

**Old Fire Station  
296 Strathmore Avenue  
Dundee  
DD3 6SH**



Plot No	Type	Bedrooms	Price
1	Type B	3 Bed Detached Villa	RESERVED
2	Type B	3 Bed Detached Villa	RESERVED
3	Type B	3 Bed Detached Villa	Fixed Price £199,000
4	Type A	3 Bed Detached Villa	RESERVED
5	Type A	3 Bed Detached Villa	RESERVED
6	Type A	3 Bed Detached Villa	RESERVED

#### Viewing & Enquiries

Thorntons Property Services, Whitehall House,  
33 Yeaman Shore, Dundee DD1 4BJ

Telephone: **01382 200099**

Email [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk)

Ref No: **13771**

**Thorntons**   
*Let's get a move on!*



Strathmore  
Avenue

**Old Fire Station**

296 Strathmore Avenue,  
Dundee, DD3 6SH

# Description

---

Small exclusive development in a popular and central location these attractive detached villas will provide energy efficient, spacious accommodation, constructed to a high standard and finish. The builders, Discovery Homes, estimate completion dated from late Spring 2017. Reservations can be made, from plan, at agreed fixed prices.

This is a select development of six detached villas, on the north side of the Dundee Law which is a popular and thriving area of Dundee due to its close proximity to local shops, city centre, retail parks, schools, vehicular and commuter bus routes to most parts of the city.

Constructed to the new building regulations in conjunction with solar panelling, means these homes will be energy and green efficient. The innovative, well designed layouts provide ample family accommodation, including 3 bedrooms and family bathroom on the upper floor, with the master bedroom enjoying en-suite facilities.

## ***BUILDING THE FUTURE***

The world we live in is changing and so is the way we build your home. All our homes are built with the environment in mind, giving you an energy efficient home that is warm and comfortable, yet cleaner and cheaper to run.

## ***Because life is different now...***

Higher quality, engineered and built in a controlled factory environment using the finest materials.

Faster build, wind and watertight in as little as 2 days.

Eco living, use of sustainable materials, high levels of thermal and sound insulation and air-tightness.

Discovery Homes: different but better. Today potential homeowners pay increasing attention to quality the beauty we build is more than skin deep, every detail is crafted to ensure your total satisfaction.

New, contemporary and cutting edge technology.

[www.discoveryhomesltd.co.uk](http://www.discoveryhomesltd.co.uk)

The contemporary lower level features extensive, airy, semi open plan accommodation, comprising; WC, large lounge, dining/family area with patio doors and fully fitted and equipped kitchen. Each property has Monobloc parking, turfed gardens, clothes dryer and high screen fence and gate for privacy and security and choice of kitchens and tiling are available subject to build timescale.

The specification list contained within these particulars underlines the quality and specification of this small, select, private development.

Discovery Homes are a highly regarded developer with a long history of successful new build developments within the city. Their ethos is to build, innovative, high quality, yet affordable family homes of lasting style and comfort.



# Type A

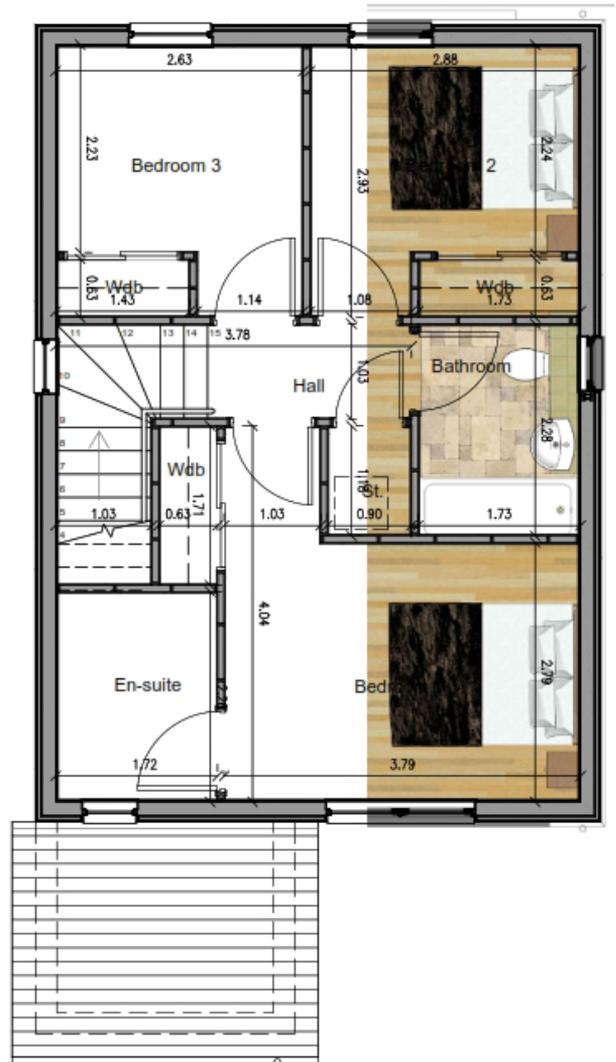
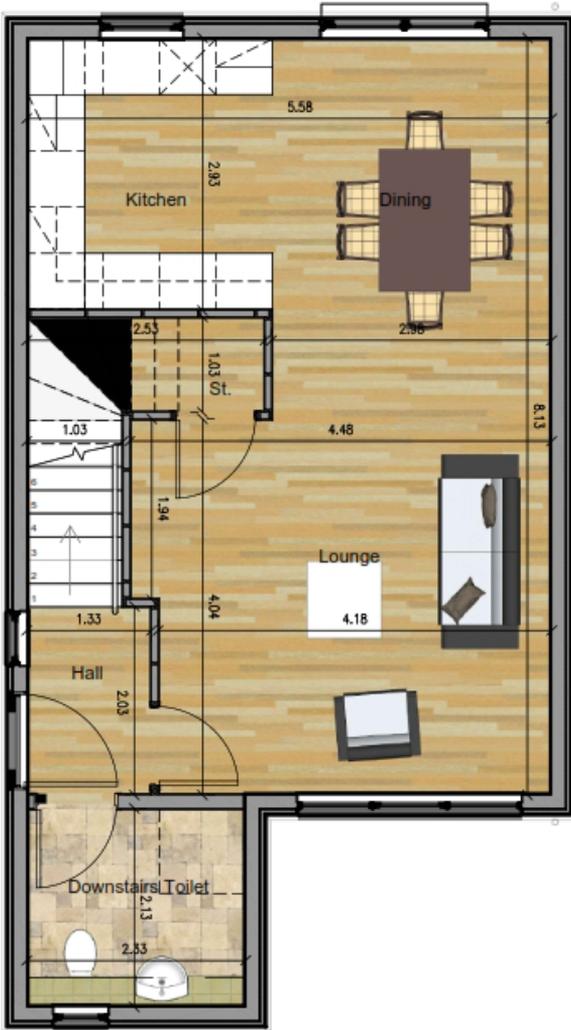


Room	Sizes(m)	Sizes(f)	Area
Lounge	4.46 x 4.04	14'7" x 13'3"	17.2 m <sup>2</sup>
Dining	2.98 x 4.08	9'9" x 13'5"	12.1m <sup>2</sup>
W/C	2.33 x 2.12	7'8" x 6'11"	4.7m <sup>2</sup>
Kitchen	2.60 x 2.93	8'6" x 9'7"	7.5m <sup>2</sup>

Ground Floor - 50m<sup>2</sup>

Room	Sizes(m)	Sizes(f)	Area
Bedroom 1	3.79 x 2.79	12'5" x 9'2"	11.7m <sup>2</sup>
Bedroom 2	3.02 x 2.93	9'11" x 9'7"	8.7m <sup>2</sup>
Bedroom 3	2.49 x 2.93	8'2" x 9'7"	7.2m <sup>2</sup>
En-Suite	1.72 x 2.26	5'8" x 7'5"	3.8m <sup>2</sup>
Bathroom	1.85 x 2.28	6'1" x 7'6"	4.1m <sup>2</sup>

First Floor - 45m<sup>2</sup>



# Type B



Room	Sizes(m)	Sizes(f)	Area
Lounge	4.46 x 4.04	14'7" x 13'3"	17.2 m <sup>2</sup>
Dining	2.98 x 4.08	9'9" x 13'5"	12.1m <sup>2</sup>
W/C	2.33 x 2.12	7'8" x 6'11"	4.7m <sup>2</sup>
Kitchen	2.60 x 2.93	8'6" x 9'7"	7.5m <sup>2</sup>

Ground Floor - 50m<sup>2</sup>

Room	Sizes(m)	Sizes(f)	Area
Bedroom 1	3.79 x 2.79	12'5" x 9'2"	11.7m <sup>2</sup>
Bedroom 2	3.02 x 2.93	9'11" x 9'7"	8.7m <sup>2</sup>
Bedroom 3	2.49 x 2.93	8'2" x 9'7"	7.2m <sup>2</sup>
En-Suite	1.72 x 2.26	5'8" x 7'5"	3.8m <sup>2</sup>
Bathroom	1.85 x 2.28	6'1" x 7'6"	4.1m <sup>2</sup>

First Floor - 45m<sup>2</sup>



# SPECIFICATION

---

## N.H.B.C. 10 YEAR WARRANTY

**KITCHEN:** Choice of fully fitted PORCELANOCA kitchens, featuring Duropal worktop with 100mm high up stands, integrated quality appliances, includes eye level oven, gas hob, stainless steel extractor hood, fridge freezer, washing machine, dishwasher and s.s. 1.5 inset bowl with chrome mixer taps.

**BATHROOM:** Quality white PORCELANOCA suite featuring wall mounted basin, concealed cistern, soft close W.C, gas heated towel rail and you may choose from a pre-selected range of PORCELANOCA wall and floor tiles. Shower over bath.

**ENSUITE:** Quality white PORCELANOCA sanitary ware throughout including wall mounted basin, concealed cistern, soft close W.C, walk in shower enclosure, thermostatically controlled shower units, polished chrome taps, gas heated towel rail. Choice of wall and floor tiles from a pre-selected range of PORCELANOCA tiles. Fully tiled in shower enclosure, tiling to dado height behind W.C and W.H.B.

**CLOAKROOM:** Quality PORCELANOCA sanitary ware.

**INTERNAL DOORS:** High quality German internal doors fitted with attractive contemporary, chrome handles.

**WINDOWS and DOORS:** Pre-finished front door set complete with chrome furniture, dead-lock and lever latch. Thermally and acoustically efficient pre-finished double glazed windows.

**SOLAR P.V.** Included

**ELECTRICAL:** White sockets and switches throughout, shower/toothbrush socket in bathroom and en-suite. Cat 6 and T.V. point to all bedrooms and lounge. U.S.B. sockets to bedrooms, lounge and kitchen. Sky wiring to lounge. B.T. points to lounge and master bedroom. Hard wired smoke detectors and CO2 detector in kitchen.

**BEDROOMS:** Sliding door wardrobes to all with Swedish Elfa Shelving.

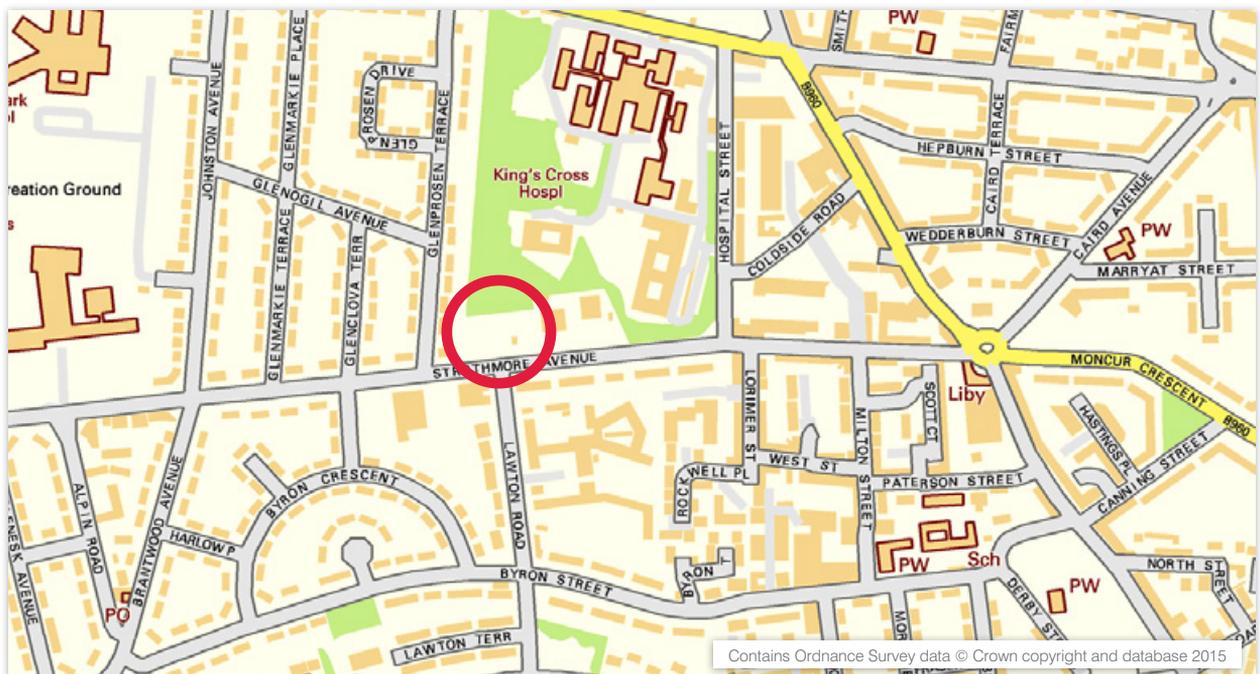
**INTERNAL FINISH and DECORATION:** Walls and ceilings finished in white emulsion, all woodwork pre-finished in white gloss.

**EXTERNAL SPECIFICATION:** Black LED cylindrical up/down external lights, (front door PIR controlled)

**GARDENS:** Rear gardens turfed, rotary clothes dryer and high screen timber fence to boundary all, with gate for added privacy and security.

**Please Note:** the above specification is subject to change depending on build schedule

# 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.