

Panmure Apartments

Tay Street

Monifieth

Plot	Type	No of Bedrooms	Total Area m ²	Price
1	Apartment	2	102.08m ²	RESERVED
2	Apartment	2	138.64m ²	RESERVED
3	Apartment	2	101.25m ²	Fixed Price £255,000
4	Apartment	2	103.66m ²	Fixed Price £265,000
5	Apartment	2	96.62m ²	RESERVED
6	Apartment	2	83.06m ²	RESERVED
7	Apartment	2	66.01m ²	RESERVED
8	Apartment	2	94.69m ²	Fixed Price £255,000
9	Apartment	2	89.33m ²	Fixed Price £265,000



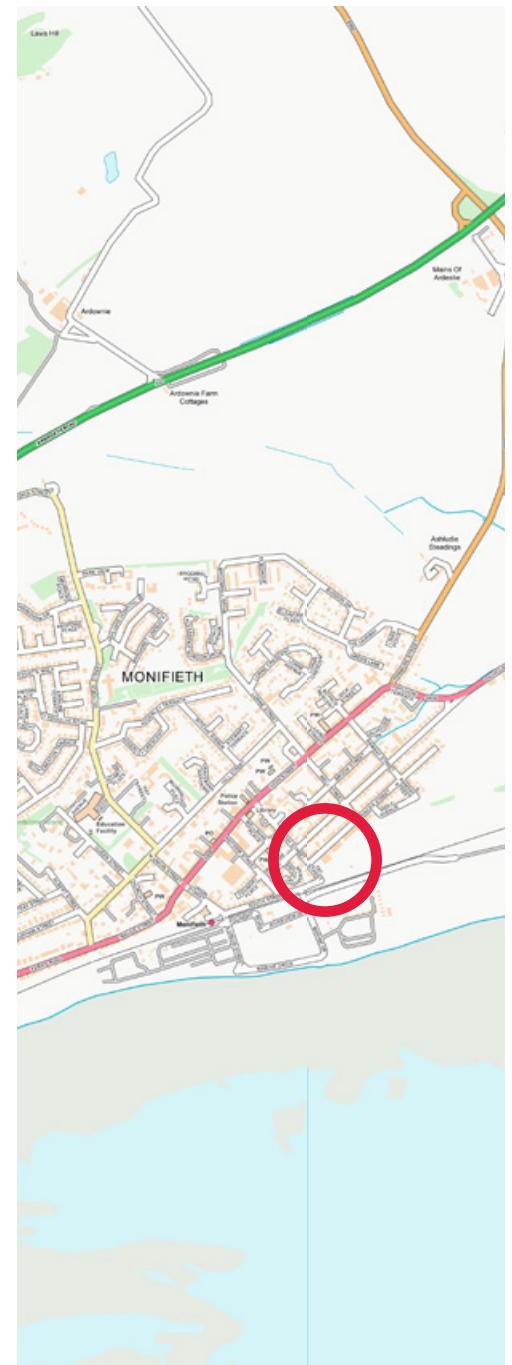
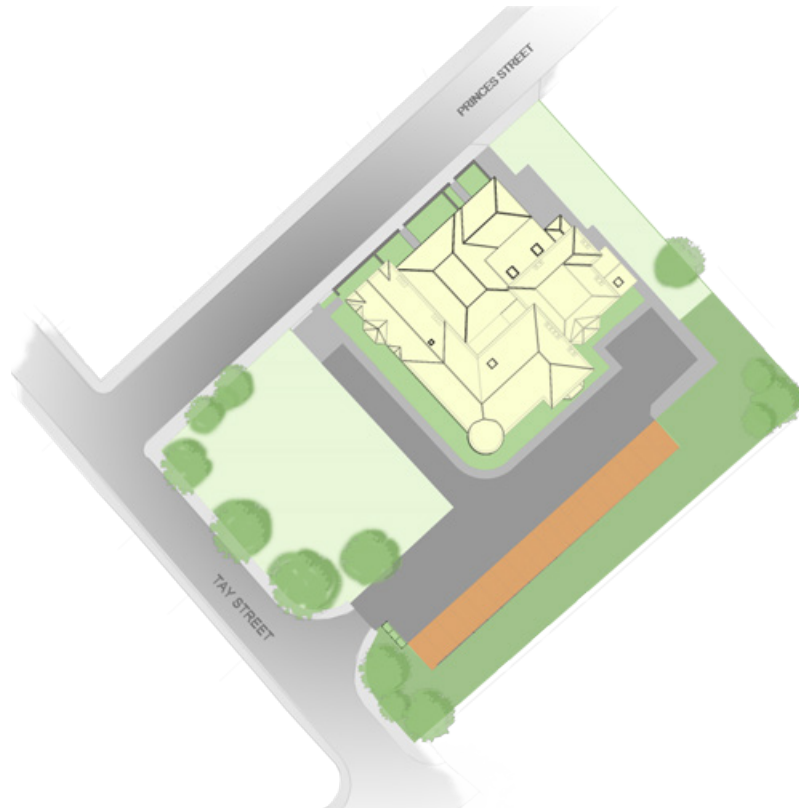
Panmure Apartments | Monifieth

This impressive Victorian building (dating back to circa.1898) formally the Panmure Hotel was well-known as a popular hotel and wedding venue. Recent conversion has transformed this stunning building into 9 luxury apartments. The apartments will have generous room sizes all with open plan living/dining/kitchens, quality fully fitted German designer kitchens with integrated appliances, designer bathrooms and master en-suites and two double bedrooms. The development has been sympathetically redesigned by local, long established company West Developments.

Located on the southern boundary of the Angus town of Monifieth, this popular location has straightforward road and rail links available for commuters to the surrounding employment centres in Dundee, Broughty Ferry and Arbroath. The links, beach front, shops, supermarket as well as a railway halt are within a reasonably short walking distance from the site. Monifieth Golf Course and Club House, an ideal venue for events, social and leisure pursuits, is located on the east most boundary of the grounds.

Viewing is strictly by appointment. Contact Thorntons New Homes Team newhomes@thorntons-law.co.uk or telephone 01382 200099 to arrange.

Note: West Developments 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.





SPECIFICATION

Kitchen & Laundry

Quality German designer fitted kitchen by Poennighaus; client design & colour choice

Engineered quartz worktops to kitchen; laminate top to utility (where applicable)

Integrated stainless steel single oven, combination microwave, induction hob by neff

Designer stainless steel & glass extractor hood

Fully integrated large 70/30 fridge freezer and dishwasher

Fully integrated washer / dryer

Utility (where designed) with sink & drainer, base units & laminate worktop

Floor tiling from our standard range to kitchen area (& utility where applicable)

Bathrooms & Cloakroom

Quality fitted designer white bathroom suites - my life vitra ware, chrome brassware and large shower trays with fixed glass screen (or similar & equal specification)

White glass vanity units to master en suite & bathroom

Designer tiling from our standard price range

Bathroom - floor and full height wall tiling to walls

En suite - floor and full height wall tiling to walls

Chrome heated towel radiators to bathroom, en suite

Internal Finishes

Oak flush internal doors with satin chrome ironmongery

Sliding wardrobe doors

White painted feature MDF skirtings, facings and ancillary finishings

Walls finished off in 'jabot' off-white

Ceilings finished in 'brilliant' white

External Finishes

Replacement timber DG windows

Fully refurbished slate roofs & new sarnafil flat roof membranes

New soffits & fascia

New cast aluminium traditional rainwater gutters

Feature entrance doors with video security entry

Electrical Installation

Satin chrome switch plates & sockets to kitchen/dining/living to match appliances

White plastic switch plates & sockets elsewhere

Recessed downlights to with low energy lighting as detailed

Pendants to bedrooms

BT points as detailed

TV points to lounge (Sky+ compatible), kitchen/dining, study / playroom and bedrooms

External light fittings to all external doors

Communal aerial & sky TV compatible infrastructure

Heating Installation

Energy efficient gas-fired system combination boiler by ideal logic (7 year parts & labour

'Feature' traditional style vertical column-type radiators

Security Installation

Video security entry system

Nacoss approved smoke & burglar alarm system

Approved smoke alarm & heat detector systems

Landscaping

2X allocated parking bays per property

External communal landscaping, hard landscaping, boundary treatment and surface block paving to parking as per approved layout

Grey coloured PC riven faced slabs to paths

Warranty

Architects completion certificate (CML compliant)

Initial handover inspection and 12-month snagging

A factor will be appointed to maintain communal areas

All works to current Scottish Building Standards

NB. Sales particulars are correct at the time of printing and are subject to revision by the developer without notice subject to equal standard alternative specification.



WEST DEVELOPMENTS



Apartment 1

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (12.50m²)
Store (external to apartment)

Overall Apartment Size - 102.08m²
7.20m x 6.60m (measured into bay)
4.30m x 3.50m
2.90m x 1.90m
4.60m x 3.35m
2.90m x 2.10m
2.50m x 1.40m

Apartment 2

Lounge / Kitchen / Dining
Utility
Store
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (7.50m²)
Store (external to apartment)

Overall Apartment Size - 138.64m²
10.90m x 5.80m (measured into bay)
3.80m x 2.20m
1.30m x 2.20m
4.70m x 6.00m (measured into turret)
2.85m x 2.00m
3.80m x 4.35m
2.85m x 2.20m
2.50m x 1.40m

Apartment 3

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (6.50m²)
Store (external to apartment)

Overall Apartment Size - 101.25m²
11.60m x 4.60m (measured into bay)
4.30m x 4.40m
2.30m x 1.90m
3.70m x 3.40m
2.30m x 2.40m
3.80m x 0.90m

Apartment 4

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (11.70m²)

Overall Apartment Size - 103.66m²
14.00m x 4.00m *
4.40m x 3.20m
2.60m x 1.10m
4.40m x 3.05m
2.00m x 2.80m

Apartment 5

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Dressing Rm
Bedroom 2
Bathroom
Hall (8.70m²)

Overall Apartment Size - 96.62m²
9.00m x 4.10m
3.50m x 6.20m
2.50m x 2.60m
2.00m x 1.40m
2.60m x 5.00m
2.70m x 2.60m

* Measurements taken at widest points in rooms



Apartment 6

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (11.25m²)
Store (external to apartment)

Overall Apartment Size - 83.06m²
5.80m x 4.60m (measured into bay)
5.90m x 3.20m
1.60m x 2.00m
4.50m x 4.10m *
2.00m x 2.30m
2.50m x 1.40m

Apartment 7

Lounge / Kitchen / Dining
Master Bedroom
Bedroom 2
Bathroom
Hall (6.50m²)
Store (external to apartment)

Overall Apartment Size - 66.01m²
5.20m x 6.30m (measured into turret)
4.35m x 2.95m
2.90m x 2.80m
2.90m x 2.00m
2.50m x 1.40m

Apartment 8

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Dressing Rm
Bedroom 2
Bathroom
Hall Store
Hall (5.60m²)
Store (external to apartment)

Overall Apartment Size - 94.69m²
5.40m x 5.80m
4.50m x 4.70m
1.60m x 4.00m
1.60m x 1.40m
3.70m x 5.30m (plus wardrobe)
2.00m x 3.60m
1.30m x 0.90m
2.50m x 1.40m

Apartment 9

Lounge / Kitchen / Dining
Master Bedroom
En Suite
Bedroom 2
Bathroom
Hall (5.60m²)
Store (external to apartment)

Overall Apartment Size - 89.33m²
6.00m x 6.50m
4.70m x 4.30m (plus wardrobe)
2.00m x 2.00m
3.35m x 4.30m (plus wardrobe)
1.75m x 3.60m
1.70m x 1.20m

* Measurements taken at widest points in rooms



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