

Claver Mill Claverhouse Dundee

<u>HOUSE TYPE</u>	<u>DESCRIPTION</u>	<u>PLOT(S)</u>	<u>PRICE</u>
DEVERON	4 BED detached villa	1	£275,000
EDEN	3 BED detached villa	22	RESERVED
	3 BED detached villa	23	RESERVED
CLYDE	3 BED semi-detached	16	RESERVED
SPEY	4 BED detached villa	19	RESERVED
	4 BED detached villa	20	RESERVED
	4 BED detached villa	21	RESERVED
TWEED	4 BED detached villa	28	SOLD
	4 BED detached villa	4	RESERVED
CAIRN	4 BED detached villa	31	£299,950**
	4 BED detached villa	34 SHOWHOME	£299,950**
	4 BED detached villa	15	£310,000
	4 BED detached villa	18	£310,000
	4 BED detached villa	24	£310,000

****INCENTIVES AVAILABLE, ASK OUR SALES TEAM FOR MORE INFORMATION**



Claver Mill

A STUNNING DEVELOPMENT
OF 3 & 4 BEDROOM
FAMILY HOMES

DUNDEE

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Dundee Claver Mill Development

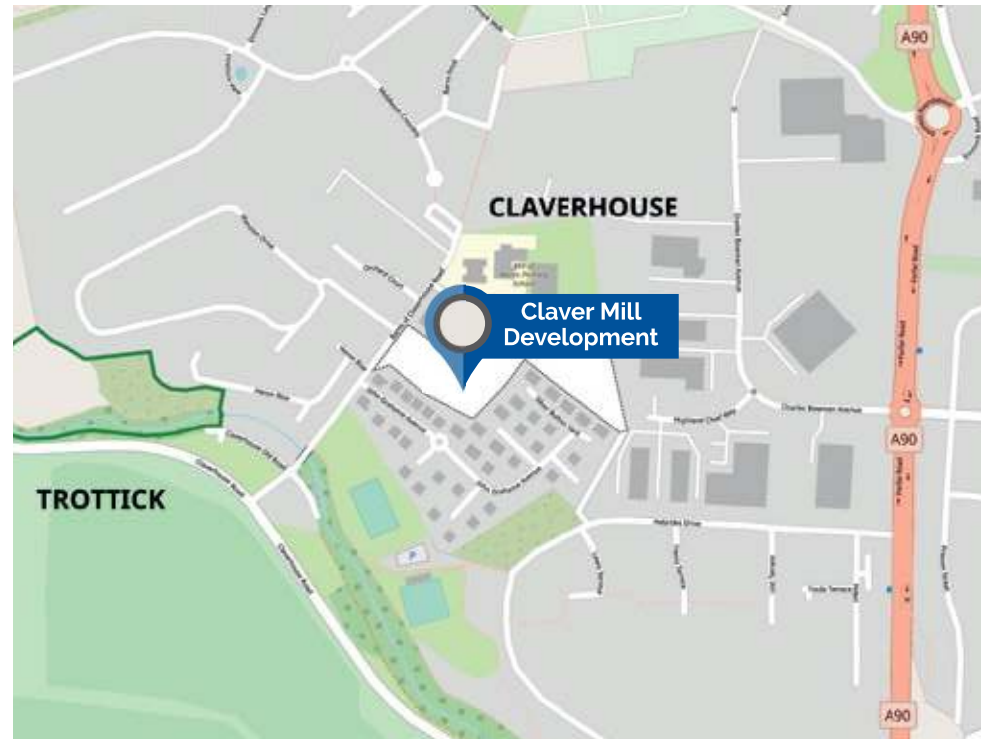


The Area

Claver Mill is located on the outskirts of Dundee just 12 minutes from the city centre. This attractive new development is situated in a popular area of Dundee, named sunniest city in Scotland, with many local attractions and an excellent pedestrianised shopping centre.

Dundee has excellent road and rail links to all areas with the Tay Road Bridge leading towards St Andrews. Dundee University, a public research University, offers a range of courses and there are also a selection of primary and secondary schools.

SAT NAV Ref: DD4 9RF



How to Get There

From Forfar: Take the A932 to A90 follow A90 to Claverhouse Rd Dundee, continue onto John Grahame Ave.

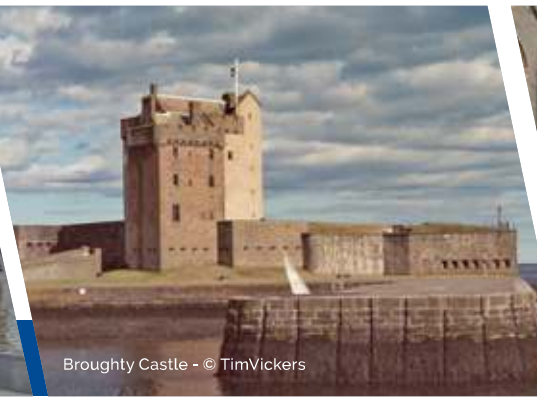
From Carnoustie: North on A930 turn right onto A92 slip road, left onto A92, at roundabout, take 2nd exit staying on A92, turn right onto B978, through roundabout, then turn left, at next roundabout take 2nd exit at next roundabout take 2nd exit, continue onto Claverhouse Rd, turn right onto Barns of Claverhouse Rd, then John Grahame Ave.

From St Andrews: Follow A918 and A917 to A91, through roundabout, onto A91, follow A92 to Dalgleish Rd take Old Craigie Rd to E/A972 take A90 to Claverhouse Rd, continue on Barns of Claverhouse Rd, drive to John Grahame Ave.

From Perth: Follow A90 to Old Glamis Rd, turn right onto A85 continue on A85 take A90 slip road to Dundee continue on A90 at roundabout take 2nd exit W/ 90, continue on Old Glamis Rd, take Claverhouse Rd to John Grahame Ave.



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Broughty Castle - © TimVickers



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Phase 1 - Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

3 Bedroom

 CLYDE
Semi Detached Villa

 EDEN
Detached Villa

4 Bedroom

 SPEY
Detached Villa

 TWEED
Detached Villa

 DEVERON
Detached Villa

 CAIRN
Detached Villa



Plots not yet under construction may be subject to change and local authority approval. Images are for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.



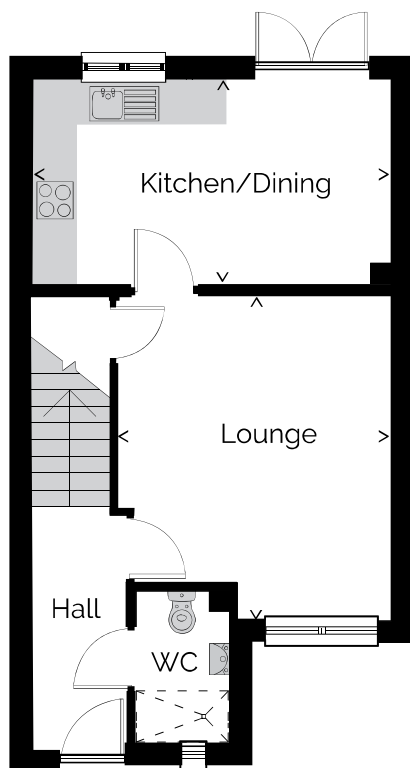
The Clyde

3 Bedroom Semi Detached Villa

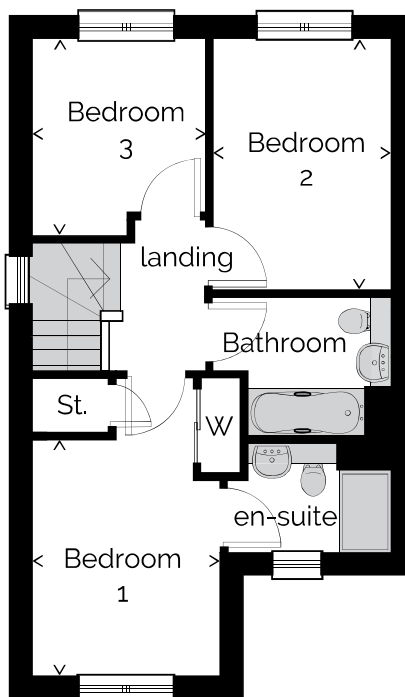
Dundee

Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

■ Lounge:
4.08 x 4.48m 13.39 x 14.70ft

■ Kitchen/Dining:
5.22 x 2.90m 17.13 x 9.51ft

First Floor

■ Bedroom 1:
2.77 x 3.55m 9.09 x 11.65ft

■ Bedroom 2:
2.58 x 3.69m 8.46 x 12.11ft

■ Bedroom 3:
2.53 x 2.90m 8.30 x 9.51ft

House type external material, colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

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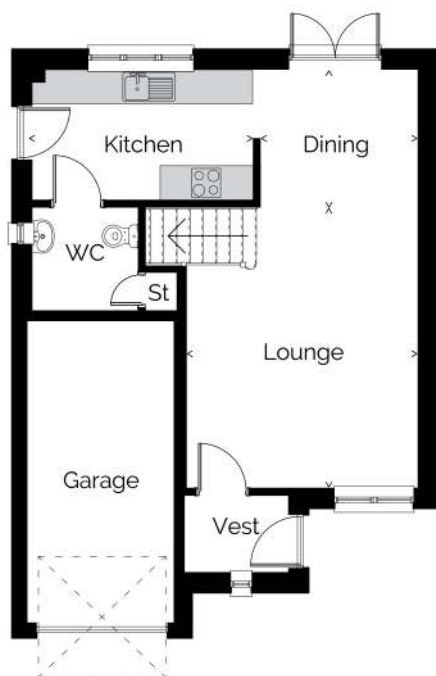
The Eden

3 Bedroom Detached Villa

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Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.03 x 4.88m 13.22 x 16.01ft
- Kitchen:
3.85 x 2.28m 12.63 x 7.48ft
- Dining:
2.75 x 2.39m 9.02 x 7.84ft

First Floor

- Bedroom 1:
2.92 x 3.70m 9.58 x 12.14ft
- Bedroom 2:
3.18 x 2.74m 10.43 x 8.99ft
- Bedroom 3:
2.69 x 2.29m 8.82 x 7.51ft

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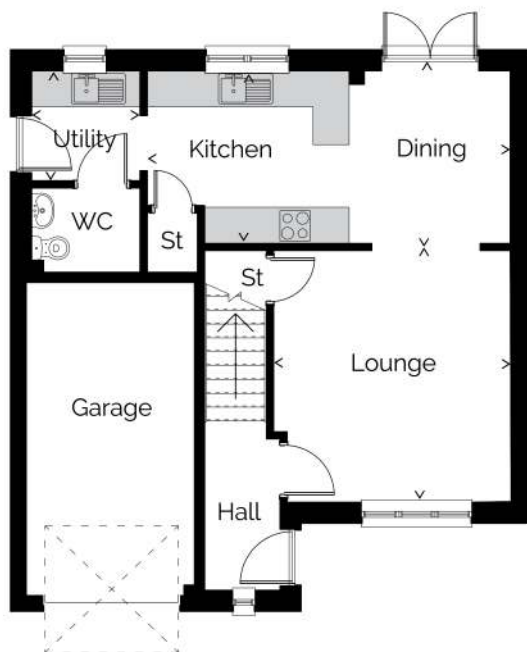
The Spey

4 Bedroom Detached Villa

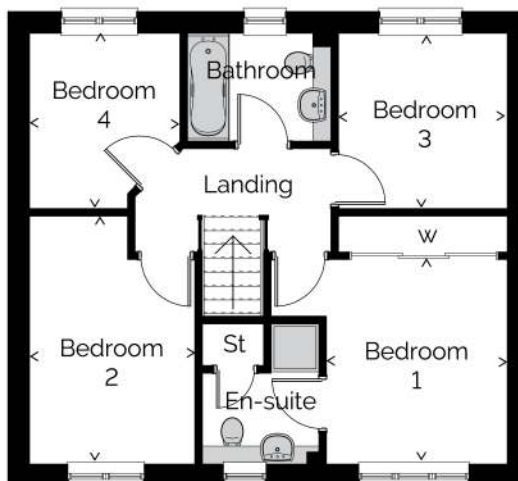
Dundee

Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.93 x 4.18m 12.89 x 13.71ft
- Kitchen/Dining:
6.03 x 2.87m 19.78 x 9.42ft
- Utility:
1.80 x 1.83m 5.91 x 6.00ft

First Floor

- Bedroom 1:
3.01 x 3.40m 9.88 x 11.15ft
- Bedroom 2:
2.76 x 4.12m 9.06 x 13.52ft
- Bedroom 3:
2.81 x 2.92m 9.22 x 9.58ft
- Bedroom 4:
2.51 x 2.92m 8.23 x 9.58ft

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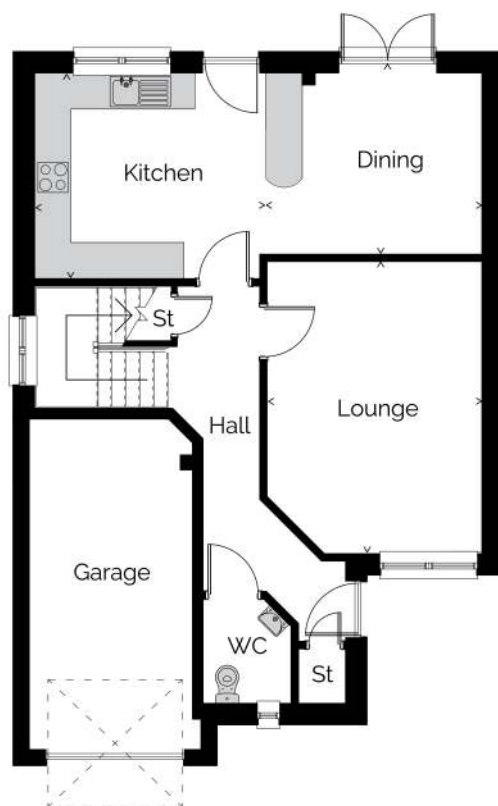


The Tweed

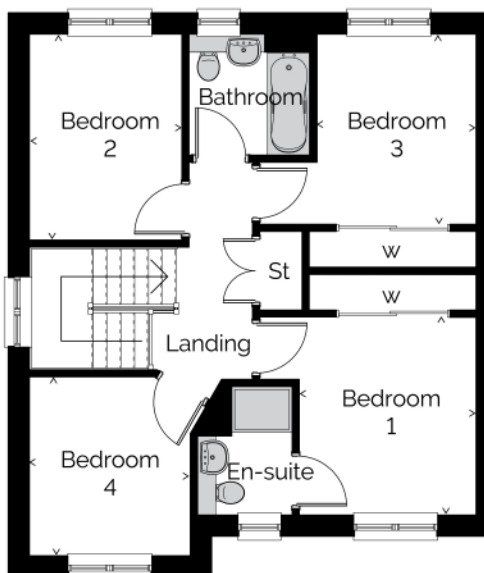
4 Bedroom Detached Villa

Dundee Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.55 x 4.83m 11.65 x 15.85ft
- Kitchen:
3.72 x 3.40m 12.20 x 11.15ft
- Dining:
3.67 x 3.00m 12.04 x 9.84ft

First Floor

- Bedroom 1:
2.92 x 3.27m 9.58 x 10.73ft
- Bedroom 2:
2.52 x 3.40m 8.27 x 11.15ft
- Bedroom 3:
2.63 x 3.14m 8.63 x 10.30ft
- Bedroom 4:
2.66 x 2.96m 8.73 x 9.71ft

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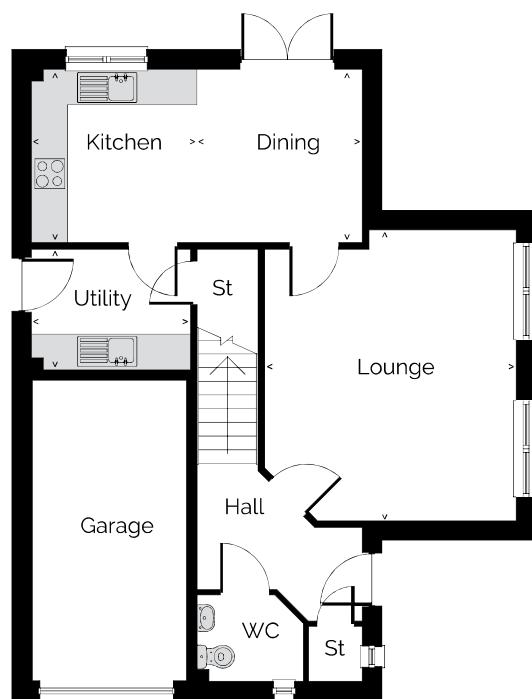
The Deveron

4 Bedroom Detached Villa

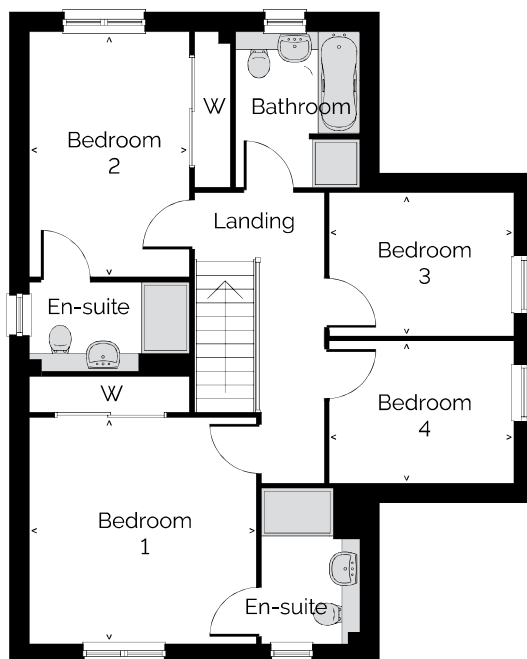
Dundee

Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.36 x 4.91m 14.30 x 16.11ft
- Kitchen:
2.97 x 2.91m 9.74 x 9.55ft
- Dining:
2.62 x 2.91m 8.60 x 9.55ft
- Utility:
2.66 x 2.02m 8.73 x 6.63ft

First Floor

- Bedroom 1:
3.82 x 3.77m 12.53 x 12.37ft
- Bedroom 2:
2.66 x 4.08m 8.73 x 13.39ft
- Bedroom 3:
3.18 x 2.40m 10.43 x 7.87ft
- Bedroom 4:
3.18 x 2.40m 10.43 x 7.87ft

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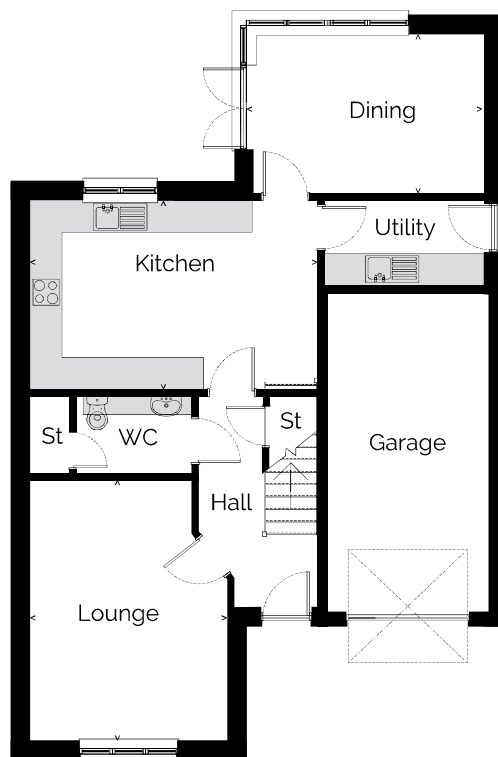
The Cairn

4 Bedroom Detached Villa

Dundee

Claver Mill

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.67 x 4.83m 12.04 x 15.85ft
- Kitchen:
5.32 x 3.57m 17.45 x 11.71ft
- Dining:
4.24 x 3.03m 13.91 x 9.94ft

First Floor

- Bedroom 1:
3.67 x 3.02m 12.04 x 9.91ft
- Bedroom 2:
2.96 x 3.73m 9.71 x 12.24ft
- Bedroom 3:
2.96 x 3.05m 9.71 x 10.01ft
- Bedroom 4:
3.07 x 2.65m 10.07 x 8.69ft

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SPECIFICATIONS

General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, facings, stair ballustrading
- Solar PV
- 10 year new home warranty

Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Chimney hood and stainless steel splashback at hob
- Stainless steel oven
- Integrated fridge freezer (where applicable)

Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- 9KW electric shower to bathroom (where there is no en-suite)
- Thermostatic shower to en-suite only (where applicable)
- Fitted vanity units from contemporary range
- Choice from a wide range of co-ordinating ceramic wall tiles

External

- Paved footpaths and patios
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The company reserve the right to amend and/or update specification at their discretion.



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