



# PentlandsREACH

Biggar

*“ideally placed and within easy reach of  
Edinburgh and Glasgow.....”*







Houses above (left to right): Dornoch, Roxburgh and Livingston.



**Story Homes is an award winning house builder, building throughout Scotland, Cumbria, the North East and Lancashire. We have an enviable reputation for building quality, high specification homes in sought after locations**

With nearly 30 years of experience in the industry, Story Homes can confidently offer you a quality house buying journey, from start to finish.

We pride ourselves on building quality, high specification homes in areas where people want to live. We have a large and varied portfolio of fantastic properties and a design ethos that ensures traditional architecture and stylish interiors blend effortlessly together. And as well as being designed and built to exacting standards, the level of care and finish is very much evident with a Story Home. It goes without saying that we use quality materials throughout, and although we have grown geographically, we retain the same family values we've always had.

Most importantly, we realise that selecting a home is one of the single most significant decisions that you will ever make and we endeavour to provide a professional and personal service to make this experience a happy and less stressful one.

Quite simply, we are dedicated to building stylish homes and ultimately creating communities and enhancing peoples lifestyles.





**Biggar is a traditional market town situated amidst stunning scenery. This charming and popular town enjoys excellent commute times for Edinburgh, Glasgow and the M74 south**

As well as offering rural bliss, Biggar is well connected to both motorway and major roads. It is only 30 miles to Edinburgh and has long been a popular commute for those seeking country living within easy reach of the city. Glasgow is less than 50 miles away meaning both major cities can be reached in under an hour. The M74 offers easy access south with Carlisle and the Borders only 70 miles away. The town enjoys a regular bus service to Edinburgh.



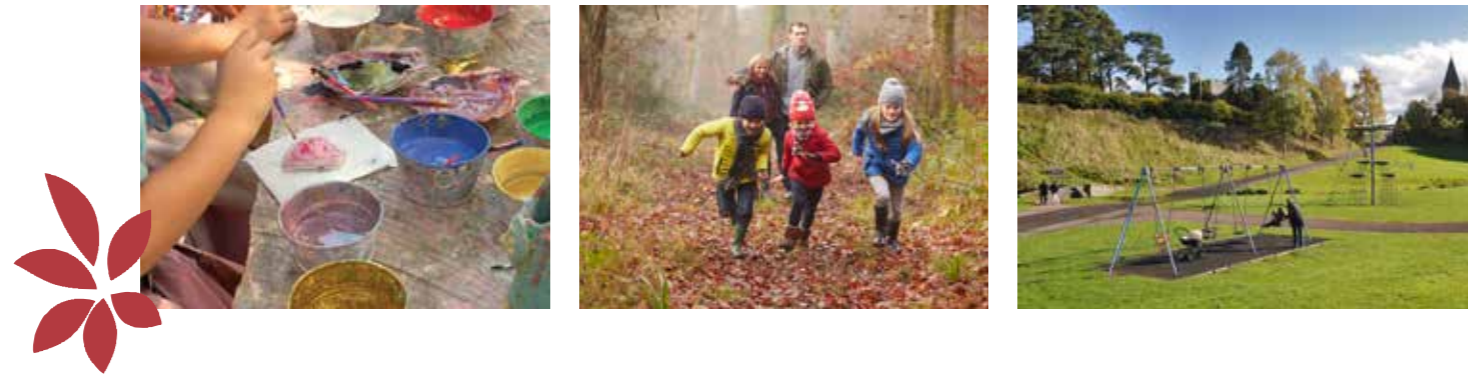


Although Biggar is surrounded by a thriving rural farming community, it is also an historic centre with links to William Wallace and Bonnie Prince Charlie who passed through on his way south in 1744



Biggar is a beautiful town. People living here are drawn by its excellent location and spectacular scenery as well as its restaurants and hotels, being only 13 miles from Stobo Castle; the highly acclaimed 5 Star Hotel and Spa. The town boasts its own puppet theatre which dates back to the Victorian period and its main street is lined with century's old houses and the 'Biggar Kirk' (the town's local Church) dates from the 16th century. One of the highlights of Biggar's calendar is the family friendly 'Biggar Little' Festival which is held annually. Every hogmanay Biggar has a famous bonfire, which attracts visitors from afar. Only 5 miles west of Biggar is Tinto Hill, rising to 2,333 ft, which is a famous hill walk, forming part of the Southern Uplands.





Biggar is set in a key location close to two of Scotland's greatest rivers; the Clyde to the west and the Tweed to the east. The town boasts excellent local facilities

Biggar offers excellent options for education. Its Primary School has recently been acknowledged as an outstanding winner in the Scottish education awards. For those with older children, there is a good Secondary School in the town too, which moved to a brand new building in 2009.

The area offers a spectacular landscape with walks, bridle paths and hidden treasures, perfect for gentle weekend rambles and fabulous days of exploring for the whole family. The area is also well equipped for sports enthusiasts; Biggar Golf Club boasts stunning views across the rolling Borders country, whilst the well known rugby club is thriving and is a great community hub - both clubs have active junior programmes and welcome new members.

The town has its own medical centre and dentists.







House types above (left to right): Stirling (bungalow), Dalkeith and Irvine. A Strathaven is shown adjacent.

**Story Homes' Pentland Reach development enjoys a delightful location and brings a superb range of generously sized 2, 3 and 4 bedroom homes to the town. Our stylish range of designs and layouts boast excellent living accommodation**

At Story Homes quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, within the 10 year warranty all new homes receive, Story Homes operates a two year policy with dedicated Customer Service teams on hand to deal with enquiries quickly and effectively.

Whether you're looking for your first home, wanting to move to a larger family home or even downsizing, our range of property types - and there's 11 at Pentland Reach - are sure to inspire you. We combine practical features with 21<sup>st</sup> century design incorporating fully fitted kitchens and contemporary bathrooms. Our kitchens are spacious, usually with room for a breakfast table that lead to welcoming living areas. French doors in most properties allow the living space to be continued with easy access to the garden, effectively extending the usable space for you and your family to enjoy.

But we're more than just house builders; we build communities.

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



Houses here are being built using natural stone with brick and render to create stunning street views and adding to the charm and character of this lovely town. We pay a great deal of attention to the look of our developments (many of which are award winning) achieving a distinctive, established feel to our sought after schemes





**Renowned for quality and high specification, we employ traditional build techniques as well as equipping your home for 21<sup>st</sup> century modern living. Not only is your property designed and built to exacting standards by quality crafts people, but the level of care and finish is very much evident with a Story Home. It goes without saying that we use quality materials throughout**

As well as being sustainable, our homes will save you money too as your new home is greener and therefore more economical to run, uses less energy and produces significantly fewer CO2 emissions\*, so, like us, you'll be doing your bit for the environment too!

Each home is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of the houses are reduced.

Houses below (top to bottom): Kinross and Huntly.



\*New homes built to current regulations could halve your fuel bills e.g. a 4-bedroom detached new home could be 55% cheaper to run, saving £1,312 pa.

SOURCE: NHBC Foundation and Zero Carbon Hub.





**Our award winning homes are built to a much higher specification than many other properties (both old and new), and our standard specification is much higher than the majority of house builders**



The quality and the differentiation of our product is key to our success. Quality is inherent in everything we do and every detail is designed with the aspirations of our customers in mind. Additionally we include many extras as standard (listed below\*), whereas some house builders may charge you extra for them.

- A' rated AEG/Electrolux integrated kitchen appliances including:
  - Dishwasher
  - Stainless steel oven
  - Extractor hood
  - Fridge/freezer
  - Stainless steel hob
- Extensive tiling to bathrooms
- Fire / fire surround
- Burglar alarm
- Stained staircase
- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 1.8 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not).

\*Majority of plots

Additionally, at Story Homes we understand that new home purchasers like to have an influence on the internal finishes of their property to complement their own particular style of living. We therefore offer some variation on certain aspects of the internal décor, although the availability of choice depends on the stage of construction at reservation. Please check with our Sales Executive for further details.





Houses above (left to right): Elgin and Melrose.



**Nine out of ten of our new home buyers would recommend Story Homes to a friend**



Story Homes has secured a top 'Five Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than competitors Lovell, Persimmon Homes, Bovis and Keepmoat.

A Five Star rating is judged upon results from customers, revealing that nine out of ten new Story Home buyers are satisfied with the overall quality of their home and also revealing that nine out of ten new home buyers would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback from our customers 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 care.




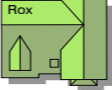


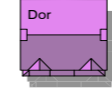


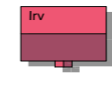
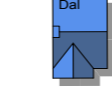
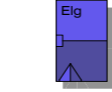
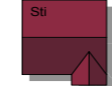


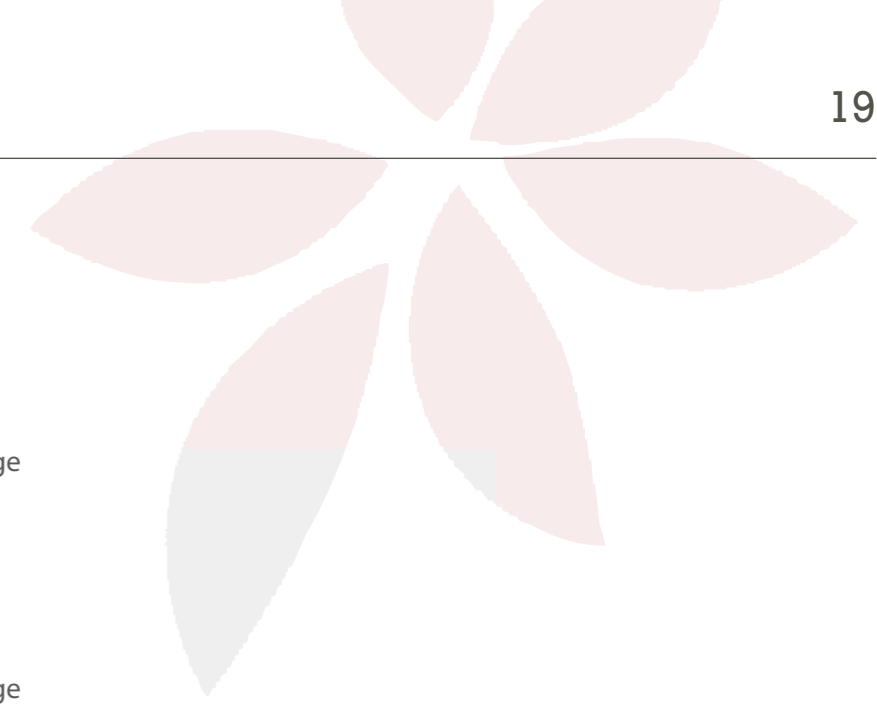
# SITE PLAN

Introducing an exclusive development of high quality modern homes.



# KEY TO HOUSE TYPES

- 
**THE STRATHAVEN** 4 Bedroom Detached with Detached Garage
- 
**THE ROXBURGH** 4 Bedroom Detached with Integral Garage
- 
**THE LIVINGSTON** 4 Bedroom Detached with Detached Garage
- 
**THE KINROSS** 4 Bedroom Detached with Integral Garage
- 
**THE DORNOCH** 4 Bedroom Detached with Integral Garage
- 
**THE HUNTLY** 3 Bedroom Detached with Garage or Driveway Parking
- 
**THE MELROSE** 4 Bedroom Detached with Integral Garage
- 
**THE IRVINE** 3 Bedroom Semi Detached / Detached with Driveway Parking
- 
**THE DALKEITH** 3 Bedroom Semi-Detached with Detached Garage / Driveway Parking
- 
**THE ELGIN** 3 Bedroom Semi Detached with Driveway Parking
- 
**THE STIRLING** 2 Bedroom Detached Bungalow with Detached Garage / Driveway Parking





## THE STRATHAVEN

4 Bedroom Detached with Detached Garage  
Approximate square footage: 1,945 sq ft



### GROUND FLOOR:

Lounge:	4305 x 4843
	[14'-2" x 15'-11"]
Kitchen / B'fast:	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:

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"]



## THE ROXBURGH

4 Bedroom Detached with Integral Garage  
Approximate square footage: 1,548 sq ft



### GROUND FLOOR:

Lounge:	4055 x 6863
	[13'-4" x 22'-6"]
Dining:	3290 x 2850
	[10'-10" x 9'-4"]
Kitchen:	3570 x 3031
	[11'-9" x 9'-11"]
Family Room:	3120 x 2700
	[10'-3" x 8'-10"]

### FIRST FLOOR:

Master Bedroom:	3190 x 5949
	[10'-6" x 19'-6"]
Bedroom 2:	4055 x 3708
	[13'-4" x 12'-2"]
Bedroom 3:	4016 x 3273
	[13'-2" x 10'-9"]
Bedroom 4:	2694 x 2921
	[8'-10" x 9'-7"]





## THE LIVINGSTON

4 Bedroom Detached with Detached Garage

Approximate square footage: 1,311 sq ft



### GROUND FLOOR:

Lounge:	3715 x 6080
	[12'-2" x 20'-0"]
Kitchen:	4274 x 3430
	[14'-0" x 11'-3"]
Dining:	3081 x 2630
	[10'-1" x 8'-8"]
Utility:	1646 x 1443
	[5'-5" x 4'-9"]

### FIRST FLOOR:

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"]



## THE KINROSS

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,309 sq ft



### GROUND FLOOR:

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

### FIRST FLOOR:

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"]





# THE DORNOCH

4 Bedroom Detached with Integral Garage  
 Approximate square footage: 1,236 sq ft



**GROUND FLOOR:**

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

**FIRST FLOOR:**

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"]



# THE HUNTLY

3 Bedroom Detached with Garage or Driveway Parking  
 Approximate square footage: 1,200 sq ft



**GROUND FLOOR:**

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:**

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"]





# THE MELROSE

4 Bedroom Detached with Integral Garage  
 Approximate square footage: 1,083 sq ft



**GROUND FLOOR:**

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:**

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"]



# THE IRVINE

3 Bedroom Semi Detached / Detached (shown) with Driveway Parking  
 Approximate square footage: 1,017 sq ft



**GROUND FLOOR:**

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

**FIRST FLOOR:**

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"]





# THE DALKEITH

3 Bedroom Semi-Detached with Detached Garage / Driveway Parking  
 Approximate square footage: 972 sq ft



**GROUND FLOOR:**

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

**FIRST FLOOR:**

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"]



# THE ELGIN

3 Bedroom Semi Detached with Driveway Parking  
 Approximate square footage: 917 sq ft



**GROUND FLOOR:**

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

**FIRST FLOOR:**

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"]





# THE STIRLING

2 Bedroom Detached Bungalow with Detached Garage / Driveway Parking  
 Approximate square footage: 726 sq ft



**GROUND FLOOR:**

- Lounge: 4415 x 4038  
[14'-6" x 13'-3"]
- Kitchen / Dining: 2930 x 3650  
[9'-7" x 12'-0"]
- Master Bedroom: 3463 x 4038  
[11'-4" x 13'-3"]
- Bedroom 2: 3505 x 2739  
[11'-6" x 9'-0"]



# HOW TO FIND US









To find out more:

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