



KINGS COURT  
DUNBAR



Welcome to Kings Court, the latest development from Dundas Estates.

At Kings Court, we have created something very special indeed.

Close to the centre of the popular seaside town of Dunbar, it is built within the walls of what was a large enclosed garden and this gives the whole development a really exclusive character. As befits its location, Kings Court offers a range of exceptional detached four and five bedroom homes. It is therefore perfect for families that are looking for an impressive new home in a beautiful location. Within easy reach of the main railway line into Edinburgh, it is also a winning choice for commuters.

Dundas Estates is a highly respected, multi award-winning company that has a long and successful track record building high quality, affordable homes across Scotland.

With Dundas, you'll benefit from our experience, expertise and firm business foundations (we are part of the James Walker Leith Group, a construction company founded in 1863). You'll enjoy excellent service from our highly trained sales team members, who will help you choose a home that will exceed your expectations and then provide the advice, support and contacts you need to make the house buying process as simple as possible.







## KINGS COURT IS LOCATED VERY CLOSE TO THE CENTRE OF DUNBAR, ONE OF EAST LOTHIAN'S MOST POPULAR SEASIDE TOWNS.

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Dunbar's bustling high street, with its interesting selection of independent shops, cafés and restaurants is just a few minutes walk away from Kings Court. A wide range of other shopping is also close by, including a choice of large supermarkets and a range of specialist food shops. In addition, there are many highly regarded restaurants on the doorstep and, of course, excellent fish and chips.

The town's three picturesque harbours and its beautiful beaches and seafront are all easily accessed. Other local attractions include the historical ruins of Dunbar castle and the beautifully restored home that was John Muir's birthplace, where you can learn about the life and times of one of the world's pioneering environmentalists.

Families looking for a day out can also enjoy the popular East Links Family Park and Foxlake Adventures where you can try waterskiing. If you enjoy sports, you'll also be able to play links golf at Dunbar Golf course, participate in team sports at Hallhill Sports Centre and use the excellent facilities at Dunbar's Leisure Pool. You can also try surfing, paddle boarding and canoeing off the town's East Beach.

The nearby countryside offers a wonderful variety of walks – from the adventure provided by the John Muir Way to the exceptional views on offer from the nearby Lammermuir Hills.

Dunbar also offers a choice of well-regarded state and private schools, including Belhaven Prep School and Dunbar Grammar.



Computer generated images. Individual features, specification and elevational treatments may vary at the discretion of Dundas, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.

#### THE DEVELOPMENT

FROM THE MOMENT YOU DRIVE THROUGH  
THE ENTRANCE TO KINGS COURT,  
YOU'LL KNOW THAT YOU'VE ARRIVED AT A  
VERY SPECIAL PLACE.

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Home to a small number of exceptional properties, Kings Court has the exclusive feel of a private community. A large number of established trees and new landscaping will give the whole development a leafy, almost rural ambiance and the layout of the homes has been designed to maximise the development's sense of character and charm.

Carefully traffic-calmed and beautifully landscaped, the development is laid out around a central green. Ample private parking, private gardens and carefully detailed fencing mean that all of the homes offer lots of privacy.

The architecture of each of the properties complements the surrounding neighbourhood and each property offers traditional style, elegant proportions and fine details. They are set back in their own plots and feature integrated or detached double garages.

The location of the development is such that everything in Dunbar is within easy reach, including the nearby main shopping street. Also close at hand is Dunbar railway station and the A1 dual carriageway, so it's easy to get to Edinburgh and London.

However, what makes Kings Court so special is the fact that it is so private, thanks to the walls and trees that surround it. When you enter Kings Court, you leave the hustle and bustle of the world behind and enter a calm and welcoming environment where you and your family can enjoy life and everything that it has to offer.





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## AS BEFITS ITS EXCLUSIVE LOCATION, ALL OF THE PROPERTIES AT KINGS COURT ARE IMPRESSIVE FAMILY HOMES, THAT YOU'LL BE PROUD TO CALL YOUR OWN.

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A choice of two different four bedroom detached properties and three different five bedroom properties are available. All of them offer exceptional space, stylish designs and flexible layouts. So, if you are looking for something really special for you and your loved ones, Kings Court has a property that will fit the bill.

Given the exceptionally high quality of all of the new homes at Kings Court, you'll find a host of impressive features, including large bedrooms, with spacious integral storage and bright lounges, many of which have beautiful feature windows. All of the homes boast luxury open-plan kitchen/diners that provide lots of space for families to get together. You'll also find useful features, such as utility rooms and cloakrooms, en suites, study rooms and even dedicated dressing areas.

You'll also find lots of refined fittings and finishes, such as oak finish doors, quality kitchens (with high-spec Smeg appliances) and luxury bathrooms (complete with Porcelanosa tiling). What's more, all of the homes have been built to meet the latest energy efficiency standards and have highly efficient heating systems to keep your running costs down. Completing the picture are private gardens and integrated or detached double garages.

We take justifiable pride in the high quality of the homes we build – quality that is backed up by the fact that each of our homes comes with a NHBC guarantee that gives a 10-year structural warranty.

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Enjoy space, style and high specifications at Kings Court





# KINGS COURT PLAN



## HOUSETYPES

### 4 BEDROOM DETACHED

LEWIS +

MORTON +

### 5 BEDROOM DETACHED

DUNBAR +

MELVILLE +

SANDERSON +



The Development plan is for orientation purposes only and does not show details of gradients of land, boundary treatments, lighting etc. This plan has been prepared with care and whilst it is our intention to build in accordance with this plan there are occasions when boundaries, footpaths and landscaping change as the development proceeds. Please ask our Sales Negotiator for the details of your chosen property prior to reservation.



**PLOT 1**  
**MELVILLE +**

5 bedroom detached villa  
with detached double garage



Lounge	4.97 x 3.86	16'4" x 12'8"
Kitchen/Dining/Family	9.71 x 3.30	31'10" x 10'10"
Home Office/Dining/Bed 5	3.42 x 2.91	11'3" x 9'7"
Utility	2.20 x 1.90	7'3" x 6'3"
Master Bedroom	3.88 x 3.20	12'9" x 10'6"
Dressing Area	1.80 x 1.70	5'11" x 5'7"
En suite	1.90 x 1.80	6'3" x 5'11"
Bed 2	3.44 x 3.19	11'3" x 10'6"
En suite 2	2.30 x 1.80	7'7" x 5'11"
Bed 3	3.62 x 3.14	11'11" x 10'4"
Bed 4	3.30 x 3.00	10'10" x 9'10"
Bathroom	2.35 x 1.90	7'9" x 6'3"
<b>Total Floor Area</b>	<b>165.5m<sup>2</sup></b>	<b>1786ft<sup>2</sup></b>

GROUND FLOOR

FIRST FLOOR



Please note that some properties are built handed (mirror image) to those illustrated.  
These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.





**PLOT 2**  
DUNBAR +

5 bedroom detached villa  
with detached double garage



Lounge	5.14 x 3.70	16'10" x 12'2"
Kitchen/Dining/Family	7.42 x 3.00	24'4" x 9'10"
Home Office/Dining/Bed 5	3.08 x 3.00	10'1" x 9'10"
Utility	3.00 x 1.60	9'10" x 5'3"
Master Bedroom	3.70 x 3.35	12'2" x 11'0"
En suite	2.20 x 1.60	7'3" x 5'3"
Bed 2	3.30 x 2.91	10'10" x 9'7"
Bed 3	3.40 x 2.60	11'2" x 8'6"
Bed 4	3.17 x 2.79	10'5" x 9'2"
Bathroom	3.40 x 1.90	11'2" x 6'3"
<b>Total Floor Area</b>	<b>139.3m<sup>2</sup></b>	<b>1528ft<sup>2</sup></b>

GROUND FLOOR



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**PLOT 3**  
DUNBAR +

5 bedroom detached villa  
with detached double garage



Lounge	5.14 x 3.70	16'10" x 12'2"
Kitchen/Dining/Family	7.42 x 3.00	24'4" x 9'10"
Home Office/Dining/Bed 5	3.08 x 3.00	10'1" x 9'10"
Utility	3.00 x 1.60	9'10" x 5'3"
Master Bedroom	3.70 x 3.35	12'2" x 11'0"
En suite	2.20 x 1.60	7'3" x 5'3"
Bed 2	3.30 x 2.91	10'10" x 9'7"
Bed 3	3.40 x 2.60	11'2" x 8'6"
Bed 4	3.17 x 2.79	10'5" x 9'2"
Bathroom	3.40 x 1.90	11'2" x 6'3"
<b>Total Floor Area</b>	<b>139.3m<sup>2</sup></b>	<b>1528ft<sup>2</sup></b>

GROUND FLOOR



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**PLOT 4**  
**LEWIS +**

4 bedroom detached villa  
with double garage



Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.08 x 3.50	19'11" x 11'6"
Utility	5.46 x 1.62	17'11" x 5'4"
Master Bedroom	3.98 x 3.72	13'1" x 12'2"
En suite	2.65 x 1.52	8'8" x 5'0"
Bed 2	4.15 x 3.09	13'7" x 10'2"
En suite 2	3.09 x 1.20	10'2" x 3'11"
Bed 3	3.26 x 3.13	10'8" x 10'3"
Bed 4	4.11 x 2.71	13'6" x 8'11"
Bathroom	2.68 x 2.00	8'10" x 6'7"
<b>Total Floor Area</b>	<b>145.7m<sup>2</sup></b>	<b>1568ft<sup>2</sup></b>

GROUND FLOOR

FIRST FLOOR



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**PLOT 5**  
**SANDERSON +**

5 bedroom detached villa  
with double garage



Lounge	5.16 x 3.54	16'11" x 11'7"
Kitchen/Dining/Family	9.13 x 3.21	29'11" x 10'6"
Utility	2.78 x 2.16	9'1" x 7'1"
Master Bedroom	3.64 x 3.35	11'11" x 11'0"
En suite	2.17 x 2.00	7'1" x 6'7"
Bed 2	3.67 x 3.37	12'0" x 11'1"
En suite 2	3.37 x 1.54	11'1" x 5'1"
Bed 3	3.28 x 2.77	10'9" x 9'1"
Bed 4	3.32 x 2.49	10'11" x 8'2"
Bed 5/Study	2.32 x 2.26	7'7" x 7'5"
Bathroom	2.30 x 2.00	7'7" x 6'7"
<b>Total Floor Area</b>	<b>154m<sup>2</sup></b>	<b>1658ft<sup>2</sup></b>

**GROUND FLOOR**



**FIRST FLOOR**



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**PLOT 10**  
LEWIS +

4 bedroom detached villa  
with double garage



Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.08 x 3.50	19'11" x 11'6"
Utility	5.46 x 1.62	17'11" x 5'4"
Master Bedroom	3.98 x 3.72	13'1" x 12'2"
En suite	2.65 x 1.52	8'8" x 5'0"
Bed 2	4.15 x 3.09	13'7" x 10'2"
En suite 2	3.09 x 1.20	10'2" x 3'11"
Bed 3	3.26 x 3.13	10'8" x 10'3"
Bed 4	4.11 x 2.71	13'6" x 8'11"
Bathroom	2.68 x 2.00	8'10" x 6'7"
<b>Total Floor Area</b>	<b>145.7m<sup>2</sup></b>	<b>1568ft<sup>2</sup></b>

GROUND FLOOR

FIRST FLOOR



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PLOT 11  
DUNBAR +

5 bedroom detached villa  
with detached double garage



Lounge	5.14 x 3.70	16'10" x 12'2"
Kitchen/Dining/Family	7.42 x 3.00	24'4" x 9'10"
Home Office/Dining/Bed 5	3.08 x 3.00	10'1" x 9'10"
Utility	3.00 x 1.60	9'10" x 5'3"
Master Bedroom	3.70 x 3.35	12'2" x 11'0"
En suite	2.20 x 1.60	7'3" x 5'3"
Bed 2	3.30 x 2.91	10'10" x 9'7"
Bed 3	3.40 x 2.60	11'2" x 8'6"
Bed 4	3.17 x 2.79	10'5" x 9'2"
Bathroom	3.40 x 1.90	11'2" x 6'3"
Total Floor Area	139.3m <sup>2</sup>	1528ft <sup>2</sup>

GROUND FLOOR

FIRST FLOOR



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PLOT 12  
DUNBAR +

5 bedroom detached villa  
with detached double garage



Lounge	5.14 x 3.70	16'10" x 12'2"
Kitchen/Dining/Family	7.42 x 3.00	24'4" x 9'10"
Home Office/Dining/Bed 5	3.08 x 3.00	10'1" x 9'10"
Utility	3.00 x 1.60	9'10" x 5'3"
Master Bedroom	3.70 x 3.35	12'2" x 11'0"
En suite	2.20 x 1.60	7'3" x 5'3"
Bed 2	3.30 x 2.91	10'10" x 9'7"
Bed 3	3.40 x 2.60	11'2" x 8'6"
Bed 4	3.17 x 2.79	10'5" x 9'2"
Bathroom	3.40 x 1.90	11'2" x 6'3"
Total Floor Area	139.3m <sup>2</sup>	1528ft <sup>2</sup>

GROUND FLOOR

FIRST FLOOR



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**PLOT 13**  
LEWIS +

4 bedroom detached villa  
with double garage



Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.08 x 3.50	19'11" x 11'6"
Utility	5.46 x 1.62	17'11" x 5'4"
Master Bedroom	3.98 x 3.72	13'1" x 12'2"
En suite	2.65 x 1.52	8'8" x 5'0"
Bed 2	4.15 x 3.09	13'7" x 10'2"
En suite 2	3.09 x 1.20	10'2" x 3'11"
Bed 3	3.26 x 3.13	10'8" x 10'3"
Bed 4	4.11 x 2.71	13'6" x 8'11"
Bathroom	2.68 x 2.00	8'10" x 6'7"
<b>Total Floor Area</b>	<b>145.7m<sup>2</sup></b>	<b>1568ft<sup>2</sup></b>

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FIRST FLOOR



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**PLOT 14**  
MORTON +

4 bedroom detached villa  
with detached double garage



Lounge	5.57 x 3.52	18'3" x 11'7"
Kitchen/Dining	6.10 x 2.85	20'0" x 9'4"
Study	3.33 x 2.35	10'11" x 7'9"
Utility	2.18 x 1.20	7'2" x 3'11"
Master Bedroom	3.77 x 2.86	12'4" x 9'5"
En suite	2.86 x 1.60	9'5" x 5'3"
Bed 2	3.33 x 2.62	10'11" x 8'7"
Bed 3	2.86 x 2.80	9'5" x 9'2"
Bed 4	2.61 x 2.40	8'7" x 7'10"
Bathroom	2.24 x 2.00	7'4" x 6'7"
Total Floor Area	128.7m <sup>2</sup>	1385ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



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**PLOT 15**  
SANDERSON +

5 bedroom detached villa  
with double garage



Lounge	5.16 x 3.54	16'11" x 11'7"
Kitchen/Dining/Family	9.13 x 3.21	29'11" x 10'6"
Utility	2.78 x 2.16	9'1" x 7'1"
Master Bedroom	3.64 x 3.35	11'11" x 11'0"
En suite	2.17 x 2.00	7'1" x 6'7"
Bed 2	3.67 x 3.37	12'0" x 11'1"
En suite 2	3.37 x 1.54	11'1" x 5'1"
Bed 3	3.28 x 2.77	10'9" x 9'1"
Bed 4	3.32 x 2.49	10'11" x 8'2"
Bed 5/Study	2.32 x 2.26	7'7" x 7'5"
Bathroom	2.30 x 2.00	7'7" x 6'7"
Total Floor Area	154m <sup>2</sup>	1658ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



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**PLOT 16**  
LEWIS +

4 bedroom detached villa  
with double garage



Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.08 x 3.50	19'11" x 11'6"
Utility	5.46 x 1.62	17'11" x 5'4"
Master Bedroom	3.98 x 3.72	13'1" x 12'2"
En suite	2.65 x 1.52	8'8" x 5'0"
Bed 2	4.15 x 3.09	13'7" x 10'2"
En suite 2	3.09 x 1.20	10'2" x 3'11"
Bed 3	3.26 x 3.13	10'8" x 10'3"
Bed 4	4.11 x 2.71	13'6" x 8'11"
Bathroom	2.68 x 2.00	8'10" x 6'7"
<b>Total Floor Area</b>	<b>145.7m<sup>2</sup></b>	<b>1568ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



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**PLOT 17**  
**SANDERSON +**

5 bedroom detached villa  
with double garage



Lounge	5.16 x 3.54	16'11" x 11'7"
Kitchen/Dining/Family	9.13 x 3.21	29'11" x 10'6"
Utility	2.78 x 2.16	9'1" x 7'1"
Master Bedroom	3.64 x 3.35	11'11" x 11'0"
En suite	2.17 x 2.00	7'1" x 6'7"
Bed 2	3.67 x 3.37	12'0" x 11'1"
En suite 2	3.37 x 1.54	11'1" x 5'1"
Bed 3	3.28 x 2.77	10'9" x 9'1"
Bed 4	3.32 x 2.49	10'11" x 8'2"
Bed 5/Study	2.32 x 2.26	7'7" x 7'5"
Bathroom	2.30 x 2.00	7'7" x 6'7"
<b>Total Floor Area</b>	<b>154m<sup>2</sup></b>	<b>1658ft<sup>2</sup></b>

**GROUND FLOOR**



**FIRST FLOOR**



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**PLOT 18**  
MELVILLE +

5 bedroom detached villa  
with detached double garage



Lounge	4.97 x 3.86	16'4" x 12'8"
Kitchen/Dining/Family	9.71 x 3.30	31'10" x 10'10"
Home Office/Dining/Bed 5	3.42 x 2.91	11'3" x 9'7"
Utility	2.20 x 1.90	7'3" x 6'3"
Master Bedroom	3.88 x 3.20	12'9" x 10'6"
Dressing Area	1.80 x 1.70	5'11" x 5'7"
En suite	1.90 x 1.80	6'3" x 5'11"
Bed 2	3.44 x 3.19	11'3" x 10'6"
En suite 2	2.30 x 1.80	7'7" x 5'11"
Bed 3	3.62 x 3.14	11'11" x 10'4"
Bed 4	3.30 x 3.00	10'10" x 9'10"
Bathroom	2.35 x 1.90	7'9" x 6'3"
<b>Total Floor Area</b>	<b>165.5m<sup>2</sup></b>	<b>1786ft<sup>2</sup></b>

GROUND FLOOR

FIRST FLOOR



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**PLOT 19**  
MELVILLE +

5 bedroom detached villa  
with detached double garage



Lounge	4.97 x 3.86	16'4" x 12'8"
Kitchen/Dining/Family	9.71 x 3.30	31'10" x 10'10"
Home Office/Dining/Bed 5	3.42 x 2.91	11'3" x 9'7"
Utility	2.20 x 1.90	7'3" x 6'3"
Master Bedroom	3.88 x 3.20	12'9" x 10'6"
Dressing Area	1.80 x 1.70	5'11" x 5'7"
En suite	1.90 x 1.80	6'3" x 5'11"
Bed 2	3.44 x 3.19	11'3" x 10'6"
En suite 2	2.30 x 1.80	7'7" x 5'11"
Bed 3	3.62 x 3.14	11'11" x 10'4"
Bed 4	3.30 x 3.00	10'10" x 9'10"
Bathroom	2.35 x 1.90	7'9" x 6'3"
<b>Total Floor Area</b>	<b>165.5m<sup>2</sup></b>	<b>1786ft<sup>2</sup></b>

GROUND FLOOR

FIRST FLOOR



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PLOT 20  
MELVILLE +

5 bedroom detached villa  
with detached double garage



Lounge	4.97 x 3.86	16'4" x 12'8"
Kitchen/Dining/Family	9.71 x 3.30	31'10" x 10'10"
Home Office/Dining/Bed 5	3.42 x 2.91	11'3" x 9'7"
Utility	2.20 x 1.90	7'3" x 6'3"
Master Bedroom	3.88 x 3.20	12'9" x 10'6"
Dressing Area	1.80 x 1.70	5'11" x 5'7"
En suite	1.90 x 1.80	6'3" x 5'11"
Bed 2	3.44 x 3.19	11'3" x 10'6"
En suite 2	2.30 x 1.80	7'7" x 5'11"
Bed 3	3.62 x 3.14	11'11" x 10'4"
Bed 4	3.30 x 3.00	10'10" x 9'10"
Bathroom	2.35 x 1.90	7'9" x 6'3"
Total Floor Area	165.5m <sup>2</sup>	1786ft <sup>2</sup>

GROUND FLOOR

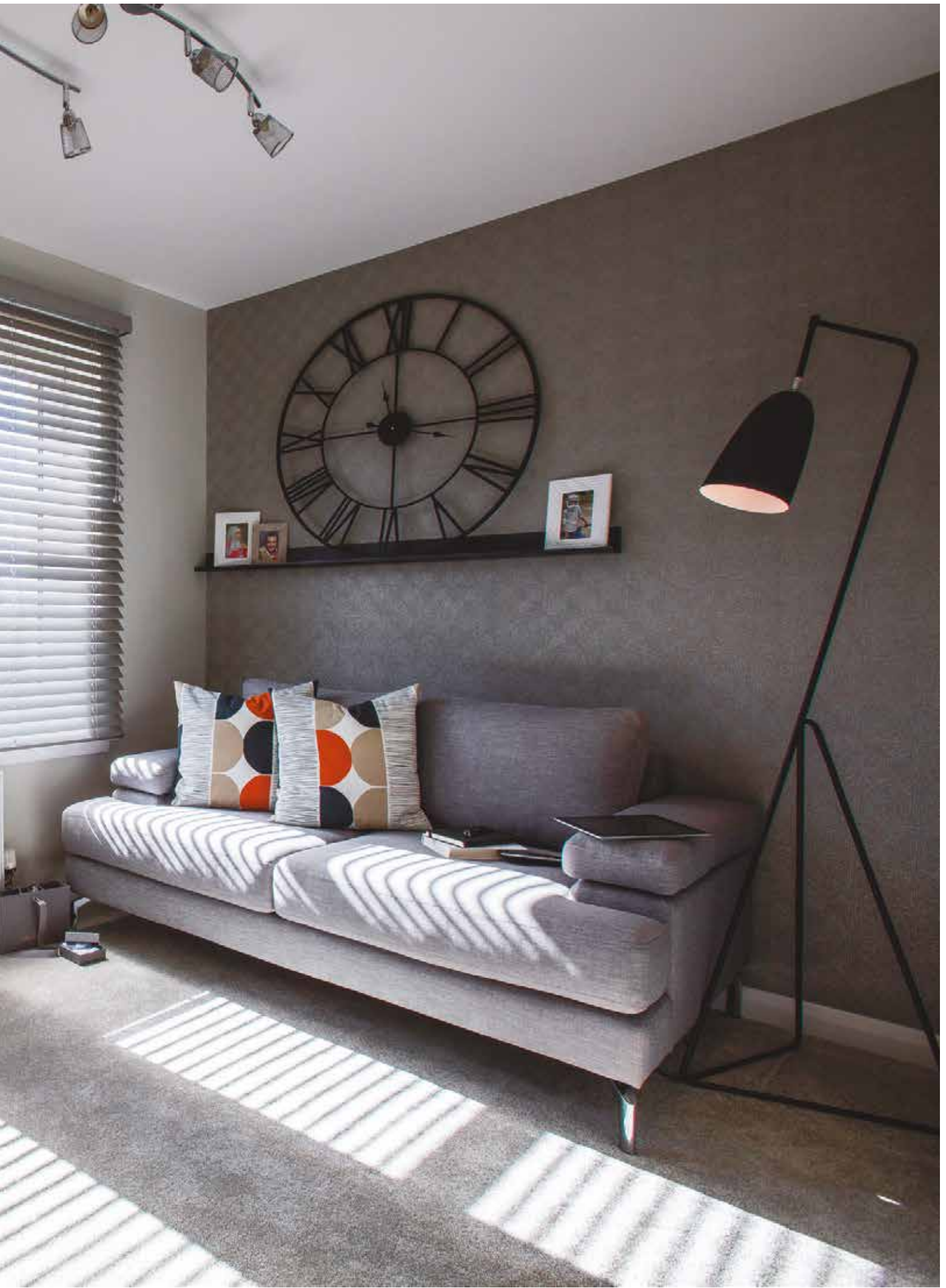
FIRST FLOOR



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# AS YOU'LL SEE, A DUNDAS HOME COMES WITH A COMPREHENSIVE SELECTION OF HIGH QUALITY FINISHES, FITTINGS AND FITMENTS – ALL AS STANDARD.

We pride ourselves on the fact that a Dundas home comes with a comprehensive selection of high quality finishes, fittings and fitments - all as standard.

Depending on the stage that construction has reached we also offer a range of customisable options (including kitchen doors and worktops and the vanity furniture in bathrooms and en suites).

## KINGS COURT SPECIFICATION

### EXTERNAL

Timber frame construction with stone detailing and co-ordinating render

Natural slate roof tiles

High performance insulated front and rear doors

Bell and numerals to front door

Light to front and rear doors

Light to French doors

Timber double glazed windows painted white

Timber French doors painted white

Timber finish up and over garage doors

Slabbed paths

Paviour driveway

Turf to front and rear gardens

1.8m high timber fencing to rear gardens

External tap

### INTERNAL

Gas central heating with high efficiency gas condensing boiler and thermostatic radiator valves

Unvented hot water cylinder

Heated chrome towel rails to bathroom and en suite

High thermal insulation

Oak finish internal doors with chrome ironmongery

### BATHROOM & EN SUITE

White sanitary ware

Choice of vanity furniture in bathroom and en suite *(subject to build stage)*

Thermostatically controlled showers

Choice of wall tiling in bathroom and en suite from a range by Porcelanosa *(subject to build stage)*

### KITCHEN

Luxury fitted kitchen with choice of doors and worktops *(subject to build stage)*

Choice of feature Silestone worktop at raised breakfast bar area *(subject to build stage)*

Choice of granite 1.5 bowl sink with chrome mixer tap to kitchen *(subject to build stage)*

Stainless steel single bowl sink in utility

Choice of coloured glass splashback at hob *(subject to build stage)*

Choice of coloured glass upstand *(subject to build stage)*

Smeg stainless steel double electric oven

Smeg stainless steel 5 burner gas hob

Smeg stainless steel chimney hood

Integrated fridge freezer

Integrated dishwasher

Integrated microwave

Wine cooler

### BEDROOMS

Choice of feature bi-fold wardrobe doors in master bedroom *(subject to build stage)*

Choice of sliding wardrobe doors to other bedrooms *(where applicable) (subject to build stage)*

### DECORATION

Skirtings and facings finished in white gloss

Stair balustrade finished in white with oak finish handrail

Internal walls and ceiling finished in white emulsion

### ELECTRICAL

White ceiling downlights in bathroom and en suites

Multi-lamp kitchen light fitting

Low energy pendant light fittings to all other areas

Mains-linked smoke detectors to both ground and first floor

Carbon monoxide detector

Television point in lounge and master bedroom

Telephone point in hall or lounge as applicable

Shaver socket in en suites









## HEAD OFFICE

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## AN AWARD-WINNING DEVELOPER



SAT NAV EH42 IJU



## CUSTOMER NOTICE

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

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