





THE ALLAN

This sophisticated home provides the ideal in flexible family living space.

The modern studio-designed kitchen and family/dining area is open plan, enjoying access to the patio via French doors, allowing you to extend your living on a sunny day or when friends are round.

Downstairs you also enjoy a separate (yet interconnecting) lounge, downstairs WC, excellent storage and welcoming vestibule, while on the first floor you'll be greeted by a spacious upper landing, off which find two double bedrooms and a single (perfect as a home office, nursery or hobby room), all enjoying fitted wardrobes. The Allan's light and airy ambience is complemented with a high specification family bathroom.



Welcome home to The Allan

This three-bedroom home features:

- Perfectly positioned, Pinefields offers easy access to road and rail networks, local amenities, and the stunning surrounding countryside
- Excellent local amenities: shops, restaurants, the cinema, gyms and many more leisure activities are right on the doorstep
- 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
- Service charge - £170.37 P/A
- Council Tax - E
- EPC Rating - B

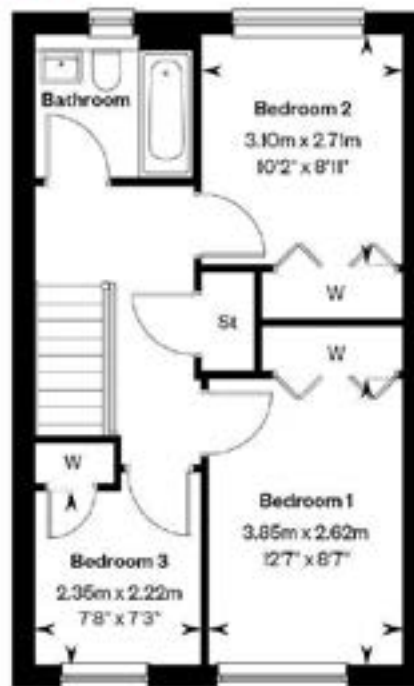
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GROUND FLOOR



FIRST FLOOR



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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 Tait Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



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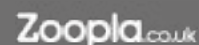
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CHARTERED FIRM



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.