



Story
HOMES

SUMMER PARK

A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOUSES IN DUMFRIES





Welcome to Summerpark

At Summerpark, we've combined the best of modern living. We've brought together a superb mix of properties, which exude kerb appeal, effortlessly blending traditional architecture with modern interiors.



Summerpark is Story Homes' award winning, prestigious development of beautifully designed houses in Dumfries.

This is one of our most sought after developments, creating stunning three and four bedroom homes ideally located alongside excellent local facilities, footpaths and cycle routes, to be enjoyed by everyone.

The development boasts superb street scenes and a thriving community that has very quickly established itself into a welcoming and a neighbourly environment.



Ideal location

Summerpark is located in a beautiful part of Scotland, close to the Solway Firth and easily accessible via motorway routes both north and southbound.



Summerpark is located between Lockerbie Road and Edinburgh Road in Dumfries, close to the beautiful Solway Firth. The surrounding area is well known for its beauty, countryside and tourist trails running through the picturesque county of Dumfries and Galloway.

As well as being within easy reach of established public transport links, the development is easily accessible via motorway routes both north and southbound. Dumfries sits beside the A75 and is an hour and a half from Glasgow or Edinburgh and just 20 miles from the English border and wedding mecca, Gretna.

Family weekends here can be filled with trips to wildlife parks, farm parks, museums, castles, gardens and parks. Outdoor enthusiasts won't be disappointed either, with camping, horse riding, mountain biking, walking and beaches all nearby.

As well as offering good schools, leisure facilities and a variety of local amenities, the area is steeped in history and is famous for its links to playwright James M. Barrie, Robert The Bruce and poet Robert Burns - or Rabbin Burns as he is often referred to.





Excellent for education

The standard of learning in the region shows a real level of investment in education at all levels from nursery school right through to University.

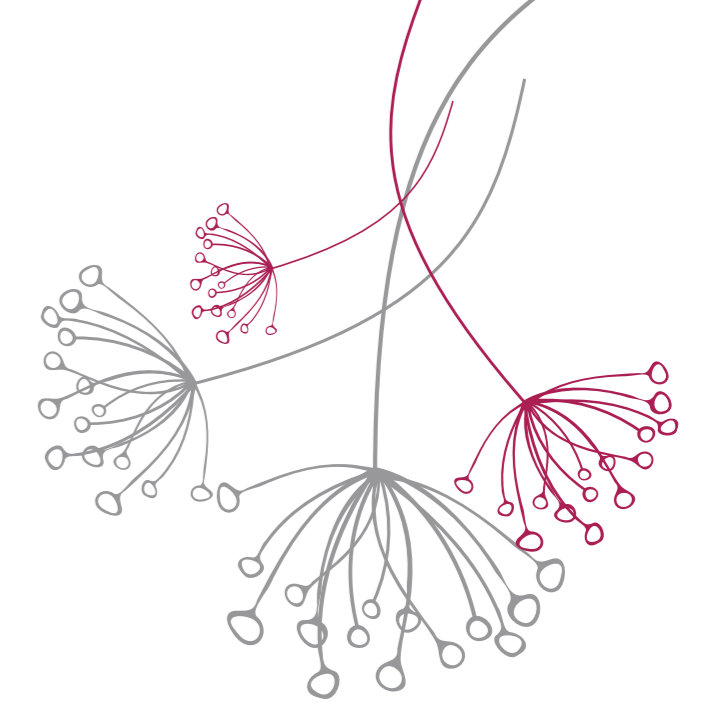


It's not only the number of educational facilities on offer in the Dumfries area that makes Summerpark an ideal place for families to grow, but the standard of learning in the region shows a real investment in education at all levels.

infant and junior schools with Dumfries High School being the closest option for those moving up from primary school and there's a bus stop just outside the Summerpark development.

Dumfries has something for everyone with each stage of educational development being in easy reach of our Summerpark development. The town boasts many nursery,

And for those who choose to go on to further education there's the University of West Scotland, Dumfries and Galloway College and University of Cumbria, all providing a diverse range of courses.



So much on your doorstep

As well as the advantages of semi rural living at Summerpark, the area offers superb local amenities including a Tesco's supermarket just across the road. You'll also find pubs, restaurants and shops plus many other local services.



The location of Summerpark allows easy access to local services associated with a thriving town, as well as several doctors' surgeries and dental practices. 'Lockard's Farm' sits very close to Summerpark and is a family friendly pub/restaurant and is a welcome addition to the facilities already available in the area.

For those who want to spend their leisure time shopping, Dumfries offers a good range

of stores that blend the old with the new in this charming town. Alternatively, take a trip to The Lanes Shopping Centre in Carlisle. Both offer a full shopping experience... from clothes, shoes and cosmetics to homeware, DVDs and gadgets.

Additionally Dumfries has its own ice rink which draws visitors from miles around.



Quality through and through

The award winning site has received praise from national organisations, with the UK Property Awards recognising it as the Best Development in Scotland for several years as well as the 'Auchen' house type (shown adjacent) being acknowledged as the 'Best House in Scotland'.

Summerpark is currently the largest development site in Dumfries and Galloway. Work on site started in 2006 and the development goes from strength to strength with many happy residents enjoying their new home and life here.

The award winning development is nestled next to the Fountainbleau and Ladypark Nature Reserve and takes its name from two farms which were originally on the site. The stunning location offers buyers the best of both worlds as it lies within easy reach of the town centre, yet offers an element of semi rural living.

Summerpark is an established community with neighbours already enjoying the space and laid back lifestyle their new home and street offers them. Properties here sit alongside established trees and greenery, ensuring that the development looks and feels like part of the local community.

Story Homes has been building award-winning homes for 30 years, but we're more than just house builders; we build communities. We've helped hundreds of buyers over the years, often exceeding their expectations, whether they've been looking for a traditional family

home, their first home, a house to down size to or for an investment property.

Our Sales Executives are knowledgeable and professional, offering a first class service from the minute you meet them. They're with you throughout your entire house-buying journey, and it doesn't end when you get the keys. Our Customer Service team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10 year build warranty.



Award winning 'Auchen' house type



The Story difference

Why choose Story Homes? In short, we are committed to creating quality homes that build communities and enhance people's lifestyles.

*The specification relates to the majority of appliances and is dependent on house type design. Please check individual plot specification with Sales Executive, or see specification guide.



At Story Homes, quality takes precedence. We choose locations where people want to live and we design stylish developments with attractive homes and sensible layouts incorporating a blend of different finishes. Renowned for quality and high specification, we employ traditional build techniques and we also equip your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home.

Whether you're looking for your first home, wanting to move to a larger family home or even downsizing, our range of property types are sure to inspire you.

Kitchens here are spacious (and include 'A' rated AEG/Electrolux appliances*), usually with room for a breakfast table that lead to welcoming living areas. Our bathrooms and en suites provide a relaxing environment to escape to at the end of a busy day, boasting contemporary sanitary-ware and extensive tiling. French doors in most properties allow the living space to be continued with easy access to a patio and fully turfed garden, effectively extending the usable space for you and your family to enjoy.

Whether it is family living or entertaining, at Summerpark you will love the sense of space created by our open plan layouts and the natural light that floods into your new home.

Intelligent design

Combining practical features with modern design, fully fitted kitchens and contemporary bathrooms, living space which can continue into outdoor garden space; our homes can be enjoyed by the whole family.



Homes here are built using designs and materials which reflect the area and its history; we are renowned for creating outstanding new homes, built to exacting standards and always underpinned by the concepts of design, sustainability, community and regeneration.

High quality brick and red sandstone, as well as mid-grey slate roof covering are used on selected plots to ensure that our homes retain the local character. Landscaping and paving create aesthetically pleasing street scenes, linking to the local network of countryside walks and cycle paths.

Our houses meet the aspirations of a wide range of today's home buyers and communities yet they remain individual in character, setting us apart from many other house builders.

All of our properties are built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk



An exceptional specification

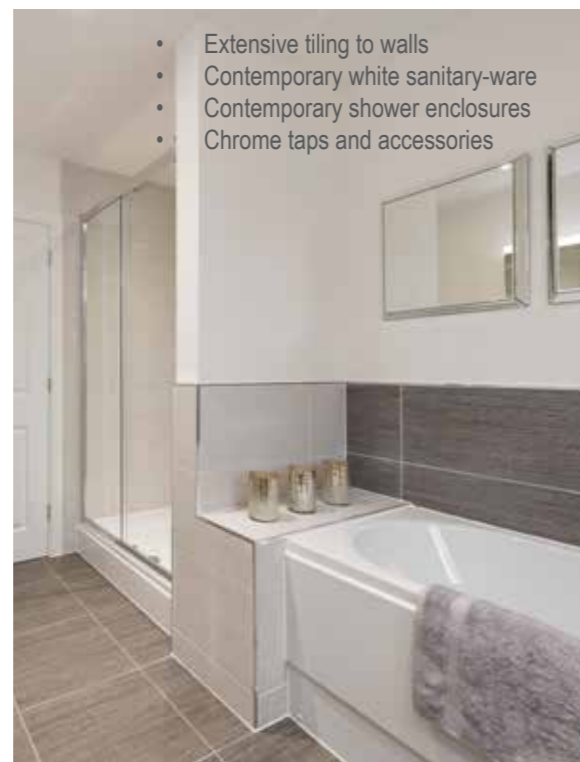
At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Details of the many extras we include as standard are highlighted below*.



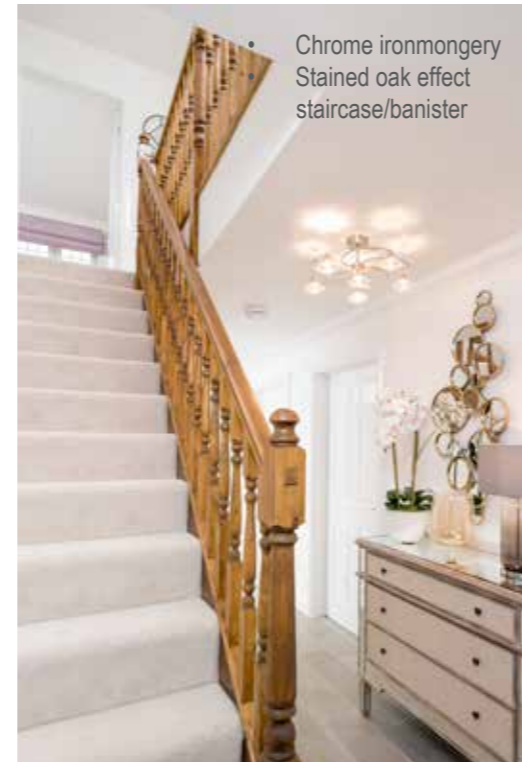
- French doors
- Paved patio
- 1.8m privacy fence
- Turfed gardens to the front and rear



- Fire / fire surround in lounge*
- TV points in all main areas



- Extensive tiling to walls
- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories



- Chrome ironmongery
- Stained oak effect staircase/banister



- LED pelmet lighting
- Down-lighters*
- Soft close kitchen doors
- Extractor fan
- Stainless steel oven and hob
- Integrated dishwasher*
- Integrated fridge/freezer
- 1.5 bowl, stainless steel inset sink

- ALSO INCLUDED:
 - 100% low energy lighting and smoke, heat and CO detectors
 - Burglar alarm*
 - Large block paved driveway (whether you have a garage or not)

*The specification relates to the majority of appliances and is dependent on house type design. Please check individual specification with Sales Executive, or see specification guide.



It's all about **YOU!**



At Story Homes we pride ourselves on providing a friendly, accessible, knowledgeable and efficient service, with the minimum of fuss.

From the very first visit to one of our developments, through to handover of your finished home, we'll be there to help guide you through the whole process. Our experienced Sales Executives can put you in touch with Mortgage Advisers and even assist you in choosing your kitchen and tiles (subject to build stage).

When you move in, you'll be given a comprehensive 'New Home Guide' that explains everything about your new home, as well as a practical 'hands on'

demonstration. After you have moved into your new home, our Customer Service team will contact you to introduce themselves and ensure any issues or questions you may raise are dealt with promptly. For the fifth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey.

A 5 star rating is judged upon results from our customers and we regularly receive fantastic feedback from them which we review and use

to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend.



96% of our buyers would recommend us to a friend



Development layout

Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.



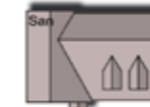
House types



The Leven
4 Bedroom Detached House
Double Attached Garage



The Newton
4 Bedroom Detached House
Single Detached Garage



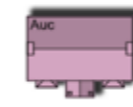
The Sanquhar
4 Bedroom Detached House
Integral Double Garage



The Drummond
4 Bedroom Detached House
Integral Single Garage



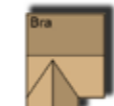
The Inverness
4 Bedroom Detached House
Integral Single Garage



The Auchen
4 Bedroom Detached House
Single Detached Garage



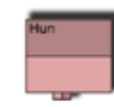
The Dunbar
4 Bedroom Detached House
Integral Single Garage



The Braemar
4 Bedroom Detached House
Integral Single Garage



The Mouswald
4 Bedroom Detached House
Integral Single Garage



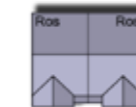
The Huntly
3 Bedroom Detached House
Single Detached Garage



The Lauriston
3 Bedroom Townhouse
Driveway or Courtyard Parking



The Carrick
3 Bedroom Detached or Semi-Detached House
Single Detached Garage, Driveway
or Courtyard Parking



The Roslin
3 Bedroom Semi-Detached House
Driveway or Courtyard Parking



The Fenton
3 Bedroom Linked House
Driveway or Courtyard Parking



The Tullock
2 Bedroom Apartment
Courtyard Parking



SANQUHAR: 4 bed detached house with integral double garage

Approximate square footage: 1,763 sq ft



Ground Floor Dimensions:

Lounge: 4055 x 5313 [13'-4" x 17'-5"]
 Kitchen / Dining: 7940 x 3042 [26'-1" x 10'-0"]
 Family Room: 4055 x 3435 [13'-4" x 11'-3"]

First Floor Dimensions:

Master Bedroom: 5159 x 4398 [16'-11" x 14'-5"]
 Bedroom 2: 3793 x 3055 [12'-5" x 10'-0"]
 Bedroom 3: 4055 x 3188 [13'-4" x 10'-6"]
 Bedroom 4: 4055 x 3188 [13'-4" x 10'-6"]



DRUMMOND: 4 bed detached house with integrated single garage

Approximate square footage: 1,825 sq ft



Ground Floor Dimensions:

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

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"]



NEWTON: 4 bed detached house with detached single garage

Approximate square footage: 1,945 sq ft



Ground Floor Dimensions:

Lounge: 4305 x 4843 [14'-2" x 15'-11"]
 Kitchen / Breakfast: 5993 x 3042 [19'-8" x 10'-0"]
 Dining Room: 4305 x 4160 [14'-2" x 13'-8"]
 Family Room: 3268 x 4438 [10'-9" x 14'-7"]

First Floor Dimensions:

Master Bedroom: 4970 x 3509 [16'-4" x 11'-6"]
 Bedroom 2: 5009 x 3509 [16'-5" x 11'-6"]
 Bedroom 3: 4095 x 3614 [13'-5" x 11'-10"]
 Bedroom 4: 3302 x 4141 [10'-10" x 13'-7"]



LEVAN: 4 bed detached house with integrated double garage

Approximate square footage: 1,629 sq ft



Ground Floor Dimensions:

Lounge: 4013 x 5518 [13'-2" x 18'-1"]
 Kitchen: 3718 x 4233 [12'-2" x 13'-11"]
 Dining Room: 3000 x 3025 [9'-10" x 9'-11"]
 Study: 1899 x 2823 [6'-3" x 9'-3"]
 Utility: 2856 x 2030 [9'-5" x 6'-8"]

First Floor Dimensions:

Master Bedroom: 3718 x 4483 [12'-2" x 14'-9"]
 Bedroom 2: 4013 x 3043 [13'-2" x 10'-0"]
 Bedroom 3: 3000 x 2730 [9'-10" x 9'-0"]
 Bedroom 4: 4013 x 2359 [13'-2" x 7'-9"]



Dimensions/images are for illustrative purposes only.

INVERNESS: 4 bed detached house with integral single garage

Approximate square footage: 1,390 sq ft



Ground Floor Dimensions:

Lounge: 3830 x 4700 [12'-7" x 15'-5"]
 Kitchen / Breakfast: 6305 x 3613 [20'-8" x 11'-10"]
 Dining: 3000 x 3180 [9'-10" x 10'-5"]

First Floor Dimensions:

Master Bedroom: 3830 x 3376 [12'-7" x 11'-1"]
 Bedroom 2: 3310 x 3044 [10'-10" x 10'-0"]
 Bedroom 3: 2902 x 3057 [9'-6" x 10'-0"]
 Bedroom 4: 2822 x 3820 [9'-3" x 12'-7"]



DUNBAR: 4 bed detached house with integral single garage

Approximate square footage: 1,311 sq ft



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: 2154 x 3012 [7'-1" x 9'-11"]



AUCHEN: 4 bed detached house with detached single garage

Approximate square footage: 1,333 - 1,344 sq ft (3 bay layout shown)



Ground Floor Dimensions:

Lounge with gable bay: 4375 x 6740 [14'-4" x 22'-2"]
 Kitchen: 4274 x 3430 [14'-0" x 11'-3"]
 Dining with gable bay: 3741 x 3290 [12'-3" x 10'-10"]

First Floor Dimensions:

Master Bedroom: 3331 x 3621 [10'-11" x 11'-11"]
 Bedroom 2: 3715 x 2991 [12'-2" x 9'-10"]
 Bedroom 3: 3242 x 2969 [10'-8" x 9'-9"]
 Bedroom 4: 3322 x 2339 [10'-11" x 7'-8"]



BRAEMAR: 4 bed detached house with integral single garage

Approximate square footage: 1,236 sq ft



Ground Floor Dimensions:

Lounge: 3233 x 4965 [10'-7" x 16'-4"]
 Kitchen / Dining: 7093 x 2607 [23'-3" x 8'-7"]

First Floor Dimensions:

Master Bedroom: 3263 x 4102 [10'-9" x 13'-6"]
 Bedroom 2: 2593 x 4163 [8'-6" x 13'-8"]
 Bedroom 3: 2479 x 3884 [8'-2" x 12'-9"]
 Bedroom 4: 2190 x 4126 [7'-2" x 13'-7"]



HUNTLY: 3 bed detached house with detached single garage or driveway parking

Approximate square footage: 1,200 sq ft



Ground Floor Dimensions:

Lounge: 4628 x 3665 [15'-2" x 12'-0"]
 Kitchen / Dining: 3103 x 6980 [10'-2" x 22'-11"]
 Study: 2463 x 2133 [8'-1" x 7'-0"]

First Floor Dimensions:

Master Bedroom: 3138 x 5010 [10'-4" x 16'-5"]
 Bedroom 2: 3510 x 3743 [11'-6" x 12'-3"]
 Bedroom 3: 2409 x 3117 [7'-11" x 10'-3"]



MOUSWALD: 4 bed detached house with single integral garage

Approximate square footage: 1,094 sq ft



Ground Floor Room 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 4814 [8'-2" x 15'-10"]
 Bedroom 3: 2272 x 3058 [7'-6" x 10'-0"]
 Bedroom 4: 2291 x 3058 [7'-6" x 10'-0"]



LAURISTON: 3 bed terraced townhouse with driveway or allocated parking

Approximate square footage: 1,163 sq ft



Ground Floor Dimensions:

Family Room: 4490 x 2856 [14'-9" x 9'-5"]
 Kitchen: 2329 x 5024 [7'-8" x 16'-6"]

First Floor Dimensions

Lounge: 4490 x 3358 [14'-9" x 11'-0"]
 Bedroom 3: 2330 x 2346 [7'-8" 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"]

Note: dimensions taken into recesses



CARRICK: 3 bed semi / detached house with detached garage / driveway / courtyard parking

Approximate square footage: 1,017 sq ft



Ground Floor Dimensions:

Lounge: 3057 x 5743 [10'-0" x 18'-10"]
 Kitchen / Dining: 2773 x 5743 [9'-1" x 18'-10"]

First Floor Dimensions:

Master Bedroom: 3087 x 3398 [10'-2" x 10'-2"]
 Bedroom 2: 2664 x 3104 [8'-9" x 10'-10"]
 Bedroom 3: 2664 x 2313 [8'-9" x 7'-7"]



ROSLIN: 3 bed semi detached house with driveway or courtyard parking

Approximate square footage: 972 sq ft



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"]



TULLOCK: 2 bed apartment with courtyard parking

Approximate square footage: 733 sq ft



Ground Floor Dimensions:

Lounge: 3870 x 4550 [12'-8" x 14'-11"]
 Kitchen / Dining: 2773 x 3767 [9'-1" x 12'-4"]
 Master Bedroom: 3255 x 4189 [10'-8" x 13'-9"]
 Bedroom 2: 3272 x 2859 [10'-9" x 9'-5"]



FENTON: 3 bed mid/end link house with driveway or courtyard parking

Approximate square footage: 918 sq ft



Ground Floor Dimensions:

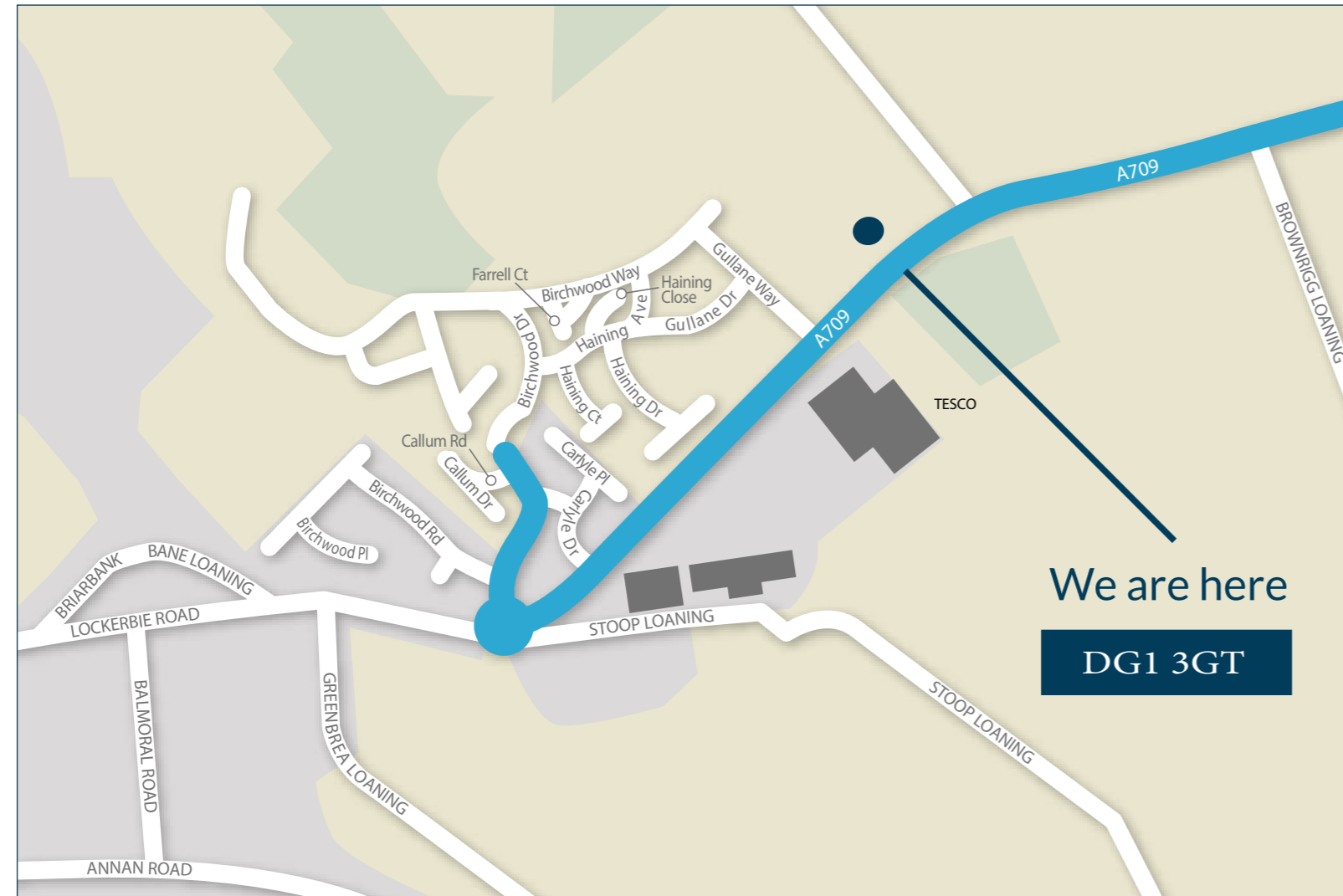
Lounge: 3599 x 4870 [11'-10" x 16'-0"]
 Kitchen / Dining: 4714 x 3903 [15'-6" x 12'-10"]

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"]



How to find us



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 at www.consumercode.co.uk



Story
HOMES

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