

Little Cairnie,
Arbroath ,
DD11 3BD

Plot Number	Type	Number of Bedrooms	Price
Phase 2			
5	A – Semi Detached	3	Fixed Price £195,000
6	A – Semi Detached	3	Price on Application
7	A – Semi Detached	3	Fixed Price £195,000
8	A – Semi Detached	3	Price on Application
9	A – Semi Detached	3	Price on Application
10	A – Semi Detached	3	Fixed Price £185,000
21	1 – Semi Detached	2	RESERVED
22	1 – Semi Detached	2	RESERVED
23	A – Semi Detached	3	Fixed Price £185,000
24	A – Semi Detached	3	Price on Application
25	C - Detached	4	RESERVED
29	A – Semi Detached	3	Price on Application
30	A – Semi Detached	3	Fixed Price £195,000
31	B - Detached	3	Fixed Price £215,000

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Thorntons 
Let's get a move on!

Prices from £185,000

Located on the western edge of the popular seaside Angus town of Arbroath, Thorntons are delighted to bring to the market early release homes available at Little Cairnie. This select development of impressive new build homes shall be available for entry by March - June 2019 and can be reserved now.

The quality specification and attention to detail ensure that these houses offer spacious accommodation, perfect for a modern lifestyle. Each house comes with its own dedicated parking spaces and private gardens. There is also one detached 4 bedroom house with garage available within the first phase being released.

With excellent transport links, there are regular train and bus services between Arbroath and Dundee and Aberdeen, and to all other surrounding towns and villages within Angus. There are schools at primary and secondary levels and major supermarkets all within a reasonably short walking distance of the site. These impressive homes are suited to a variety of buyer types looking for a well located home with straightforward access to local amenities.

For more details and to reserve your home please contact Thorntons New Homes Team on 01382 200099

Features

- 3 & 4 bed new build homes
- Semi-Detached & Detached Available
- High standard of specification
- Underfloor Heating
- Client choices
- Integrated appliances
- Private parking & garden
- Close to schools & amenities
- Help to Buy Available
- Reserve Now



Viewing & Enquiries

Thorntons Property Services
Whitehall House
33 Yeaman Shore
Dundee DD1 4BJ
Telephone: **01382 200099**

newhomes@thorntons-law.co.uk

SPECIFICATION

Walls – Coloured render with larch cladding

Roof – Russel modern roof tiles

Windows & Patio Doors – High performance, double glazed UPVC tilt & turn

Front Door – Contemporary Secure By Design door

Electrical – Generous power sockets throughout; terrestrial and digital TV sockets; downlights to kitchen, bathroom and ensuites

Heating – Underfloor heating throughout ground floor, bathroom and ensuites; radiators elsewhere; high performance combination boiler; renewable energy – Air source heat pump as standard

Kitchen – German designer kitchens; choice of kitchen units; 1½ bowl sink and designer taps; integrated appliances including electric oven, gas hob, extractor hood and fridge/freezer; bespoke design option available

Utility Room – Washer/dryer and utility worktop

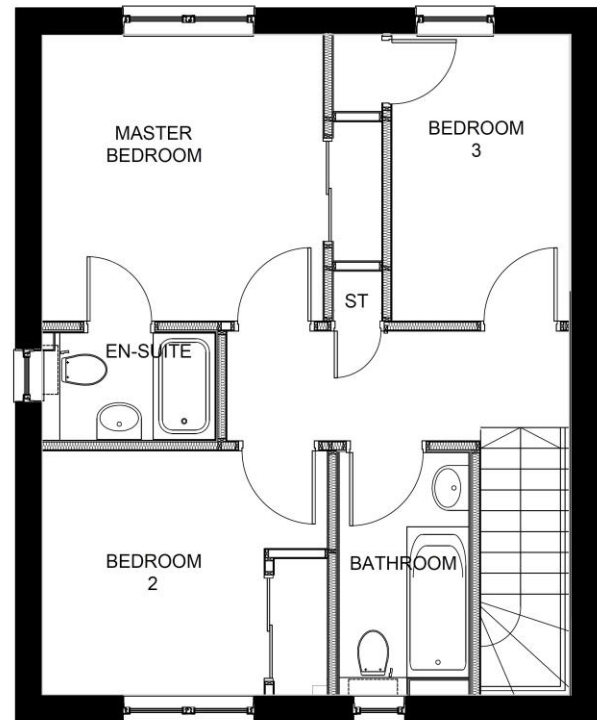
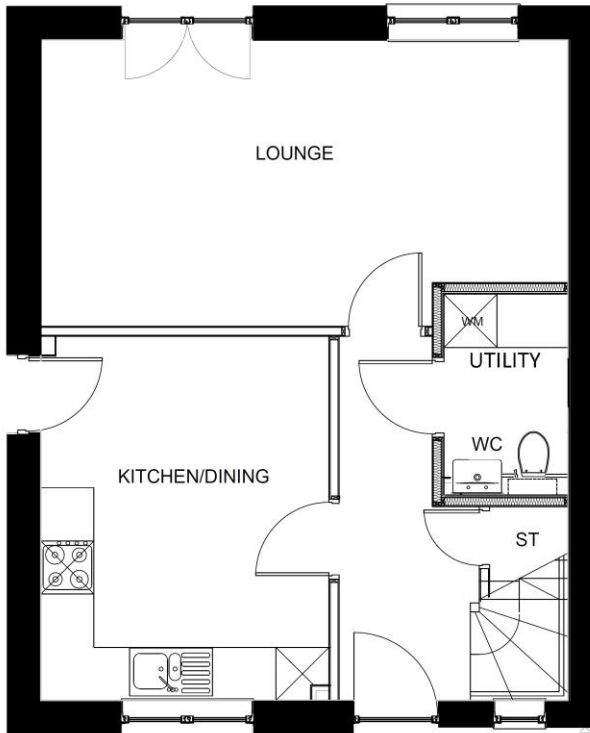
Bathroom & Ensuite – Contemporary appliances with designer taps; Vanity units – choice of finishes; contemporary showers in ensuite and over bath; ceramic tiling to floor and walls at shower and bath; underfloor heat mats; heated towel rail

Finishes – Oak veneer internal doors; contemporary lever handles; sliding wardrobe doors – choice of finish

External – Parking bays; front turfed gardens; pathways and patios; internal garages (where shown)

Optional Extras – Interior design option; range of optional

HOUSE TYPE A



Semi-Detached Houses – Refer to site plan for location



House Style A

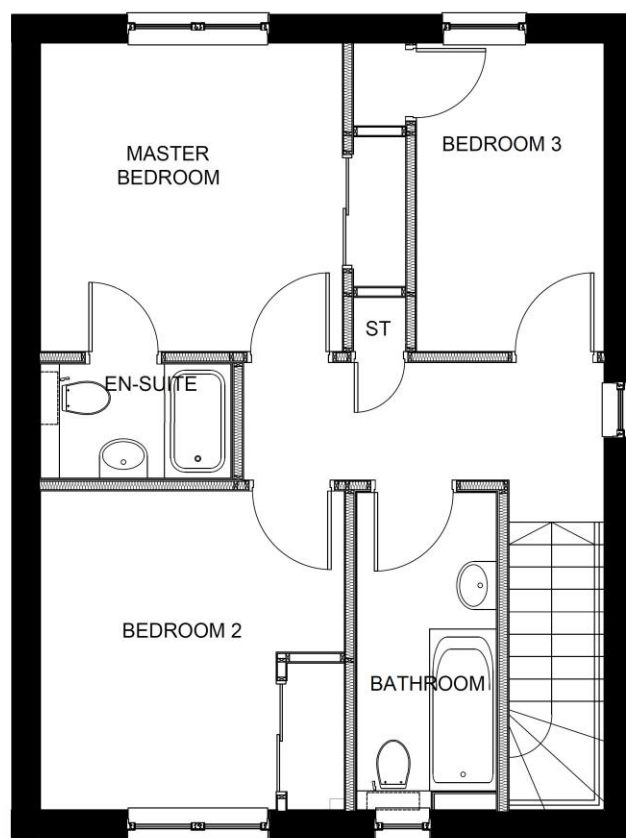
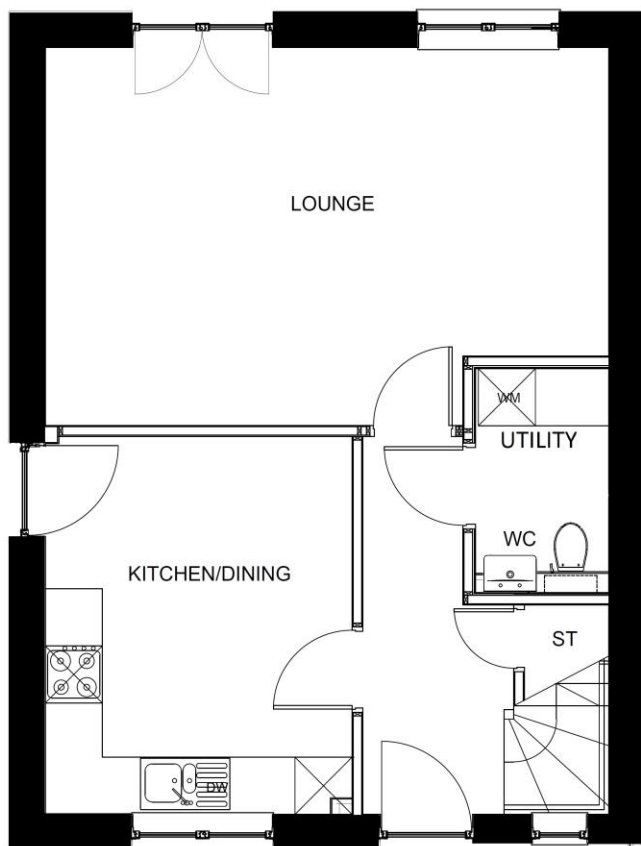
House Type A	(m)	(m)	(ft)	(ft)
Lounge	5.94	x 3.23	19'6"	x 10'7"
Kitchen/Dining	3.25	x 4.10	10'8"	x 13'6"
Master Bedroom	3.83	x 3.23	12'7"	x 10'7"
Bedroom 2	3.21	x 2.75	10'6"	x 9'0"
Bedroom 3	2.00	x 3.23	6'7"	x 10'7"
Bathroom	1.46	x 2.73	4'10"	x 9'0"

NOTES

Plans and sizes are from the original architects drawings and may vary in the finished properties.

The front property image is provided for guidance only and is computer generated.

HOUSE TYPE B



House Style B

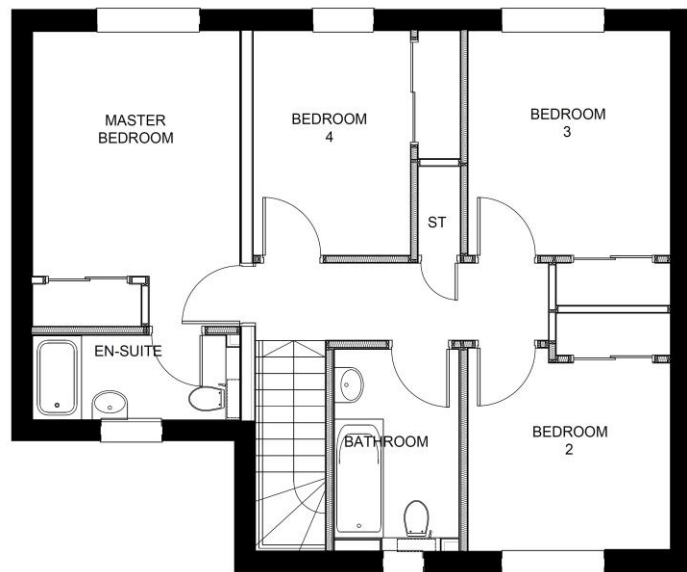
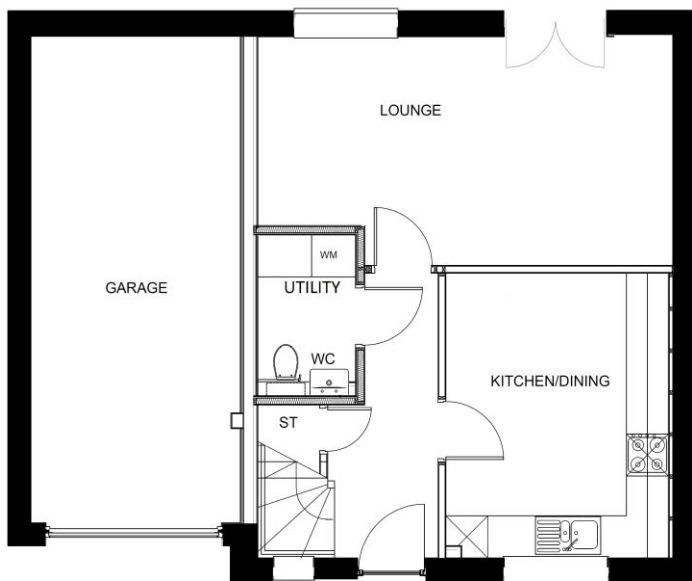
House Type B	(m)	(m)	(ft)	(ft)
Lounge	5.94	x 3.83	19'6"	x 12'7"
Kitchen / Dining	3.23	x 4.10	10'8"	x 13'6"
Master Bedroom 1	3.83	x 3.23	12'7"	x 10'7"
Bedroom 2	3.21	x 3.35	10'6"	x 11'0"
Bedroom 3	2.00	x 3.23	6'7"	x 10'7"
Bathroom	1.46	x 3.33	4'10"	x 10'11"

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HOUSE TYPE C



House Style C

House Type C	(m)	(m)	(ft)	(ft)
Lounge / Dining	5.94	3.27	19'6"	10'9"
Kitchen	3.17	4.07	10'5"	13'4"
Master Bedroom 1	2.98	4.21	9'9"	13'10"
Bedroom 2	2.90	3.41	9'6"	11'2"
Bedroom 3	2.90	3.92	9'6"	12'10"
Bedroom 4	2.96	3.21	9'9"	10'6"
Bathroom	1.78	2.89	5'10"	9'6"
Garage	3.00	7.00	9'10"	23'0"

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