

# Little Cairnie, Arbroath , DD11 3BD

Plot Number	Type	Number of Bedrooms	Price
<b>Phase 2</b>			
5	Hoy – Semi Detached	3	<b>SOLD</b>
6	Hoy – Semi Detached	3	<b>SOLD</b>
7	Hoy – Semi Detached	3	<b>SOLD</b>
8	Hoy – Semi Detached	3	<b>SOLD</b>
9	Hoy – Semi Detached	3	<b>SOLD</b>
10	Hoy – Semi Detached	3	<b>SOLD</b>
21	1 – Semi Detached	2	<b>RESERVED</b>
22	1 – Semi Detached	2	<b>RESERVED</b>
23	Hoy – Semi Detached	3	<b>SOLD</b>
24	Hoy – Semi Detached	3	Price on Application
26	Harris – Semi Detached	3	Fixed Price £219,950
27	Harris – Semi Detached	3	Fixed Price £219,950
28	Mull – Detached	4	Fixed Price £249,950
29	Hoy – Semi Detached	3	<b>SOLD</b>
30	Hoy – Semi Detached	3	<b>SOLD</b>
31	Harris - Detached	3	<b>SOLD</b>
32	Hoy – Semi Detached	3	Fixed Price £185,000
34	Harris - Detached	3	<b>SOLD</b>
43	Skye – Detached	4	Fixed price £265,950



# Little Cairnie

ARBROATH

*A prestige development of family homes  
set within mature woodlands.*



# Development Layout



Little Cairnie - Hoy + Harris



Little Cairnie - Mull



Little Cairnie - Skye + Lewis



Little Cairnie - Cairnie 1, 2, 3 + 4

# Specification & Client Choices



## Kitchen

- German designer kitchens
- Choice of kitchen units
- Gas hob, electric oven, dishwasher, fridge/freezer, feature extract hood, designer taps, separate utility / WC room
- Refer to Sales Agent for specific kitchen design for each house type, bespoke design option available

## Bathroom & Ensuite

- Contemporary sanitaryware and designer taps
- Vanity units with choice from our selected range
- Electric shower over bath and thermostatic shower in ensuite
- Underfloor heat mats at bath and shower
- Ceramic floor tiles and full height ceramic tiling within shower enclosure and around the bath
- Choose from our selected range, or upgrade to make your home bespoke

## Finishes

- Oak veneer doors throughout
- Contemporary stainless steel lever handles
- Sliding wardrobe doors from within our selected range

## Services

- Generous power sockets throughout
- Terrestrial and Digital TV sockets
- Downlights to kitchen, bathroom and ensuites
- Underfloor heating throughout ground floor, bathroom and ensuites. Radiators elsewhere.
- High performance combination boiler with renewable energy source for enhanced efficiency

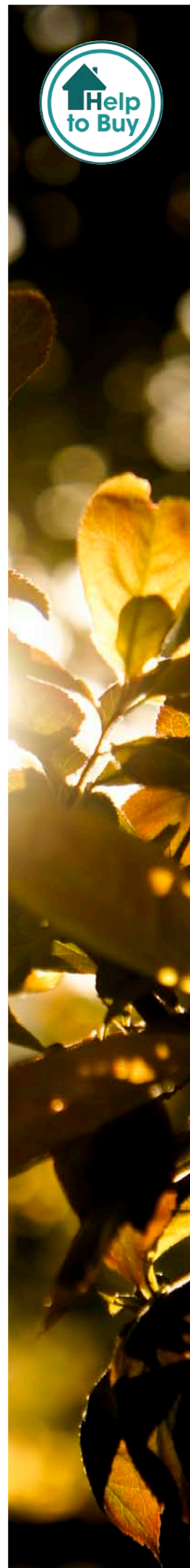
## External

- Coloured render walls, with larch cladding at front (refer to Sales Agent)
- Sandtoft Dual TLE roof tiles
- High performance double glazed UPVC tilt & turn windows & patio doors
- Secure By Design front door
- Parking bays
- Front turfed gardens
- Pathways and patios
- Internal garages, where shown

## Optional Extras

- Create your individual home by taking advantage of our bespoke Interior Design option.
- A range of optional extras are also available.
- Available to those who reserve early, as these options are dependent on the build programme

(Subject to build schedule)



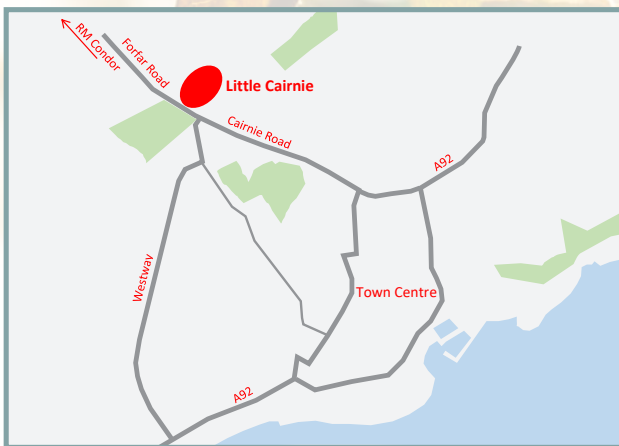




## Little Cairnie

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Forfar Road, Arbroath, DD11 3BD



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Whitehall House, 33 Yeaman Shore, Dundee  
Tel: 01382 200099  
Email: dundeeea@thorntons-law.co.uk

**Chamberlain Bell**  
DEVELOPMENTS



# Little Cairnie

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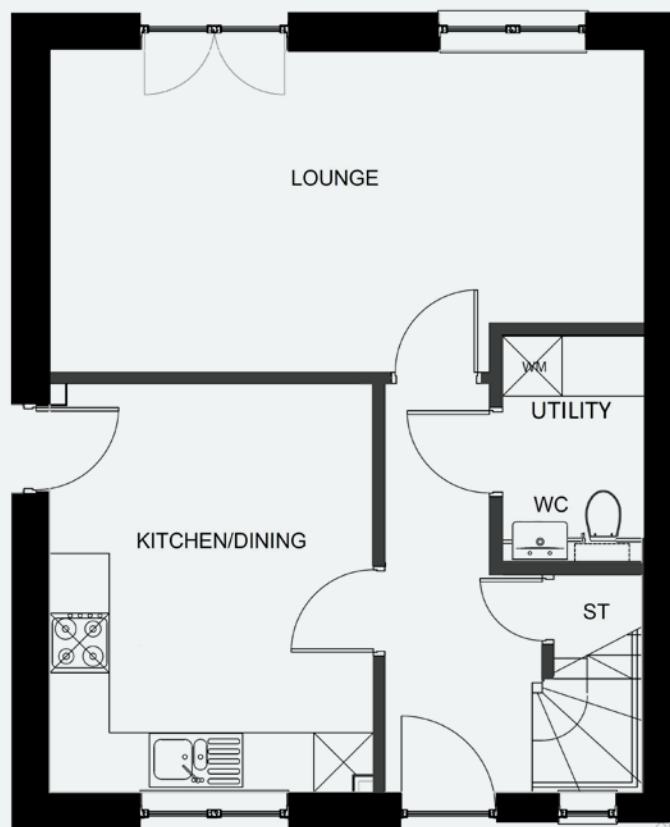
## Hoy

3 bed semi-detached villa

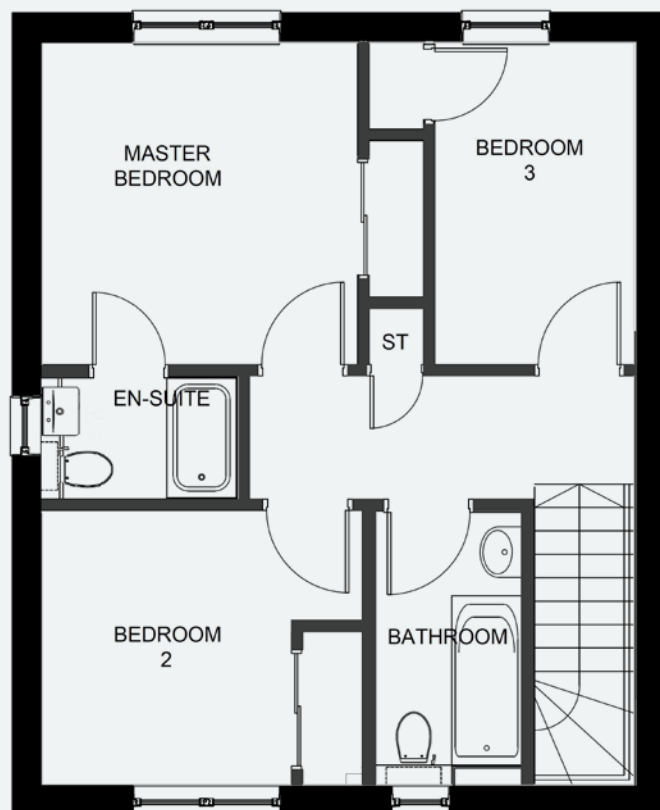
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# Little Cairnie - Hoy

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**Ground Floor**



**First Floor**

<b>Lounge</b>	5.94m x 3.23m 19'6" x 10'7"
<b>Kitchen/Dining</b>	3.25m x 4.10m 10'8" x 13'5"
<b>Utility/WC</b>	1.40m x 2.26m 4'7" x 7'5"
<b>Master Bedroom</b>	3.83m x 3.23m 12'7" x 10'7"
<b>Bedroom 2</b>	3.21m x 2.76m 10'6" x 9'1"
<b>Bedroom 3</b>	2.00m x 3.23m 6'7" x 10'7"
<b>Bathroom</b>	1.46m x 2.73m 4'10" x 9'0"

## Plots

<b>5</b>	<b>24</b>
<b>6</b>	<b>29</b>
<b>7</b>	<b>30</b>
<b>8</b>	<b>32</b>
<b>9</b>	<b>33</b>
<b>10</b>	<b>37</b>
<b>23</b>	<b>38</b>

Please refer to Sales Agents for plots 5, 6, 7 and 8 as these have slight variations to plans shown



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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.





# Little Cairnie

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## Harris

3 bed detached and semi-detached villa

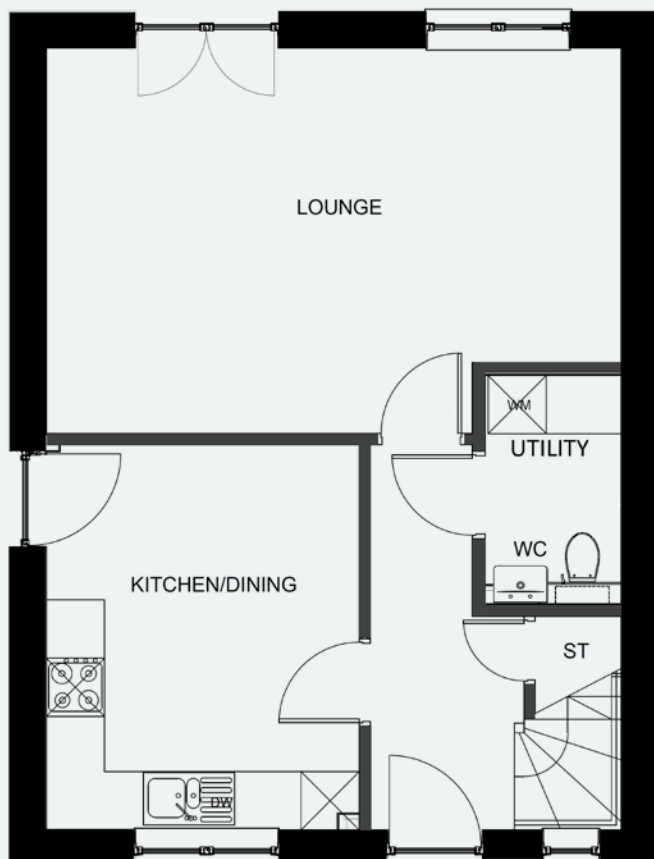


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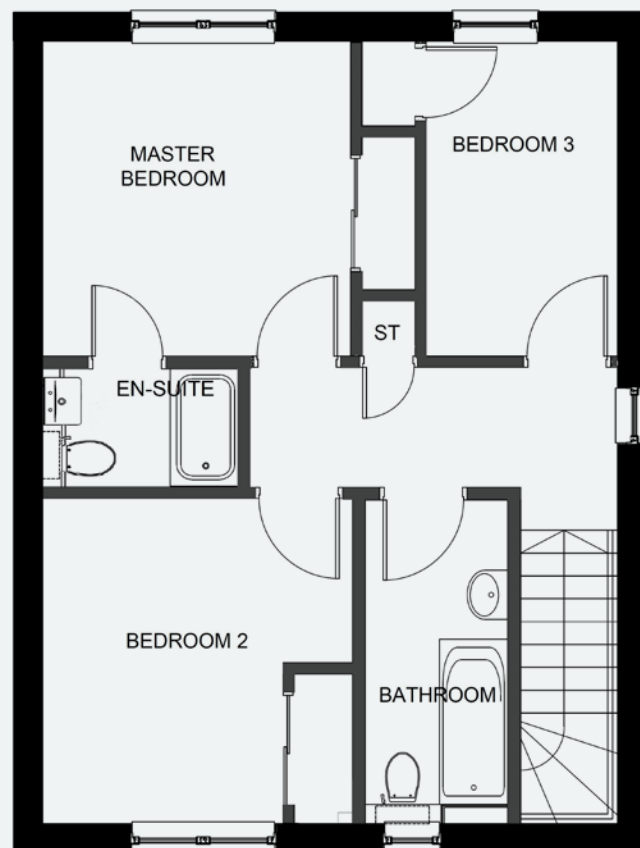


# Little Cairnie - Harris

**Chamberlain Bell**  
DEVELOPMENTS



**Ground Floor**



**First Floor**

<b>Lounge</b>	5.91m x 3.97m	19'5" x 13'0"
<b>Kitchen/Dining</b>	3.21m x 3.96m	10'6" x 13'0"
<b>Utility/WC</b>	1.40m x 2.26m	4'7" x 7'5"
<b>Master Bedroom</b>	3.83m x 3.24m	12'7" x 10'8"
<b>Bedroom 2</b>	3.18m x 3.35m	10'6" x 11'0"
<b>Bedroom 3</b>	1.97m x 3.24m	6'6" x 10'8"
<b>Bathroom</b>	1.46m x 3.33m	4'9" x 10'11"

## Plots

SEMI-DETACHED

26

27

DETACHED

31

34

39

40



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# Little Cairnie

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## Mull

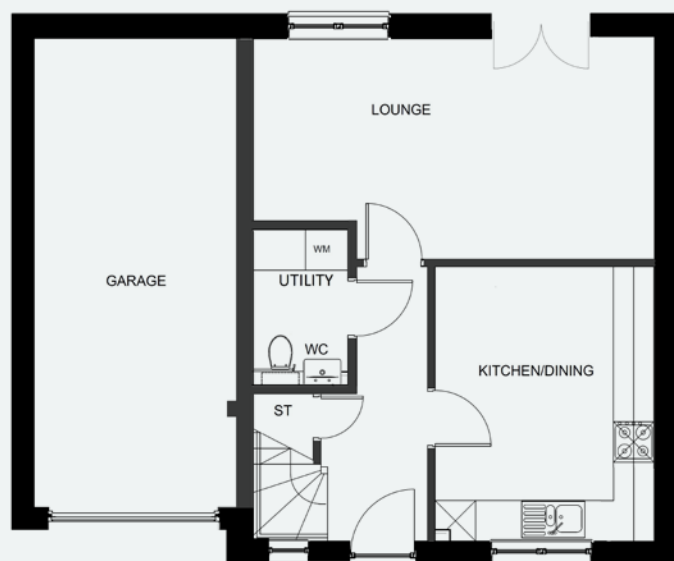
4 bed detached and semi-detached villa with integral garage

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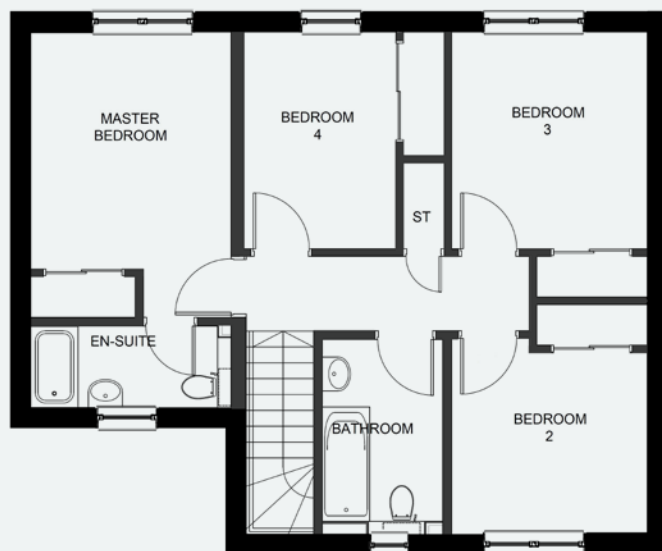


# Little Cairnie - Mull

**Chamberlain Bell**  
DEVELOPMENTS



**Ground Floor**



**First Floor**

<b>Lounge/Dining</b>	5.94m x 3.27m 19'6" x 10'9"
<b>Kitchen</b>	3.17m x 4.07m 10'5" x 13'4"
<b>Utility/WC</b>	1.40m x 2.30m 4'7" x 7'6"
<b>Master Bedroom</b>	2.98m x 4.21m 9'9" x 13'10"
<b>Bedroom 2</b>	2.9m x 3.41m 9'6" x 11'2"
<b>Bedroom 3</b>	2.9m x 3.92m 9'6" x 12'10"
<b>Bedroom 4</b>	2.96m x 3.21m 9'9" x 10'6"
<b>Bathroom</b>	1.78m x 2.89m 5'10" x 9'6"
<b>Garage</b>	3.00m x 7.00m 9'10" x 23'0"

## Plots

SEMI-DETACHED

**35**

**36**

DETACHED

**25**

**28**

**41**

**42**



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**Skye** - a 4 bedroom family home with integral garage

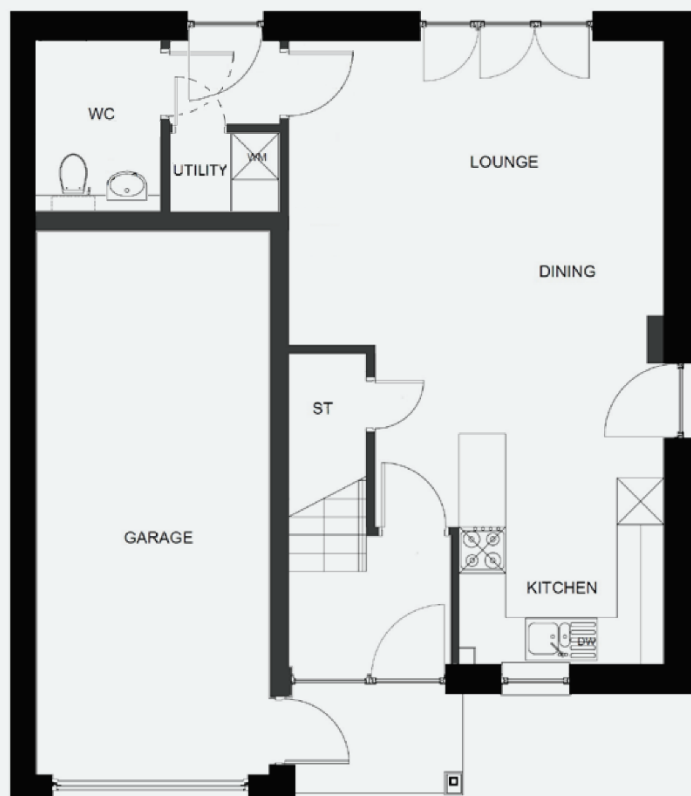


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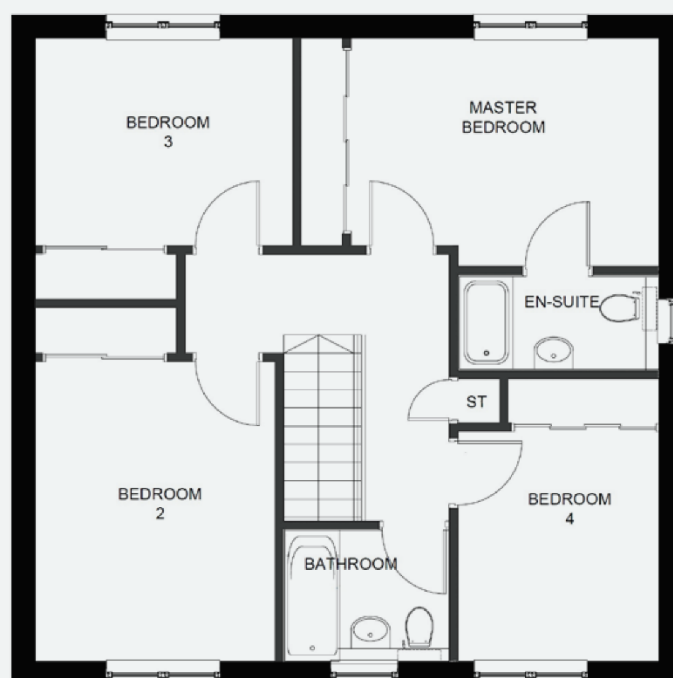


# Little Cairnie - Skye

**Chamberlain Bell**  
DEVELOPMENTS



**Ground Floor**



**First Floor**

<b>Lounge</b>	4.84m x 4.05m 15'11" x 13'4"
<b>Kitchen/Dining</b>	2.64m x 3.98m 8'8" x 13'1"
<b>WC</b>	2.11m x 1.01m 7'1" x 6'11"
<b>Utility</b>	2.15m x 1.05m 7'1" x 3'5"
<b>Master Bedroom</b>	4.61m x 2.93m 15'1" x 9'7"
<b>Ensuite</b>	2.57m x 1.20m 8'5" x 4'0"
<b>Bedroom 2</b>	3.09m x 4.56m 10'2" x 15'0"
<b>Bedroom 3</b>	3.32m x 3.37m 10'11" x 11'1"
<b>Bedroom 4</b>	2.59m x 3.64m 8'6" x 11'11"
<b>Bathroom</b>	2.09m x 1.7m 6'11" x 5'7"
<b>Garage</b>	3.00m x 7.00m 9'11" x 23'0"

## Plots

43  
45  
46  
47  
48



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