







## THE BARRIE

The Barrie offers spacious family comfort and clean, contemporary style. An open plan studio-designed kitchen, dining and family area is further extended on to the patio and rear garden via bi-folding doors, while an adjoining utility room provides practical space.

On the ground floor, The Barrie also features a welcoming vestibule and hallway, separate lounge positioned to the front of the home, plus a downstairs WC.

On the first floor you'll find a generous main bedroom with en suite and large fitted wardrobes, while three further spacious bedrooms all with fitted wardrobes and a luxurious family bathroom complete the upper floor.

Storage cupboards throughout the home, as well as an integral garage, providing ample storage space.



### Welcome home to The Barrie

This four-bedroom home features:

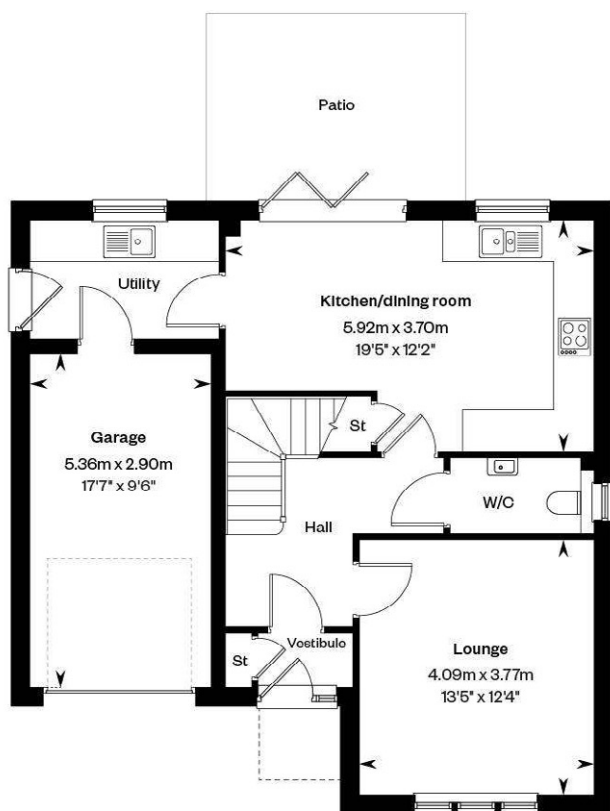
- An exciting new community, close to Shawfair Park & Ride and Shawfair Station
- Excellently positioned to enjoy the wealth of amenities that Shawfair, Edinburgh, Musselburgh and Dalkeith offer
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Cala's high specification throughout, including German studio-designed kitchen with Siemens appliances included
- Excellent storage space throughout
- Heating and hot water supplied by a Heat Network,
- providing a low carbon heating solution Service charge - £TBC
- Council Tax - G
- EPC Rating - B

[Click here for a Virtual Tour](#)



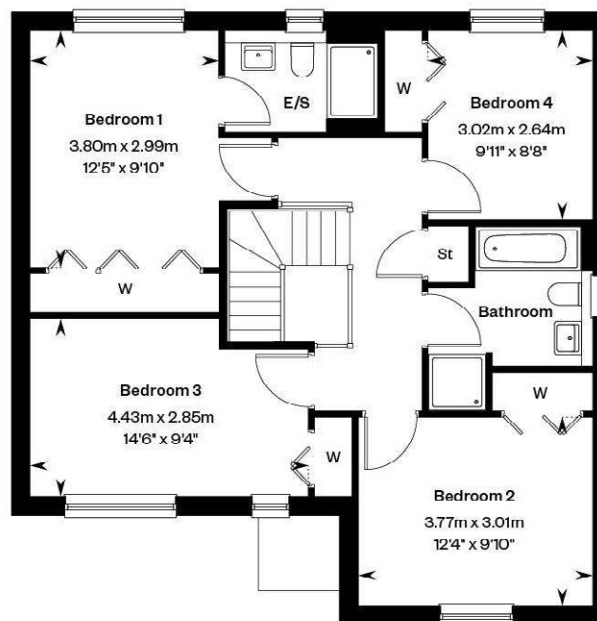


## GROUND FLOOR



Ground floor

## FIRST FLOOR



First floor

GILSONGRAY.CO.UK

### EDINBURGH

29 Rutland Square  
 EH1 2BW  
 0131 516 5366



### GLASGOW

160 West George Street  
 G2 2HQ  
 0141 530 2021



### EAST LOTHIAN

33 Westgate  
 EH39 4AG  
 01620 893 481



### DUNDEE

11 South Tay Street  
 DD1 1NU  
 01382 201 000



### BORDERS

01890 880 008



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