

64-72 Cotton Road  
Dundee  
DD3 7BS

Plot Number	Type	No of Bedrooms	Price
1	Detached Villa	3	Not Released
2	Semi-Detached Villa	3	Not Released
3	Semi-Detached Villa	3	Not Released
4	Semi-Detached Villa	3	Fixed Price £184,950
5	Semi-Detached Villa	3	Not Released



64-72 Cotton Road | Dundee, DD3 7BS

# Description

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Centrally located within walking distance of the main City Centre, this New Build development by McGill Homes comprises 5 family villas, 4 of which are semi-detached and with 1 detached example.

These 3 bedroomed family homes are generously proportioned and will be finished to a high specification by McGill Homes who are part of the long-established McGill & Co Ltd.

The attached specification list underlines the quality and attention to detail and includes gas central heating with combination boiler and thermostatically controlled radiators, heated towel rails in bathroom, en-suite and WC all of which rooms have tiled floors and walls. Quality UPVC double glazed window feature throughout and there is a quality fitted kitchen with a comprehensive range of appliances included. Ceramic floor tiling in the kitchen and wall tiles above the worktops are included. Quality suites by Ideal Standard are complemented by fitted furniture in the bathroom and en-suite. Other exceptional finishings include oak doors and an oak handrail on the stair. The properties are sold with a fitted security alarm system.

There is well proportioned garden ground to the rear with timber privacy fencing. To the front of the property there is a paved driveway which will comfortably accommodate two vehicles.

These impressive homes are available for reservation from plan during construction and maybe secured at agreed fixed prices.

The properties are targeted for completion in August/ September 2017 and will be sold with the benefit of a 10 year warranty.

Further particulars and reservation details are available from the sole 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).



# SPECIFICATION

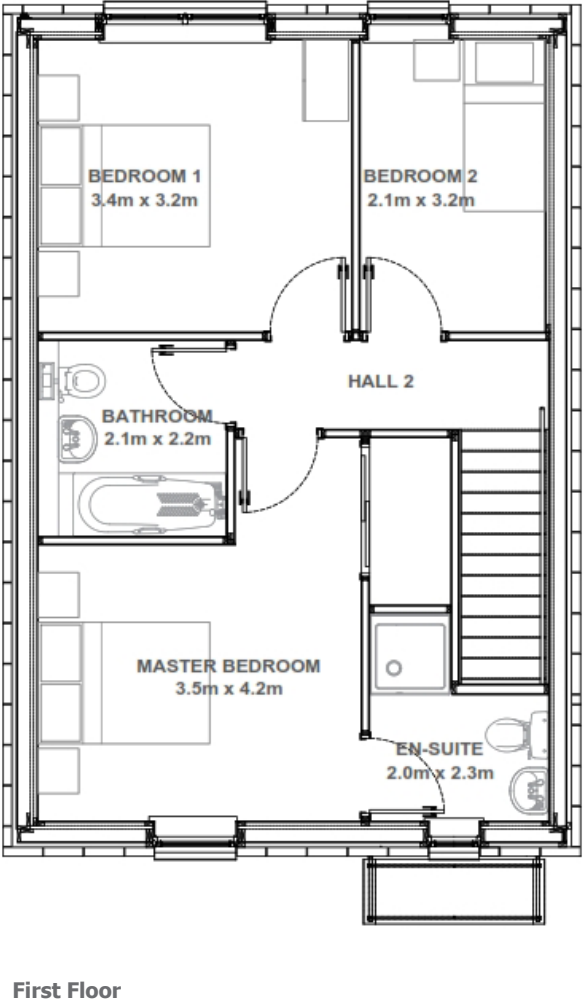
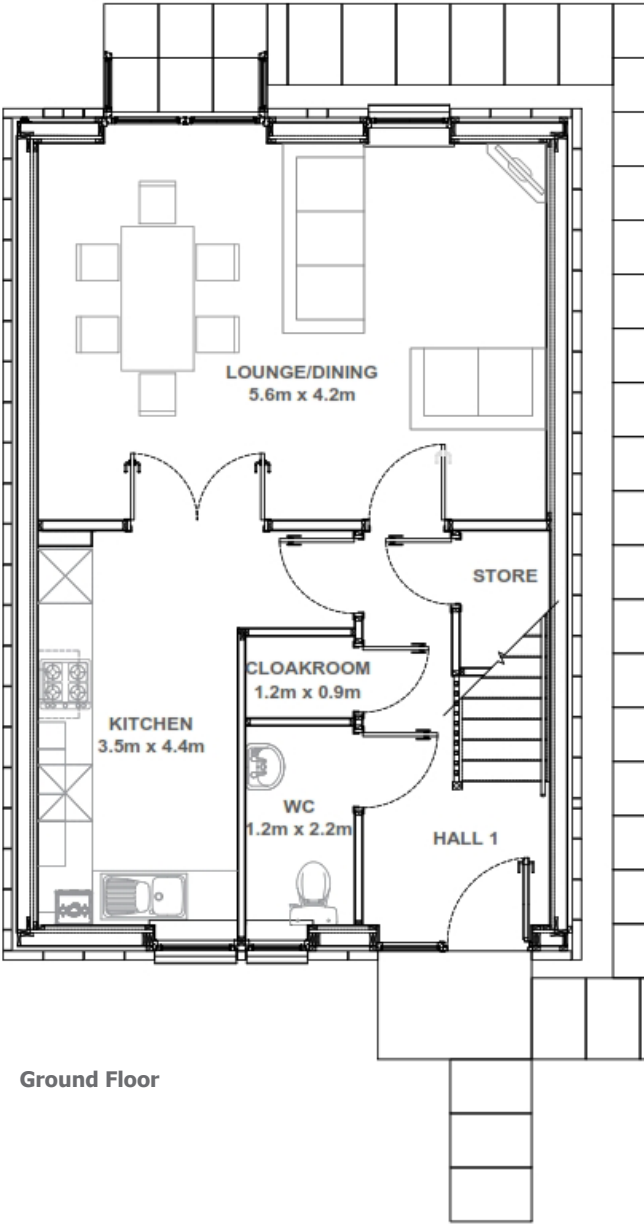
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- High specification timber kit construction with thermal insulation to comply with current Building Standards
- Energy performance certified to ensure reduced energy bills are achieved
- Photovoltaic roof panel on the West elevation
- Sound and Air Tightness testing
- Worcester Bosch combination boiler feeding the gas central heating system and thermostatically controlled radiators
- Heated towel rails in the bathroom and ensuite
- Double glazed UPVC windows, pre-finished in RAL 7016 Grey / Grey
- Double glazed UPVC patio doors, prefinished in RAL 7016 Grey / Grey
- Composite front door pre-finished in RAL 7016 Grey / Grey
- Glass rain screen canopy
- Quality fitted kitchen by Howdens with integrated fridge freezer, electric hob, electric oven, dishwasher and cooker hood. Space for freestanding washing machine
- Ceramic floor tiles in the kitchen and wall tiles above the worktops
- Ceramic wall and floor tiles in the bathroom, ensuite and WC
- Quality sanitaryware by Ideal Standard with fitted furniture in the bathroom and ensuite
- Oak doors with MDF skirtings and facings painted white gloss
- Oak handrail on the stair with redwood newel posts and stringers painted white gloss
- Fitted wardrobes in the master bedroom and in bedroom 1 with mirror doors
- Extensive use of LED lighting in the lounge, kitchen and dining area
- Intruder alarm system with PIRs in all ground floor rooms and contacts on external doors
- Extensive rear garden area with timber privacy fencing
- Facing brick and contrasting white scratch render to the front elevation
- Paved driveway for 2 cars and paved patio area
- 10-year warranty by Checkmate



# PLANS

## DETACHED VILLA

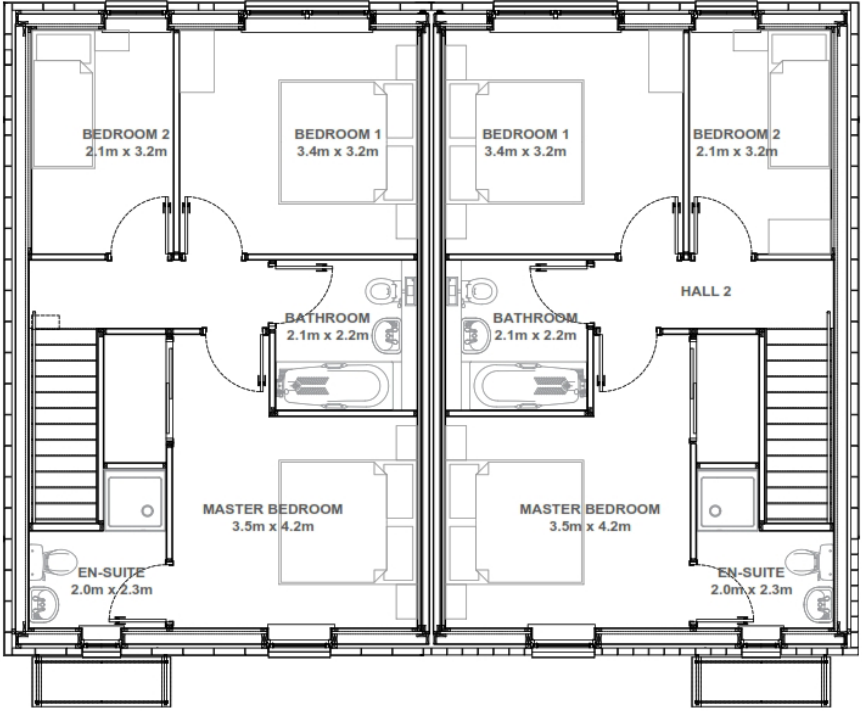




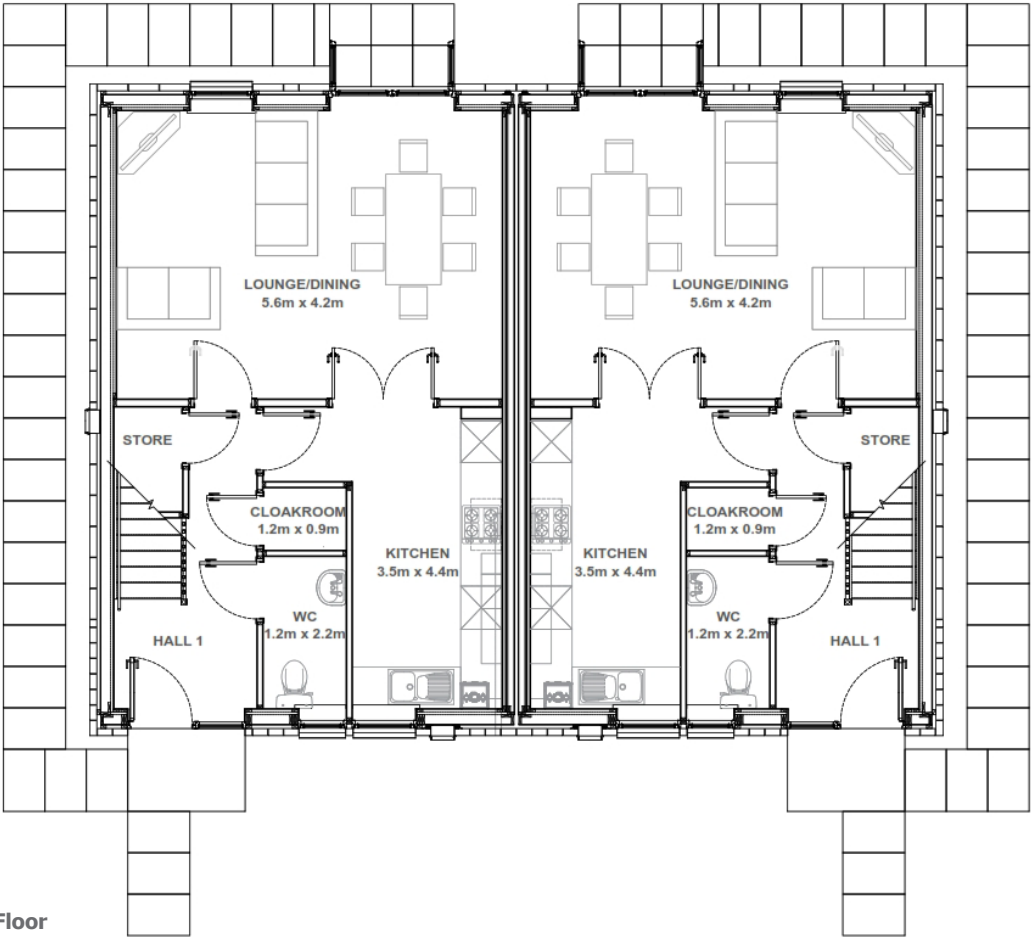
# PLANS

## SEMI-DETACHED VILLA

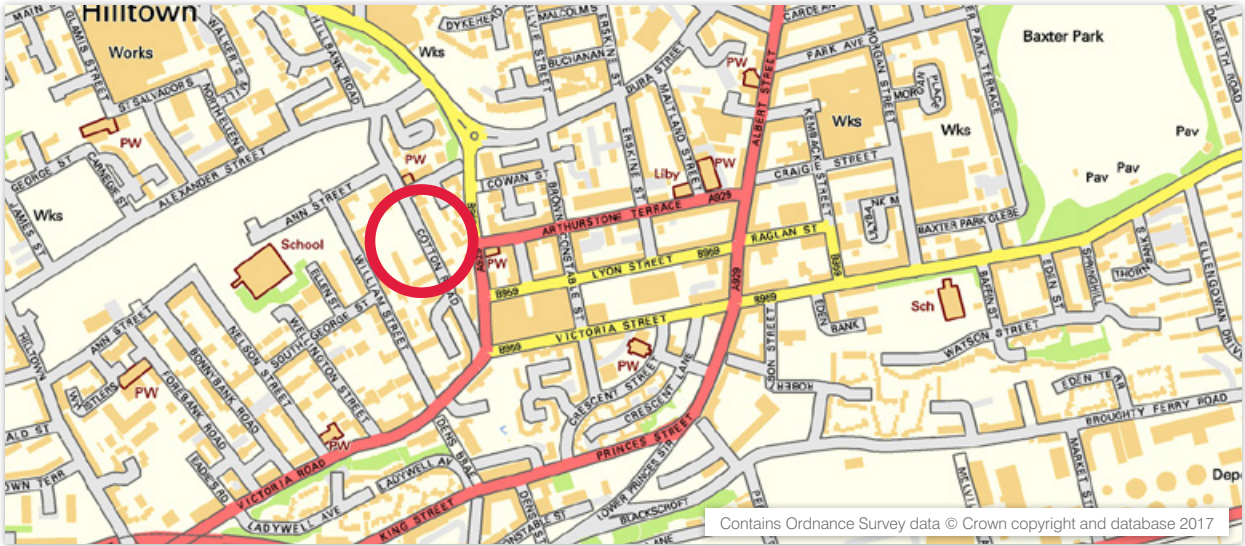
First Floor



Ground Floor



# 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.