

# Castleview Aberlady Crescent Dundee

Plot Number	Type	Number of Bedrooms	Price
1	Semi-detached villa	3	Fixed Price £199,999
2	Semi-Detached Villa	3	<b>RESERVED</b>
3	Detached Bungalow	2	<b>RESERVED</b>
4	Detached Bungalow	2	<b>RESERVED</b>
5	Detached Villa	3	Fixed Price £208,000
6	Detached Bungalow	2	<b>RESERVED</b>
7	Semi-Detached Villa	3	Fixed Price £205,000
8	Semi-Detached Villa	3	Fixed Price £205,000
9	Semi-Detached Villa	3	<b>RESERVED</b>
10	Semi-Detached Villa	3	<b>RESERVED</b>
11	Detached Villa	3	<b>RESERVED</b>
15	Detached Villa	3	<b>RESERVED</b>
16	Semi-Detached Villa	3	<b>RESERVED</b>
19	Detached Bungalow	2	<b>RESERVED</b>

# *Castleview* by Discovery Homes



Castleview, Aberlady Crescent, Dundee





## OUTSTANDING QUALITY AND SPECIFICATION

10 Year Warranty on Superstructure

Air source heat pump (low running costs)

Full UPVC double-glazing wall, floor and roof insulation

Secure by Design composite external doors with 3 point locking system

Ground floor underfloor heating with radiators upstairs

German internal bespoke doors with quality chrome ironmongery with full opaque glass door to en-suite

Walls and ceilings painted washable white

Luxury fitted Ponnighaus German Kitchen by Kompact Kitchens including upstand, with built in oven, induction hob, extractor, built in dishwasher. Washing machine included. (Built in depending on house type)

Outside tap below Kitchen window

Bathroom. Porcelanosa luxury wall hung WC, wall hung Wash hand basin with chrome thermostatic shower over bath including shower screen. Heated towel rail. Choice of Porcelanosa wall and floor tiles.

En-suite. Porcelanosa luxury wall hung WC, wall hung wash hand basin with chrome thermostatic shower including full height glass shower screen. Choice of Porcelanosa fully tiled seamless shower floor. Choice of Porcelanosa wall and floor tiles. Heated towel rail.

WC Porcelanosa luxury wall hung WC and wash hand basin with choice of Porcelanosa floor and wall tiles.

Built in mirrored wardrobes with fitted Elfa storage space.

Spur for intruder Alarm.

Mains operated smoke alarm with battery back up and carbon monoxide detector.

Generous power points throughout.

Kitchen, Bedroom 1, and living room with built in USB socket

Choice of Fibre BT media or fibre Virgin media

Television points in master bed and Lounge (Wire Only)

Turfed Rear garden with whirly dryer

Car parking with monobloc and precast slabs to footpaths

1.8 metre high treated timber fence and gate to rear garden

Fully floored attic storage and insulated access hatch with loft ladder

Note: Discovery Homes Dundee Ltd and 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 provided 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. The choices available within the specification list are subject to change within the build schedule.







Located in a long established residential area of Dundee Castlevue will be a select development comprising of twenty five energy efficient new build houses.

They are well placed for easy access to surrounding amenities, schools, retail and business parks, including a local convenience shop on the door step. The location benefits from a regular commuter bus service reaching out to most of the city and major employment centres.

Castlevue is a small residential development of 25 quality build homes which will provide the occupier with a modern energy efficient heating system, which is backed up by high standards of insulation, double glazed windows,

German manufactured interior doors which are a standard feature of the thoughtfully planned accommodation. Built by Discovery Homes these are quality assured houses which have been future proofed to comply with new building regulations to enhance their eco credentials, which means these homes are highly energy efficient. There is a mixture of detached and semi detached 3 bedroom villas and spacious 2 bedroom bungalows.

Discovery Homes are renowned for their innovative, well designed layouts offering ample family accommodation. The contemporary open plan and semi open plan designs feature, bright airy accommodation with the villas comprising of WC on the ground floor which can be converted to shower room, large lounge, dining/

family area and fully equipped Ponnighaus German Kitchen by Kompact Kitchens. Each property features Monobloc parking, turfed gardens, clothes dryer and a high screened fence for privacy and security. A choice of kitchens and tiling is available subject to build timescale. The specification list contained within these particulars underlines the quality this small, select, private development has to offer. 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.

Please note: The images and virtual staging within this brochure are computer generated and used for illustration purposes

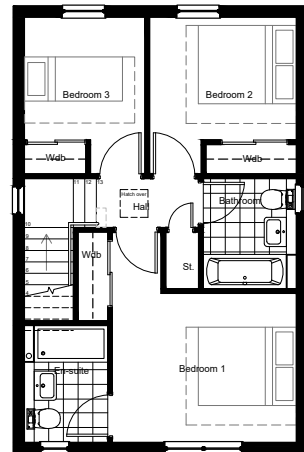
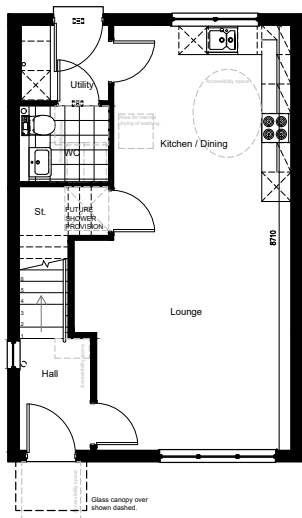




Key Plan



3D First Floor



3D Ground Floor

#### Accommodation Schedule

Room	Size	Area
Dining/Kitchen	3.6 x 4.1m	15 m <sup>2</sup>
Lounge	4.3 x 4.4m	19 m <sup>2</sup>
Utility	1.8 x 1.6m	3 m <sup>2</sup>
WC	1.8 x 1.6m	3 m <sup>2</sup>

Bedroom 1	3.8 x 3.0m	11 m <sup>2</sup>
Ensuite	1.7 x 2.4m	4 m <sup>2</sup>
Bedroom 2	3.2 x 3.0 m	9 m <sup>2</sup>
Bedroom 3	3.2 x 2.5m	7 m <sup>2</sup>
Bathroom	1.9 x 2.25m	4 m <sup>2</sup>

Total Floor Area: **96.4 m<sup>2</sup>**

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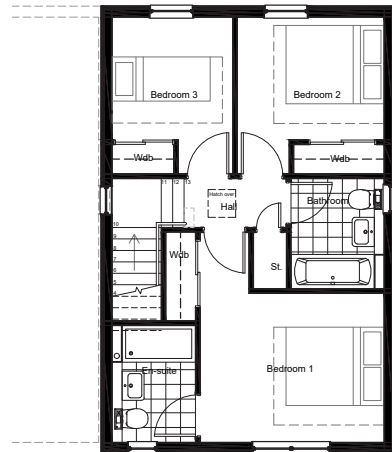
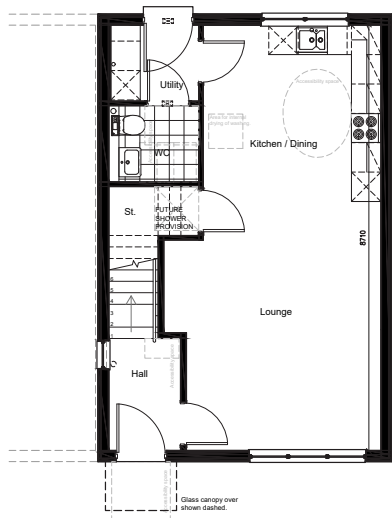




Key Plan



3D First Floor



**Accommodation Schedule**

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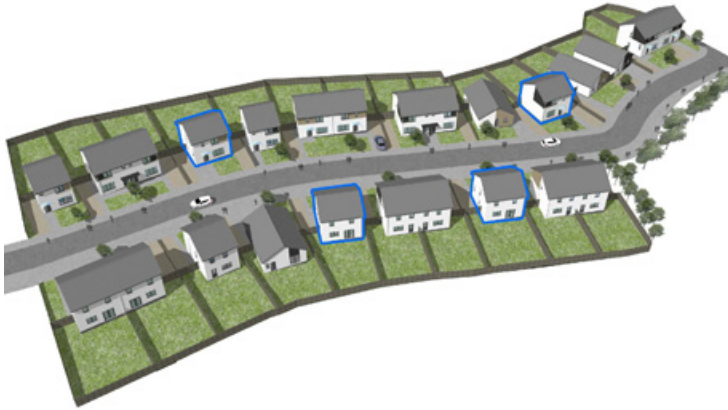
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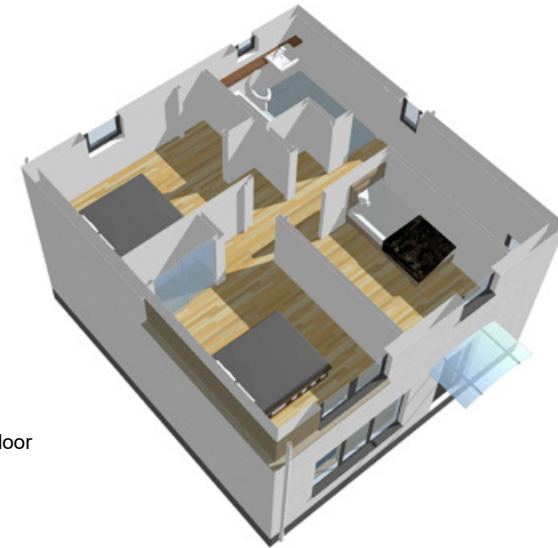
3D Ground Floor

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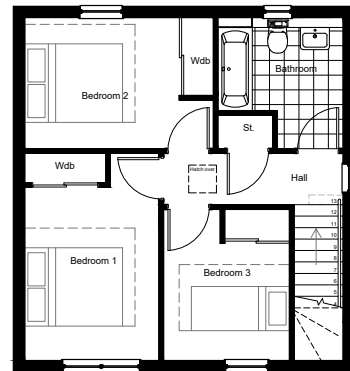
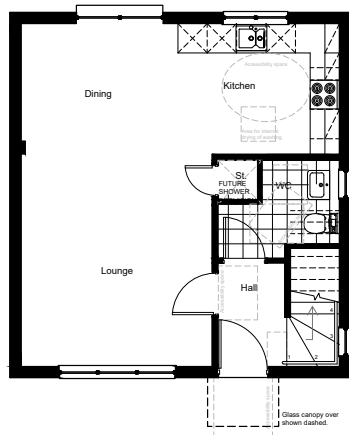




Key Plan



3D First Floor

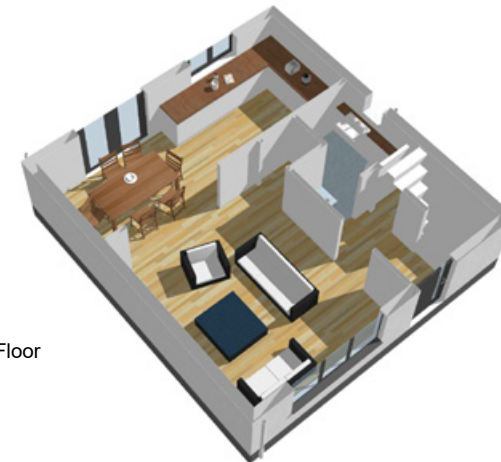


### Accommodation Schedule

Room	Size	Area
Dining/Kitchen	6.5 x 2.7m	17 m <sup>2</sup>
Lounge	3.9 x 4.3m	17 m <sup>2</sup>
WC	2.5 x 2.0m	4 m <sup>2</sup>

Total Floor Area: **91.0 m<sup>2</sup>**

Bedroom 1	4.2 x 2.7m	11 m <sup>2</sup>
Bedroom 2	3.9 x 2.7m	11 m <sup>2</sup>
Bedroom 3	3.1 x 2.6m	8 m <sup>2</sup>
Bathroom	2.55 x 2.7m	6 m <sup>2</sup>

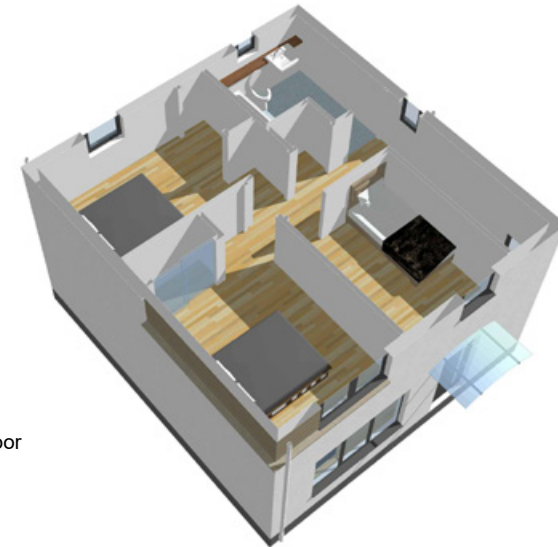


3D Ground Floor

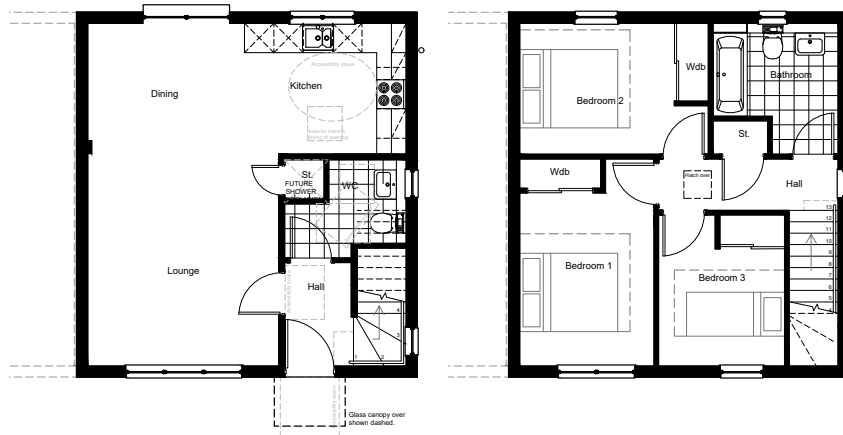
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Key Plan



3D First Floor

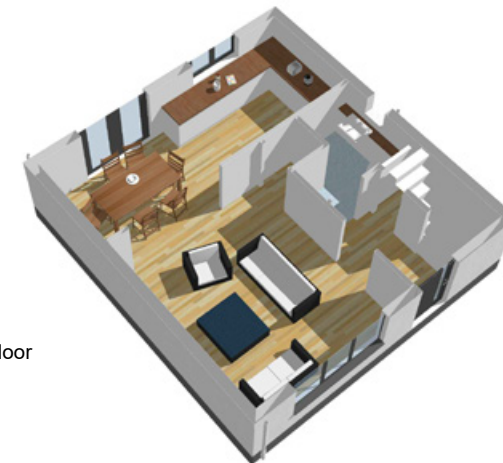


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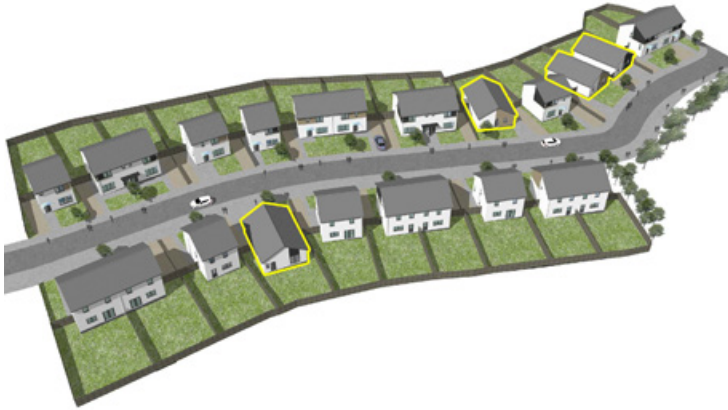
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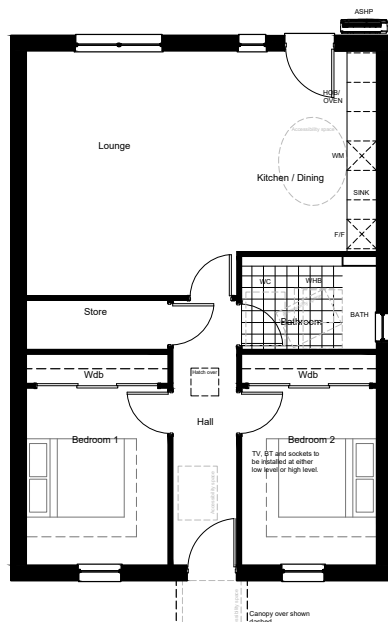


3D Ground Floor

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Key Plan



### Accommodation Schedule


Room	Size	Area
Bedroom 1	2.9 x 4.3m	12 m <sup>2</sup>
Bedroom 2	2.75 x 4.3m	12 m <sup>2</sup>
Bathroom	2.75 x 1.9m	5 m <sup>2</sup>
Store	3.00 x 1.00m	3 m <sup>2</sup>
Kitchen / Lounge / Dining	7.15 x 5.0m	33 m <sup>2</sup>




3D Ground Floor

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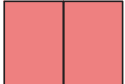
House Type A  
Option 1: 2 Storey  
Detached 3 Bed




House Type B  
Option 1: 2 Storey  
Detached 3 Bed








House Type C  
Option 1: Single  
Storey Detached  
2 Bed



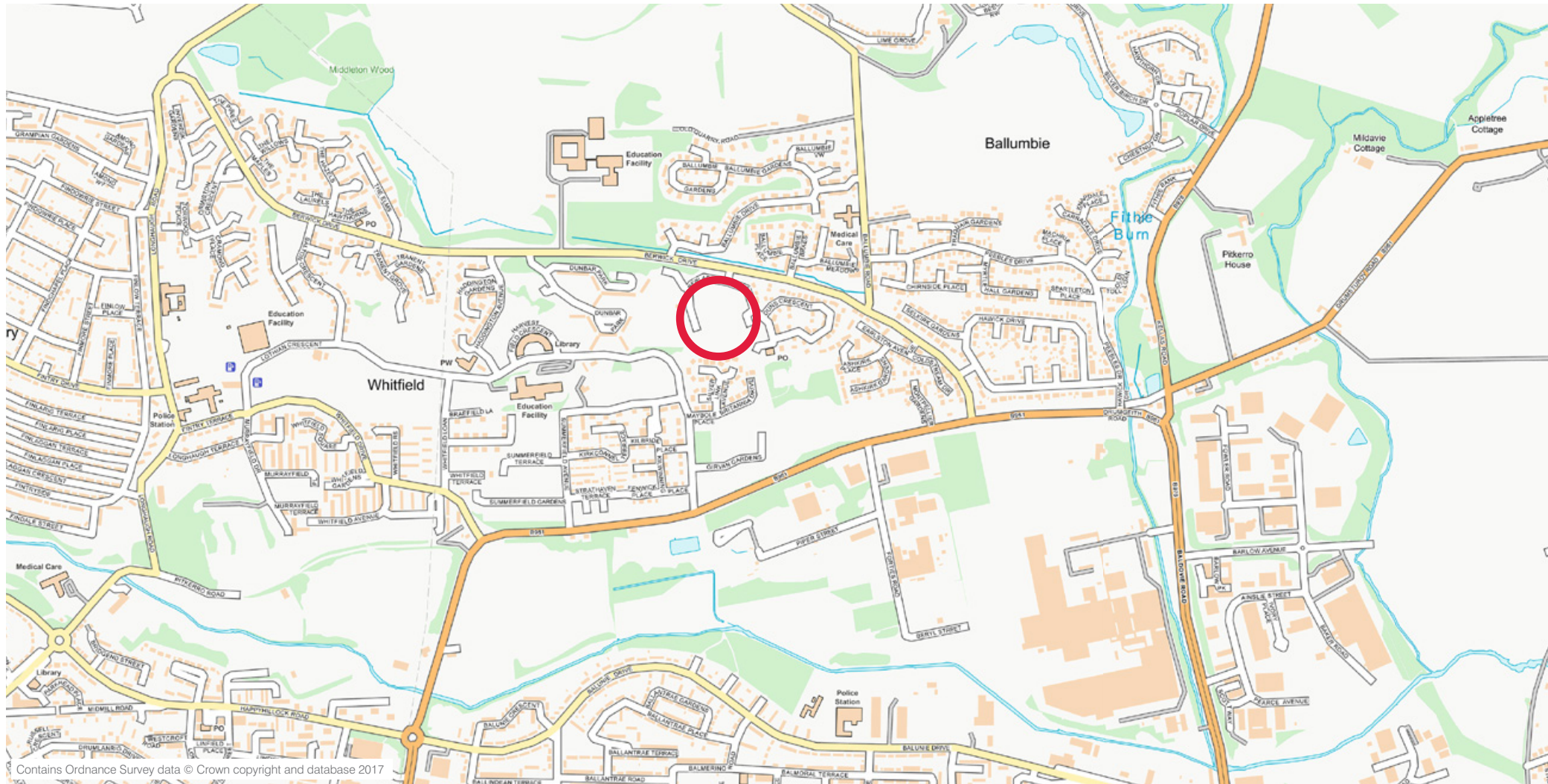
House Type A  
Option 2:  
2 Storey Semi  
Detached 3 Bed



House Type B  
Option 2:  
2 Storey Semi  
Detached 3 Bed

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="text-align: center;">  <p>3 No. Type A</p> </div> <div style="text-align: center;">  <p>8 No. Type A*</p> </div> <div style="text-align: center;">  <p>4 No. Type B</p> </div> <div style="text-align: center;">  <p>6 No. Type B*</p> </div> <div style="text-align: center;">  <p>4 No. Type C</p> </div> </div> </div> <div style="width: 45%;"> <div style="margin-bottom: 10px;"> <p>2 Storey Detached 3 Bed</p> <p>2 Storey Semi Detached 3 Bed</p> <p>2 Storey Detached 3 Bed</p> <p>2 Storey Semi Detached 3 Bed</p> <p>Single Storey Detached 2 Bed</p> </div> </div> </div>	<p>Total:      4 no. 2 bed houses (16 %)</p> <p>                 21 no. 3 bed houses (84 %)</p> <p><b>TOTAL:    25 no. houses</b></p>
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# Thorntons

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