

LOCHFORD GARDENS

— DUNBAR —

HH
HARRISON HUNT

 **Knight
Frank**

A COLLECTION OF
HIGH QUALITY,
3 & 4 BEDROOM
SUSTAINABLE
FAMILY HOMES
DESIGNED BY
AWARD WINNING
ARCHITECTS

Hallhill, Dunbar



Location

Lochford Gardens is perfectly located to the south of Dunbar centre, just minutes from Belhaven Beach, surrounded by greenery and open space. It is uniquely situated to take advantage of the open farm views to the West and South, resulting in these sustainable homes having a lovely rural feel but with easy access to Edinburgh.

Renowned for its high sunshine record, this enviable harbour side town is surrounded by rugged coastline, wonderful sandy beaches and beautiful countryside as well as benefiting from great amenities. The town centre of Dunbar boasts an array of independent shops, cafés, pubs and award winning restaurants, as well as a large supermarket. There are also a number of highly regarded schools in the local area, including Belhaven Hill independent school.

For outdoor pursuits, this location is unrivalled with Winterfield Golf Course nearby, plus a range of water sports to choose from, as well as plenty of country and beach walks.

Furthermore, the town has a real sense of community to it and hosts various shows, exhibitions and performances throughout the year.

The transport links to Edinburgh or further afield are great. The development has easy access to the A1, providing good road links to Edinburgh. There are also regular trains from Dunbar station which reach Edinburgh Waverley in around 25 minutes. Edinburgh International Airport is less than an hour away for national and international flights to a huge range of destinations.



The Development

Lochford Gardens is a collection of highly efficient new homes. The development will be completed over three phases with a total of 37 units.

The development will consist of 3 & 4 bedroom detached and semi-detached family homes, in 7 different house types to cater for a huge array of modern living needs. Each of the house types have been meticulously designed by award winning architects Sanderson Borland in order to maximise views, open plan living and flexible spaces with ample storage throughout. Each house benefits from a private garden and parking with the added extra of communal open space and a play area to bring about a sense of community.

The combination of new construction technology integrating the use of Structural Insulated Panels (SIP) with a mini district ground source heat pump array will deliver 80% fuel savings for a typical family and reduce the carbon footprint by 75% on a typical new house.



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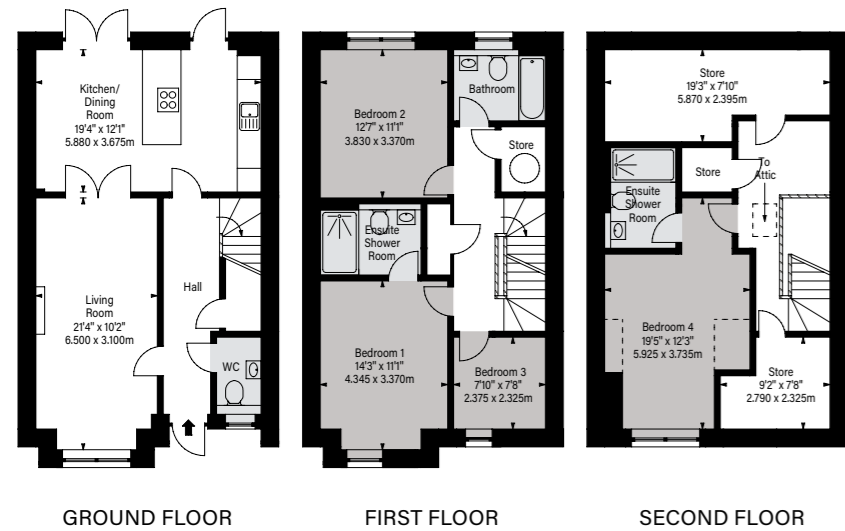
The Developer

Harrison Hunt operates in the space between the national volume house builders and local small- scale developers with the principal focus to serve high-end residential and retirement living sectors, creating beautifully designed, bespoke, sustainable homes. The team is architect led and also contributes to a number of sustainable community projects across the UK.





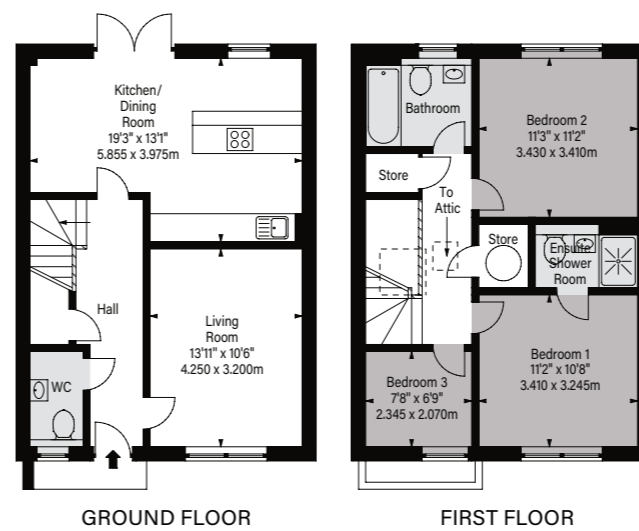
Four bedroom, three storey townhouse with private parking and garden



Approx. Gross Internal Area: 1845 Sq Ft - 171.40 Sq M
For identification only. Not to scale.



Three bedroom, semi-detached home with private parking and garden



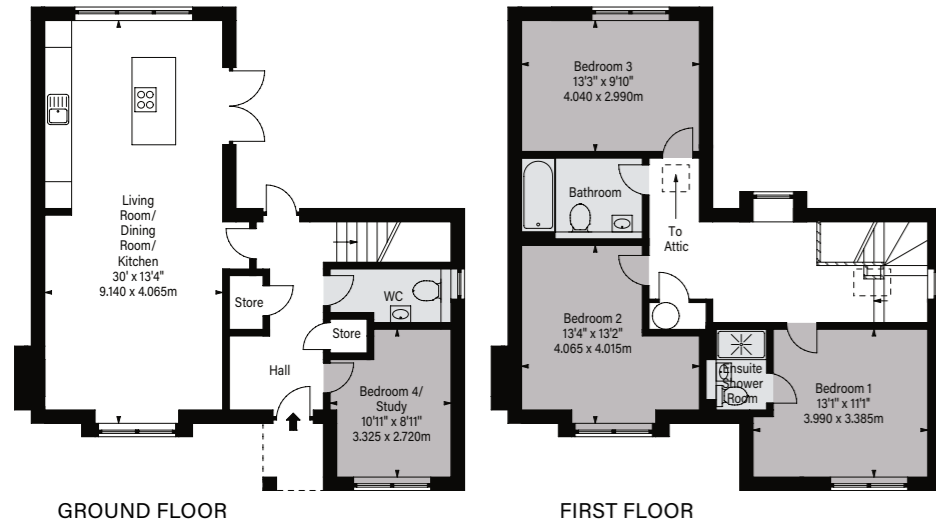
Approx. Gross Internal Area: 1063 Sq Ft - 98.75 Sq M
For identification only. Not to scale.





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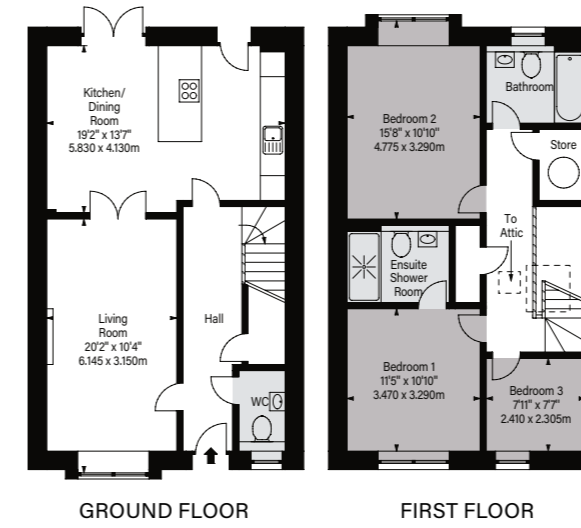
A detached four bedroom home with private parking and garden



Approx. Gross Internal Area: 1376 Sq Ft - 127.83 Sq M
For identification only. Not to scale.



A detached three bedroom home with private parking and garden



Approx. Gross Internal Area: 1286 Sq Ft - 119.47 Sq M
For identification only. Not to scale.



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Specification

KITCHEN

- High quality Leicht, award winning, German kitchen and worktops from Kitchen International
 - Option of worktops and finishes*
- Seimens appliances (or similar)
- High specification integrated appliances and white goods

BATHROOMS & EN SUITE

- Vitra sanitaryware (or similar)
- Vado taps showers and fittings (or similar)
- Towel radiators
- High quality tiling to walls and floors (option to select tiling choices)

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification painted timber doors
- Stainless steel ironmongery
- Choice of flooring throughout (various cost brackets)*

ELECTRICAL

- Low energy lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms and landings
- Optional extra of solar panel install*

SECURITY & SAFETY

- Heat and smoke detectors throughout

PLUMBING & HEATING

- Ground Source Heat Pump – the private residential development ground source district heating system installed in Scotland (by Kensa)
- More information on this here : <https://www.kensaheatpumps.com/ground-source-heat-pump-comparisons/>
- Towel radiators in bathroom and en suite
- Future provision for ground floor shower

DRIVEWAY/DEDICATED PARKING SPACE

- Permeable block paving driveway
- Installation of a 7kW electric car charging point for each property

EXTERNALS

- Double glazed doors to rear terrace area
- 1.8m slatted screen fence to side and rear boundary
- Slabbed pathways
- Paved patio area to rear garden
- High performance uPVC double glazed windows

STORAGE

- Large cupboards across ground and first floor
- Options for built in wardrobes available at additional cost

CONSTRUCTION

- Highly insulated, SIP** construction designed and manufactured in Scotland

FACTORING & WARRANTY

- Factoring provided on site by Hacking and Paterson
- Each home comes with a 10 year defect warranty cover provided by Ark Insurance Group
- This development will adhere to and follow all Consumer Code Membership requirements as set out by Ark.



SUSTAINABILITY

- Ground source heat pump is a low carbon heating system, and does not require a separate gas boiler. 80% saving on emissions versus gas. As per this article <https://www.kensaheatpumps.com/>
- The houses have a predicted EPC rating of B
- Very efficient hot water and heating, due to heat pump technology and highly insulated buildings
- SIPs as opposed to more carbon intensive traditional construction method. <https://www.sipsecopanel.co.uk> more information can be found at the manufacturer's website
- Future proofed ahead of planned discontinuation of gas provision within Scotland

Disclaimer: The developer reserves the right to amend this specification* subject to build stage

* Subject to build stage of individual plot
 ** Structural Insulated Panels



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0131 222 9600

80 Queen Street, Edinburgh, EH2 4NF

edres@knightfrank.com

KnightFrank.co.uk