



# Saltcoats Grange

Gullane

Phase 2









# Life begins here

We all love the thought of family, fun and fresh air so why not enjoy it every day? This is exactly what awaits at our stunning development Saltcoats Grange in Gullane.

Whether a young family in search of an outdoor lifestyle or downsizers ready to relax, our wide range of detached, semi-detached, terraced homes and cottage apartments are sure to tick every box for those in search of a stunning coastal escape.





# A breath of fresh air

An invigorating morning dog walk on Gullane Beach, spotting your first seal or windsurfing on a whim may sound incredible, but just minutes from Saltcoats Grange, they're all perfectly possible.

The development itself will enjoy open green space – the perfect spot to play, relax and to become part of this vibrant new community.

Cycle paths and walkways link you easily with the wider environment so you can enjoy your new surroundings with ease.



Stock photography



# The lifestyle you've longed for

A short stroll from home takes you to Gullane main street where you'll find an inviting array of coffee shops, gift shops and boutiques. Food lovers are spoiled for choice. Expect a warm welcome at Cherish Vintage Tearoom & Emporium and try the range of award-winning fayre at The Old Club House, La Potinière or The Bonnie Badger.

Everyday essentials can be picked up at the local Co-op. Looking for something out of the ordinary? Family owned Margiotta offers an enticing array of locally sourced organic food and wine.





# Discover coastal living

Best known for its incredible range of beautiful links courses, Gullane is a magnet for golf lovers. Enthusiasts can choose from world-famous Muirfield – previously home to the Open Championships, Archerfield Links, Luffness and Renaissance or perfect your game at Gullane Golf Club, which has welcomed players for over 140 years.

North Berwick is a 10 minute car journey, allowing you to discover more beautiful beaches, the Scottish Seabird Centre and a further tantalising offering of shops, bars and restaurants.





# A class ahead

For families with children of school age\*, Gullane Primary School is just steps from home. North Berwick High School, which consistently performs well within the region, lies just 10 minutes by car.

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







# The delights of the capital

Living amongst such tranquil surroundings, you would be forgiven for forgetting the cosmopolitan delights of the capital are less than an hour way. Perfect for those looking to commute for work, or those who simply want to indulge in the warmth and vibrancy that Edinburgh has to offer. With a wealth of designer shops, bars, restaurants and historical points, you really are spoilt for choice.

Local photography



# Places to go



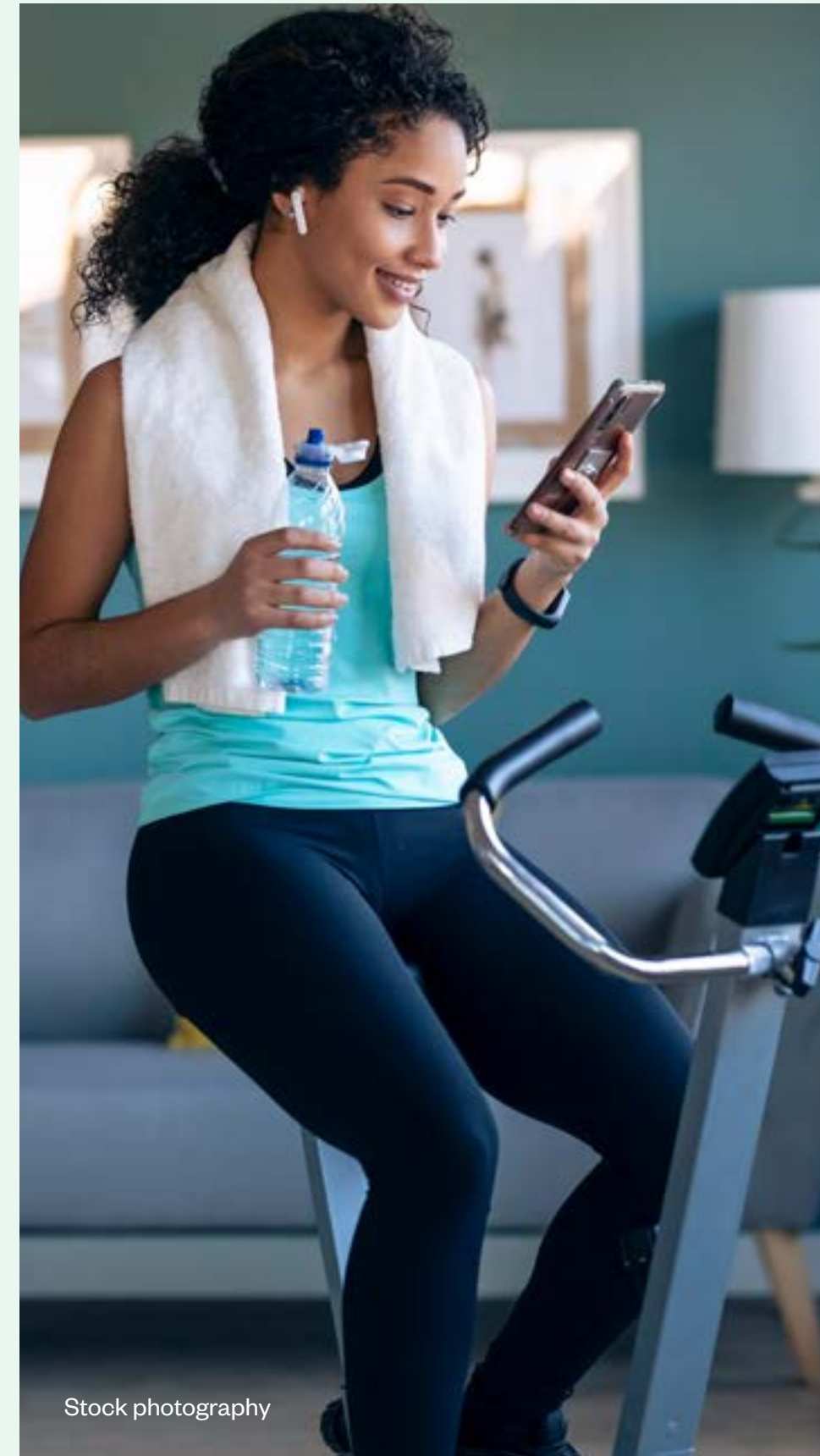
**Eating out** – A short 7 minute walk will take you to the renowned Bonnie Badger run by Tom Kitchen. Even closer to home is the award winning La Potinière.



**Family days out** – Less than a 20 minute walk will take you to the picturesque local beach. Or jump in the car and be in North Berwick in 10 minutes where you can explore the Scottish Seabird Centre or climb the Berwick Law.



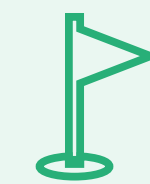
**Sports and leisure** – Langlands health & fitness offer personal training and nutrition advice. Even going as far as bringing equipment to your home so you can work out without even having to leave your home.







# Things to do



**Golf fanatics** – Gullane is a golfers paradise with 3 courses to choose from. Featuring stunning coastal views and challenging courses, this really is a golfers dream.



**Shopping** – Gullane has a scattering of independent shops, giving a warm and inviting vibe to the main street. You'll find an array of gift shops, mini market, food and wine shop and even a dog boutique.



**Walking** – There's plenty of places to go for weekend family walks. Gullane Bents Beach is within walking distance. Nearby Aberlady Nature reserve is the perfect place to spot local wildlife or head along to John Muir Way for a scenic coastal walk.







# Getting around



By foot: Local shops, restaurants and Gullane Beach are all within walking distance of Saltcoats Grange.



By car: Follow the A198 North East for 10 minutes to get to scenic North Berwick. Heading South via the A1 will take you into right into the Capital.



By rail: Drem Railway Station is just 7 minutes drive from Saltcoats Grange. Park your car and then travel to Edinburgh Waverley, reaching the capital in less than half an hour.

Journey times are approximate. Train journey times are accurate as of March 2025 and are sourced from thetrainline.com



# Superbly connected



## On foot

- Gullane Primary School – 0.3 miles
- Goose on The Green – 0.4 miles
- Gullane Bowling Club – 0.4 miles
- La Potinière – 0.4 miles
- The Bonnie Badger – 0.4 miles
- Co-op – 0.5 miles
- NB Dog Boutique – 0.5 miles
- The Main Course – 0.6 miles
- Gullane Beach – 0.9 miles



## By car

- Muirfield Golf Course – 0.5 miles
- Gullane Golf Course – 0.6 miles
- Archerfield Golf Course – 2.5 miles
- John Muir Walkway – 3.9 miles
- Drem Railway Station – 4.1 miles
- Scottish Seabird Centre – 4.7 miles
- North Berwick High School – 4.8 miles
- Edinburgh City Centre – 21.9 miles
- Edinburgh Airport – 30.2 miles



## By rail from Drem train station

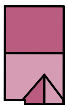
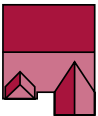
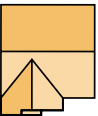
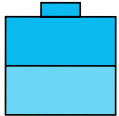
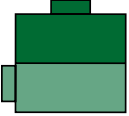
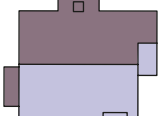
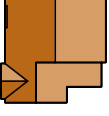
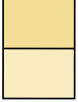
- Edinburgh – 24 minutes
- Glasgow (Queen Street) – 1 hour 30 minutes
- Dundee – 2 hours 9 minutes
- Perth – 2 hours 15 minutes
- Aberdeen – 3 hours 15 minutes
- London (Kings Cross) – 5 hours 12 minutes

Journey times are approximate. Train journey times are accurate as of March 2025 and are sourced from ScotRail



# Saltcoats Grange

## Phase 1 & 2

- **The Avon**  
3 bedroom semi-detached home
- **The Colville**  
4 bedroom detached home with study
- **The Crichton**  
5 bedroom detached home
- **The McNeil**  
5 bedroom detached home with detached single garage
- **The Milne**  
5 bedroom detached home with detached single garage
- **The Thompson**  
5 bedroom detached home
- **Cottage apartments**  
3 bedroom home
- **Affordable Homes**



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 consultants prior to reservation.

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# Saltcoats Grange

## Phase 2

- **The Avon**  
3 bedroom semi-detached home
- **The Colville**  
4 bedroom detached home with study
- **The Crichton**  
5 bedroom detached home
- **The McNeil**  
5 bedroom detached home with detached single garage
- **The Milne**  
5 bedroom detached home with detached single garage
- **Affordable Homes**



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# Choose the home that's right for you



**The Avon**  
3 bedroom  
semi-detached  
home



**The Colville**  
4 bedroom  
detached home  
with study



**The Crichton**  
5 bedroom  
detached home



**The McNeil**  
5 bedroom  
detached home  
with detached  
single garage



**The Milne**  
5 bedroom  
detached home  
with detached  
single garage





# 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.

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.

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.







The Stewarts

# What our customers say



Internal photography of The Cleland showhome at Belwood Oaks

*“We looked at a few developments of new builds but everything came with an extra hidden cost. With Cala, there was none of that – it was all very transparent.*

*Due to my design background, I have a keen eye for detail and Cala were leagues ahead of other developments in terms of interior finish and what was included in the price.*

*When we stepped into the Colville it was clear that we would be buying something that was good quality and durable – with elements of luxury.*

*Initially when we moved in it felt like we were on holiday. I remember saying to Shona a few weeks in, ‘When do we have to pack and go home?’”*

**Purchaser at Belwood Oaks**



External photography of a typical street scene at Saltcoats Grange





External 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





# 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 >



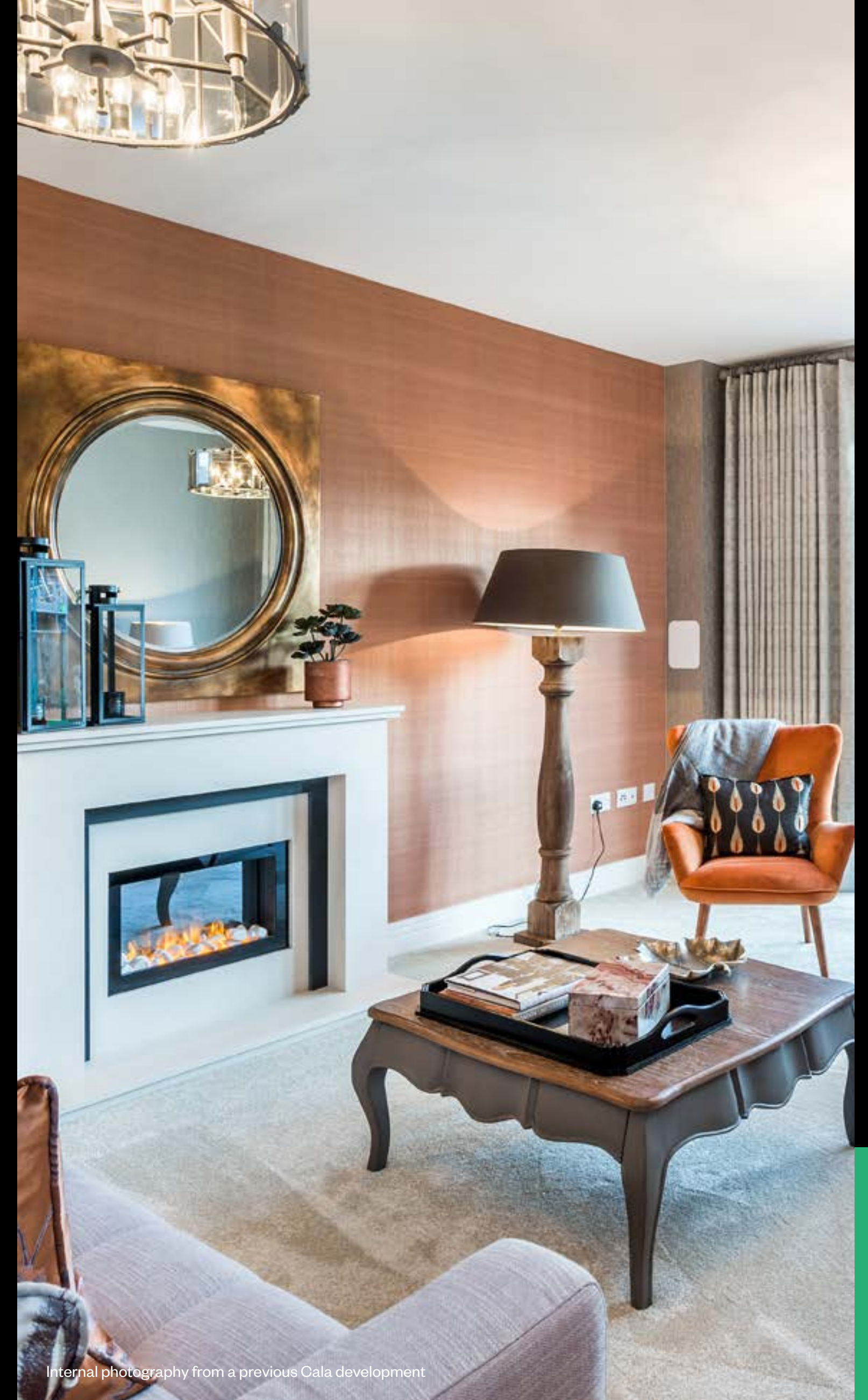
First class customer service >



Quality design and build >



Investment in our people >



Internal photography from a previous Cala development





Local photography



Stock photography

# 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.



Environment >



Customers >



Design >



People >



Land >



Community consultation >





# Welcome to your new home

Saltcoats Grange,  
Fenton Road,  
Gullane, EH31 2HZ

Stock photography

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