

Eskside,  
East Mains,  
Edzell

## **PHASE 1**

<u>Plot</u>	<u>Type</u>	<u>No of Bedrooms</u>	<u>Total Area M²</u>	<u>Price</u>
7	Lyon Villa	3	117.1	Fixed Price £255,000
8	Doine Villa	4	141.5	Fixed Price £301,000
9	Bungalow	4	132.3	RESERVED

## **PHASE 2**

2	Tulla Villa	3	131.0	Fixed Price £280,000
5	Maree Villa	3	142.0	Fixed Price £297,000



Eskside

East Mains, Edzell.  
DD9 7WE

# DESCRIPTION

In a picturesque setting this select development by DLB Scotland comprises an attractive range of 10 detached villas and bungalows of individual design together with 3 further properties in a small terrace at the entrance to the site.

The properties enjoy outlooks over surrounding countryside on the edge of the village with a short walk to the River Esk.

This charming Angus village has a range of local amenities and services catering for the day to day needs of the village and includes the local primary school, health centre, local shops, cafes and 2 hotels all of which are within easy walking distance from Eskside.

Edzell is convenient for the Angus Glens which provide the opportunity for numerous outdoors pursuits, whilst the village has its own long established and well renowned golf course.

This select village is convenient for the A90 trunk road which is a short drive away and carries traffic quickly north towards Aberdeen City and south to Dundee City with numerous Angus towns including the close by Cathedral City of Brechin.

Example properties are available for early release and can be reserved at agreed fixed prices from plan during construction.

The attached site layout, floor plans and specifications have been provided for illustrative purposes by the architect and developer and these may change during construction.

The specification list in the sales particulars underlines the quality and standard of properties provided by DLB Scotland who are experienced in the construction of quality new build homes in the area.

# SPECIFICATION

## HOUSE:

**Foundations:** Reinforced concrete to engineers design

**Underbuilding & Backfill:** 7N concrete blockwork compacted upfill from ground level to underside of reinforced concrete ground floor slab

**Ground Floor:** Chipboard flooring on 100mm Kingspan or similar rigid insulation on dpm on 150mm reinforced concrete ground floor slab

**First Floor:** Chipboard flooring on 47x220mm timber joists with acoustic insulation between

**Walls:** External walls built using superior ICF wall system or Insulated concrete formwork

ICF wall system comprises of two layers of high performance insulation separated by 150mm which is then filled with concrete once built

External face of walls finished 100mm blockwork & water proofed render

Internal face of walls finished with 12.5mm duplex plasterboard, joints taped and filled and all finished with 2 coats emulsion (see decoration)

**Roof:** Prefabricated timber roof trusses finished externally with natural slate

300mm mineral wool loft insulation to level ceilings, 160mm Kingspan to any sloped ceilings. Underside of ceiling finished with 12.5mm plasterboard, joints taped and filled and all finished with 2 coats emulsion (see decoration)

**Fascias & Soffits:** White pvc

**Windows & French Doors:** White pvc with sealed double glazed units

**Front & Rear Exterior Doors:** Grey pvc with sealed double glazed units

**Internal Doors:** Oak finished doors with matching glazed doors to lounge, dining and vestibule.

**Internal Door Ironmongery:** Chrome EL22 style on backplate

**Decoration:** All walls & ceilings painted with two coats emulsion, magnolia and white respectively

**Finishings:** White gloss finish on skirtings, facings, door frames & window sills

**Electrical:** To current IEE regulations and includes, excludes tv aerial & satellite installation

**Sanitary Ware:** Roca 'The Gap' as per designs provided by DLB Scotland Ltd Sanitary Ware list available on request.

**Kitchen:** To be provided by Nobilia of Germany, appliances to be Hotpoint Appliance list available on request.

Selections to be approved by DLB Scotland Ltd as compatible with house design & build programme

## Heating & hot water:-

**Internal:** Mains gas boiler located as per plans, radiators to all rooms each with thermostatic control

**External:** Solar thermal panels mounted on roof in predetermined positions for each plot, available on request

**Garage:** Price includes single garage unless otherwise agreed, garage provided with light, double power socket and water tap.

Up & over steel door with glazed panels by Garador

## EXTERNAL:

**Siteworks:** Driveway finished in tarmac with concrete kerbs. Slabbed paths 1.2m wide to front door with ramped access, 600mm elsewhere. Slabbed patio area at french doors & gravel border provided around house. Rotary drier supplied and installed.

Rear garden enclosed with post & wire fence & hedging generally with 1.8m high vertically boarded timber fences between each plot,

Plots 1, 9 & 10 with block & rendered wall in selected areas.

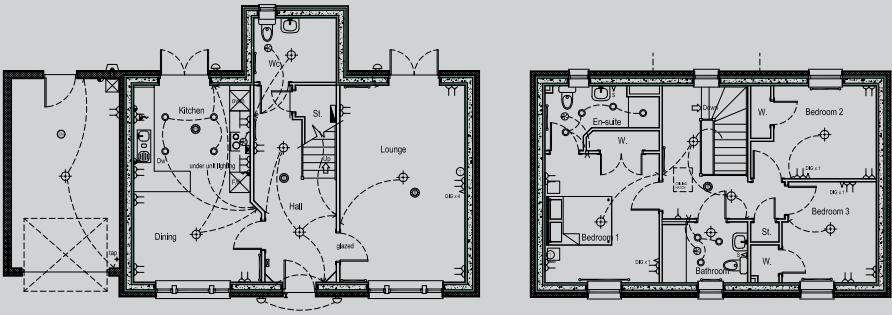
**Water & Drainage:** Foul water drains are laid in UPVC leading to public sewer, surface water to soakaways. Water service connected to public water main.

**Landscaping:** Front garden area will be turfed, remaining areas topsoiled.

PLOT 7 - LYON



Floor Area - 1171 sqm

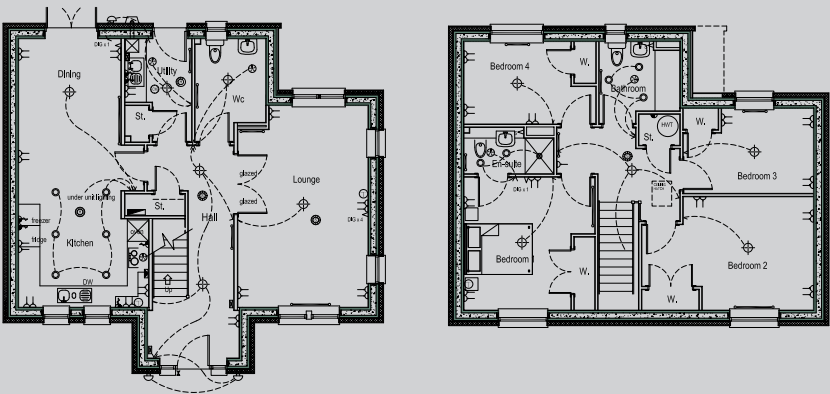


Lounge	3.66 x 5.77	12' x 18'11
Kitchen	3.41 x 3.10	11'2 x 10'2
Dining	3.74 x 2.63	12'3 x 8'7
Bedroom 1	3.34 x 3.77	10'11 x 12'4
en-suite	3.34 x 1.87 max	10'11 x 6'1 max
Bedroom 2	3.68 max x 2.72	12'1 max x 8'11
Bedroom 3	2.75 x 2.94	9' x 9'8
Bathroom	2.49 x 1.76	8'2 x 6'

PLOT 8 - DOINE



Floor Area - 141.5 sqm

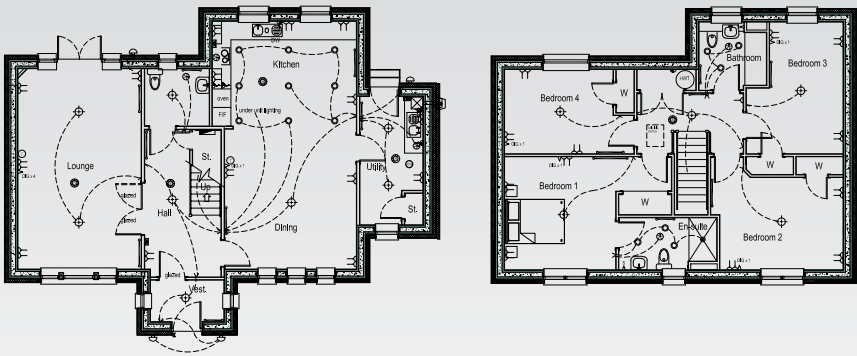


Lounge	3.66 x 5.67	12' x 18'7
Kitchen	3.63 x 3.28	12' x 10'9
Dining	2.88 x 4.27	9'5 x 14'
Bedroom 1	3.68 max x 3.73	12'1 max x 12'3
en-suite	2.51 x 1.30	8'3 x 4'3
Bedroom 2	4.81 max x 3.17	15'9 max x 10'5
Bedroom 3	3.60 x 2.38	11'10 x 7'10
Bedroom 4	3.70 x 2.31	12'2 x 7'7
Bathroom	2.36 x 2.31 max	7'5 x 7'7 max

PLOT 9 - LAIDON



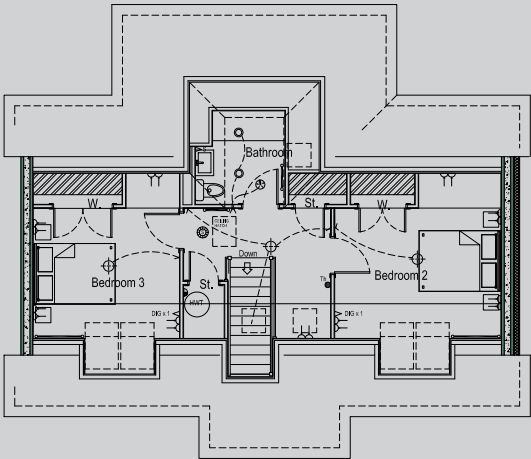
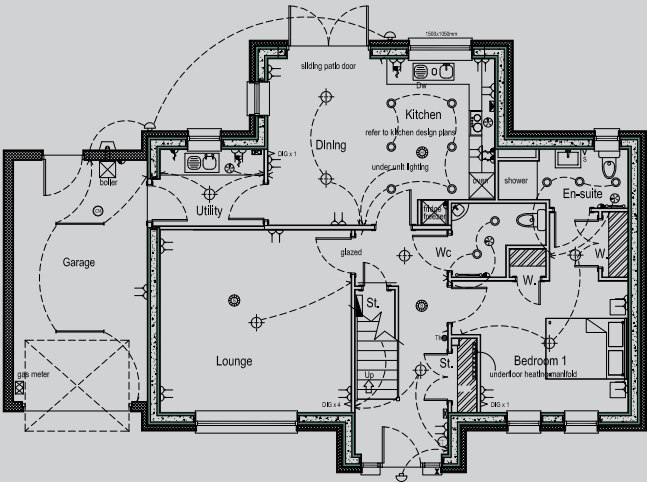
Floor Area - 168.8 sqm



Lounge	3.98 x 6.47	13'1 x 21'3
Kitchen	4.65 x 3.35	15'3 x 10'11
Fam/Dining	4.25 x 4.59	13'11 x 15'1
Utility	2.03 x 4.12	6'8 x 13'6
Bedroom 1	3.58 x 3.65	11'9 x 12'
en-suite	3.15 x 1.68	10'4 x 5'6
Bedroom 2	4.27 max x 2.98	14' max x 9'9
Bedroom 3	3.12 max x 4.25 max	10'3 max x 13'11 max
Bedroom 4	4.18 max x 2.72	13'9 max x 8'11
Bathroom	2.15 x 2.18	7'1 x 7'2



PLOT 2 - TULLA HOUSE

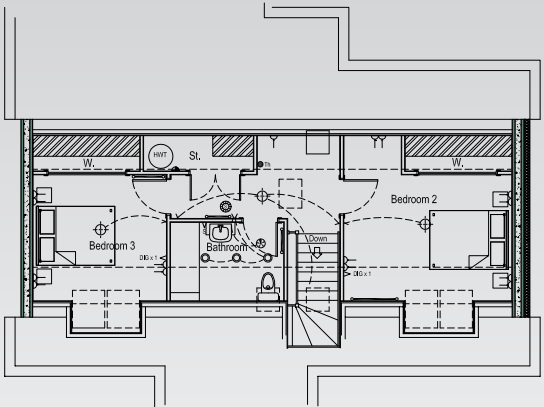
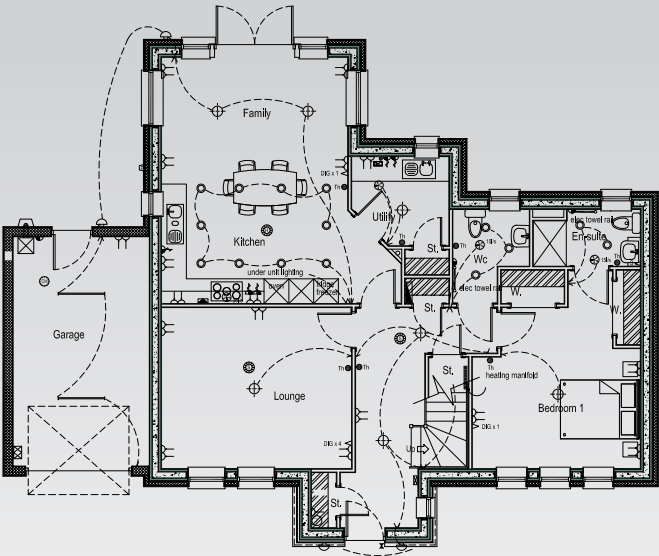


Lounge	4.48 x 4.28	14'8 x 14'1
Kitchen/Dining	5.32 x 3.90	17'5 x 12'10
Utility	2.43 x 1.78	8' x 5'11
Bathroom	3.03 x 2.26	10' x 7'5
Bedroom 3	4.13 max x 3.13	13'7 max x 10'3
Bedroom 2	3.34 x 3.87 max	11'3 x 12'9
Bedroom 1	3.35 x 3.87	11' x 12'9
en-suite	1.75 x 1.91	5'9 x 6'3
Shower Room	2.38 x 2.85	7'10 x 9'4



House Floor Area - 131.0 sqm  
Garage Floor Area - 17.8 sqm

PLOT 5 - MAREE HOUSE



Lounge	4.6 x 3.9	15'1 x 12'9
Kitchen / Dining / Fam	5.8 max x 5.96	19' max x 19'6
Utility	2.35 x 2.16	7'8 x 7'1
WC	1.85 x 2.25	6'1 x 7'4
Bedroom 1	4.06 x 3.9	13'4 x 12'9
en-suite	2.6 x 1.37	8'6 x 4'6
Bedroom 2	4.06 x 3.05	13'4 x 10'
Bedroom 3	2.23 x 3.05	10'7 x 10'
Bathroom	2.74 x 1.9	9' x 6'3

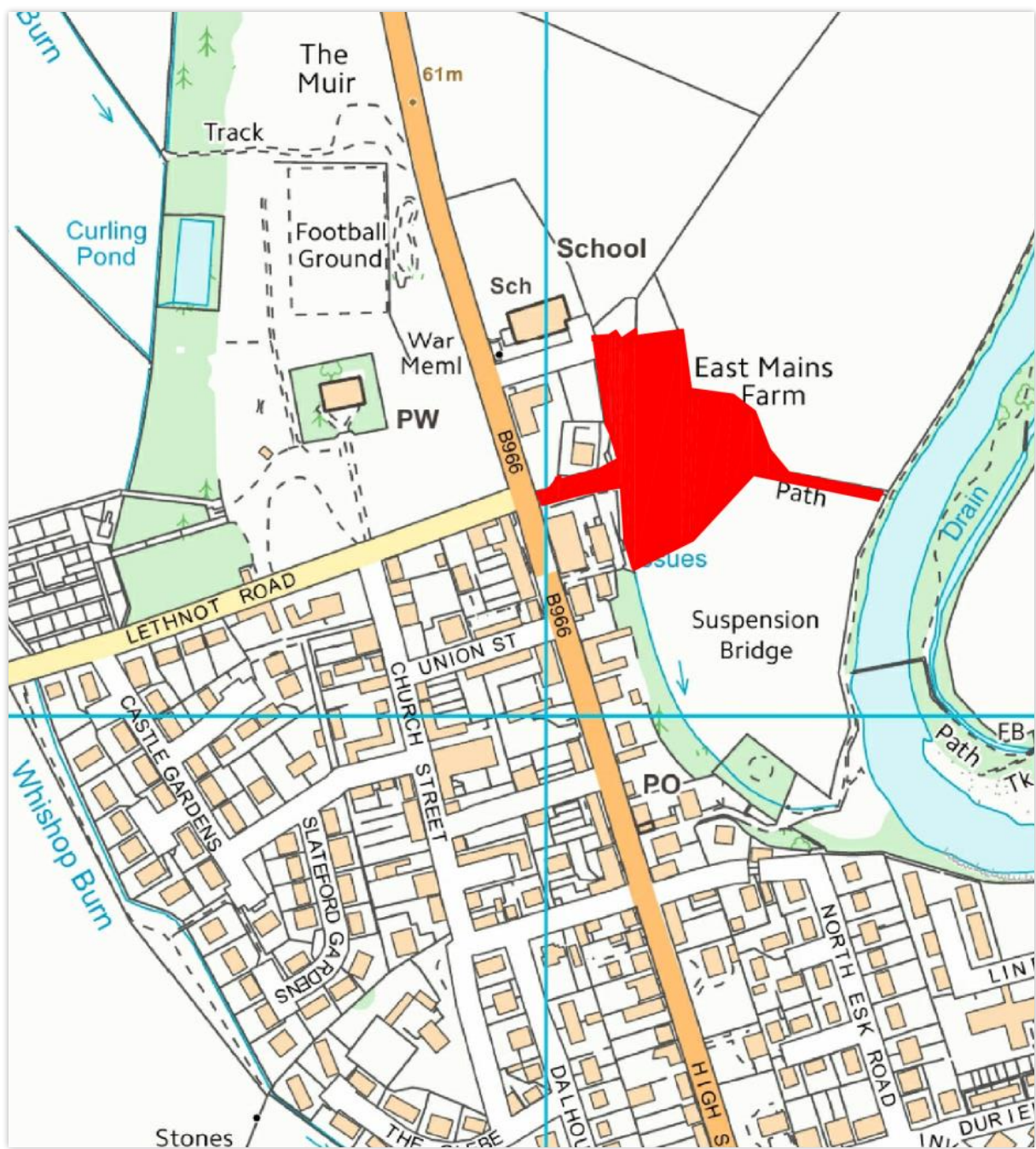


House Floor Area - 142 sqm  
Garage Floor Area - 18.2 sqm

# DEVELOPMENT



# LOCATION



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

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

**[thorntons-property.co.uk](http://thorntons-property.co.uk)**

Thorntons Property Services is a trading name of Thorntons Law LLP.