

Aberfell(Shared Equity)  
Arbirlot, Arbroath  
DD11 2NR

<b><u>PLOT</u></b>	<b><u>TYPE</u></b>	<b><u>BED</u></b>	<b><u>SIZE</u></b>	<b><u>PRICE</u></b>
130	End-Terraced Villa	2	85m2	<b>RESERVED</b>
131	Mid-Terraced Villa	2	85m2	£99,450
132	Mid-Terraced Villa	2	85m2	£99,450
133	End-Terraced Villa	2	85m2	£99,450
142	Terraced Villa	3	95m2	£107,100
143	Mid-Terraced Villa	3	95m2	£107,100
144	Terraced Villa	3	95m2	£107,100

\*\*\* Indicative price based on a 51% equity share of market value

MARKET VALUE FOR PLOTS 131, 132 & 133 - £195,000

MARKET VALUE FOR PLOTS 142, 143 & 144 - £210,000

Council Tax Band TBC | Factor Fee N/A | Reservation Fee N/A | Freehold



## **ABERFELL DEVELOPMENT**

Arbirlot, Arbroath  
DD11 2NR





# Property Information

Aberfell development is located to the west of Arbirlot Road West, Arbroath.

Angus Housing Association in partnership with developers Scotia Homes is pleased to offer a limited number of houses comprising two and three-bedroom terraced villas.

Constructed by Scotia Homes to a high standard of finish the houses are being offered for sale by Angus Housing Association in terms of a shared equity scheme.

## Features

Heating and hot water are provided by an Air Source Heat Pump system backed up by high levels of insulation and UPVC double-glazed windows. Safety features included are a ceiling sprinkler system along with smoke, heat, and CO2 alarms. The fitted kitchen units will have splashback tiling above all work surfaces with spaces created for kitchen appliances, which are not included in the sale.

Externally each house shall have an 1800mm high fence boundary at the rear and will be turfed to both the front and rear with a pathway from the pavement to the front door. Each house will be allocated one parking bay.

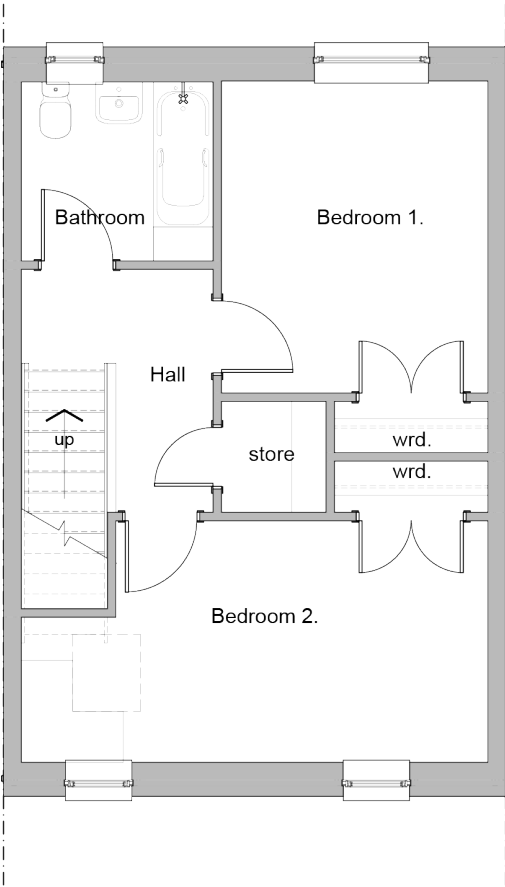
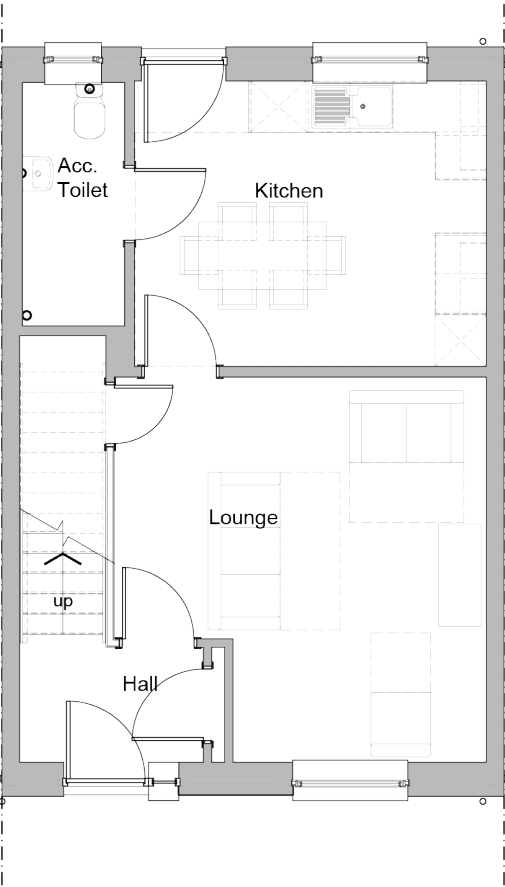
The equity shares available for purchase range from 51% to 90% of the market value of the property. For example, a 60% equity share in a property with a market value of £195,000 would cost £117,000 to purchase.

Prospective purchasers must meet the usual criteria for shared equity schemes and the terms and conditions.

Application forms are available from Thorntons Property Services New Homes Team at [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk) or on **03330 430090**.

# Two Bedroom Terrace Villa

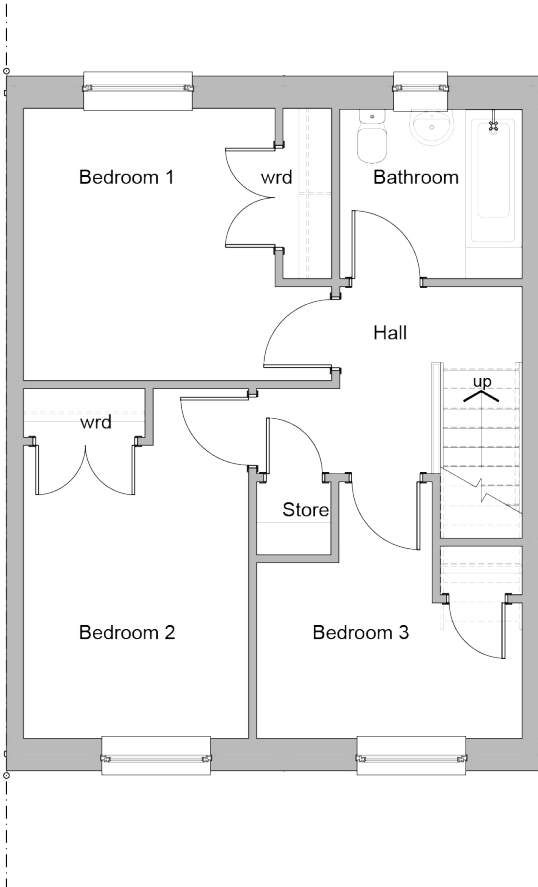
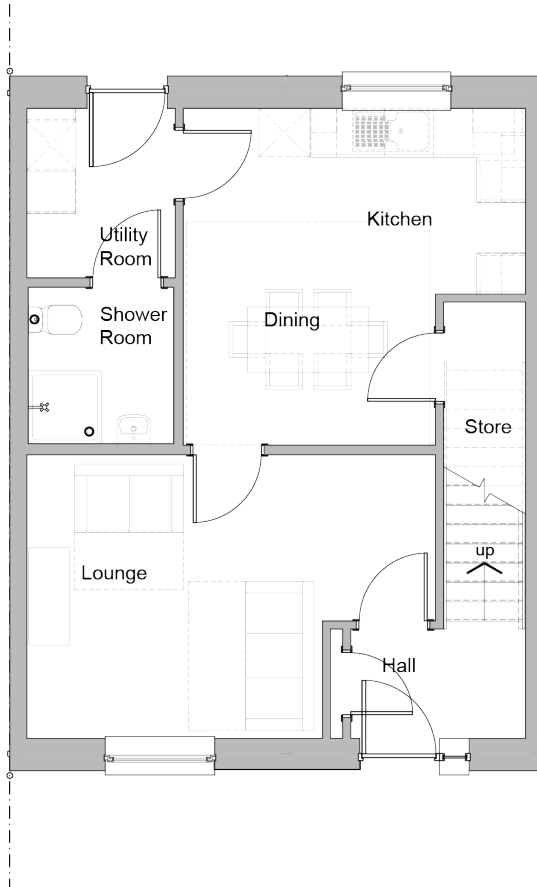
## FLOOR PLAN



PLOTS	TYPE	INTERNAL SIZE	MARKET VALUE
PLOT 130	Two-Bedroom End Terraced Villa	85m2	£195,000
PLOT 131	Two-Bedroom Mid Terraced Villa	85m2	£195,000
PLOT 132	Two-Bedroom Mid Terraced Villa	85m2	£195,000
PLOT 133	Two-Bedroom End Terraced Villa	85m2	£195,000

# Three Bedroom Terrace Villa

## FLOOR PLAN



PLOTS	TYPE	INTERNAL SIZE	MARKET VALUE
PLOT 142	Three-Bedroom End Terraced Villa	95m2	£210,000
PLOT 143	Three-Bedroom Mid Terraced Villa	95m2	£210,000
PLOT 144	Three-Bedroom End Terraced Villa	95m2	£210,000



03330 430090

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