



Pinefields

Livingston

Pre-launch information



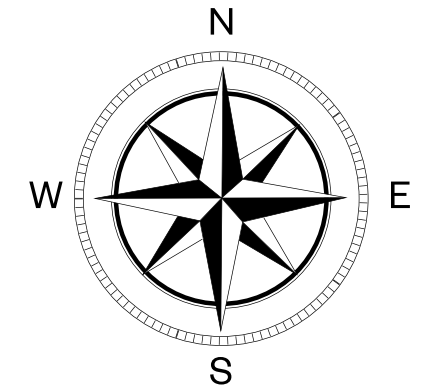
Stock photography





Pinefields

The development

Subject to approval
All details subject to change
CALA

- 
The Allan
3 bedroom terraced home
Plots 23, 24, 25, 26, 27, 28, 29, 88, 89, 90, 125, 126, 127, 128, 129, 132, 133, 134, 135 & 136
- 
The Arran
3 bedroom semi detached or terraced home
Plots 22, 30, 87, 124, 130, 131 & 137
- 
The Balmaha
4 bedroom detached home
Plots 91, 138, 139, 140, 141 & 143
- 
The Bruar
4 bedroom detached home
Plots 98, 99 & 144
- 
The Buchanan
4 bedroom townhouse
Plots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 & 56
- 
The Bryce
4 bedroom detached home
Plots 17, 100, 101 & 142
- 
The Cairn
4 bedroom detached home
Plots 103, 108 & 117
- 
The Cleland
4 bedroom detached home
Plots 16, 21, 96, 97, 102, 106 & 109
- 
The Colville
4 bedroom detached home with study
Plots 2, 6, 93, 95, 110, 112, 114 & 116
- 
The Elliot
4 bedroom detached home with study
Plots 12 & 15
- 
The Crichton
5 bedroom detached home
Plots 3, 7, 9, 19, 20, 92, 94, 104, 107, 111 & 115
- 
The Darroch
5 bedroom detached home
Plots 1, 4, 8, 10, 13, 14, 18, 105 & 113
- 
The Dewar
5 bedroom detached home
Plots 5 & 11



-  Timber fences
-  Feature walls
-  Sub station
-  Gas governor

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathway 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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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 microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- 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
- Shaver socket to bedroom 1 en suite (as design dictates)

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 to all other rooms
- Low energy external light 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 available within the development and on selected homes

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
- Real-time Ring Video Doorbell to front door

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 (Bryce, Cairn, Colville, Crichton, Darroch, Dewar and Garvie house types only)
- 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)
- 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



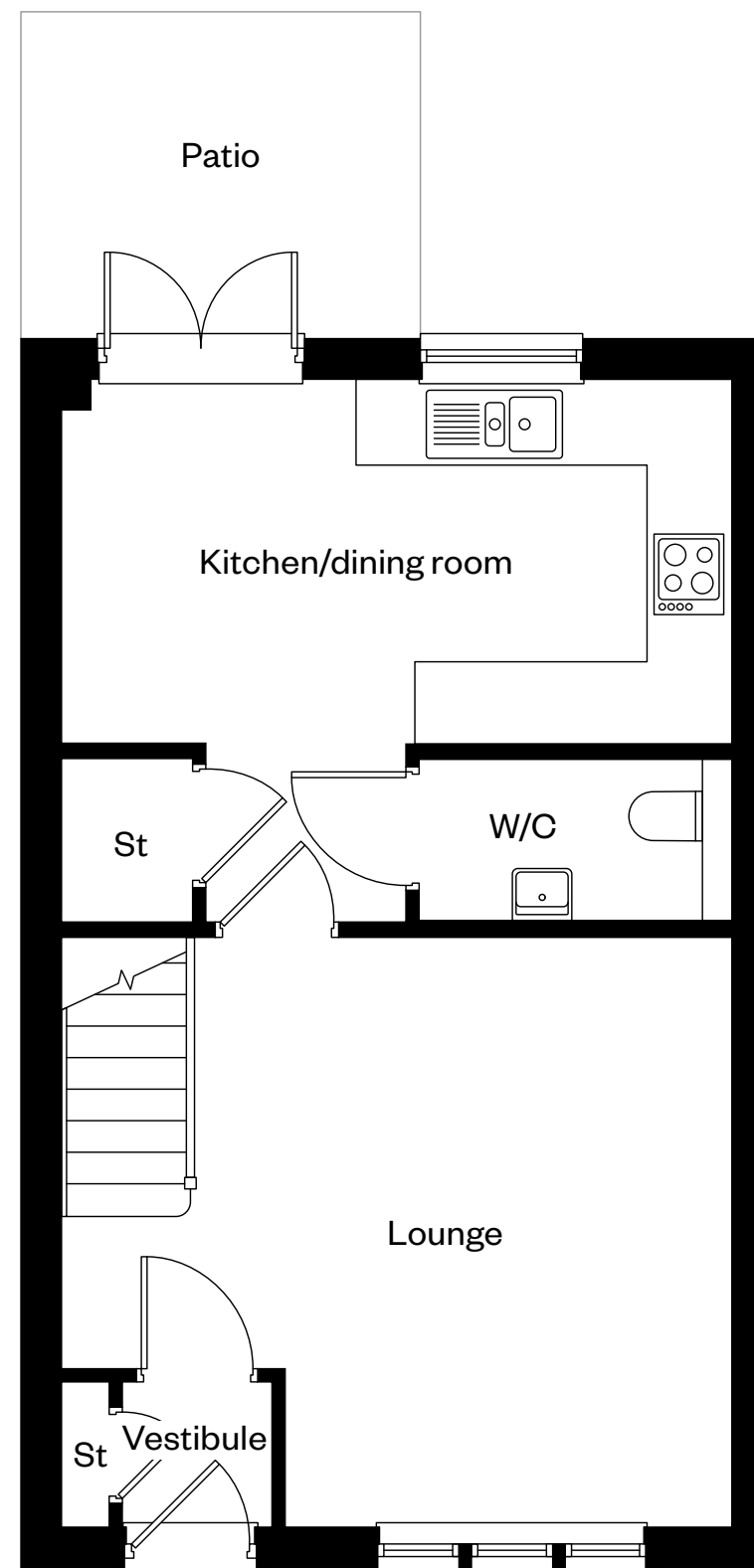
The Allan

3 bedroom terraced home

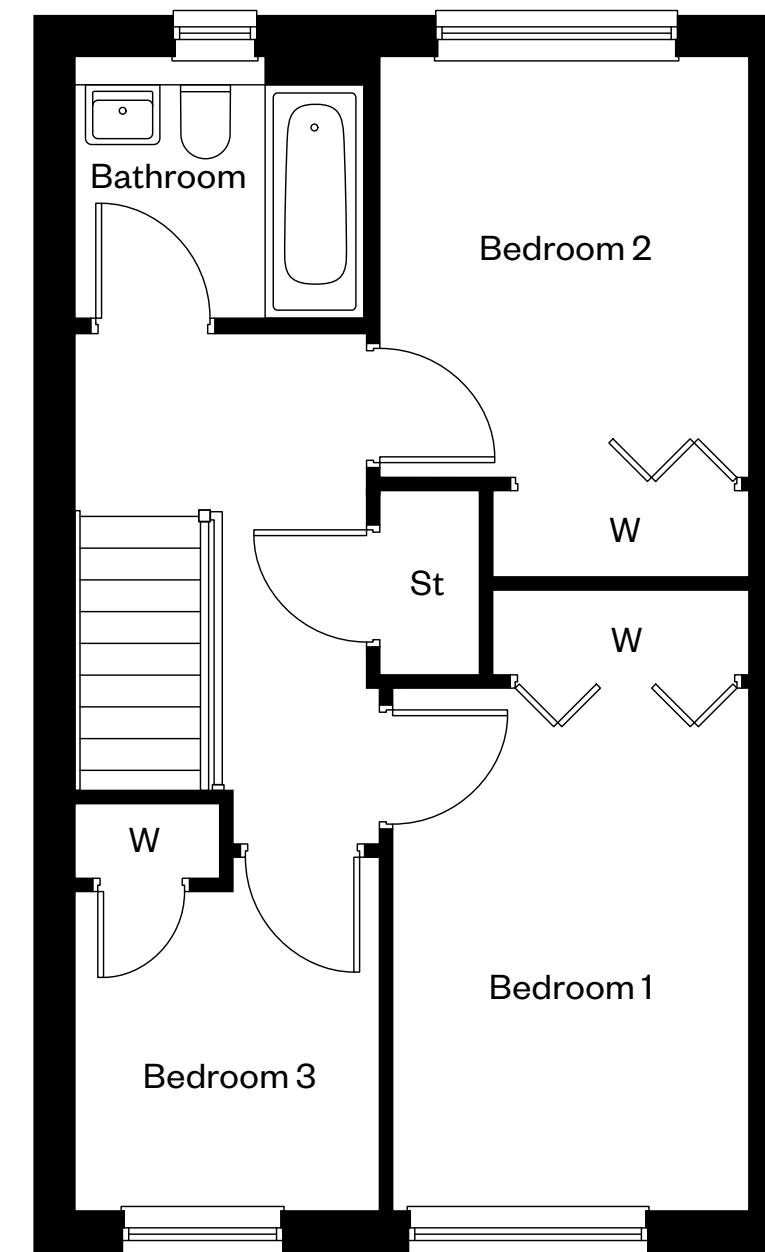
Plots 25, 26, 27, 28, 29, 88, 89, 90, 125, 126, 127,
128, 129, 134, 135 & 136 – as shown

Plots 23, 24, 132 & 133 – handed

Subject to approval
All details subject to change
CALA



Ground floor



First floor

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

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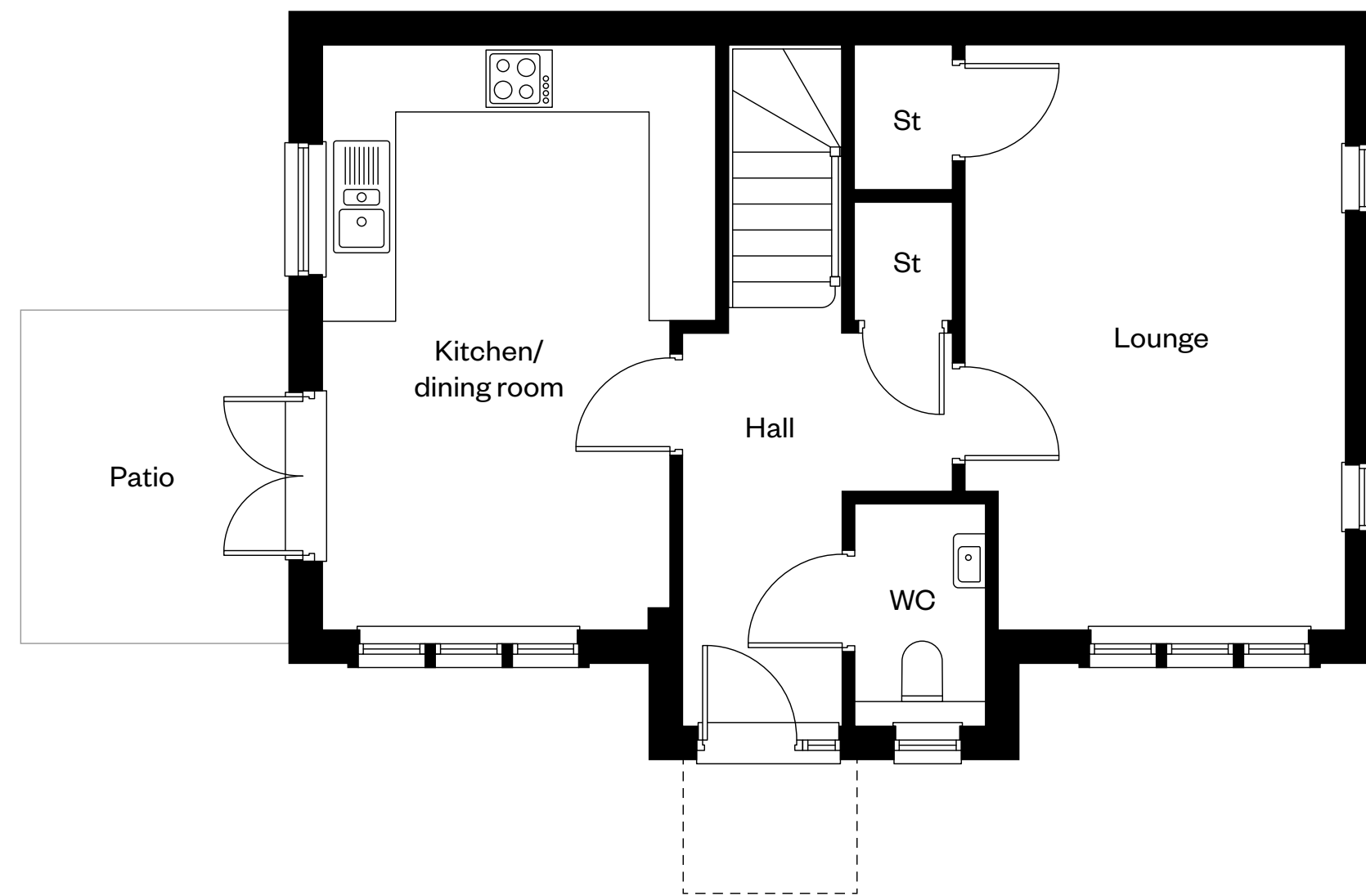
The Arran

3 bedroom terraced home

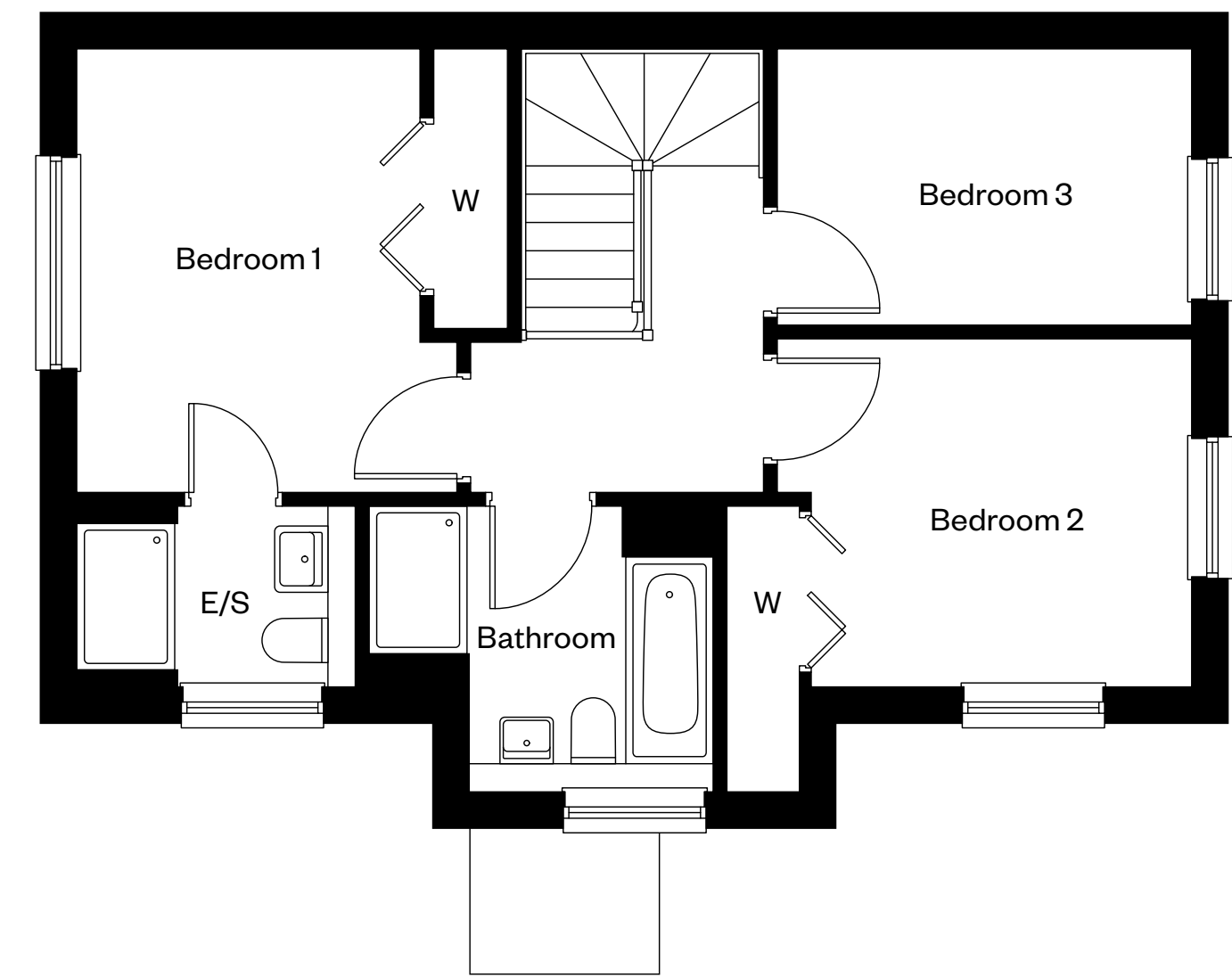
Plots 22, 130 & 137 – as shown

Plots 30, 87, 124 & 131 – handed

Subject to approval
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CALA



Ground floor



First floor

Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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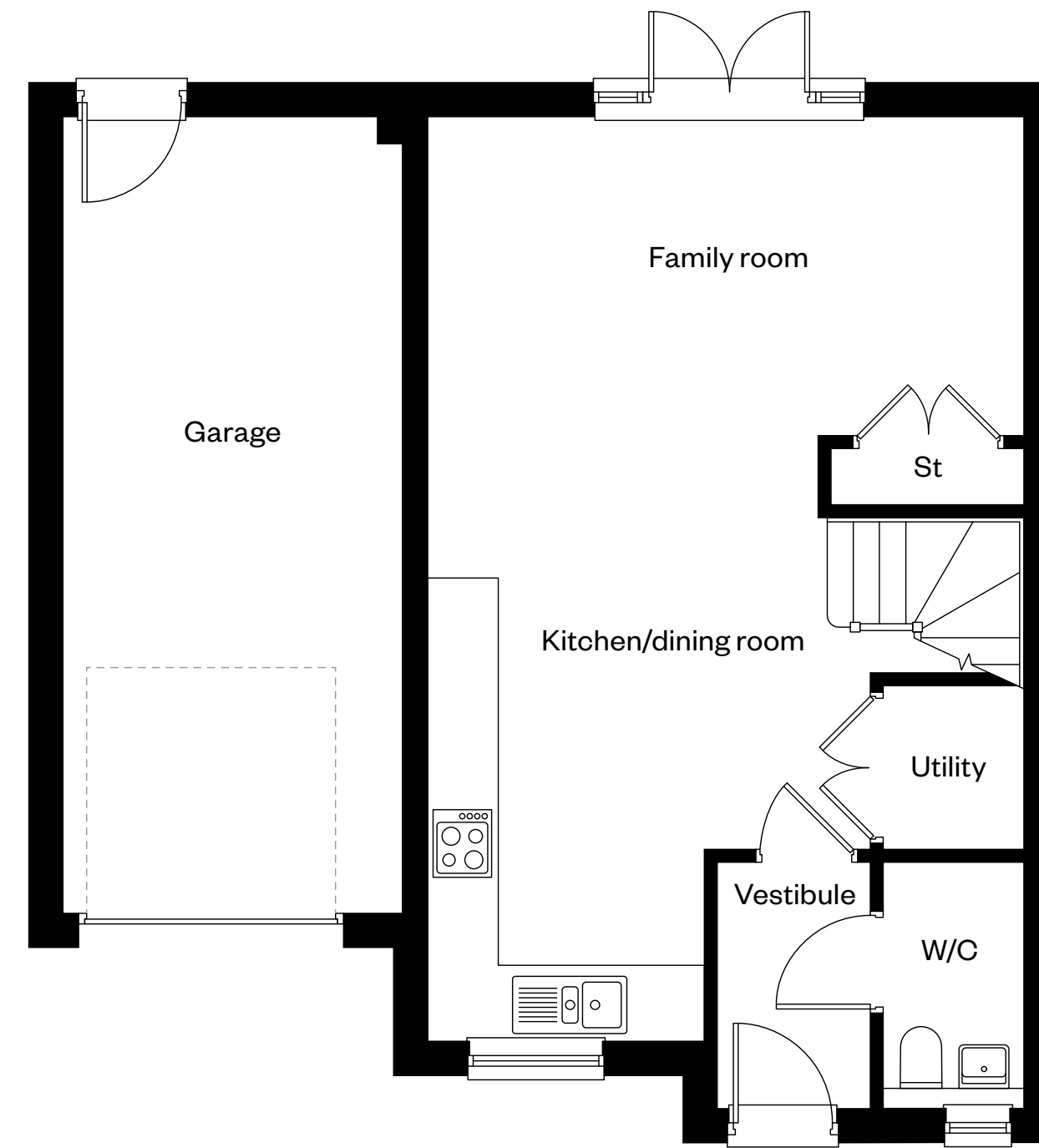
The Balmaha

4 bedroom home

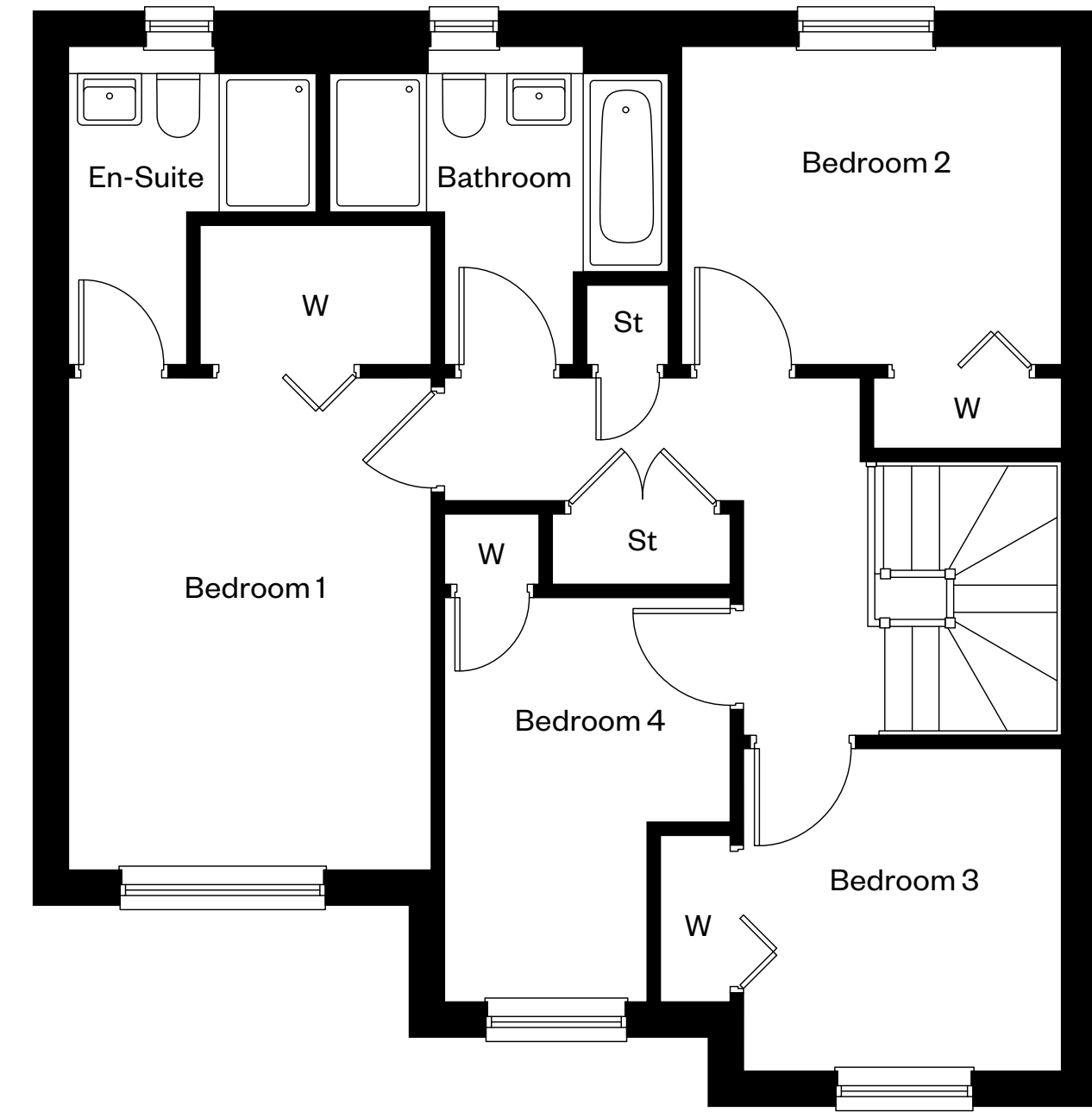
Plots 91, 140 & 143 – as shown

Plots 138, 139 & 141 – handed

Subject to approval
All details subject to change
CALA



Ground floor



First floor

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

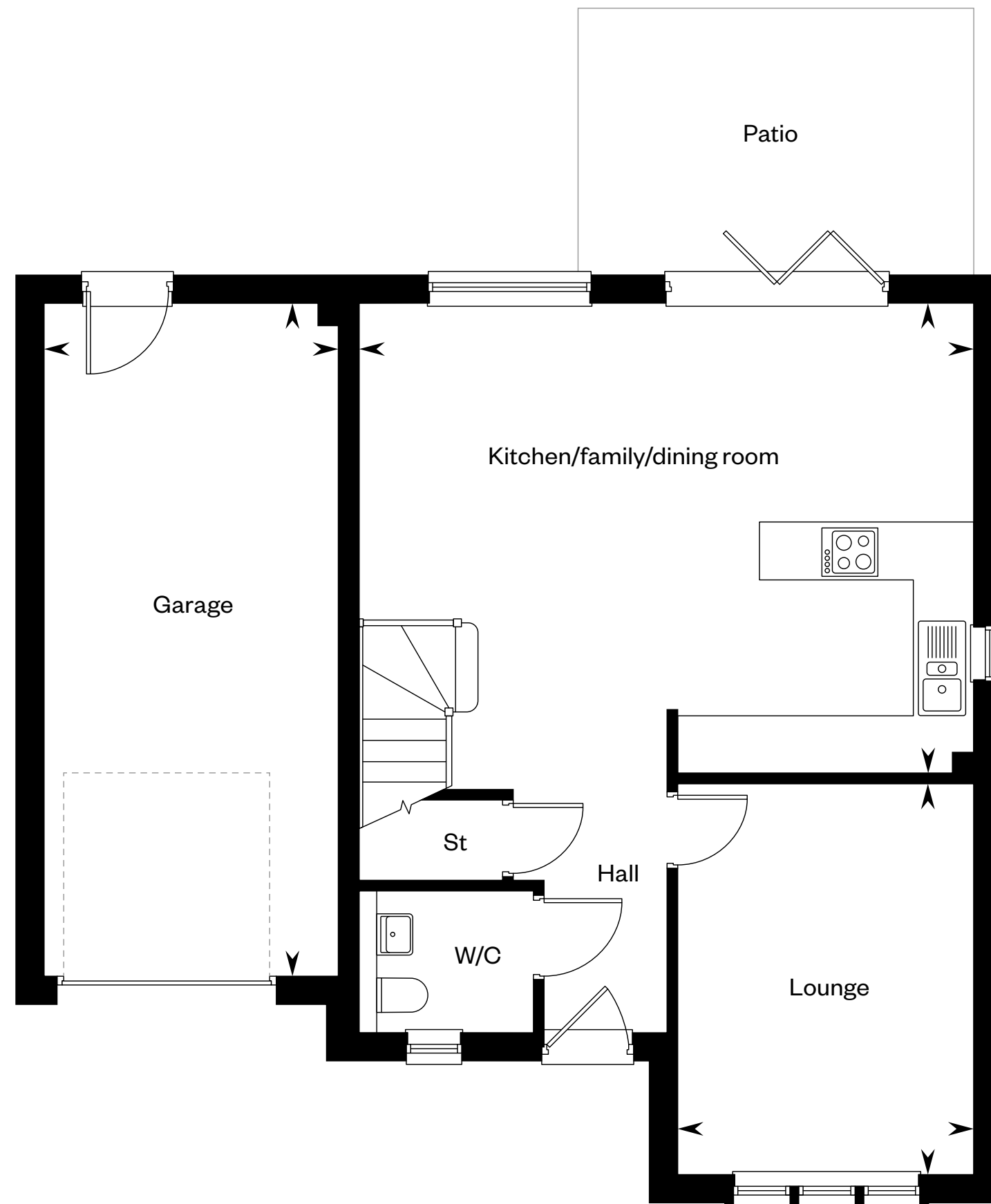
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The Bruar

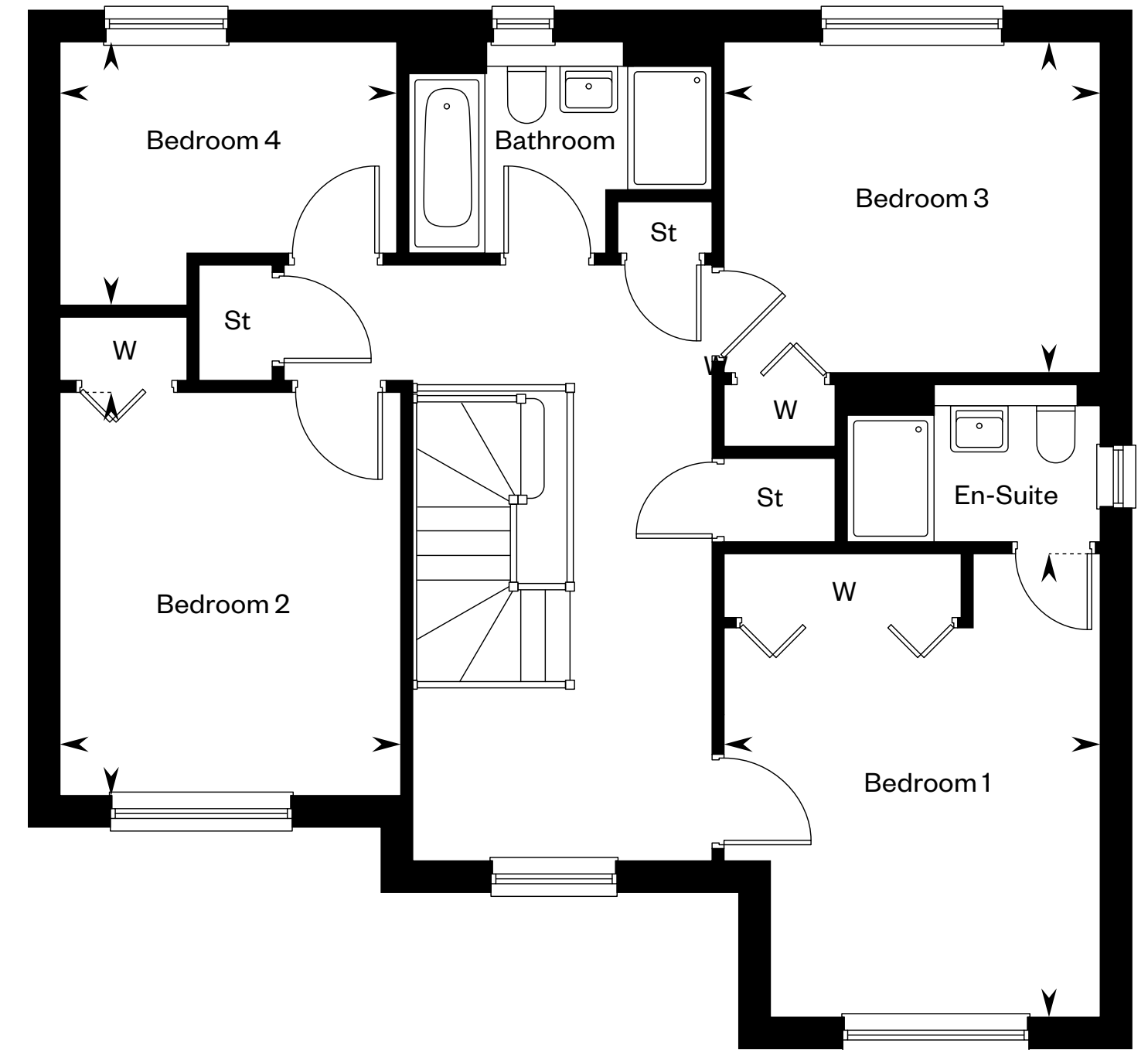
4 bedroom detached home

Plots 98, 99 & 144 – as shown

Subject to approval
All details subject to change
CALA



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. ☒: Roof light/velux window. - - - - : Dotted lines denote reduced head height.

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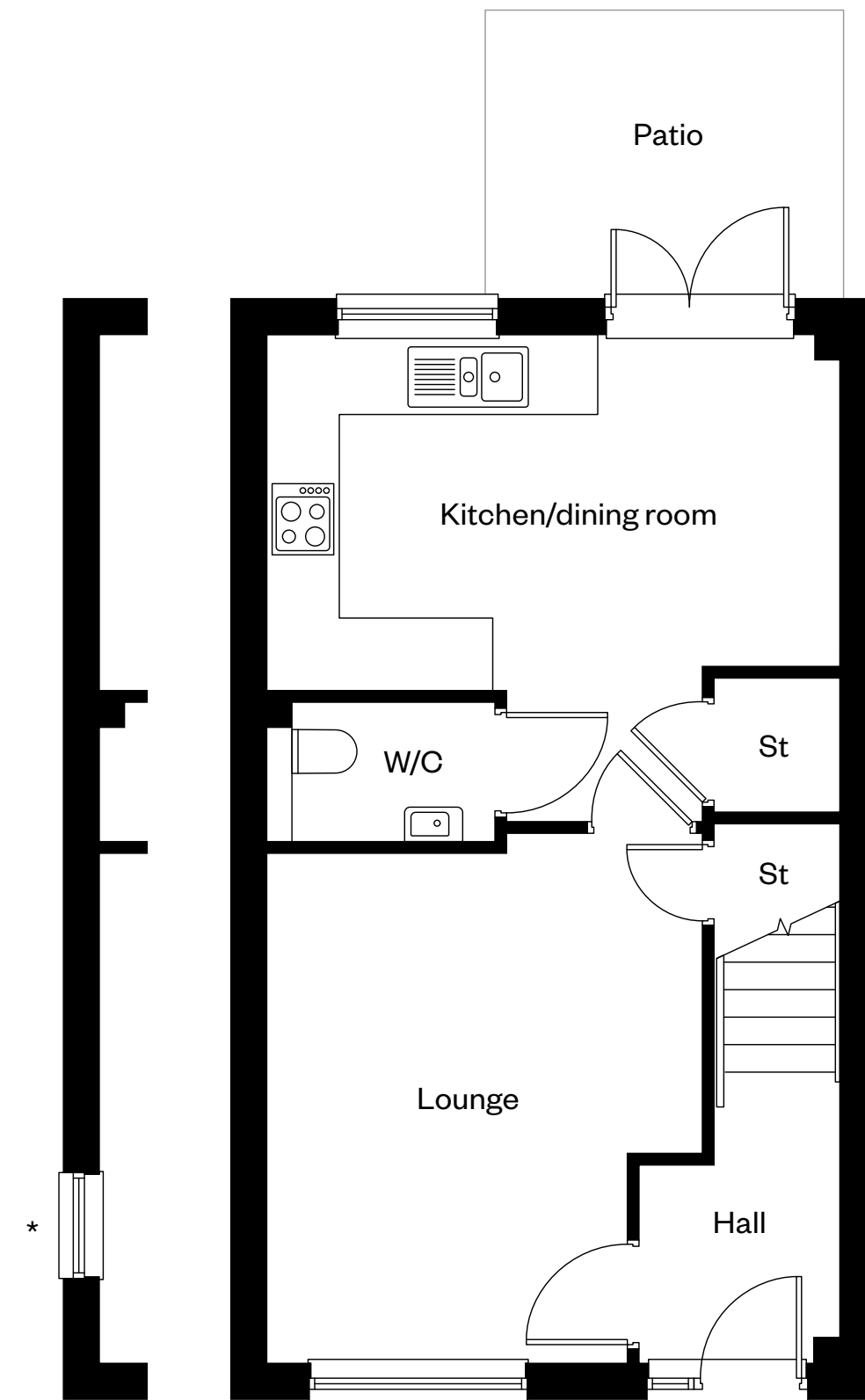
The Buchanan

4 bedroom townhouse

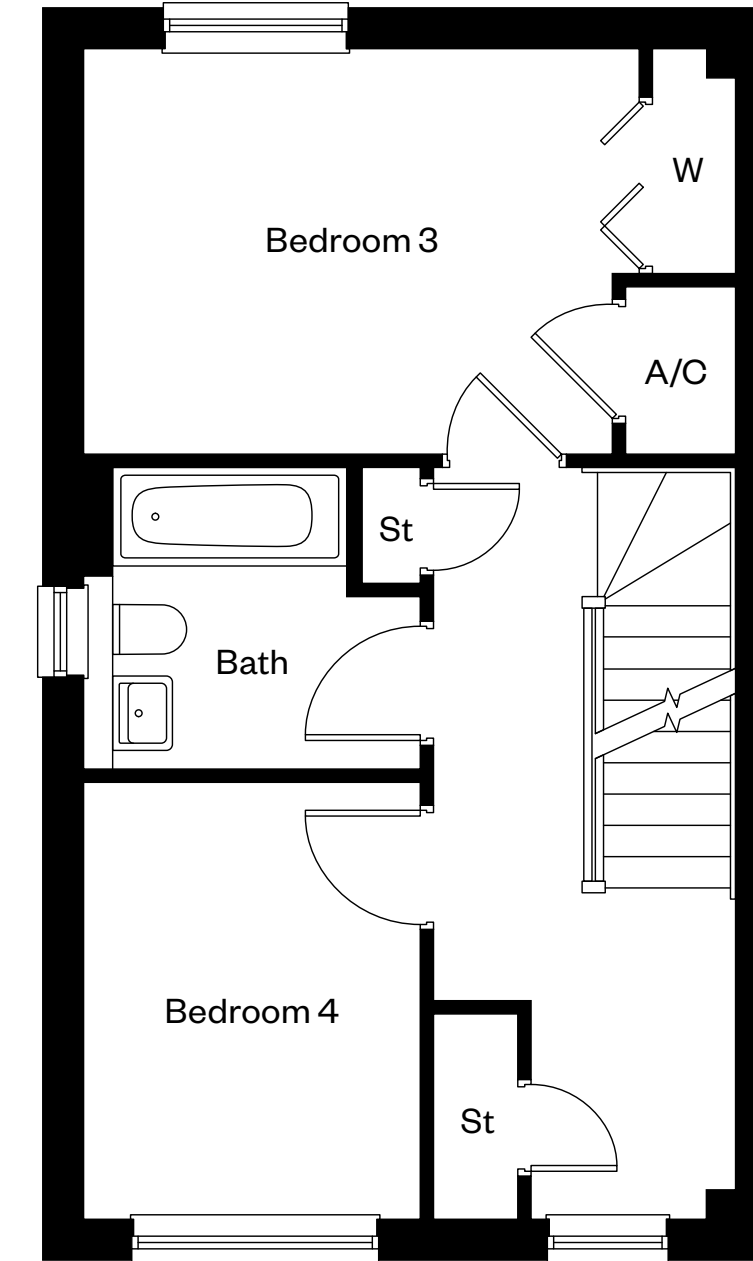
Plots 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 44, 45, 46, 48, 49, 50, 51, 53, 54 & 55 – as shown

Plots 31, 39, 43, 47, 52 & 56 – handed

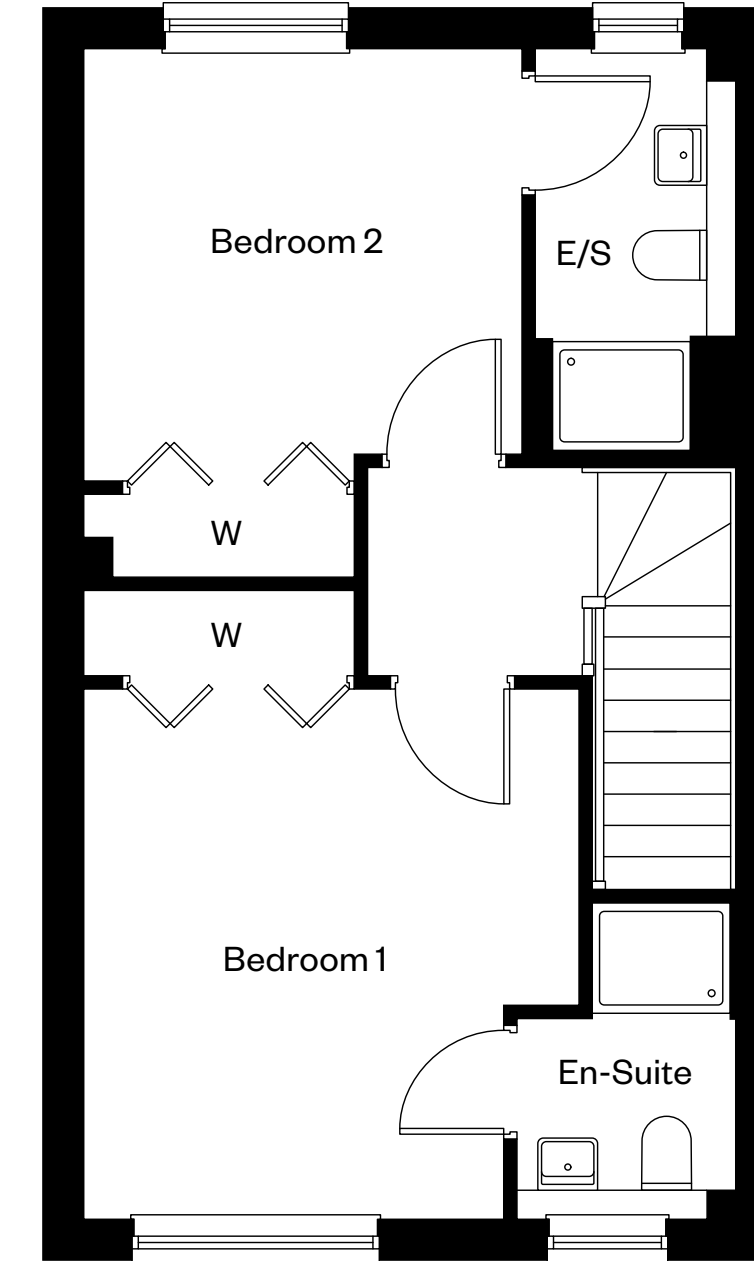
Subject to approval
All details subject to change
CALA



Ground floor



First floor



Second floor

*Window to plots 31, 39 and 40 only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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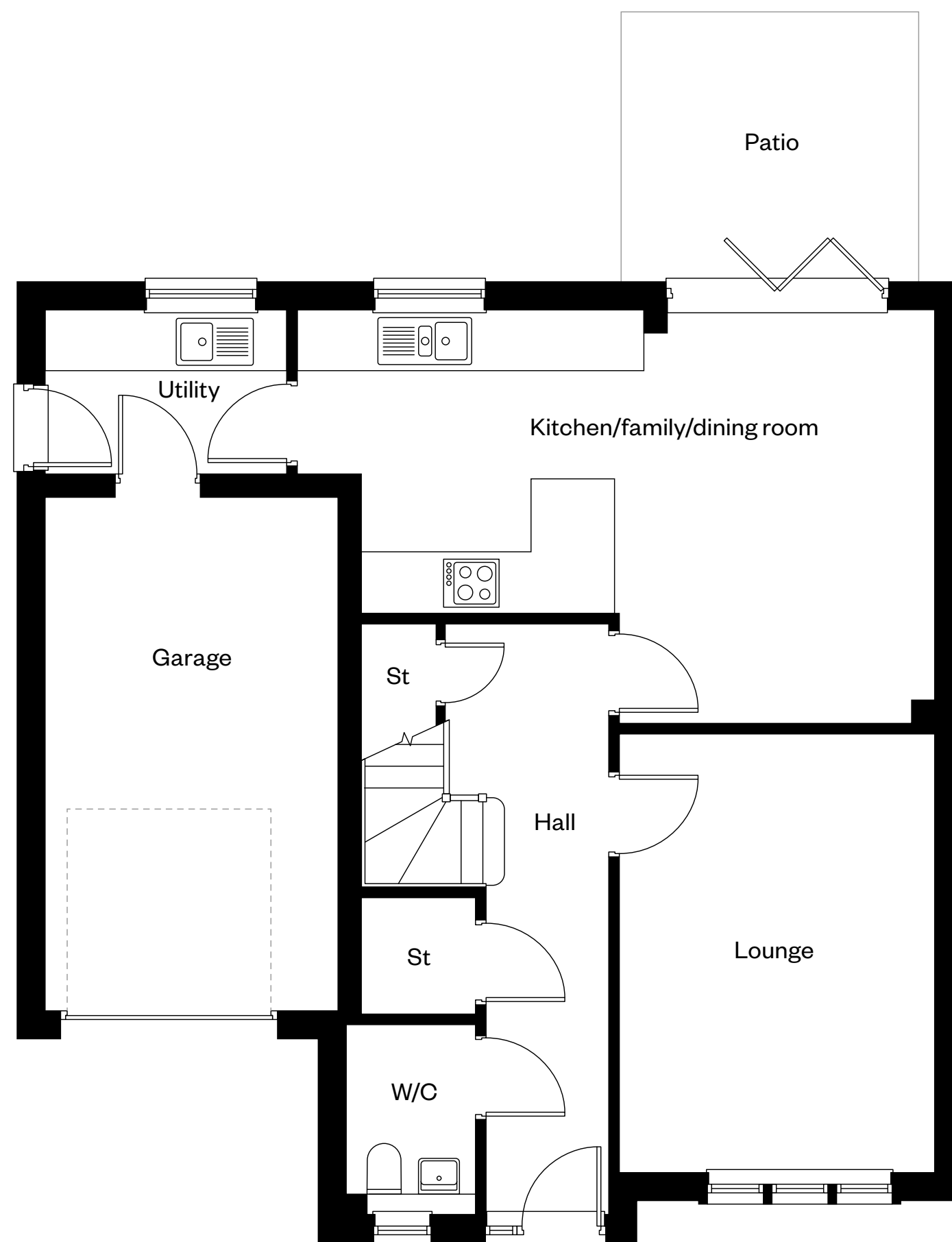
The Bryce

4 bedroom detached home

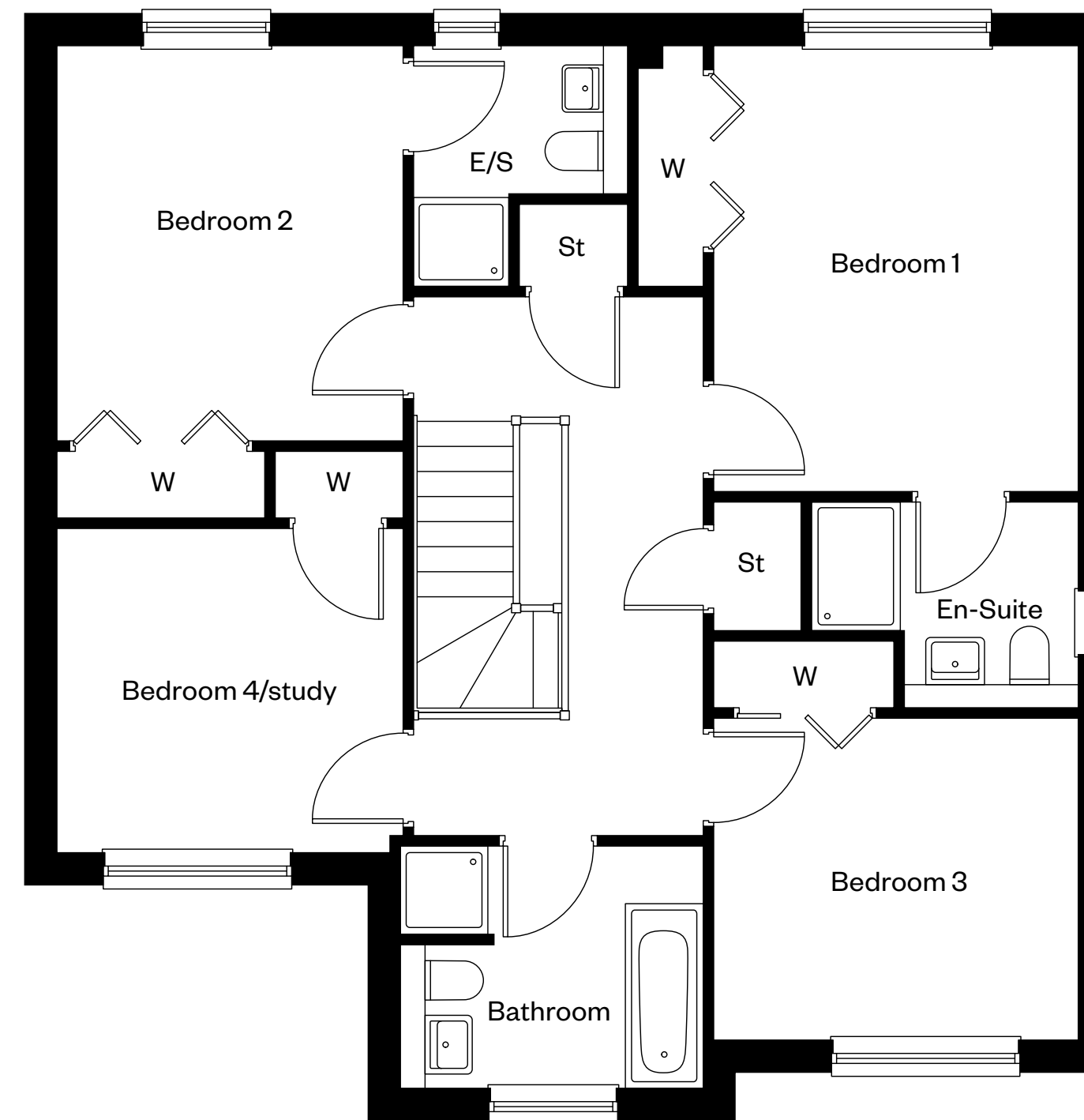
Plots 17 & 100 – as shown

Plots 101 & 142 – handed

Subject to approval
All details subject to change
CALA



Ground floor



First floor

Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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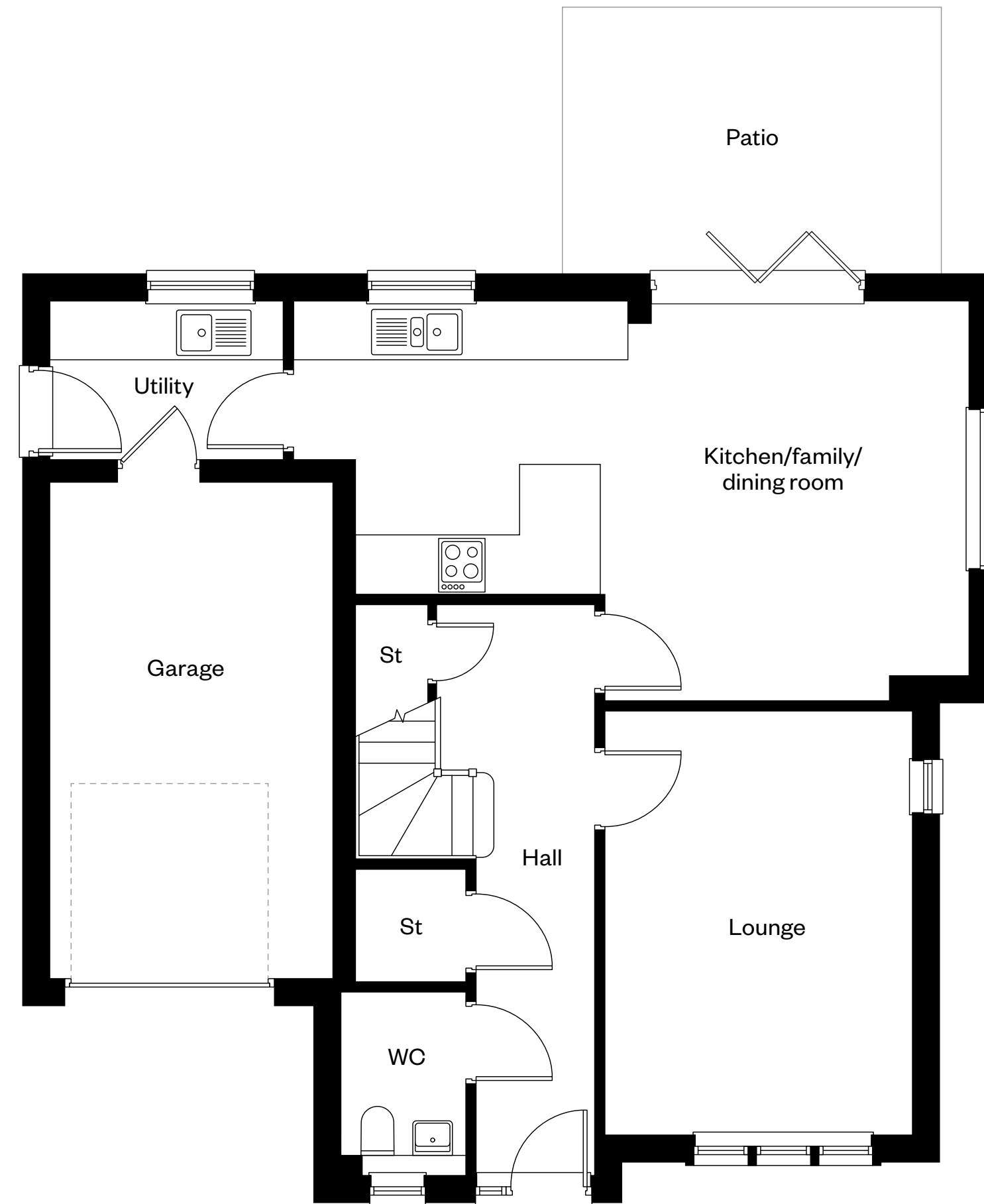
The Cairn

4 bedroom detached home

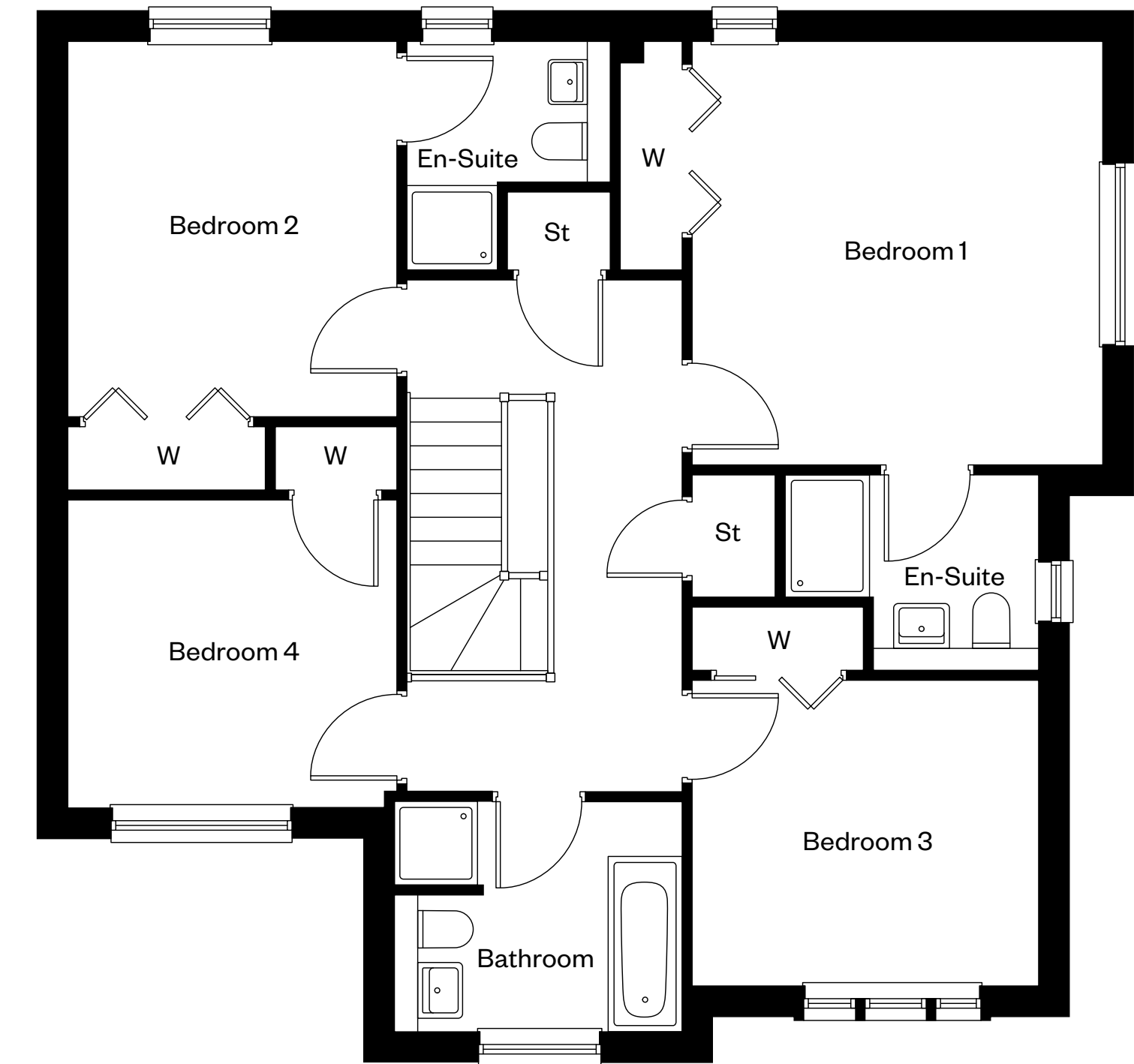
Plots 108 & 117 – as shown

Plot 103 – handed

Subject to approval
All details subject to change
CALA



Ground floor



First floor

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

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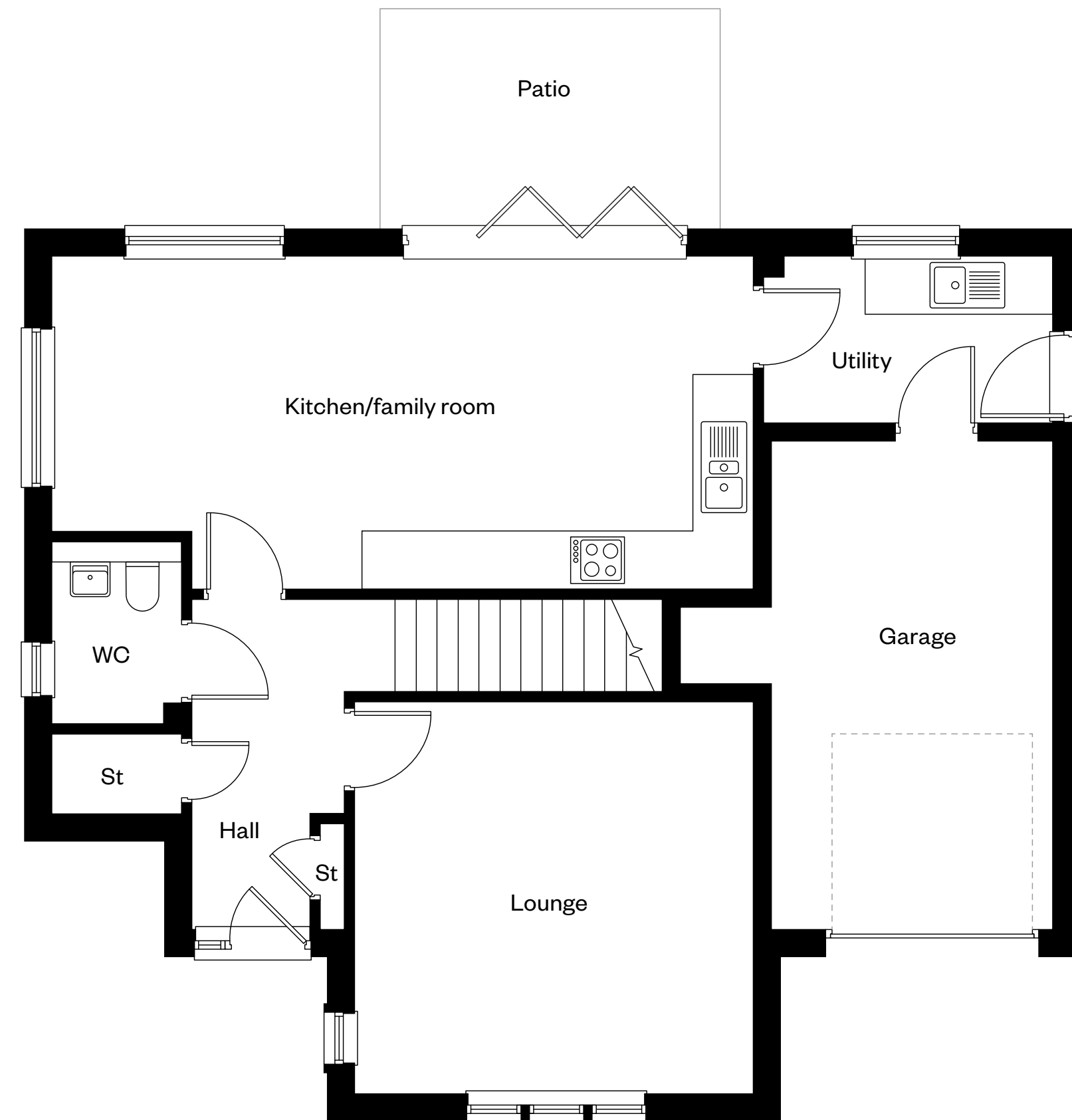
The Cleland

4 bedroom detached home

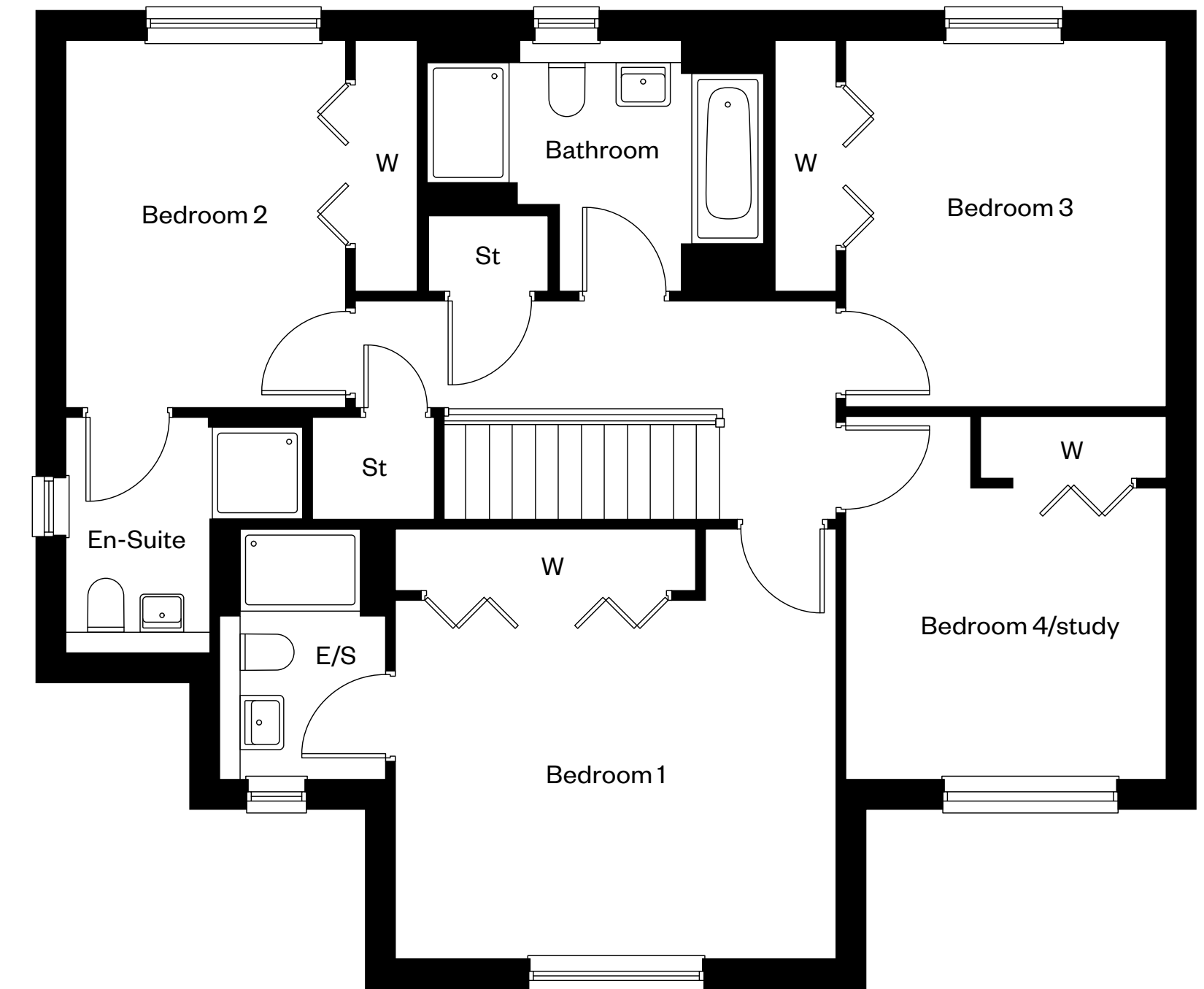
Plots 16, 96, 102 & 109 – as shown

Plot 21, 97 & 106 – handed

Subject to approval
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CALA



Ground floor



First floor

Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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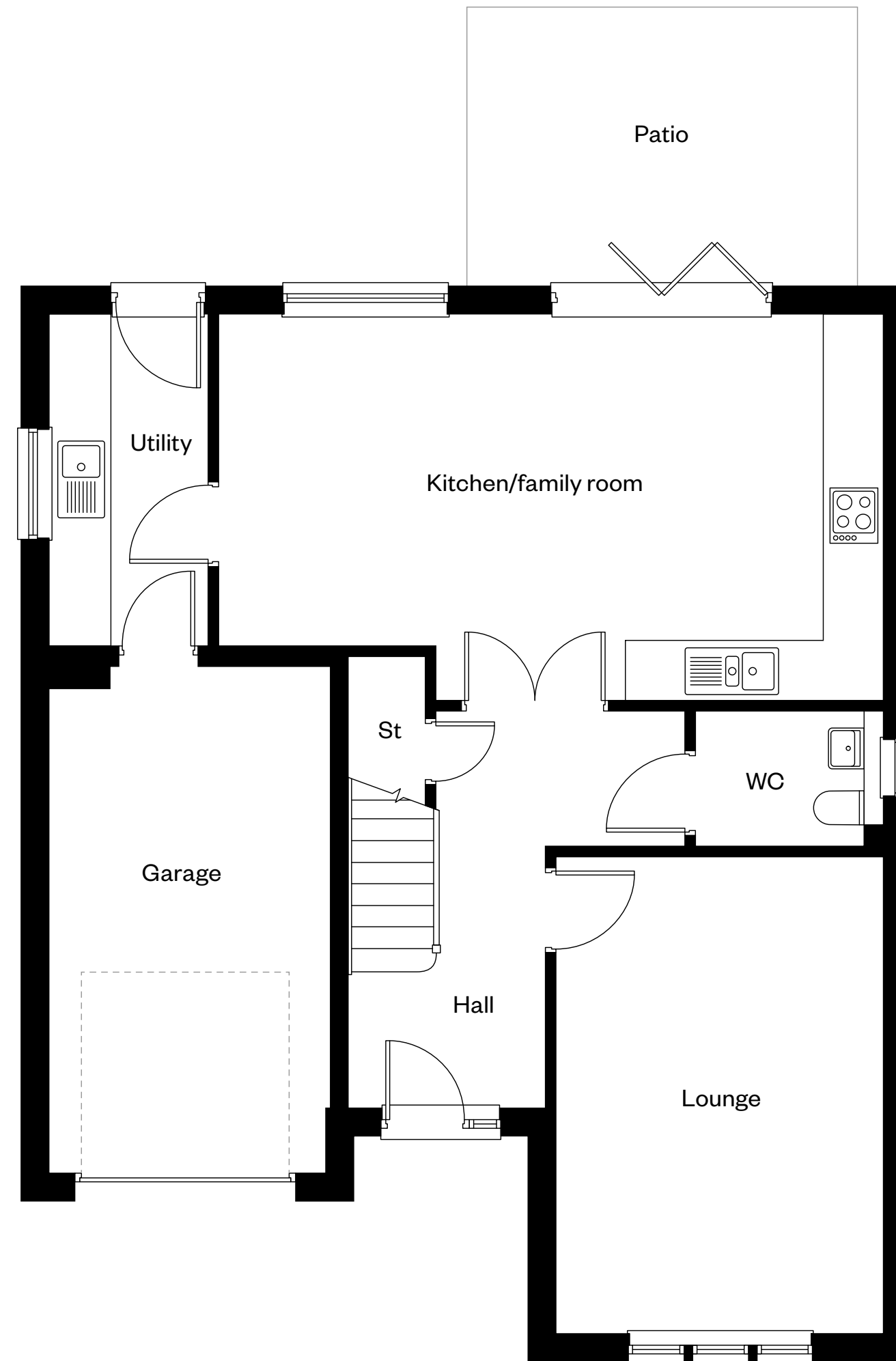
The Colville

4 bedroom detached home with study

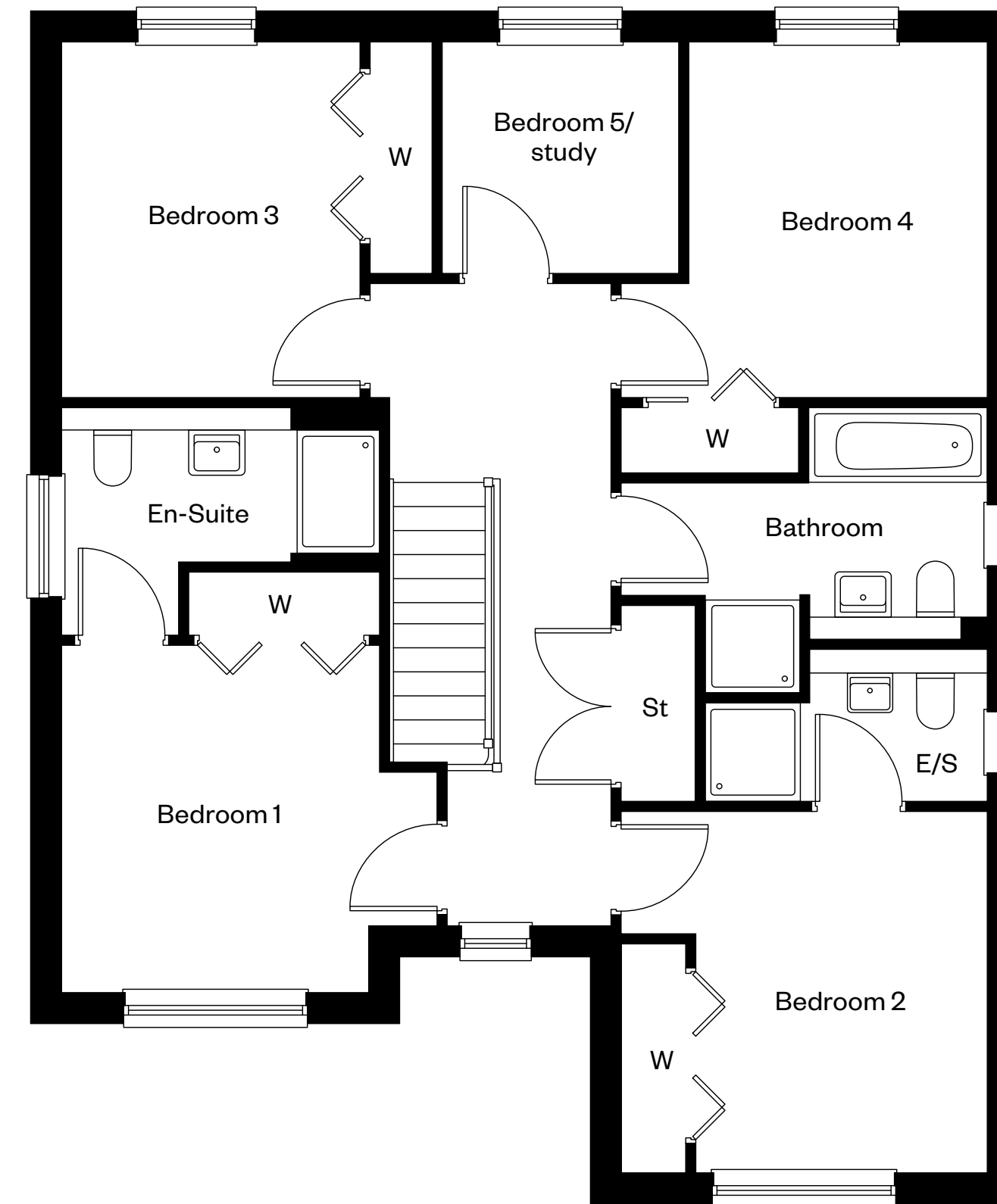
Plots 6, 93, 95, 110, 112, 114 & 116 – as shown

Plot 2 – handed

Subject to approval
All details subject to change
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Ground floor



First floor

Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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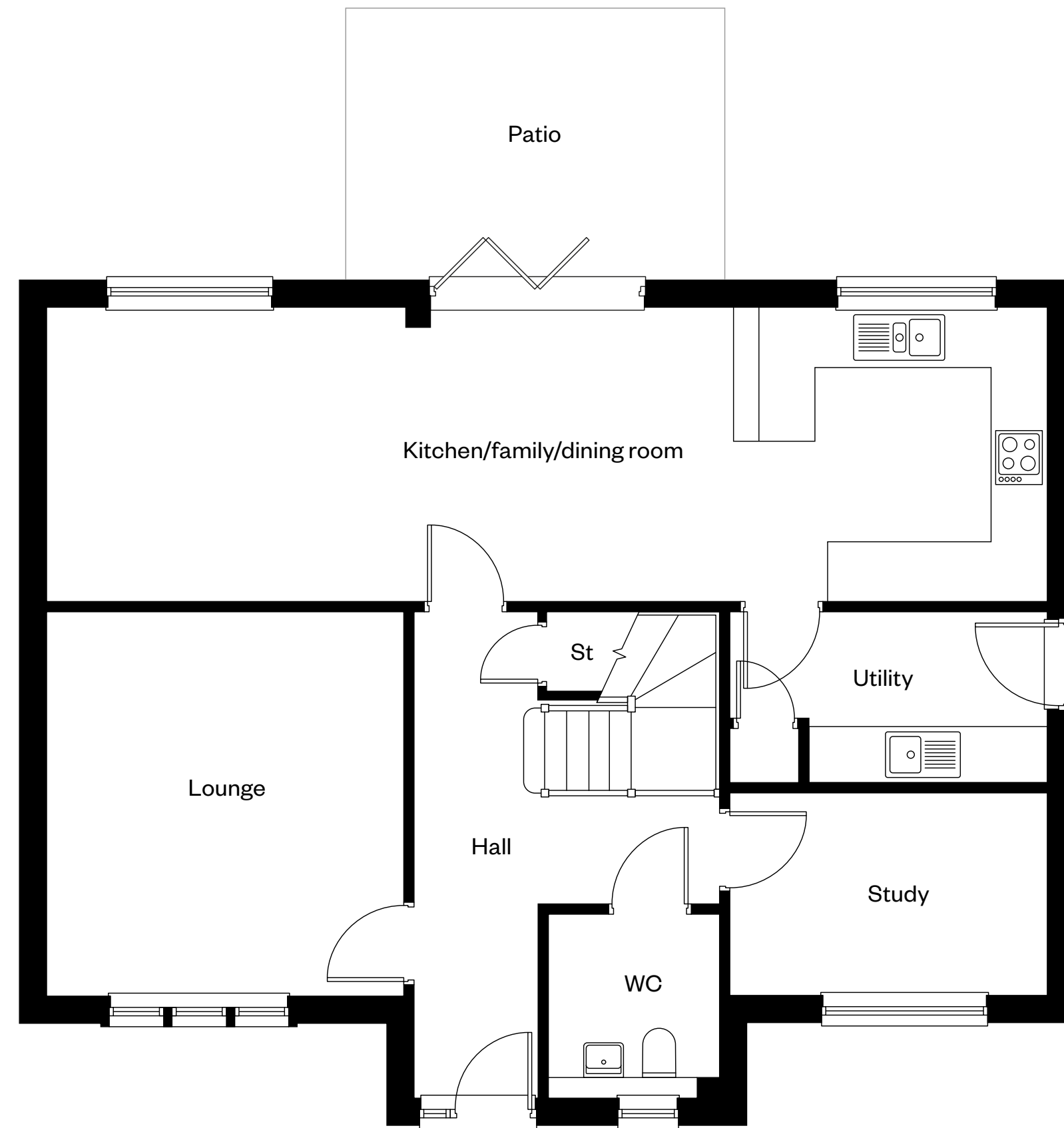
The Elliot

4 bedroom detached home with study

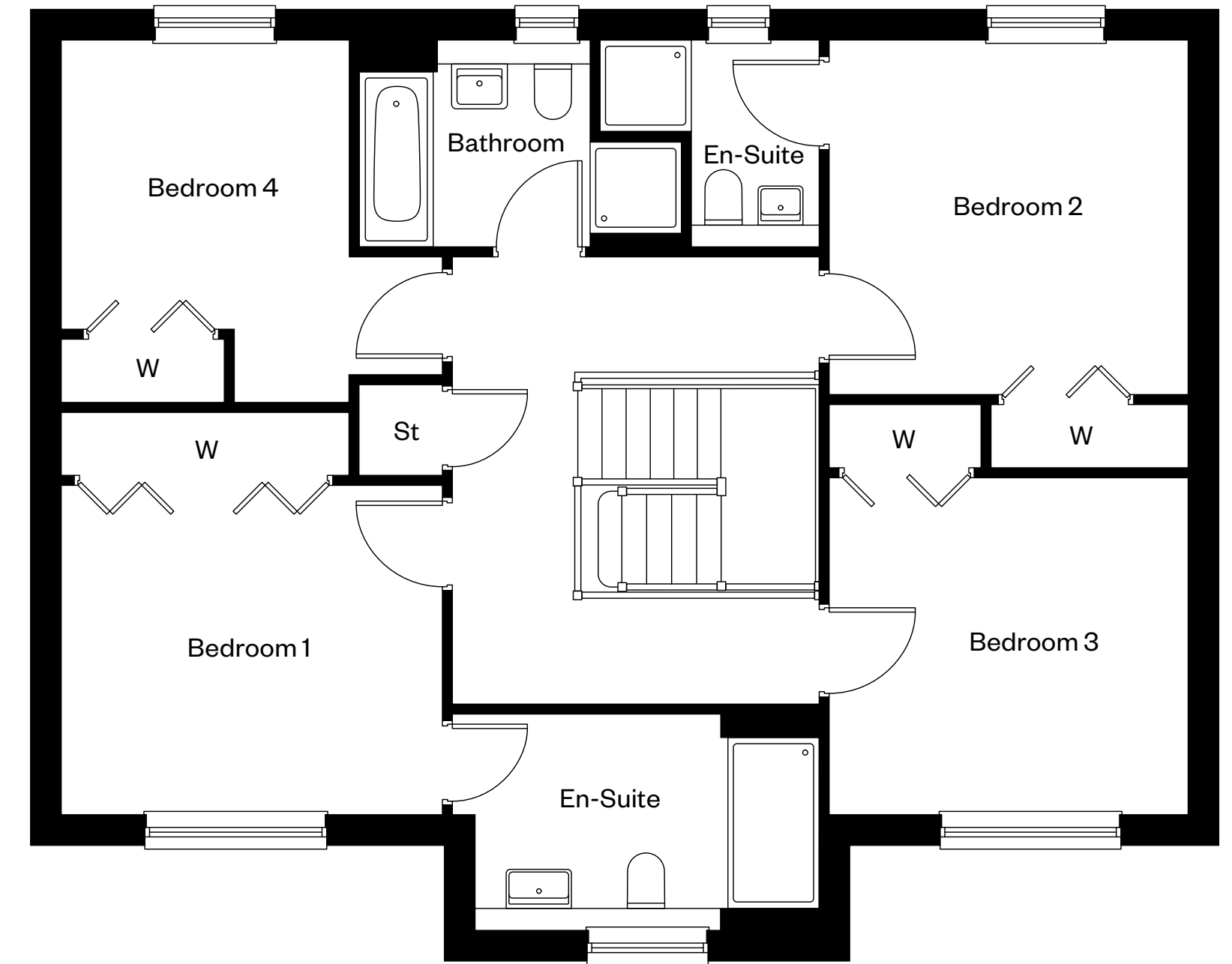
Plot 12 – as shown

Plot 15 – handed

Subject to approval
All details subject to change
CALA



Ground floor



First floor

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

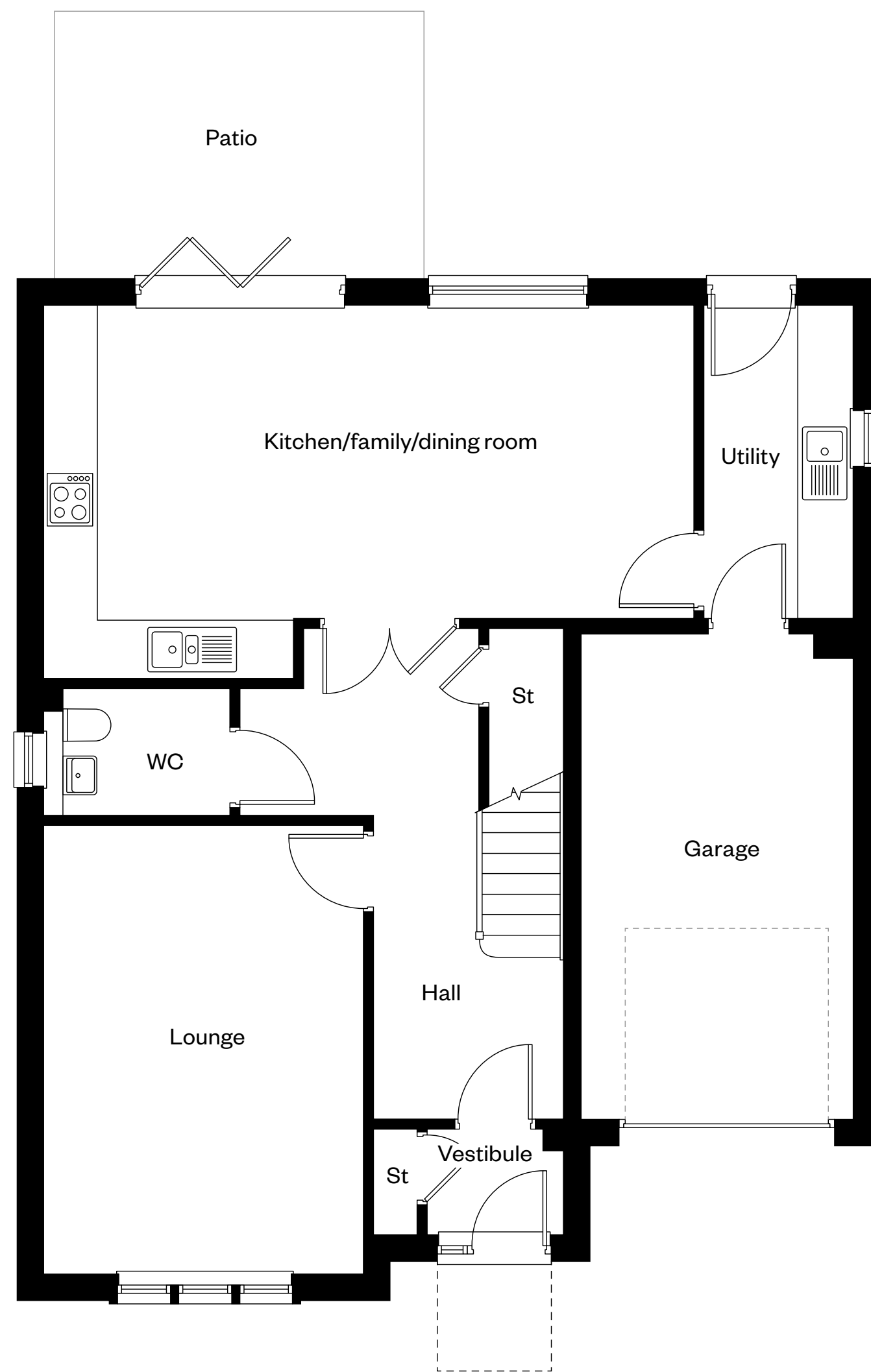
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The Crichton

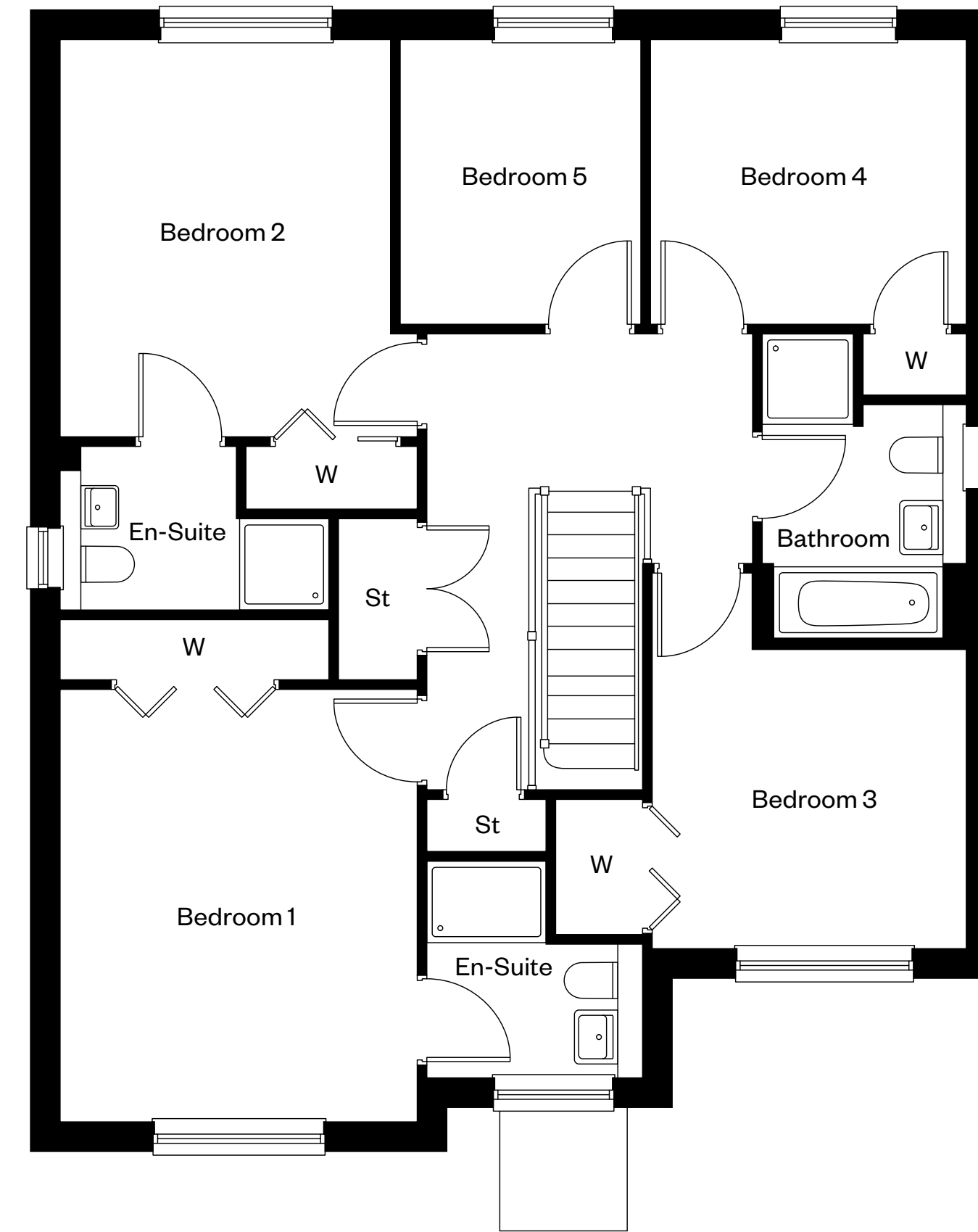
5 bedroom detached home

Plots 3, 19, 94, 107, 111 & 115 – as shown

Plots 7, 9, 20, 92 & 104 – handed



Ground floor



First floor

Subject to approval
All details subject to change
CALA

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

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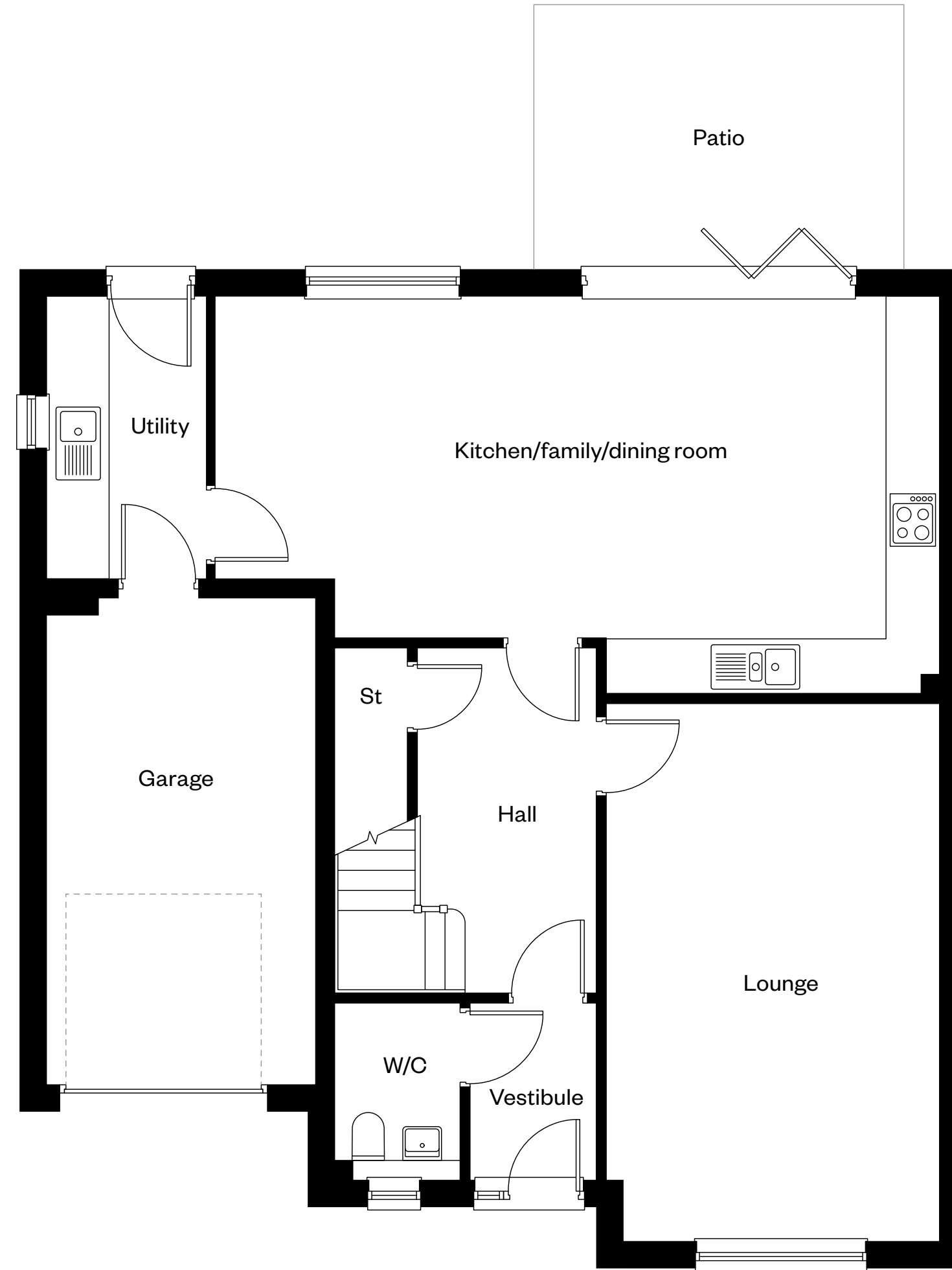
The Darroch

5 bedroom detached home

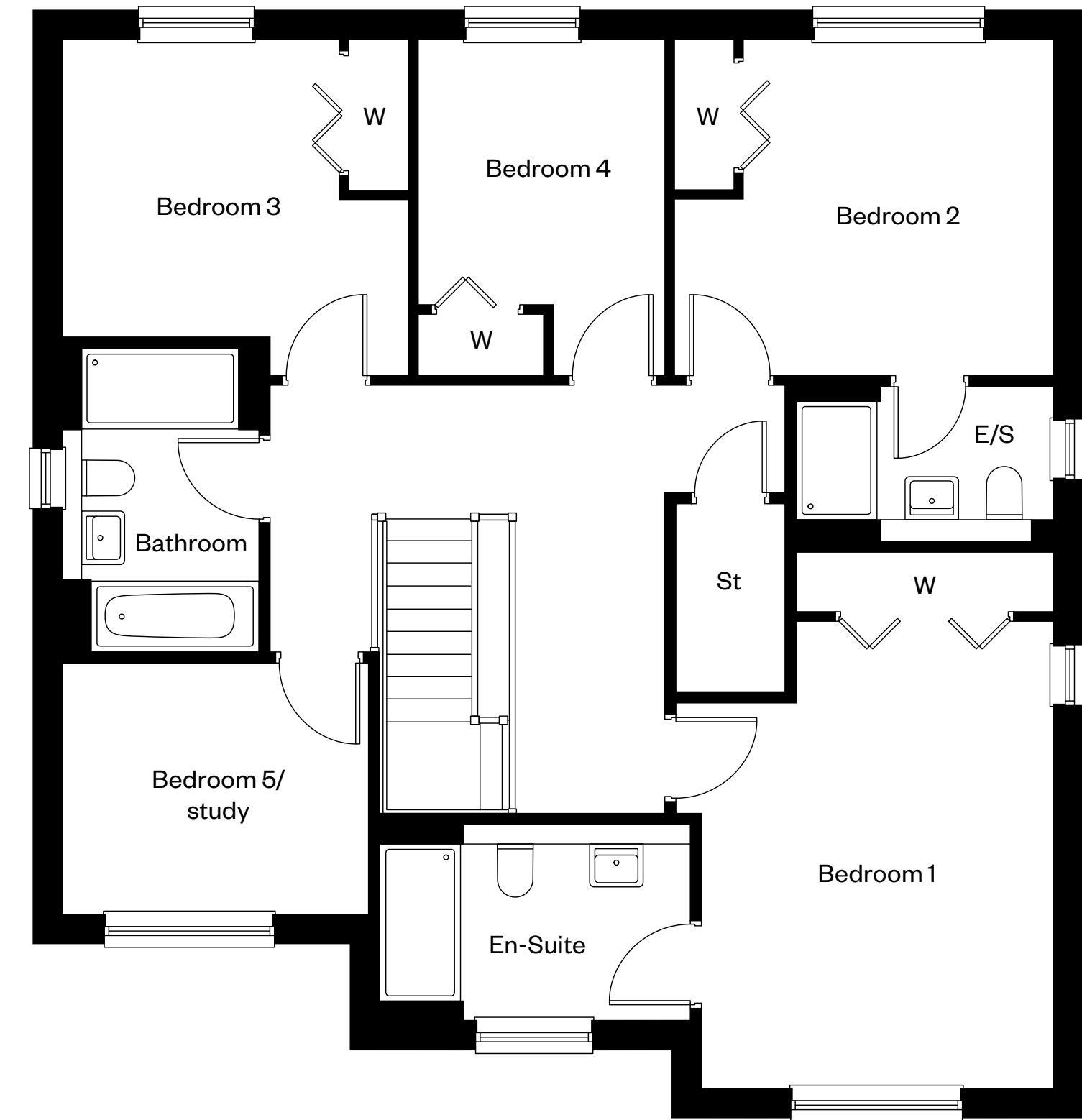
Plots 1, 4, 10, 18, 105 & 113 – as shown

Plots 8, 13 & 14 – handed

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Ground floor



First floor

Please ask your Sales Consultant for further details. E/S: En-Suite. St: Store cupboard. W: Wardrobe.

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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. 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. 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. 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.

5. 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.

6. 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.

7. 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.