



# Craighall Village

Phase 2 – Colliers Gate, Millerhill



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# Enjoy more space and style, close to the city

Welcome to Craighall Village. A sustainable, new community that's been carefully designed to create a welcoming feel of a traditional village, yet still extremely close to the capital. A wide range of outdoor and indoor pursuits can be enjoyed close by; from walking trails and cycle roots, to children's playparks and adventure playgrounds, or you can relax or exercise as much as you like at David Lloyd Club and Spa. If you fancy the fairways, try a round at King's Acre golf club with its academy & driving range. As well as plenty of country air, the buzz of the city is on your doorstep, with vibrant, historic Edinburgh less than 7 miles away.

This is a life, without compromise.



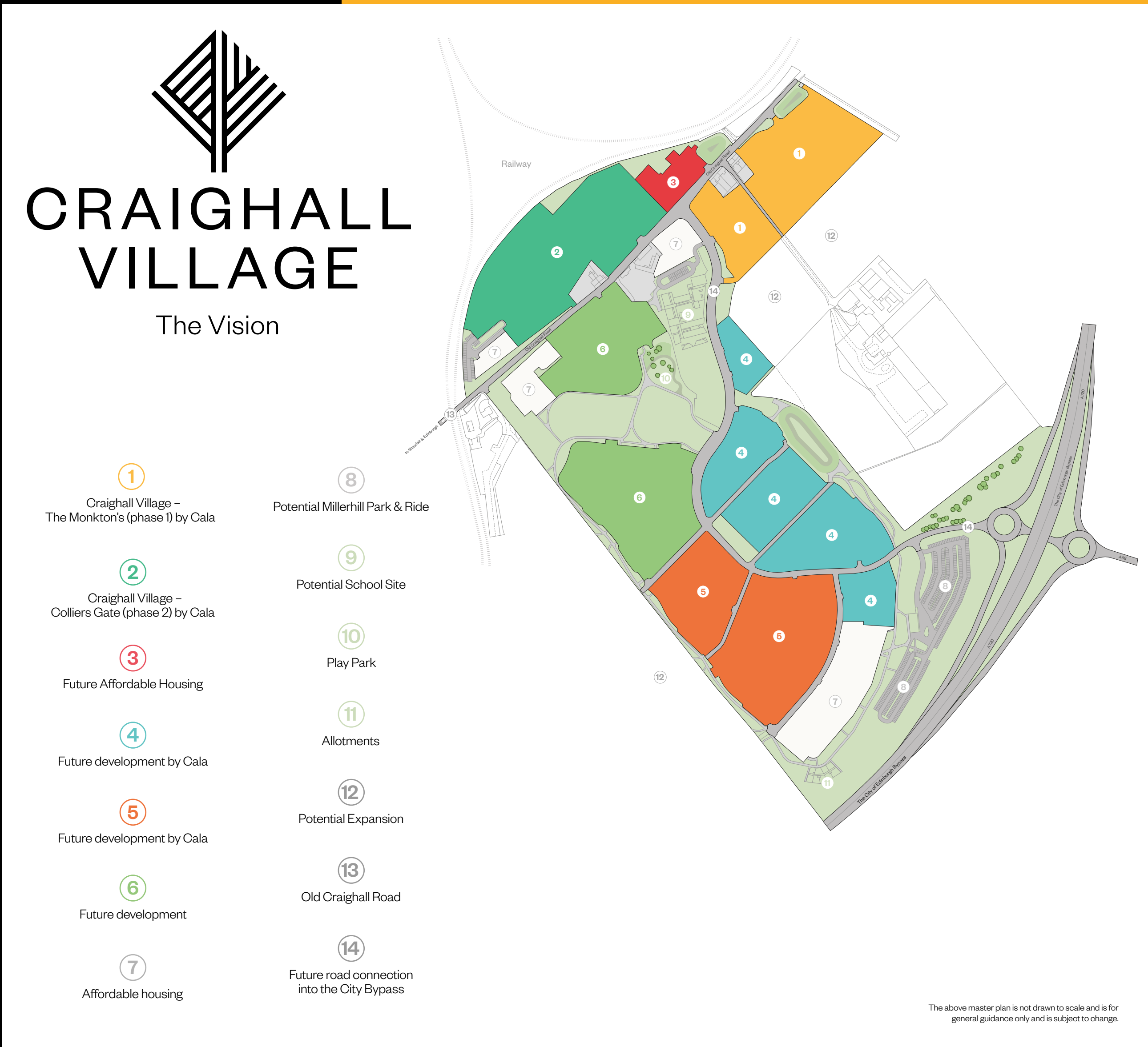


# Our masterplan

Nestled away from the bustle of city life, our thoughtfully designed masterplan invites you to join a vibrant new community. This exceptional development offers a variety of new homes seamlessly connected to Edinburgh and beyond, providing the perfect balance of tranquillity and accessibility.

Embrace open green spaces and enjoy the freedom to explore a play park right on your doorstep. With plans for a potential new school, it's an ideal place for families to flourish and grow. You can connect directly into the city via the nearby bypass, plus an extra potential park and ride facility, ensuring effortless commuting into the vibrant heart of the city without compromising on a peaceful lifestyle.

At Craighall Village, you'll find a harmonious blend of modern living, natural beauty and community spirit. It's not just a place to live; it's a place to call home.





# Spacious homes that adapt to your needs

The emphasis on space and flexibility means the generous living spaces in these stylish 3, 4 and 5 bedroom homes will adapt as your needs change.

So if your family is growing fast, you can easily reconfigure your home to suit. Whether it's creating a dedicated home office, a playroom for the kids, workout space or even a hobby or craft room.



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# It's the little things we do, that make a big difference to you

Not all brand new homes are the same. We put a lot of consideration into the design and build quality of ours and love to add stylish finishing touches, unexpected flourishes and innovative features.

We have thought about everything you need for contemporary family living. Storage solutions with fitted wardrobes and ample, generous sized cupboards, high quality fixtures and fittings with integrated Siemens appliances, and when the sun appears our outdoor spaces are good to go with generous patio, outdoor power point and tap, and 1.8m privacy fence.

We also have district heating at Craighall Village, a heat network offering a lower carbon, future proofed heating and hot water solution for your home.





# Have it all at Craighall Village

From its charming Old Town streets to its vast culinary and arts scene, you can easily embrace all the delights of Edinburgh from your new home. Plus, you're just 3 minutes' drive from Shawfair via the B6415.

You're also never far from places for family fun. Dalkeith Country Park is close by, ideal for walks or keeping the kids happy and healthy on its many cycle routes and adventure playground.

If you want fresh sea air and the sensation of soft sand underfoot, Portobello beach is just a short drive away.

Yet you don't need to sacrifice convenience for your 'away-from-it-all-lifestyle', with shopping, schools and healthcare facilities among the range of facilities being built just a mile from home.

The Fort Kinnaird Retail Park is a nearby port of call for high street names. From Next, H&M, Office to Marks & Spencer and Hotel Chocolat, and with a selection of restaurants too, it's the perfect place for a relaxing Saturday afternoon.





# A top class education

Those with children will find an excellent range of schools in the area surrounding Craighall Village.

For younger pupils, Danderhall and St David's primary schools are a straightforward drive from home, while St David's and Dalkeith High Schools will cater for older students.

Newbattle Abbey College in neighbouring Newbattle offers a wide selection of further education courses, while the world-famous University of Edinburgh, along with the city's many other universities are within commutable distance.

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





# Exciting cities, beautiful parks

With its spectacular architecture, fascinating history and abundance of culture, Edinburgh has so much to offer. Whether it's retail therapy, a meal in one of the huge array of restaurants or an afternoon at a museum, gallery, or just taking in some of the city's many impressive sights and monuments, you'll be spoilt for choice.

You don't need to travel far to feel a million miles away either. Holyrood Park is a city park like no other with dramatic hills and crags, including Arthur's Seat, the park's highest point. The breath-taking Pentland Hills Regional Park also offers picturesque hills and countryside for you to explore.

Alternatively, the bright lights of Glasgow are less than an hour away via the M8, offering another vibrant city that's just waiting to be discovered.



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# Your home will do lots for you and your environment

To help you live more sustainably, your brand new Cala home at Craighall Village has lots of energy-saving features, including District Heating.

Popular in countries like Sweden and Germany, this low-carbon source of heating and hot water is shared between all the homes in your community. It means everyone benefits from an all-inclusive service at a fair price, and the peace of mind your home is ready for the future.

We care deeply about the environment and the heat network brings us another step closer to lower-carbon living.



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# Places to go



**Eating and drinking** – The Cuddie Brae pub and grill is a cosy local inn with a menu of hearty fare, together with The Old Colliery in Shawfair. Elginhaugh Farm Dining & Carvery, The Melville Inn county pub, Cavaliere, The Brasserie at Melville Castle... something for every taste.



**Sports and leisure** – With a David Lloyd Club and Spa, several Golf Clubs and Dalkeith Leisure centre nearby, you won't have far to travel whether you're looking for a gym, swim, or to work on your swing.



**History and heritage** – There is much to see and enjoy in Edinburgh city centre, from the Royal Mile to the Castle and the Palace of Holyrood, historic Craigmillar Castle, or the renowned Rosslyn Chapel.







**Parks and nature** – Spend weekends together at Dalkeith Country Park, with plenty to do for all the family including the dog. The park features many walking trails for all ages, as well as an exciting playpark and fortress for children to explore. If you are feeling more adventurous, why not try Go Ape. Or The Restoration Yard has a restaurant, shop and wellness space, a lovely way to round off an active day.



**Family days out** – Edinburgh's Fountain Park is a popular choice with a Cineworld, bowling alley, trampoline park and family friendly restaurants.



**Something a bit different** – For those looking for something more adventurous, Midlothian Snowsports Centre is just a short drive away where you can enjoy winter sports such as snowboarding, skiing and tubing.





# Getting around



**By foot:** While open space and a play park are features of the Craighall Village masterplan, there is also a potential new school and park and ride service.



**By car:** The M8 will take you to Edinburgh and there are plans to significantly upgrade the Sheriffhall Junction to the City Bypass. Or head North along the B6415 to the delights of Edinburgh. Going further afield you're also handy for the A1.



**By rail:** Catch a train from Shawfair station and you can be in Edinburgh city centre in under 20 minutes.

See a detailed view of the area and get directions [>](#)

Distances and journey times are approximate and taken from googlemaps and thetrainline.com



# Superbly connected



## Eating and drinking

- The Old Colliery – 1.8 miles
- The Melville Inn county pub – 2.4 miles
- Elginhaugh Farm dining & carvery – 2.6 miles
- The Cuddie Brae pub and grill – 2.6 miles
- Cavaliere Restaurant – 3.1 miles
- The Brasserie at Melville Castle – 3.1 miles



## Family days out

- Dalkeith Country Park (includes The Fort Douglas Adventure Park & Go Ape) – 4.3 miles
- Portobello Beach – 4.4 miles
- Midlothian Snowsports Centre – 7.5 miles
- Edinburgh’s Fountain Park (Cineworld, bowling alley, trampoline park) – 10.1 miles



## Healthcare, sports and leisure

- Musselburgh Golf Club – 1.1 miles
- David Lloyd Club and Spa – 1.7 miles
- Royal Infirmary of Edinburgh – 3.3 miles
- Dalkeith Community Leisure (with 25 metre swimming pool, games halls, sports pitches and an athletics track) – 4.5 miles
- King Acres Golf Club – 4.9 miles
- Eden Rock Climbing – 5.9 miles



## Education at all ages

- On the development – potential new school
- Danderhall Primary School – 2.0 miles
- St David's RC Primary School – 4.0 miles
- St David's RC High School – 4.5 miles
- Dalkeith High School – 4.6 miles
- The University of Edinburgh – 6.1 miles

Journey times are approximate as of March 2025 and taken from Craighall Village – Phase 1 The Monktons brochure

See a detailed view of the area and get directions



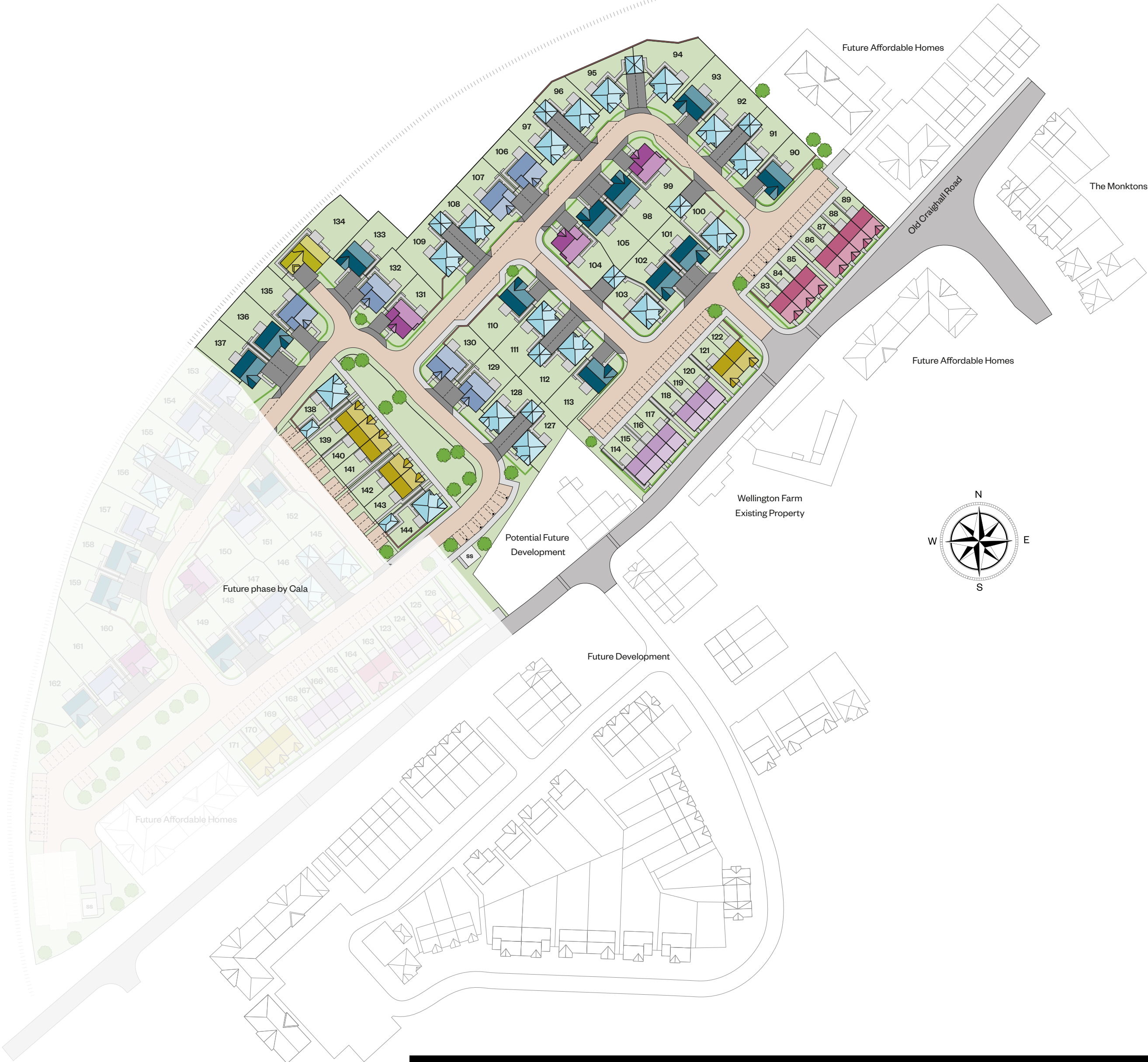


# Colliers Gate

## Phase 2 – Colliers Gate, Millerhill

- The Allan**  
3 bedroom semi-detached or terraced home
- The Arran**  
3 bedroom end terrace home
- The Avon**  
3 bedroom semi-detached or terraced home
- The Banton**  
3 bedroom semi-detached or terraced home
- The Barrie**  
4 bedroom detached home
- The Blair**  
4 bedroom detached home
- The Bryce**  
4 bedroom detached or semi-detached home
- The Cairn**  
4 bedroom detached home
- The Dewar**  
5 bedroom detached home
- Block Paving
- Monoblock Paving
- 1.8m Timber Fences
- 1.8m Feature Walls
- EV Charging Points/Future EV Charging Points
- ss

Sub Station



Disclaimer: The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways 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 siteplan for our latest availability



# Choose the home that's right for you



**The Allan**  
3 bedroom  
terraced home



**The Avon**  
3 bedroom  
terraced home



**The Barrie**  
4 bedroom  
detached home



**The Arran**  
3 bedroom  
terraced home



**The Banton**  
3 bedroom  
terraced home



**The Blair**  
4 bedroom  
detached home





**The Bryce**  
4 bedroom  
detached home



**The Cairn**  
4 bedroom  
detached home



**The Dewar**  
5 bedroom  
detached home





Photography from a previous Cala development

# Desirable in every way

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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

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



[Click here to find out more about our Accessibility Features](#)



Photography from a previous Cala development





# What our customers say

“We weren’t looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

*We fell in love with the style of the house right away as it ticked all our boxes.*

*I have my own office where I can work from home and the kids have their own bedrooms which are all the same size so there were no arguments about who gets which room.”*

Purchaser at Oakbank,  
Winchburgh



See more customer stories, reviews and ratings







Photography from a previous Cala development



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# 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. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



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](#)





# Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



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[Click here to find out more](#)



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# 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

Craighall Village,  
off Old Craighall Road,  
Millerhill, EH22 1SA

[Click here to arrange your viewing](#)



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