



## Dykes of Gray

3, 4 & 5 bedroom homes



# GREAT LOCATION BEAUTIFUL HOMES

Life 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 contemporary 3, 4 and 5 bedroom family homes.





## 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 also has its own main line railway station allowing rail passengers access to the full UK rail network.

## 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.





**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.







## QUALITY SERVICE AND AFTER SALES

We have always been committed to building the most energy efficient homes on the market and that has never been more important. Every Springfield home is designed around a sustainable timber frame and every inch of your new home has been designed by our own very highly experienced designers. There is minimal waste in the building of a Springfield home and apart from being good for the environment that also keeps prices down.

And 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.



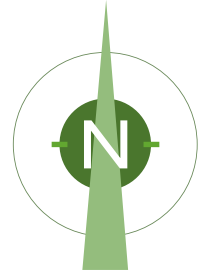


  
Springfield  
.co.uk  
Dykes of Gray

## 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 3,4 & 5 bedroom homes which feeds into the wider village community.





## KEY


 **Fortrose**  
3 bedroom


 **Cupar**  
3 bedroom

 **Roslin**  
4 bedroom

 **Arden**  
4 bedroom

 **Balerno**  
4 bedroom


 **Braemar**  
4 bedroom

 **Cramond**  
4 bedroom

 **Dunblane**  
4 bedroom

 **Melford**  
5 bedroom

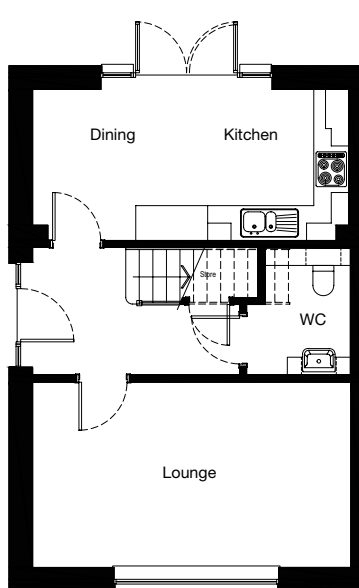
 **Culbin**  
4 bedroom

 **Bowmore**  
5 bedroom



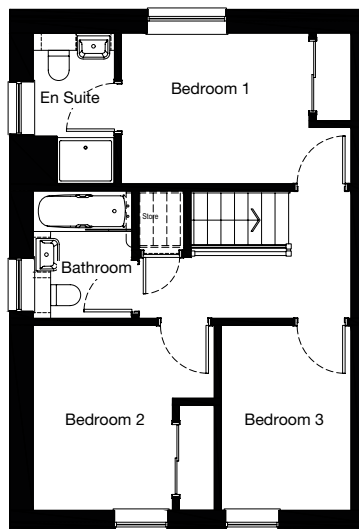
# FORTROSE

## 3 bedroom semi-detached



### Ground Floor

Room	Metric	Imperial
Lounge	5473 x 3184 mm	17'11" x 10'5"
Kitchen	3661 x 2599 mm	12'0" x 8'6"
Dining	1775 x 2599 mm	5'10" x 8'6"
WC	1785 x 2177 mm	5'10" x 7'2"



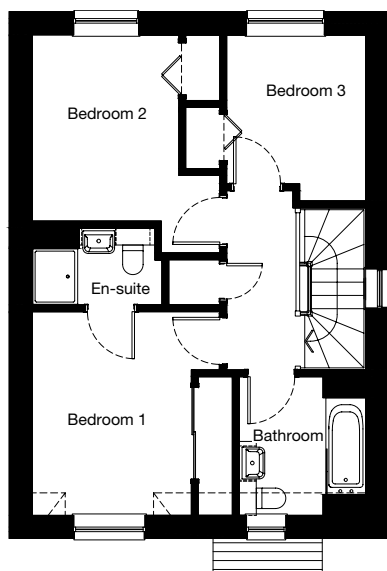
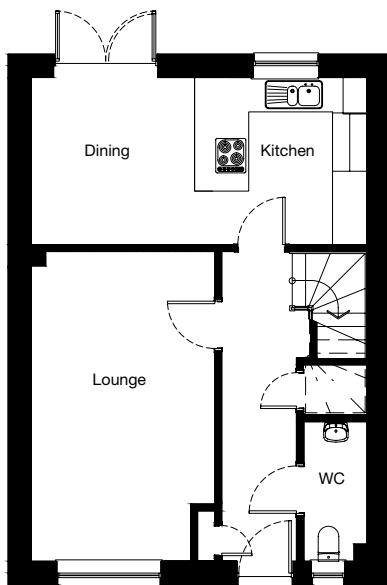
### First Floor

Room	Metric	Imperial
Bedroom 1	3233 x 2599 mm	10'7" x 8'6"
En-suite	1400 x 2599 mm	4'7" x 8'6"
Bedroom 2	3109 x 3184 mm	10'2" x 10'5"
Bedroom 3	2234 x 3184 mm	7'4" x 10'5"
Bathroom	1700 x 2196 mm	5'7" x 7'2"

**Total Floor Area: 90m<sup>2</sup> / 967ft<sup>2</sup>**

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# CUPAR

## 3 bedroom detached

### Ground Floor

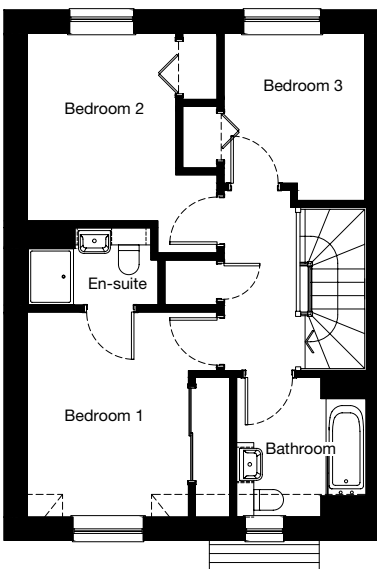
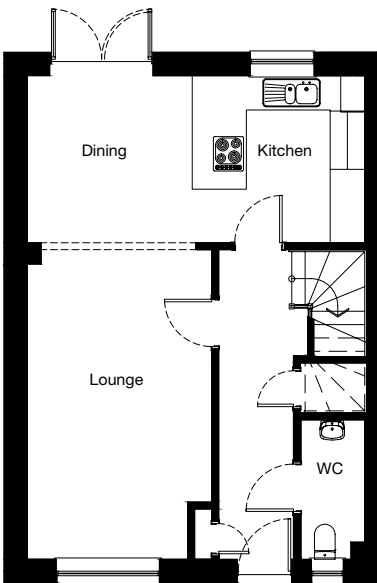
Room	Metric	Imperial
Lounge	3202 x 5407 mm	10'6" x 17'9"
Dining	2848 x 2917 mm	9'4" x 9'7"
Kitchen	3008 x 2917 mm	9'10" x 9'7"
WC	1100 x 2437 mm	3'7" x 8'0"

### 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>**

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# CUPAR

## 3 bedroom semi-detached

### Ground Floor

Room	Metric	Imperial
Lounge	3219 x 5526 mm	10'7" x 18'2"
Dining	2878 x 2917 mm	9'5" x 9'7"
Kitchen	3008 x 2917 mm	9'10" x 9'7"
WC	1112 x 2437 mm	3'8" x 8'0"

### First Floor

Room	Metric	Imperial
Bedroom 1	2812 x 3579 mm	9'3" x 11'9"
En-suite	2272 x 1351 mm	4'5" x 7'5"
Bedroom 2	2592 x 3273 mm	8'6" x 10'9"
Bedroom 3	2454 x 2918 mm	8'1" x 9'7"
Bathroom	2262 x 2436 mm	7'5" x 8'0"

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

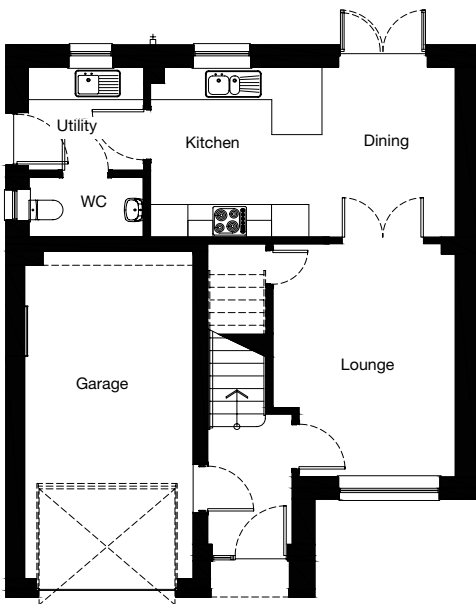
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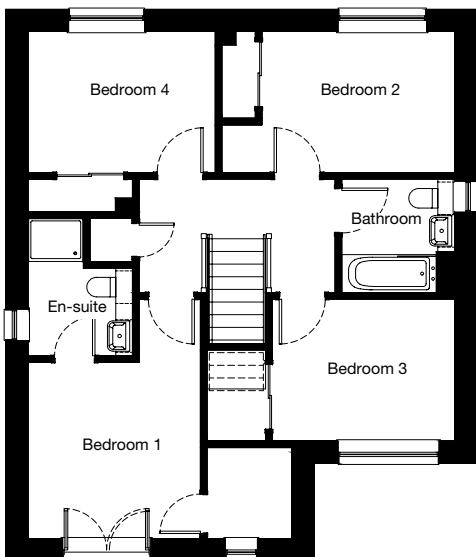
# ROSLIN

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3273 x 4294 mm	10'9" x 14'1"
Dining	2392 x 3130 mm	7'10" x 10'3"
Kitchen	3075 x 3130 mm	10'1" x 10'3"
Utility	2070 x 1900 mm	6'9" x 6'3"
WC	2050 x 1090 mm	6'9" x 3'7"



### First Floor

Room	Metric	Imperial
Bedroom 1	3094 x 3250 mm	10'2" x 10'8"
En-suite	1874 x 2534 mm	6'2" x 8'4"
Bedroom 2	4176 x 2600 mm	13'8" x 8'6"
Bedroom 3	3273 x 2613 mm	10'9" x 8'7"
Bedroom 4	3360 x 2600 mm	11'0" x 8'6"
Bathroom	2025 x 2091 mm	6'8" x 6'10"

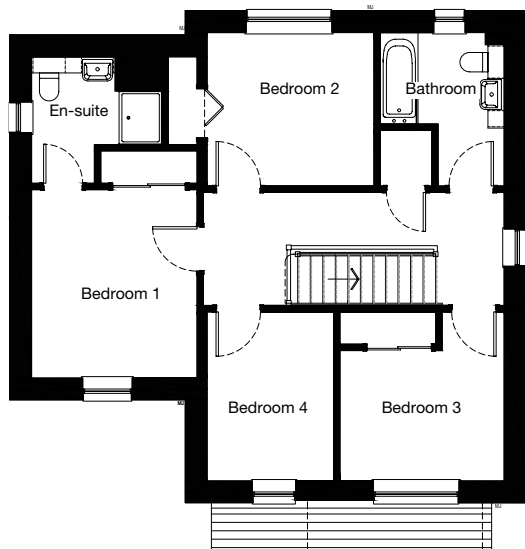
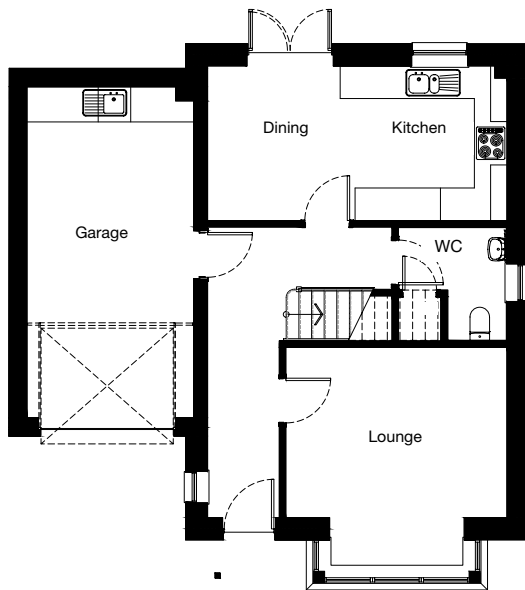
**Total Floor Area: 111m<sup>2</sup> / 1202ft<sup>2</sup>**

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# ARDEN

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	4077 x 4041mm	13'5" x 13'3"
Dining	2444 x 2850mm	8'0" x 9'4"
Kitchen	3075 x 2850mm	10'1" 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	10'0" 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>**

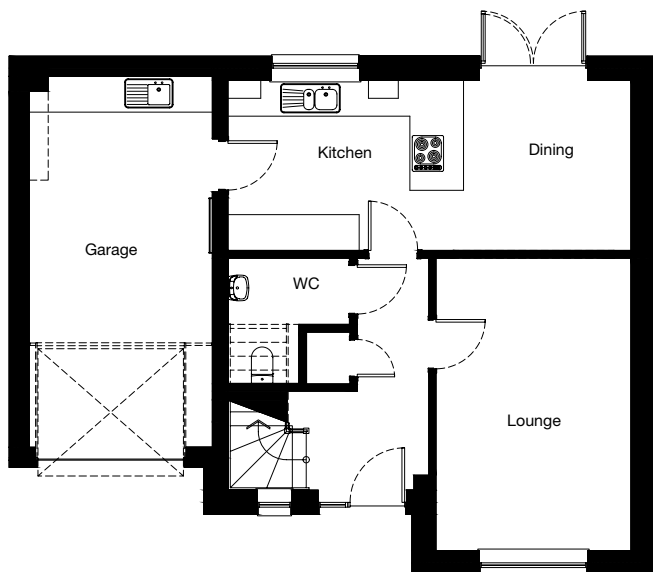
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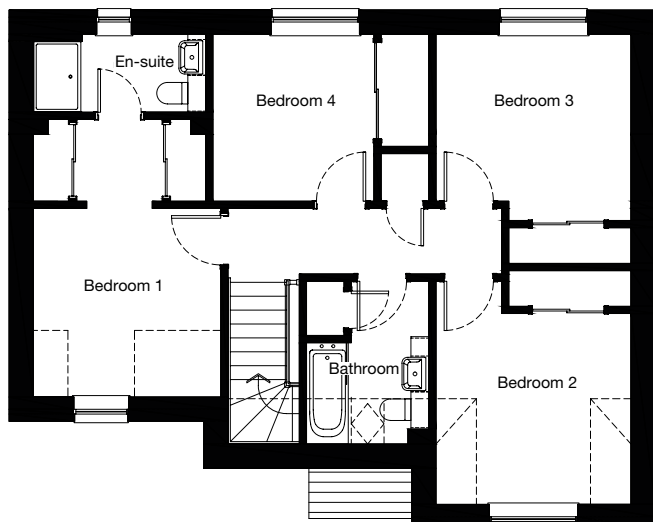
# BALERNO

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3269 x 4902 mm	10'9" x 16'1"
Dining	2807 x 2850 mm	9'2" x 9'4"
Kitchen	3950 x 2850 mm	13'0" 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"

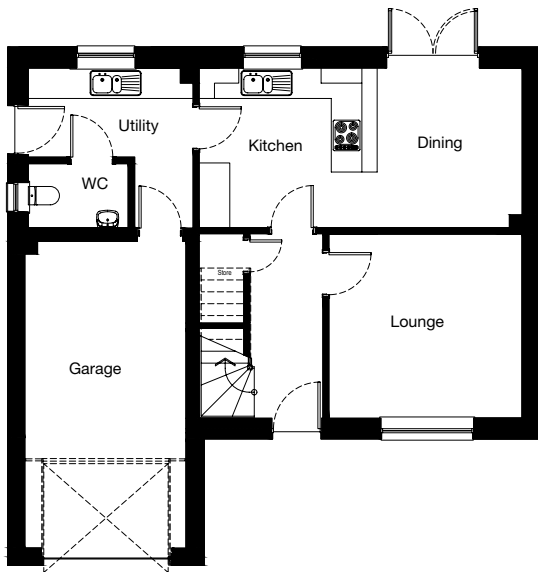
**Total Floor Area: 120m<sup>2</sup> / 1284ft<sup>2</sup>**

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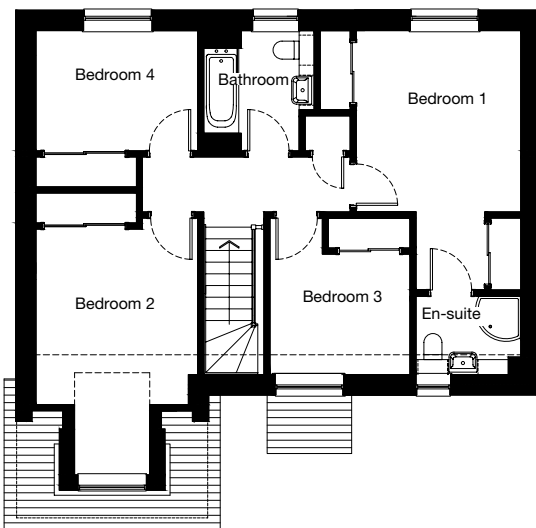
# BRAEMAR

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3787 x 3606 mm	12'5" x 11'10"
Dining	2842 x 3133 mm	9'4" x 10'3"
Kitchen	3490 x 3133 mm	11'5" 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>**

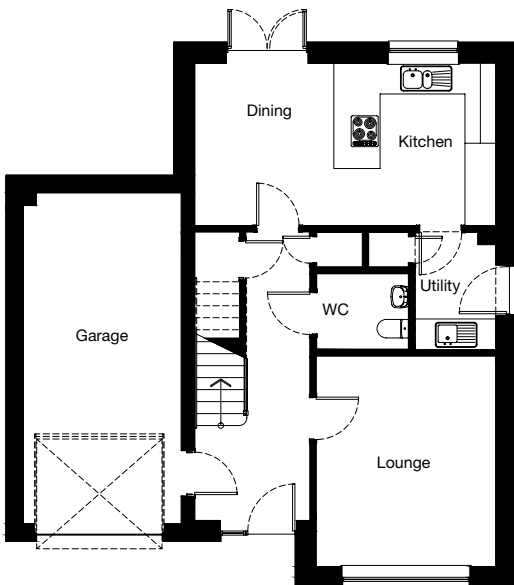
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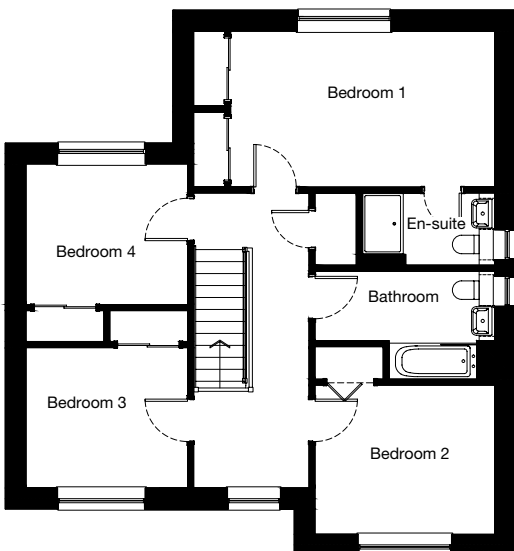
# CRAMOND

## 4 bedroom detached



### Ground Floor

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

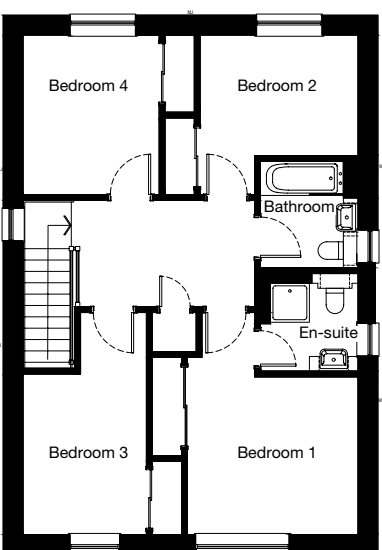
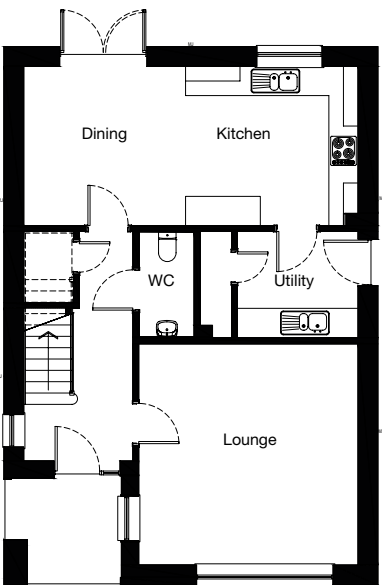


### First Floor

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 9'0"
Bedroom 4	3142 x 2733 mm	10'4" x 9'0"
Bathroom	3494 x 2100 mm	11'6" x 6'11"

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

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# DUNBLANE

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	4507 x 4544 mm	14'9" x 14'11"
Dining	3325 x 3270 mm	10'11" x 10'9"
Kitchen	3544 x 3270 mm	11'8" x 10'9"
Utility	2479 x 2180 mm	8'2" x 7'2"
WC	1128 x 2160 mm	3'8" x 7'1"

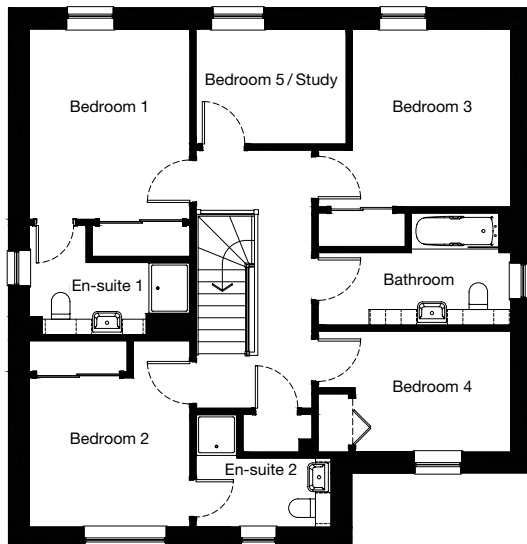
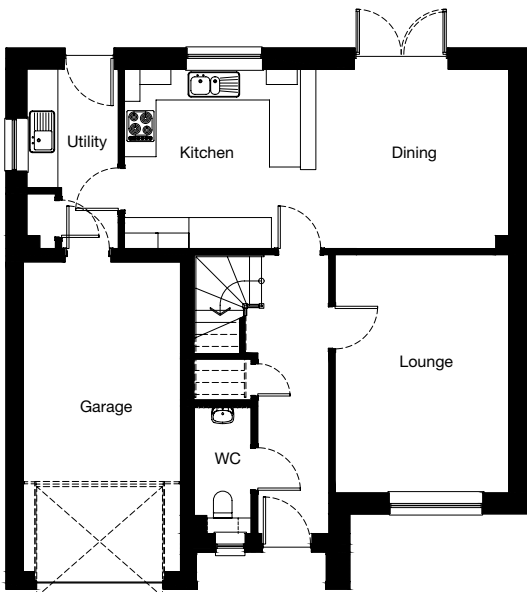
### First Floor

Room	Metric	Imperial
Bedroom 1	3499 x 3234 mm	11'6" x 10'7"
En-suite	2000 x 2000 mm	6'7" x 6'7"
Bedroom 2	3238 x 2470 mm	10'7" x 8'1"
Bedroom 3	2530 x 3292 mm	8'4" x 10'10"
Bedroom 4	2791 x 3270 mm	9'2" x 10'9"
Bathroom	2000 x 2180 mm	6'7" x 7'2"

**Total Floor Area: 135m<sup>2</sup> / 1460ft<sup>2</sup>**

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# MELFORD

## 5 bedroom detached

### Ground Floor

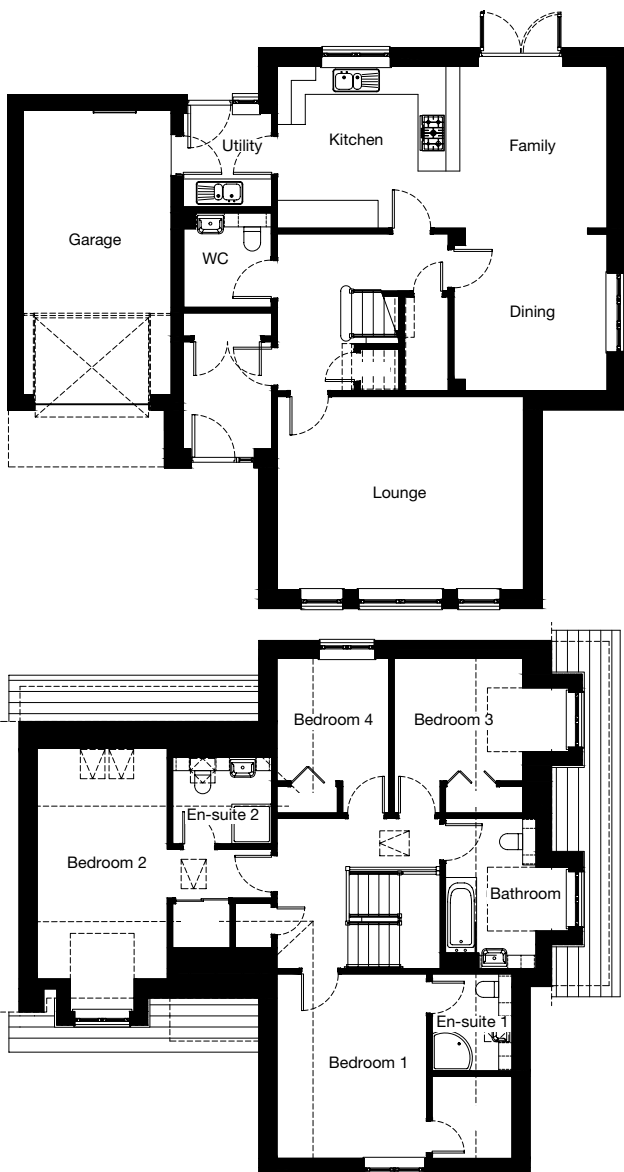
Room	Metric	Imperial
Lounge	3367 x 4619 mm	11'1" x 15'2"
Dining	3739 x 3480 mm	12'3" x 11'5"
Kitchen	3713 x 3480 mm	12'2" x 11'5"
Utility	1772 x 3480 mm	5'10" x 11'5"
WC	1100 x 2470 mm	3'7" x 8'1"

### 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>**

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# CULBIN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5294 x 4155 mm	17'4" x 13'8"
Dining	3297 x 3381 mm	10'10" x 11'1"
Kitchen	3926 x 3480 mm	12'11" x 11'5"
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

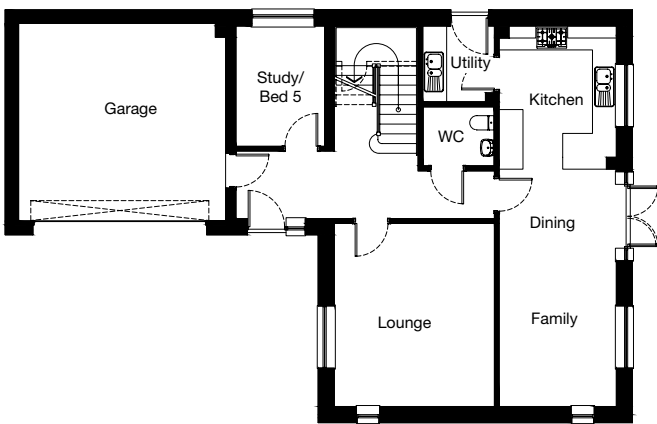
Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11'1" x 13'8"
En-suite 1	1800 x 2185 mm	5'11" x 7'2"
Bedroom 2	2932 x 5190 mm	9'7" x 17'0"
En-suite 2	2228 x 1950 mm	7'4" x 6'5"
Bedroom 3	3927 x 2760 mm	12'11" x 9'1"
Bedroom 4	2519 x 2760 mm	8'3" x 9'1"
Bathroom	2769 x 3382 mm	9'1" x 11'1"

Dimensions measured into coombes.

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

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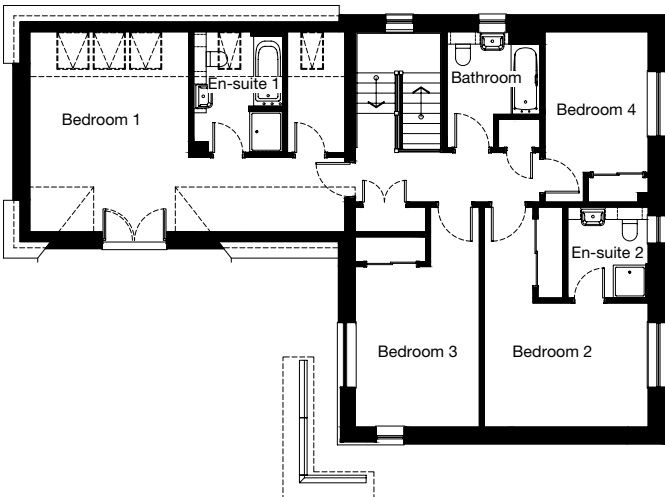


# BOWMORE

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	4026 x 4605mm	13'2" x 15'1"
Dining/Family	2948 x 5969mm	9'8" x 19'7"
Kitchen	2948 x 3600mm	9'8" x 11'10"
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	25'0" x 15'11"
En-suite 1	2150 x 2924mm	7'1" x 9'7"
Bedroom 2	3968 x 3005mm	13'0" 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>**

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	FORTROSE	CUPAR	ROSLIN	ARDEN	BALERNO	BRAEMAR	CRAMOND	DUNBLANE	MELFORD	CULBIN	BOWMORE
<b>ELECTRICAL</b>											
Hybrid air source heat pump, hot water system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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>											
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.											
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 are solid white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>											
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 3 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 light at front of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey retractable garage door and frame	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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