

Anton House
Broughty Ferry
DD5 2JT



EARLY RELEASE PRICE LIST

Plot	Size (SQM)	Phase	Type	Price
<u>Ground floor</u>				
1	102.2	2	2 bed apartment	SOLD
2	73.3	2	2 bed apartment	SOLD
3	69.2	2	2 bed apartment	SOLD
4	97.1	2	2 bed apartment	SOLD
(Grd & 1 st flr)				
13	98.6	1	2 bed apartment	SOLD
14	94.9	1	2 bed apartment	Fixed Price £249,500
<u>First Floor</u>				
5	73.0	2	2 bed apartment	Fixed Price £215,950
6	79.3	2	2 bed apartment	Fixed Price £209,950
15	98.6	1	2 bed apartment	SOLD
16	94.9	1	2 bed apartment	Fixed Price £249,000
<u>Second Floor</u>				
7	102.5	2	2 bed apartment	SOLD
8	64.4	2	2 bed apartment	Fixed Price £199,950
9	78.6	2	2 bed apartment	Fixed Price £215,000
10	81.5	2	2 bed apartment	SOLD
17	98.6	1	2 bed apartment	SOLD
18	94.9	1	2 bed apartment	Fixed Price £249,950
<u>Third Floor</u>				
11	112.7	2	3 bed apartment	SOLD
12	141.3	2	3 bed apartment	Fixed Price £350,000
19	109.6	1	2 bed apartment	SOLD
<u>Mews Block Rear</u>				
20	96.0		3 bed detached villa	SOLD
21	96.0		3 bed semi-detached villa	Fixed Price £279,950
22	96.0		3 bed semi-detached villa	Fixed Price £290,000

For further information please contact the sole selling agents **Thorntons Property Services, Whitehall House, 33 Yeaman Shore, Dundee DD1 4AR** Tel: 01382 200099 or newhomes@thorntons-law.co.uk

CONTEMPORARY AND CLASSICAL APARTMENTS IN THE PERFECT LOCATION



ANTON HOUSE

FORTHILL ROAD, BROUGHTY FERRY

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FORTHILL ROAD, BROUGHTY FERRY



This 19th century mansion sits within a mature walled garden on an elevated position with wide ranging views across the Tay towards Fife.

The Anton House development is the perfect location for both town and country. It provides new-build and refurbished, 2 and 3-bedroom spacious apartments and penthouses.

There are two distinct property types:

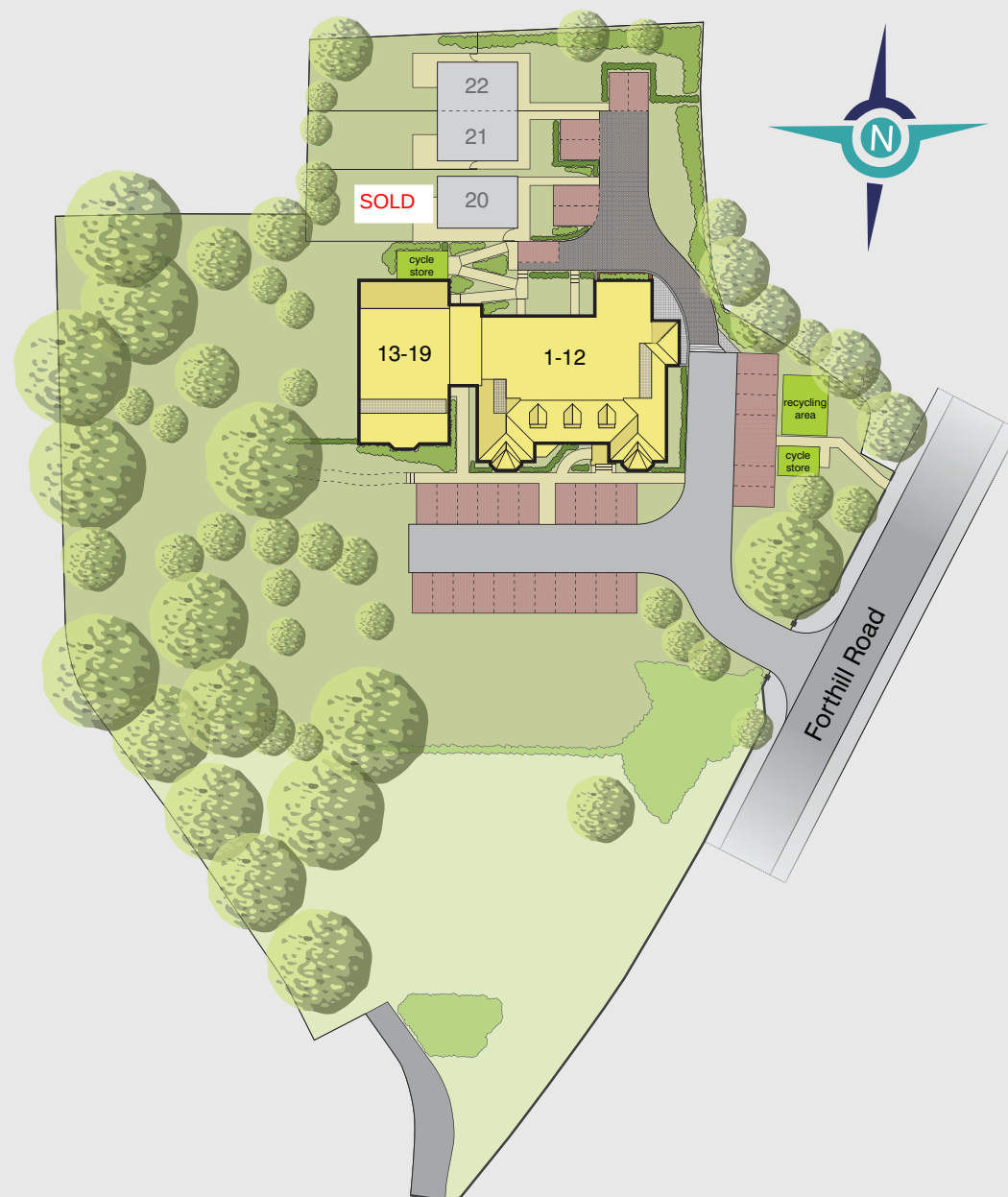
Classical Apartments are set within the former Victorian stone villa, with period features retained where possible, high ceilings and a specification that blends traditional features with modern fixtures, fittings and appliances.

Contemporary Apartments are all new-build properties within the side and rear extensions, high specification including underfloor heating throughout.

All properties have German designer kitchens, bathrooms and ensuites, with a choice of fixtures and fittings from our standard range.

Bespoke design is available to make your new home truly individual to meet your specific needs. This service is available to those who purchase early.

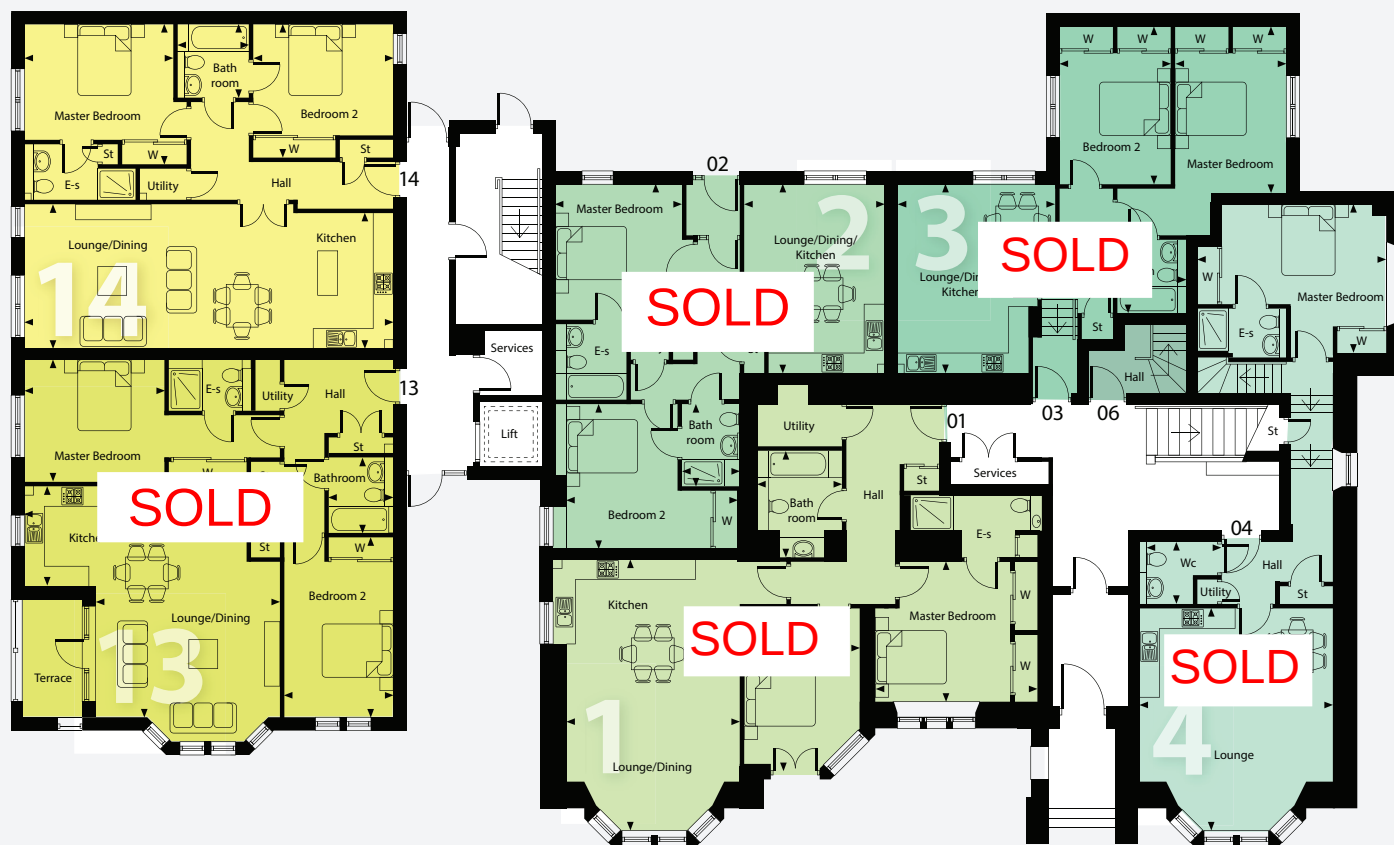
A N I N V I T A T I O N T O V I E W



G R O U N D F L O O R

ANTON HOUSE

FORTHILL ROAD, BROUGHTY FERRY



FLAT 01	M	FT
Lounge/Kitchen	4650 x 7640	15'3" x 25'1"
Bedroom 1	3380 x 4500	12'9" x 14'9"
Bedroom 2	4470 x 3320	14'8" x 10'11"
Bathroom	2380 x 7640	7'5" x 9'8"

FLAT 02	M	FT
Lounge/Kitchen	4000 x 5130	13'1" x 16'8"
Bedroom 1	4050 x 3500	13'3" x 11'6"
Bedroom 2	3980 x 4700	14'8" x 15'5"
Bathroom	1770 x 2250	5'10" x 7'5"

FLAT 03	M	FT
Lounge/Kitchen	4470 x 5130	14'8" x 16'8"
Bedroom 1	3120 x 4680	10'3" x 15'4"
Bedroom 2	3090 x 4480	10'2" x 14'8"
Bathroom	2040 x 1920	6'8" x 6'4"

FLAT 04	M	FT
Lounge/Kitchen	5280 x 6240	17'4" x 20'6"
Bedroom 1	5320 x 4000	17'5" x 13'1"
Bedroom 2	5320 x 4000	17'5" x 13'1"
GF WC	1670 x 1960	5'5" x 6'5"

FLAT 13	M	FT
Lounge	5210 x 6520	17'1" x 23'7"
Kitchen	2810 x 3650	9'3" x 12'0"
Bedroom 1	7230 x 3440	23'9" x 11'3"
Bedroom 2	5090 x 3050	16'8" x 10'0"
Bathroom	2110 x 1810	6'11" x 5'11"

FLAT 14	M	FT
Lounge/Kitchen	4080 x 10380	13'5" x 34'1"
Bedroom 1	4200 x 3960	13'9" x 13'0"
Bedroom 2	3880 x 3760	12'9" x 12'4"
Bathroom	2080 x 2060	6'10" x 6'9"

Note: Thorntons Property Services make every effort to ensure that all particulars are correct and up to date. The illustrations, floor plans and details shown are taken from the original plans and drawings for the development and are finished at this stage to give indications of the proposed layouts and finishings. These may alter during the construction and should be considered on that basis.

Call our sales team for more information **01382 200099** or email newhomes@thorntons-law.co.uk

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ANTON HOUSE

FORTHILL ROAD, BROUGHTY FERRY

FIRST FLOOR

FLAT 05

	M	FT
Lounge/Kitchen	4020 x 5130	13'2" x 16'8"
Bedroom 1	4050 x 3510	13'3" x 11'6"
Bedroom 2	3980 x 4650	13'1" x 15'3"
Shower Room	2250 x 1650	7'5" x 5'5"

FLAT 06

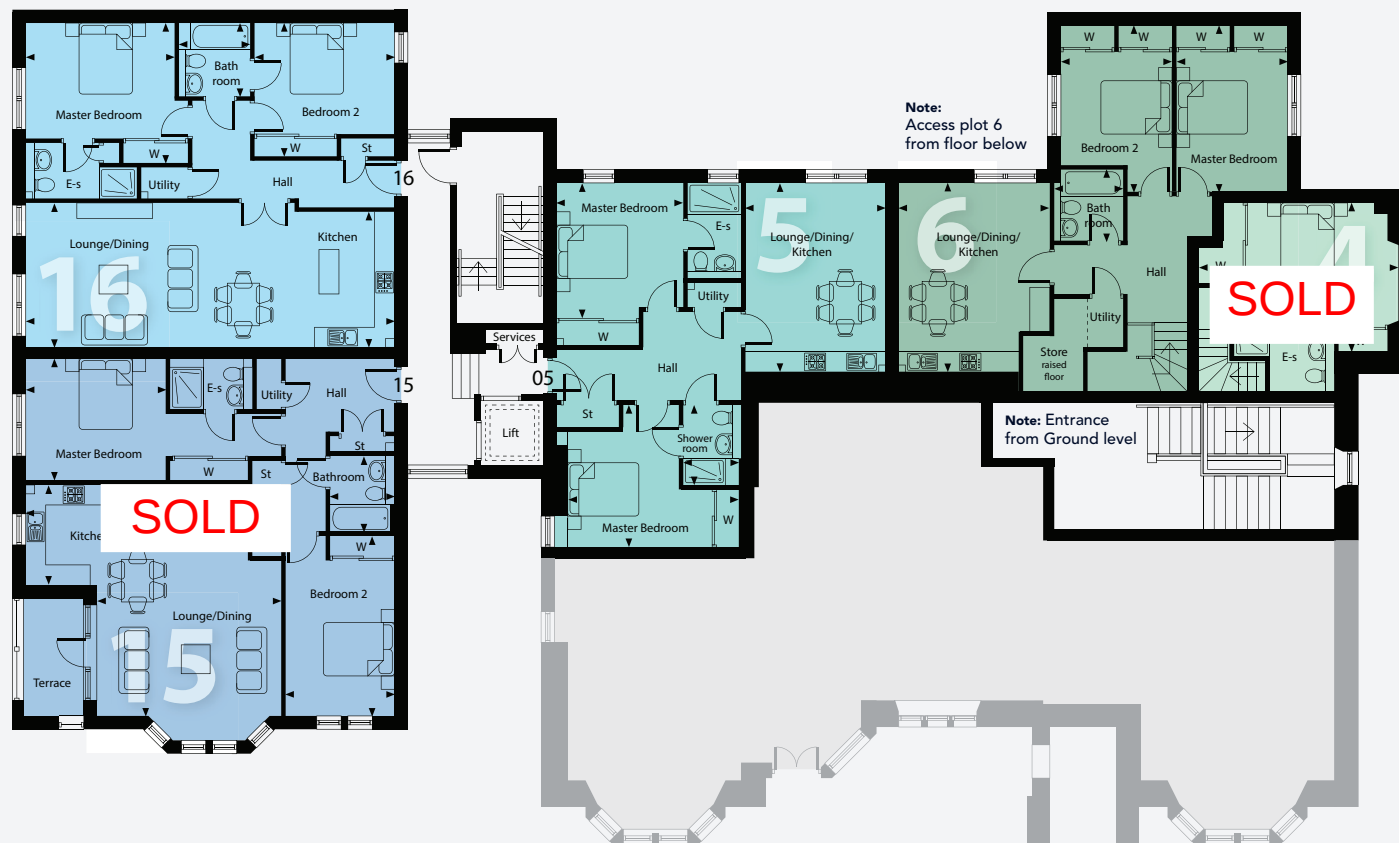
	M	FT
Lounge/Kitchen	4300 x 5130	14'1" x 16'8"
Bedroom 1	4680 x 3090	15'4" x 10'2"
Bedroom 2	4680 x 3120	15'4" x 10'3"
Bathroom	2020 x 1950	6'8" x 6'5"

FLAT 15

	M	FT
Lounge	5210 x 6520	17'1" x 23'7"
Kitchen	2810 x 3650	9'3" x 12'0"
Bedroom 1	7230 x 3440	23'9" x 11'3"
Bedroom 2	5090 x 3050	16'8" x 10'0"
Bathroom	2110 x 1810	6'11" x 5'11"

FLAT 16

	M	FT
Lounge/Kitchen	4080 x 10380	13'5" x 34'1"
Bedroom 1	4200 x 3960	13'9" x 13'0"
Bedroom 2	3880 x 3760	12'9" x 12'4"
Bathroom	2080 x 2060	6'10" x 6'9"

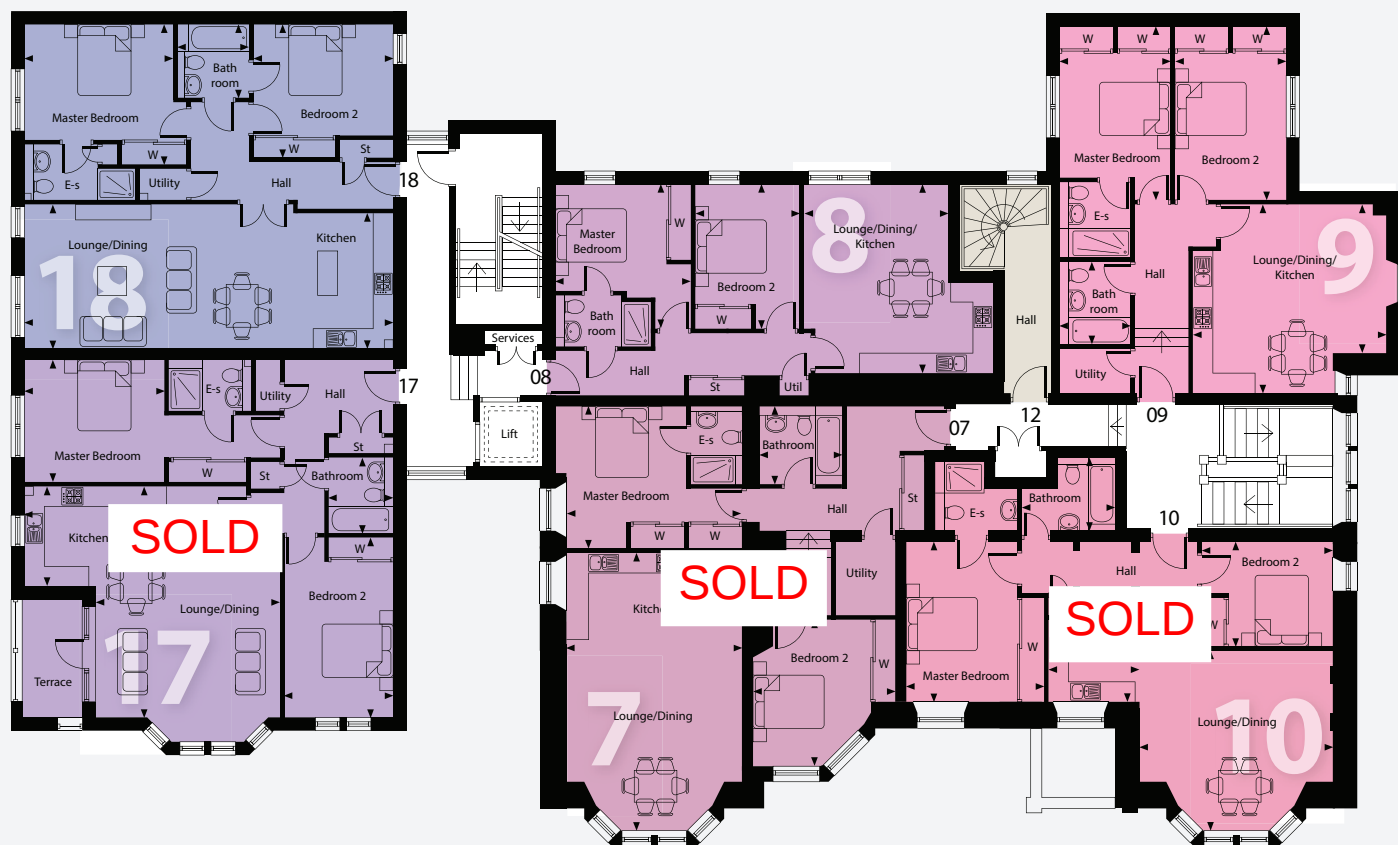


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SECOND FLOOR

ANTON HOUSE

FORTHILL ROAD, BROUGHTY FERRY



FLAT 07	M	FT
Lounge/Kitchen	4870 x 7840	15'10" x 25'9"
Bedroom 1	4880 x 3980	16'0" x 13'1"
Bedroom 2	4140 x 4020	13'7" x 13'2"
Bathroom	2250 x 2200	7'5" x 7'3"

FLAT 08	M	FT
Lounge/Kitchen	5250 x 4100	17'2" x 17'3"
Bedroom 1	4050 x 3700	13'3" x 12'2"
Bedroom 2	4050 x 3000	13'3" x 9'8"
Shower Room	1400 x 2600	4'7" x 8'6"

FLAT 09	M	FT
Lounge/Kitchen	5240 x 5430	17'2" x 17'8"
Bedroom 1	4950 x 3090	16'3" x 10'2"
Bedroom 2	4950 x 3120	16'3" x 10'3"
Bathroom	2300 x 1950	7'7" x 6'5"

FLAT 10	M	FT
Lounge	5280 x 5040	17'10" x 16'6"
Kitchen	2830 x 2650	9'3" x 8'8"
Bedroom 1	4460 x 3840	14'8" x 12'7"
Bedroom 2	3760 x 2880	12'4" x 9'5"
Bathroom	2110 x 2660	6'11" x 8'9"

FLAT 17	M	FT
Lounge	5210 x 6520	17'1" x 23'7"
Kitchen	2810 x 3650	9'3" x 12'0"
Bedroom 1	7230 x 3440	23'9" x 11'3"
Bedroom 2	5090 x 3050	16'8" x 10'0"
Bathroom	2110 x 1810	6'11" x 5'11"

FLAT 18	M	FT
Lounge/Kitchen	4080 x 10380	13'5" x 34'1"
Bedroom 1	4200 x 3960	13'9" x 13'0"
Bedroom 2	3880 x 3760	12'9" x 12'4"
Bathroom	2080 x 2060	6'10" x 6'9"

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AN INVITATION TO VIEW

ANTON HOUSE

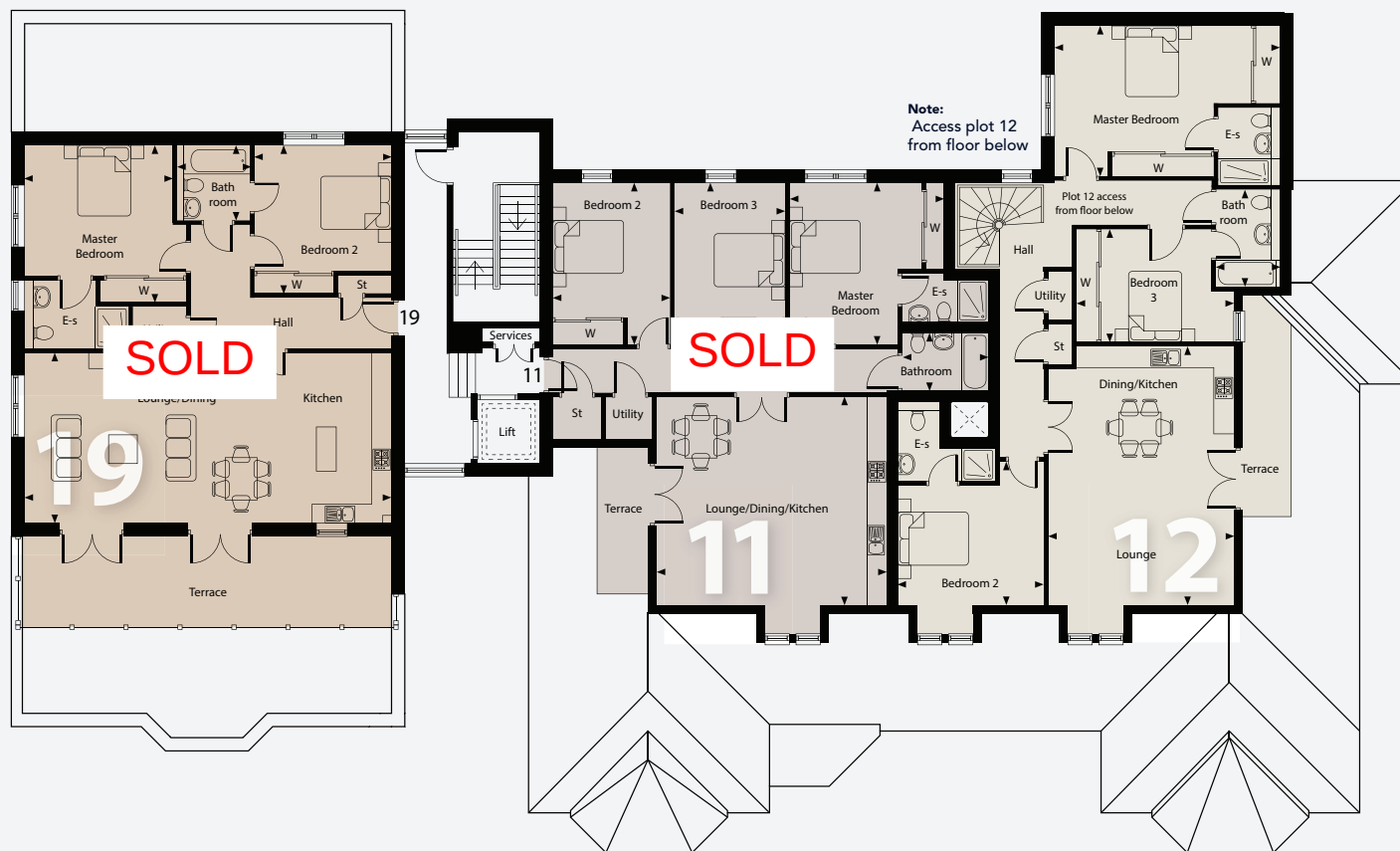
FORTHILL ROAD, BROUGHTY FERRY

P E N T H O U S E

FLAT 11	M	FT
Lounge/Kitchen	5920 x 6500	19'5" x 21'4"
Bedroom 1	4470 x 4350	14'8" x 14'3"
Bedroom 2	4470 x 3180	14'8" x 10'5"
Bedroom 3	4470 x 3270	14'8" x 10'9"
Bathroom	2370 x 1790	7'9" x 5'10"

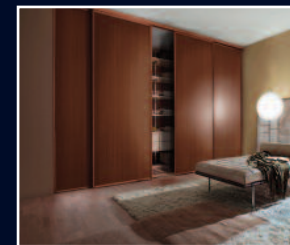
FLAT 12	M	FT
Lounge/Kitchen	5260 x 7300	17'3" x 23'11"
Bedroom 1	6310 x 4280	20'8" x 14'1"
Bedroom 2	4450 x 3200	14'7" x 10'6"
Bedroom 3	3440 x 4090	11'3" x 13'5"
Bathroom	2710 x 1810	8'11" x 5'11"

FLAT 19	M	FT
Lounge/Kitchen	4830 x 10250	15'10" x 33'8"
Bedroom 1	4080 x 4440	13'5" x 14'7"
Bedroom 2	4210 x 3910	13'10" x 12'8"
Bathroom	2080 x 2110	6'10" x 6'11"



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Finishing Touches



Windows

- Fully reversible, high-performance aluminium-faced timber double glazed windows.

Heating System

- Underfloor heating throughout, with thermostatic controls.
- Heated towel rails to each Bathroom and Ensuite.
- High performance, energy efficient combination gas boiler.
- Some plots additionally benefit from Air-Source Heat Pumps: Apartments 4, 11, 12, 14 & 19 and houses.

Electrical

- Generous power sockets throughout, with USB charging points.
- Chrome finish sockets & switches to principle living areas.
- Digital and terrestrial TV & telephone points.
- Recessed downlights to Hallway, Kitchen / Dining, Bathroom and Ensuites.
- Separate kitchen unit lighting.
- Low energy pendant lighting elsewhere.
- External lights adjacent to Ground floor and Balcony doors.

Kitchen

- Choose from our selected range of German designer kitchens, worktops with matching upstands and glass splashback for cooking.
- Under unit lighting
- Stainless steel designer sinks and taps.
- High quality branded integrated appliances
 - Gas hob
 - Electric oven
 - Feature Extractor hood
 - Fridge / Freezer
 - Dishwasher
 - Washer / Dryer (freestanding where shown in Utility Space)

Bathroom & Ensuite

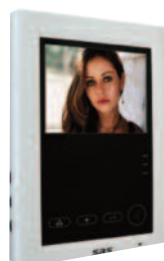
- Contemporary white sanitary-ware, with mixer taps
- Choice of vanity units
- Choose from our selective range of modern ceramic tiles full height around bath, within shower enclosures and floor
- Underfloor heating, with heated chrome towel rail
- LED Downlights
- Shower in Ensuite: Milan Triple feature shower, with glazed enclosure.
- Shower over bath: Tritan electric power shower, with glazed side screen
- Shaver socket

Internal Finishes

- Oak veneer doors with contemporary lever handles
- Fitted wardrobe doors with internal shelving and hanging rails
- Walls and ceilings painted off-white, with timber finishes painted white satinwood

Security & Safety

- Audio-Visual access control system to communal entrance door, with fob activation
- Flat doors with multi-point locking system
- Heat, Smoke and CO detectors.
- Postal boxes for each property within communal zones.



Classical Apartments

- Plots 1, 4, 7 & 10 have similar specification, but with certain variations.
- New traditional sash & case windows with Slimlite double glazing units, with chrome ironmongery.
- High ceilings and decorative corning within primary rooms.
- Heating with period feature radiators, underfloor heating to Bathroom & Ensuites.
- Existing period staircase refurbished, with stain-glass feature window, carpeted finish and period corning.

Externals

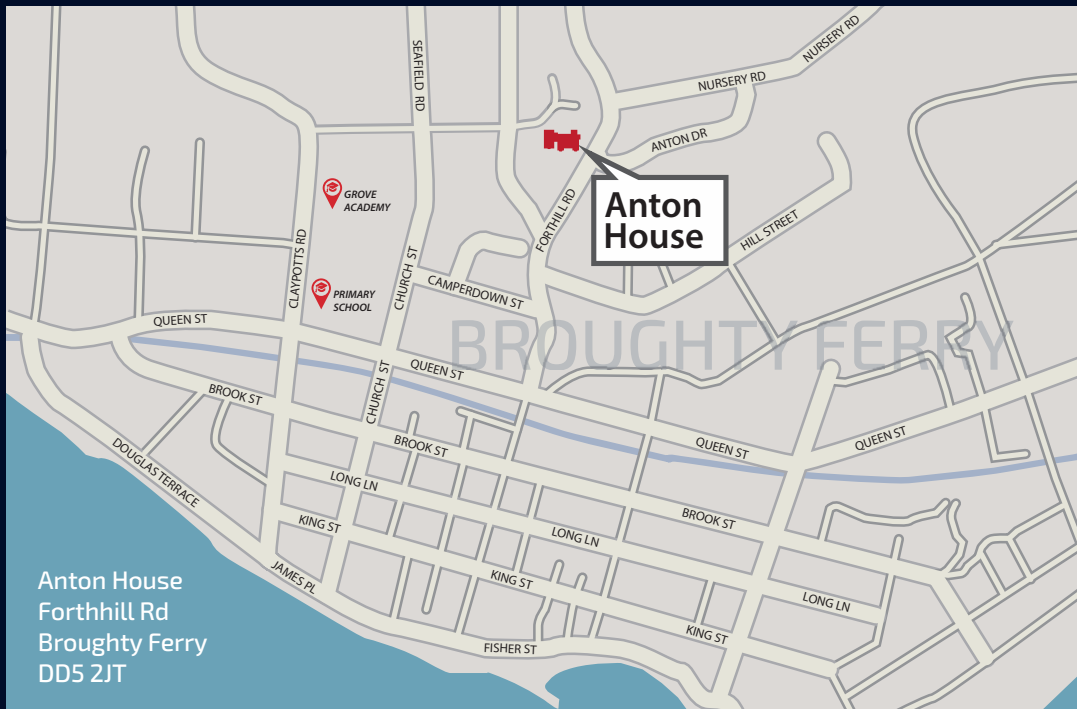
- Allocated car parking
- Visitors & disabled parking
- Electric vehicle charging points
- Secure cycle storage
- Communal refuse collection store
- External lighting
- Mature garden grounds set within the Broughty Ferry Conservation Area, with landscape maintenance by Management Factor.

Optional Extras

- Why not make your home bespoke to suit your own style?
- Internal layout changes and specification changes are possible for those early to conclude missives. Subject to Building Regulations and other design restrictions.
- Standard extras are available from our Interior Design service, by separate agreement.

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01382 200099

Whitehall House 33 Yeaman Shore Dundee DD1 4BJ



Broughty Ferry is an attractive and popular commuter town sitting between the Tay and the Angus countryside. It's characterised by a lively mix of shops, bars, restaurants, cafes and boutiques.

It also has excellent bus transport links and with the train station only about half a mile to the south, there are convenient services to Dundee, Aberdeen, Edinburgh and Glasgow.

Dundee city centre is a mere 4.5 miles to the west and Dundee Airport a further 2 miles, with daily flights to London Stansted.

Anton House lies within the catchment area for excellent schooling which includes The Grove Academy secondary school, both Forthill and Eastern Primaries, with private schooling at The High School of Dundee.