



# Belwood Oaks

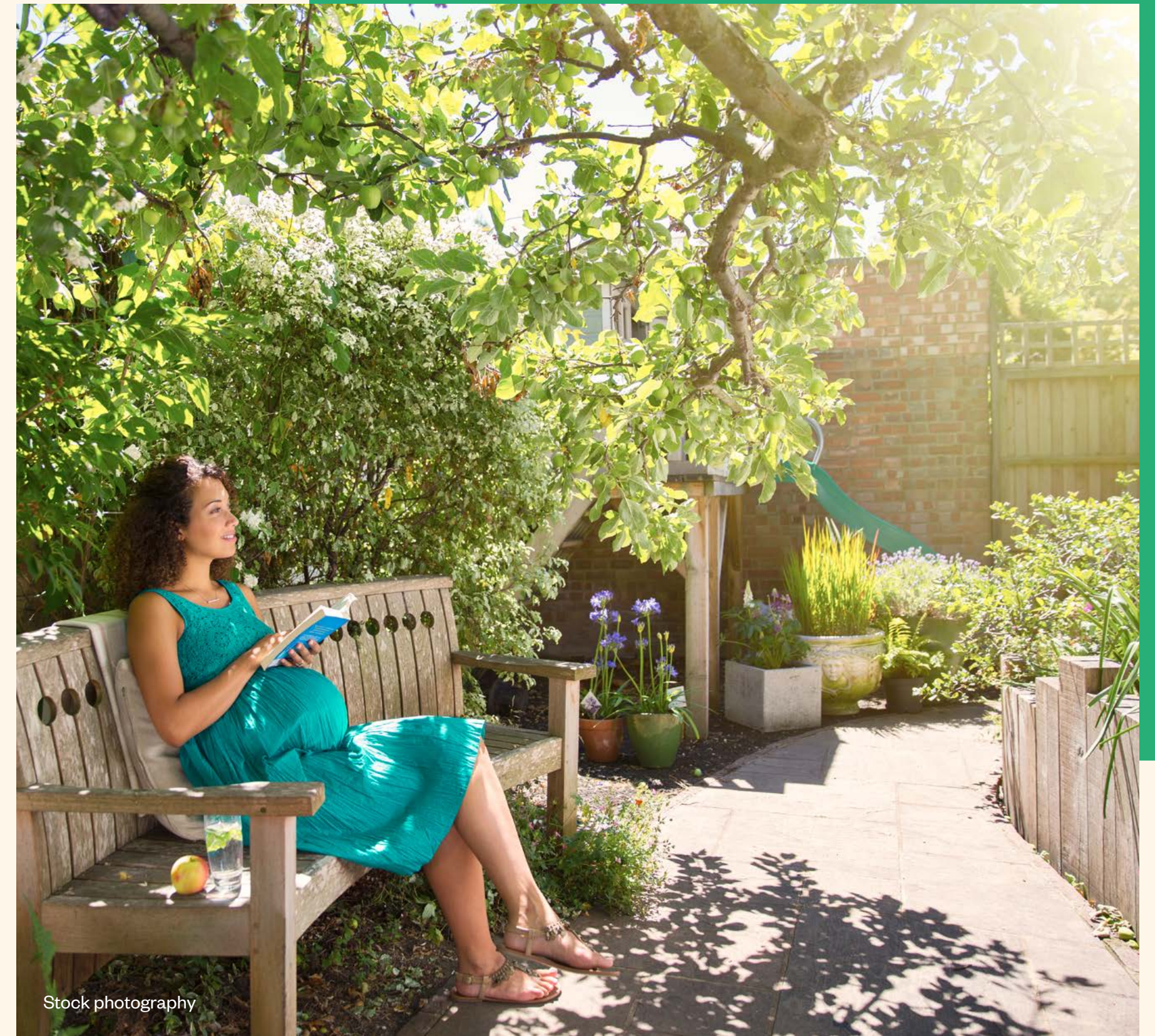
Phase 2  
Penicuik





# Stylish homes in a sought-after setting

Surrounded by acres of woodland and open green spaces, Belwood Oaks offers a superb choice of superior quality homes in an idyllic semi-rural location. Set on the northern edge of Penicuik, with its shops, schools and cafes just a short stroll away, plus a playpark on the development, everything you need is right on your doorstep.



# Everything you're looking for

Created with character and style, flooded with natural light providing flexible layouts and a sense of space and freedom – the outstanding 4 & 5 bedroom detached and semi-detached homes feature high quality specifications and attractive features throughout. Whether you're looking for extra room for a growing family or moving out of the city for a more relaxed way of life, Belwood Oaks is sure to tick all the right boxes for you.



Stock photography

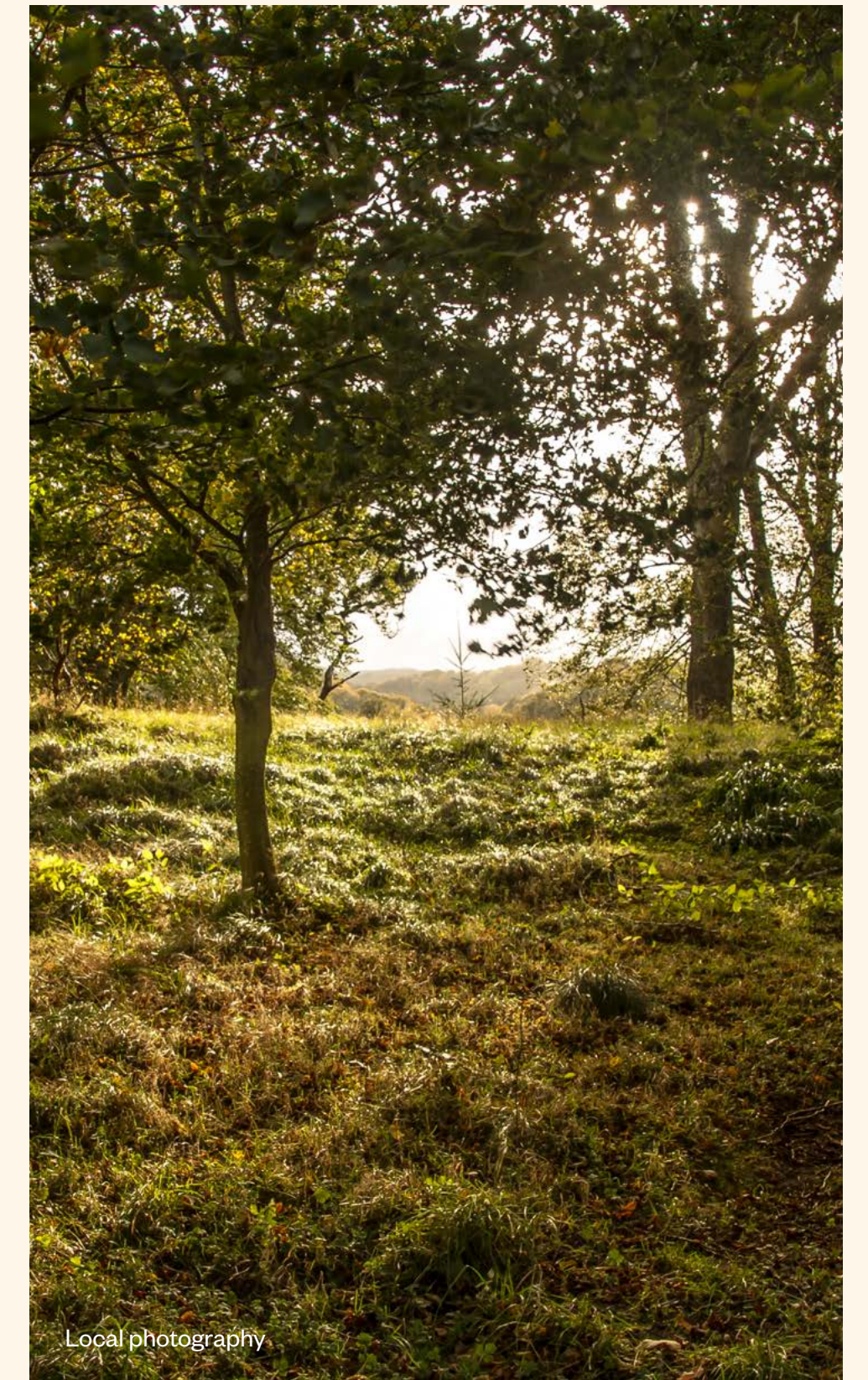
# Your countryside retreat

With its tree lined setting and elevated views towards the Pentland Hills, you'll experience a sense of escape into the great outdoors at Belwood Oaks. A network of walking trails and cycle paths connect you to the woods and green spaces, and with the peaceful valley of the River Esk, local and national parks, the countryside is yours to enjoy every day...yet all the conveniences of modern day life are on your doorstep too.



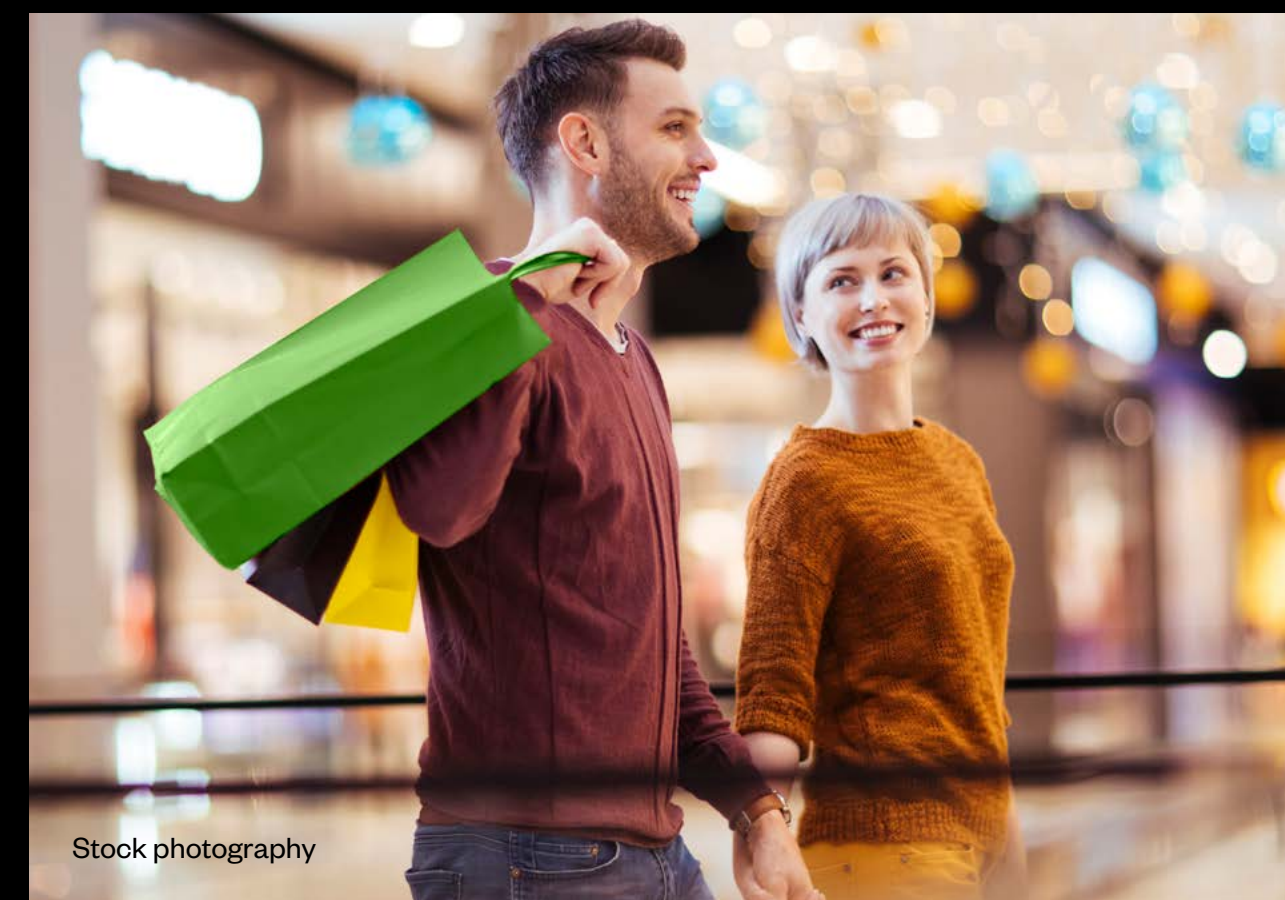
# A healthy, balanced lifestyle

The attractions of town and country blend into one at Penicuik, with activities for all ages – from historical sites and picknicking spots, to golf at Glencorse, a new swimming pool, a leisure centre within walking distance and the Midlothian Snowsports Centre in neighbouring Hillend. There's a wide variety of sports clubs in the local area and a new library too. All good for a healthy mind and body.



# Town and city nearby

With a Tesco Superstore just down the road and a variety of shops, stores, pubs and eateries in Penicuik town centre – including the highly rated Mothers Kitchen & Gin – and Straiton Retail Park with its brand name stores just 5 miles away, you're well served locally for day-to-day life. The city centre can be reached in around half an hour and offers you everything you could wish for from world class culture, festivals and entertainment to nightlife and sports.



# First class education

Local schools come highly recommended and you have a convenient choice of local primary and secondary schools\*. Mauricewood Primary and Beeslack Community High School are both within easy walking distance, with Strathesk Primary and Penicuik High School also nearby. Midlothian is excellent for education at all levels – not least in Edinburgh, of course, with its diverse range of universities and colleges.



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





# The delights of the capital

For those looking to commute for work or play, the cosmopolitan delights of Edinburgh are almost on your doorstep, giving you the best of both worlds. Venture into the city to experience award-winning cuisine, steep yourself in history or visit ones of the many museums and experiences on offer. Or why not indulge yourself in some designer shopping? One thing's for sure, you'll be spoiled for choice.

Local photography

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



# Places to go



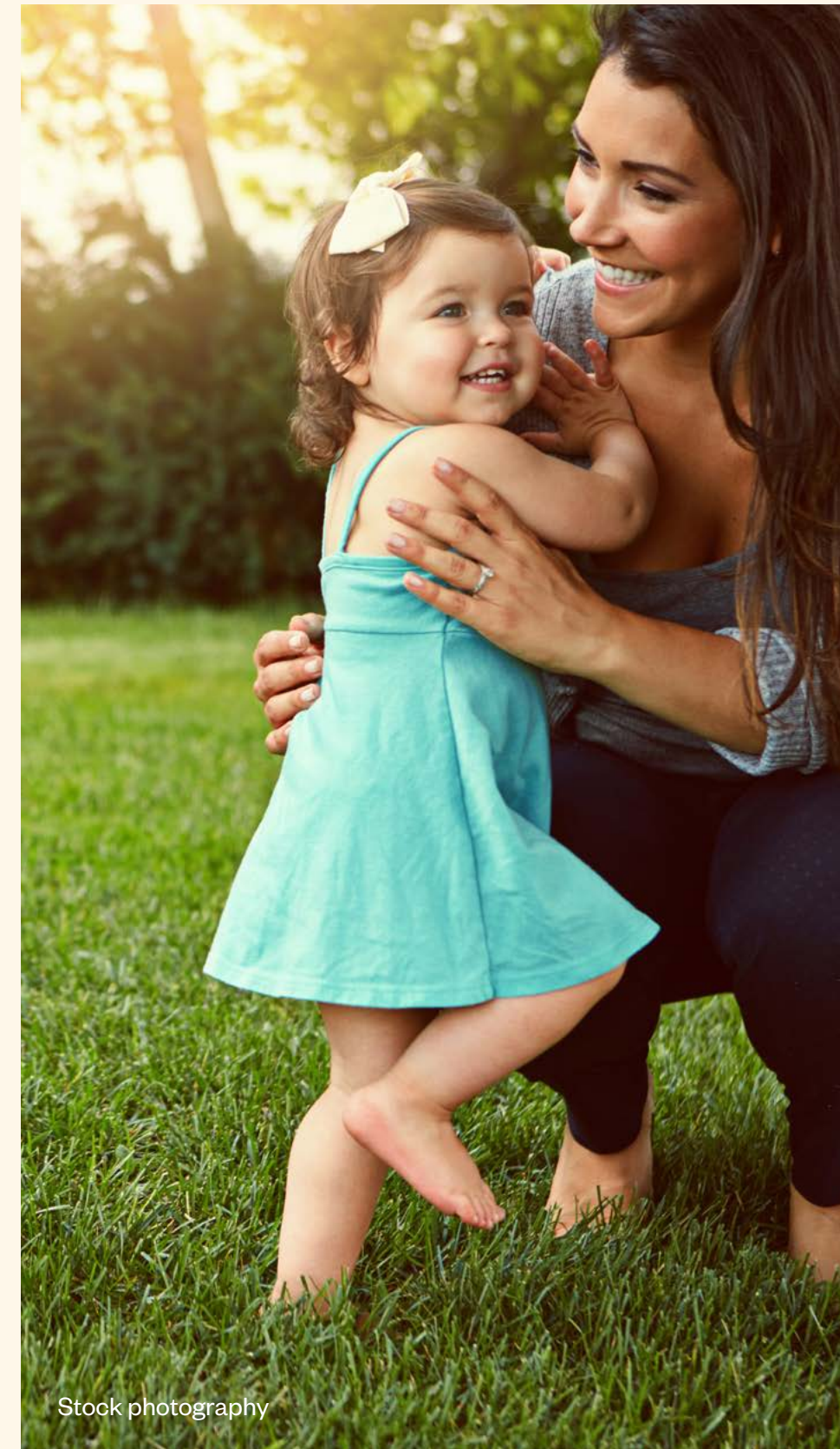
**Eating out** – You're spoilt for choice with a range of restaurants and pubs right on your doorstep. Whether it's Indian Cuisine, Italian or good old British fish and chips, there's something for everyone's taste.



**Family days out** – For those with younger children, Krazy Kids is a family run, indoor soft play area around 2 miles from Belwood Oaks.



**Sports and leisure** – Ladywood Leisure Centre is a community led centre offering everything from social activities such as parents and baby groups, children's youth club and dog training, to sporting activities such as boxing, netball and football.





Local photography



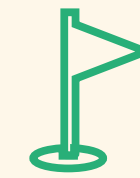
Local photography



Local photography



**Parks and nature** – Penicuik Park Playground is perfect for families with young children. There's plenty of green space, an artificial sports pitch and a Children's Play Area.



**Golfers Paradise** – Keen golfers are spoilt for choice with Glencorse Golf Course nearby - voted one of Scotland's hidden gems by US Sports Illustrated. With views of the Pentland Hills and lush green surroundings, it's easy to see why.



**Shopping** – If you're looking to explore the cosmopolitan delights of the capital, Edinburgh is just half an hour away by car or 20 minutes by train from Eskbank station.

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



# Getting around



By foot: Perfectly situated for families with children, Mauricewood Primary School, Strathesk Primary School and Beeslack Community High School are all less than a mile from Belwood Oaks. Penicuik High School is also within walking distance as is the local Tesco Superstore.



By car: Plenty amenities nearby can be reached in a short car journey including; Penicuik Rugby Club, Rosslyn Chapel, Straiton Retail Park and Pentland Hills Regional Park.



By train: Curriehill Train Station is less than a 20 minute drive and will take you into the delights of the capital in less than 20 minutes and Glasgow in just over an hour.



By bus: Local buses will take you directly into Edinburgh in around 40 – 55 minutes.

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



Distances and journey times are approximate and taken from googlemaps and nationalrail.co.uk

# Superbly connected



## On foot

- Tesco – 0.9 miles
- Mauricewood Primary School – 0.8 miles
- Beeslack Community High School – 0.9 miles
- Strathesk Primary School – 1.0 miles
- Pentland Hills Regional Park – 1.1 miles
- Penicuik High School – 1.4 miles



## By car

- Haig's Bar and Restaurant – 1.2 miles
- Penicuik Rugby Club – 1.5 miles
- Glencorse Golf Club – 1.6 miles
- Giovanni Italian Bistro – 1.7 miles
- Mothers Kitchen & Gin – 1.8 miles
- Penicuik Cricket Club – 1.8 miles
- The Flotterstone Inn – 2.7 miles
- Rosslyn Chapel – 3.6 miles
- Pentland Hills Regional Park – 5.9 miles
- Straiton Retail Park – 6.6 miles



## By rail from Curriehill Station

- Edinburgh – 17 minutes
- Falkirk – 42 minutes
- Stirling – 1 hour 24 minutes\*
- Glasgow (Central) – 1 hour 10 minutes\*
- Dundee – 1 hour 51 minutes\*
- Perth – 2 hours 12 minutes\*
- Aberdeen – 3 hours 27 minutes\*

\*Please note these times include one change over. Distances are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps).  
The shortest train journeys have been shown, are accurate as of April 2022 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)

See a detailed view of the area and get directions



# Belwood Oaks

## The development

- |   |   |   |  |
|---|---|---|--|
|    | <b>The Barrie</b><br>4 bedroom detached home<br>Plots 80, 106, 110, 150   |    | <b>The Dewar</b><br>5 bedroom detached home<br>Plots 76, 114, 169  |
|    | <b>The Bargower</b><br>4 bedroom semi-detached home<br>Plots 111, 112, 125, 126, 129, 130   |    | <b>The Elliot</b><br>4 bedroom detached home plus study<br>Plots 84, 103, 105, 142, 171, 178   |
|    | <b>The Blair</b><br>4 bedroom detached home<br>Plot 155   |    | <b>The Garvie</b><br>5 bedroom detached home<br>Plots 92, 95, 96, 99, 101, 117, 119, 121, 132, 136, 138, 140, 154, 170, 177, 180, 182, 183 |
|    | <b>The Bryce</b><br>4 bedroom detached home<br>Plots 81, 87, 90, 104, 109, 128, 143, 149, 151, 156, 173, 174                            |    | <b>The Duffy</b><br>4 bedroom townhouse<br>Plots 157, 158, 159, 160  |
|   | <b>The Cleland</b><br>4 bedroom detached home<br>Plots 77, 113, 134, 145, 152, 153, 161, 164, 165, 168, 172, 175, 176, 179, 185         |   | <b>The Kennedy</b><br>5 bedroom detached home<br>Plots 100, 118, 139   |
|  | <b>The Colville</b><br>4 bedroom detached home plus study<br>Plots 79, 82, 85, 88, 89, 107, 115, 124, 127, 135, 144, 146, 148, 163, 166 |  | <b>The Lowther</b><br>5 bedroom detached home<br>Plots 97, 98, 133   |
|  | <b>The Crichton</b><br>5 bedroom detached home<br>Plots 78, 83, 86, 91, 93, 94, 102, 108, 116, 120, 131, 137, 141, 162, 167, 181, 184   |  | <b>The MacRae</b><br>5 bedroom detached home plus study<br>Plots 122, 123  |



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 site plan for our latest availability



# Choose the home that's right for you



**The Barrie**  
4 bedroom  
detached home



**The Blair**  
4 bedroom  
detached home



**The Cleland**  
4 bedroom  
detached home



**The Bargower**  
4 bedroom  
semi-detached  
home



**The Bryce**  
4 bedroom  
detached home



**The Colville**  
4 bedroom  
detached home  
with study

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





**The Crichton**  
5 bedroom  
detached home

[View virtual tour](#)



**The Garvie**  
5 bedroom  
detached home

[View virtual tour](#)



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



**The Dewar**  
5 bedroom  
detached home



**The Kennedy**  
5 bedroom  
detached home



**The Elliot**  
4 bedroom  
detached home  
plus study

[View virtual tour](#)



**The Lowther**  
5 bedroom  
detached home

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







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.

[Click here to view the specification](#)





# What our customers say



*“ We looked at a few developments of new builds but everything came with an extra hidden cost. With Cala, there was none of that – it was all very transparent.*

*“Due to my design background, I have a keen eye for detail and Cala were leagues ahead of other developments in terms of interior finish and what was included in the price.*

*“When we stepped into the Colville it was clear that we would be buying something that was*

*good quality and durable – with elements of luxury.*

*“Initially when we moved in it felt like we were on holiday. I remember saying to Shona a few weeks in, ‘When do we have to pack and go home?’ ”*

**The Stewarts – Previous purchasers at Belwood Oaks phase 1**



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



A typical street scene at Belwood Oaks



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 >



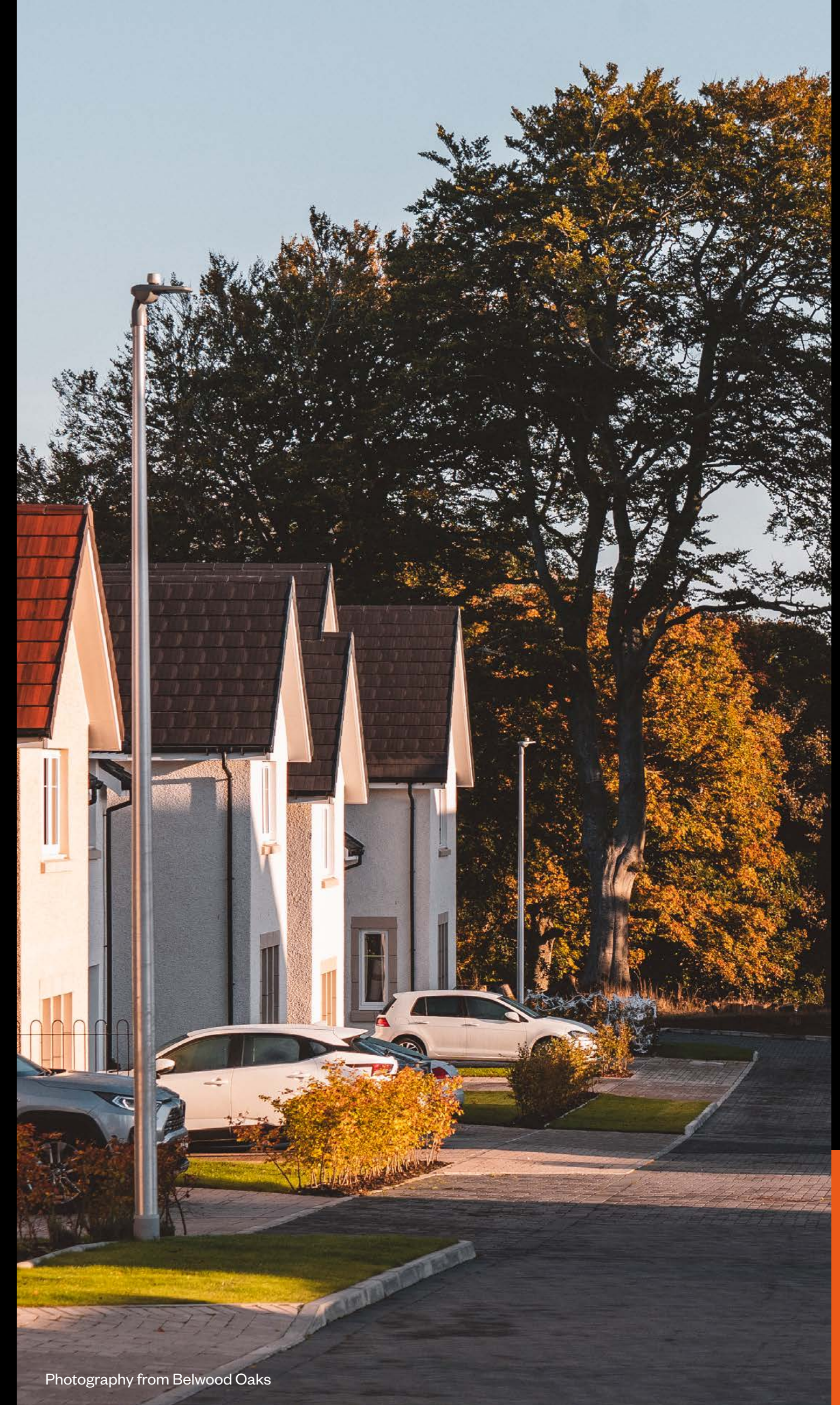
First class customer service >



Quality design and build >



Investment in our people >



Photography from Belwood Oaks



# 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

Belwood Oaks,  
Penicuik,  
Midlothian, EH26 0FU

[Click here to arrange your viewing](#)



Stock photography

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