

Dalhousie Park  
Edzell  
Brechin  
DD9 7TS



PLOT	TYPE	BED	PRICE
A7	Semi-detached	2	£99,450
A8	Semi-detached	2	£99,450
A9	Semi-detached	2	<b>RESERVED</b>
A10	Semi-detached	2	<b>RESERVED</b>

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

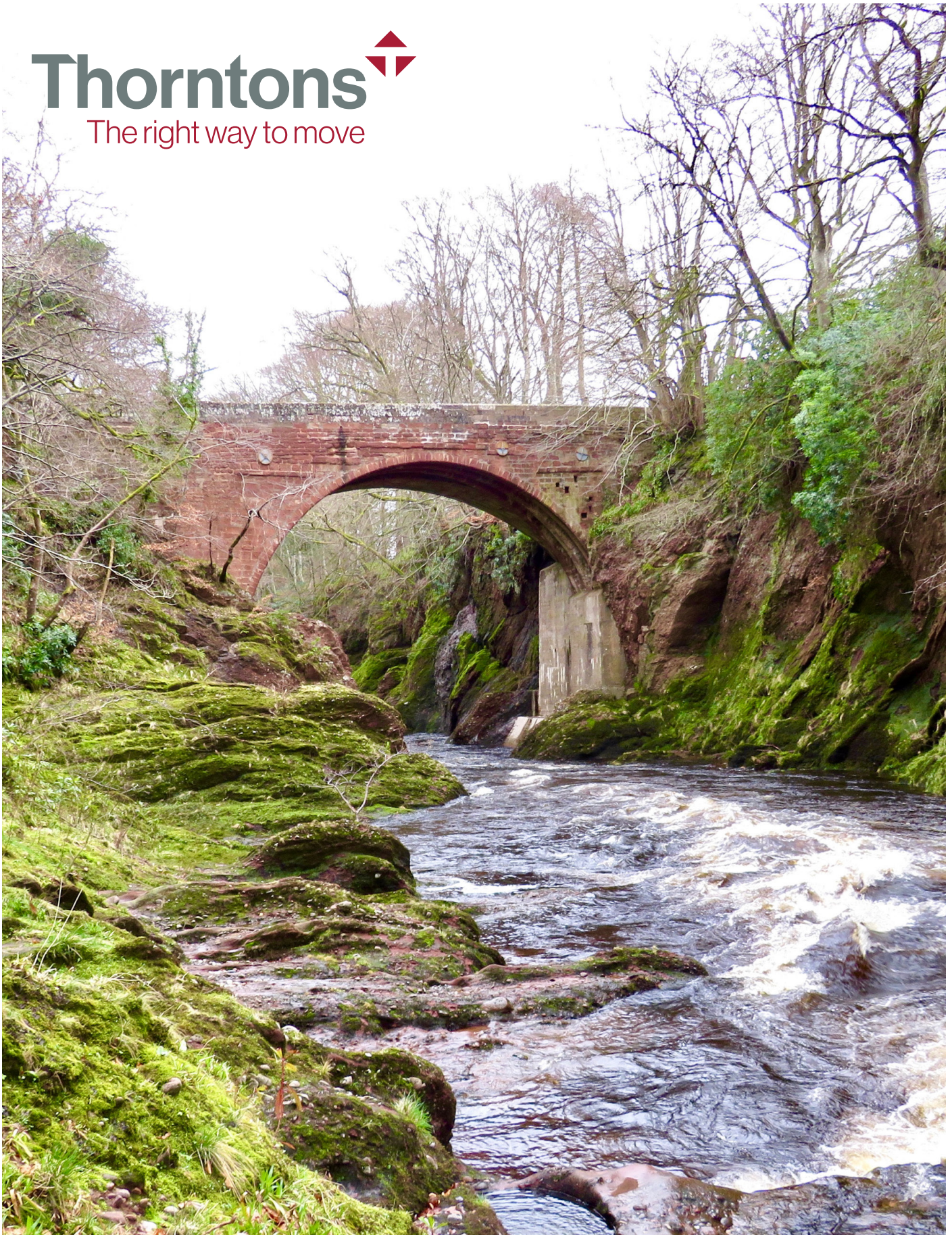
Market Value - £195,000

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

03330 430090

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## DALHOUSIE PARK DEVELOPMENT

Duriehill Road, Edzell  
DD9 7TP





- EDZELL WOODS

2 Dalhousie Park Development | Edzell





# Property Information

The Dalhousie Park development is located on Land East of Duriehill Road, Edzell.

Angus Housing Association is pleased to offer a limited number of shared equity houses comprising two-bedroom semi-detached bungalows.

Constructed by Guild 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 wet wall splashback above all work surfaces the exception being the cooker space which shall be a stainless-steel panel 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, the front garden to be bounded by hedging and will be turfed to both the front and rear. Each House will have a driveway for a minimum of 2 cars.

The development site is located close to the centre of Edzell which provides access to the local shops, cafes, post office and bus stops. The route to the nearby primary school is paved and well-lit. The bus services that are located on the High Street provide a regular bus service to Brechin, Montrose, Forfar and beyond.

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. There is a strict criterion with prospective purchasers having to provide evidence of their eligibility as detailed within the scheme.

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**.



# Development Visuals

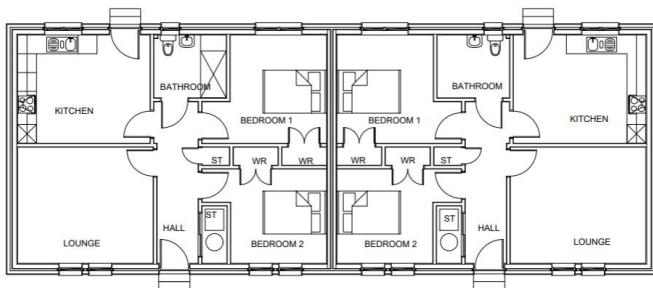
## FRONT ELEVATION RENDER



### MARKET VALUE

PLOT A7	£195,000
PLOT A8	£195,000
PLOT A9	£195,000
PLOT A10	£195,000

### FLOOR PLAN



### FLOOR PLAN



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