

Aberfell(Shared Equity)
Arbirlot, Arbroath
DD11 2NR

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| <u>PLOT</u> | <u>TYPE</u> | <u>BED</u> | <u>SIZE</u> | <u>PRICE</u> |
|--------------------|--------------------|-------------------|--------------------|----------------------|
| 130 | End-Terraced Villa | 2 | 85m2 | Fixed Price £195,000 |
| 131 | Mid-Terraced Villa | 2 | 85m2 | Fixed Price £195,000 |
| 132 | Mid-Terraced Villa | 2 | 85m2 | Fixed Price £195,000 |
| 133 | End-Terraced Villa | 2 | 85m2 | Fixed Price £195,000 |
| 142 | Terraced Villa | 3 | 95m2 | Fixed Price £210,000 |
| 143 | Mid-Terraced Villa | 3 | 95m2 | Fixed Price £210,000 |
| 144 | Terraced Villa | 3 | 95m2 | Fixed Price £210,000 |

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

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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.

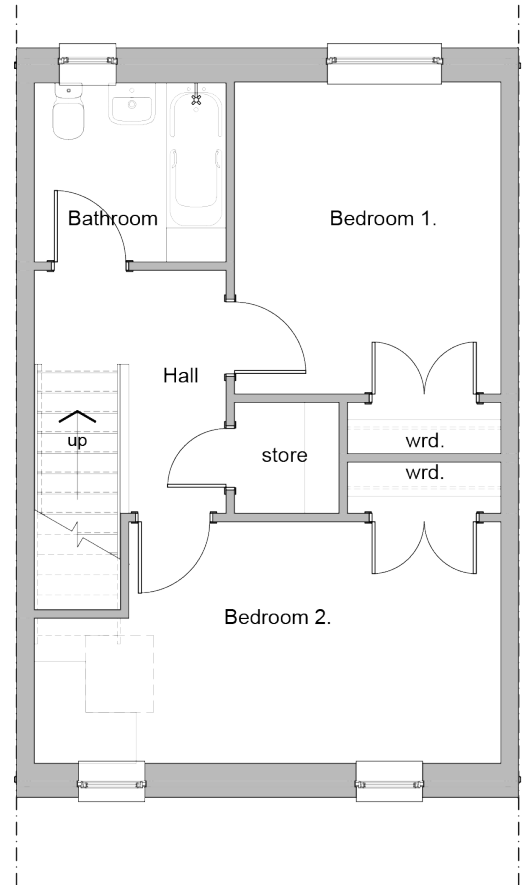
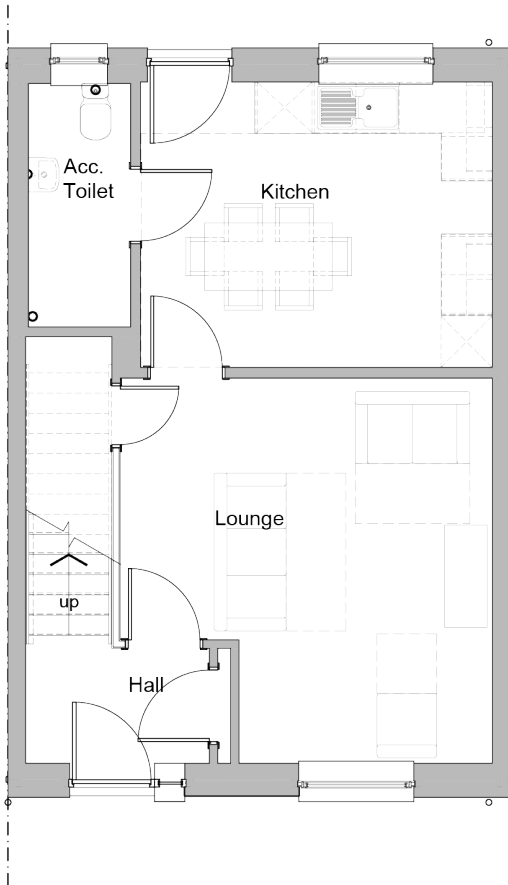
The equity share available to purchase is a minimum of 60% to a maximum of 80% of the market value of the house.

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 or on **03330 430090**.

Two Bedroom Terrace Villa

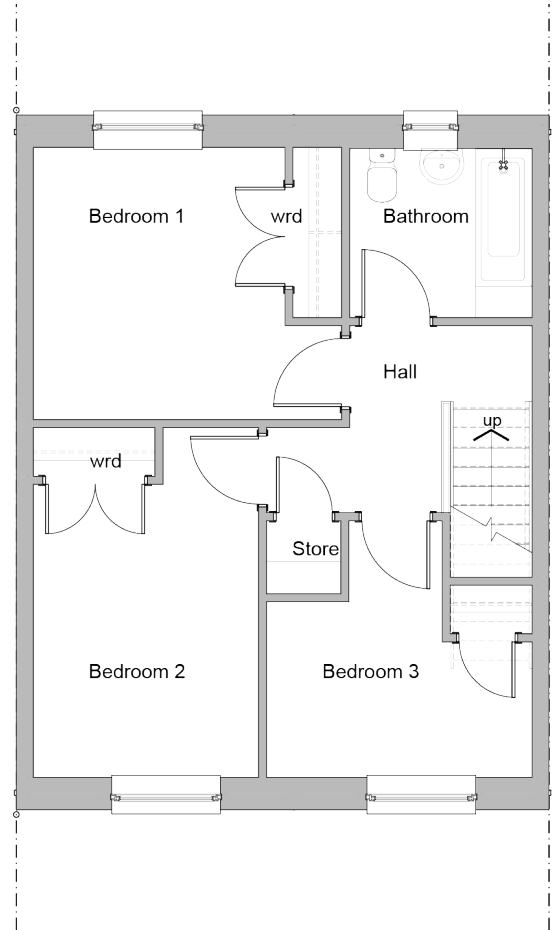
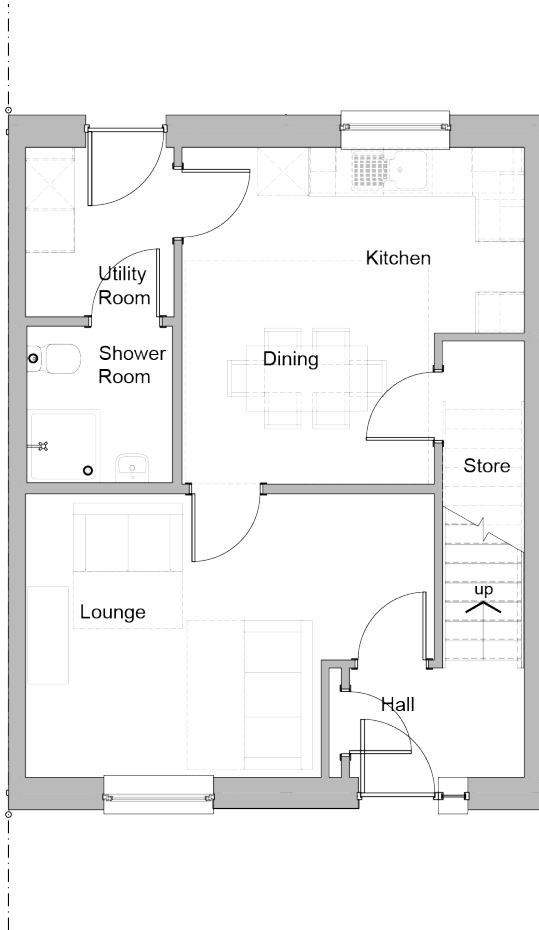
FLOOR PLAN



| PLOTS | TYPE | INTERNAL SIZE | PRICE |
|----------|--------------------------------|------------------|----------|
| PLOT 130 | Two-Bedroom End Terraced Villa | 85m ² | £195,000 |
| PLOT 131 | Two-Bedroom Mid Terraced Villa | 85m ² | £195,000 |
| PLOT 132 | Two-Bedroom Mid Terraced Villa | 85m ² | £195,000 |
| PLOT 133 | Two-Bedroom End Terraced Villa | 85m ² | £195,000 |

Three Bedroom Terrace Villa

FLOOR PLAN



| PLOTS | TYPE | INTERNAL SIZE | PRICE |
|----------|----------------------------------|------------------|----------|
| PLOT 142 | Three-Bedroom End Terraced Villa | 95m ² | £210,000 |
| PLOT 143 | Three-Bedroom Mid Terraced Villa | 95m ² | £210,000 |
| PLOT 144 | Three-Bedroom End Terraced Villa | 95m ² | £210,000 |



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