

Kellas Mews (including
Pitkerro Mill Gardens)
Kellas Road
Broughty Ferry
DD5 3NX

Kellas Mews

Plot	Type	No of Beds	Price
1	A (225m2)	4 Bed Detached	Fixed Price £499,950
2	B (225m2)	4 Bed Detached	Fixed Price £499,950
3	A (225m2)	4 Bed Detached	Fixed Price £499,950
4	A (225M2)	4 Bed Detached	Fixed Price £499,950
5	B (225m2)	4 Bed Detached	RESERVED
6	C (206m2)	4 Bed Detached	Fixed Price £499,950

Pitkerro Mill Gardens

Plot	Type	No of Beds	Price
7	D (168m2)	4 Bed Detached	Fixed Price £499,950
8	E (214m2)	5 Bed Detached	Fixed Price £499,950

The Project:

Kellas Mews by Harbyn is a lovely and unique development of eight (four/five bed) homes in the heart of the countryside. Close to all amenities and in an ideal location.

Harbyn Properties:

Harbyn Properties are a local high quality property development company.

Reservations:

Reservations can be made directly with Harbyn. A reservation fee of £2,000 sterling will be taken and this will secure the property is taken off of the market while the lawyers conclude missives. A further £3,000 deposit will be taken at conclusion of missives.



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KELLAS MEWS

INCORPORATING PITKERRO MILL GARDENS



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KELLAS MEWS


SIX DETACHED FOUR BEDROOM HOMES





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BEAUTIFUL CONTEMPORARY & EFFICIENT HOMES

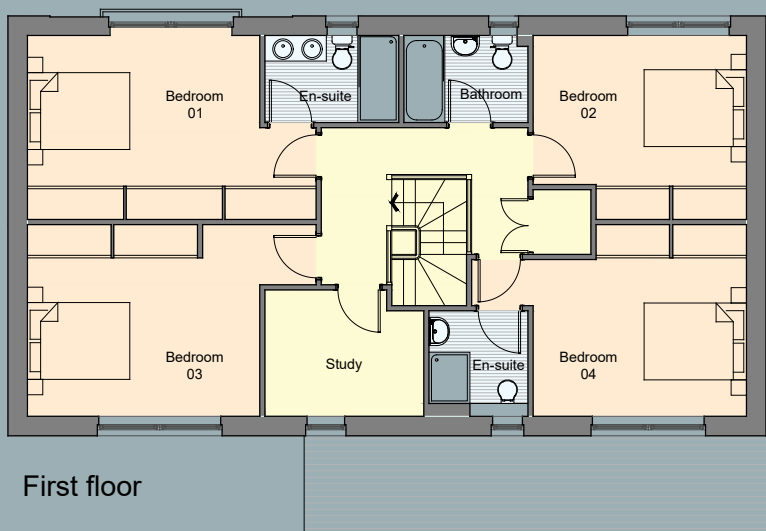


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HIGH QUALITY DESIGN SPECIFICATION & FINISHES

'House Type A' - 4 Bedroom Villa

Drawing not to scale
Dimensions are approximate

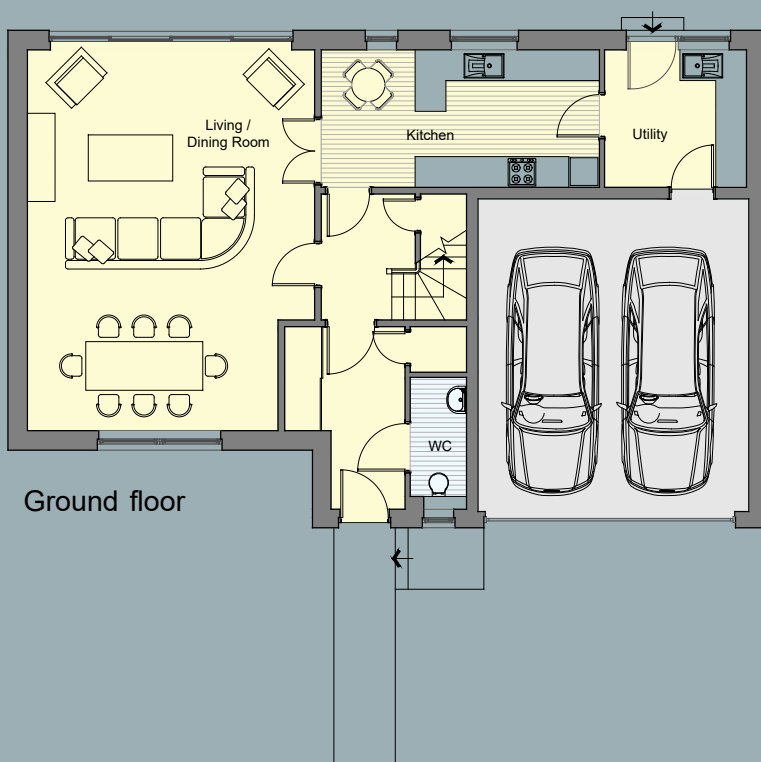


Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	40.9	7.4 x 5.6	24'-2" x 18'-3"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	7.4	2.7 x 2.8	8'-8" x 9'-1"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	33.1	6.2 x 5.3	20'-3" x 17'-3"
Bedroom 01	18.8	3.0 x 4.5	9'-8" x 14'-7"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	14.1	2.9 x 4.2	9'-5" x 13'-7"
Bedroom 03	18.3	3.0 x 4.5	9'-8" x 14'-7"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	16.0	3.0 x 4.2	9'-8" x 13'-7"

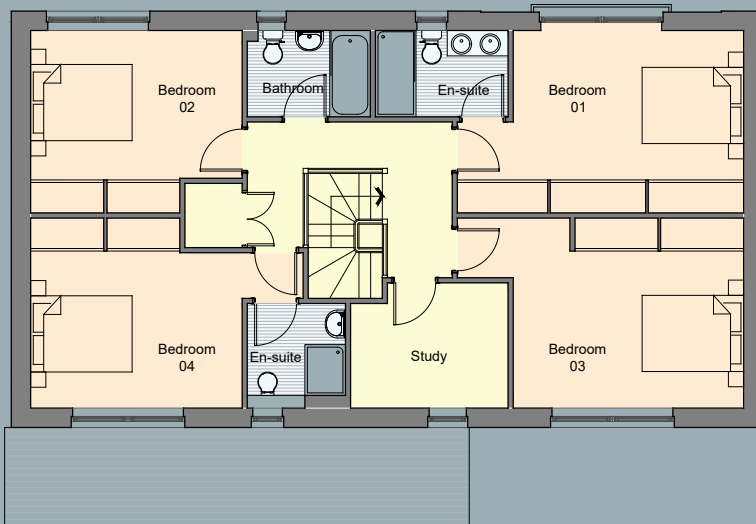
Gross Floor Area

	Sq.m		
Gross internal ground	83.7		
Gross internal first	104.8		
Gross internal total	188.5		
Gross internal ground (including garage)	119.4		
Gross internal first	104.8		
Gross internal total (including ground)	224.2		

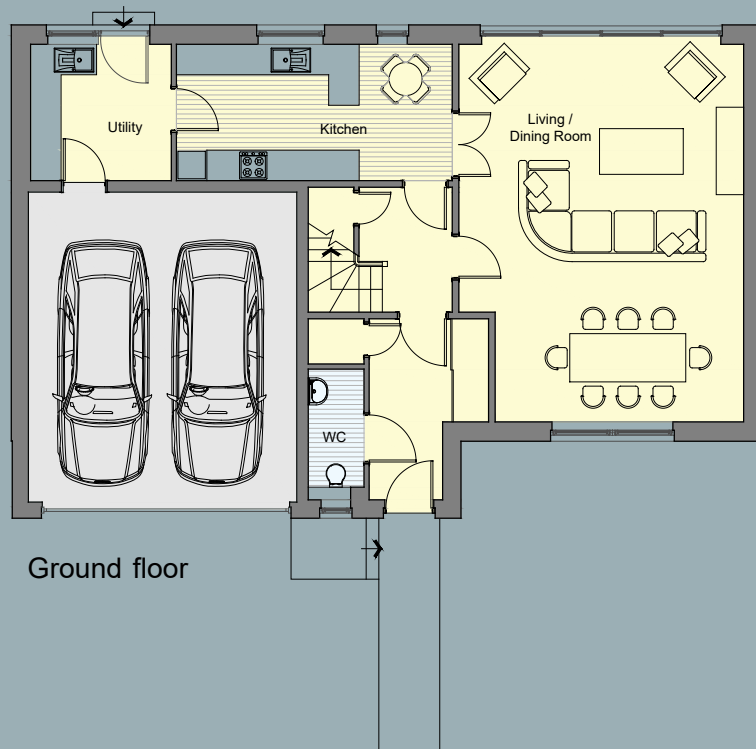


'House Type B' - 4 Bedroom Villa

Drawing not to scale
Dimensions are approximate



First floor



Ground floor

Accommodation Schedule

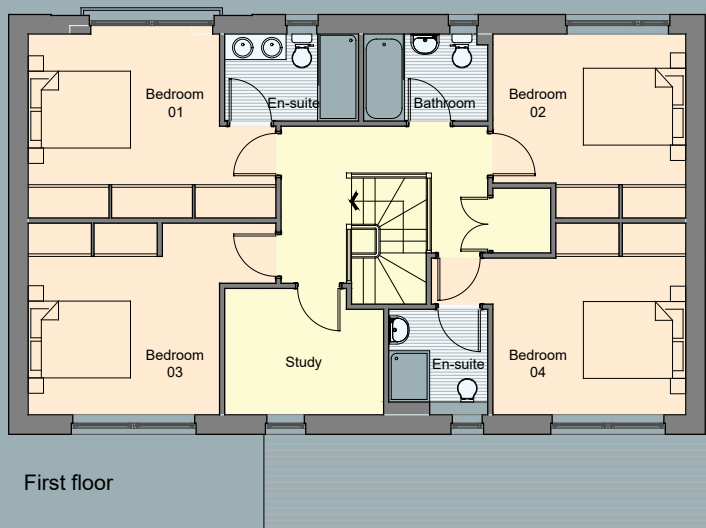
Room	Sq.m	Metric	Imperial
Living / dining room	40.9	7.4 x 5.6	24'-2" x 18'-3"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	7.4	2.7 x 2.8	8'-8" x 9'-1"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	33.1	6.2 x 5.3	20'-3" x 17'-3"
Bedroom 01	18.8	3.0 x 4.5	9'-8" x 14'-7"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	14.1	2.9 x 4.2	9'-5" x 13'-7"
Bedroom 03	18.3	3.0 x 4.5	9'-8" x 14'-7"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	16.0	3.0 x 4.2	9'-8" x 13'-7"

Gross Floor Area

	Sq.m		
Gross internal ground	83.7		
Gross internal first	104.8		
Gross internal total	188.5		
Gross internal ground (including garage)	119.4		
Gross internal first	104.8		
Gross internal total (including ground)	224.2		

'House Type C' - 4 Bedroom Villa

Drawing not to scale
Dimensions are approximate

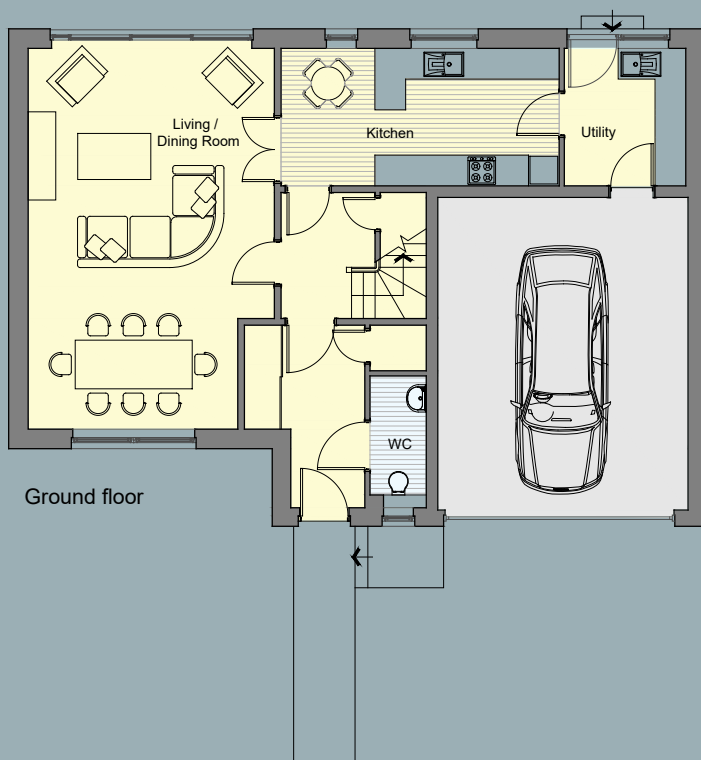


Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	34.9	7.4 x 4.8	24'-2" x 15'-7"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	6.4	2.7 x 2.4	8'-8" x 7'-8"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	30.6	6.2 x 4.9	20'-3" x 16'
Bedroom 01	15.8	2.9 x 3.7	9'-5" x 12'-1"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	12.7	2.9 x 3.8	9'-5" x 12'-4"
Bedroom 03	15.3	3.0 x 3.7	9'-8" x 12'-1"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	14.3	3.0 x 3.8	9'-8" x 12'-4"

Gross Floor Area

	Sq.m		
Gross internal ground	76.4		
Gross internal first	95.9		
Gross internal total	172.3		
Gross internal ground (including garage)	110		
Gross internal first	95.9		
Gross internal total (including ground)	205.9		





KELLAS MEWS
(including Pitkerro Mill Gardens)
TYPICAL SPECIFICATION

Build Specification:

High Quality Timber Frame.
High Efficiency Double Glazed Windows and Doors.
New Generation, efficient Air Source Heat Pumps, with water cylinder.
High Performance Solar PV.
Ground Floor (Mews only) Under Floor Heating.
Award Winning Construction Partners.
Energy Efficient Specification (A Rated).

Services:

Intruder Alarm (wired).
Integrated Smoke and Heat Detectors.
Telephone and Television Wiring Provision (master and living area).
Satellite Wiring Provision (living area).
Car Charging Station, with battery provision "option".
Integrated Garage with Remote Operation Electric Door.

Kitchen:

High Quality Base and Wall Units (German)
High Grade Worktop, and Splashbacks (in Granite or Silestone).
Integrated Appliances: Oven, Combi Microwave, Induction Hob, Extractor,
Dishwasher, Fridge/Freezer, Instant Boiling Water Tap.
Bi-fold doors to garden.

Bathroom and En-Suites:

High Quality Sanitary Ware and Fittings.
Tiled Floors, Walls and Shower Areas.
Electric towel rail radiators.
Mirror and LED downlighters.
Integrated storage.

Floor Coverings:

Wooden Flooring to Living Areas.
Carpets to Bedrooms.
Tiles to Bathrooms, WC's and En-Suites.

Choices (dependent on date of reservation):

Carpet Colour/s.
Kitchen Worktop Colour.
Kitchen Units Colour/s.
Bathroom Tiling Colour/s.
Luxury German Door Sets (colours and options available).

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PITKERRO MILL GARDENS

TWO DETACHED HOMES 4 & 5 BEDS



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BEAUTIFUL CONTEMPORARY LUXURY HOMES



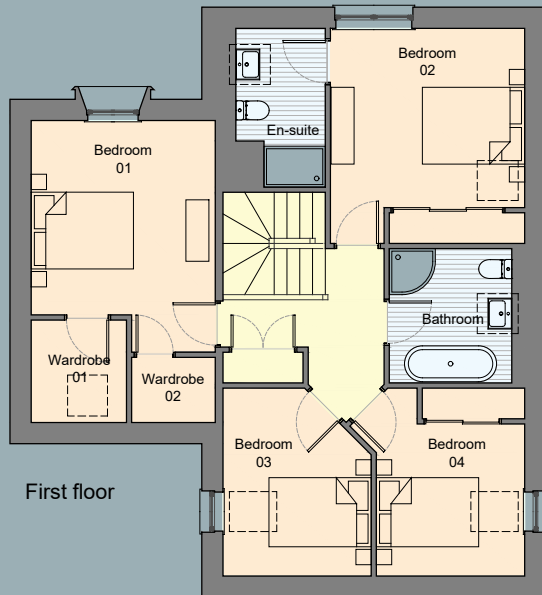
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Plot 7

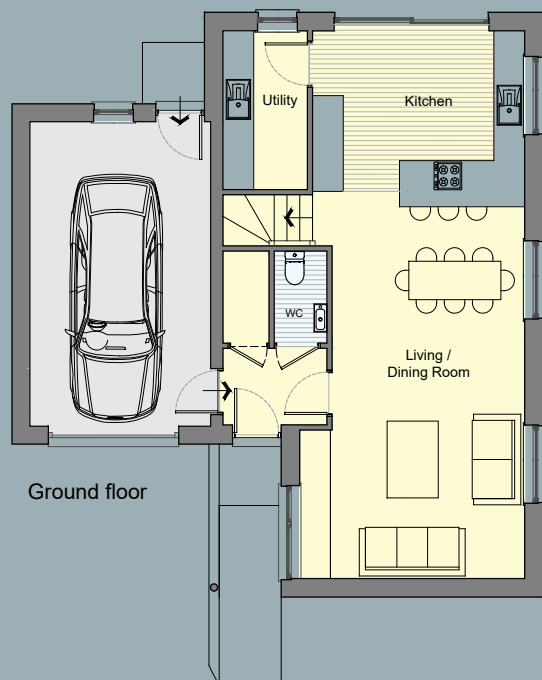
DETACHED FOUR BED HOME, WITH GARDEN, GARAGE & PRIVATE PARKING

'House Type D' - 4 Bedroom Villa

Drawing not to scale
Dimensions are approximate



First floor



Ground floor

Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	30	7.3 x 3.8	23'-9" x 12'-4"
Kitchen	14.1	3.5 x 4.1	11'-4" x 13'-4"
Utility	5.2	3.1 x 1.7	10'-1" x 5'-5"
WC	1.9	1.9 x 1.0	6'-2" x 3'-2"
Garage	21.8	6.1 x 3.5	20' x 11'-4"
Bedroom 01	14.9	3.8 x 3.6	12'-4" x 11'-8"
Wardrobe 01	3.7	2 x 1.8	6'-5" x 5'-9"
Wardrobe 02	2.0	1.3 x 1.6	4'-2" x 5'-2"
En-suite 01	4.9	3.1 x 1.8	10'-1" x 5'-9"
Bedroom 02	15.9	3.5 x 3.8	11'-4" x 12'-4"
Bathroom	6.3	2.6 x 2.4	8'-5" x 7'-8"
Bedroom 03	9.8	3.7 x 2.9	12'-1" x 9'-5"
Bedroom 04	10.9	3.0 x 2.9	9'-8" x 9'-5"

Gross Floor Area

	Sq.m		
Gross internal ground	59.3		
Gross internal first	84.8		
Gross internal total	144.1		
Gross internal ground (including garage)	83		
Gross internal first	84.8		
Gross internal total (including ground)	167.8		



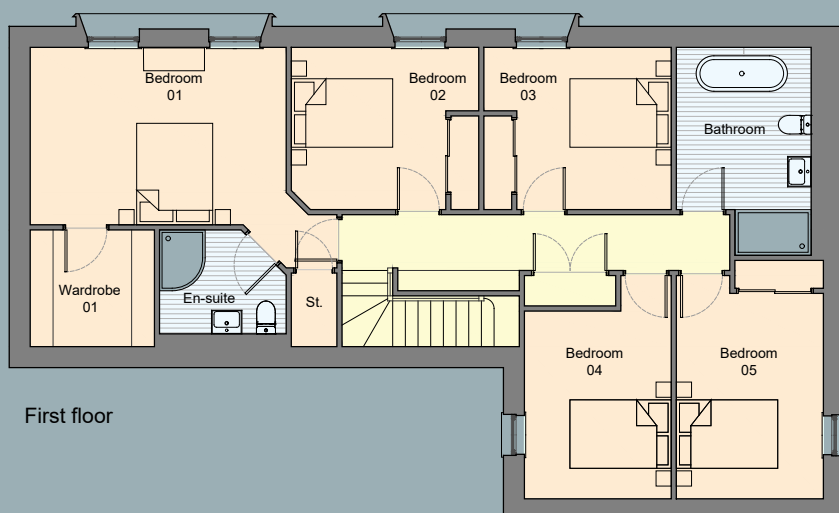
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Plot 8

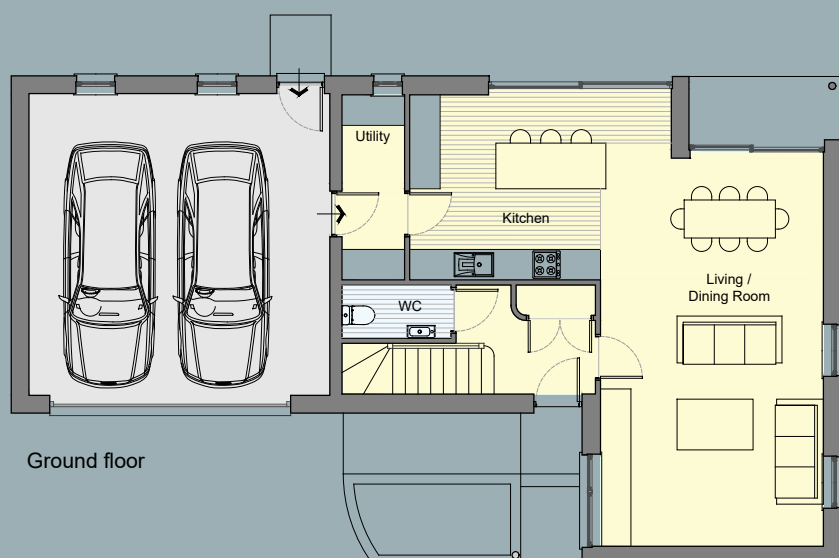
DETACHED FIVE BED HOME, WITH GARDEN, GARAGE & PRIVATE PARKING

'House Type E' - 5 Bedroom Villa

Drawing not to scale
Dimensions are approximate



First floor



Ground floor

Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	34.3	7.7 x 4.4	25'-2" x 14'-4"
Kitchen	15.6	3.6 x 5.2	11'-8" x 17'
Utility	4.6	3.6 x 1.2	11'-8" x 3'-9"
WC	2.3	1.0 x 2.2	3'-2" x 7'-2"
Garage	36.3	5.9 x 5.9	19'-3" x 19'-3"
Bedroom 01	19.2	3.5 x 5.0	11'-4" x 16'-4"
Wardrobe 01	5.6	2.3 x 2.4	7'-5" x 7'-8"
En-suite 01	4.7	2.1 x 2.5	6'-8" x 8'-2"
Bedroom 02	11.8	3.2 x 3.0	10'-4" x 9'-8"
Bedroom 03	11.8	3.2 x 3.0	10'-4" x 9'-8"
Bathroom	9.9	4.0 x 2.6	13'-1" x 8'-5"
Bedroom 04	11.4	3.7 x 2.9	12'-1" x 9'-5"
Bedroom 05	13.2	4.0 x 2.9	13'-1" x 9'-5"

Gross Floor Area

	Sq.m		
Gross internal ground	66.7		
Gross internal first	109		
Gross internal total	175.7		
Gross internal ground (including garage)	105		
Gross internal first	109		
Gross internal total (including ground)	214		



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TYPICAL SPECIFICATION

Build Specification:

High Quality Timber Frame.
High Efficiency Double Glazed Windows and Doors.
New Generation, efficient Air Source Heat Pumps, with water cylinder.
High Performance Solar PV.
Ground Floor (Mews only) Under Floor Heating.
Award Winning Construction Partners.
Energy Efficient Specification (A Rated).

Services:

Intruder Alarm (wired).
Integrated Smoke and Heat Detectors.
Telephone and Television Wiring Provision (master and living area).
Satellite Wiring Provision (living area).
Car Charging Station, with battery provision "option".
Integrated Garage with Remote Operation Electric Door.

Kitchen:

High Quality Base and Wall Units (German)
High Grade Worktop, and Splashbacks (in Granite or Silestone).
Integrated Appliances: Oven, Combi Microwave, Induction Hob, Extractor,
Dishwasher, Fridge/Freezer, Instant Boiling Water Tap.
Bi-fold doors to garden.

Bathroom and En-Suites:

High Quality Sanitary Ware and Fittings.
Tiled Floors, Walls and Shower Areas.
Electric towel rail radiators.
Mirror and LED downlighters.
Integrated storage.

Floor Coverings:

Wooden Flooring to Living Areas.
Carpets to Bedrooms.
Tiles to Bathrooms, WC's and En-Suites.

Choices (dependent on date of reservation):

Carpet Colour/s.
Kitchen Worktop Colour.
Kitchen Units Colour/s.
Bathroom Tiling Colour/s.
Luxury German Door Sets (colours and options available).

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Site Plan - Kellas Mews

Drawing not to scale
 Dimensions are approximate

PLOT NUMBER	HOUSE TYPE	AREA (m ²)		
		PLOT	HOUSE (inc. Garage)	GARDEN
01	A	979	119	456
02	B	1152	119	865
03	A	1157	119	863
04	A	950	119	625
05	B	977	119	658
06	C	1359	110	668
07	D	417	83	139
08	E	448	105	173



INCORPORATING
 PITKERRO MILL GARDENS

A LUXURY DEVELOPMENT
BY



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