The Heathers
Coupar Angus Road
Newtyle

HOUSE TYPE	DESCRIPTION	PLOT(S)	PRICE
Avon	3 Bed Semi Detached Bungalow	15	RESERVED
Avon	3 Bed Semi Detached Bungalow	22	SOLD
Harris	3 Bed Semi Detached Villa	2	£212,000
Harris	3 Bed Semi Detached Villa	3	£212,000
Harris	3 Bed Semi Detached Villa	6	£213,500
Harris	3 Bed Semi Detached Villa	7	£213,500
Harris	3 Bed Semi Detached Villa	17	£212,000
Harris	3 Bed Semi Detached Villa	19	RESERVED
Harris	3 Bed Semi Detached Villa	20	£212,000
Harris	3 Bed Semi Detached Villa	21	£212,000
Lomond	3 Bed Detached Bungalow	1	RESERVED
Lomond	3 Bed Detached Bungalow	4	£260,000
Lomond	3 Bed Detached Bungalow	5	SOLD
Lomond	3 Bed Detached Bungalow	8	£264,000
Uist	3 Bed Semi Detached Villa	14	£210,000

PLOT OF THE WEEK

Harris	3 Bed Semi Detached Villa	18	£212,000

offering LBTT paid & Flooring

For further information please contact the sole selling agents Thorntons Property Services, Whitehall House, 33 Yeaman Shore, Dundee DD1 4AR Tel: 01382 200099 or newhomes@thorntons-law.co.uk

Thorntons

The Heathers

A STUNNING DEVELOPMENT OF
3 BEDROOM SEMI DETACHED
AND DETACHED HOMES

NEWTYLE

Thorntons
The right way to move

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The Area

Newtyle is located in the west of Angus, Scotland, just 11 miles north of Dundee city. A delightful village that sits south-west of Strathmore and is surrounded by Hatton Hill and Newtyle Hills.

This rural location is encircled by beautiful countryside with all local amenities available in the village. Newtyle primary school on the south side of the village provides education up to year 7 with Forfar Academy closeby for all secondary pupils.

There are many lovely walks around the area as well as a local park on the north-side of Newtyle. With Dundee, voted one of the coolest cities in the UK, only 11 miles away, you'll find all the popular brands in the modern pedestrianised shopping centre, plus a selection of art centres, theatres and historical venues such as the V&A Museum.

SAT NAV Ref: PH12 8TP

How to Get There

From Perth: Head east on South Street towards King Edward Street; turn left onto A85 towards Dundee; continue onto A93; then slight right onto A94; at first roundabout take exit 1; at second roundabout take exit 1; at third roundabout take second exit and continue on A94; turn right onto B954; turn left onto Church Street, your destination is on the right.

From Dundee: Head north towards Meadowside; turn left onto Bell Street; Turn right onto Victoria Road; at first roundabout take exit one onto A991; at second roundabout take exit two onto A923; at third roundabout take exit one; continue on A923 onto Newtyle Road(B954); turn right onto Church Street, destination on right.

From Forfar: Head north-west towards Little Causeway; turn left onto West High Street and follow A94; at first roundabout take second exit; at second roundabout take exit two and stay on A94; turn left onto Bulb Street; continue onto North Street; turn left onto Castle Street; at crossroads turn right onto Church Street, destination on left.

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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

- AVON
  Semi Detached Bungalow
- UIST
  Detached Villa
- HARRIS
  Semi Detached Villa
- LOMOND
  Detached Bungalow

Plots not yet under construction may be subject to change and local authority approval. These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation.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.

Avon

3 Bedroom Semi Detached Bungalow

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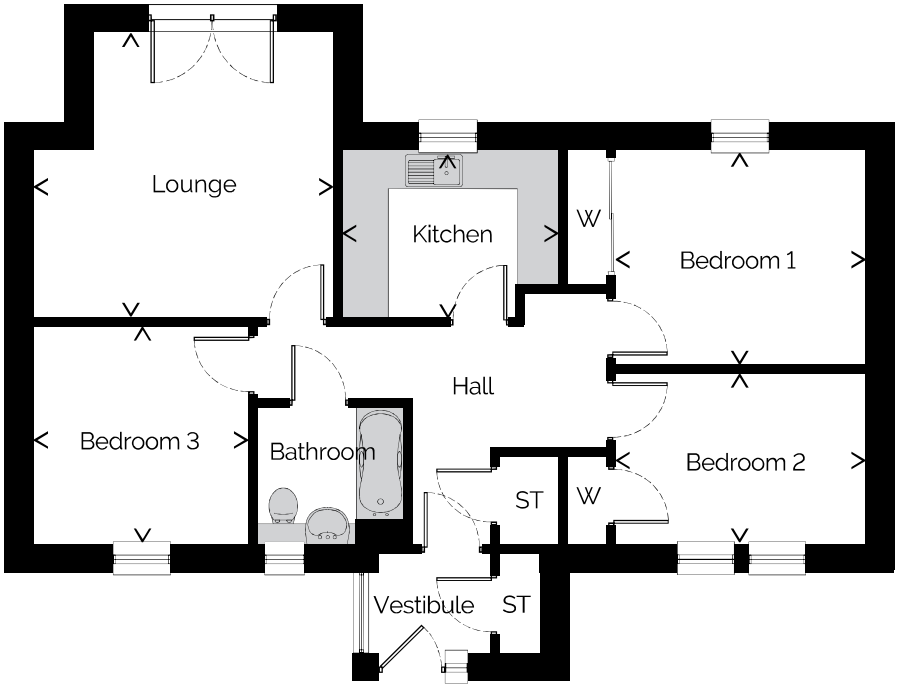

Dimensions

Lounge:	4.35 x 3.90 m 14'3" x 12'9"
Kitchen:	3.74 x 2.10 m 12'3" x 6'11"
Bedroom 1:	3.21 x 2.76 m 10'6" x 9'1"
Bedroom 2:	3.21 x 2.60 m 10'6" x 8'6"
Bedroom 3:	2.98 x 3.26 m 9'9" x 10'8"

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Uist

3 Bedroom Detached Villa

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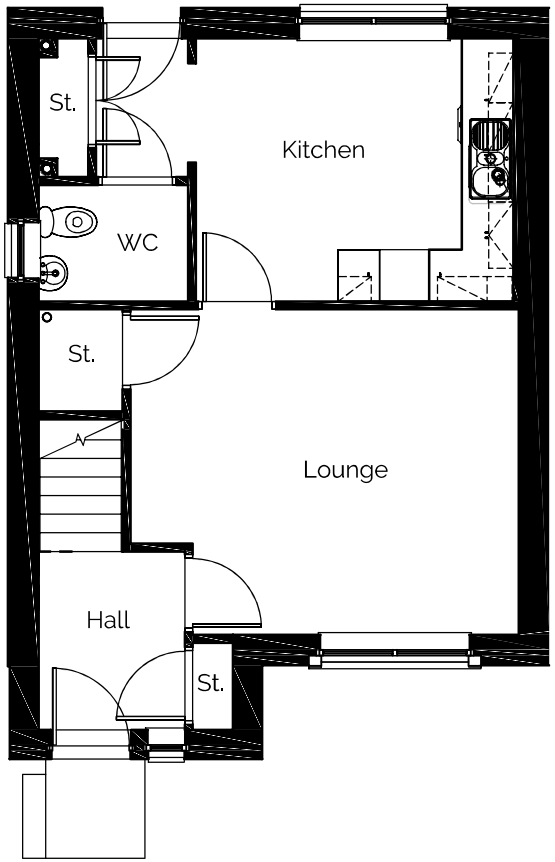
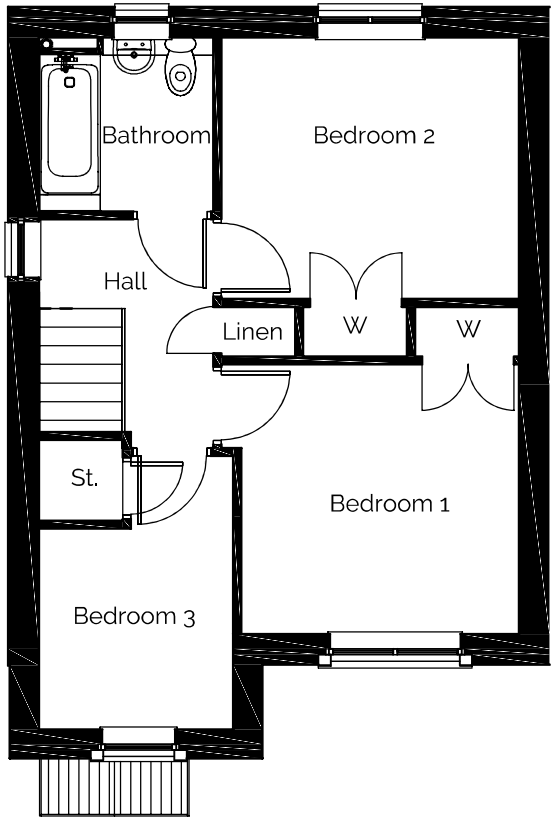
GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.69 x 3.93 m 15'5" x 12'11"
Kitchen:	3.90 x 3.18 m 12'9" x 10'8"

First Floor

Bedroom 1:	3.35 x 3.26 m 11'0" x 10'8"
Bedroom 2:	3.60 x 3.16 m 11'10" x 10'4"
Bedroom 3:	2.35 x 2.42 m 7'8" x 7'11"

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Harris

3 Bedroom Semi Detached Villa

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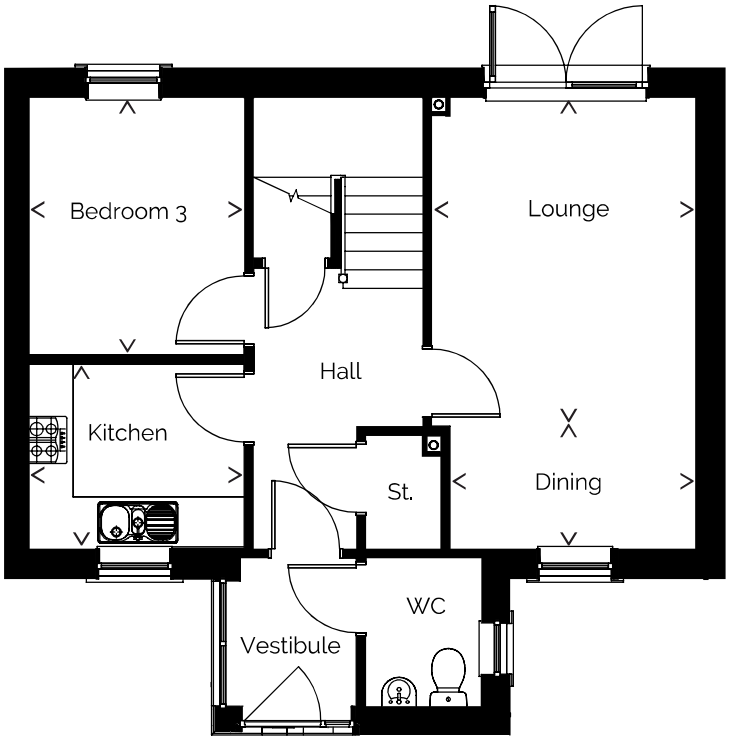
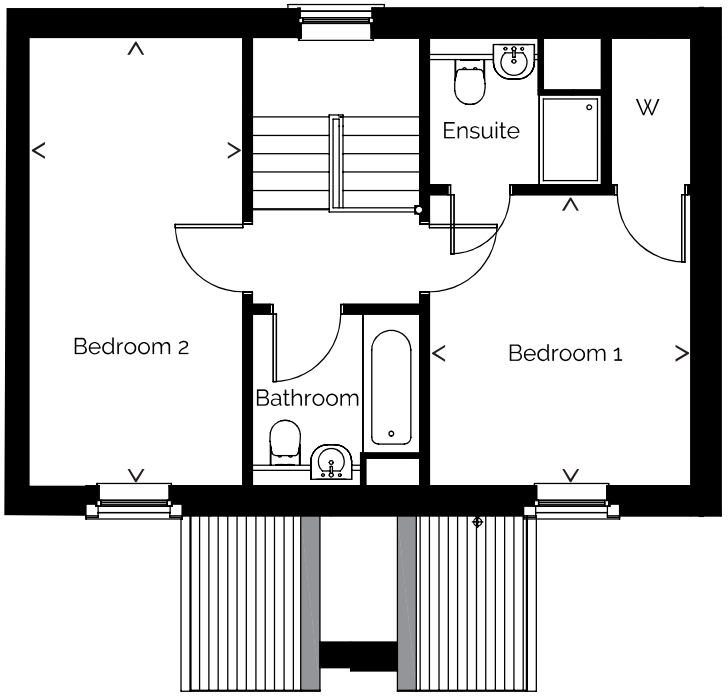
GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.26 x 3.99 m 10'8" x 13'1"
Kitchen:	2.55 x 2.24 m 8'4" x 7'4"
Dining:	3.04 x 1.49 m 10'0" x 4'11"
Bedroom 3:	2.55 x 3.12 m 8'4" x 10'3"

First Floor

Bedroom 1:	3.26 x 3.56 m 10'8" x 11'8"
Bedroom 2:	2.55 x 5.48 m 8'4" x 18'0"

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Lomond

3 Bedroom Detached Bungalow

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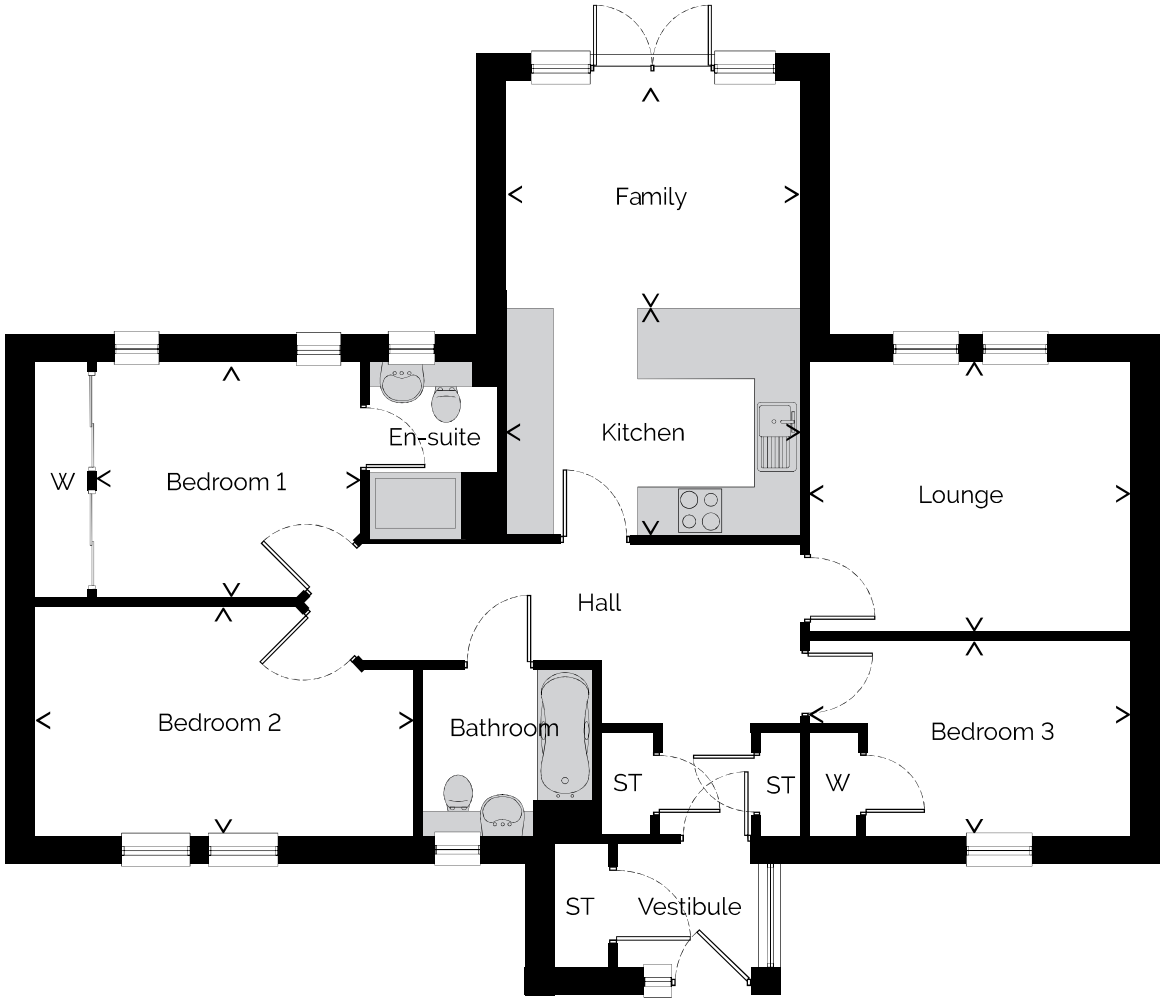

Dimensions

Lounge:	4.05 x 3.42 m 13'3" x 11'3"
Kitchen:	3.79 x 2.90 m 12'5" x 9'6"
Family:	3.79 x 2.90 m 12'5" x 9'6"
Bedroom 1:	3.35 x 3.01 m 11'0" x 9'11"
Bedroom 2:	4.79 x 2.91 m 15'8" x 9'6"
Bedroom 3:	4.05 x 2.50 m 13'3" x 8'2"

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Guidelines

to buying your Dream Home

Found the 'One'?

Once you have chosen your house style and which plot you want to buy, we can assist you, if required, with various buying options available such as Help to Buy (Scotland) subject to qualification.

Appointing a solicitor to carry out the conveyancing for your purchase is essential, however, should you require the recommendation of a solicitor, we will be happy to put you in touch with one. Similarly, should you require financial advice from an Independent Financial Advisor and do not have anyone in mind, we can also recommend a suitable independent advisor to provide free financial advice, prior to your reservation.

The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period of time stipulated (usually 2–3 weeks). At this stage, you will be asked to pay the first part of your deposit.

During the fixed period which your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important as the reservation will automatically expire, should the next stage of concluding the missive contract not have been achieved (unless a written request submitted from your solicitor to ours has been approved by our office), and the plot will be re-marketed for sale.** You will then be asked to conclude the contract by signing the missives. At this point, the balance of the deposit will be payable.

With the legalities complete and subject to build stage of the property at the time of reservation, you will be invited, by appointment, to the Marketing Suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home.

Following this, we will keep you informed at intervals of the progress of your home to monitor the build programme and anticipated entry date. **As your build progresses we will be in a clearer position to advise on a firmer likely date for completion.**

Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor: at this stage we will advise buyers of an anticipated calendar quarter
- When the roof is completed and the building weather proof: at this stage our buyer will be advised of the anticipated month of completion
- When the home is decorated and main services are connected: at this stage we will advise anticipated week of completion.

When your anticipated move-in date has been agreed, your funds from your solicitor will be transferred on the agreed date and you will receive a personal home demonstration of your new home along with your keys.

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The right way to move

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SPECIFICATIONS - full list of site specific upgrade options will be available at time of reservation.

General

'A' rated energy efficient boiler

Thermostatically controlled radiators

De-centralised ventilation

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, chrome effect ironmongery

Smoke/carbon/heat detectors fitted

Smooth ceiling finish

White gloss skirtings, facings, stair ballustrading and oak stained handrails

Photovoltaic Solar Panels

10 year warranty body cover

Utility (where applicable)

Single bowl stainless steel sink with chrome fittings

Kitchen

Wide selection of kitchen units

Single/1½ bowl stainless steel sink with chrome fittings

Chimney cooker hood and stainless steel splashback at hob

Single stainless steel oven

Bathroom

Contemporary white sanitary ware

Chrome taps

Shaver point to en-suite (or to bathroom where there is no en-suite)

Thermostatic shower to en-suite only (thermostatic shower over bath to Avon (no en-suite))

Choice from a range of vanity furniture (where applicable)

Choice from a wide range of co-ordinating ceramic wall tiles

External

Paved footpaths and patios

Permeable block paving driveways

Sensor lights to front (and rear where applicable)

Turf to front gardens (where applicable)

Rotovated topsoil to rear gardens

All properties will have high performance double glazing fitted as standard.

This will be a factored development, details available from Sales Office. Please refer to the on-site Sales Manager for full property type specifications. The specifications can be subject to change at any time, please check and confirm at time of reservation.

*Up-grade options and costs are subject to the build stage of the property at time selections are made.