

Plot 8  
Dalkeith Road Development  
Dundee  
DD4 7JJ

**Thorntons**  
The right way to move

Plot 8      4 Bed Semi-Detached Villa (Integrated garage)      112.12m2      Fixed Price £335,000

Council Tax TBC | Factor Fee TBC | Reservation fee £500 | Freehold

03330 430090

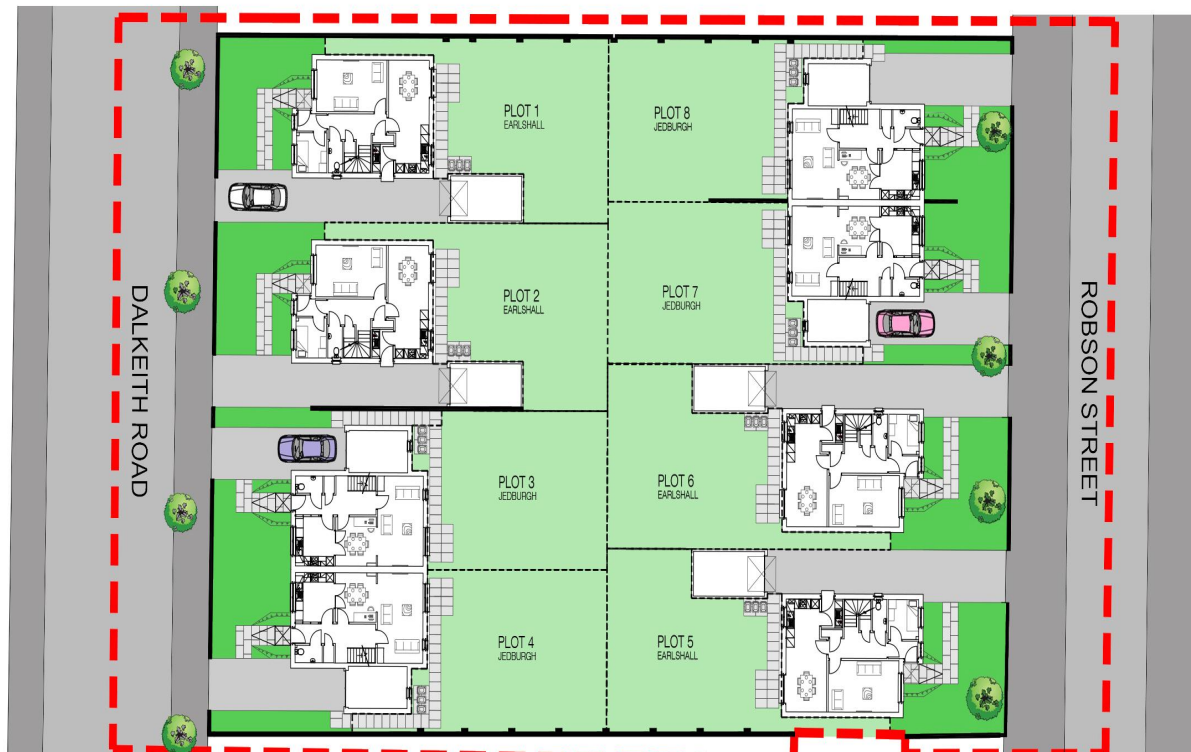
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Plot 8 Dalkeith Road  
Development, Dundee DD4  
7JJ





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*\*This site plan is intended for illustration purposes only and is subject to changes during the construction phase*



## Summary

Thorntons is delighted to offer for sale a spacious newly built semi-detached four-bedroom villa in an established and much sought-after residential area of Dundee. It is ideally located for easy access to schools, parks and bus routes. Built by H&H Developers a well-respected and established developer firm with over 30 years of experience building quality houses. Features include a spacious Lounge, dining room, fitted kitchen, en-suite shower room, family bathroom and ground-floor level WC. a good amount of built-in storage and an integrated garage.

## Features

- 10 Year NHBC Guarantee
- High-quality solid oak internal doors with chrome ironmongery
- Gas central heating
- Heated towel rails to bathrooms and en-suites
- Fully tiled en-suite and bathroom, partially tiled WC
- Terrestrial television points to lounge and all bedrooms
- High-quality built-in wardrobes in bedrooms
- Solar panels
- Outside tap
- Provision for electric car charging point

## Specifications

- 10 Year NHBC Guarantee
- Top quality glazed external doors
- High quality solid oak internal doors with chrome ironmongery
- Double glazed uPVC windows
- Gas Central Heating
- Heated towel rails to bathrooms and en-suites
- White sanitaryware and chrome mixer taps to bathrooms
- Fully tiled en-suite and bathroom and partially tiled WC
- Integrated hob, oven and cookerhood
- Luxury fitted kitchens with laminate worktops and splashbacks
- Terrestrial television points to lounge and all bedrooms
- Master telephone point
- USB sockets to lounge and master bedroom
- Solar panels
- Outside tap
- Provision for electric car charging point

# Floorplan



\*All dimensions are taken to the widest points  
Floor plans are intended for illustration purposes only and are subject to changes during the construction phase

**Jedburgh**  
125.26sqm  
Lounge - 5.64m x 3.48m  
Dining - 3.06m x 3.10m  
Kitchen - 3.06m x 2.95m  
Master Bedroom - 3.44m x 4.00m  
Bedroom 2 - 2.66m x 4.49m  
Bedroom 3 - 2.74m x 4.36m  
Bedroom 4 - 2.80m x 3.21m

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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.

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