

Kellas Mews &
Pitkerro Mill Gardens
Kellas Road
Broughty Ferry
DD5 3NX

Thorntons
The right way to move

Kellas Mews

Plot	Type	No of Beds	Price
6	C (201.9m ²)	4 Bed Detached	Fixed Price £525,000

Pitkerro Mill Gardens

Plot	Type	No of Beds	Price
7	D (164.8m ²)	4 Bed Detached	Fixed Price £499,950

***** PLOT 6 - £20,000 discount, now attractively priced at £525,000. Additionally, the full coverage of the LBTT enhances its appeal even further. These financial incentives are available for anyone looking to buy before the end of January 2025**

“Enhanced Efficiency & Design Review”

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.

Factor Fee £800per year(TBC) | Reservation Fee £2000 | Freehold

03330 430090

[thorntons-property.co.uk](https://www.thorntons-property.co.uk)

KELLAS MEWS

BROUGHTY FERRY

A LUXURY DEVELOPMENT
by



Revision B2402. Images are for illustration purposes only, and exact spec will vary.





BROCHURE INDEX



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1, 3 & 4 KELLAS MEWS
4/5 BED, 3 BATH & WC'
KITCHEN/LIVING/DINING
GARAGE AND UTILITY



GROUND FLOOR PLAN – PLOTS 1, 3 and 4 sizes and floor plans.

Room	Metric	Imperial
Living/Dining	7.4 x 5.6	18'4" x 24'2"
Kitchen	2.7 x 5.6	8'9" x 18'4"
Utility	2.7 x 2.6	8'9" x 8'5"
WC	2.3 X 1.1	7'5" x 3'6"
Garage	6.2 x 5.4	20'3" x 17'7"

Gross Internal Ground Floor (inc Garage) 115.9 sq.m

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FIRST FLOOR PLAN – PLOTS 1, 3 & 4. Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 220.3 sq.m.

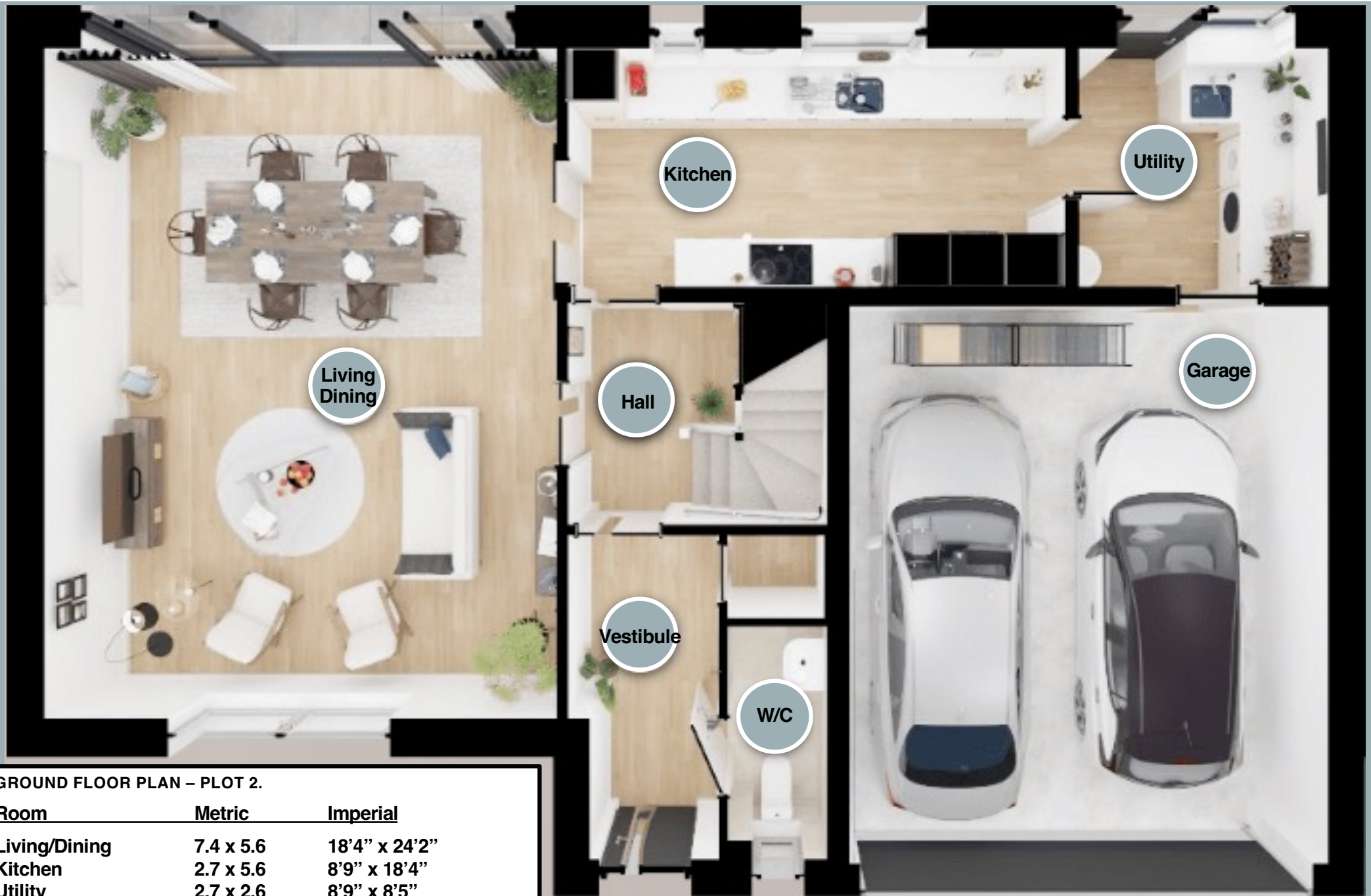
Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

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2 & 5 KELLAS MEWS
4/5 BED, 3 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY

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GROUND FLOOR PLAN – PLOT 2.

Room	Metric	Imperial
Living/Dining	7.4 x 5.6	18'4" x 24'2"
Kitchen	2.7 x 5.6	8'9" x 18'4"
Utility	2.7 x 2.6	8'9" x 8'5"
WC	2.3 X 1.1	7'5" x 3'6"
Garage	6.2 x 5.4	20'3" x 17'7"
Gross Internal Ground Floor (inc Garage)		115.9 sq.m

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.

Please note Plots 2 & 5 are handed in the opposite way to the above image. So, the Garage will be on the left side of the plan and Living/Dining on the right.



FIRST FLOOR PLAN – PLOT 2.

Gross Internal First Floor

104.4 sq.m.

TOTAL GROSS 220.3 sq.m.

Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

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Please note Plots 2 & 5 are handed in the opposite way to the above image.



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6 KELLAS MEWS
4/5 BED, 3 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY



GROUND FLOOR PLAN – PLOT 6:

Room	Metric	Imperial
Living/Dining	7.4 x 4.8	15'7" x 24'3"
Kitchen	2.7 x 5.2	8'9" x 17'1"
Utility	2.7 x 2.6	8'9" x 8'6"
WC	2.3 X 1.1	7'5" x 3'6"
Garage (large single)	6.2 x 5.0	20'3" x 16'4"
Gross internal Ground (inc Garage)	= 106.4sqm	
Total Gross Internal Floor Area	= 201.9sqm	

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FIRST FLOOR PLAN – PLOT 6.			Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 201.9 sq.m.		
Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.2 x 3.7	13'8" x 12'1"	Bedroom 02	3.1 x 3.6	10'2" x 11'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	2.9 x 3.6	9'5" x 11'8"	Bedroom 04	3.6 x 3.9	11'8" x 12'8"

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KITCHEN CHOICES & OPTIONS

PLOTS 1 & 2



Images are artists impressions, and for illustration purposes only

Kitchen colours and worktop choices are only available if reservations dates are met.

**HIGH
SPECIFICATION
GERMAN
KITCHEN
WITH A CHOICE
OF COLOURS**

**QUARTZ STONE
WORKTOP WITH
FURTHER
COLOUR
CHOICES.**





GERMAN KITCHEN & UTILITY PLOT 3

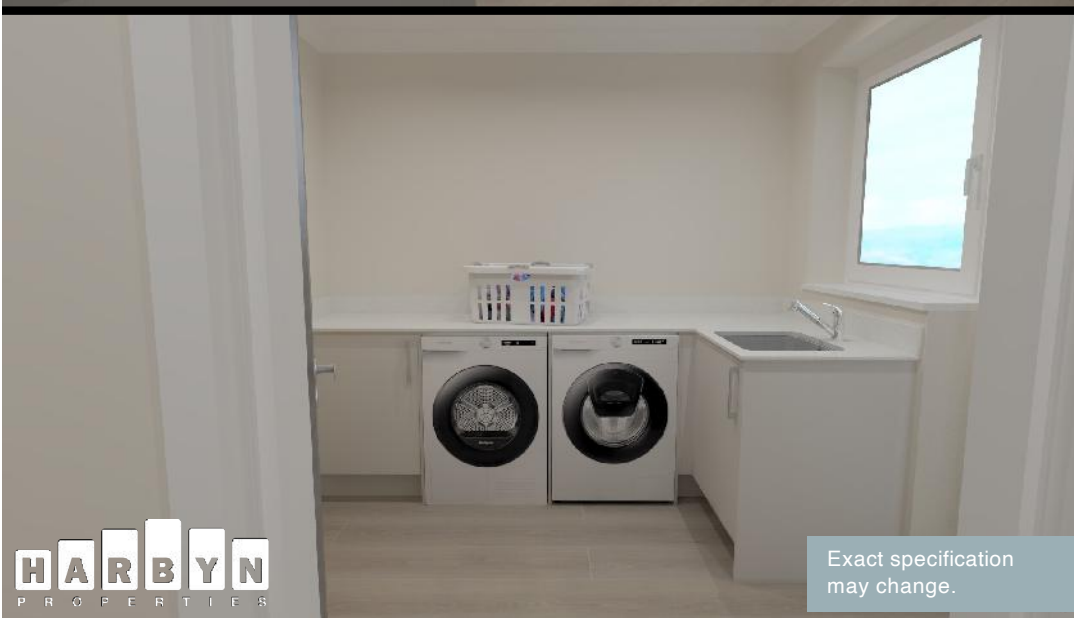


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**PLOT 3
HIGH
SPECIFICATION
GERMAN
KITCHEN.**

**QUARTZ STONE
WORKTOP.**

Exact specification
may change.

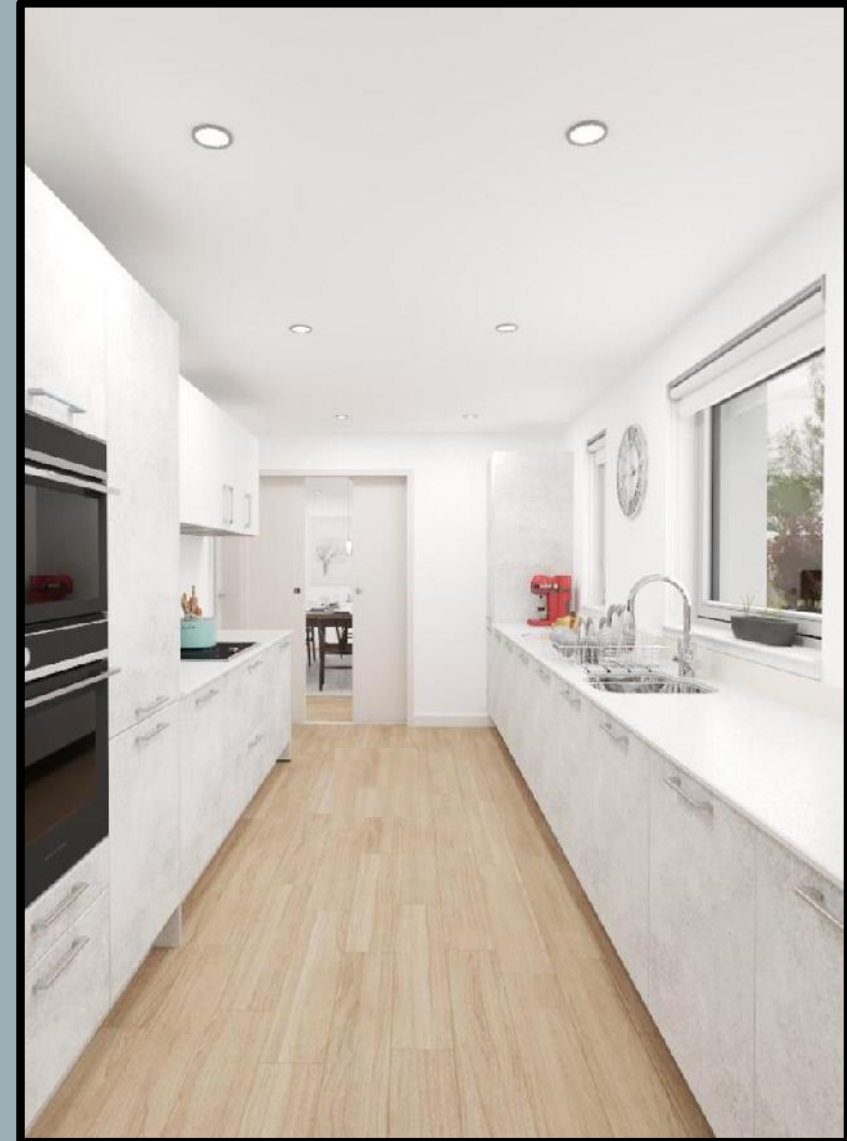


Exact specification
may change.



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GERMAN KITCHEN & UTILITY PLOT 4





**PLOT 4
HIGH
SPECIFICATION
GERMAN
KITCHEN.**

**QUARTZ STONE
WORKTOP.**



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Exact specification may change.

GERMAN KITCHEN & UTILITY PLOT 5

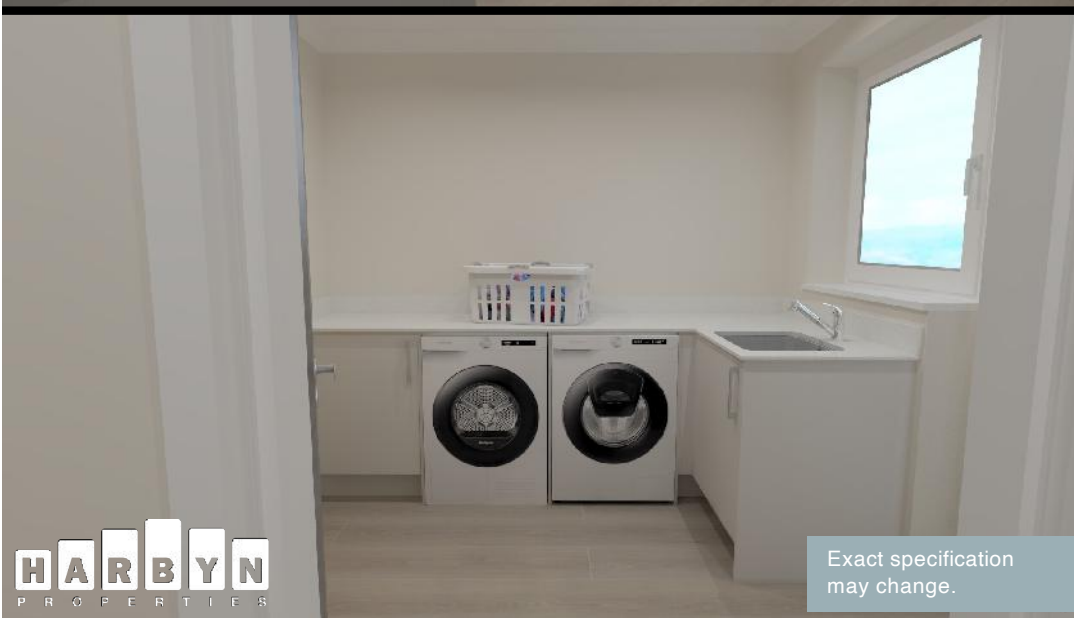


Images are artists impressions, and for illustration purposes only

**PLOT 5
HIGH
SPECIFICATION
GERMAN
KITCHEN.**

**QUARTZ STONE
WORKTOP.**

Exact specification
may change.



Exact specification
may change.



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GERMAN KITCHEN & UTILITY PLOT 6



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Images are artists impressions, and for illustration purposes only

**PLOT 6
HIGH
SPECIFICATION
GERMAN
KITCHEN.**

**QUARTZ STONE
WORKTOP.**



Exact specification may change.



Exact specification may change.



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HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES (ALL PLOTS).

KITCHEN CHOICES*

- CUPBOARD COLOUR/S
- WORK TOP COLOUR
- SPLASHBACK COLOUR

KITCHEN STANDARD EQUIPMENT:

HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- WINE FRIDGE.
- 4 IN 1 WATER TAP

EXTENDED WARRANTY ON APPLIANCES.

*CHOICES ARE ONLY AVAILABLE WITHIN A
SPECIFIC TIMESCALE WHEN MAKING A
RESERVATION.

KITCHEN OPTIONS:

- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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**BATHROOMS &
EN-SUITES
(ALL PLOTS).**



**GREAT SELECTION* OF
PORCELAIN TILES TO
CHOOSE FROM.**

**BATHROOMS AND ENSUITES
WILL BE FULLY TILED.**

***SELECTIONS BASED ON DATE OF
RESERVATION.**

BATHROOMS & EN-SUITES



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

Kellas Mews

TYPICAL SPECIFICATION

Construction:

High Quality Timber Frame.
High Efficiency Glazed Windows and Doors.
New Generation, Efficient Air Source Heat Pumps, with Water Cylinder.
Ground Floor, Under Floor Heating.
High Performance Solar PV.
Award Winning Construction Partners.
Energy Efficient Specification (A Rated).
Luxury German Door Sets.

Kitchen:

High Quality German Base and Wall Units.
High Grade Worktop, and Splashbacks (quartz).
Integrated Appliances: Oven, Combi Oven/Microwave, Induction Hob,
Extractor, Dishwasher, Fridge & Freezer, Wine Fridge,
and 4 in 1 Boiling Water Tap.

Floor Coverings:

Choice of Flooring to Downstairs Areas*.
Carpets to Bedrooms and Stairs.
Tiles to Bathrooms, WC's and En-Suites*.

General:

Properties will be covered by a 10-year Collateral Warranty Package (Global Home Warranties).

Paved Patio and Paths.
Timber Fencing.
Communal Factoring Agreement in Place.
Mono-Bloc Driveway.

Services:

Intruder Alarm.
Integrated Smoke and Heat Detectors.
Telephone and Television Wiring Provision.
Fibre Wiring Provision.
Car Charging Station, with Battery Provision 5KW included.
Integrated Garage with Remote Operation Electric Door.

Bathroom and En-Suites:

High Quality Sanitary Ware and Fittings.
Fully Tiled.
Electric Towel Rail Radiators.
Mirror and LED Downlighters.
Integrated Storage.

Choices (dependent on date of reservation):

Carpet Colour/s.
Kitchen Worktop Colour.
Kitchen Units Colour/s.
Bathroom Tiling Colour/s.

*All information is accurate at time of printing but is liable to change.

**Choices can only be made depending on programme, and reservation dates.

***Harbyn cannot be held responsible for changes of specification or grade by manufacturers.

Site Plan

Kellas Mews by



Kellas Mews

Plot 01	-	220.3 sq.m
Plot 02	-	220.3 sq.m
Plot 03	-	220.3 sq.m
Plot 04	-	220.3 sq.m
Plot 05	-	220.3 sq.m
Plot 06	-	201.9 sq.m

Pitkerro Mill Gardens

Plot 07	-	164.8 sq.m
Plot 08	-	210.8 sq.m

INCORPORATING
PITKERRO MILL GARDENS



A LUXURY DEVELOPMENT
BY



info@harbyn.co.uk
www.harbyn.co.uk

Pitkerro Mill Gardens

BROUGHTY FERRY

A LUXURY DEVELOPMENT
by



PLOT 7
4 BED HOME
164.8 SQ.M



PLOT 8
5 BED HOME
210.8 SQ.M

Pitkerro Mill Gardens is part of the larger Kellas Mews development by Harbyn Properties. These two beautifully designed homes are plots 7 & 8 on the Kellas Mews site.



BROCHURE INDEX

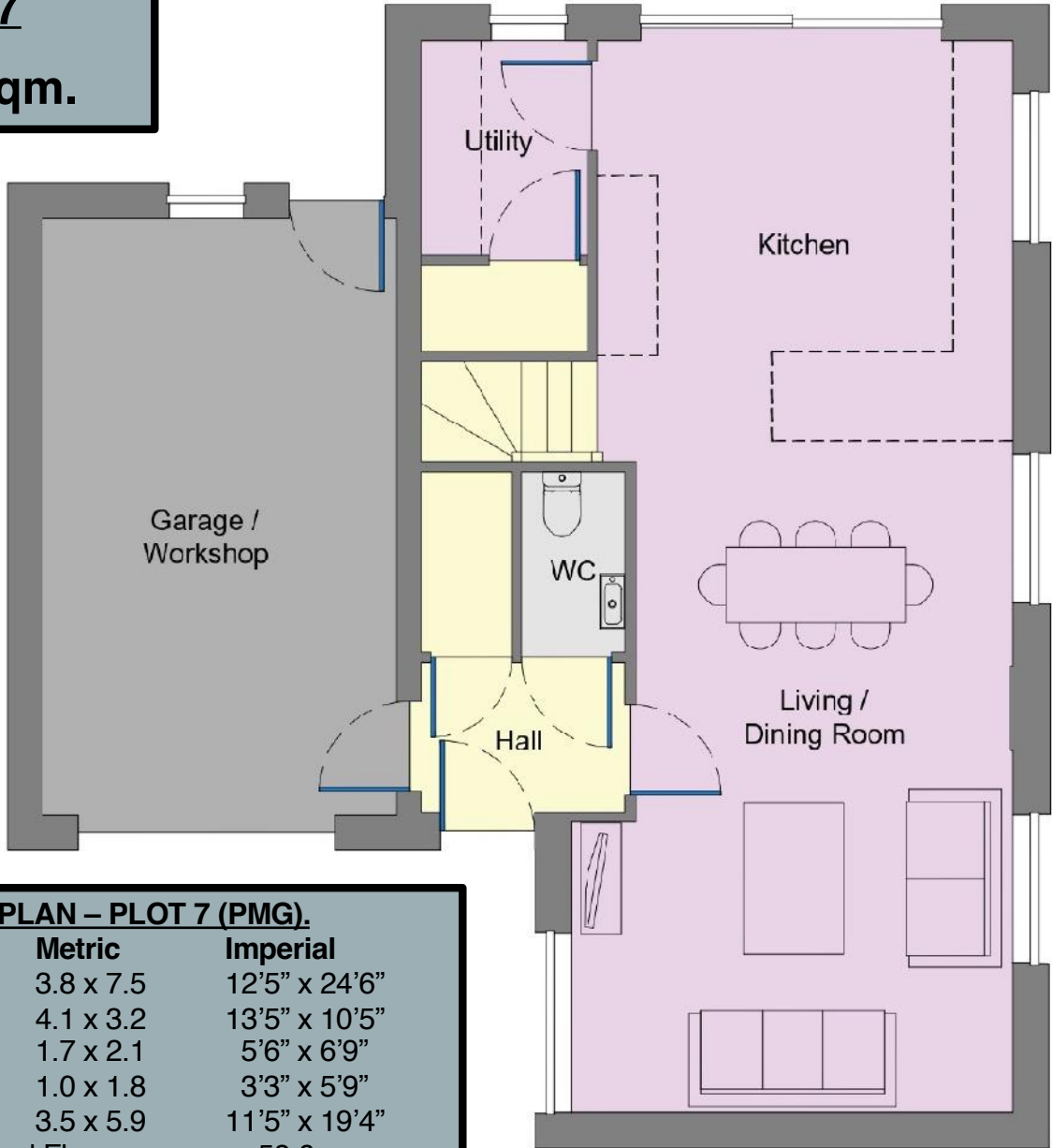


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PLOT 7
4 BED, 3 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY

Plot 7
164.8 sqm.

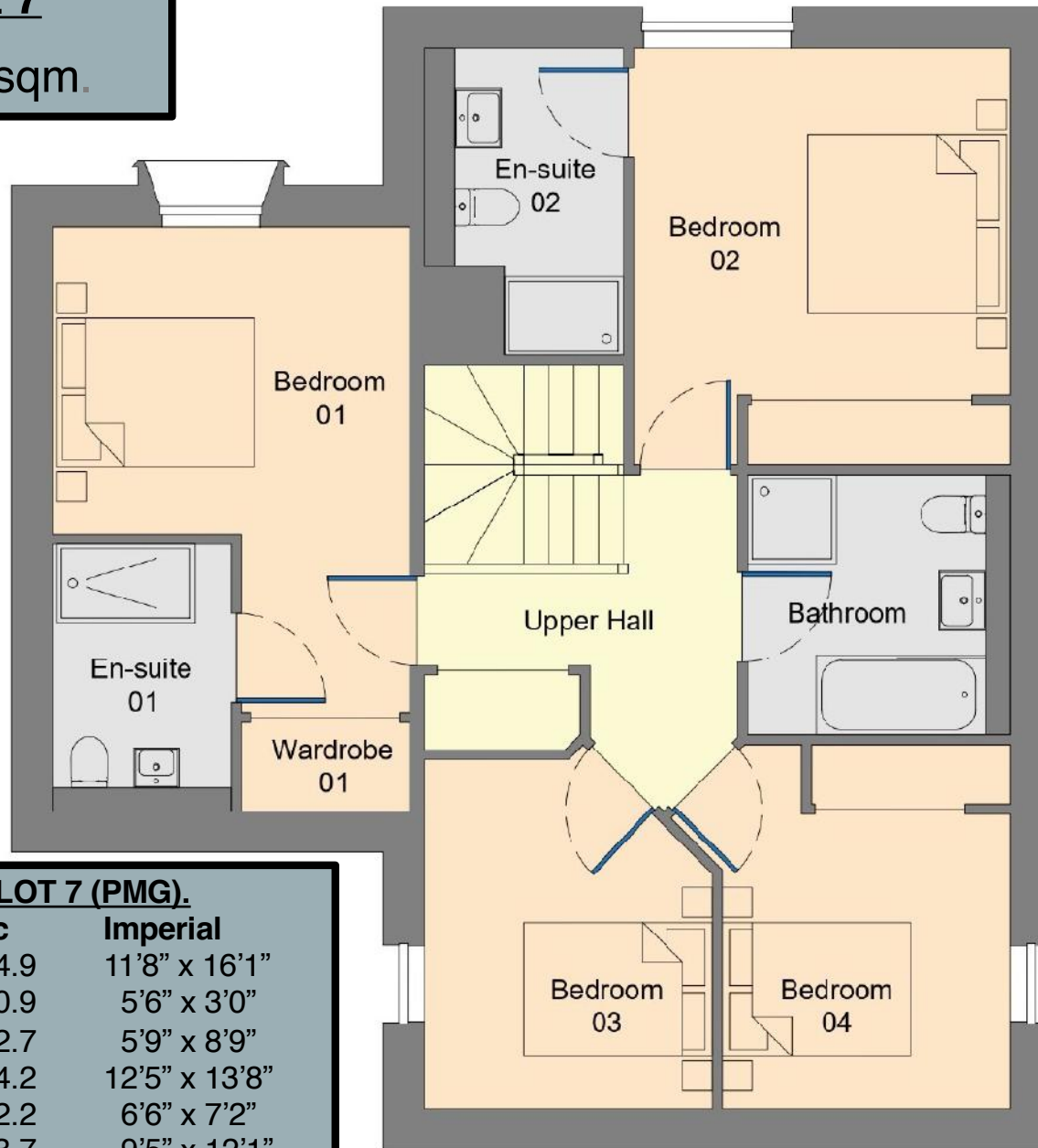


GROUND FLOOR PLAN – PLOT 7 (PMG).

Room	Metric	Imperial
Living/Dining	3.8 x 7.5	12'5" x 24'6"
Kitchen	4.1 x 3.2	13'5" x 10'5"
Utility	1.7 x 2.1	5'6" x 6'9"
WC	1.0 x 1.8	3'3" x 5'9"
Garage	3.5 x 5.9	11'5" x 19'4"
Gross internal Ground Floor		= 58.6sqm
Gross internal Ground (inc Garage)		= 79.6sqm
Gross internal First Floor		= 85.2sqm
Total Gross Internal Floor Area		= 164.8sqm

Plot 7

164.8 sqm.



FIRST FLOOR PLAN – PLOT 7 (PMG).

Room	Metric	Imperial
Bedroom 01	3.6 x 4.9	11'8" x 16'1"
Wardrobe 01	1.7 x 0.9	5'6" x 3'0"
En-suite 01	1.8 x 2.7	5'9" x 8'9"
Bedroom 02	3.8 x 4.2	12'5" x 13'8"
En-suite 02	2.0 x 2.2	6'6" x 7'2"
Bedroom 03	2.9 x 3.7	9'5" x 12'1"
Bedroom 04	2.9 x 3.7	9'5" x 12'1"
Family Bathroom	2.6 x 2.6	8'5" x 8'5"
Total Gross Internal Floor Area = 164.8sqm		

KITCHEN CHOICES AND OPTIONS



Images are artists impressions, and for illustration purposes only

KITCHEN VISUAL PLOT 7



Images are artists impressions, and for illustration purposes only

KITCHEN VISUAL PLOT 7



Utility Image,

Images are artists impressions, and for illustration purposes only

HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES

KITCHEN, CHOICES*

- CUPBOARD COLOUR/S
- CUPBOARD FINISHES
- WORK TOP COLOUR
- SPLASHBACK COLOUR

KITCHEN, STANDARD

HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- LIGHTING.

EXTENDED WARRANTY ON
APPLIANCES.

*CHOICES ARE ONLY AVAILABLE WITHIN A
SPECIFIC TIMESCALE WHEN MAKING A
RESERVATION.

KITCHEN, OPTIONS

- WINE FRIDGE
- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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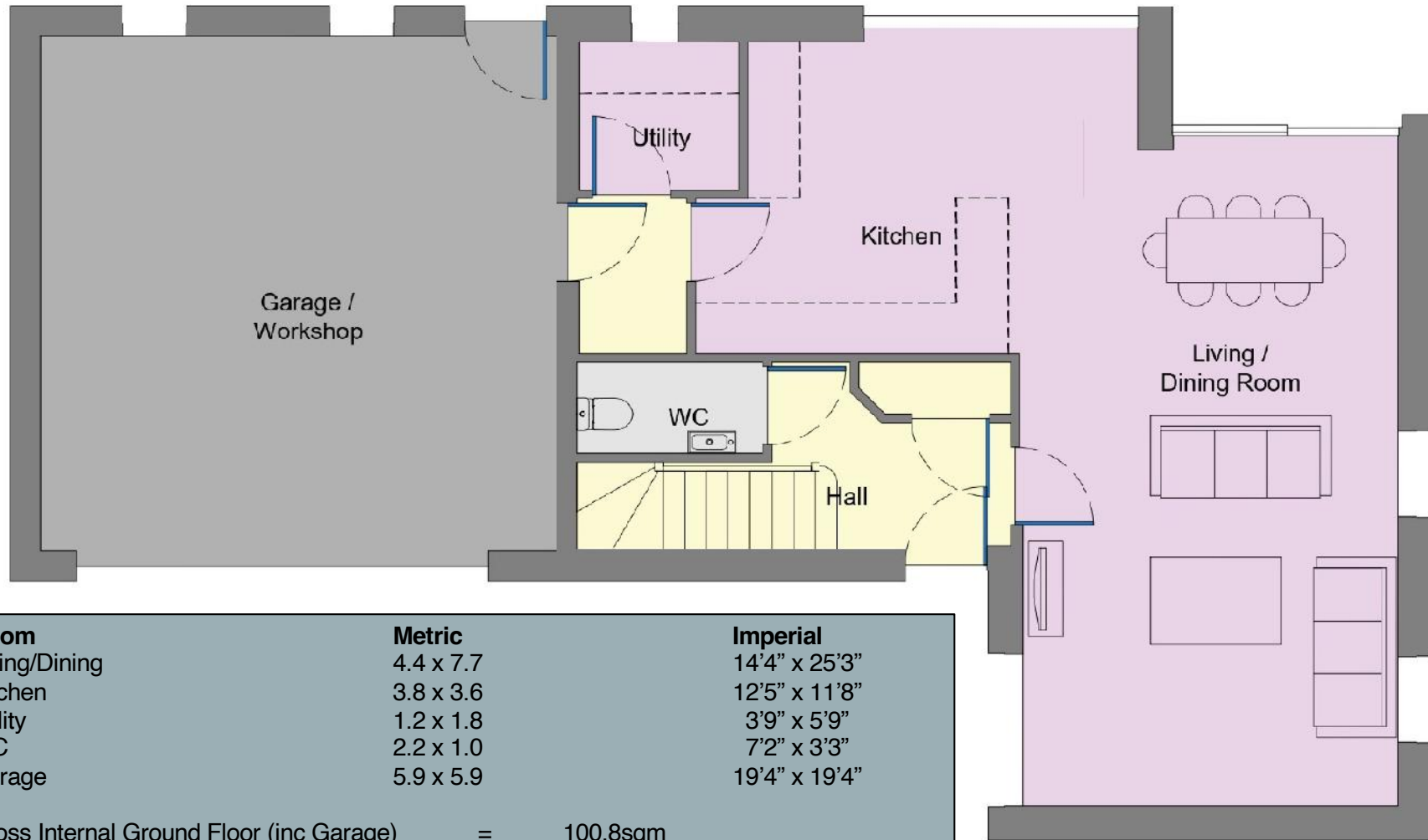


PLOT 8
5 BED, 2 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY

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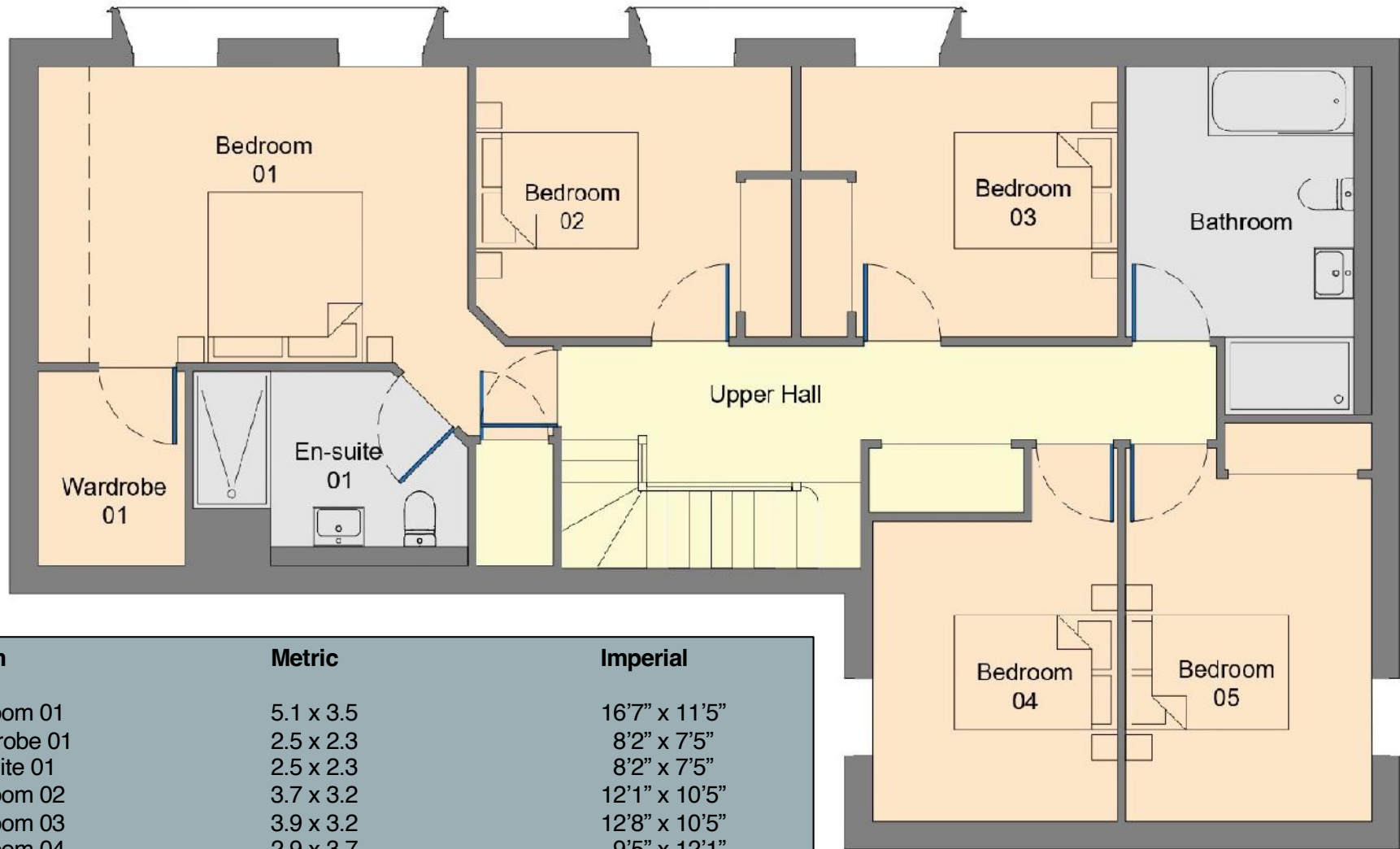
Revision B 2402 (image shows zinc roof, which will actually be tiled.

PLOT 8 GROUND FLOOR PLAN



Room	Metric	Imperial
Living/Dining	4.4 x 7.7	14'4" x 25'3"
Kitchen	3.8 x 3.6	12'5" x 11'8"
Utility	1.2 x 1.8	3'9" x 5'9"
WC	2.2 x 1.0	7'2" x 3'3"
Garage	5.9 x 5.9	19'4" x 19'4"
Gross Internal Ground Floor (inc Garage)	=	100.8sqm
Gross Internal First Floor	=	110.0sqm
Total Gross Internal Floor	=	210.8sqm

PLOT 8 GROUND FIRST FLOOR PLAN



Room	Metric	Imperial
Bedroom 01	5.1 x 3.5	16'7" x 11'5"
Wardrobe 01	2.5 x 2.3	8'2" x 7'5"
En-suite 01	2.5 x 2.3	8'2" x 7'5"
Bedroom 02	3.7 x 3.2	12'1" x 10'5"
Bedroom 03	3.9 x 3.2	12'8" x 10'5"
Bedroom 04	2.9 x 3.7	9'5" x 12'1"
Bedroom 05	2.9 x 4.4	9'5" x 14'4"
Family Bathroom	2.9 x 3.2	9'5" x 10'5"

KITCHEN VISUAL

PLOT 8



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KITCHEN PLOT 8



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Images are artists impressions, and for illustration purposes only



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HIGH QUALITY GERMAN KITCHENS WITH HOTPOINT APPLIANCES

KITCHEN, CHOICES*

- CUPBOARD COLOUR/S
- CUPBOARD FINISHES
- WORK TOP COLOUR
- SPLASHBACK COLOUR

KITCHEN, STANDARD

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN
- OVEN/MICRO COMBI
- DISHWASHER
- 4 IN 1 WATER TAP

EXTENDED WARRANTY ON
APPLIANCES.

*CHOICES ARE ONLY AVAILABLE WITHIN A
SPECIFIC TIMESCALE WHEN MAKING A
RESERVATION.

KITCHEN, OPTIONS

- WINE FRIDGE
- BOILING WATER TAP
- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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**BATHROOMS/
ENSUITES**



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**TAPS, TILES
AND SHOWERS**



Pitkerro Mill Gardens

TYPICAL SPECIFICATION

Construction:

High Quality Timber Frame.
High Efficiency Glazed Windows and Doors.
New Generation, Efficient Air Source Heat Pumps, with Water Cylinder.
Ground Floor, Under Floor Heating.
High Performance Solar PV.
Award Winning Construction Partners.
Energy Efficient Specification (A Rated).
Luxury German Door Sets.

Kitchen:

High Quality German Base and Wall Units.
High Grade Worktop, and Splashbacks (quartz).
Integrated Appliances: Oven, Combi Oven/Microwave, Induction Hob,
Extractor, Dishwasher, Fridge & Freezer and 4in1 Boiling Water Tap.
Sliding Doors to Generous Gardens.

Floor Coverings:

Choice of Flooring to Downstairs Areas*.
Carpets to Bedrooms and Stairs.
Tiles to Bathrooms, WC's and En-Suites*.

General:

Properties will be covered by a 10-year Collateral Warranty Package (Global Home Warranties).

Paved Patio and Paths.

Fencing.

Communal Factoring Agreement in Place.

Mono-Bloc Driveway.

Services:

Intruder Alarm.
Integrated Smoke and Heat Detectors.
Telephone and Television Wiring Provision.
Fibre Wiring Provision.
Car Charging Station, with 5kw Battery Provision.
Integrated Garage with Remote Operation Electric Door.

Bathroom and En-Suites:

High Quality Sanitary Ware and Fittings.
Fully Tiled.
Electric Towel Rail Radiators.
Mirror and LED Downlighters.
Integrated Storage.

Choices (dependent on date of reservation):

Carpet Colour/s.
Kitchen Worktop Colour.
Kitchen Units Colour/s.
Bathroom Tiling Colour/s.

*All information is accurate at time of printing but is liable to change.

**Choices can only be made depending on programme, and reservation dates.

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Site Plan



Kellas Mews by



Kellas Mews

- Plot 01 - 220.3 sq.m
- Plot 02 - 220.3 sq.m
- Plot 03 - 220.3 sq.m
- Plot 04 - 220.3 sq.m
- Plot 05 - 220.3 sq.m
- Plot 06 - 201.9 sq.m

Pitkerro Mill Gardens

- Plot 07 - 164.8 sq.m
- Plot 08 - 210.8 sq.m

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PITKERRO MILL GARDENS

A LUXURY DEVELOPMENT
BY



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