

LOCHFORD GARDENS

— DUNBAR —



A COLLECTION OF
HIGH QUALITY,
3 & 4 BEDROOM
SUSTAINABLE
FAMILY HOMES
ARCHITECT
DESIGNED

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 2 phases with a total of 29 units

The development will consist of 3, 4 and 5 bedrooms 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 Developer

Lundin Homes is a family-owned construction company which specialises in the management and build of residential and construction projects. Based in Fife, Scotland, we have over the last 15 years built up a wealth of experience and delivered many successful projects of differing scales.

All our homes are designed and manufactured off-site at our factory Glenrothes, Fife. We build homes with an emphasis on the quality of design materials and finishes.





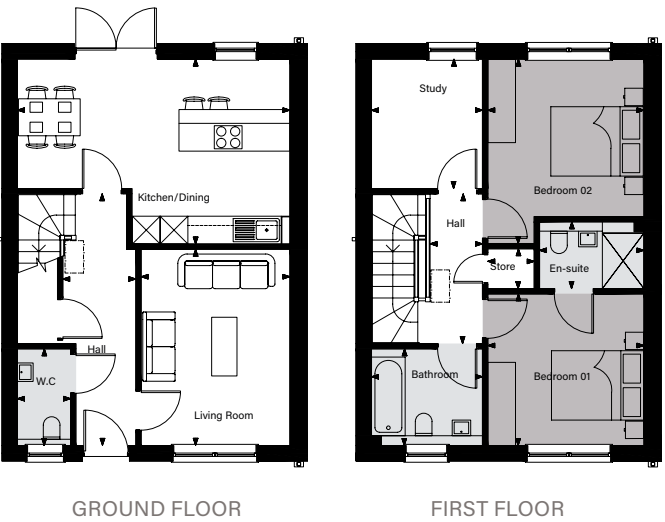
Four bedroom, three storey townhouse with private parking and garden



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

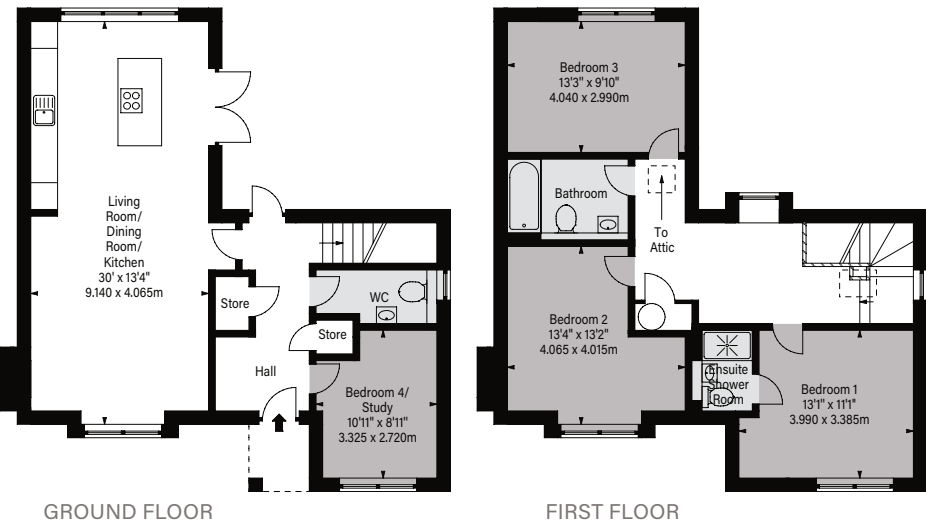


Three bedroom, semi-detached home with private parking and garden

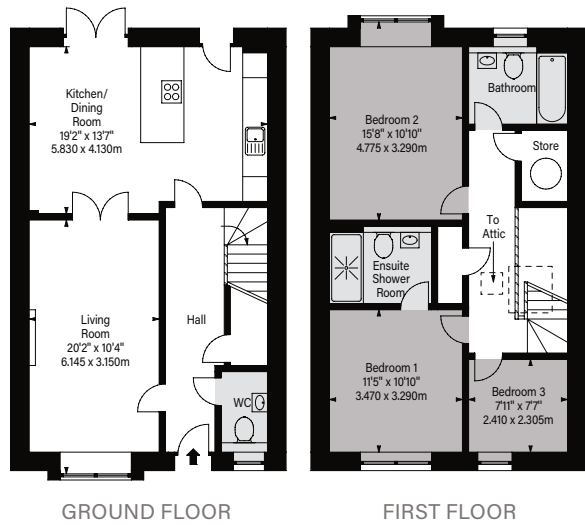


Approx. Gross Internal Area: 1063 Sq Ft - 98.75 Sq M
For identification only. Not to scale.





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



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

Specification

KITCHEN

- High quality German kitchen and worktops provided by MGM
 - Option of upgrades to worktops and finishes*
- Siemens oven, microwave and Induction Hobs.
- 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
- Base level flooring package including carpet and vinyl
 - Option of upgrades to flooring finishes throughout available

ELECTRICAL

- Low energy lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms and landings

SECURITY & SAFETY

- Heat and smoke detectors throughout

PLUMBING & HEATING

- Air Source Heat Pump
- Towel radiators in bathroom and en suite
- Future provision for ground floor shower

DRIVEWAY/DEDICATED PARKING SPACE

- Permeable block paving driveway

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
- Option for outside storage available as an upgrade

CONSTRUCTION

- Highly insulated, traditional timber frame 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

SUSTAINABILITY

- The houses have a predicted EPC rating of B
- Very efficient hot water and heating, due to heat pump technology and highly insulated buildings
- 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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