

Anton House
Broughty Ferry
DD5 2JT



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 | RESERVED |
| <u>First Floor</u> | | | | |
| 5 | 73.0 | 2 | 2 bed apartment | SOLD |
| 6 | 79.3 | 2 | 2 bed apartment | RESERVED |
| 15 | 98.6 | 1 | 2 bed apartment | SOLD |
| 16 | 94.9 | 1 | 2 bed apartment | RESERVED |
| <u>Second Floor</u> | | | | |
| 7 | 102.5 | 2 | 2 bed apartment | SOLD |
| 8 | 64.4 | 2 | 2 bed apartment | SOLD |
| 9 | 78.6 | 2 | 2 bed apartment | RESERVED |
| 10 | 81.5 | 2 | 2 bed apartment | SOLD |
| 17 | 98.6 | 1 | 2 bed apartment | SOLD |
| 18 | 94.9 | 1 | 2 bed apartment | RESERVED |
| <u>Third Floor</u> | | | | |
| 11 | 112.7 | 2 | 3 bed apartment | SOLD |
| 12 | 141.3 | 2 | 3 bed apartment | Fixed Price £325,000 |
| 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 £275,000 |
| 22 | 96.0 | | 3 bed semi-detached villa | SOLD |

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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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:

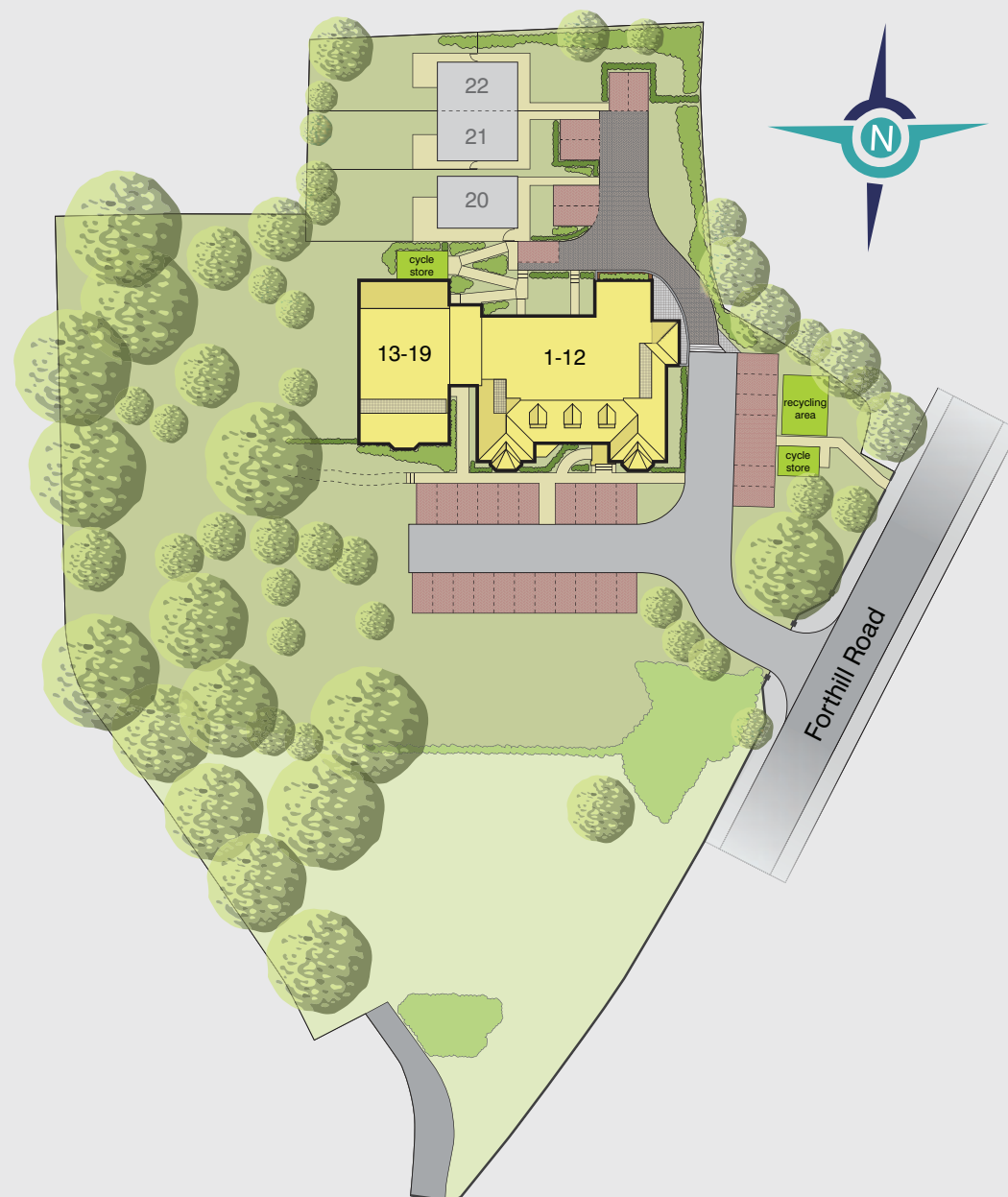
Classical Apartments are set within the former Victorian stone villa, with period features retained where possible, high ceilings and a specification that blends traditional features with modern fixtures, fittings and appliances.

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.

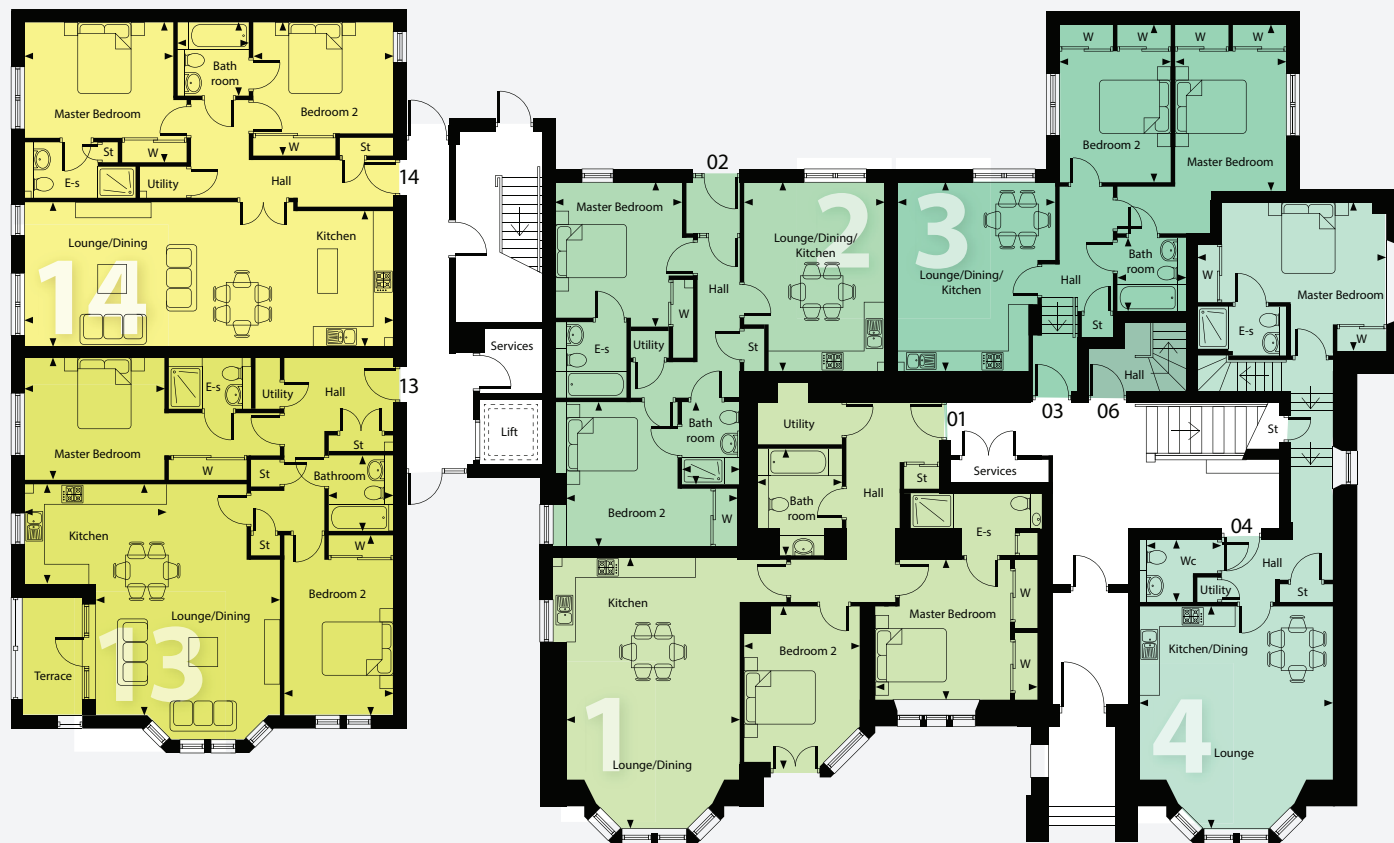
A N I N V I T A T I O N T O V I E W



G R O U N D F L O O R

ANTON HOUSE

FORTHILL ROAD, BROUGHTY FERRY



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.

| 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" |

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

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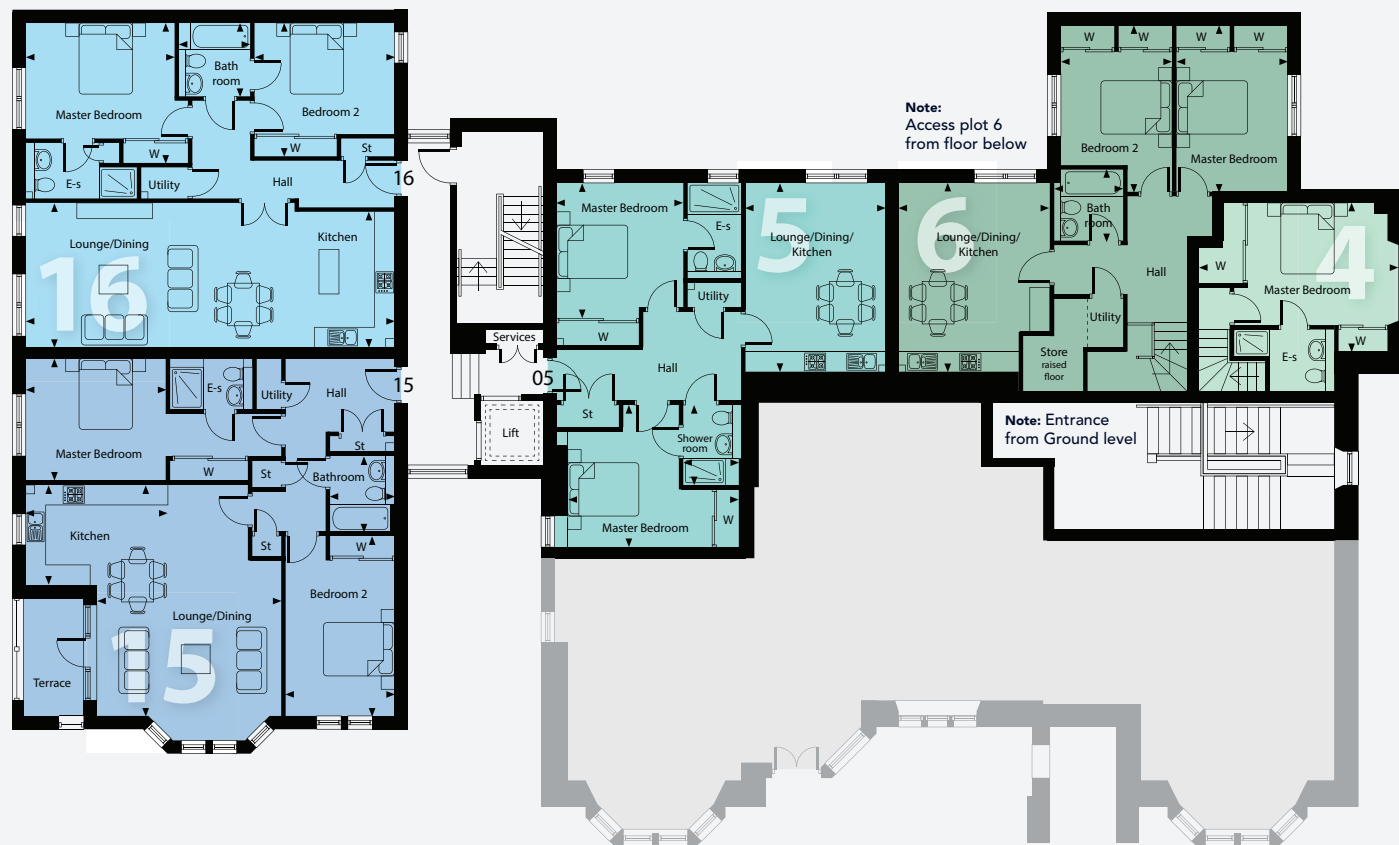
FIRST FLOOR

| 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" |

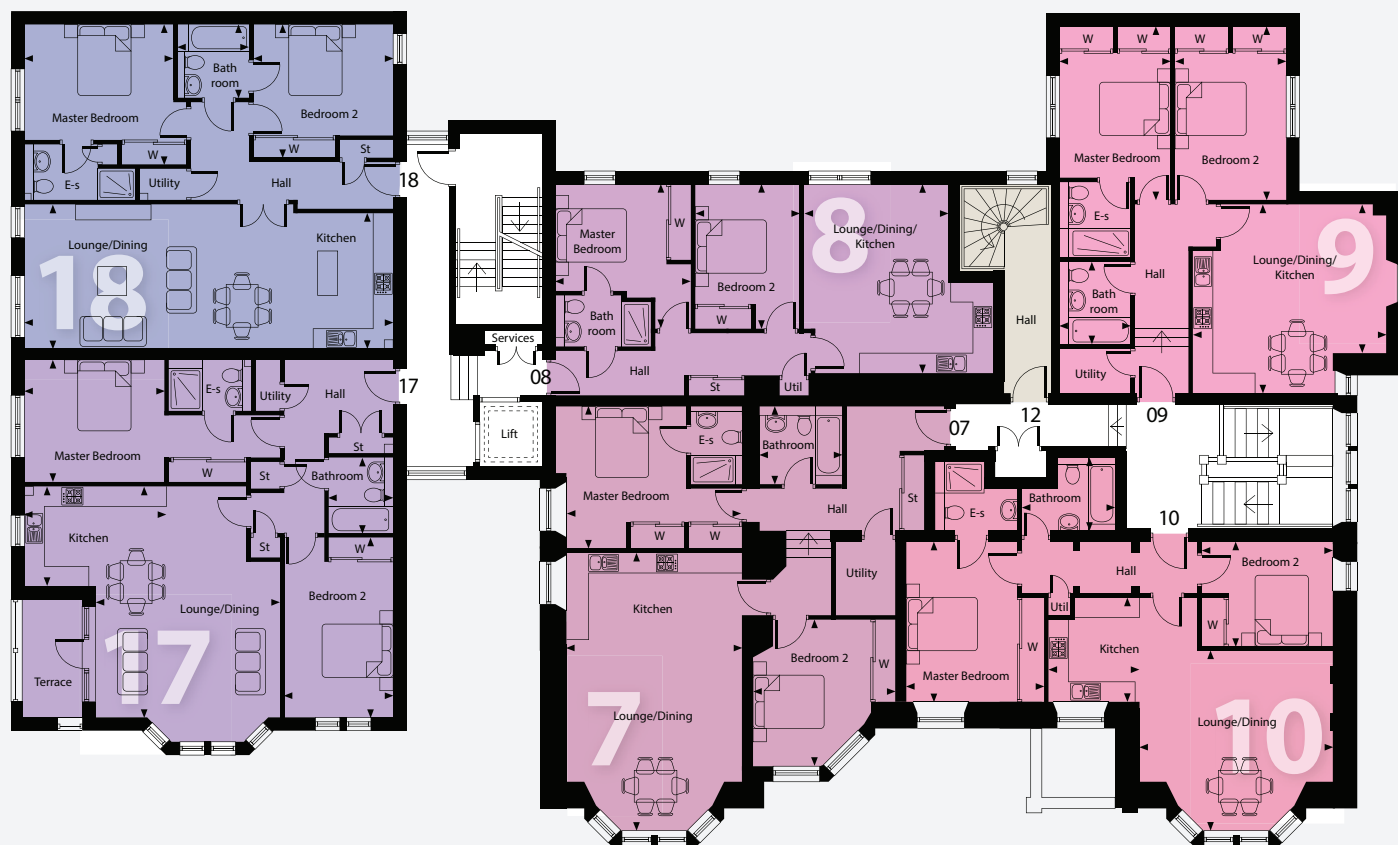


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SECOND FLOOR

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| 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

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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" |

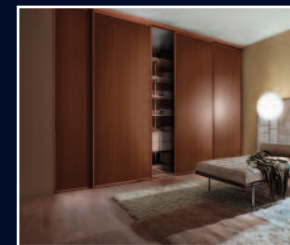
| FLAT 12 | M | FT |
|----------------|-------------|----------------|
| Lounge/Kitchen | 5260 x 7300 | 17'3" x 23'11" |
| Bedroom 1 | 6310 x 4280 | 20'8" x 14'1" |
| Bedroom 2 | 4450 x 3200 | 14'7" x 10'6" |
| Bedroom 3 | 3440 x 4090 | 11'3" x 13'5" |
| Bathroom | 2710 x 1810 | 8'11" x 5'11" |

| 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

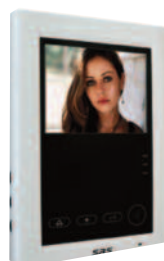
- Contemporary white sanitary-ware, with mixer taps
- Choice of vanity units
- Choose from our selective range of modern ceramic tiles full height around bath, within shower enclosures and floor
- Underfloor heating, with heated chrome towel rail
- LED Downlights
- Shower in Ensuite: Milan Triple feature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

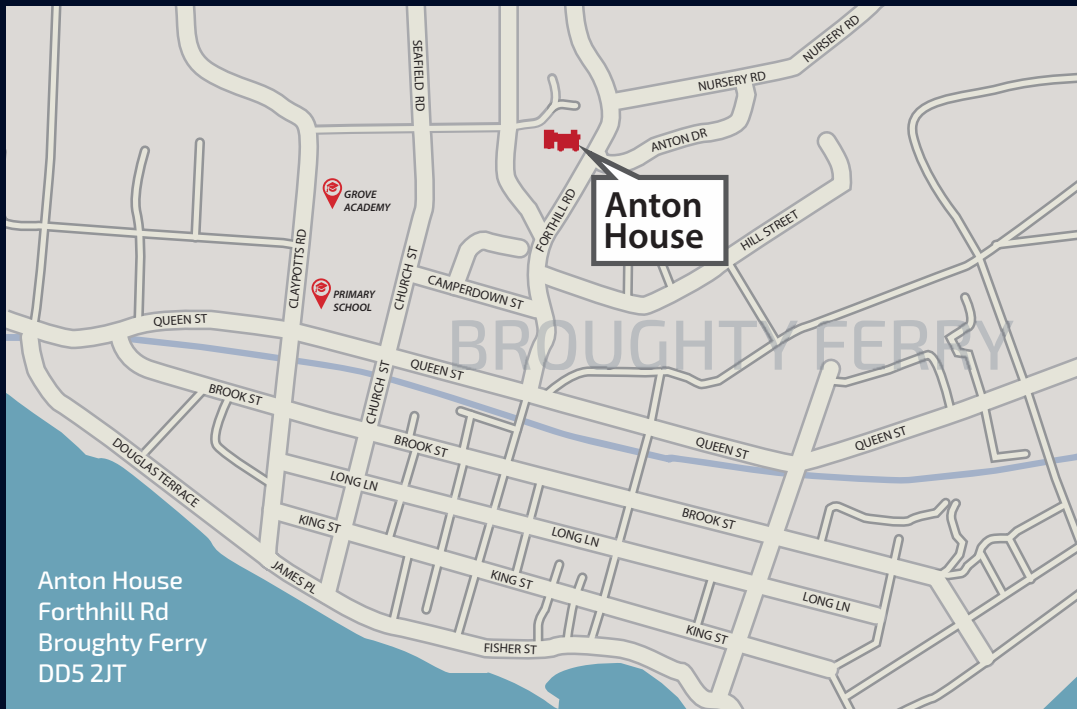
- Allocated car parking
- Visitors & disabled parking
- Electric vehicle charging points
- Secure cycle storage
- Communal refuse collection store
- External lighting
- Mature garden grounds set within the Broughty Ferry Conservation Area, with landscape maintenance by Management Factor.

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.

Thorntons
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.