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Dykes of Gray

3, 4 & 5 bedroom homes

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Dykes of Gray

GREAT LOCATION BEAUTIFUL HOMES.

Enjoy life in a village community with all the convenience of Dundee city centre only 10 minutes away. Find out more about Springfield's brand new range of contemporary 3, 4 & 5 bedroom family homes.

A New Generation

Springfield Properties has been building homes since the early 1990s. We have built homes across Scotland from the Highlands to the Borders.

Our new generation of homes have been given an updated modern aesthetic, reconfigured layouts and the latest technology to maximise liveability and energy efficiency. They provide everything a modern family needs to thrive in their new home. We are committed to innovation and greener practices, while providing our customers with a home that is built to the high standard and quality you expect from Springfield.

Wherever you're looking to live, whether you're taking your first step onto the property ladder, searching for the perfect family home or looking to downsize, we're confident we have a home you'll love.





THE VILLAGE

Dykes of Gray is a fantastic example of thoughtful planning and clever design. As the village expands, it continues to provide everything a community needs to grow and thrive. Available facilities include a convenience store, bus stop, public art, play park and kick about pitch. There are several green spaces connecting different areas together, and the village green features bespoke oak benches where you can relax and unwind.

Our community focused approach saw Dykes of Gray awarded Silver for Best Public Realm by 'WhatHouse?'. They recognised our commitment to residents wellbeing and commended the local amenities. As Dykes of Gray continues to grow, so will further opportunities to expand the community facilities.





TRANSPORT

Dundee is well connected, and Dykes of Gray is ideally positioned to make the most of the city's excellent transport links. The village has its own bus service which runs from the village green, providing easy access to Dundee city centre.

For drivers, the A90 is just minutes away, offering direct connections south to Perth, Glasgow and Edinburgh, and north to Aberdeen and the Highlands. Dundee's mainline railway station provides easy access to destinations across the UK, while Dundee Airport offers direct flights to and from London Heathrow – perfect for both business trips and leisure breaks.





EDUCATION

There are many well-regarded schools in the local area for both primary and secondary aged children. For further education, there's an impressive choice of colleges and universities, including Abertay University and the University of Dundee, both renowned for their academic excellence and global reputation.

SHOPPING, DINING AND RECREATION

Dundee offers an enviable choice of shopping and dining experiences, making it the ideal venue for some retail therapy. The city centre is home to all the major brands you know and love, with plenty of choice along the high street and in the Overgate and Wellgate shopping centres. There are also lots of high-quality independent stores to enrich your experience.

The city has many stylish cafés, perfect for a leisurely lunch, coffee or a quick bite. Explore Dundee's vibrant food and drink scene, with a tempting variety of restaurants and bars serving everything from local favourites to international cuisine.

There's plenty to enjoy beyond shopping and dining. Dundee has a strong sporting heritage, with a wide range of spectator sports throughout the year. For a dose of culture, a visit to the award-winning V&A Dundee is a must, offering something to inspire and entertain the whole family.

For lovers of wildlife and the outdoors, Camperdown Park is only a few miles away and home to Camperdown Wildlife Centre. Spectacular views across the city and Tay Estuary can be enjoyed from Law Hill, while Broughty Ferry, Monifieth and Tentsmuir beaches are all within easy reach.













HEALTH & FITNESS

At Dykes of Gray, resident wellbeing is an important focus. Open green spaces and tree-lined walkways are perfect for relaxing or walking the dog. These active travel routes promote a healthier lifestyle while connecting the village to the wider community and surrounding countryside.

For those who enjoy keeping fit indoors, the nearby Landmark Hotel offers excellent leisure facilities. If you prefer getting outdoors, there are so many ways to stay active including tennis, golf, cycling and much more. The landscape is also perfect for rambling, cycling and hillwalking. Dykes of Gray makes it easy to find an activity you'll enjoy nearby.



QUALITY SERVICE AND AFTER SALES

Springfield are always striving to find out what really matters to homeowners. We work hard every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example, each Springfield home is designed around a sustainable timber frame.
We also have a dedicated team of kit designers and production experts which means minimal wastage.

As a registered NHBC builder, we'll take care of you well after your move in date. With every Springfield property we provide an after sales service for the first two years of your 10 year NHBC warranty.









DEVELOPMENT PLANS

The latest area of Dykes of Gray features our brand new and never before seen Springfield Group range of homes. We will deliver an exciting new selection of three, four and five bedroom properties with a choice of semi-detached and detached homes, continuing to make this a development that caters for home buyers at various stages in life.

Our new range has been thoughtfully developed to bring our customers a home packed with the latest technology and modern features. This includes full air source heating systems and better insulation keeping your home warmer for longer, along with practical features that make modern living easier, such as electric vehicle chargers.

DYKES OF GRAY SITE PLAN



Askernish
3 bedroom

Lanark
4 bedroom

Monifieth
4 bedroom

Gleneagles
5 bedroom

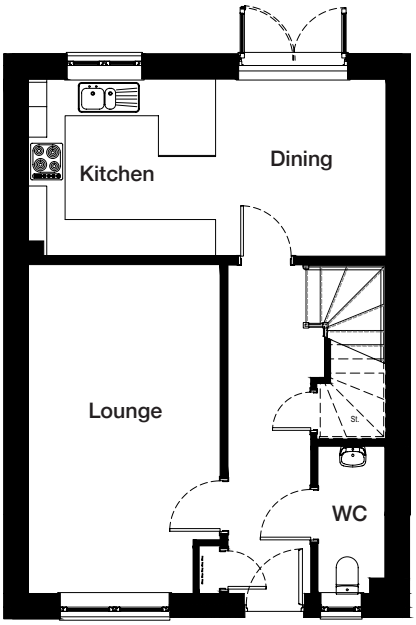
Mortonhall
4 bedroom

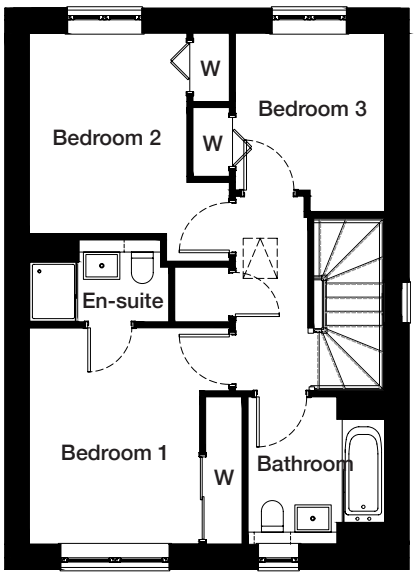
Scotscraig
4 bedroom

Dundonald
4 bedroom

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ASKERNISH

3 bedroom semi-detached

Ground Floor

Room	Metric	Imperial
Lounge	3142 x 5390 mm	10’-4” x 17’-8”
Kitchen	3066 x 2901 mm	10’-1” x 9’-6”
Dining	2797 x 2901 mm	9’-2” x 9’-6”
WC	1102 x 2413 mm	3’-7” x 7’-11”

First Floor

Room	Metric	Imperial
Bedroom 1	3301 x 3570 mm	10’-10” x 11’-9”
En-suite	2301 x 1350 mm	7’-7” x 4’-5”
Bedroom 2	2601 x 3309 mm	8’-6” x 10’-10”
Bedroom 3	2464 x 2939 mm	8’-1” x 9’-8”
Bathroom	2253 x 2431 mm	7’-5” x 8’-0”

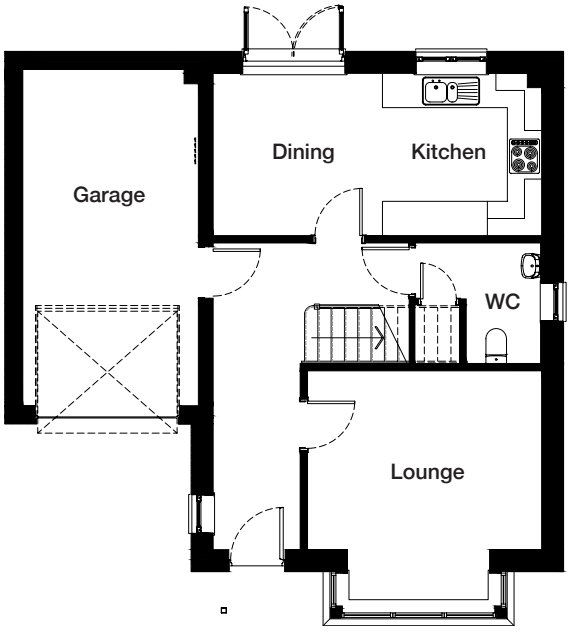
Total Floor Area: 99m² / 1063ft²

EPC B

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MORTONHALL

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	4098 x 3130 mm	13’-5” x 10’-3”
Kitchen	2786 x 2840 mm	9’-2” x 9’-4”
Dining	2964 x 2840 mm	9’-9” x 9’-4”
WC	2200 x 2109 mm	7’-3” x 6’-11”

First Floor

Room	Metric	Imperial
Bedroom 1	3065 x 3299 mm	10’-1” x 10’-10”
En-suite	2327 x 2340 mm	7’-8” x 7’-8”
Bedroom 2	3300 x 3159 mm	10’-10” x 10’-4”
Bedroom 3	3193 x 2867 mm	10’-6” x 9’-5”
Bedroom 4	2350 x 3159 mm	7’-9” x 10’-4”
Bathroom	2525 x 2867 mm	8’-3” x 9’-5”

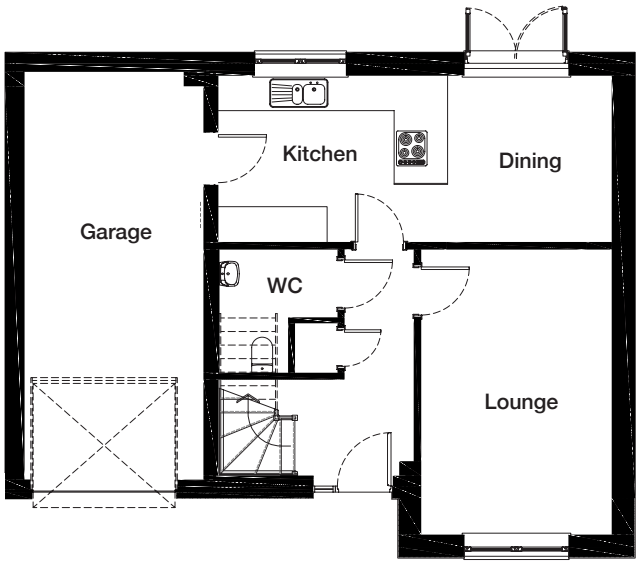
Total Floor Area: 117m² / 1257ft²

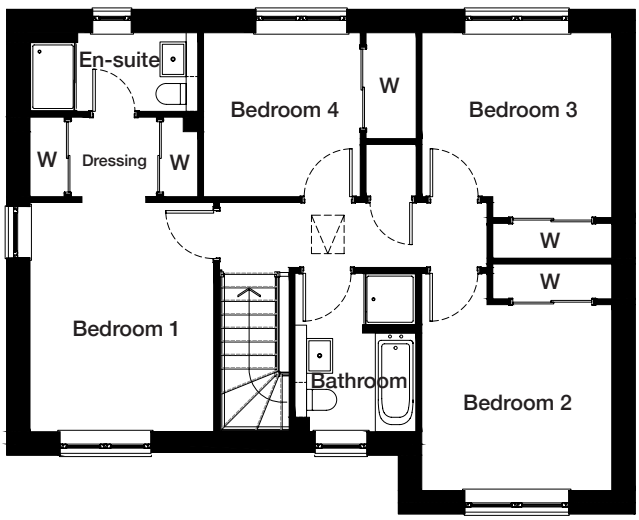
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LANARK

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3274 x 4900 mm	10’-9” x 16’-1”
Kitchen	3950 x 2858 mm	13’-0” x 9’-5”
Dining	2809 x 2858 mm	9’-3” x 9’-5”
WC	2030 x 2118 mm	6’-8” x 6’-11”

First Floor

Room	Metric	Imperial
Bedroom 1	3165 x 5420 mm	10’-5” x 17’-9”
En-suite	2890 x 1354 mm	9’-6” x 4’-5”
Bedroom 2	3274 x 3742 mm	10’-9” x 12’-3”
Bedroom 3	3270 x 3184 mm	10’-9” x 10’-5”
Bedroom 4	2700 x 2824 mm	8’-10” x 9’-3”
Bathroom	2085 x 2730 mm	6’-10” x 8’-11”

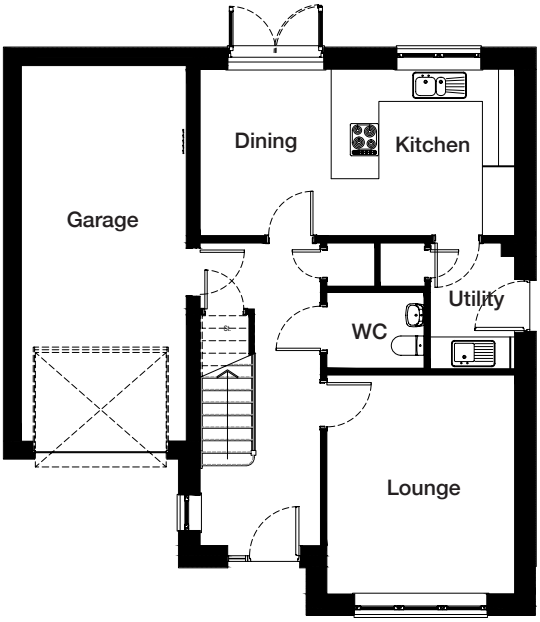
Total Floor Area: 122m² / 1313ft²

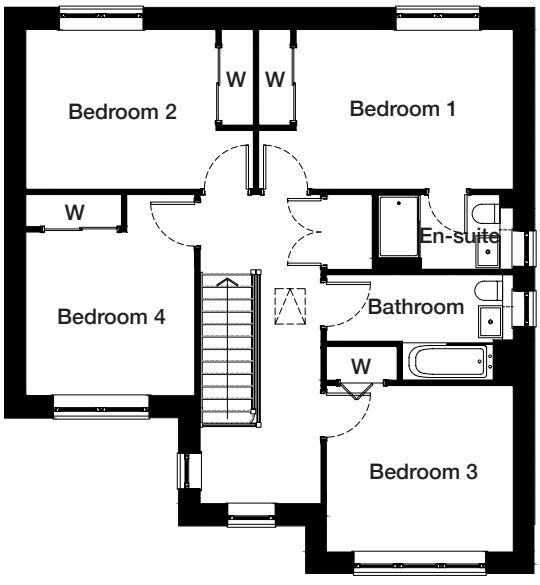
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SCOTSCRAIG

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3499 x 4080 mm	11’-6” x 13’-5”
Kitchen	3418 x 3100 mm	11’-3” x 10’-2”
Dining	2444 x 3100 mm	8’-0” x 10’-2”
Utility	1570 x 2350 mm	5’-2” x 7’-9”
WC	1811 x 1410 mm	5’-11” x 4’-8”

First Floor

Room	Metric	Imperial
Bedroom 1	4765 x 2990 mm	15’-8” x 9’-10”
En-suite	2539 x 1400 mm	8’-4” x 4’-7”
Bedroom 2	4259 x 2990 mm	14’-0” x 9’-10”
Bedroom 3	3499 x 3115 mm	11’-6” x 10’-3”
Bedroom 4	3162 x 3764 mm	10’-5” x 12’-4”
Bathroom	3499 x 1974 mm	11’-6” x 6’-6”

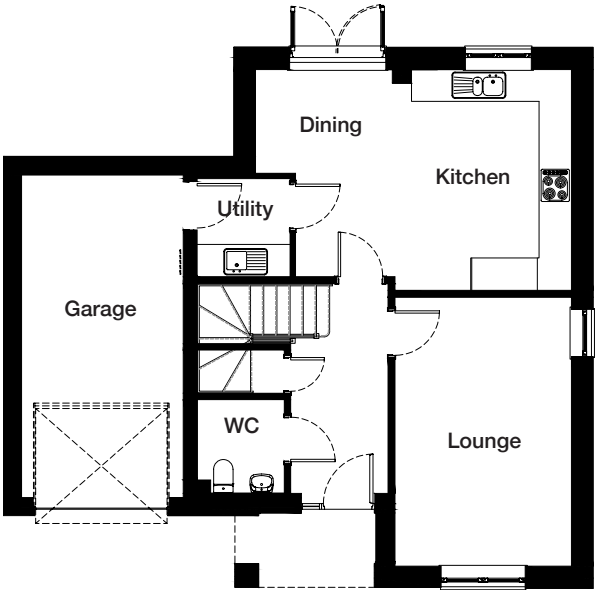
Total Floor Area: 133m² / 1429ft²

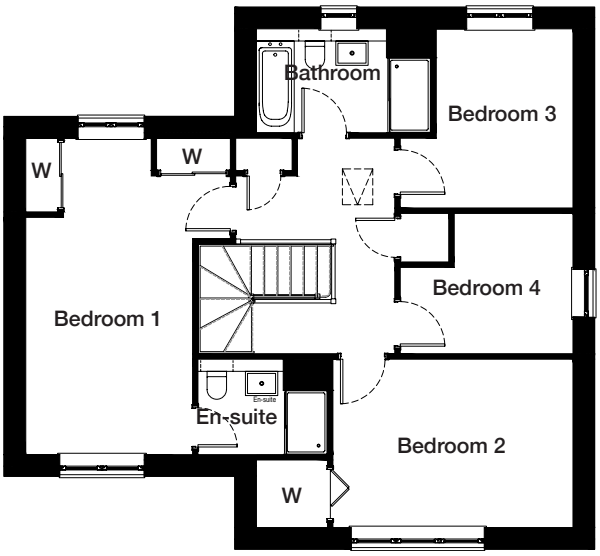
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MONIFIETH

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3274 x 4990 mm	10’-9” x 16’-4”
Kitchen	3274 x 4097 mm	10’-9” x 13’-5”
Dining	2588 x 3844 mm	8’-6” x 12’-7”
Utility	1725 x 1819 mm	5’-8” x 6’-0”
WC	1618 x 1740 mm	5’-4” x 5’-9”

First Floor

Room	Metric	Imperial
Bedroom 1	3090 x 5861 mm	10’-2” x 19’-3”
En-suite	2400 x 1768 mm	7’-10” x 5’-10”
Bedroom 2	4447 x 3118 mm	14’-7” x 10’-3”
Bedroom 3	3200 x 3318 mm	10’-6” x 10’-11”
Bedroom 4	3200 x 2600 mm	10’-6” x 8’-6”
Bathroom	3230 x 1925 mm	10’-7” x 6’-4”

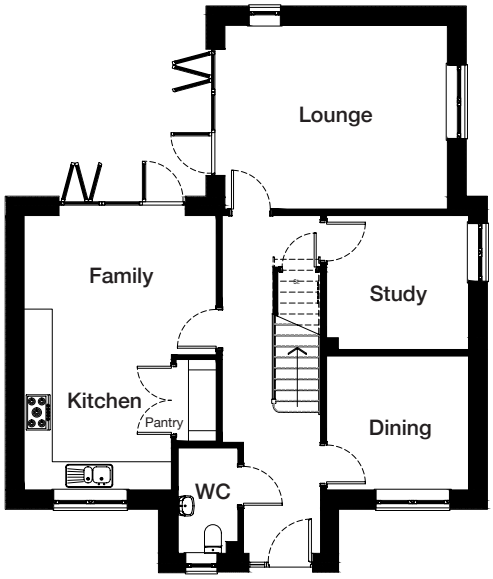
Total Floor Area: 136m² / 1464ft²

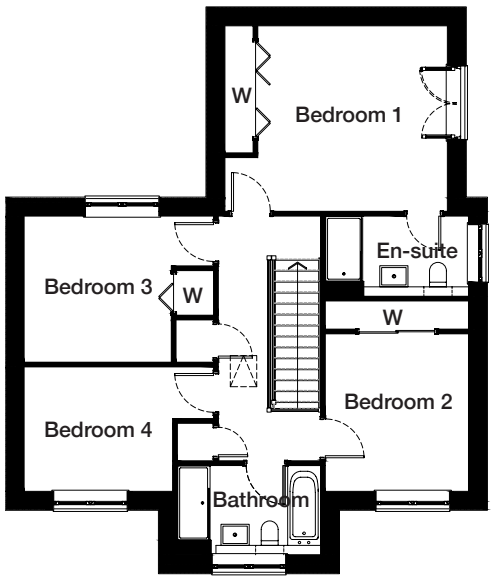
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DUNDONALD

4 bedroom detached with detached garage

Ground Floor

Room	Metric	Imperial
Lounge	4736 x 3926 mm	15’-6” x 12’-11”
Kitchen	3136 x 2877 mm	10’-3” x 9’-5”
Family	4090 x 2965 mm	13’-5” x 9’-9”
Dining	3021 x 2851 mm	9’-11” x 9’-4”
Study	3021 x 2851 mm	9’-11” x 9’-4”
WC	1272 x 2243 mm	4’-2” x 7’-4”

First Floor

Room	Metric	Imperial
Bedroom 1	4737 x 3950 mm	15’-6” x 13’-0”
En-suite	3050 x 1457 mm	10’-0” x 4’-9”
Bedroom 2	3050 x 3354 mm	10’-0” x 11’-0”
Bedroom 3	4034 x 3111 mm	13’-3” x 10’-3”
Bedroom 4	4124 x 2650 mm	13’-6” x 8’-8”
Bathroom	3049 x 1900 mm	10’-0” x 6’-3”

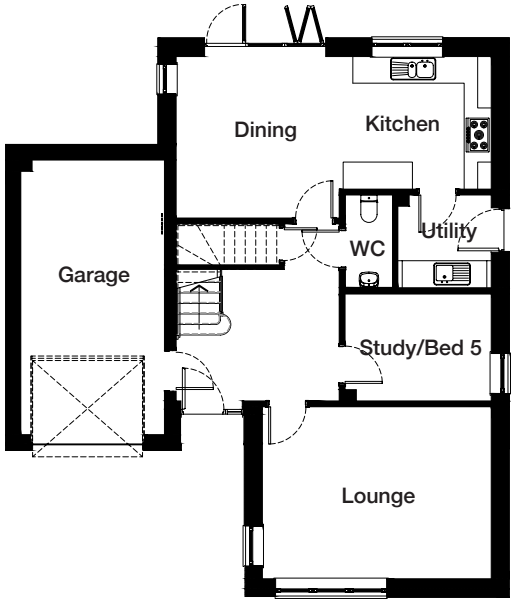
Total Floor Area: 157m² / 1693ft²

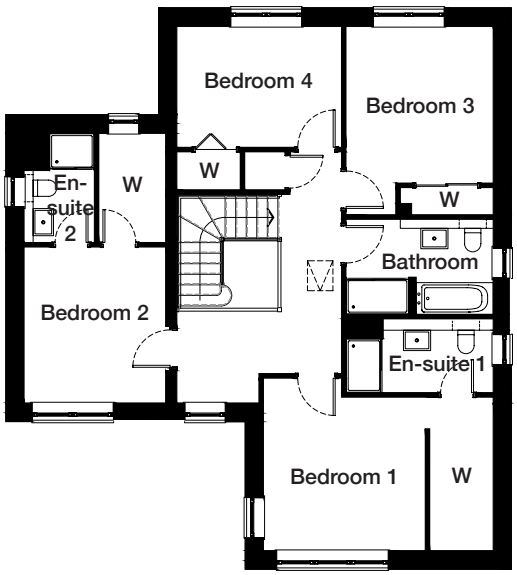
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GLENEAGLES

5 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	5074 x 3813 mm	16’-8” x 12’-6”
Kitchen	3283 x 2940 mm	10’-9” x 9’-8”
Dining	3704 x 3580 mm	12’-2” x 11’-9”
Utility	2070 x 2058 mm	6’-9” x 6’-9”
Study/Bed 5	3241 x 2371 mm	10’-8” x 7’-9”
WC	1045 x 2049 mm	3’-5” x 6’-9”

First Floor

Room	Metric	Imperial
Bedroom 1	3574 x 3810 mm	11’-9” x 12’-6”
En-suite 1	3250 x 1629 mm	10’-8” x 5’-4”
Bedroom 2	3127 x 3444 mm	10’-3” x 11’-4”
En-suite 2	1552 x 2410 mm	5’-1” x 7’-11”
Bedroom 3	3250 x 4160 mm	10’-8” x 13’-8”
Bedroom 4	3636 x 2670 mm	11’-11” x 8’-9”
Bathroom	3250 x 2100 mm	10’-8” x 6’-11”

Total Floor Area: 168m² / 1809ft²

EPC B

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SPECIFICATION

	ASKERNISH	MORTONHALL	LANARK	SCOTSCRAIG	MONIFIETH	DUNDONALD	GLENEAGLES
EXTERNAL ITEMS / PLOTWORKS							
Monoblock driveway / private allocated parking space	✓	✓	✓	✓	✓	✓	✓
Turf to front and rear garden	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear garden	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓
Wireless door bell	✓	✓	✓	✓	✓	✓	✓
External tap at rear	✓	✓	✓	✓	✓	✓	✓
External PIR light at front and rear of home	✓	✓	✓	✓	✓	✓	✓
Canopy style garage doors	-	✓	✓	✓	✓	✓	✓
UPVC fascia and soffits	✓	✓	✓	✓	✓	✓	✓
Roughcast finish to external walls: colour plot specific	✓	✓	✓	✓	✓	✓	✓
Base course and feature walling: colour plot specific	✓	✓	✓	✓	✓	✓	✓
Concrete roof tiles: grey	✓	✓	✓	✓	✓	✓	✓
WINDOWS & EXTERNAL DOORS							
UPVC double glazed windows: colour grey external and white internal	✓	✓	✓	✓	✓	✓	✓
UPVC doors with three point locking system: colour grey external and white internal	✓	✓	✓	✓	✓	✓	✓
French doors to rear	✓	✓	✓	✓	✓	-	-
Bifold doors to rear	-	-	-	-	-	✓	✓
INTERNAL DOORS & IRONMONGERY							
Glazed doors to public rooms	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓
DECORATION							
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓
2.4m high ceilings to ground floor	✓	✓	✓	✓	✓	-	-
2.7m high ceilings to ground floor and 2.4m to first floor	-	-	-	-	-	✓	✓
ELECTRICAL & HEATING							
Full air source heating system with dual zone control	✓	✓	✓	✓	✓	✓	✓
Electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓
Brushed chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓
TV points in lounge, family room, dining room, bedroom 1, study (where applicable)	✓	✓	✓	✓	✓	✓	✓
Network connection point with CAT 6 cabling	✓	✓	✓	✓	✓	✓	✓
Light and power supply to garage.	-	✓	✓	✓	✓	✓	✓
WARDROBES							
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	✓	✓	✓	✓	-	✓	✓
Wardrobes to bedroom 4	-	-	-	✓	-	-	✓

	ASKERNISH	MORTONHALL	LANARK	SCOTSCRAIG	MONIFIETH	DUNDONALD	GLENEAGLES
KITCHEN & APPLIANCES - Fully fitted kitchen complete with integrated appliances							
Stainless steel 1 1/2 bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓
4 zone induction hob	✓	✓	✓	✓	✓	-	-
5 zone induction hob	-	-	-	-	-	✓	✓
Cooker hood	✓	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓
Integrated microwave	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine in kitchen	✓	✓	✓	-	-	✓	-
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
UTILITY ROOM							
Fitted worktops and units (per suppliers drawing)	-	-	-	✓	✓	-	✓
Stainless steel single bowl sink with single lever mixer tap	-	-	-	✓	✓	-	✓
Washing machine space with plumbing and electric points	-	-	-	✓	✓	-	✓
CERAMIC TILING Half height tiling is determined by bulkhead/window height.							
Bathrooms - Half height tiling to all walls* and full height tiling to shower area	✓	✓	✓	✓	✓	✓	✓
En-suites - Half height tiling to all walls* and full height tiling to shower area	✓	✓	✓	✓	✓	✓	✓
W.C - Half height tiling to all walls	✓	✓	✓	✓	✓	✓	✓
All - Chrome square edge trim to external corners	✓	✓	✓	✓	✓	✓	✓
BATHROOM - Towel warmers work with main heating system only							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
Chrome thermostatic shower over the bath with shower screen	✓	✓	-	✓	-	-	-
Handheld shower fitted at low level	-	-	✓	-	✓	✓	✓
Separate shower cubicle with thermostatic shower	-	-	✓	-	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
Wall hung vanity furniture - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
EN-SUITES							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
Shower cubicle with chrome thermostatic shower	✓	✓	✓	✓	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite 1	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
Wall hung vanity furniture - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
WC							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓

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. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of 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). Floor plans show the typical layout of this house type. For further details, exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale. Client Choices are dependent on build stage.

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