



# Ballagan Woods

Killearn



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# Sought-after semi-rural living

Nestled on the edge of the charming, close knit village of Killearn, surrounded by beautiful countryside yet with excellent transport links to Glasgow and Stirling, Ballagan Woods offers a highly desirable lifestyle for all kinds of buyer. You'll also be just a short drive from a host of amenities, from shops, pubs and restaurants to the primary school.



Local photography



Stock photography



Local photography

# A delightful range of homes

Ballagan Woods offers a selection of 2, 3, 4 and 5 bedroom homes, ideally suited to first time buyers, growing families and downsizers alike. Boasting unique elevational treatments complimentary of the rural surroundings, this exclusive collection of 89 homes will include a range of house styles, from sought-after bungalows, terrace and semi-detached homes to larger detached properties, including our stunning MacRae with additional recreational space over the garage for flexible family living. With plentiful green space throughout and a woodland play area on site, this is the perfect development for families of all stages.



Stock photography

# A welcoming community awaits

In Killlearn itself you'll find a friendly community waiting to welcome you with a variety of groups and activities to get involved with. In the heart of the village is the historic Old Mill pub, set in a former 18th century weaving mill, while the Kitchen Window offers sophisticated city dining in a scenic rural setting.

The famous West Highland Way sits right on the edge of the development – perfect for sunny weekend walks. And if you're looking for an alternative walk or bike ride in the country, the world-famous Loch Lomond & The Trossachs is just 3 miles down the road.



# The perfect environment

Ballagan Woods semi-rural surroundings offer a breath of fresh air. Enjoy nature reserves, parks and open water just minutes from home. We've also paid close attention to nature within the development itself with bat boxes, bee bricks and bird boxes placed throughout and green corridors allowing natural movement for resident wildlife.



# Take in the wonders of nature

While Glasgow and historic Stirling are within easy reach, it is the picturesque countryside surrounding Ballagan Woods that really sets it apart. And most impressive of all is the truly spectacular Loch Lomond & The Trossachs, Scotland's first National Park and home to lush landscapes, sprawling glens and lochs, plus rocky peaks as far as the eye can see. What's more, with part of the famous West Highland Way walk sitting right on the boundary of Ballagan Woods, you'll find beauty in everyday living at this enviable location.



# Enjoy your level of activity

Whether a gentle stroll is your thing, or you prefer sport or activity of a more vigorous nature, there will be something for you to enjoy in the local area. The Killearn Heritage Trail includes seven different paths, taking in local beauty spots and landmarks, while Strathendrick and Balfron golf clubs are ideal for a relaxing round. The Buchanan Arms hotel and leisure club is also close by for swimming, fitness classes, squash and gym.

For those keen on water sports, nearby Loch Lomond offers a wide variety for all interests and levels of ability including; paddleboarding, kayaking, canoeing, wind surfing, sailing and more.



# Top class schooling

Parents will be pleased to find a good range of schools for all ages nearby. Mulberry Bush Montessori is based in Killearn for preschool-age children, while Killearn Primary & Nursery School is in the heart of the village. Nearby Balfron High School is also especially well rated, and regularly features highly in national league tables.



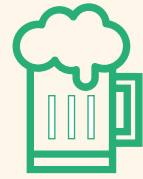


# Bright lights, city life

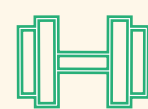
While the local area has everything you could want for an idyllic country lifestyle, vibrant Glasgow is just 40 minutes away in the car, ideal for commuting and for enjoying everything this exciting metropolis has to offer. The bustling city centre has an array of designer stores, pubs, restaurants and bars to sample, while those looking to take in some culture and heritage can do so at the Riverside Museum, Kelvingrove Art Gallery and Museum or the Science Centre.

Local photography

# Places to go



**Eating out** – A hop, skip and jump will take you to your local Oakwood Garden Centre for a relaxing coffee and homemade lunch. Just along the road from Ballagan Woods, you'll find an array of coffee shops and restaurants including the Turnip and Beet and the Beech Tree Inn. In the village centre itself, just 1.5 miles away, the picturesque Kitchen Window offers fantastic city dining, and the charming Old Mill pub is the perfect place to cozy up with some refreshing ales and homemade pub food.



**Sports and leisure** – Buchanan Arms & Leisure Club is just a short drive away whereby you can partake in fitness classes, yoga, gym exercises or even a game of squash. For golf enthusiasts, Balfron Golf club is less than 2 miles away. Passionate about all things water sports? You'll find a wide selection to partake in at nearby Loch Lomond.





**Shopping** – Your food shopping can be done at the local Co-op Food just 1.7 miles from Ballagan Woods, whilst nearby Milngavie will provide a wider range including M&S Simply Food, Waitrose, Tesco Superstore, Asda and Aldi.

Meanwhile, Killearn main street hosts a range of amenities including a post office and pharmacy.



**Walks and nature** – There's an abundance of green space nearby for walking and biking. Choose to take the 40 minute walk down to The Devil's Pulpit and be met with a breathtaking waterfall and stream, or walk up Dumgoyne & Earl's Seat and treat yourself to a wee dram at the Glengoyne Distillery on the way back. The Pots of Gartness can be reached in just a 40 minute walk where you'll be met with rocky pools and you may be lucky enough to spot some salmon leaping their way up the river at certain times of the year.





# Getting around



By foot: The first stage of the West Highland Way route runs past the development. Oakwood Garden Centre is also on your doorstep with an array of amenities on its site.



By car: Ballagan Woods sits just off the A81 making it well connected for journeys to towns and villages around the area, as well as the natural wonders of Loch Lomond & The Trossachs National Park. Those looking to commute to work can reach the delights of Glasgow in 40 minutes or Stirling in 30 minutes.



By bus: A bus service linking Stirling to Glasgow passes through Killearn, offering convenient transport to these cities, and to the many towns and villages in between, including Balforn and Milngavie.



By train: Milngavie Station is around a 20 minute drive from Ballagan Woods, providing fast and frequent services to Glasgow Queen Street Station. From here, regular trains run to Edinburgh Waverley.



By air: If you want to take to the skies for work or pleasure, Glasgow airport is just over 20 miles from the development, while Edinburgh airport is 53 miles.

Distances and journey times are approximate and taken from Google maps and nationalrail.co.uk

# Superbly connected



## On foot

- West Highland Way – 0.1 mile
- Oakwood Garden Centre (with post office) – 0.2 miles



## By car

- Killearn village centre – 1.4 miles
- Killearn Primary School – 1.6 miles
- Co-op Food – 1.7 miles
- Loch Lomond & The Trossachs National Park – 3 miles
- Balfron High School – 5.5 miles
- Milngavie train station – 9.2 miles
- Loch Lomond Shores retail & leisure park – 11 miles
- Stirling – 17 miles
- Glasgow Airport – 20.8 miles
- Cameron House Hotel – 22 miles
- Glasgow city centre – 22 miles



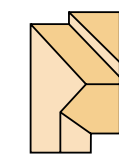
## By rail from Milngavie Station

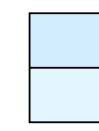
- Glasgow (Queen Street) – 24 minutes
- Stirling – 1 hour 5 minutes
- Edinburgh (Waverley) – 1 hour 30 minutes
- Perth – 1 hour 42 minutes
- Dundee – 2 hours 16 minutes

Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps).  
The shortest train journeys have been shown, are accurate as of 27.09.24 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)

# Ballagan Woods

## The development

 **The Arlow**  
2 bedroom semi-detached bungalow  
Plots 1, 2, 26, 27, 47, 48, 70, 71, 72, 73, 82, 83, 88 & 89

 **The Barnes**  
3 bedroom semi-detached or terraced home  
Plots 7, 8, 9, 10, 11, 12, 13, 14, 74, 75, 76, 77, 78, 79, 80, 81, 84, 85, 86 & 87

 **The Cleland**  
4 bedroom detached home  
Plots 18, 41, & 65

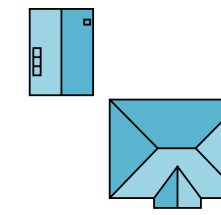
 **The Darroch**  
5 bedroom detached home  
Plots 6, 17, 58 & 64

 **The Garvie**  
5 bedroom detached home  
Plots 5, 15, 19, 22, 35, 40, 60 & 61

 **The Logan**  
5 bedroom detached home  
Plots 20, 24, 34, 50, 56, 57 & 63

 **The Lewis**  
5 bedroom detached home  
Plots 16, 44, 59 & 62

 **The MacRae**  
5 bedroom detached home  
Plots 32, 43, 45 & 54









 **The MacRae Studio**  
5 bedroom detached home plus detached garage  
Plots 36 & 39

 **The Melville**  
5 bedroom detached home  
Plots 3, 21, 28, 46, 51, 67 & 69

 **The Moncrief**  
5 bedroom detached home  
Plots 4, 23, 25, 31, 42, 49, 55 & 68

 **The Ramsay**  
5 bedroom detached home  
Plots 29, 33, 53 & 66

 **The Ranald**  
5 bedroom detached home  
Plots 30, 37, 38 & 52

-  Block paving
-  Timber fences
-  Walls
-  EV charging points
-  B Bin collection point
-  SS Sub station
-  PS Pumping station
-  GG Gas governor



**IMPORTANT NOTICE TO CUSTOMERS:** 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. The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (West) 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 18.06.26. See the main brochure for the full Consumer Protection statement.



Internal photography from a previous Cala showhome



Internal photography from a previous Cala showhome

# 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 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.



Internal photography from a previous Cala showhome



# What our customers say



“ My move was really simple and straightforward and the Cala team has been brilliant throughout my journey. The team made sure I had everything at my fingertips in order to make an informed decision and despite the delay due to lockdown, they kept me up to speed all the way through. ”

A previous Cala Homes West buyer

“ We received a quote from Cala and realised we could get the same price for our home as what we had sold it for previously. This was amazing as we didn't think we would be able to get as much money without selling it on the open market...We really couldn't have asked for more. ”

A previous Cala Homes part exchange buyer



“ I've thoroughly enjoyed the process especially decorating the house and seeing the transformation from house to home. ”

A previous Cala Homes West buyer



# 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



# 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 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

Ballagan Woods,  
Killearn,  
Stirlingshire, G63 9QG



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