



Story  
HOMES

*Pentland Reach*

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BIGGAR, ML12 6AX



WELCOME TO

# *Pentland Reach*

A collection of luxurious 2, 3 and 4-bedroom  
homes in the market town of Biggar.



The Roxburgh  
kitchen/dining area

# Superior

## SPECIFICATION

At Story Homes, we vary house types and external finishes to create beautiful and unique developments that set us apart. We're proud to have been building high quality homes that people aspire to live in for more than 30 years and our developments stand the test of time, looking as impressive now as they did when they were first built.

Our attention to detail can be seen not only in the homes that we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you are covered with a 2-year Story Homes warranty and a 10-year NHBC warranty.

Our homes offer something for everyone, with high quality fixtures and fittings included as standard.

### IMPRESSIVE EXTERIORS

- French doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- Large block paved driveway

### LUXURIOUS BATHROOMS AND EN-SUITES

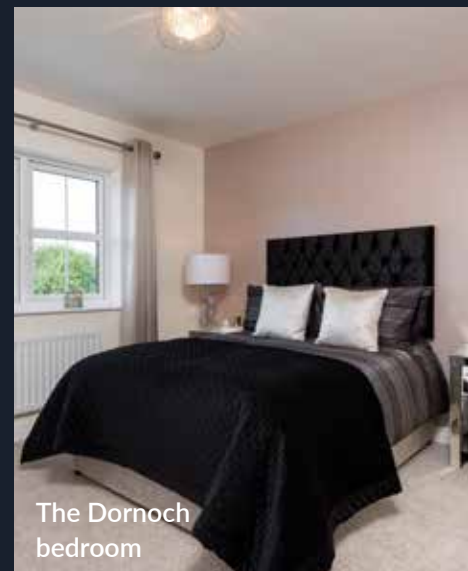
- Contemporary white sanitaryware
- A choice of tiles from luxury Spanish brand, Porcelenosa

### BEAUTIFUL KITCHENS

- Choose from a high quality range of cabinets, worktops and up-stands
- Stainless steel splashback
- Chimney hood
- 'A' rated AEG and Electrolux
- Fully integrated appliances including:
  - Stainless steel single or double oven
  - 4-burner stainless steel gas hob
  - Integrated fridge/freezer\*



The Kinross lounge



The Dornoch bedroom

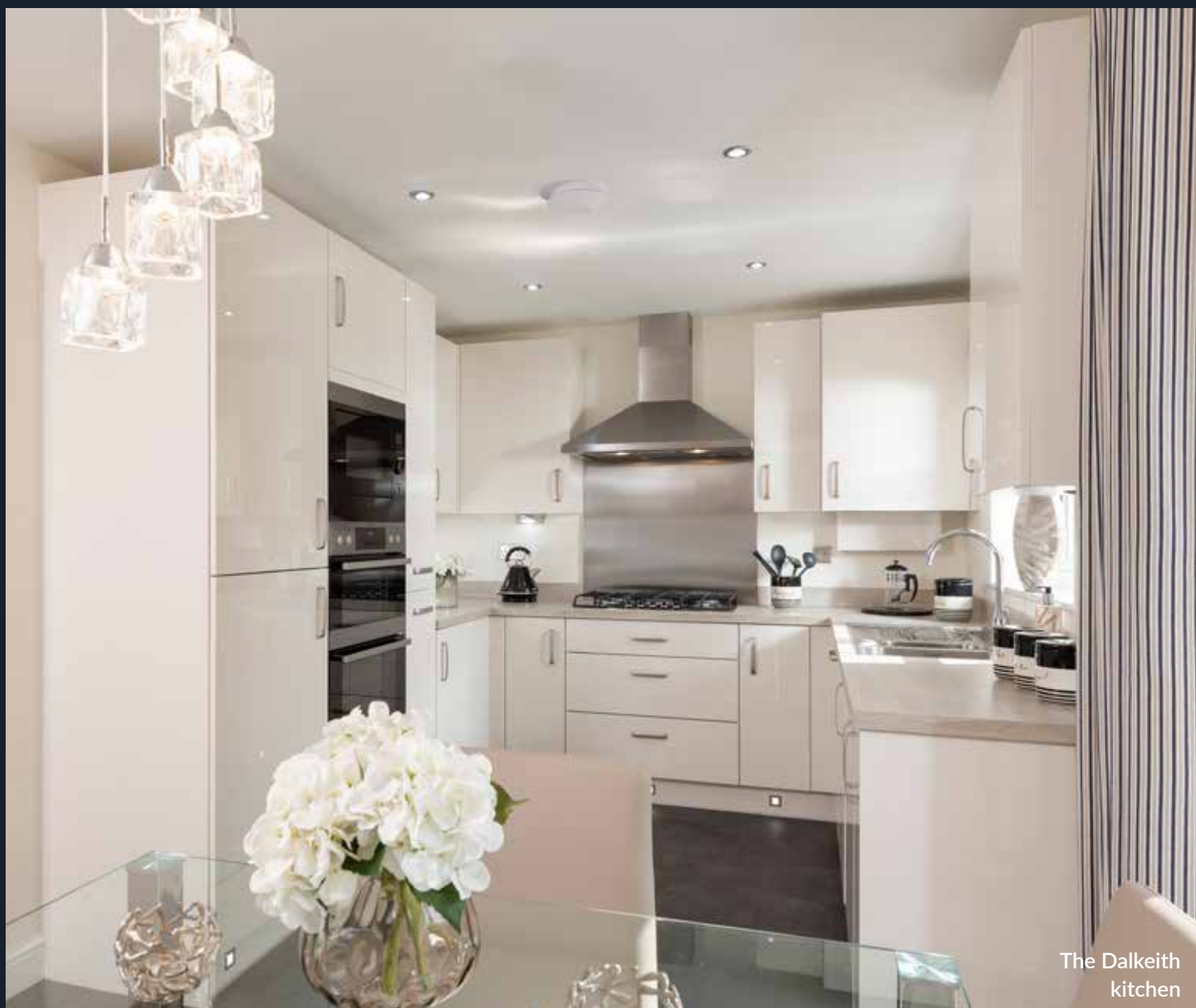


The Dalkeith en-suite





The Melrose  
exterior



The Dalkeith  
kitchen

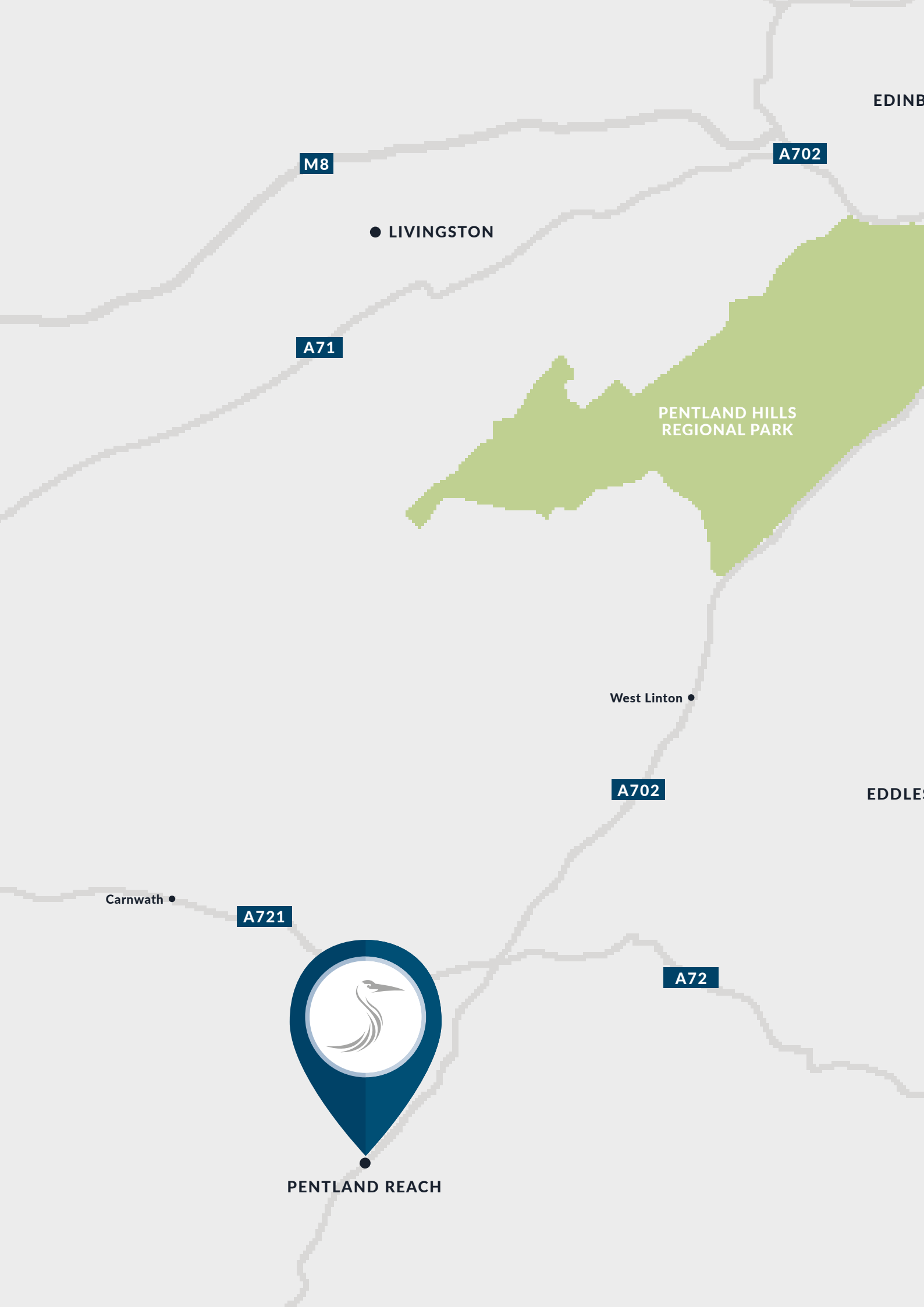
\*The specification relates to the majority of plots and appliances and is dependent on house type design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with your Sales Executive, or see our specification guide.

# *Luxury*

AS STANDARD







EDINB

M8

A702

● LIVINGSTON

A71

PENTLAND HILLS  
REGIONAL PARK

West Linton ●

A702

EDDLE

Carnwath ●

A721

A72



PENTLAND REACH



URGH ●

# IDEALLY *located*



Biggar Primary School 0.4 MILES

Biggar High School 0.5 MILES

Coulter Primary School 3.3 MILES



Biggar Golf Club 0.7 MILES

Biggar Rugby Football Club 1.2 MILES

Burnbreas Public Park 0.6 MILES

Pentland Hills Regional Park 18.2 MILES



B7016 466 FT

A702 0.3 MILES

A72 0.5 MILES

A721 3.9 MILES

A703 16.8 MILES

A71 18.6 MILES



Carstairs Train Station 11.7 MILES

Edinburgh International Airport 32.2 MILES

Glasgow Prestwick Airport 55.8 MILES

Glasgow Airport 59.5 MILES

A701

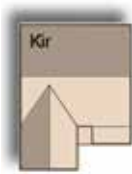
A703

STON ●

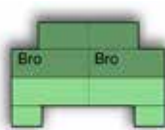
PEEBLES ●

PICK YOUR PLOT AT

# *Pentland Reach*



**THE KINROSS**  
4-bedroom,  
detached house,  
integral single garage



**THE BRODIE**  
3-bedroom,  
semi-detached house,  
integral single garage



**THE DORNOCH**  
4-bedroom,  
detached house,  
integral single garage



**THE LAURISTON**  
3-bedroom,  
terraced townhouse  
house with courtyard  
parking



**THE MELROSE**  
4-bedroom,  
detached house,  
integral single garage



**THE IRVINE**  
3-bedroom,  
semi-detached house  
with courtyard parking



**THE DALKEITH**  
3-bedroom,  
terraced house  
with driveway or  
courtyard parking



**THE ELGIN**  
3-bedroom,  
terraced house  
with driveway parking



**THE KELSO**  
2-bedroom, apartment  
with courtyard parking



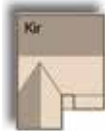
**THE STIRLING**  
2-bedroom,  
detached bungalow with  
detached single garage

Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.





# THE *Kinross*



4-bedroom, detached house with integral single garage  
1,309 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3605 x 4639	[11'-10" x 15'-3"]
Kitchen/dining:	7655 x 2977	[25'-2" x 9'-9"]

## FIRST FLOOR DIMENSIONS

Master bedroom:	3605 x 4674	[11'-10" x 15'-4"]
Bedroom 2:	3479 x 3792	[11'-5" x 12'-5"]
Bedroom 3:	3479 x 3073	[11'-5" x 10'-1"]
Bedroom 4:	2896 x 3012	[9'-6" x 9'-11"]

Please note CGIs are for illustrative purposes only; external finishes including chimneys, roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



# THE *Brodie*

3-bedroom, semi-detached house with integral single garage  
1,250 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3935 x 6980	[12'-11" x 22'-11"]
Kitchen/dining:	8183 x 2962	[26'-10" x 9'-9"]
Utility:	1255 x 1607	[4'-1" x 5'-3"]
Master bedroom:	3488 x 4205	[11'-5" x 13'-10"]

## FIRST FLOOR DIMENSIONS

Bedroom 2:	3970 x 4847	[13'-0" x 15'-11"]
Bedroom 3:	3974 x 2835	[13'-1" x 9'-4"]
Bedroom 4:	3974 x 3175	[13'-1" x 10'-5"]

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# THE *Dornoch*



4-bedroom, detached house with integral single garage  
1,236 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3285 x 5305	[10'-9" x 17'-5"]
Kitchen/dining:	6553 x 2875	[21'-6" x 9'-5"]



## FIRST FLOOR DIMENSIONS

Master bedroom:	3045 x 3957	[10'-0" x 13'-0"]
Bedroom 2:	2707 x 4328	[8'-11" x 14'-3"]
Bedroom 3:	3045 x 3578	[10'-0" x 11'-9"]
Bedroom 4:	2470 x 3207	[8'-1" x 10'-6"]

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# THE *Lauriston*

3-bedroom, semi-detached/terraced townhouse with parking  
1,163 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Dining/family room: 4490 x 2856 [14'-9" x 9'-5"]  
Kitchen: 2330 x 5024 [7'-8" x 16'-6"]

## FIRST FLOOR DIMENSIONS

Lounge: 4490 x 3358 [14'-9" x 11'-0"]  
Bedroom 3: 2293 x 2346 [7'-6" x 7'-8"]

## SECOND FLOOR DIMENSIONS

Master bedroom: 4490 x 2895 [14'-9" x 9'-6"]  
Bedroom 2: 4490 x 3245 [14'-9" x 10'-8"]

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# THE *Melrose*



4-bedroom, detached house with integral single garage  
1,083 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3348 x 4090	[11'-0" x 13'-5"]
Dining:	2888 x 3115	[9'-6" x 10'-3"]
Kitchen:	2680 x 3865	[8'-10" x 12'-8"]

## FIRST FLOOR DIMENSIONS

Master bedroom:	3378 x 4027	[11'-1" x 13'-3"]
Bedroom 2:	2477 x 3683	[8'-2" x 12'-1"]
Bedroom 3:	2272 x 3058	[7'-6" x 10'-0"]
Bedroom 4:	2291 x 3058	[7'-6" x 10'-0"]

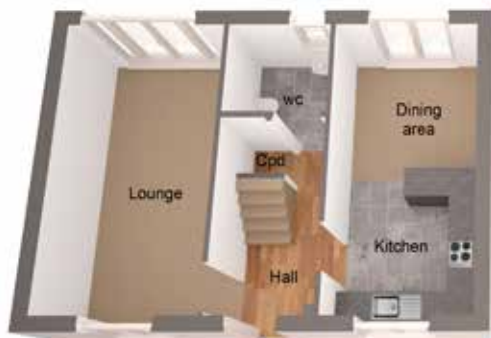
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# THE *Irvine*

3-bedroom, semi-detached house with detached single garage  
1,017 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3057 x 5742	[10'-0" x 18'-10"]
Kitchen/dining:	2773 x 5742	[9'-1" x 18'-10"]

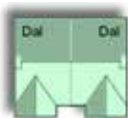
## FIRST FLOOR DIMENSIONS

Master bedroom:	3398 x 3087	[11'-2" x 10'-2"]
Bedroom 2:	3320 x 2664	[10'-11" x 8'-9"]
Bedroom 3:	2313 x 2664	[7'-7" x 8'-9"]

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# THE *Dalkeith*



3-bedroom, terraced house with with driveway or courtyard parking  
972 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge: 3493 x 4544 [11'-6" x 14'-11"]  
Kitchen/dining: 5068 x 2785 [16'-8" x 9'-2"]

## FIRST FLOOR DIMENSIONS

Master bedroom: 3492 x 3250 [11'-6" x 10'-8"]  
Bedroom 2: 2629 x 2820 [8'-8" x 9'-3"]  
Bedroom 3: 2323 x 2820 [7'-8" x 9'-3"]

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# THE *Elgin*

3-bedroom, terraced house with driving parking  
917 sq ft (approx)



## GROUND FLOOR DIMENSIONS

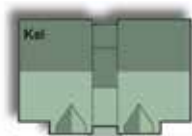
Lounge: 3599 x 4870 [11'-10" x 16'-0"]  
Kitchen/dining: 4714 x 3903 [15'-6" x 12'-10"]

## FIRST FLOOR DIMENSIONS

Master bedroom: 4714 x 3024 [15'-6" x 9'-11"]  
Bedroom 2: 2395 x 3748 [7'-10" x 12'-4"]  
Bedroom 3: 2199 x 3030 [7'-3" x 9'-11"]

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# THE *Kelso*

2-bedroom, apartment with courtyard parking  
733 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	3872 x 4561	[12'-9" x 15'-0"]	Master bedroom:	3236 x 4193	[10'-8" x 13'-9"]
Kitchen:	2691 x 3687	[8'-10" x 12'-1"]	Bedroom 2:	3211 x 2717	[10'-7" x 8'-11"]

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# THE *Stirling*

2-bedroom, detached bungalow with detached single garage  
726 sq ft (approx)



## GROUND FLOOR DIMENSIONS

Lounge:	4490 x 2856	[14'-9" x 9'-5"]	Master bedroom:	3463 x 4038	[11'-4" x 13'-3"]
Kitchen:	2329 x 5024	[7'-8" x 16'-6"]	Bedroom 2:	3505 x 2739	[11'-6" x 9'-0"]

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The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

**FIND OUT MORE**  
**[www.consumercode.co.uk](http://www.consumercode.co.uk)**





Story  
HOMES

LET US  
*tell you more...*

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