

New Homes *Review*

Winter 2015



The smart money knows *when* to move, we provide the *where*.



When Quality Matters



If you're looking to buy an Edinburgh property valued over £325,000, then now is time to make your move.

From 1 April 2015, Stamp Duty will be replaced in Scotland by the Land & Buildings Transaction Tax, which will benefit purchasers of lower priced properties, but will cost buyers of higher priced homes thousands of pounds more. Fortunately, at AMA, we have a range of superb detached family homes and award-winning apartments throughout Edinburgh available to purchase now. If the prospect of saving thousands of pounds in tax wasn't enough, many have additional incentives to make your purchase smoother.

Transactions must be completed before the 1 April 2015, so contact Behnam Afshar today on **0131 226 1780** or email **behnama@amahomes**, to discuss your options and view our range of homes.

Main image:

Caer Amon Apartments, Cramond

Images (clockwise from top right)

Caer Amon, Cramond

Shandon Garden

Springside

Marchmont School

Prinhouse, Canonmills



For further information telephone **0131 226 1780** or visit **www.amahomes.co.uk**

Welcome to the ESPC's New Homes Review for Winter 2015. Read our indispensable guide to what's new in new build. There are new developments launching throughout the area so there should be something to suite everyone's taste and budget.

Featured developments in this issue:



AMA Homes:

Caer Amon Apartments, Cramond
Shandon Gardens, Edinburgh
Springside, Fountainbridge, Edinburgh
Marchmont School, Edinburgh
Printhouse, Canonmills, Edinburgh



Stewart Milne Homes:

Calderwood, East Calder, West Lothian
Devon Lane, Winchburgh, West Lothian
Hopefield View, Bonnyrigg, Midlothian



CALA Homes

Fairmilehead, Edinburgh
Trinity Park, Edinburgh
Dalmeny Park, South Queensferry
Murieston Gait, Livingston
St. Mary's Gardens, Perth



Westpoint Homes:

West Mill, Colinton, Edinburgh



Bellway Homes

Heartlands, Whitburn, West Lothian
Winchburgh Village, Winchburgh, West Lothian
Hanlin Park, Armadale, West Lothian
Southdale Meadows, Armadale, West Lothian



Exclusive new homes coming soon

Finding the perfect home in the ideal location is every family's ambition, with the desire for a combination of a real community within easy reach of the city. Stewart Milne Homes, one of the UK's leading house builders, is creating two new exciting developments in West Lothian; at Calderwood in East Calder and Devon Lane in Winchburgh. In addition, a new phase of apartments and family homes will be added to the Hopefield View development in Bonnyrigg, an ideal location for those commuting to the city.

The stunning Calderwood development will comprise of 31 homes and will be located on the edge of East Calder bordered by Almondell and Calderwood Country Park. Calderwood is ideally located for commuters travelling to Edinburgh which is only 12 miles away and the airport is just 5 miles away. It's also an ideal location for those who love the outdoors since it's close to the beautiful woodland of Almondell and Calderwood Country Park. The development is also in easy reach of The Livingston Centre, MacArthur Glen and The Gyle shopping centres.

The look of the homes at Calderwood will be different to anything Stewart Milne Homes has created before. The materials have been carefully chosen to fit in with the area's natural farmland heritage and a mix of coloured cedar cladding and stonework will create a warm, homely feel.

The collection comprises of 3, 4, 5 and 6 bedroom homes and offers 10 home styles to choose from, each designed to the company's usual high standards and offering flexible living to suit the changing needs of modern family life. Home styles include the five bedroom Laurieston with its large open plan family dining and

kitchen area and Parisien style balconies and the Melton with five bedrooms, a spacious living room with bay windows, family kitchen diner and large master bedroom with en suite.

Prices for homes at Calderwood start at £212,000. For more information on Calderwood or to be added to the mailing list for regular updates visit stewartmilnehomes.com or call on 08457 076 6139.

Devon Lane in Winchburgh, West Lothian is a development of 35 executive detached homes and 3 steading conversions. Sitting in the grounds of a 150 year old farm steading with stunning views of Devon pond and its thriving wildlife, Stewart Milne Homes will carefully restore 3 of the existing stone buildings; The Millhouse, The Stables and The Saddlery, into exclusive steadings with their own private gardens. These will have a high contemporary specification, yet retain much of the original character of the buildings. Sitting alongside the steading conversions are 35 beautifully designed new homes ranging from 3-5 bedrooms, all created with the rural outlook of the development in mind.

Located less than 10 miles from the Edinburgh bypass, Devon Lane will be ideal for commuters.



Linlithgow train station is less than 6 miles away and the regeneration of the area includes plans for a new railway station on the main Edinburgh to Glasgow line. The development is perfect for young families, since it sits in the catchment area for Linlithgow Academy, one of the top performing schools in Scotland.

Homes at Devon Lane start from £317,000 for the 5 bedroom detached Laurieston. For more information on the selection of home styles available buyers can visit the new marketing suite at RGM Solicitors and Estate Agent,

19-21 High Street, Linlithgow, EH49 7AB.

Stewart Milne Homes will be adding 81 new homes to the Hopefield View development in Bonnyrigg, with some homes now released for advance reservation. Situated in the town of Bonnyrigg, Hopefield View offers potential buyers exquisite surrounding countryside, while being only eight miles from Edinburgh. Bordered by the A7 and A720 ring-road, the area provides easy access to the nearby airport, while also enjoying excellent transport links to the city and surrounding towns.

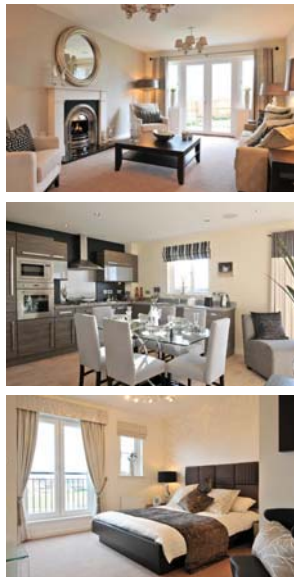
The upcoming homes will include a variety of styles; including a selection of detached villas, terraced homes and apartments, as well as three new styles - the Hampsfield, Dukeswood and Longrush - meaning there is something to suit every buyer.

The Hampsfield is a stylish 4 bedroom home, enjoying an open-plan kitchen and family dining area. There is a large, bright lounge with bay windows and en suite master and second bedroom. It also has a landscaped garden and single garage. Prices start at £276,000.

For larger families, the Longrush, priced from £294,000, provides an even more generous home. The luxurious 6 bedroom villa features the utmost attention to detail with bright spacious rooms and clean lines throughout the home. The airy open-plan kitchen and family room has beautiful French doors which lead onto the garden. The kitchen is extremely well-appointed, fitted with Smeg appliances, while the master bedroom benefits from a luxurious walk-in wardrobe and en suite bathroom. The spacious accommodation, combined with an enviable location, offers a truly unique quality of life for families.

To find out more about Hopefield View, or any of Stewart Milne Homes' developments in central Scotland, visit www.stewartmilnehomes.com.





DEVON LANE, WINCHBURGH

THE LAURIESTON - PLOT 1
5 bedroom detached home

£324,000

Features include: • Spacious entrance hall leading to a large open-plan kitchen and family room with French doors leading to the garden • Beautifully-appointed living room with another set of French doors leading to the garden • Dining room • Separate laundry room • Master bedroom has a walk-in wardrobe, floor to ceiling window with a Parisian balcony, and en suite shower room • Guest bedroom also benefits from fitted wardrobe and en suite shower room • Bedroom three with optional built-in wardrobes • Two further bedrooms • Family bathroom

Available with†: • Part Exchange

0845 026 8236



DEVON LANE, WINCHBURGH

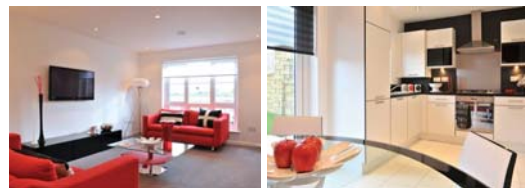
THE CRATHES - PLOT 10

4 bedroom detached home £360,000

Features include: • Living room with French doors to garden • Separate dining room • Open-plan kitchen/family area • Sitting room • Master bedroom with en suite and built-in wardrobe • Guest bedroom with en suite and built-in wardrobe • Ample storage

Available with†: • Part Exchange

0845 026 8236



HOPEFIELD VIEW, BONNYRIGG

THE HARROWOOD - PLOT 53

5 bedroom terraced home £235,950

Features include: • High quality kitchen/dining room with doors leading to garden • Separate spacious and well appointed living room • Separate utility room • Downstairs cloakroom • Master bedroom with built in wardrobes and separate en-suite bathroom • Bedroom 2 with walk in wardrobe • Two further bedrooms with mirror sliding wardrobes • Bedroom 5/ Study • Family bathroom • Landscaped front garden

Available with†: • Part Exchange

0845 075 8279



HOPEFIELD VIEW, BONNYRIGG

THE MELTON - PLOT 66

5 bedroom detached home

£356,000

Features include: • High quality custom designed kitchen/breakfast room with French doors to garden • Dining room • Separate utility room • Living room with bay windows • Downstairs cloakroom • Spacious master bedroom with floor to ceiling windows onto Juliet balcony, built in wardrobes and en suite facilities • Guest bedroom with en suite facilities and built-in wardrobes • Three further bedrooms • Family bathroom

Available with†: • Part Exchange

0845 075 8279

OPEN THURSDAY TO MONDAY 10.30AM – 5.30PM

stewartmilnehomes.com



We are proud to be awarded
5 Star Home Builder
in the HBF annual consumer survey 2014

STEWART
Milne
HOMES

*Offers detailed in this leaflet are not combinable and are available on selected homes only. Offers are subject to status. Terms and conditions apply. See website for details, subject to contract and status. Images shown reflect the varying styles and sizes of typical Stewart Milne homes and are intended to illustrate typical styles and finishes only. Planning permissions and specifications may vary from those shown. Please refer to architectural drawings for details. Please call for details. VOTING 110845 0045 OF REPRESENTATION IF YOU DO NOT VOTE IN REPRESENTATION ON YOUR MORTGAGE OR ANY PART THEREOF. Terms and conditions apply.

CALA HOMES CELEBRATES A YEAR OF PART EXCHANGE SUCCESS

LUXURY HOME BUILDER CALA HOMES (EAST) HAS ANNOUNCED THE SUCCESS OF ITS PART EXCHANGE SERVICE ACROSS ALL OF ITS DEVELOPMENTS IN 2014.

CALA believes the popularity of part exchange will also continue to rise throughout 2015 – having already gained considerable momentum.

The part exchange service offered by CALA guarantees, subject to status and acceptance, a fair market price for your property making the move as swift and easy as possible for those already juggling busy work and family lives.

CALA has further demonstrated its commitment to the demand for part exchange by dedicating a Scotland-wide informative weekend to the service, taking place in February.

On Saturday 7th and Sunday 8th February, the upmarket homebuilder will be gearing up to offer potential purchasers a helping hand up the property ladder during the first part exchange weekend of 2015.

Sales Advisors from CALA Homes' developments across Scotland will be on-hand at selected developments to offer advice on how CALA's part exchange service could help homebuyers move into their dream home, with added expertise available from a local estate agent and financial advisor.

The East of Scotland developments taking part include: Fairmilehead, Trinity Park, Dalmeny Park, Murieston Gait and St Mary's Gardens (Perth) and will be joined by developments in the West and North of Scotland

Sarah Stanger, Sales and Marketing Director for CALA Homes (East), said: "Never before have so many CALA Homes developments across Scotland hosted an event like this throughout the same weekend which is very good news for our purchasers.

"This will be the first part exchange weekend of 2015 and the biggest event of its kind for

"This will be the first part exchange weekend of 2015 and the biggest event of its kind for us so we are anticipating it will be hugely popular."

Sarah Stanger,
Sales and Marketing Director



The Ramsay showhome at St Mary's Gardens, Perth



A typical street scene at Trinity Park, Edinburgh

us so we are anticipating it will be hugely popular, with many home seekers using it as a key opportunity to speak to the experts that have all the tools to help get you moving.

"CALA Homes' part exchange service makes moving as stress-free as possible and by ensuring a guaranteed buyer for your home, we aim to make the switch to your dream CALA property as simple as possible.

"With no chain or estate agent fees involved, CALA Homes' part exchange service has been designed to make moving quicker and easier

so anyone interested should visit one of our participating Scottish developments during the weekend to get all of the facts.

"The service has been a massive success throughout 2014 and we are confident that the trend will continue throughout this year too."



20:15

IT'S TIME TO PART EXCHANGE*

COME TO CALA NOW

Gilsland Grange, North Berwick



PART EXCHANGE
WEEKEND

SATURDAY 7TH &
SUNDAY 8TH FEBRUARY

Part exchange* available on selected
homes at selected developments

If you are looking to find the perfect home in 2015 then there's never been a better time to come to CALA.

DEVELOPMENTS THROUGHOUT SCOTLAND
CALL 01324 600 000. CALA.CO.UK

★★★★★ 5 star customer service 5 years running



ESPC_22JAN *CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with each other or any other offer. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the 2009, 2010, 2011, 2012 and 2013 surveys, undertaken by the Home Builders Federation (HBF).

ADVERTISEMENT

A LIFE LESS ORDINARY

If you are looking for a house less ordinary then Westpoint Homes newly launched show apartment at West Mill in Colinton could provide just the inspiration you need.

From its location, stunning penthouse, not to mention the design of the two and three bedroom apartments, there is nothing ordinary about West Mill.

Located off West Mill Road, overlooking Spylaw Park and the banks of the Water of Leith, Colinton is a desirable enclave and is only six miles from Edinburgh city centre. Accessed by a private road, each apartment has an allocated car parking space, some with an internal garage space.



Master Bedroom



Silverdale Living Room



West Mill exterior

Both the Amberwood show apartment and the striking sales centre recreated within an apartment feature impressive interior design. The show apartment living room is dressed with zesty oranges and muted plaids creating a relaxed theme carried throughout the apartment. Featuring leading German brand appliances, the adjoining kitchen provides the perfect setting for entertaining. The master bedroom benefits from a dressing area as well as a generous en-suite with double shower. Designers have created a natural palette in the second bedroom whilst a main bathroom and walk-in utility room completes the property.

With a choice of two or three bedrooms, each apartment has its own generous balcony and is accessed by lift. The apartments are priced from £420,000.

The crowning glory of West Mill is undoubtedly the impressive penthouse which spans 2,203 sq ft and has not one but two full length decked terraces. It includes a living

room, kitchen/breakfast room, three bedrooms, two with en-suites and the master bedroom has the added bonus of a dressing room. A main bathroom, utility room and external store are also included. The penthouse is priced at £750,000.

Zoë Robertson, Sales & Marketing Manager, Westpoint Homes said, "West Mill really is a special development and we've been overwhelmed with the

interest and great feedback from visitors. It offers a lovely, relaxed lifestyle but within the heart of the capital."

The Amberwood show apartment is open daily from 11am until 5.30pm.

Prices at West Mill range from £420,000.

For more information call Westpoint Homes on 0131 629 2626 or visit: www.westpointhomes.net



Sales Centre

A modern classic in a historic setting.

SHOW HOME OPEN



In a secluded, quiet spot on the banks of the Water of Leith, Westpoint Homes presents a rare opportunity to acquire an exceptional property. Designed with imagination, showcasing fine materials and built with timeless craftsmanship, West Mill at Colinton Village comprises only fourteen sophisticated apartments.

2 and 3 bedroom apartments from £420,000.

**Sales Centre located at
Flat 3, 10 West Mill Road, Edinburgh EH13 ONX.
Open Daily from 11am to 5.30pm.**



0131 629 2626
www.westpointhomes.net

Westpoint
HOMES

BE HAPPY IN WEST LOTHIAN



There are many reasons to place West Lothian top of your wish list of locations to move to not least because the thriving setting has been voted the third happiest place to live in the UK.

Recognising the merits of such a locality Bellway is spearheading three new communities, each very different but all sharing the location's many benefits such as its rich heritage, unspoilt landscape, excellent shopping and its commuter convenience to both Edinburgh and Glasgow.

Heartlands in Whitburn, off the M8, is one of two innovative developments being created by Bellway in West Lothian. One of the largest regeneration projects in Europe, Heartlands is a £650m residential, retail, business and leisure destination with two PGA-designed champion golf courses at its heart.

Bellway has designed a stunning collection of 88 new homes, the first of 2,000 properties planned for the development. Currently available is a

choice of three and four bedroom homes such as the Glencoe, a desirable three bedroom family home priced from only £147,995.

Fraser Conn, Sales & Marketing Director said, "Heartlands is both innovative and visionary in its approach

to modern day living. Our first phase of properties offer great value and investment for people who want to be part of this cutting edge lifestyle with everything on offer in just one destination."

Similar in its progressive approach to new build development in Scotland is Winchburgh Village.

Located on Millcraig Road, only seven miles from Edinburgh Airport, Winchburgh

both primary and secondary, a transportation system, to include a new rail station, parkland settings, retail and leisure facilities.

Bellway have already started work on site to create a collection of three, four and five bedroom homes with prices ranging from £203,995 for a three bedroom home to £324,995 for the Sunningdale, a five bedroom property.

Completing Bellway's trio of West Lothian developments is Hanlin Park in Armadale. Situated off Station Road, Hanlin Park has been a popular choice amongst home buyers and only a two, four bedroom homes remain for sale priced from £209,995. However, Bellway has launched the New Year by unveiling an additional development at Armadale to meet demand. Only five minutes from Hanlin Park, next to the rail station, Southdale Meadows features two, three and four bedroom homes with prices starting from only £124,995.

Bellway is also offering buyers the opportunity to Take Your Pick from a choice of offers for properties reserved before the end of February. Buyers can choose either stamp duty and legal fees paid; or an upgraded kitchen with flooring throughout; or Part Exchange to your new home.



is a relatively unknown historic village which is about to be transformed with a £1 billion investment. This ambitious development will transport a 347 hectare site into a dynamic location with an enviable infrastructure which will include new homes, new schools,

Each development offers buyers a choice of showhomes to view and are open Thursday from 11am until 7pm and Friday to Monday from 9.30am until 5.30pm. www.bellway.co.uk





Awarded 5 stars for customer satisfaction

take your pick

Reserve your new Bellway home by the end of February and pick an offer that suits you!



Choose a home. Choose an offer.

- ✓ Stamp Duty & Legal Fees Paid
- ✓ Upgraded kitchen & Flooring Throughout
- ✓ Part Exchange - We buy yours so that you can buy ours

Heartlands, Off M8 Junction 4A, Whitburn, EH47 0SJ

3 & 4 bedroom homes prices from £147,995

Call 01501 740931

Winchburgh Village, Millcraig Road, Winchburgh, EH52 6WF

3, 4 & 5 bedroom homes prices from £203,995

Call 01506 890809

Southdale Meadows, Off Station Road, Kerr's Way, Armadale, EH48 3GE

2, 3 & 4 bedroom homes prices from £124,995

Call 01501 734118

Visit: Thursday 11-7pm. Friday - Monday 9:30am - 5:30pm.

Closed Tuesday & Wednesday

Bellway

Pictures shown for illustration purposes only. For full terms & conditions please visit www.bellway.co.uk. All offers on selected plots only and is subject to availability, to qualify for this offer present this advert when visiting the Bellway site. Bellway reserve the right to refuse part exchange. Offers cannot be used in conjunction with each other.