

Ferrier Fields,
Kirriemuir
DD8 5EH

PHASE 1- EARLY RELEASE

Plot No	Type	Price
35	Ben Alder 3 Bed Bungalow & Garage	RESERVED
38	Ben Avon 3 Bed Detached Villa & Garage	Fixed Price £225,000
13	Ben Lawers 4 Bed Detached Villa	Price On Request
14	Ben More 4 Bed Detached Villa	Price On Request
15	Ben More 4 Bed Detached Villa	Price On Request
16	Ben Lawers 4 Bed Detached Villa	RESERVED



FERRIER
Fields
KIRRIEMUIR



FERRIER *Fields*

KIRRIEMUIR

Ferrier Fields offers discerning home-buyers an exclusive development of quality architect-designed homes, built to the highest standards and offered at affordable prices.

All new homes come with New Home Warranty from Premier Guarantee for added peace of mind.

Situated on the western edge of Kirriemuir, **Ferrier Fields** combines the benefits of a rural lifestyle with the convenience of a semi-urban location making it the ideal choice for your new home.





Kirriemuir is an attractive small town nestled in the southern foothills of the Grampians. It offers a wide range of local services and a variety of independent shops. The town is within convenient commuting distance of Dundee (17 miles) and Aberdeen (54 miles).

Ferrier Fields has a southerly aspect with views over the vale of Strathmore and the Sidlaw Hills beyond. All new homes are within easy walking distance of Southmuir Primary and Webster's High Schools. Local leisure facilities and public transport are also close-by.



*Ben Lawers shown
with Sun Room*



Ground floor

Ground floor

Lounge	14' 9" x 17' 1"	(4.50m x 5.21m)
Dining	14' 9" x 13' 2"	(4.50m x 4.02m)
Kitchen	13' 11" x 13' 3"	(4.24m x 4.05m)
Shower Room	4' 9" x 7' 3"	(1.45m x 2.22m)
Study/Bedroom	8' 6" x 11' 1"	(2.59m x 3.39m)

Upper floor

Master Bedroom	11' 7" x 15' 3"	(3.53m x 4.64m)
Bedroom 2	11' x 10' 4"	(3.35m x 3.14m)
Bedroom 3	12' 5" x 8' 5"	(3.79m x 2.57m)
Bathroom	8' 2" x 5' 5"	(2.50m x 1.65m)

Sun Room (optional)

11' 4" x 14' 9" (3.45m x 4.50m)

Garage (optional)

19' 8" x 11' 6"/17' 9"
(6.00m x 3.50m/5.40m)

Study 2 (optional)

17' 9" x 10' 2" (5.40m x 3.09m)



Upper floor

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Ben Lawers

4 BEDROOM

This very attractive four bedroom home offers a number of features including: spacious master bedroom with en-suite and built in wardrobes, three additional bedrooms (of which one can double as a study), bathroom and separate shower room. In addition there are substantial grounds and optional garage with an additional option of a study.

This house type also comes with a conservatory/sun-room as an option.



Ben More

4 BEDROOM



Ground floor

Ground floor

Lounge	11' 2" x 19' 2"	(3.40m x 5.84m)
Dining	11' 2" x 13' 3"	(3.40m x 4.05m)
Kitchen	13' 1" x 10'	(3.99m x 3.05m)
Shower Room	9' 3" x 5' 8"	(2.82m x 2.76m)
Bedroom/Study 4	8' 4" x 9' 1"	(2.54m x 2.77m)

Upper floor

Master Bedroom	12' 1" x 10' 2"	(3.67m x 3.09m)
Bedroom 2	9' 10" x 7' 10"	(3.00m x 2.38m)
Bedroom 3	10' 9" x 8' 1"	(3.27m x 2.47m)
Bathroom	7' 8" x 8'	(2.33m x 2.45m)

Garage (optional) 19' 8" x 11' 6"
(6.00m x 3.50m)



Upper floor

This stunning four bedroom home offers a number of features including: spacious master bedroom with en-suite and built in wardrobes, three additional bedrooms (of which one can double as a study), bathroom and separate shower room.

In addition there are substantial grounds and optional garage.

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Ben Avon

3 BEDROOM

This very attractive three bedroom home offers a number of attractive features including: spacious master bedroom with en-suite and built in wardrobes, two additional bedrooms and a large living room. In addition there are substantial grounds and optional garage.

Ground floor

Lounge	13' 10" x 16' 8"	(4.22m x 5.09m)
Dining	10' 11" x 9' 2"	(3.34m x 2.80m)
Kitchen	11' 4" x 9' 2"	(3.45m x 2.80m)
Shower Room	6' 1" x 4' 6"	(1.86m x 1.36m)

Upper floor

Master Bedroom	10' 10" x 10' 9"	(3.31m x 3.26m)
Bedroom 2	10' x 11' 8"	(3.06m x 3.56m)
Bedroom 3	8' 9" x 8' 11"	(2.66m x 2.71m)
Bathroom	7' 1" x 6' 6"	(2.15m x 1.98m)

Garage (optional)

19' 8" x 11' 6"	(6.00m x 3.50m)
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Ground floor



Upper floor

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Ben Alder

3 BEDROOM



Ground floor

Ground floor

Lounge/Dining	16' 13" x 16' 2"	(4.95m x 4.94m)
Kitchen	10' 11" x 9' 8"	(3.33m x 2.95m)
Master Bedroom	12' 2" x 12' 10"	(3.70m x 3.92m)
Bedroom 2	12' 2" x 10' 8"	(3.70m x 3.25m)
Bedroom 3	10' 1" x 9' 8"	(3.08m x 2.95m)
Bathroom	7' 3" x 9' 1"	(2.20m x 2.76m)

Garage (optional)

19' 8" x 11' 6" (6.00m x 3.50m)

Upper floor (optional)

Bedroom 4	11' 4" x 16' 8"	(3.45m x 5.08m)
Bedroom 5	11' 4" x 16' 8"	(3.45m x 5.08m)
En-suite	7' 7" x 6' 3"	(2.30m x 1.90m)



Upper floor (optional)

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This attractive three bedroom home offers a number of features including: master bedroom with en-suite and spacious lounge-diner. In addition there are substantial grounds and optional garage.

Also available with an upper floor containing two further bedrooms, each en-suite.

SITE PLAN
PHASE 1



optional

optional

Ben More
3 BEDROOM
PLOT 14

optional

Ben More
3 BEDROOM
PLOT 15

optional

Ben Avon
3 BEDROOM
PLOT 38

optional

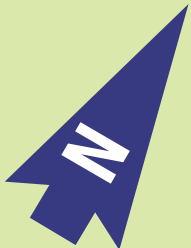
optional

Ben Lawers
4 BEDROOM
PLOT 16

optional

Ben Alder
3 BEDROOM
PLOT 35

FERRIER FIELDS



LOCATION PLAN

PHASE 1



Martin Park

Westview Park

BUS STOP

FERRIER FIELDS

BUS STOP

A926 / Lindsay Street

Websters High School
Sports Centre
Swimming Pool
Southmuir Primary School

DUNDEE (17 miles)

ABERDEEN (54 miles)
FORFAR (5 miles)

Glamis Road



Ferrier Fields Phase 1 release comprises six detached dwellings ranging from a three bedroom bungalow to a spacious four bedroom villa.

All homes feature en-suite master bedrooms as standard and come with a range of options for kitchen and bathrooms to provide for that personal touch.



image for representation purposes only. not actual layout.

SPECIFICATIONS

KITCHEN / UTILITY

- Choice of high quality kitchen units, worktops and handles, plus soft close doors, drawers and upstand (*Subject to build schedule*)
- Kitchen appliances to include: extractor hood, hob, integrated dishwasher, fridge/freezer and oven; Choice of floor tiling (*Subject to build schedule*)

BATHROOMS / EN-SUITES

- Designer sanitaryware
- Wet wall to shower enclosure (*choice of wet wall to shower enclosure*)
- Choice of floor tiling (*Subject to build schedule*)
- Splash-back tiling behind basin
- Fitted mirror; Chrome ladder heated towel rail

INTERNAL

- Wiring for satellite TV to lounge
- TV sockets in Lounge, Kitchen, and all bedrooms
- 2 phone points in Lounge, 1 in meter cupboard, master bedroom and hall
- Gas fired central-heating system, with thermostatically controlled radiators
- Feature coving to all public rooms and ground-floor hallways
- Contemporary, chrome finish door handles
- Hardwood skirtings and facings
- Walls and ceilings finished in white matt emulsion
- Solid hardwood stair balustrades (where applicable)
- Sockets & lighting to integral garage (where applicable)
- Contemporary, sliding doors to all built-in wardrobes
- Choice of internal doors, skirting boards and door handles (*Subject to build schedule*)
- Wired for security alarm system
- Mains wired smoke detectors

EXTERNAL

- High performance, reversible hardwood double glazed windows
- Hardwood front door and frame with multi-point locking
- Turfed lawn to front garden
- Topsoil to back garden
- Fencing to boundary
- Monoblock drive
- Remote controlled paneled garage door (where applicable)
- Paving slabs to path

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KIRRIEMUIR



STRATHMORE
DEVELOPMENTS

www.strathmoredevelopments.co.uk

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Interested parties are invited to register interest with the selling agents
Thorntons Property Services, 33 Yeaman Shore, Dundee, DD1 4BJ.

Telephone: 01382 200099 or email newhomes@thorntons-law.co.uk
to ensure you receive the most up-to-date advice on the development
as information becomes available.

www.thorntons-property.co.uk



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