



## Dykes of Gray

3, 4 & 5 bedroom homes



Inverarity

**GREAT  
LOCATION  
BEAUTIFUL  
HOMES**

Live in a brand new village with all the convenience of Dundee city centre right on your doorstep.

Find out more about Springfield's collection of luxury 3, 4 and 5 bedroom family homes.

# Get moving➤

## Find out more about our Part Exchange and Assisted Move Service

At Springfield we will do everything we can to help you move with the absolute minimum of stress or worry. Our team are experts on Assisted Move and Part Exchange and we are with you helping you every step of the way, taking care of the detail and ensuring that you and your family's interests are the priority.

### Here's how Assisted Move works:

1. We will arrange two independent valuations and agree a price at which to market your home.
2. You can choose which agent will market your property.
3. We will arrange to have a Home Report carried out on your current home and organise the marketing through your preferred nominated estate agent.
4. Your preferred new Springfield home will be held for four weeks once marketing of your current home has commenced, with a weekly review thereafter.

### Here's how Part Exchange works:

1. To take advantage of Part Exchange, your preferred Springfield home must be of a value of at least 30% higher than the property you are selling.
2. A Sales Manager will visit your home to carry out an inspection before an agreement is reached.
3. We will arrange two independent valuations and agree a price at which to purchase your home - at no additional cost.
4. Our Solicitors will prepare the relevant legal paperwork finalising the purchase of your new Springfield home and the sale of your existing property to us - again, at no additional cost.
5. Once agreed we become your guaranteed buyer and you are free to focus on your new home.





## TRANSPORT

Dundee has excellent transport links and Dykes of Gray is well placed to take full advantage of these. The A90, which connects the city to Perth, Glasgow and Edinburgh to the south and Aberdeen and the highlands to the north, is just minutes from the village. The city has its own main line railway station allowing rail passengers access to the full UK rail network as well as a small airport with direct flights to and from London City & Belfast City airports. The Village now benefits from it's own bus service which can be boarded from the village core, providing convenient access to the city centre.

## SPORT AND FITNESS

For indoor fitness enthusiasts, there are many local facilities including a leisure club in the Landmark Hotel just a few minutes away. For the outdoor types, Dundee and the surrounding area offers every kind of sports facility including, tennis, golf, cycling, walking, rambling, hill walking, athletics, football, rugby, angling, bowling, swimming... the list goes on. There are many ways to keep your waistline where you want it to be, and they are all available within easy reach of your new home in Dykes of Gray.

## EDUCATION

There are many quality schools in the local area for both primary and secondary aged children, and an impressive range of colleges and universities including The University of Dundee, recognised as a global centre of excellence.



## SHOPPING, DINING AND RECREATION

All the essentials for everyday life are readily available and, as you would expect from one of Scotland's major population centres, Dundee offers a wide choice of specialist retailers. All the major supermarkets are there competing for your custom as are all the best known and most respected high street retail names. In addition, there are lots of high quality independent stores to enrich your shopping experience.

The big name fast food outlets are all here but they have to be on their toes to compete with the locally owned fast food specialists. You have a real choice in fine dining with several very good restaurants, not to mention hotels, scoring highly for cuisine and service.

Spectator sports of all types are well established here, and you have an abundance of choice. And, if you haven't been recently, a visit to the V&A Dundee is a must for the whole family. Opened in 2018 the V&A Dundee is Scotland's first design museum and the only Victoria & Albert Museum outside London.

## THE VILLAGE

Dykes of Gray is a fantastic example of thoughtful planning and clever design. The high-quality homes are finished to an exacting standard, both internally and externally, and meet a wide range of customer needs. However, it is the truly holistic and integrated approach taken at Dykes of Gray that sets it apart. At the heart of the community there are a number of public art sculptures centred on an amphitheatre, a village green featuring bespoke oak benches and, throughout the development, you'll find even more open green space including three play parks and a kick-about pitch.





## QUALITY SERVICE AND AFTER SALES

We have always been committed to building the most energy efficient homes we can which has never been more important. For example every Springfield home is designed around a sustainable timber frame assembled in our own local kit factory. Our own team of kit designers and production experts keep waist materials to a minimum.

We'll take care of you well after your move in date. With every Springfield property we offer an after sales service for the first two years.



**Springfield Properties** is a name associated with excellence. Excellence in choice of locations, excellence in design standards and energy savings, excellence in craftsmanship and quality of materials and excellence in after sales attention and service. For thirty years families have been moving into beautiful new Springfield homes. For some their first home, for others a larger property for a growing family. They all find that Springfield is a developer where complete customer satisfaction is the objective. Every time. Springfield is now recognised as the first UK house builder to complete the sustainability benchmark initiative.





# DEVELOPMENT PLANS

Dykes of Gray is a vibrant village and an excellent investment in your family's future. As you can see from the site plan, our latest phase offers a mixture of desirable 4 & 5 bedroom homes backing on to a large area of open green space which feeds into the wider village community.



## KEY



**Cupar**  
3 bedroom



**Arden**  
4 bedroom



**Balerno**  
4 bedroom



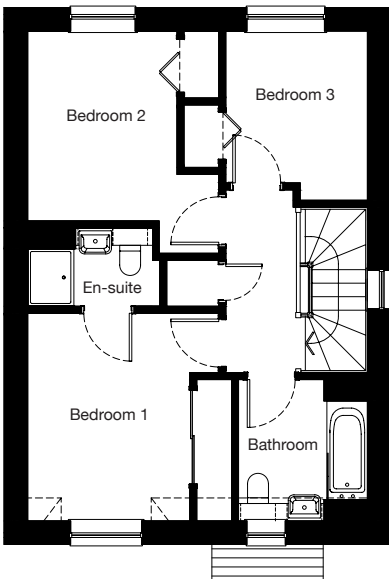
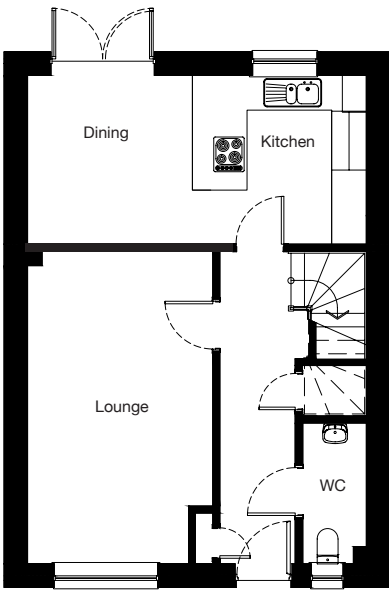
**Cramond**  
4 bedroom



**Letham**  
4 bedroom



**KinCraig**  
5 bedroom



# CUPAR

## 3 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3202 x 5407 mm	10' 6" x 17' 9"
Kitchen	3008 x 2917 mm	9' 10" x 9' 7"
Dining	2848 x 2917 mm	9' 4" x 9' 7"
WC	1100 x 2437 mm	3' 7" x 8' 0"

### First Floor

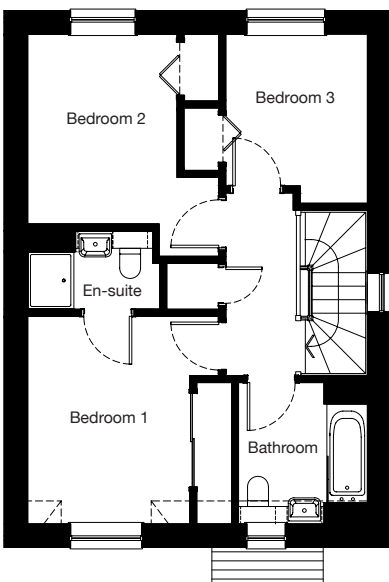
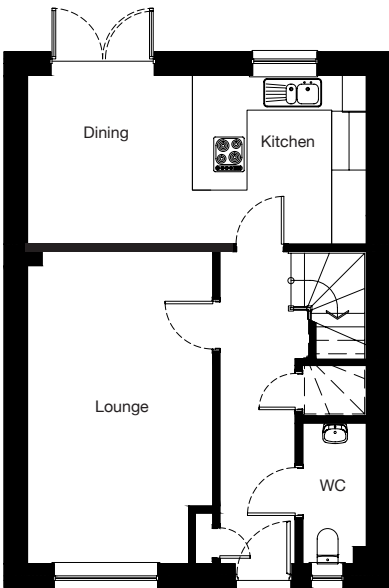
Room	Metric	Imperial
Bedroom 1	3294 x 3579 mm	10' 10" x 11' 9"
En-suite	2277 x 1351 mm	7' 6" x 4' 5"
Bedroom 2	2574 x 3273 mm	8' 5" x 10' 9"
Bedroom 3	2442 x 2918 mm	8' 0" x 9' 7"
Bathroom	2222 x 2436 mm	7' 3" x 8' 0"

**Total Floor Area: 98m<sup>2</sup> / 1064ft<sup>2</sup>**

EPC energy rating **B**

Please note: Any images, site plans or floor plans are for illustrative purposes only. All measurements given are approximate and intended as a guide. Materials used may vary from those shown and room layouts may be subject to alteration. None of the information is intended to form part of a contract. Please speak to your Sales Consultant if you require any further details.

  
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# CUPAR

## 3 bedroom semi-detached

### Ground Floor

Room	Metric	Imperial
Lounge	3219 x 5526 mm	10' 7" x 18' 2"
Kitchen	3008 x 2917 mm	9' 10" x 9' 7"
Dining	2878 x 2917 mm	9' 5" x 9' 7"
WC	1112 x 2437 mm	3' 8" x 8'

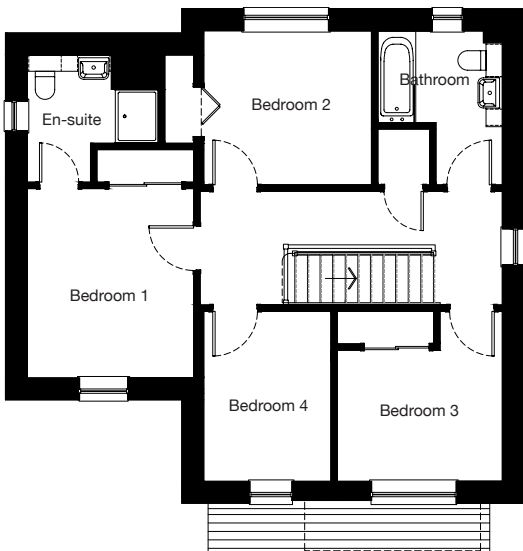
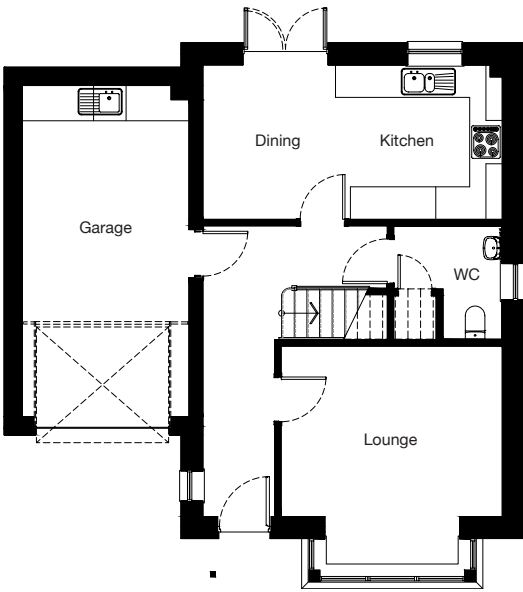
### First Floor

Room	Metric	Imperial
Bedroom 1	2812 x 3579mm	9'3" x 11'9"
En-suite	2272 x 1351mm	4'5" x 7'5"
Bedroom 2	2592 x 3273mm	8'6" x 10'9"
Bedroom 3	2454 x 2918mm	8'1" x 9'7"
Bathroom	2262 x 2436mm	7'5" x 8'

**Total Floor Area: 100m<sup>2</sup> / 1073ft<sup>2</sup>**

EPC energy rating **B**

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# ARDEN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	4077 x 4041mm	13'5" x 13'3"
Kitchen	3075 x 2850mm	10'1" x 9'4"
Dining	2444 x 2850mm	8' x 9'4"
WC	1990 x 2080mm	6'6" x 6'10"

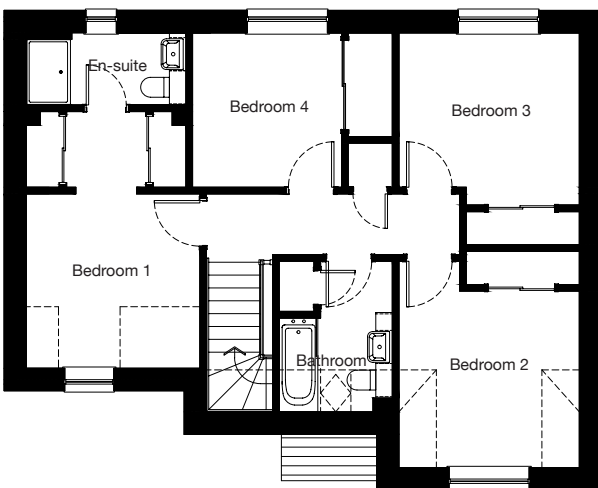
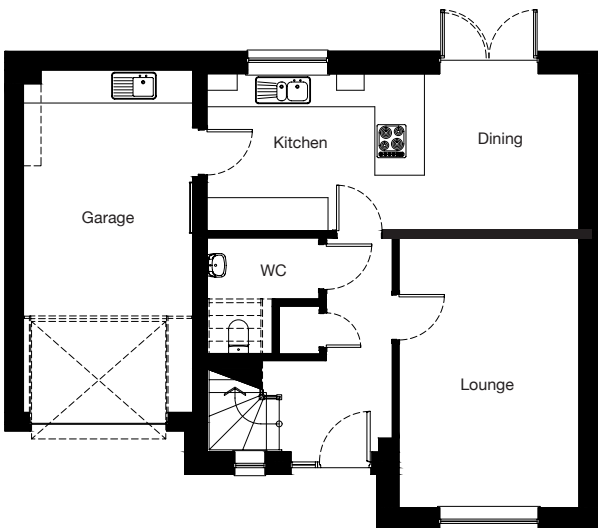
### First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499mm	10'1" x 11'6"
En-suite	2422 x 2350mm	7'11" x 7'9"
Bedroom 2	3099 x 2850mm	10'2" x 9'4"
Bedroom 3	3050 x 2421mm	10' x 7'11"
Bedroom 4	2349 x 3141mm	7'8" x 10'4"
Bathroom	2300 x 2850mm	7'7" x 9'4"

**Total Floor Area: 113m<sup>2</sup> / 1224ft<sup>2</sup>**

EPC energy rating **B**

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# BALERNO

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3269 x 4902 mm	10'9" x 16'1"
Kitchen	3950 x 2850 mm	13' x 9'4"
Dining	2807 x 2850 mm	9'2" x 9'4"
WC	2028 x 2100 mm	6'8" x 6'11"

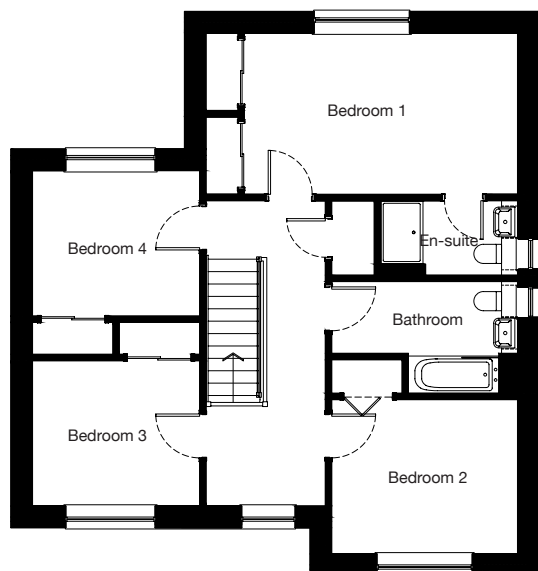
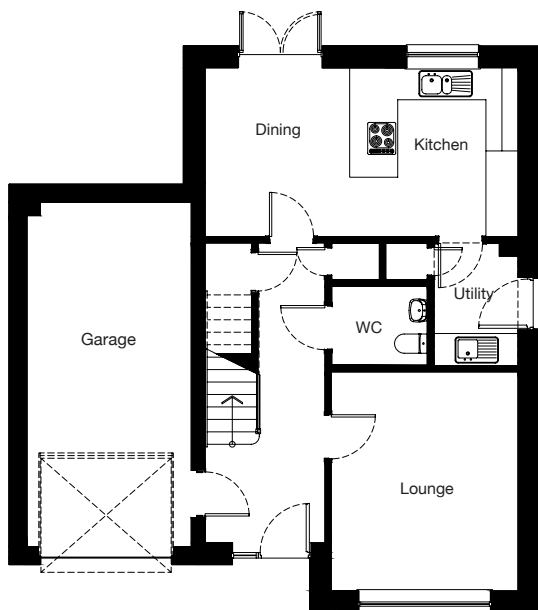
### First Floor

Room	Metric	Imperial
Bedroom 1	3142 x 3162 mm	10'4" x 10'4"
En-suite	2890 x 1308 mm	9'6" x 4'3"
Bedroom 2	3269 x 3200 mm	10'9" x 10'6"
Bedroom 3	3269 x 3122 mm	10'9" x 10'3"
Bedroom 4	2700 x 2800 mm	8'10" x 9'2"
Bathroom	2050 x 2729 mm	6'9" x 8'11"

**Total Floor Area: 120m<sup>2</sup> / 1284ft<sup>2</sup>**

EPC energy rating **B**

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# CRAMOND

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3494 x 4099 mm	11'6" x 13'5"
Kitchen	3150 x 3160 mm	10'4" x 10'4"
Dining	2706 x 3160 mm	8'11" x 10'4"
Utility	1569 x 2285 mm	5'2" x 7'6"
WC	1785 x 1470 mm	5'10" x 4'10"

### First Floor

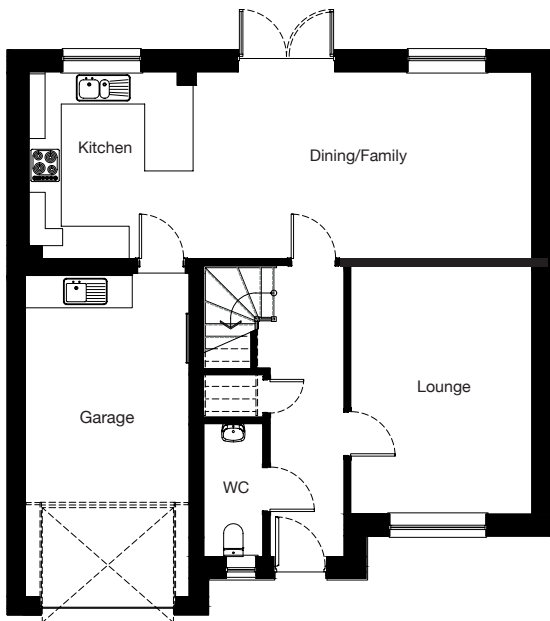
Room	Metric	Imperial
Bedroom 1	5136 x 3032 mm	16'10" x 9'11"
En-suite	2574 x 1400 mm	8'5" x 4'7"
Bedroom 2	3494 x 2902 mm	11'6" x 9'6"
Bedroom 3	3142 x 2733 mm	10'4" x 9'
Bedroom 4	3142 x 2733 mm	10'4" x 9'
Bathroom	3494 x 2100 mm	11'6" x 6'11"

**Total Floor Area: 131m<sup>2</sup> / 1410ft<sup>2</sup>**

EPC energy rating **B**

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# LETHAM

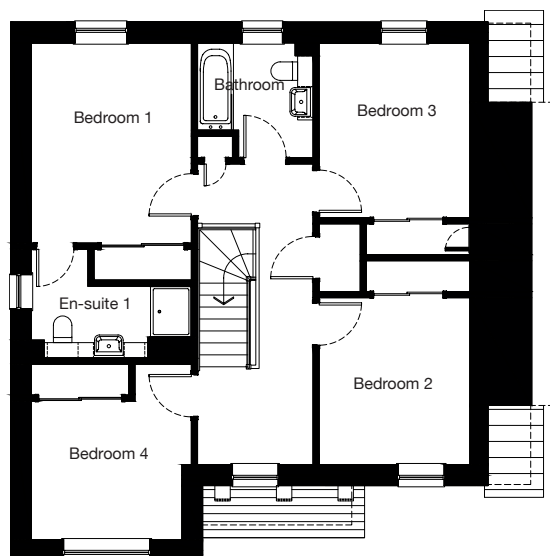
## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3380 x 4619 mm	11' 1" x 15' 2"
Kitchen	3050 x 3470 mm	10' 0" x 11' 5"
Dining/Family	6294 x 3470 mm	20' 8" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

### First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3900 mm	10' 3" x 12' 10"
En-suite	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	2937 x 3255 mm	9' 8" x 10' 8"
Bedroom 3	2937 x 3404 mm	9' 8" x 11' 2"
Bedroom 4	2932 x 3422 mm	9' 7" x 11' 3"
Bathroom	2250 x 2237 mm	7' 5" x 7' 4"



**Total Floor Area: 138m<sup>2</sup> / 1485ft<sup>2</sup>**

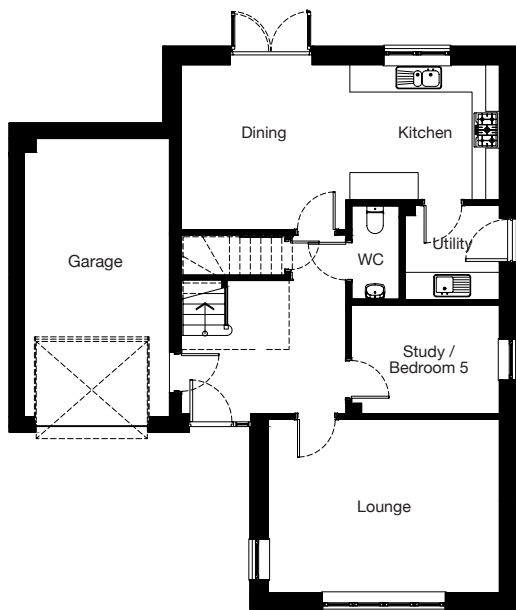
EPC energy rating **B**

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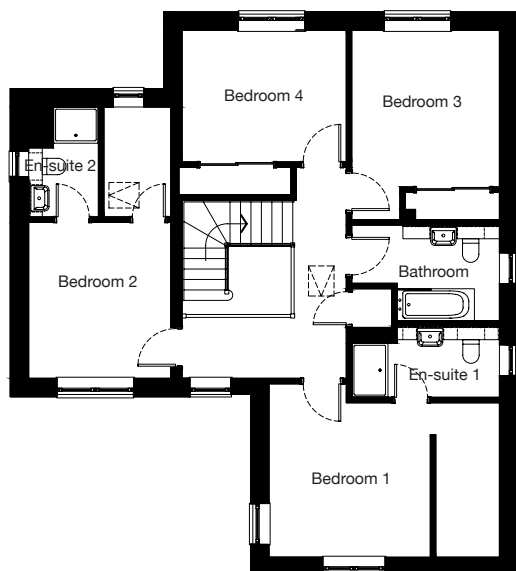
# KINCRAIG

## 5 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 3808 mm	16' 8" x 12' 6"
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3612 x 3616 mm	11' 10" x 11' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
Study / Bed 5	3249 x 2380 mm	10' 8" x 7' 10"
WC	1040 x 2050 mm	3' 5" x 6' 9"



### First Floor

Room	Metric	Imperial
Bedroom 1	3549 x 3818 mm	11' 8" x 12' 6"
En-suite 1	3249 x 1568 mm	10' 8" x 5' 2"
Bedroom 2	3127 x 3431 mm	10' 3" x 11' 3"
En-suite 2	1535 x 2418 mm	5' x 7' 11"
Bedroom 3	3249 x 3446 mm	10' 8" x 11' 4"
Bedroom 4	3613 x 2896 mm	11' 10" x 9' 6"
Bathroom	3249 x 2100 mm	10' 8" x 6' 11"

**Total Floor Area: 167m<sup>2</sup> / 1797ft<sup>2</sup>**

EPC energy rating **B**

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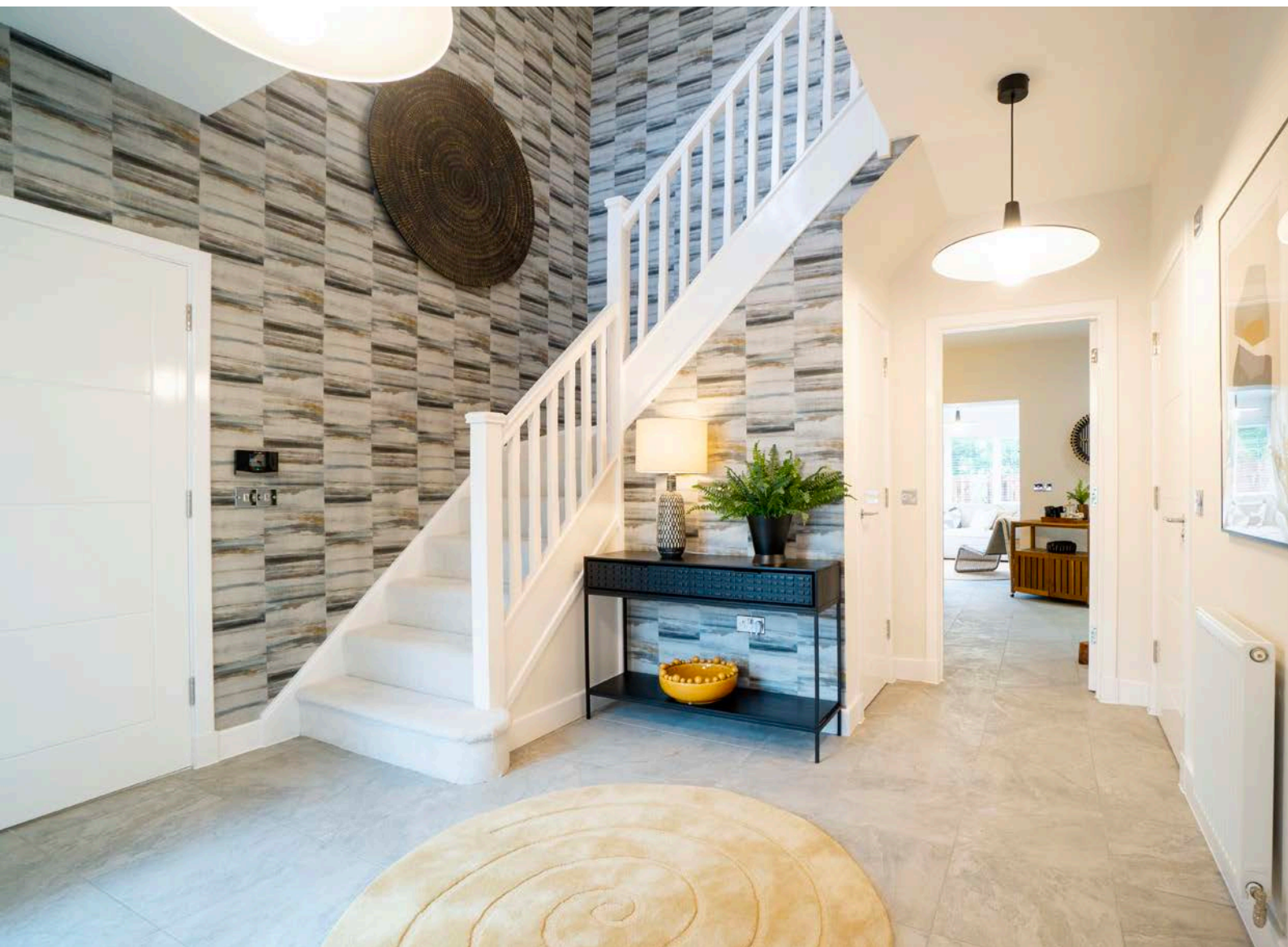


# INVARARITY SPECIFICATION

	CUPAR	ARDEN	BALERNO	CRAMOND	LETHAM	KINCRAIG
<b>KITCHEN &amp; APPLIANCES</b>						
<b>Fully fitted kitchen including integrated appliances. All soft close unit doors</b>						
Stainless steel 1 1/2 bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	-
5 burner gas hob	-	-	-	-	-	✓
Cooker hood	✓	✓	✓	✓	✓	✓
Integrated microwave	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓
Integrated washing machine	✓	-	-	-	-	-
LED chrome downlights	✓	✓	✓	✓	✓	✓
<b>UTILITY ROOM</b>						
Fitted worktops & units (per supplier drawing)	-	✓	✓	✓	✓	✓
Stainless steel single bowl sink with single lever mixer tap	-	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	-	✓	✓	✓	✓	✓
<b>BATHROOM</b>						
<b>Towel warmers work with main heating system only</b>						
Superior sanitary ware	✓	✓	✓	✓	✓	✓
Shower over bath	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓
Full height tiling around bath	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓
<b>EN-SUITES</b>						
Shower cubicle	✓	✓	✓	✓	✓	✓
Full height tiling in shower cubicle	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓
<b>WC</b>						
LED chrome downlights	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓
Half height tiling on all walls	✓	✓	✓	✓	✓	✓
<b>CERAMIC WALL TILING</b>						
Chrome square edge tile trim to external corners included as standard	✓	✓	✓	✓	✓	✓

	CUPAR	ARDEN	BALERNO	CRAMOND	LETHAM	KINCRAIG
<b>ELECTRICAL &amp; HEATING</b>						
In roof solar PV panels	✓	✓	✓	✓	✓	✓
Gas condensing/Gas combi condensing boiler	✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder/pre heat tank	-	✓	✓	✓	✓	✓
Pre cabling for electric car charging point	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>						
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	-	-	✓	✓	✓	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>						
Glazed doors to public rooms	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>						
2.4 m high ceilings throughout	✓	✓	✓	✓	✓	-
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor (excluding sunrooms)	-	-	-	-	-	✓
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓
<b>WINDOWS</b>						
Grey externally, white internally	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>						
Chrome handles	✓	✓	✓	✓	✓	✓
Grey externally, white internally with multi point locking system	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>						
Monoblock driveway	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides (where applicable)	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓
External PIR light at front of home	✓	✓	✓	✓	✓	✓
External PIR light at rear of home	✓	✓	✓	✓	✓	✓
Grey up & over garage door	✓	✓	✓	✓	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences, ask one of our Sales Consultants. All dimensions are approximate and are not shown to scale.

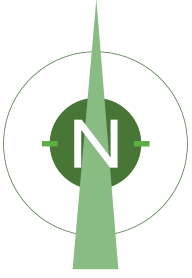


Area J

# GREAT LOCATION BEAUTIFUL HOMES

Live in a brand new village with all the convenience of Dundee city centre right on your doorstep.

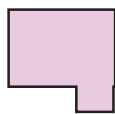
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# KEY



**Balerno**  
4 bedroom



**Braemar**  
4 bedroom



**Letham**  
4 bedroom



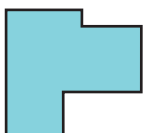
**Melford**  
5 bedroom



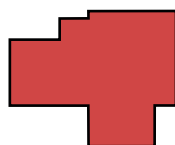
**Culbin**  
4 bedroom



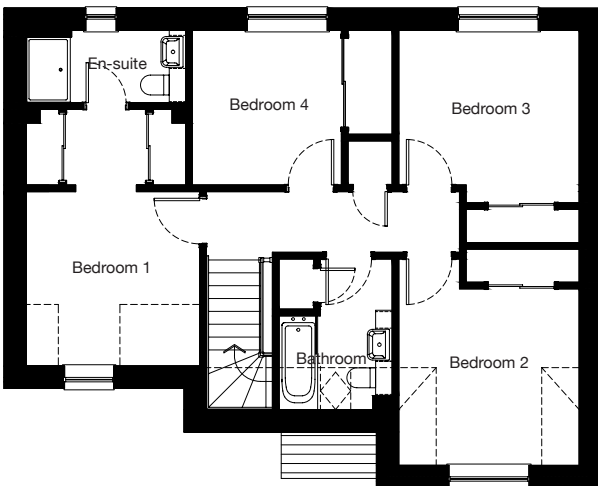
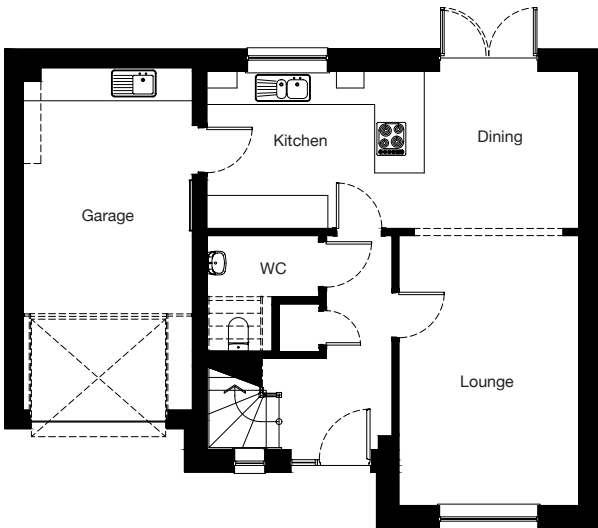
**Bowmore**  
5 bedroom



**Dunrobin**  
5 bedroom



**Elgin**  
5 bedroom



# BALERNO

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3269 x 4902 mm	10'9" x 16'1"
Kitchen	3950 x 2850 mm	13' x 9'4"
Dining	2807 x 2850 mm	9'2" x 9'4"
WC	2028 x 2100 mm	6'8" x 6'11"

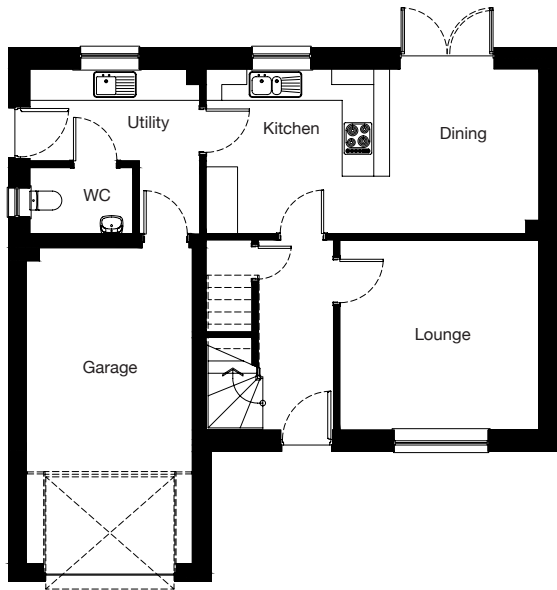
### First Floor

Room	Metric	Imperial
Bedroom 1	3142 x 3162 mm	10'4" x 10'4"
En-suite	2890 x 1308 mm	9'6" x 4'3"
Bedroom 2	3269 x 3200 mm	10'9" x 10'6"
Bedroom 3	3269 x 3122 mm	10'9" x 10'3"
Bedroom 4	2700 x 2800 mm	8'10" x 9'2"
Bathroom	2050 x 2729 mm	6'9" x 8'11"

**Total Floor Area: 120m<sup>2</sup> / 1284ft<sup>2</sup>**

EPC energy rating **B**

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# BRAEMAR

## 4 bedroom detached

### Ground Floor

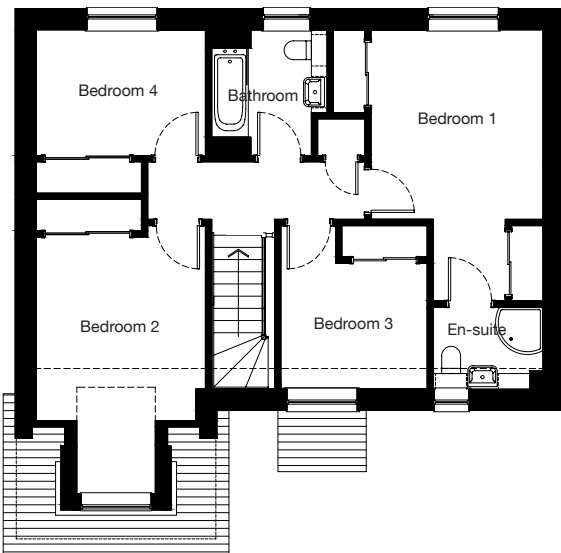
Room	Metric	Imperial
Lounge	3787 x 3606 mm	12'5" x 11'10"
Kitchen	3490 x 3133 mm	11'5" x 10'3"
Dining	2842 x 3133 mm	9'4" x 10'3"
Utility	3230 x 1750 mm	10'7" x 5'9"
WC	1955 x 1253 mm	6'5" x 4'1"

### First Floor

Room	Metric	Imperial
Bedroom 1	3287 x 3622 mm	10'9" x 11'11"
En-suite	2093 x 1570 mm	6'10" x 5'2"
Bedroom 2	3230 x 3508 mm	10'7" x 11'6"
Bedroom 3	2796 x 2407 mm	9'2" x 7'11"
Bedroom 4	3230 x 2402 mm	10'7" x 7'11"
Bathroom	2205 x 2402 mm	7'3" x 7'11"

**Total Floor Area: 124m<sup>2</sup> / 1339ft<sup>2</sup>**

**EPC energy rating B**

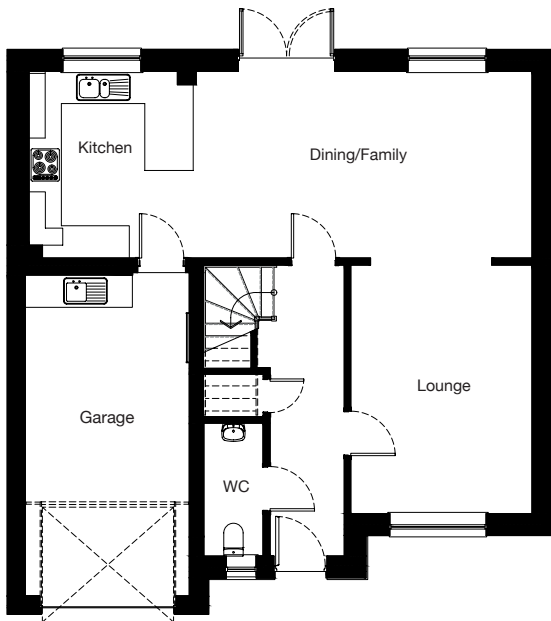


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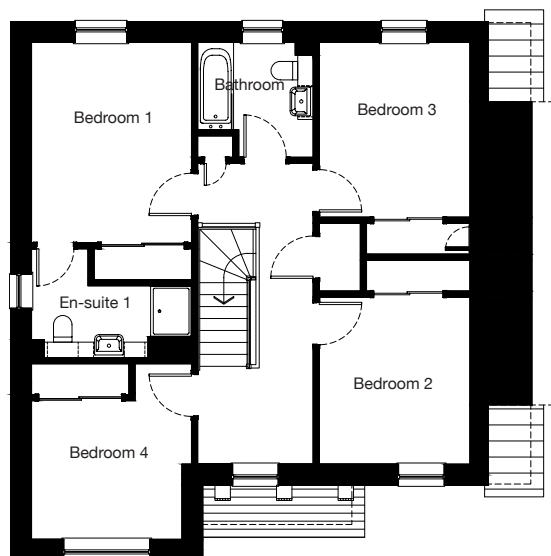
# LETHAM

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3380 x 4619 mm	11' 1" x 15' 2"
Kitchen	3050 x 3470 mm	10' 0" x 11' 5"
Dining/Family	6294 x 3470 mm	20' 8" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"



### First Floor

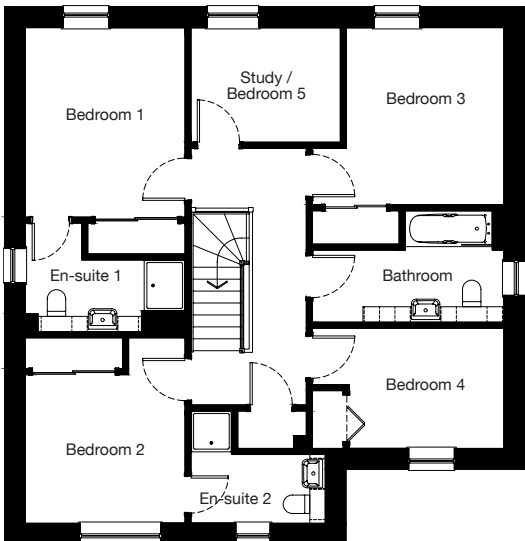
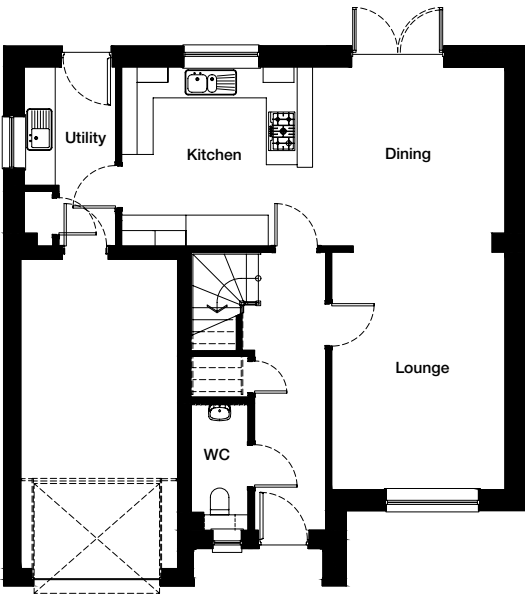
Room	Metric	Imperial
Bedroom 1	3117 x 3900 mm	10' 3" x 12' 10"
En-suite	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	2937 x 3255 mm	9' 8" x 10' 8"
Bedroom 3	2937 x 3404 mm	9' 8" x 11' 2"
Bedroom 4	2932 x 3422 mm	9' 7" x 11' 3"
Bathroom	2250 x 2237 mm	7' 5" x 7' 4"

**Total Floor Area: 138m<sup>2</sup> / 1485ft<sup>2</sup>**

**EPC energy rating B**

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# MELFORD

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619 mm	11'1" x 15'2"
Kitchen	3713 x 3480 mm	12'2" x 11'5"
Dining	3739 x 3480 mm	12'3" x 11'5"
Utility	1772 x 3480 mm	5'10" x 11'5"
WC	1100 x 2470 mm	3'7" x 8'1"

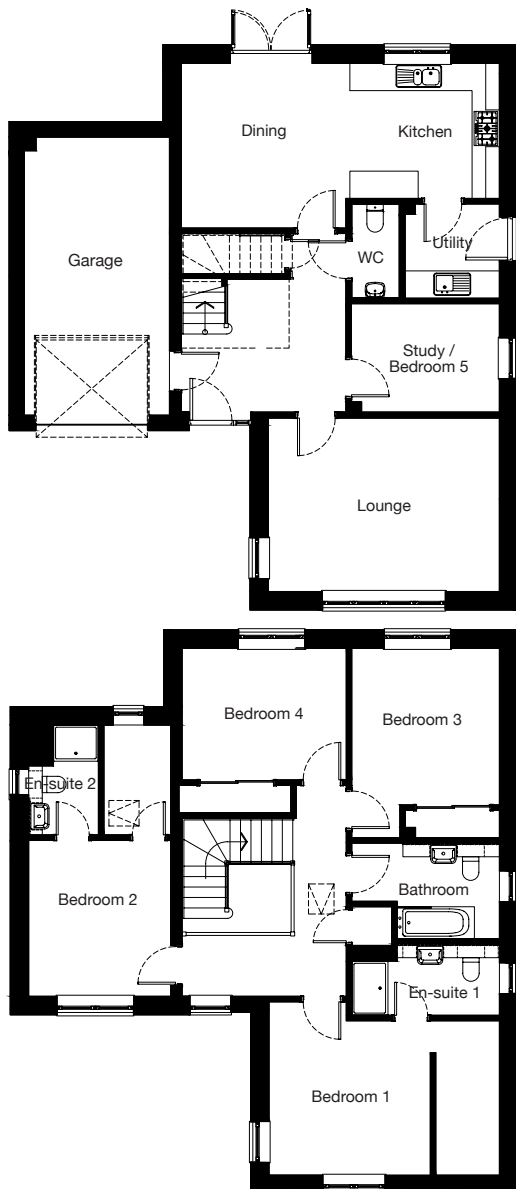
### First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3700 mm	10'3" x 12'2"
En-suite 1	2321 x 1400 mm	7'7" x 4'7"
Bedroom 2	3117 x 3622 mm	10'3" x 11'11"
En-suite 2	2619 x 1343 mm	8'7" x 4'5"
Bedroom 3	3072 x 3458 mm	10'1" x 11'4"
Bedroom 4	3737 x 2346 mm	12'3" x 7'8"
Bedroom 5	2915 x 2238 mm	9'7" x 7'4"
Bathroom	3737 x 2175 mm	12'3" x 7'2"

**Total Floor Area: 148m<sup>2</sup> / 1602ft<sup>2</sup>**

EPC energy rating

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# KINCRAIG

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 3808 mm	16' 8" x 12' 6"
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3612 x 3616 mm	11' 10" x 11' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
Study / Bed 5	3249 x 2380 mm	10' 8" x 7' 10"
WC	1040 x 2050 mm	3' 5" x 6' 9"

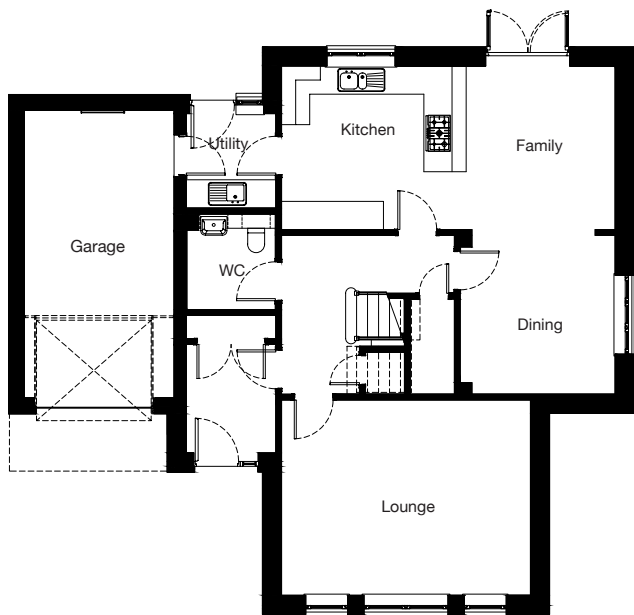
### First Floor

Room	Metric	Imperial
Bedroom 1	3549 x 3818 mm	11' 8" x 12' 6"
En-suite 1	3249 x 1568 mm	10' 8" x 5' 2"
Bedroom 2	3127 x 3431 mm	10' 3" x 11' 3"
En-suite 2	1535 x 2418 mm	5' x 7' 11"
Bedroom 3	3249 x 3446 mm	10' 8" x 11' 4"
Bedroom 4	3613 x 2896 mm	11' 10" x 9' 6"
Bathroom	3249 x 2100 mm	10' 8" x 6' 11"

**Total Floor Area: 167m<sup>2</sup> / 1797ft<sup>2</sup>**

**EPC energy rating B**

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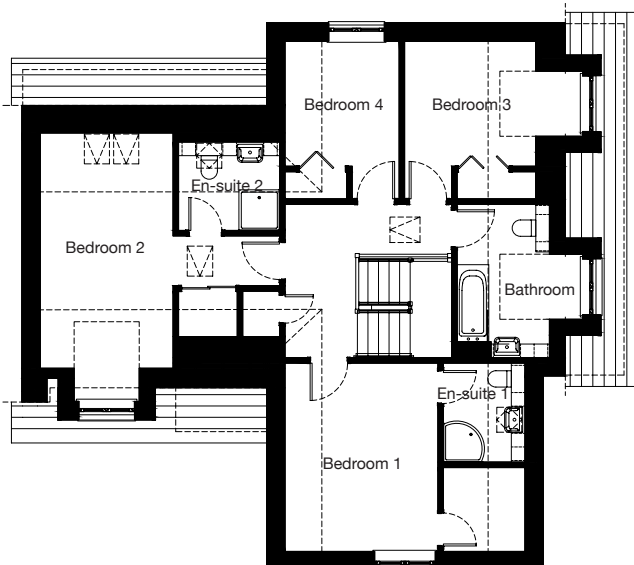


# CULBIN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5294 x 4155 mm	17'4" x 13'8"
Kitchen	3926 x 3480 mm	12'11" x 11'5"
Dining	3297 x 3381 mm	10'10" x 11'1"
Family	3168 x 3480 mm	10'5" x 11'5"
Utility	1905 x 2009 mm	6'3" x 6'7"
WC	1885 x 2030 mm	6'2" x 6'8"



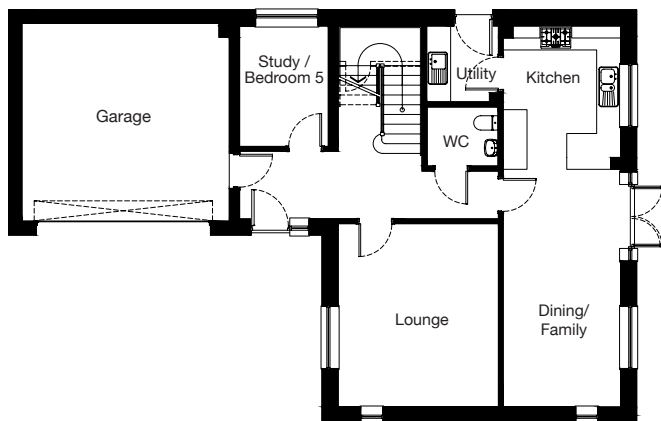
### First Floor

Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11'1" x 13'8"
En-suite 1	1800 x 2185 mm	5'11" x 7'2"
Bedroom 2	2932 x 5190 mm	9'7" x 17'
En-suite 2	2228 x 1950 mm	7'4" x 6'5"
Bedroom 3	3927 x 2760 mm	12'11" x 9'1"
Bedroom 4	2519 x 2760 mm	8'3" x 9'1"
Bathroom	2769 x 3382 mm	9'1" x 11'1"

**Total Floor Area: 179m<sup>2</sup> / 1921ft<sup>2</sup>**

**EPC energy rating B**

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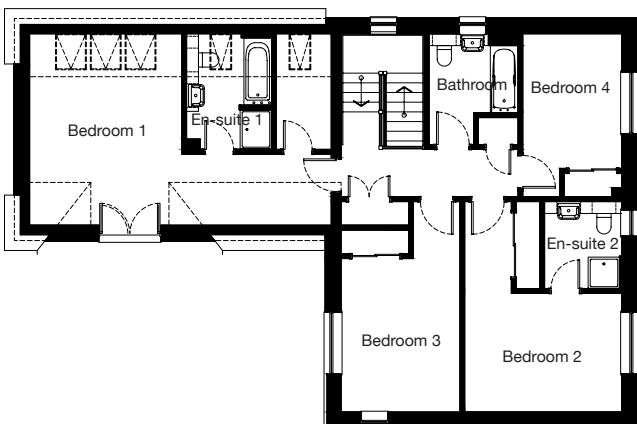


# BOWMORE

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	4026 x 4605mm	13'2" x 15'1"
Kitchen	2948 x 3600mm	9'8" x 11'10"
Dining/Family	2948 x 5969mm	9'8" x 19'7"
Utility	1800 x 1904mm	5'11" x 6'3"
WC	1781 x 1481mm	5'10" x 4'10"
Study/Bed 5	2227 x 3024mm	7'4" x 9'11"



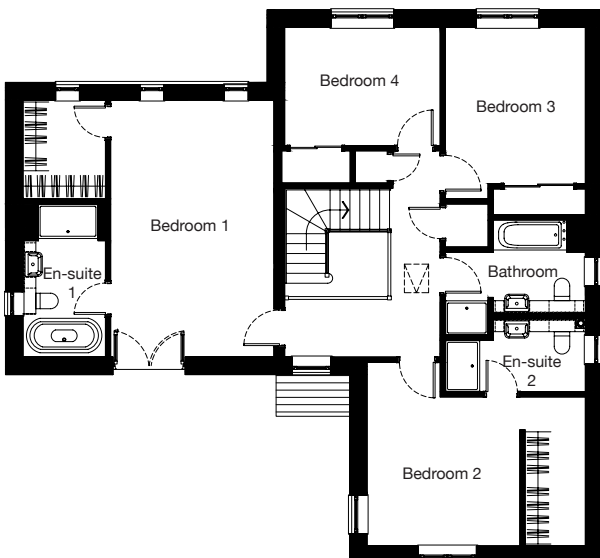
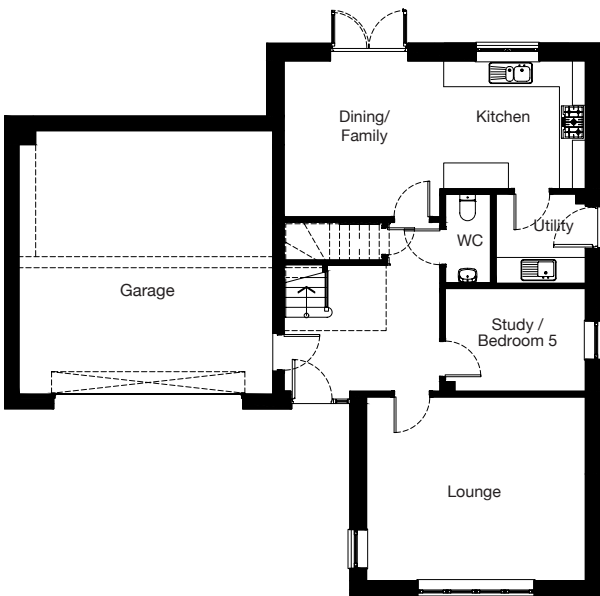
### First Floor

Room	Metric	Imperial
Bedroom 1	7627 x 4844mm	25' x 15'11"
En-suite 1	2150 x 2924mm	7'1" x 9'7"
Bedroom 2	3968 x 3005mm	13' x 9'10"
En-suite 2	1948 x 2200mm	6'5" x 7'3"
Bedroom 3	3005 x 3885mm	9'10" x 12'9"
Bedroom 4	2500 x 3404mm	8'2" x 11'2"
Bathroom	2248 x 2804mm	7'5" x 9'2"

**Total Floor Area: 186m<sup>2</sup> / 2001ft<sup>2</sup>**

**EPC energy rating B**

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# DUNROBIN

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 4257 mm	16' 8" x 14'
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3613 x 3616 mm	11' 10" x 11' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
WC	1040 x 2050 mm	3' 5" x 6' 9"
Study/ Bed 5	3249 x 2380 mm	10' 8" x 7' 10"

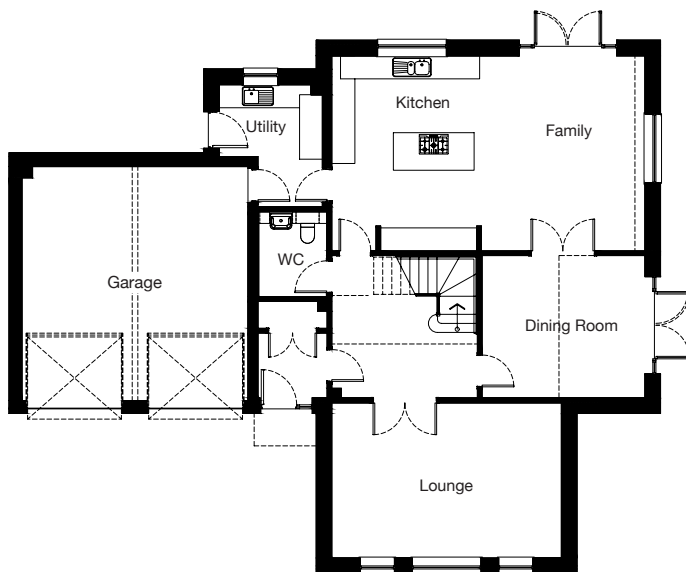
### First Floor

Room	Metric	Imperial
Bedroom 1	3792 x 5969 mm	12' 5" x 19' 7"
En-suite 1	1915 x 3549 mm	6' 3" x 11' 8"
Bedroom 2	3549 x 4268 mm	11' 8" x 14'
En-suite 2	3249 x 1693 mm	10' 8" x 5' 7"
Bedroom 3	3249 x 3631 mm	10' 8" x 11' 11"
Bedroom 4	3613 x 2746 mm	11' x 9'
Bathroom	3249 x 2175 mm	10' 8" x 7' 2"

**Total Floor Area: 188m<sup>2</sup> / 2020ft<sup>2</sup>**

**EPC energy rating B**

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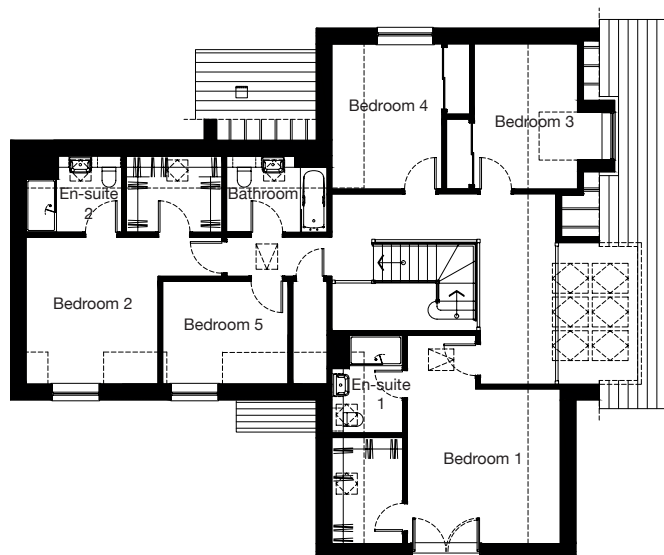


# ELGIN

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5969 x 4032 mm	19' 7" x 13' 3"
Dining	4236 x 3700 mm	13' 11" x 12' 2"
Kitchen	3890 x 5074 mm	12' 9" x 16' 8"
Family	4253 x 5074 mm	13' 11" x 16' 8"
Utility	2680 x 3177 mm	8' 10" x 10' 5"
WC	1770 x 2200 mm	5' 10" x 7' 3"



### First Floor

Room	Metric	Imperial
Bedroom 1	4000 x 4042 mm	13' 1" x 13' 3"
En-suite 1	1849 x 2553 mm	6' 1" x 8' 4"
Bedroom 2	3450 x 3849 mm	11' 4" x 12' 8"
En-suite 2	2500 x 2000 mm	8' 2" x 6' 7"
Bedroom 3	2700 x 3796 mm	8' 10" x 12' 5"
Bedroom 4	2878 x 3796 mm	9' 5" x 12' 5"
Bedroom 5	3278 x 2700 mm	10' 9" x 8' 10"
Bathroom	2628 x 2000 mm	8' 7" x 6' 7"

**Total Floor Area: 243m<sup>2</sup> / 2607ft<sup>2</sup>**

**EPC energy rating B**

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 Springfield  
 .co.uk  
 Dykes of Gray

# AREA - J SPECIFICATION

	ARDEN	BALERNO	BRAEMAR	CRAMOND	LETHAM	MELFORD	KINCRAIG	CULBIN	BOWMORE	DUNROBIN	ELGIN
<b>KITCHEN &amp; APPLIANCES</b>											
Fully fitted kitchen including integrated appliances. All soft close unit doors											
Stainless steel 1 1/2 bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	-	-	-	-	-	-
5 burner gas hob	-	-	-	-	-	✓	✓	✓	✓	✓	-
5 zone induction hob with built in extractor	-	-	-	-	-	-	-	-	-	-	✓
Cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Integrated microwave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>UTILITY ROOM</b>											
Fitted worktops & units (per supplier drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOM</b>											
Towel warmers work with main heating system only											
Superior sanitary ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling around bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EN-SUITES</b>											
Bath to en-suite 1	-	-	-	-	-	-	-	-	✓	✓	-
Shower cubicle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling in shower cubicle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WC</b>											
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling on all walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	-	-	-	-	-	✓	-	✓	-	-	✓
<b>CERAMIC WALL TILING</b>											
Chrome square edge tile trim to external corners included as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

	ARDEN	BALERNO	BRAEMAR	CRAMOND	LETHAM	MELFORD	KINCRAIG	CULBIN	BOWMORE	DUNROBIN	ELGIN
<b>ELECTRICAL &amp; HEATING</b>											
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing/Gas combi condensing boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder/pre heat tank	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pre cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>											
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>											
Glazed doors to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>											
2.4 m high ceilings throughout	✓	✓	✓	✓	✓	✓	-	✓	-	-	-
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor (excluding sunrooms)	-	-	-	-	-	-	✓	-	✓	✓	✓
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WINDOWS</b>											
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>											
Chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey externally, white internally with multi point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>											
Monoblock driveway / parking spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External PIR light at front of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External PIR light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey up & over garage door	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
Grey insulated roller garage door	-	-	-	-	-	-	-	-	✓	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Development Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Development Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Development Consultant. All dimensions are approximate and are not shown to scale.





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