



# Mansefield Lea

Phase 2

East Calder





# The best of both worlds

Set on the edge of East Calder as the village runs into open countryside, and just a short walk from the centre, schools and shops, Mansefield Lea is ideal for anyone looking to savour the great outdoors. There are parks and rivers, woodlands and sports to explore and all the essentials of modern life are close at hand too, with Livingston just five miles away and Edinburgh within easy reach by road or rail. The perfect haven for enjoying the best of both worlds, with a relaxing semi-rural lifestyle.



# A home that's perfect for you

With a delightful mix of 4 and 5 bedroom detached homes to choose from, there's something special waiting for you at Mansefield Lea. Thoughtfully designed, light-filled and flexibly laid-out interiors feature open plan living areas and generously sized bedrooms. Specification is of the highest quality throughout, and the attractive interiors combine with characterful exteriors, gardens and green spaces to create the perfect environment for you, your lifestyle and your life stage.



Stock photography

# A breath of fresh air

Mansefield Lea connects wonderfully with the surrounding countryside, with the East Kirk Burn running through it along a lovely, landscaped green corridor. The National Cycling Route forms another natural corridor – leading all the way, by foot or bike, up to Almondell & Calderwood Country Park, with its woodlands, wildlife and riverside walks. Wherever you go, you're never far from parks and green spaces: life here is a breath of fresh air.



# A village with town and city connections

With its pub, post office and pharmacy, coffee shop and convenience stores, sports and leisure centre and schools – all within easy reach of Mansefield Lea - East Calder offers all life's essentials. And it's just a short drive or bus ride into Livingston for supermarkets, shopping centres, designer outlets, restaurants and entertainment – with Edinburgh, too, within an easy commute by road or by rail from Kirknewton, just two miles down the road.



Stock photography



Local photography



Local photography

# A healthy, balanced lifestyle

Walking or cycling in the countryside, working out in the gym or playing on the indoor courts and outside pitches at Xcite – right next door. Enjoy a sedate game of bowls or a great round of golf close to home. Or taking a 10 minute drive to go indoor climbing in Ratho - there's plenty of choice for all ages and interests.



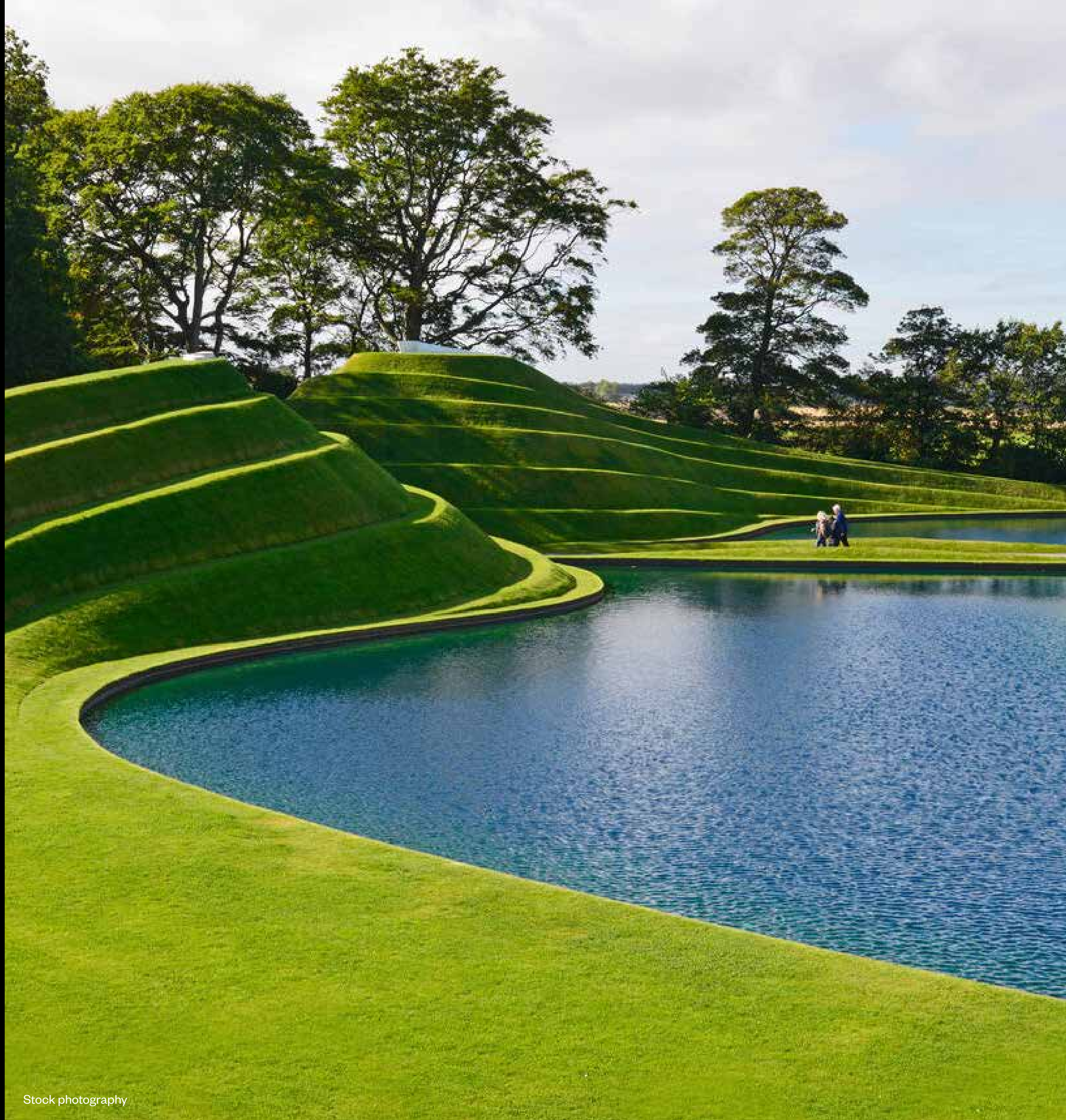
# Perfectly placed for education

East Calder is served by a range of well performing schools\*. Schooling starts in the village with East Calder Primary School and St Paul's Roman Catholic Primary School close to home, with West Calder High, located in a neighbouring village, offering secondary education. And for college and university, look no further than Livingston or Edinburgh.



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





# Great days out with the family

You can really ring the changes with family days out: picnicking and exploring at the Country Park, exploring Almond Valley Heritage Centre with its children's farms, narrow gauge railway, working windmill and fascinating programme of indoor and outdoor events, taking in a show and enjoying the sights in Edinburgh or discovering all that historic West Lothian has to offer. There's so much to choose from!

[Click here to find out more about the local area](#)



# Places to go



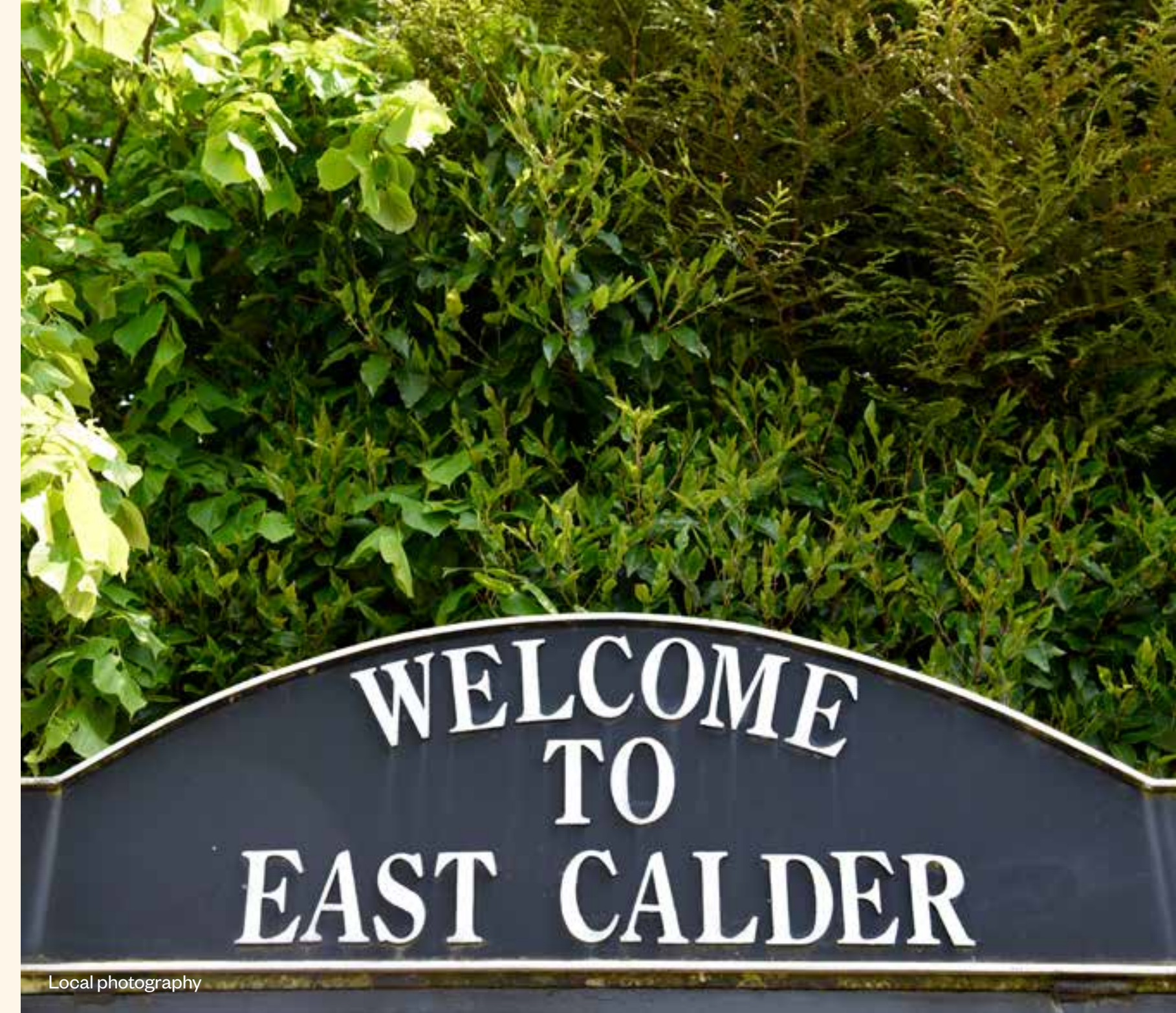
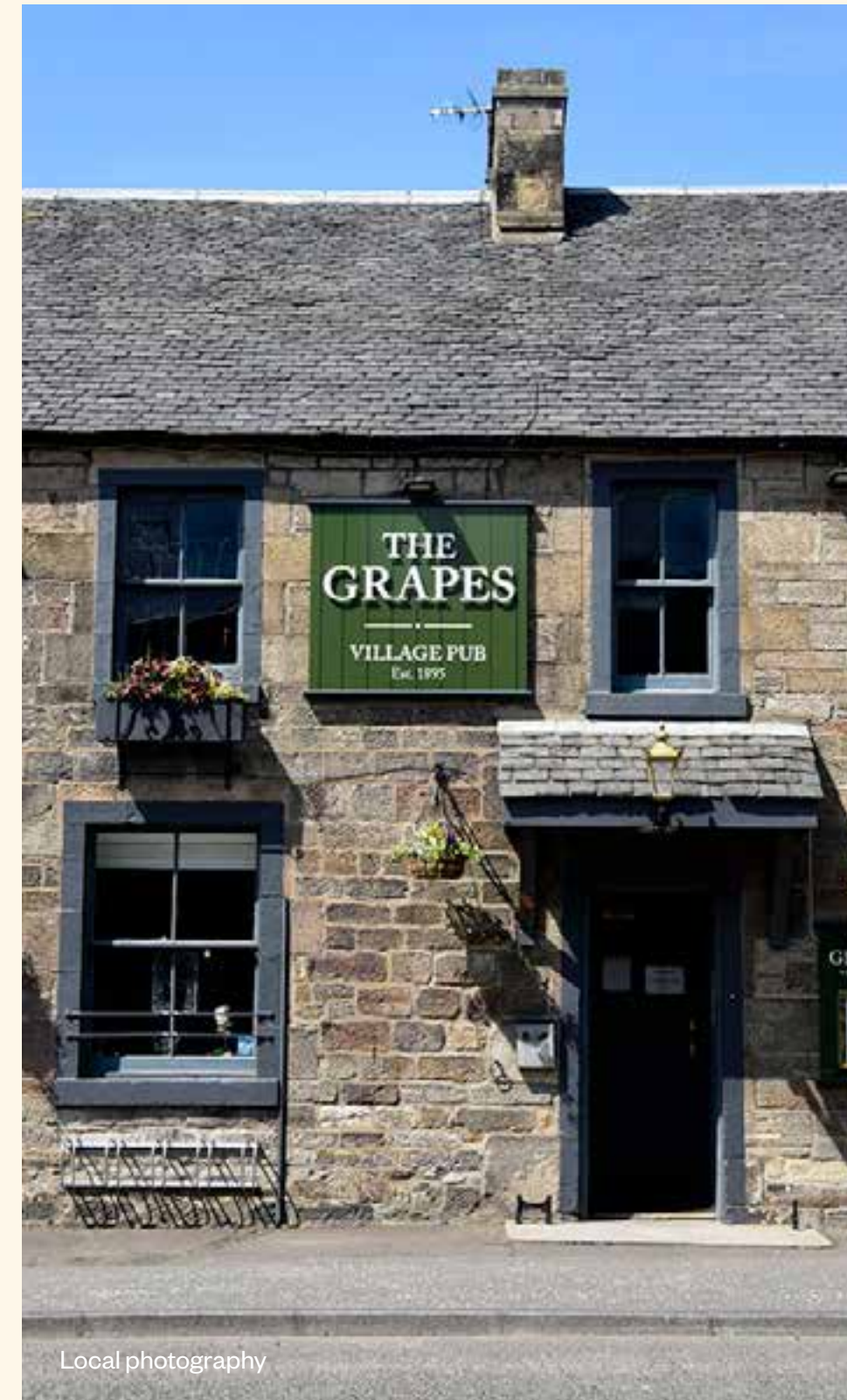
**Eating out** – locally, sample The Bay Tree Café for breakfasts, burgers and bakes, the Grapes Village Pub, the Tots Play Café for the little ones, or the Fork & Field gastro pub and La Viva Vita in neighbouring Mid Calder.



**Sports and leisure** – Xcite offer a wide range of sports facilities across several local centres, and there are plenty of options for golf and all sorts of indoor and outdoor sports and activities.



**Entertainment and culture** – East Calder Gala Day is an eagerly anticipated annual event, and in Livingston there's a cinema and a lively programme of events at the Howden Park Centre.





**Parks and nature** – along with the wonderful wildlife-rich country parks, discover East Calder Waterfall, Almond Park and Oakbank Community Woods.



**History and heritage** – explore fascinating church ruins, impressive old bridges, aqueducts and viaducts, and historical Edinburgh all within easy reach.



**Shopping** – Livingston is home to The Centre and Scotland's largest designer outlet, along with a wide range of shops and stores – and 30 minutes away, Edinburgh is world class for retail therapy.

[Click here to find out more about the local area](#)





# Getting around



By foot: Tesco, local primary schools and the local medical centre are all within walking distance.



By car: Livingston is less than 5 miles away and Edinburgh approximately 14 miles via the A71.



By train: Kirknewton Station, less than 2 miles away, offers regular train services, with travel to Edinburgh city centre taking 25 minutes and Glasgow in approximately 1 hour 10 minutes.



By bus: Regular bus services connect East Calder to Livingston, the wider West Lothian area and Edinburgh city centre.

See a detailed view of the area and get directions



Distances and journey times are approximate and taken from Google maps and thetrainline.com

# Superbly connected



## On foot

- East Calder primary school – 0.2 miles
- St Paul's primary school – 0.3 miles
- Xcite, East Calder – 0.3 miles
- Tesco – 0.8 miles
- Scotmid – 0.8 miles
- Almondell & Calderwood country park – 1 mile



## By car

- The Centre, Livingston – 2.9 miles
- Pumpherston golf club – 3.3 miles
- West Calder high school – 6.2 miles
- Jupiter Artland – 2 miles
- Edinburgh International climbing centre – 4.4 miles
- Five Sisters Zoo – 5.9 miles
- Beecraigs country park – 9.2 miles
- Kirknewton train station – 1.1 miles
- Edinburgh – 14 miles



## By rail from Kirknewton Station

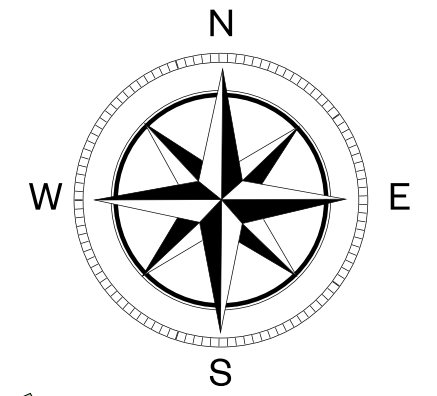
- Edinburgh – 29 minutes
- Glasgow – 1 hour 10 minutes


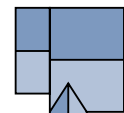
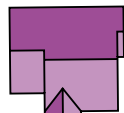
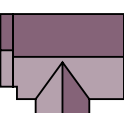

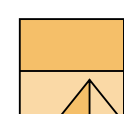
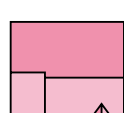

See a detailed view of the area and get directions





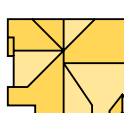






# Mansefield Lea

## Phase 2 The development




- 
**The Barrie**  
 4 bedroom detached home  
 Plots 107, 112, 120 & 122
- 
**The Bryce**  
 4 bedroom detached home  
 Plots 106, 117, 121, 123, 137, 138, 147, 150, 151 & 153
- 
**The Cairn**  
 4 bedroom detached home  
 Plot 154
- 
**The Cleland**  
 4 bedroom detached home  
 Plots 86, 102, 110, 125, 142, 144, 152, 157 & 160
- 
**The Colville**  
 4 bedroom detached home with study  
 Plots 87, 104, 105, 108, 111, 113, 116, 119, 135, 139 & 158
- 
**The Crichton**  
 5 bedroom detached home  
 Plots 85, 90, 100, 101, 103, 114, 115, 118, 124, 126, 133, 134, 140, 141 & 159
- 
**The Darroch**  
 5 bedroom detached home  
 Plots 88 & 89
- 
**The Dewar**  
 5 bedroom detached home  
 Plot 109

- 
**The Elliot**  
 4 bedroom detached home with study  
 Plots 136, 148 & 149
- 
**The Garvie**  
 5 bedroom detached home  
 Plots 91, 95, 98, 99, 127, 130, 145, 146, 155 & 156
- 
**The Kennedy**  
 5 bedroom detached home  
 Plots 131 & 143
- 
**The Lewis**  
 5 bedroom detached home  
 Plots 92, 96, 97 & 129
- 
**The Lowther**  
 5 bedroom detached home  
 Plots 93, 94, 128 & 132

-  Block paving
-  Monoblock paving
-  Timber fences
-  Feature walls



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View our interactive site plan for out latest availability 

# Choose the home that's right for you



**The Barrie**  
4 bedroom  
detached home



**The Bryce**  
4 bedroom  
terraced home



**The Cairn**  
4 bedroom  
detached home



**The Cleland**  
4 bedroom  
detached home



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



**The Crichton**  
5 bedroom  
detached home

[Click here for current availability and prices](#)





**The Darroch**  
5 bedroom  
detached home



**The Dewar**  
5 bedroom  
detached home



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



**The Garvie**  
5 bedroom  
detached home



**The Kennedy**  
5 bedroom  
detached home



**The Lewis**  
5 bedroom  
detached home



**The Lowther**  
5 bedroom  
detached home

[Click here for current availability and prices](#) >





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



Purchaser at Oakbank, Winchburgh

# 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



Purchaser at Oakbank, Winchburgh

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

Mansefield Lea,  
Langton Road,  
East Calder, EH53 0JN

[Click here to arrange your viewing](#)



Stock photography

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