



Cammo Meadows

Edinburgh



Lifestyle photography at Cammo Meadows



A breath of fresh air

Surrounded by greenery, great views and glorious open spaces, yet with all the attractions of Edinburgh's world famous centre just five miles down the road, Cammo Meadows is a breath of fresh air. The best of city and countryside on your doorstep, and a fantastic range of beautifully designed homes to choose from, in a sustainable new community taking shape within one of the capital's most sought after suburbs. Add outstanding educational options and excellent connectivity and this could be everything you've been looking for.



A wonderful place to call home

From growing families to first time buyers, upsizers and downsizers, Cammo Meadows has so much to offer for every life stage. 4 and 5 bedroom detached homes, 1 to 3 bedroom apartments and a new take on a classic Edinburgh design icon, with garden and duplex 2 & 3 bedroom Capital homes. Each has distinctive features, they're full of light and space, and flexible layouts make them ideal for your chosen lifestyle. All this set in a development boasting 23 acres of green space, and even more nearby – what a wonderful place to call home.



Stock photography

Green spaces and refreshing places

From delightful linear parks, cycle paths and pleasant tree-lined walkways within Cammo Meadows itself to the rolling verdant acres, riverside walks and nature reserve all on your doorstep, there's fresh air and the feel of the countryside all around you. It's so easy to get away from it all at this stunning location – whether it's a family day out to Cramond Beach or a morning stroll with the dog on the Cammo Estate.



Lifestyle photography of Cammo Meadows

All you need, close at hand

Cammo Meadows with its designated community spaces and facilities, is just a short stroll from Barnton Junction, where you'll find a local Scotmid co-op, pharmacy, post office, bank and takeaway. For bigger shopping trips, pop down the road to Gyle Shopping Centre and Craigleith Retail Park – with regular bus services from Cammo Meadows and easy access to Edinburgh Gateway for trams and trains, you're excellently connected.



Be in the heart of it all – Edinburgh

A green oasis on the edge of vibrant Edinburgh: what more could you ask for than living just five miles from Scotland's celebrated capital – from birdsong in the morning to bright lights in the evening. Enjoy Edinburgh's fabulous history and heritage, festivals and fun, world-class shopping, sports, nightlife and entertainment. Stroll along the Royal Mile, take in the views from Arthur's Seat – live local life to the full.



Top of the class for education

Edinburgh is a centre of excellence for education, and at Cammo Meadows you're perfectly placed near a number of notable schools* – a great draw for families with children at all age groups. Cramond Primary is within easy reach, as is The Royal High School, one of the oldest schools in Scotland and rated as one of the top performing in Edinburgh.



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



Great days out, all year round

With glorious countryside and the coast within easy walking or cycling distance, Cammo Meadows has a wealth of options for family days out. Cramond Beach perhaps, taking Lauriston Castle in on the way? And when the weather is not so kind, a quick trip into Edinburgh opens up endless possibilities. It's unbeatable in the summer too, with the fabulous festival season. Or maybe pop along to quaint South Queensferry or historic Linlithgow. There's so much for all to enjoy.

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



Places to go



Eating out – enjoy a stroll to Miller & Carter Steakhouse, explore a wide range of local restaurants and pubs or head to the city for everything from fast food to fine dining.



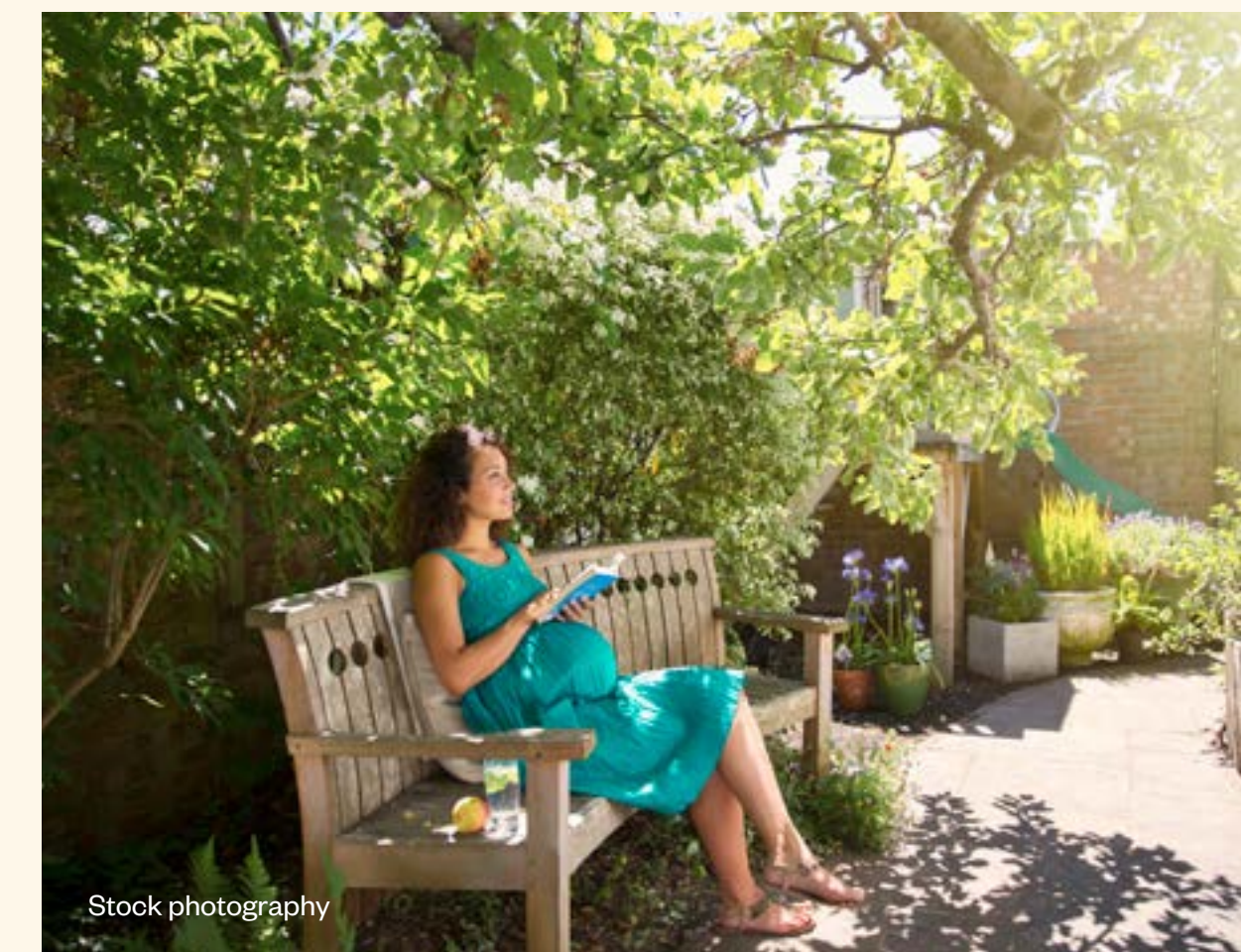
Sports and leisure – golf fans will love having Royal Burgess within walking distance, while there are sports and activities for all ages at the David Lloyd Club and Drumbrae Leisure Centre.



History and heritage – Cammo Tower and Cammo Estate, with its charming 17th ruins, are on your doorstep, while the city centre and surrounds are steeped in Scottish history.



Parks and nature – enjoy wonderful walks along the River Almond up to Cramond Falls and on to Cramond Beach. Nearby you have the local nature reserve at Cammo Estate; there's glorious greenery all around.





Local photography



Local photography



Local photography



Entertainment and culture – you're just a few miles from a world class range of entertainments, festivals, cultural events, museums and galleries, theatre, cinema, music. Edinburgh has got the lot.



Shopping – for your everyday needs there are local shops, the Gyle Shopping Centre and Craighleith Retail Park. In the city you'll find everything from upmarket George Street to Princes Street for big brands, along with an amazing array of boutiques and specialist stores.



Family days out – step on board the Royal Yacht Britannia at Leith, explore Edinburgh's Old Town, Royal Mile, Holyroodhouse and National Museum, go sightseeing along the coast or cross over the Forth to head for the Lochs.

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



Getting around



By foot – it's a short walk to the local shops and parks including the Cammo estate, and Cramond Primary and The Royal High School are also within walking distance.



By bus – from the bus stop at Cammo Meadows there are regular services into the city centre, taking around half an hour.



By road – there's easy access to the motorway network including the M8, M9, Edinburgh Bypass and Queensferry Crossing, and the airport is a 10 minute drive away.



By rail and tram – Edinburgh Gateway, 2 miles from Cammo Meadows, provides connections you to local tram services, local and national rail and the airport.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of November 2022 and are sourced from thetrainline.com

Superbly connected



On foot

- Barnton Junction – 0.4 miles
- Royal Burgess golf – 0.5 miles
- Miller and Carter Steakhouse – 0.8 miles
- Cammo Estate – 1 mile
- Cramond Primary School – 1.4 miles
- The Royal High School – 1.5 miles



By car/bus

- Edinburgh Gateway tram stop – 1.7 miles
- Cramond Beach – 2.1 miles
- Lauriston Castle – 2.1 miles
- Gyle Shopping Centre – 2.3 miles
- Craighleith Retail Park – 3.1 miles
- South Queensferry – 4.7 miles
- Royal Yacht Britannia – 6.2 miles
- Linlithgow Palace – 14.1 miles



By rail from Edinburgh Gateway

- Edinburgh Waverley – 11 mins
- Edinburgh Airport – 11 mins



By rail from Edinburgh Waverley

- Glasgow – 51 mins
- Dundee – 1 hr 13 mins
- Aberdeen – 2 hrs 17 mins
- London (King's Cross) – 4 hrs 45 mins

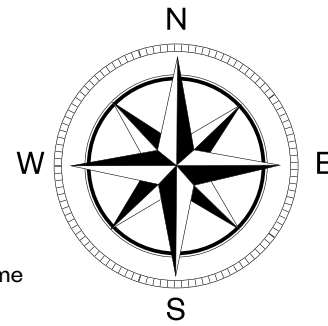
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Cammo Meadows

The development




-  **The Banff**
3 bedroom home
Plots 84, 85, 86, 87, 88, 107, 108, 109, 110, 111, 120, 121, 122, 123
-  **The Clunias**
4 bedroom detached home
Plots 59, 80, 114, 155, 184, 188
-  **The Crieff**
5 bedroom detached home
Plots 78, 79, 82, 83, 113, 143, 177, 181, 191
-  **The Denholm**
5 bedroom detached home
Plots 145, 146
-  **The Elgin**
4 bedroom detached home with study
Plots 77, 142, 174
 Detached double garage
-  **The Gairloch**
5 bedroom detached home
Plots 153, 154
-  **The Kenmore**
5 bedroom detached home
Plots 60, 81, 115, 119, 147, 149, 151
-  **The Leven**
5 bedroom detached home
Plots 112, 118, 144, 152, 175, 182, 183, 192
-  **The Logie**
5 bedroom detached home
Plots 61, 117, 150, 185, 189
-  **The Nairn**
5 bedroom detached home with study
Plots 28, 178, 179, 194, 197
 Detached double garage with accommodation
-  **The Mallaig**
5 bedroom detached home with study
Plots 16, 22, 26, 148, 187, 195, 196
 Detached triple garage with accommodation
 Detached double garage
-  **The Melrose**
5 bedroom detached home with study
Plots 27, 176, 193
-  **The Montrose**
5 bedroom detached home
Plots 17, 19, 20, 24, 25, 116, 180, 186, 190
-  **The Rannoch**
5 bedroom detached home with study
Plots 18, 21, 23
-  **Capital Homes**
2 & 3 bedroom homes
Plots 13 - 15, 44 - 49, 62 - 67, 68 - 76, 89 - 97, 98 - 106
-  **The Orchid Apartments**
1 & 2 bedroom homes
Plots 1 - 12
-  **The Lily Apartments**
2 & 3 bedroom homes
Plots 29 - 37
-  **The Primrose Apartments**
3 bedroom homes
Plots 38 - 43
-  **The Buebell Apartments**
2 & 3 bedroom homes
Plots 50 - 58
-  **The Clover Apartments**
1 & 2 bedroom homes
Plots 124 - 135
-  **The Thistle Apartments**
3 bedroom homes
Plots 136 - 141
-  **The Fern Apartments**
3 bedroom homes
Plots 156 - 161
-  **The Rosemary Apartments**
2 bedroom homes
Plots 162 - 173



The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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View our interactive site plan for our latest availability 

Choose the home that's right for you



4 & 5 bedroom detached homes



3 bedroom homes



Capital Homes



Apartments

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

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 quality 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.

[Click here to view the full specification](#)



Photography from a previous Cala development





What our customers say



“ Purchasing my first home was made really simple by all the staff at Cala who just made the whole process of buying the property really simple and easy.

I thought it was going to be and the quality of the finishing and furnishings as well has been really impressive.”

Ryan Lynch,
Purchaser at Cammo Meadows

If you're thinking about buying the Capital Duplex, I would 100% say go for it. It's been a really pleasant surprise. The property is a lot lighter, brighter and bigger than what



Photography of a Capital Duplex home at Cammo Meadows

See more customer stories, reviews and ratings [➤](#)



Photography from a previous Cala development

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



Stock photography



[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 >

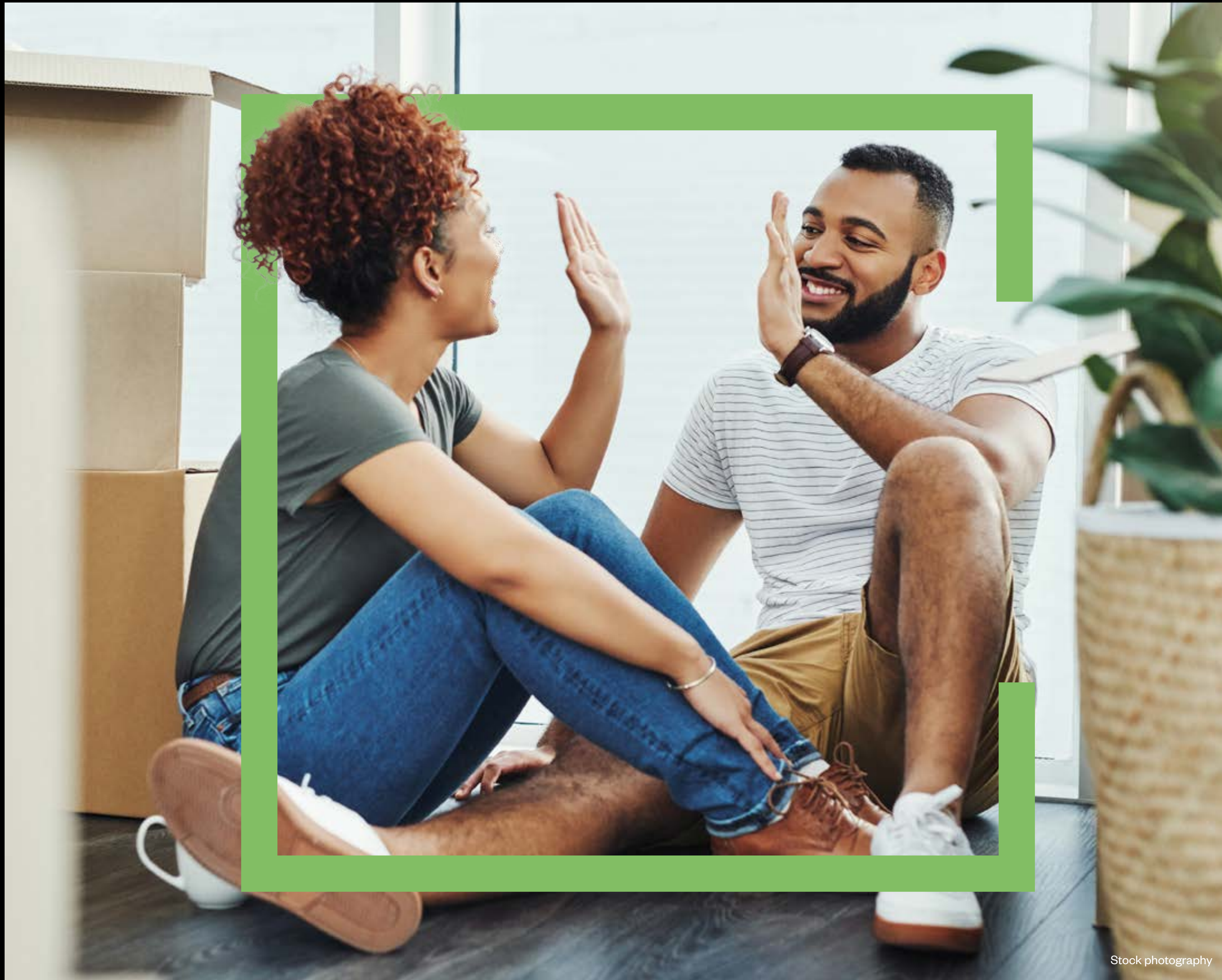




Welcome to your new home

Cammo Meadows,
Off Maybury Road,
Edinburgh, EH4 8HA

[Click here to arrange your viewing](#)



Stock photography

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