

Scottish housebuilder offers buyers a break from mortgage payments

A six month long mortgage break is being offered to house hunters looking to secure a dream new property with CALA Homes.

The housebuilder has launched its new Mortgage Pay initiative on a number of its properties to help ease new home owners through the stresses of a big move.

It will discount the cost of one of its two or three bedroom apartments and houses by the equivalent of 6 monthly mortgage installments.

Philip Hogg, Sales and Marketing Director with CALA Homes (East), said: "We're very proud of this initiative. Mortgage Pay is effectively our welcome gift to our new home owners.

"It's well documented that buying and selling property and moving home can be stressful, so this lets those buying a CALA home to take a breath and really relax into their beautiful new surroundings.

"We expect this to be especially welcome by a range of CALA customers – anyone interested in one of our available Mortgage Pay homes stands to benefit hugely from the scheme.

"The Government's recent decision to raise the threshold for Stamp Duty tax makes now an ideal time to buy, especially for first time buyers."

To access the scheme, buyers provide CALA with their mortgage offer and their monthly repayments. CALA will agree six monthly payments, capped at 5% of the purchase price of a home, which is then deducted from a buyer's completion statement. This money can then be used by the customer to make their mortgage repayments.

The Mortgage Pay incentive is currently available on a selection of homes across the east of Scotland.

Priced from £255,000, Kingfisher Park in Balerno has a finite number of two-bedroom apartments remaining. Perfect for first time buyers looking to set up a home, professionals, and downsizers, the properties feature open plan living spaces with lift access and private parking.

The spacious apartments are part of CALA's celebrated Light and Space Collection and offer an abundance of style and space, with many featuring private patios or balconies overlooking the development's attractive linear park.

Kingfisher Park is in an ideal location for those seeking a well-connected hub with access to all of the amenities of both sought after Balerno and Currie, yet still within reach of Edinburgh. The Pentlands and Water of Leith provide the perfect setting for weekend and evening walks, with easy access to the city via the nearby Edinburgh City Bypass and Curriehill train station.

The two-bedroom properties at Kingfisher Park range from £255,000 – £270,000.

Customers can also view and visit showhomes remotely, through CALA's new Virtual Guided Tours service. This interactive experience allows potential buyers to do a virtual walk-round of a showhome, alongside one of CALA's experienced Sales Consultants via inbuilt video conference facilities.

The developer has also introduced reduced reservation fees of

£99 on a number of properties.

All CALA homes include a 10 year NHBC warranty and a second to none 2 year after sales service, meaning buyers will have continued confidence beyond their initial move in date.

CALA has a number of separate incentives available for customers looking to secure their dream home, including via the Scottish Government's First Home Fund or CALA's Guaranteed Buyer and Part Exchange services – all of which help to give buyers confidence as the market continues to reopen.

<https://www.cala.co.uk/why-cala/cala-incentives/mortgage-pay>

<https://www.cala.co.uk/homes-for-sale/east-of-scotland>