



# Burnland Meadows

Westhill

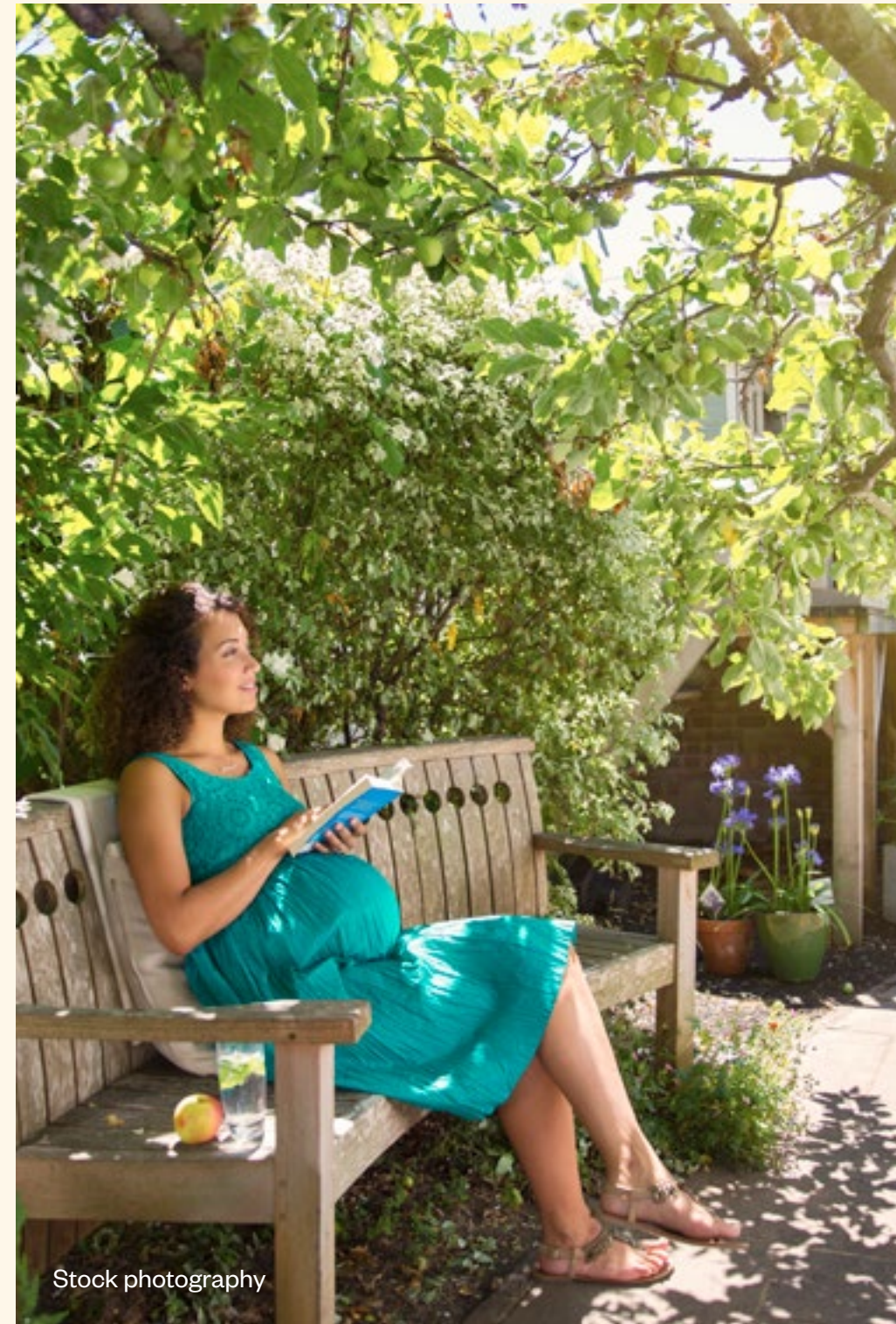


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# Enjoy life close to both countryside and city

Located in the desirable village of Westhill, just a few miles from Aberdeen, Burnland Meadows offers you the best of both worlds – close to the great outdoors and all the attractions of a vibrant city too. The best of Cala quality as well, with a choice of superbly designed 4 and 5 bedroom homes in a semi-rural setting, where the road from town runs out to open countryside. This could be the perfect place for you and your family to settle down and call home.



# A home full of light and space

With nine outstanding designs to choose from, there's a beautiful family home at Burnland Meadows that's ideal for you and your family. 4 or 5 bedrooms give you the flexibility to use well-proportioned living spaces to suit your changing needs – with a home office, nursery, playroom or guest bedroom for instance...and your home is full of natural light with large windows throughout. These are homes of real quality, with outstanding specifications. They're energy efficient and all have excellent exterior features, too – everything you've been looking for.



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# Ideal for a healthy lifestyle

From the delightful Elsie Duguid Gardens & Cairn and open spaces, trees and paths throughout Burnland Meadows, you can simply step out of your front door for a breath of fresh air – and nearby you'll find parks, sports pitches and play areas to relax in and enjoy a healthy lifestyle. Take in Carnie Woods and delightful Denman Park, stretch your legs on a variety of walks or explore Arnhall Moss nature reserve – and a little further afield, visit the Loch of Skene or head off into glorious Royal Deeside.



# A sustainable lifestyle

Sustainability is something we're building our future on at Cala, and our homes at Burnland Meadows incorporate a range of wildlife-friendly measures, including travel corridors for hedgehogs, bat roosting features and integrated swift bricks. Native planting features within the landscape design, encouraging local wildlife, birds and bees, to grow and thrive in the surrounding environment.



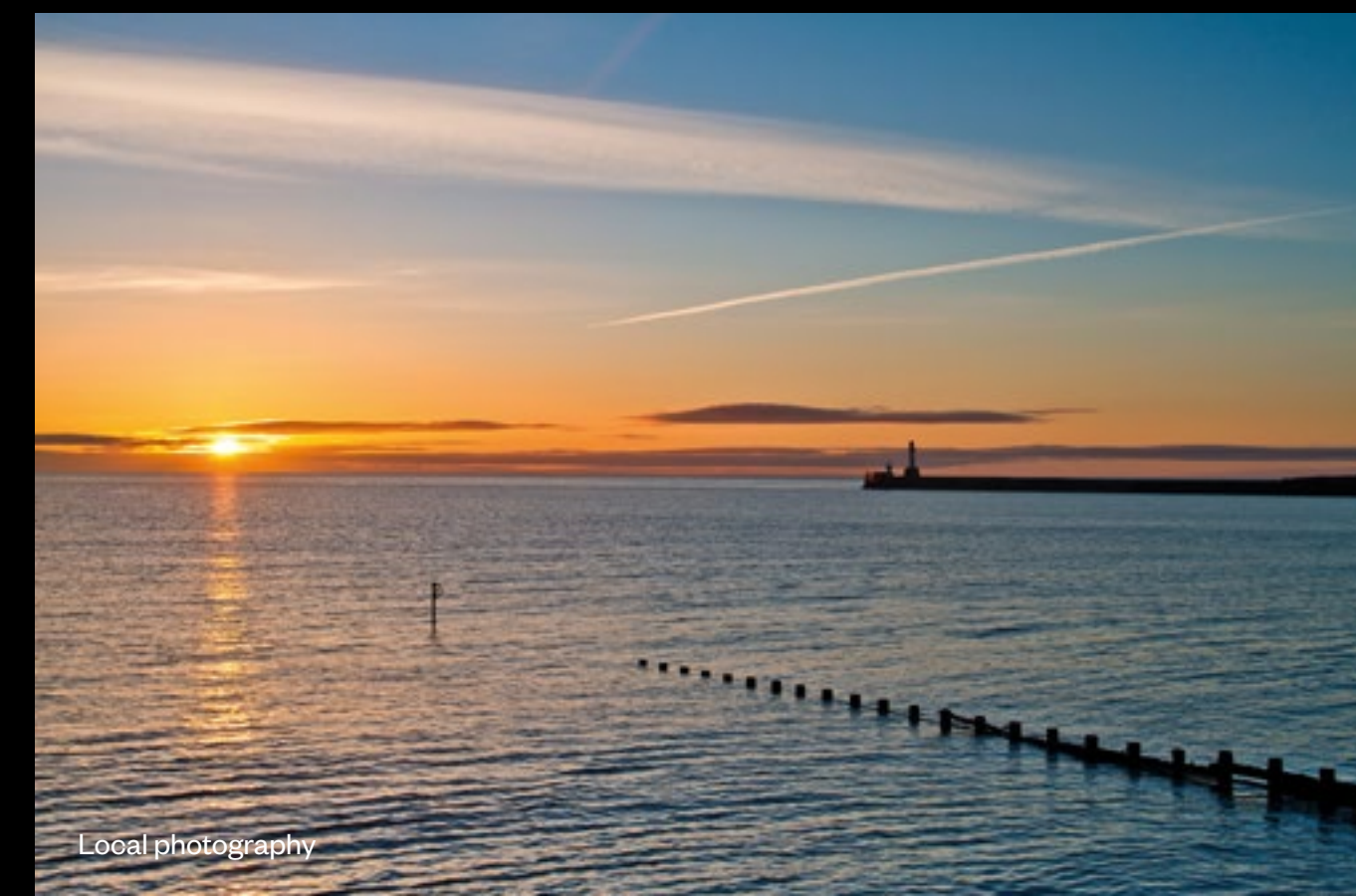
# Westhill, a welcoming community

Established as a new town in 1968, Westhill has developed into a vibrant and successful community – a highly desirable place to live, with great opportunities for work, education and socialising. There’s a range of shopping options too, from M&S to independent boutiques to big brands and a popular shopping centre. The Producer’s Market is a major attraction too, as is the annual Westhill Gala. With plentiful places to meet and eat, sports and leisure clubs, a renowned golf course, swimming pool, library and a wealth of community activities, it’s no wonder people are proud to live in Westhill.



# Aberdeen, the Granite City

Aberdeen, Scotland's third largest city, is a bustling centre for commerce, built on the granite for which it is famed. Prosperity has brought with it fine architecture and a wealth of excellent shopping and entertainments – from modern centres to traditional shops, independents and big brands lining Union Street and George Street. Bars and restaurants abound, from world foods to fine dining. There's a huge variety of cultural and leisure attractions – and it's beautifully located for beaches and water sports. All easily accessed from Westhill by car or regular bus services.





# First class for education

Westhill is well placed for excellent education at every level, from The Bridges Pre-School Nurseries to Elrick Primary. Both feed into Westhill Academy for secondary education alongside Westhill Community Centre and the swimming pool. For further education, Aberdeen University, Robert Gordon University and North East Scotland College offer a wide range of courses.



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



# Fun for all the family

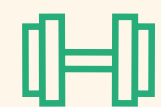
There's a wonderful range of destinations for family days out, from sea and sand at Aberdeen Beach and Balmedie Country Park and the rolling mountains and glens of Royal Deeside – much loved by the Royal Family – and more historic castles per acre than any other region in the UK. Nature lovers and walkers will love Donmouth Local Nature Reserve and for children of all ages there's Aberdeen Paintball and indoor and outdoor play at The Den and The Glen. Gordon Highlanders Museum and the Science Centre in Aberdeen are great for rainy days too!

Local photography

# Places to go



**Eating out** – With two family friendly pub restaurants, The Broadstraik Inn and Shepherds Rest, just down the road, the popular Bothy 57 cafe, Duncano's and Yan Oriental Restaurant, everything's on the menu.



**Sports and leisure** – APEX Fitness Centre is close to Burnland Meadows as are the play park and artificial pitches. There's a local swimming pool and golf fans are in paradise – Westhill Golf Club is just one of 20 within 20 miles.



**History and heritage** – The fascinating Gordon Highlanders Museum is a great day out, as is the Aberdeen Maritime Museum. With castles galore to explore in the region, Crathes is a popular family favourite.





**Parks and nature** – Hazlehead Park, with its gardens, woodlands and walks, is close to home – and Donmouth Local Nature Reserve, by the beach near Old Aberdeen, is a peaceful haven for wildlife.



**Entertainment and culture** – There's a huge choice of theatres, clubs, concerts, galleries and museums in and around Aberdeen – with a lively programme at P&J Live, a state-of-the-art events complex.



**Family days out** – The all-action Linx Ice Arena is just one of the attractions on Aberdeen's popular Beach Promenade, and the elegant Duthie Park & Winter Gardens has something for everyone.

# Getting around



By foot: Elrick Primary School, Burnland Park Playground, Cairnie Woods and the Play Park and Artificial Pitch are all within walking distance.



By car: Westhill is a 20 minute drive into Aberdeen via the A994 and connects to the AWPR and onto the A96 for destinations north and south of the city.



By bus: Regular services and routes take you around the area and into Aberdeen – with a late service back too.



By train: Your nearest stations are Aberdeen and Dyce, both less than 9 miles away with extensive connections.



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

# Superbly connected



## On foot

- Burnland Park Playground – 0.1 miles
- Play Park and Artificial Pitch – 0.4 miles
- Broadstraik Inn – 0.5 miles
- Cairnie Woods – 0.8 miles
- Bothy 57 – 1.0 miles
- Elrick Primary School – 1.1 miles



## By car

- Shepherd's Rest – 1.4 miles
- Arnhall Nature Reserve – 1.5 miles
- M&S Simply Food – 1.6 miles
- Westhill Academy – 1.6 miles
- Westhill Primary School – 1.7 miles
- Westhill Shopping Centre – 1.7 miles
- Tesco Superstore – 1.9 miles
- Westhill Golf Course – 2.5 miles
- Gordon Highlanders Museum – 6.7 miles
- Aberdeen International Airport – 6.8 miles
- P&J Live – 7.9 miles



## By rail from Aberdeen Station

- Edinburgh Waverley – 2 hours 18 minutes
- Glasgow (Queen Street) – 2 hours 30 minutes






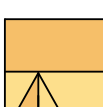





## By rail Dyce Station





- Aberdeen – 9 minutes
- Inverness – 2 hours 8 minutes

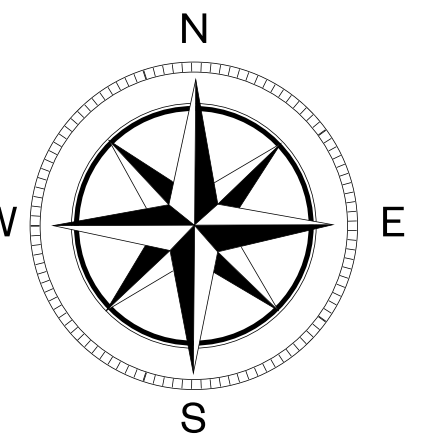
Journey times are approximate. Train journey times are accurate as of March 2023 and are sourced from google maps and thetrainline.com

# Burnland Meadows

The development

-  **The Bargower**  
4 bedroom detached home
-  **The Barrie**  
4 bedroom detached home
-  **The Colville**  
5 bedroom detached home
-  **The Crichton**  
5 bedroom detached home
-  **The Dewar**  
5 bedroom detached home
-  **The Garvie**  
5 bedroom detached home
-  **The Lowther**  
5 bedroom detached home
-  **The MacRae**  
5 bedroom home  
with detached double garage
-  **The Moncrief**  
5 bedroom detached home

-  Denotes boundary
-  Denotes 1.8m timber fence
-  Denotes drystone dyke
-  Denotes retaining wall
-  Denotes wall
-  Denotes green fencing
-  Denotes hedging



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ.  
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# Choose the home that's right for you



**The Bargower**  
4 bedroom  
detached home



**The Barrie**  
4 bedroom  
detached home



**The Colville**  
5 bedroom  
detached home



**The Crichton**  
5 bedroom  
detached home



**The Dewar**  
5 bedroom  
detached home



**The Garvie**  
5 bedroom  
detached home





**The Lowther**  
5 bedroom  
detached home



**The MacRae**  
5 bedroom  
detached home  
with study



**The Moncrief**  
5 bedroom  
detached home

Stock photography



Photography from a previous Cala development



# 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.





Photography from Southbank by Cala

# What our customers say



Photography from Southbank by Cala

“ We’d spent several years living in the city centre and for the time being, it was fantastic as Greg and I both worked close to our flat. However, we both knew that it was time to make the next leap together into a larger home.

What really stood out was the village feel of the development as it was completely unique to any other development that we’d visited in the Aberdeen area. We love the country feel of the area, as well as the woodland and green space all around our new home.

There were certain requirements that both of us were looking for in our future dream home and The Garvie covered them all and more. From the bright and airy master bedroom to the lovely garden. However, my personal favourite space in the house is the stunning open plan kitchen and dining area, which is tailor made for hosting both our family and friends. ”

Catriona Taylor and Greig Keith,  
purchasers at Craibstone Estate

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.



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



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# 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 >



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# Welcome to your new home

Burnland Meadows  
Straik Road, Westhill,  
Aberdeenshire, AB32 6RN



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