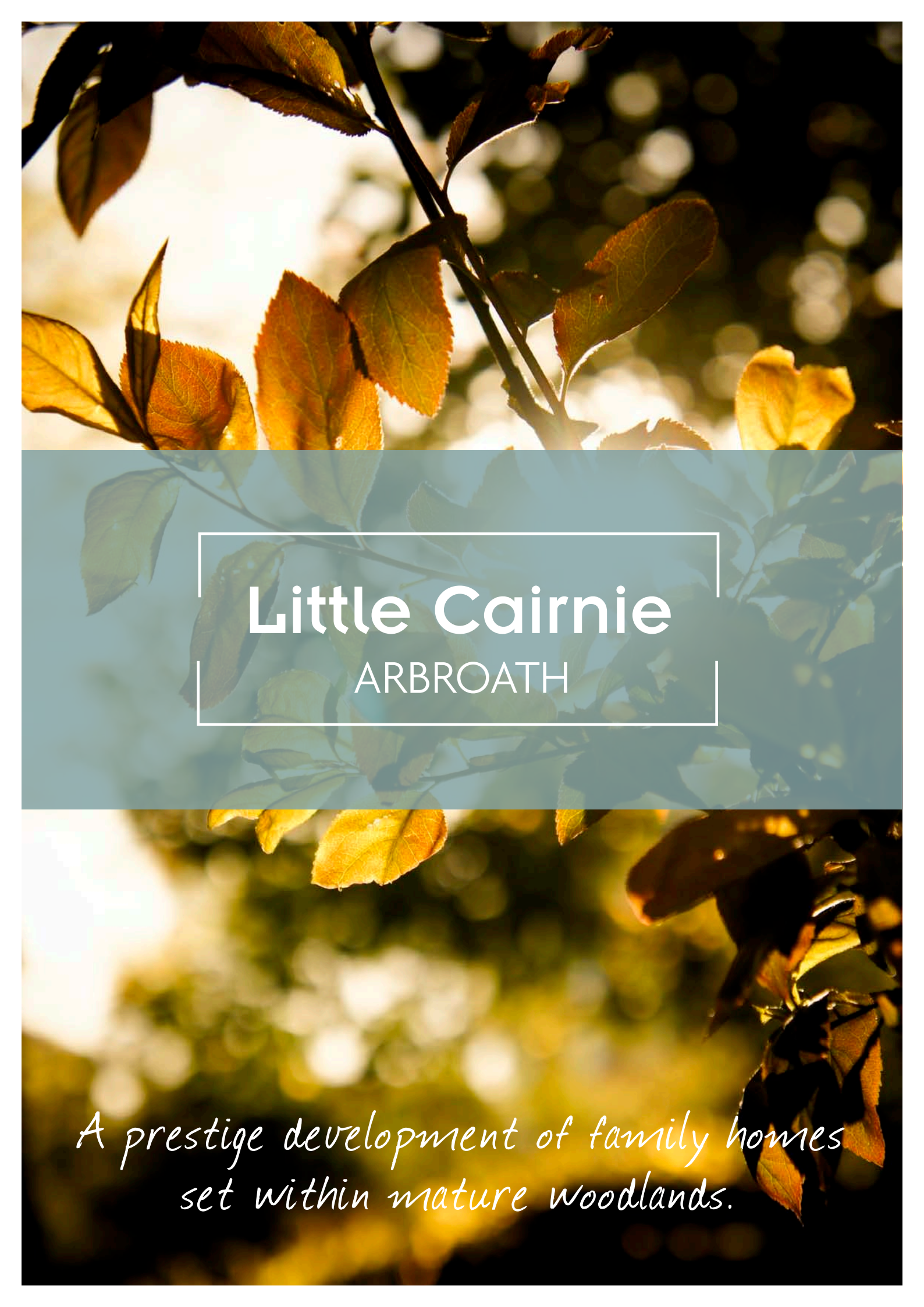


Little Cairnie, Arbroath , DD11 3BD

Plot Number	Type	Number of Bedrooms	Price
Phase 2			
5	Hoy – Semi Detached	3	SOLD
6	Hoy – Semi Detached	3	SOLD
7	Hoy – Semi Detached	3	SOLD
8	Hoy – Semi Detached	3	SOLD
9	Hoy – Semi Detached	3	SOLD
10	Hoy – Semi Detached	3	SOLD
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
23	Hoy – Semi Detached	3	RESERVED
24	Hoy – Semi Detached	3	Price on Application
26	Harris – Semi Detached	3	Fixed Price £224,950
27	Harris – Semi Detached	3	Fixed Price £224,950
28	Mull – Detached	4	Fixed Price £249,950
29	Hoy – Semi Detached	3	RESERVED
30	Hoy – Semi Detached	3	RESERVED
31	Harris - Detached	3	RESERVED
32	Hoy – Semi Detached	3	Fixed Price £185,000
34	Harris - Detached	3	SOLD
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

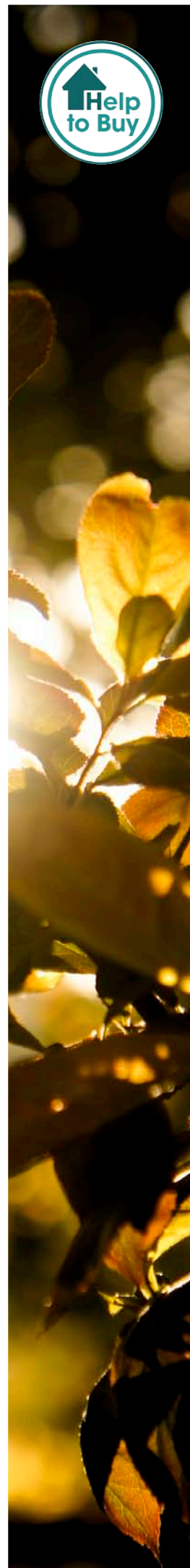
External

- 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

ARBROATH

Forfar Road, Arbroath, DD11 3BD



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Email: dundeeea@thorntons-law.co.uk

Chamberlain Bell
DEVELOPMENTS



Little Cairnie

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Hoy

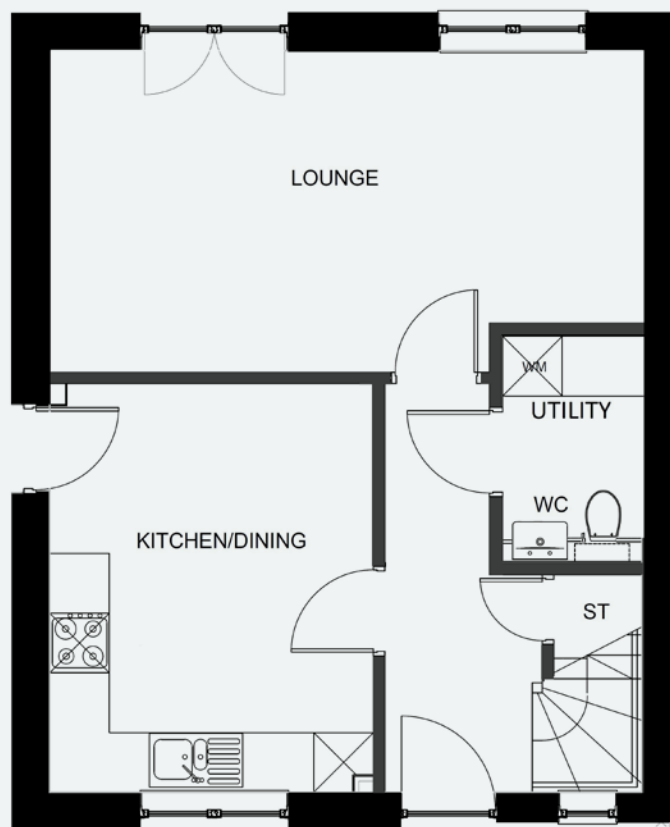
3 bed semi-detached villa



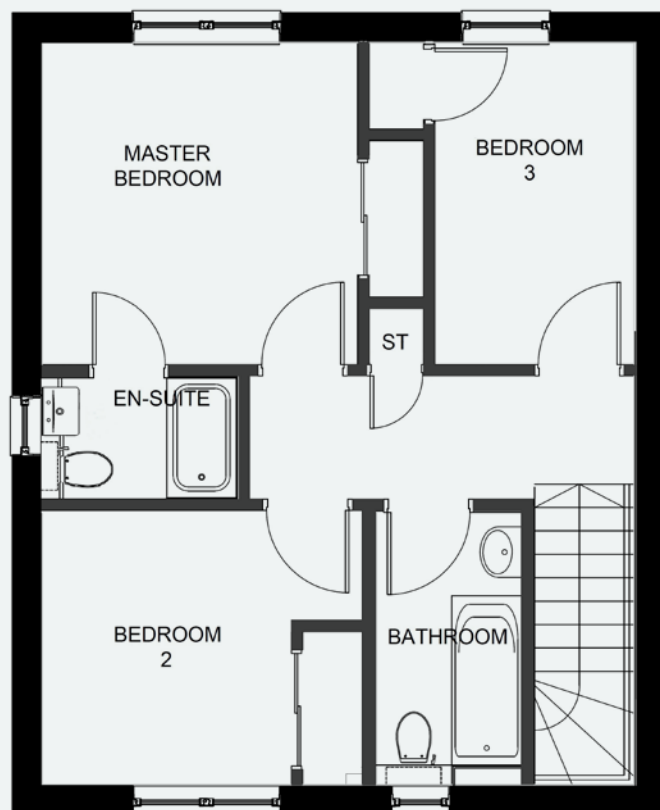
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Little Cairnie - Hoy

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DEVELOPMENTS



Ground Floor



First Floor

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

Plots

5	24
6	29
7	30
8	32
9	33
10	37
23	38

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



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Harris

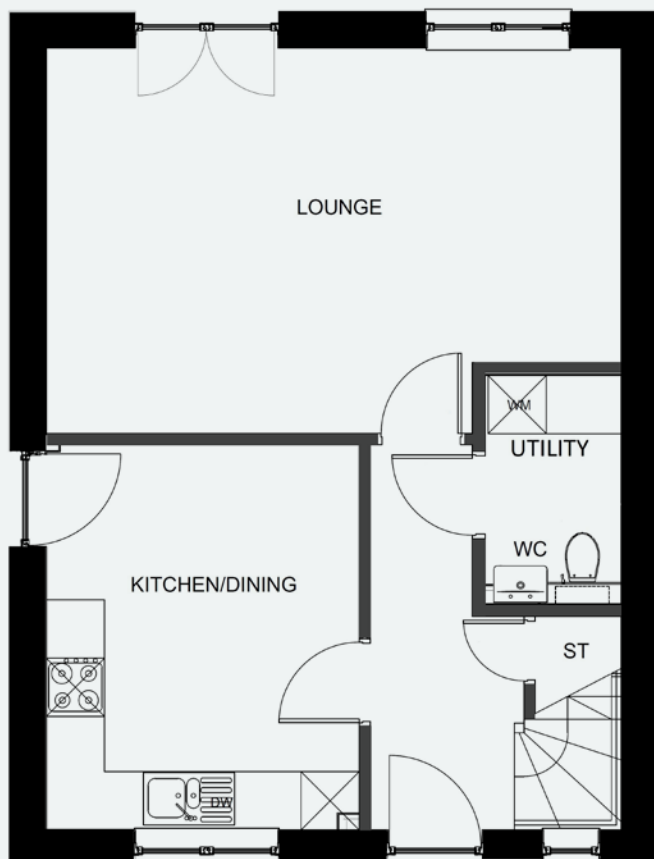
3 bed detached and semi-detached villa



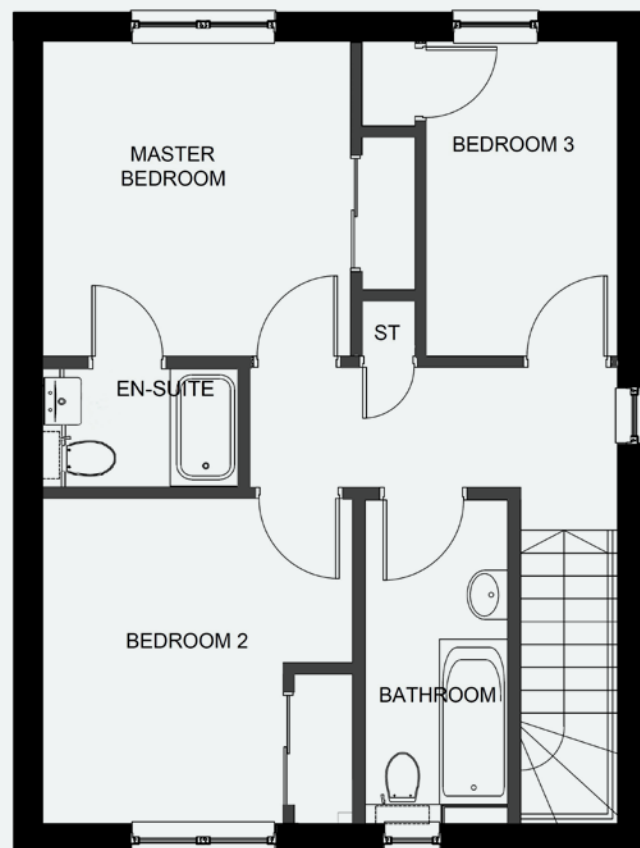
*A prestige development of family homes
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Little Cairnie - Harris

Chamberlain Bell
DEVELOPMENTS



Ground Floor



First Floor

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

Plots

SEMI-DETACHED

26

27

DETACHED

31

34

39

40



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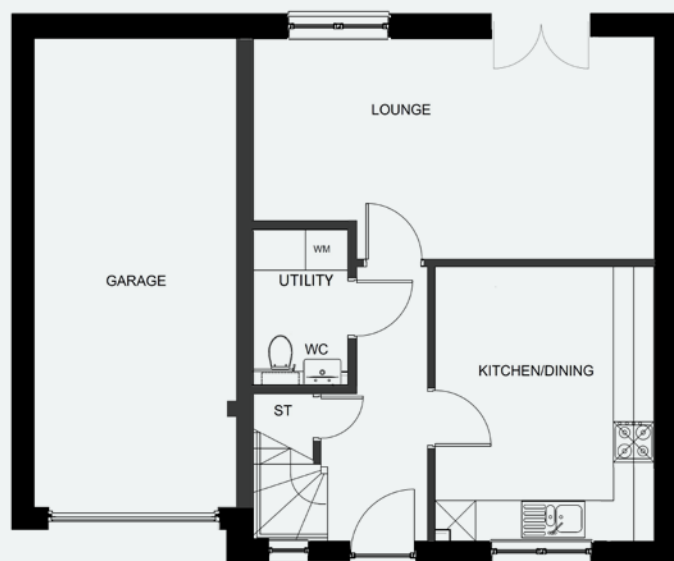
Mull

4 bed detached and semi-detached villa with integral garage

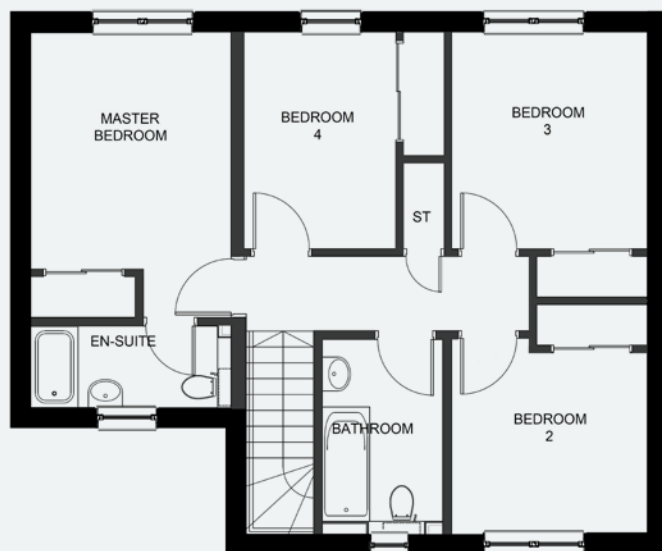
*A prestige development of family homes
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Little Cairnie - Mull

Chamberlain Bell
DEVELOPMENTS



Ground Floor



First Floor

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

Plots

SEMI-DETACHED

35

36

DETACHED

25

28

41

42



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Little Cairnie

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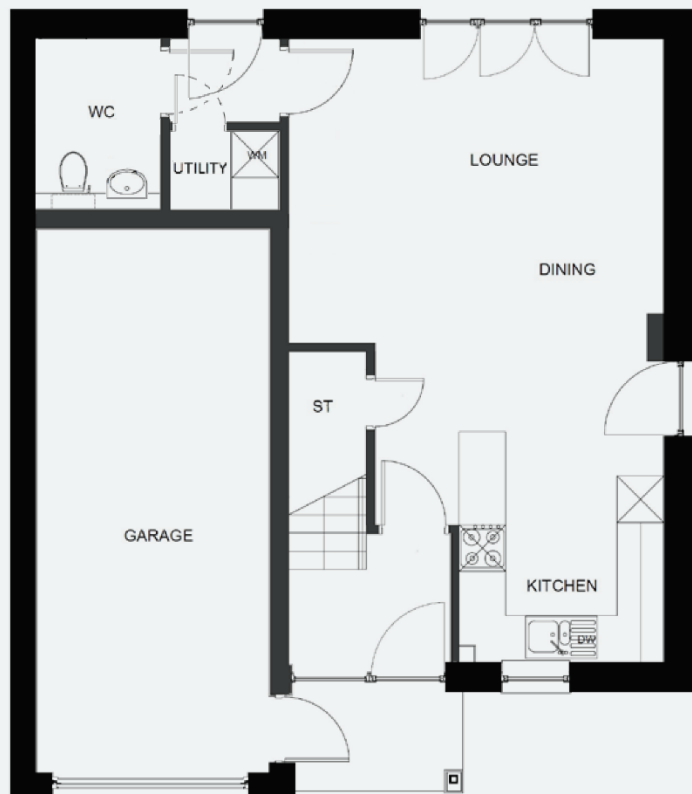
Skye - a 4 bedroom family home with integral garage



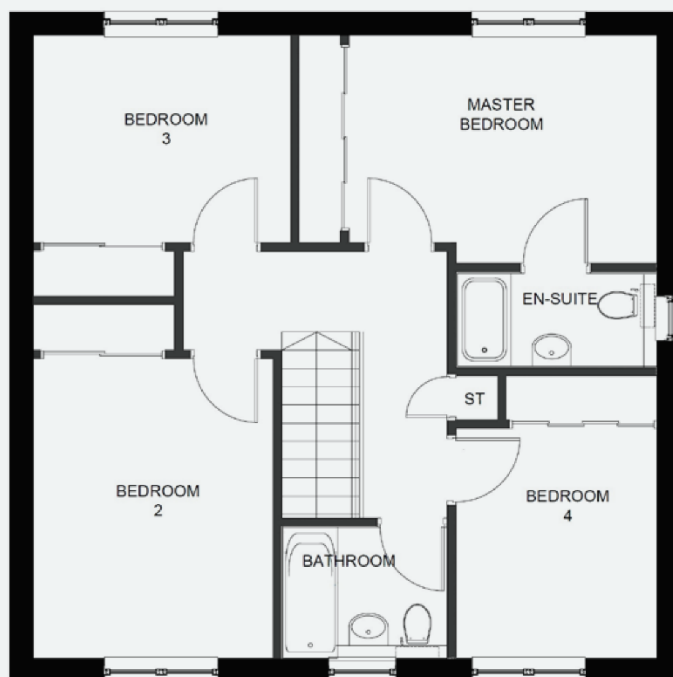
*A prestige development of family homes
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Little Cairnie - Skye

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DEVELOPMENTS



Ground Floor



First Floor

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

Plots

43
45
46
47
48



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