

Plots 21 & 22
Little Cairnie,
Arbroath ,
DD11 3BD

Plot Number	Type	Number of Bedrooms	Price
Phase 2			
21	1 – Semi Detached	2	Fixed Price £131,784 *T & C's apply
22	1 – Semi Detached	2	Fixed Price £131,784 *T & C's apply

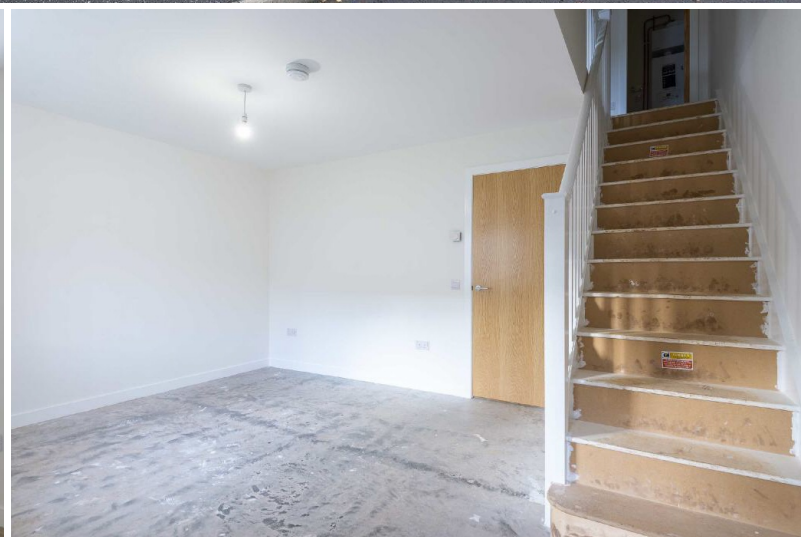
* Terms & conditions as per Angus Council's policy for purchasing Discounted Sale properties will apply.
Ask the New Homes Sales team for more information
on 01382 200099 or newhomes@thorntons-law.co.uk

T: 01382 200099

E: dundee@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



Plots 21 And 22, Little Cairnie

| Arbroath | DD11 3BD

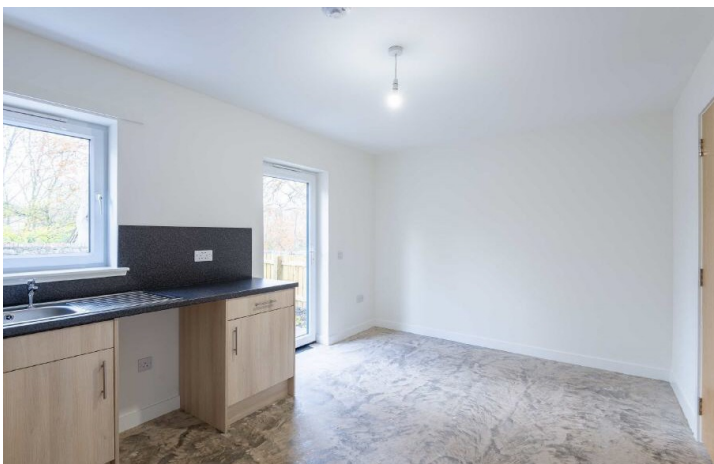


Plots 21 And 22, Little Cairnie

| Arbroath | DD11 3BD

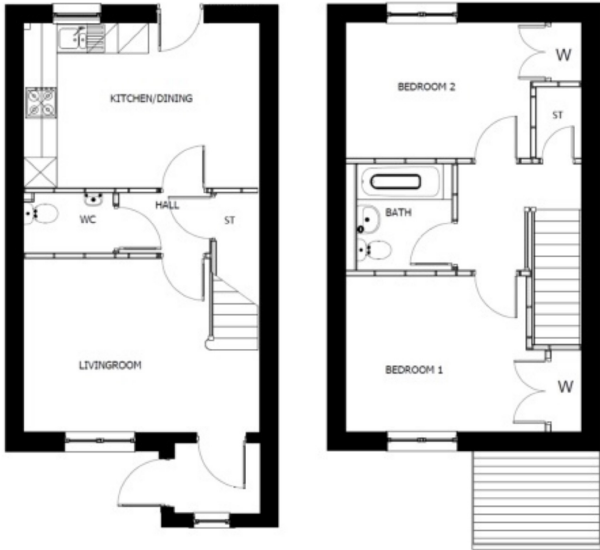
Prices from £131,784

Located on the western edge of the popular seaside Angus town of Arbroath, Thorntons are delighted to bring to the market two examples of the latest homes available on Phase 2 Little Cairnie which have been discounted to an unbelievable affordable price. These select properties form part of this impressive new build residential site and are available for entry now. These semi detached villas are of quality construction and specification, the attention to detail ensures that these houses offer spacious two bedroom accommodation spread over two floors, perfect for a modern lifestyle. Each house comes with its own dedicated parking spaces and private gardens. Included are High Performance Combination Boiler Air Source Heat Pump Gas Hob, Electric Oven, Fridge Freezer & washing machine, Ceramic tiling round bath Electric shower over bath with glazed screen. With excellent transport links there are regular train and bus services between Arbroath and Dundee and Aberdeen, as well as to all surrounding towns and villages within Angus. There are schools at primary and secondary levels, a Tesco and Morrison supermarket which are all within a short walking distance of the site. These impressive homes are suited for buyers types looking for a well located home with straightforward access to local amenities.



- Semi-detached Villa
- 2 Double bedrooms
- Private Garden and Car Parking
- High Performance Combination Boiler
- Air Source Heat Pump
- Gas Hob, Electric Oven, Fridge Freezer & washing machine
- Ceramic tiling round bath
- Electric shower over bath with glazed screen





Lounge	4.65 x 3.43	15'3" x 11'3"
Kitchen/Dining	4.65 x 3.15	15'3" x 10'4"
Bedroom 1	3.93 x 3.08	12'11" x 10'1"
Bedroom 2	3.64 x 2.68	11'11" x 8'10"
Bathroom	2.00 x 1.95	6'7" x 6'5"

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fifêspc p̂spc t̂spc ŝpc
scotland



Thorntons
Let's get a move on!

T: 01382 200099

E: dundee@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews