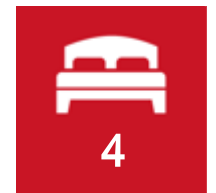


Dev x 8 Det Villas
Hillhead Road
Monikie
Dundee
DD5 3QR



PLOT	TYPE	BED	PRICE
Plot 1	Detached Villa	4	Fixed Price £370,000
Plot 2	Detached Villa	4	RESERVED
Plot 3	Detached Villa	4	Fixed Price £375,000
Plot 4	Detached Villa	4	TBC
Plot 5	Detached Villa	4	TBC
Plot 6	Detached Villa	4	TBC
Plot 7	Detached Villa	4	TBC
Plot 8	Detached Villa	4	TBC

Plot 3
Hillhead Road
Monikie
Angus DD5 3QR



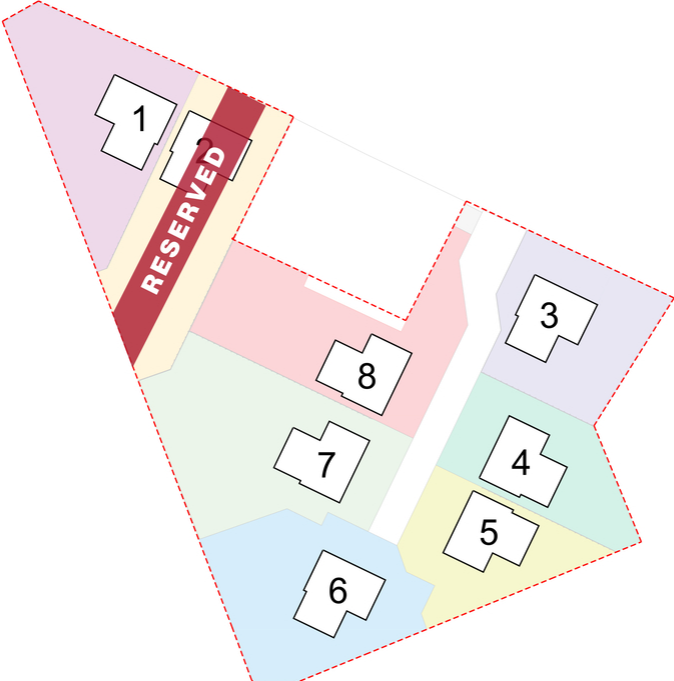


Summary

We are delighted to present an exclusive new development of eight beautifully designed luxury family homes, located in the picturesque and highly sought-after village of Monikie, just north of Dundee. Nestled within stunning countryside, this exceptional collection offers an ideal balance of contemporary comfort and rural tranquillity.

Features

- Stunning 4 Bed Det House
- Integral Single Garage
- Ample Driveway
- Luxury Fitted Kitchen
- Air source heat pump & Double Glazing
- Under Floor Heating (Ground Floor)
- High Quality Finishings



Legend	
1	Plot 1
2	Plot 2
3	Plot 3
4	Plot 4
5	Plot 5
6	Plot 6
7	Plot 7
8	Plot 8
RESERVED	Reserved Area

Scale	1:1000
North Arrow	
Area	1000 sqm
Volume	1000 cu m
Weight	1000 kg
Length	1000 m
Width	1000 m
Height	1000 m
Depth	1000 m
Radius	1000 m
Diameter	1000 m
Circumference	1000 m
Area	1000 sqm
Volume	1000 cu m
Weight	1000 kg
Length	1000 m
Width	1000 m
Height	1000 m
Depth	1000 m
Radius	1000 m
Diameter	1000 m
Circumference	1000 m

Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

These interior images are AI-generated for illustrative purposes only and may not reflect the actual layout, condition or finishes of the property. Please view in person to verify details.

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Plot 3 Monikie Room Sizes

Ground Floor

- **Vestibule area** 3.08m x 1.80m = **5.544 m²**
- **Hallway** 4.95m x 2.03m = **10.04 m²**
- **Lounge** 4.42m x 3.59m = **15.86 m²**
- **Kitchen / Dining / Family** 6.29m x 4.34m = **21 m²**
- **Utility** 3.53m x 1.73m = **6.10 m²**
- **WC** 1.83m x 2.48m = **4.53 m²**
- **Integrated Garage** 6.36m x 3.10m = **19.71 m²**

First Floor

- **Master Bed** 3.64m x 4.14m = **15.06 m²**
- **En Suite** 2.08m x 2.48m = **5.15 m²**
- **Bedroom 1** 3.26m x 5.64m = **18.38 m²**
- **Bedroom 2** 4.59m x 3.14m = **14.09 m²**
- **Bedroom 3** 4.59m x 3.14m = **14.41 m²**
- **Bathroom** 3.16m x 1.90m = **6 m²**
- **Hallway Store** 1.03m x 2.00m = **2.06 m²**

***All sizes are approximate and based on current design drawings
rooms measured to widest points**

****Overall floor area inc garage 188m²**

***** Above illustration is not inclusive of wardrobes/store cupboards and
stairwell**