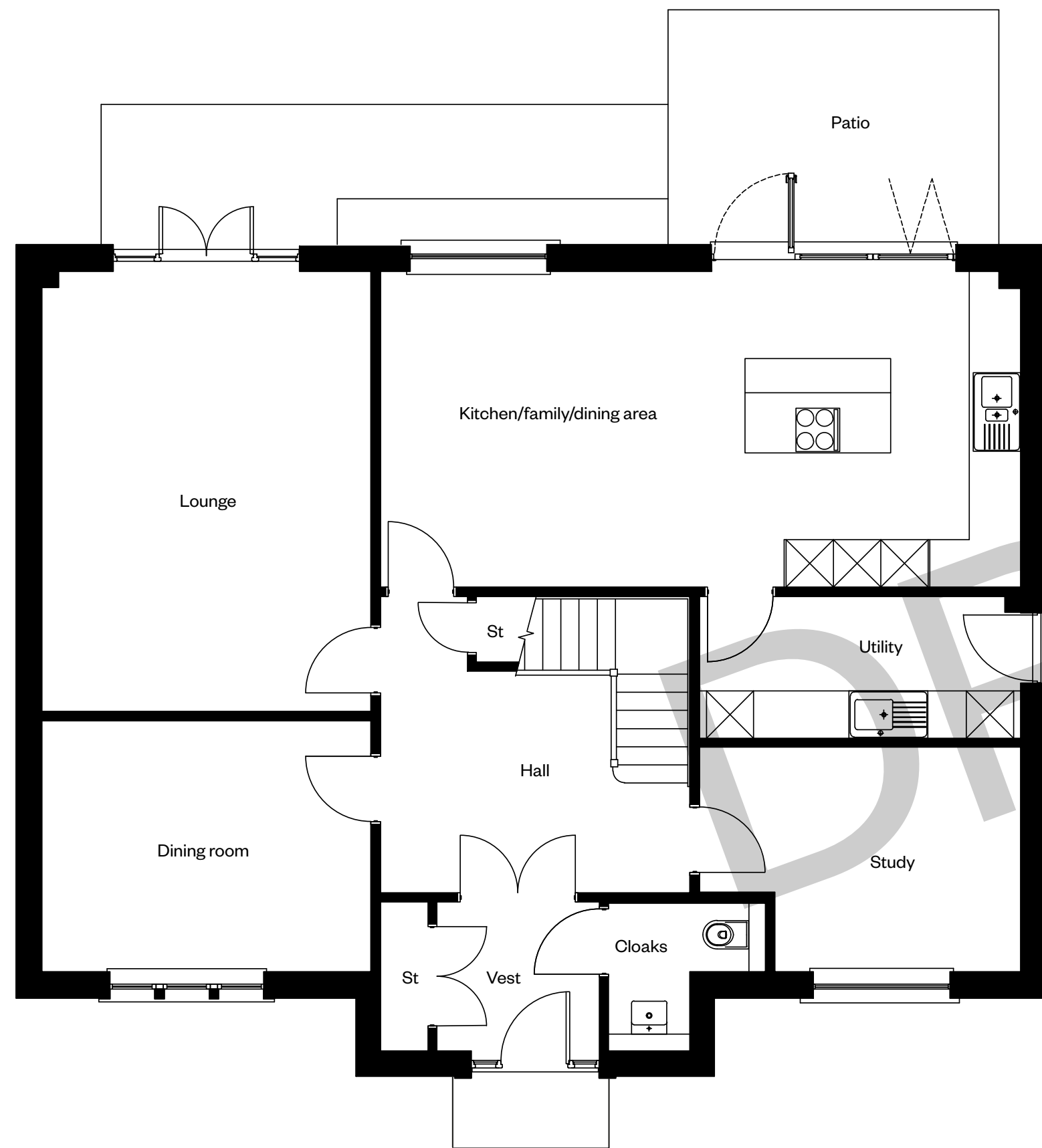
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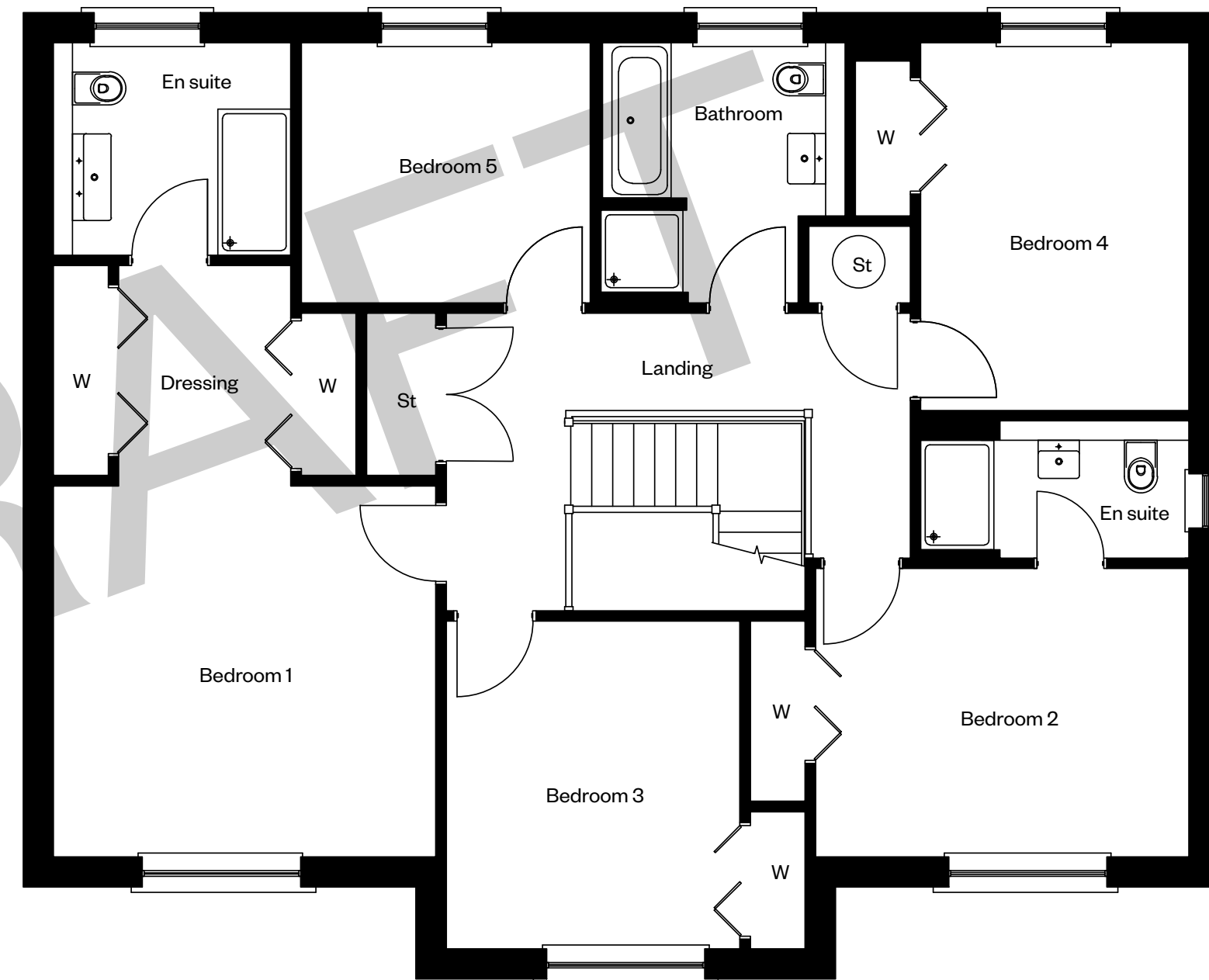
The MacRae

Plots 16, 19, 29, 55, 60

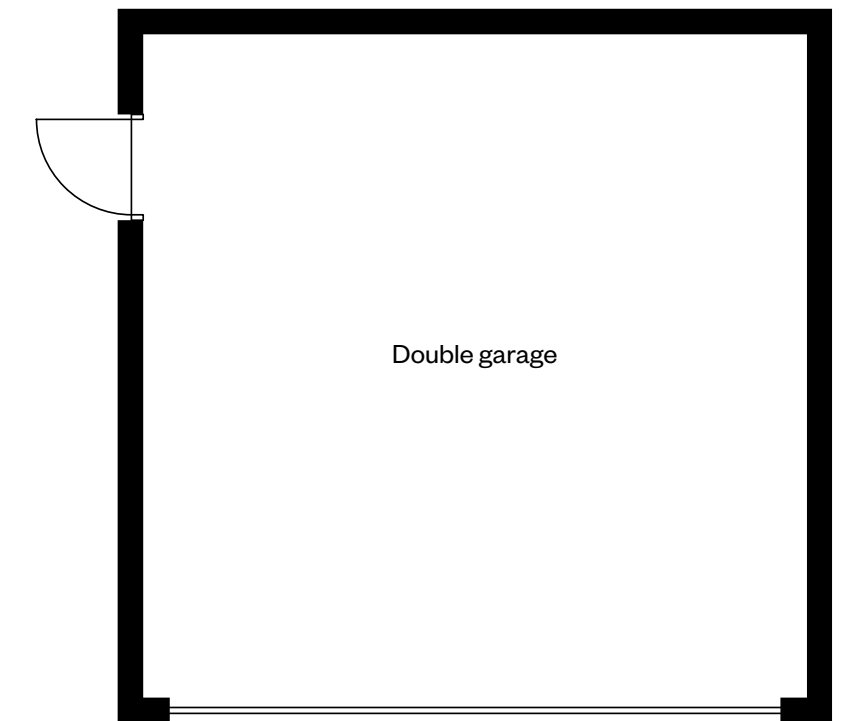
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Ground floor



First floor

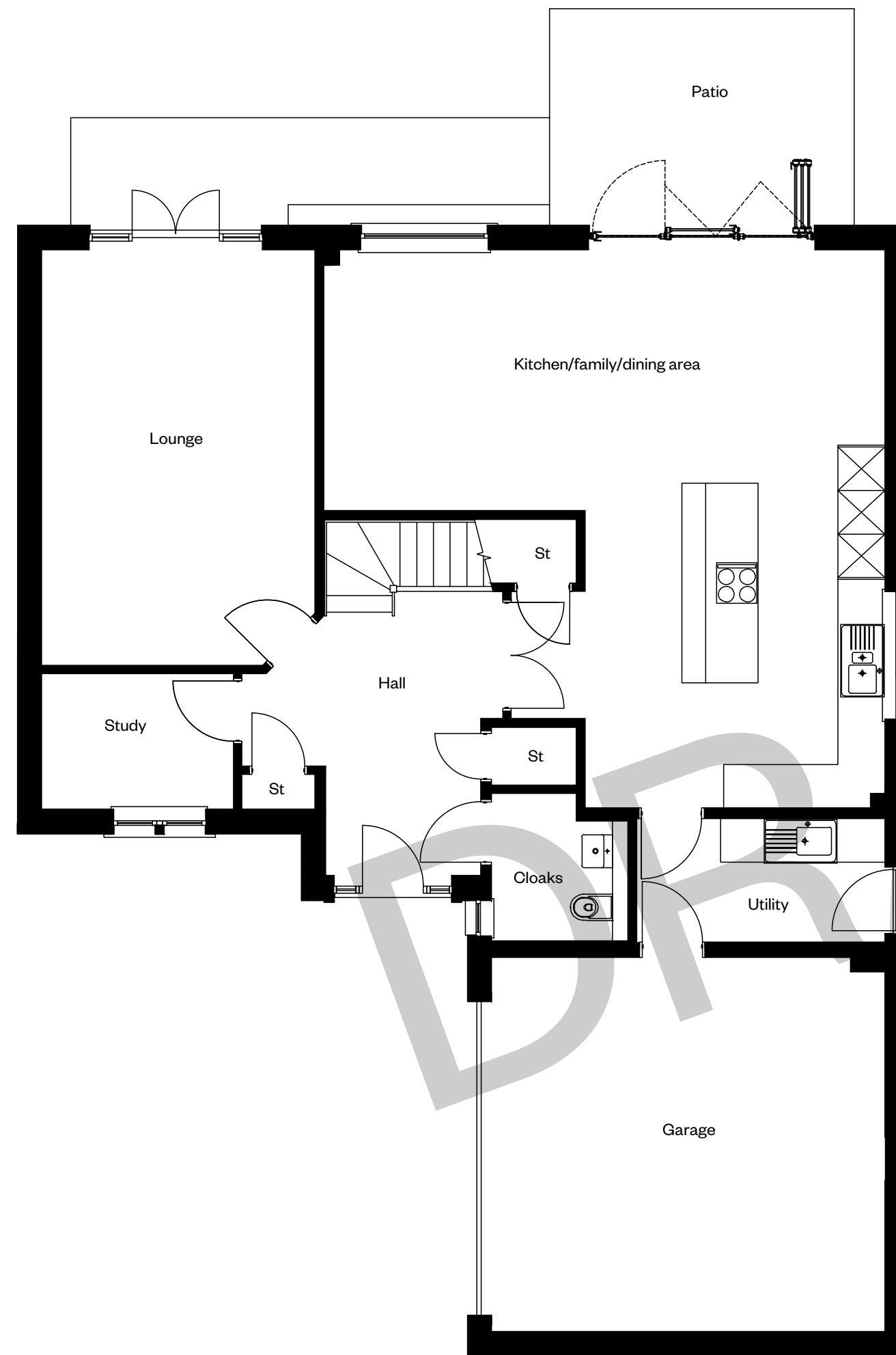


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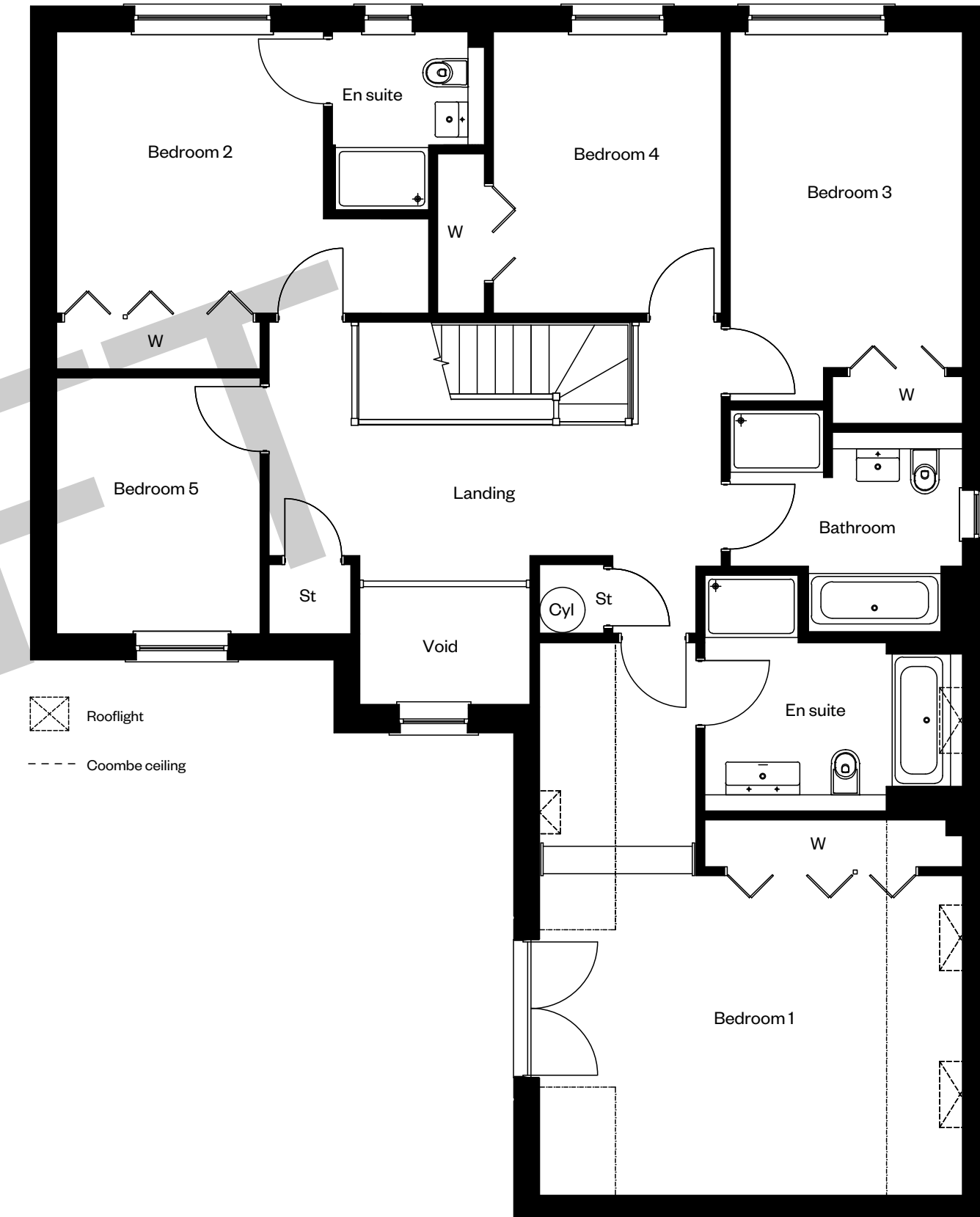
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The Melville

Plots 25, 52



Ground floor



First floor

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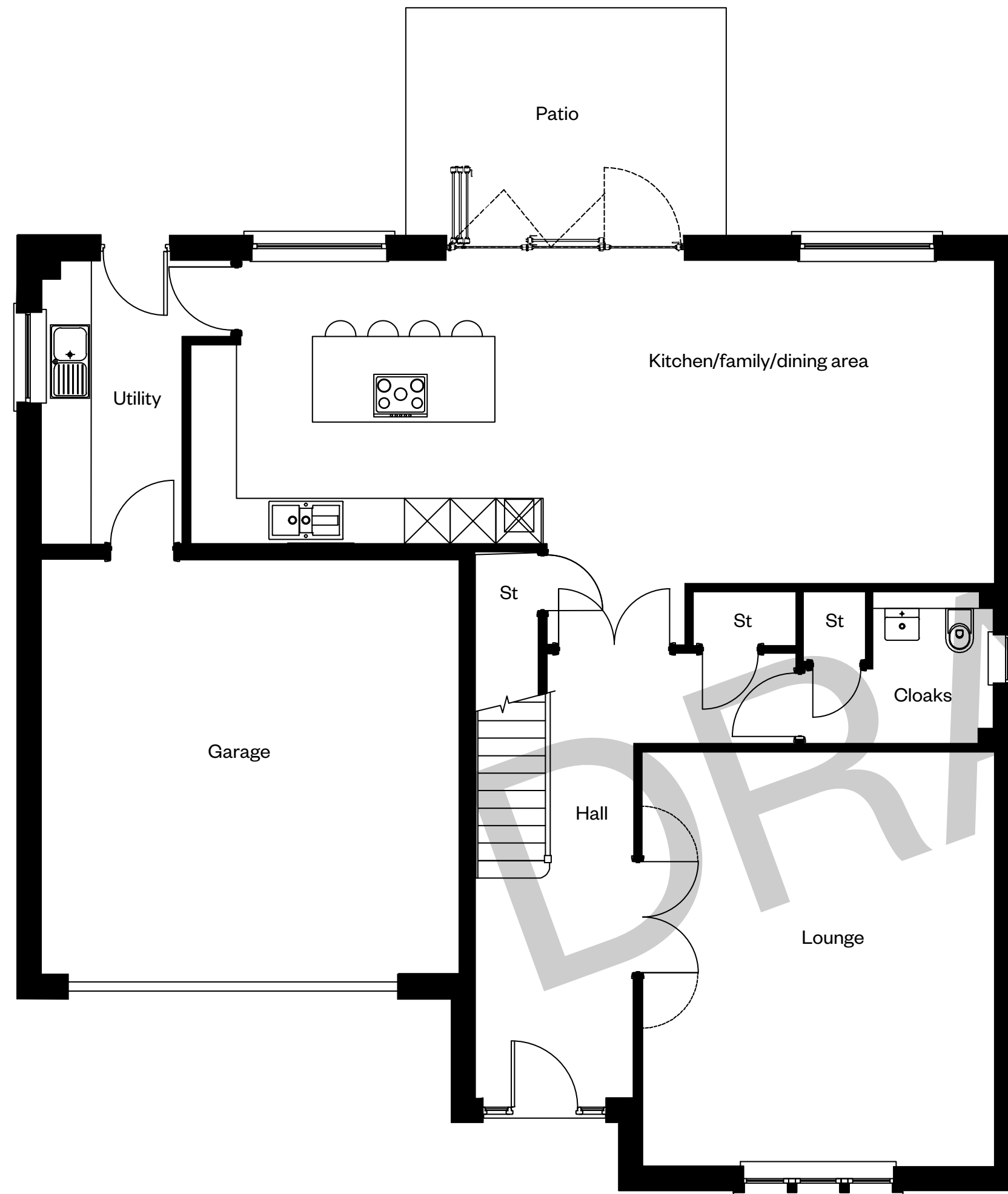
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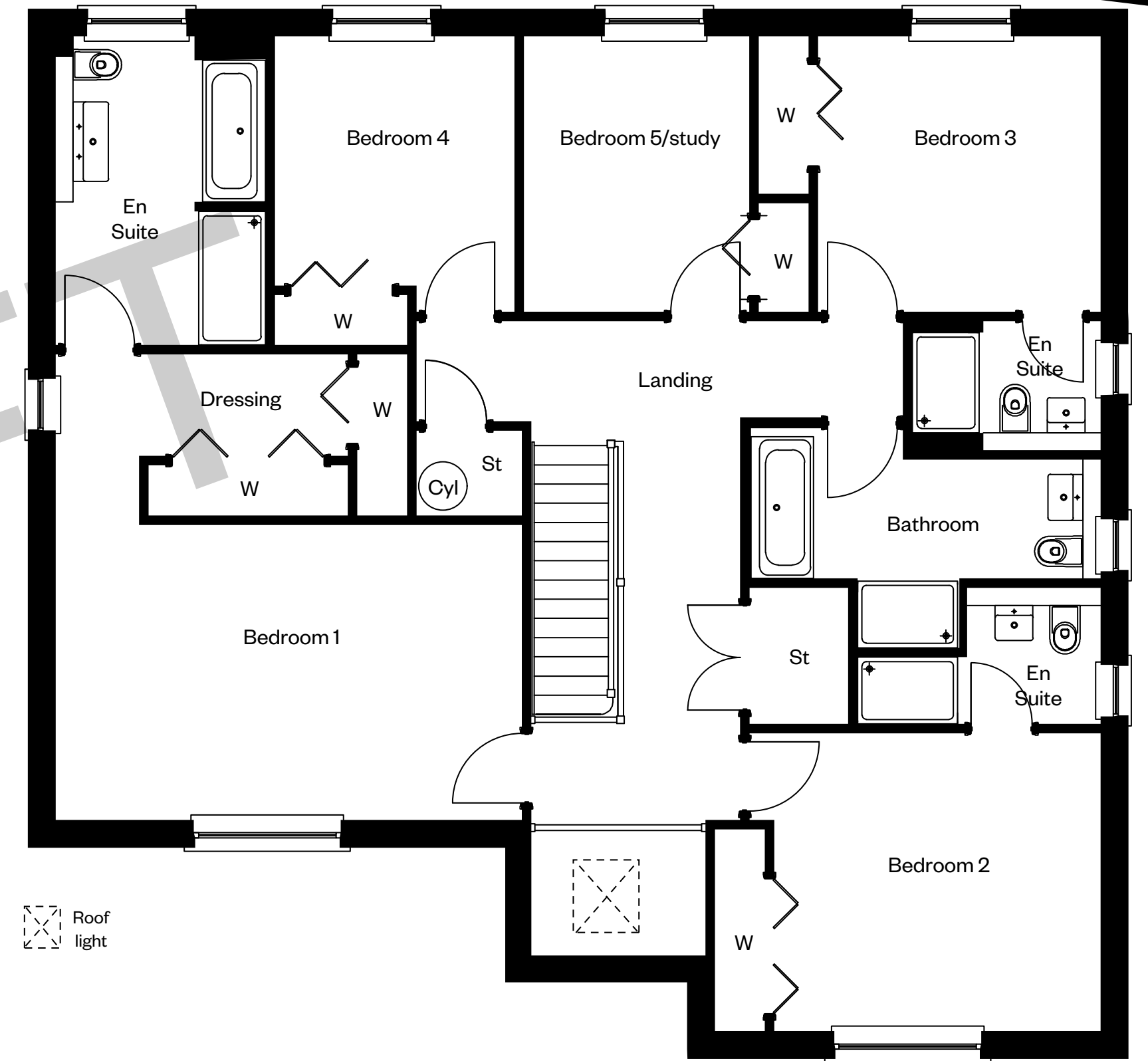
The Moncrief

Plots 53, 54

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Ground floor



First floor

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Cala reservation

Frequently asked questions

1. Can I reserve or hold a home of my choice prior to launch?

Cala will not hold or reserve any home prior to the official launch of a development. We do not have, or operate, 'waiting lists'. Everyone on our development database is given equal communication on any new releases along with when these will be available for reservation and the process involved in reserving a home with Cala. For this reason, we strongly encourage all interested parties to register on the Cala Homes website and opt-in to receive email alerts. In addition we would encourage you to make direct contact with our Sales Consultants to confirm your interest and status.

Prior to the launch we are happy to discuss our homes with you, answer any queries you may have and note your interest on specific home/s on the development so that we can ensure you are made aware of release dates, but we cannot hold any plots.

2. Can I be certain that I will be able to secure the home I am interested in?

Release dates and prices are given to the full development database in advance of being published on our website so that everyone has equal opportunity to secure the home of their choice. Please note that we accept reservations on the first come first served basis from the day of release, subject to financial qualifications and position of each buyer.

3. What is required to reserve a home with Cala?

If you are interested in securing one of these properties, we would strongly recommend that you to speak to our sales team to confirm your position and we also require that you to speak with our financial advisors to go through the qualification process. In order to complete our 28 day missive period priority will be given in most cases to non-dependant buyers (e.g. already sold their home, cash buyers, or are under offer), please speak to our sales team for details.

In order to secure a reservation, Cala Homes (East) Ltd will require proof of identity and address within a 48 hour timescale after release. This can be provided by means of passport or photo driving licence along with a current utility bill/council tax bill/Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Cala Homes (East) Ltd to satisfy laws on Money Laundering. Please ask our Sales Consultants for more details.



Cala reservation

Frequently asked questions

4. Will I be able to see the property before purchasing?

The majority of our homes are purchased off-plan, and therefore are not available to view ahead of customers purchasing.

However, depending on the style of property you choose, we may be in a position to invite you to view a showhome on the development you are interested in or on another development nearby to let you see the layout of the same or a similar property. You can view our range of showhomes at <https://www.cala.co.uk/about-cala/find-a-showhome/>

5. Can I find out the sizes of the rooms?

The details on specification and approximate sizes of the rooms will be provided in the official brochure at the sales launch.

6. When will the prices of the homes be confirmed?

Pricing for each release of homes will be made available ahead of the release date and will be communicated to the database.

7. Can I change the layout or specification if the property is not built yet?

At Cala we pride ourself on offering well designed layouts and high specification throughout as standard. We are unable to alter any layouts, however we do offer a list of optional items to help you personalise your new home.

8. Will Part Exchange be available?

Part Exchange is a service that is offered on selected homes and developments across the region. We do not usually offer this on future developments or homes ahead of launch, however, we still encourage you to speak with our sales team if you have a house to sell and we will be happy to explain how we may be able to help.