NOW £499,999*
SAVE over £45,000

6 KELLAS MEWS

4/5 BED, 3 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY
DD5 3FZ

Revision C2501.
* Price is valid until 14/02.2025 and is subject to change.

HARBYN PROPERTIES

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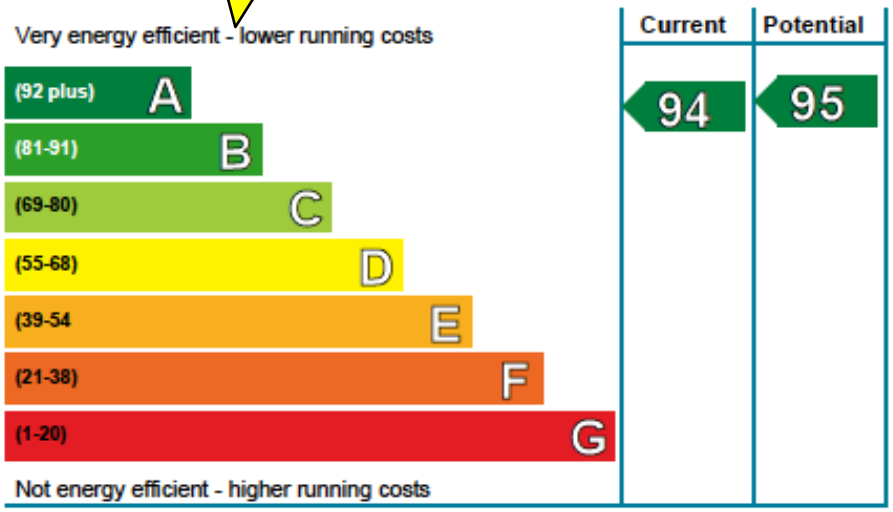
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find ways to save money and also reduce CO_2 emissions by improving your home

Running Costs
£1,072 per year estimated
Heat,Light & Hot Water.

Your home for 3 years*	£3,216	See your recommendations report for more information

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

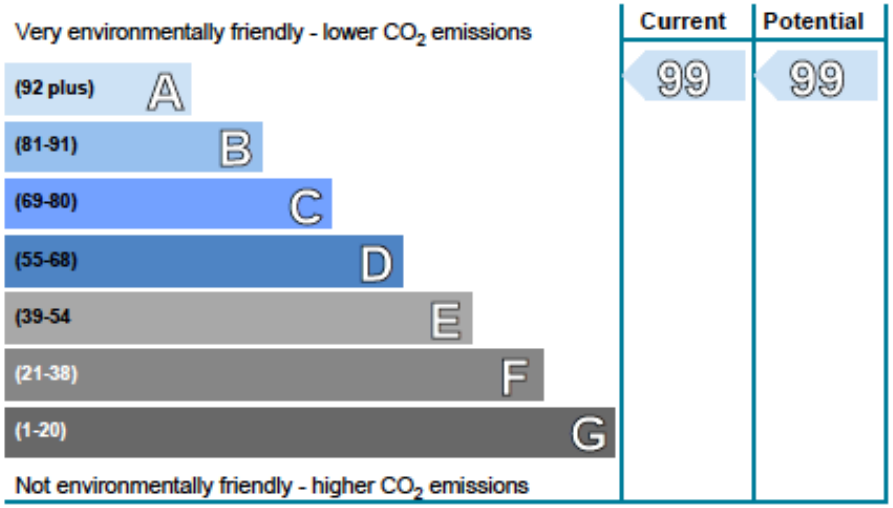


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band A (94).** The average rating of EPCs in Scotland is **band D (60).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (99).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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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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.

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.

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.

Bathroom and En-Suites:
High Quality Sanitary Ware and Fittings.
Fully Tiled (wc to rail height).
Electric Towel Rail Radiators.
LED Downlighters.
Integrated Storage.

Floor Coverings:
Carpets to Bedrooms and Stairs.

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.

*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

PLOT NUMBER	HOUSE TYPE	PLOT AREA (inc garage)
01	A	979
02	B	1152
03	A	1157
04	A	950
05	B	977
06	C	1359
07	D	417
08	E	448

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Site Plan - Kellas Mews

Drawing not to scale
Dimensions are approximate

Kellas Mews
by

HARBYN PROPERTIES

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

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