

Kellas Mews (including  
Pitkerro Mill Gardens)  
Kellas Road  
Broughty Ferry  
DD5 3NX

**Thorntons**  
The right way to move

### **Kellas Mews**

<b>Plot</b>	<b>Type</b>	<b>No of Beds</b>	<b>Price</b>
1	A (225m2)	4 Bed Detached	Price On Application
2	B (225m2)	4 Bed Detached	Price On Application
3	A (225m2)	4 Bed Detached	Price On Application
4	A (225M2)	4 Bed Detached	Price On Application
5	B (225m2)	4 Bed Detached	<b>RESERVED</b>
6	C (206m2)	4 Bed Detached	Price On Application

### **Pitkerro Mill Gardens**

<b>Plot</b>	<b>Type</b>	<b>No of Beds</b>	<b>Price</b>
7	D (168m2)	4 Bed Detached	Price On Application
8	E (214m2)	5 Bed Detached	Price On Application

### **“Enhanced Efficiency & Design Review”**

#### **The Project:**

Kellas Mews by Harbyn is a lovely and unique development of eight (four/five bed) homes in the heart of the countryside. Close to all amenities and in an ideal location.

#### **Harbyn Properties:**

Harbyn Properties are a local high quality property development company.

#### **Reservations:**

Reservations can be made directly with Harbyn. A reservation fee of £2,000 sterling will be taken and this will secure the property is taken off of the market while the lawyers conclude missives. A further £3,000 deposit will be taken at conclusion of missives.

N.B – These are prices as at todays date. All prices are subject to uplift.

03330 430090

[thorntons-property.co.uk](http://thorntons-property.co.uk)



\* Images are CGI artists impressions, and are for guidance purposes only.

# KELLAS MEWS

INCORPORATING PITKERRO MILL GARDENS





\* Images are CGI artists impressions, and are for guidance purposes only.

# KELLAS MEWS

## SIX DETACHED FOUR BEDROOM HOMES





\* Images are CGI artists impressions, and are for guidance purposes only.

# BEAUTIFUL CONTEMPORARY & EFFICIENT HOMES

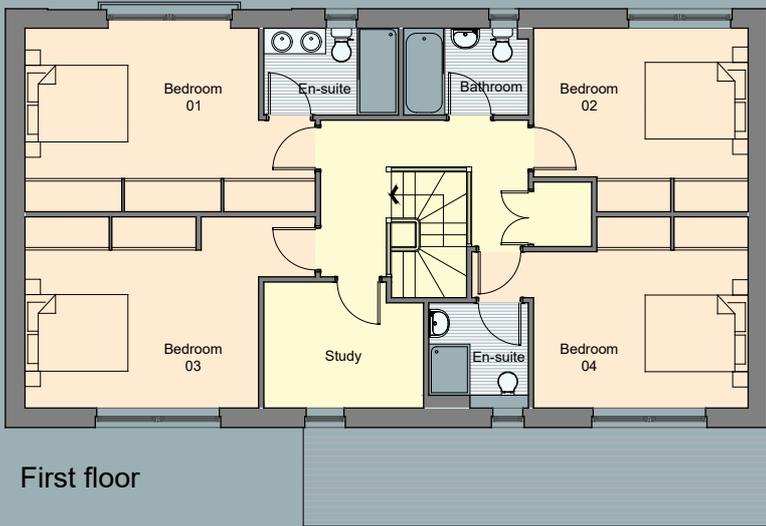


\* Images are CGI artists impressions, and are for guidance purposes only.

# HIGH QUALITY DESIGN SPECIFICATION & FINISHES

# 'House Type A' - 4 Bedroom Villa

Drawing not to scale  
Dimensions are approximate



First floor



Ground floor

## Accommodation Schedule

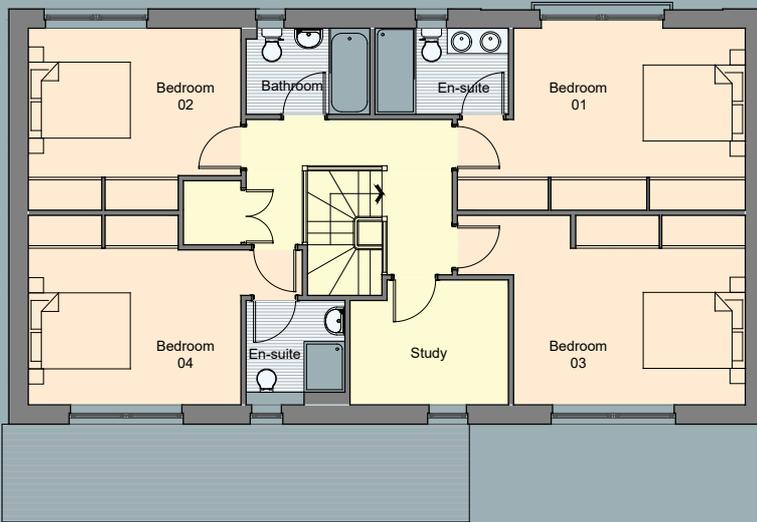
Room	Sq.m	Metric	Imperial
Living / dining room	40.9	7.4 x 5.6	24'-2" x 18'-3"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	7.4	2.7 x 2.8	8'-8" x 9'-1"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	33.1	6.2 x 5.3	20'-3" x 17'-3"
Bedroom 01	18.8	3.0 x 4.5	9'-8" x 14'-7"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	14.1	2.9 x 4.2	9'-5" x 13'-7"
Bedroom 03	18.3	3.0 x 4.5	9'-8" x 14'-7"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	16.0	3.0 x 4.2	9'-8" x 13'-7"

## Gross Floor Area

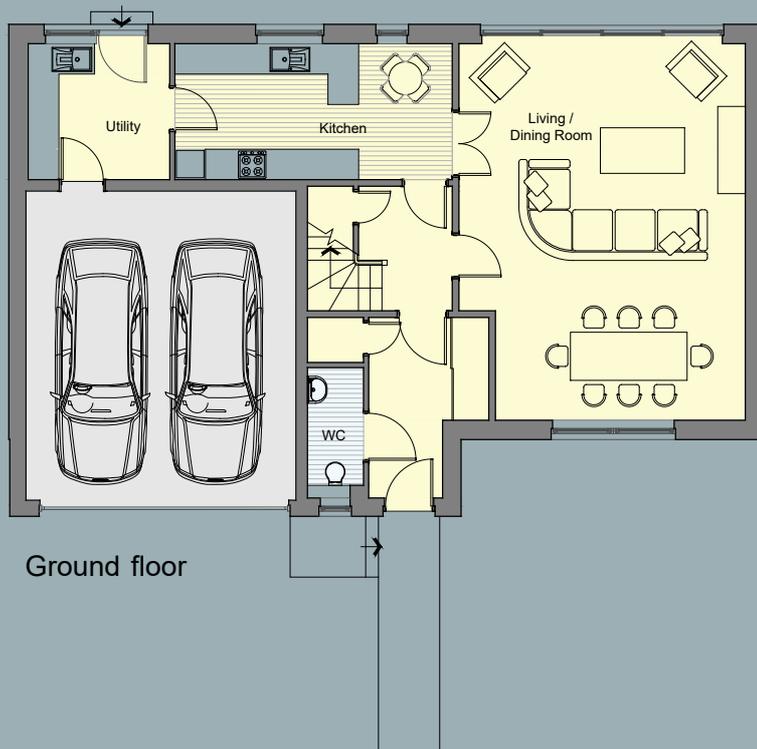
	Sq.m		
Gross internal ground	83.7		
Gross internal first	104.8		
<b>Gross internal total</b>	<b>188.5</b>		
Gross internal ground (including garage)	119.4		
Gross internal first	104.8		
<b>Gross internal total (including ground)</b>	<b>224.2</b>		

## 'House Type B' - 4 Bedroom Villa

Drawing not to scale  
Dimensions are approximate



First floor



Ground floor

### Accommodation Schedule

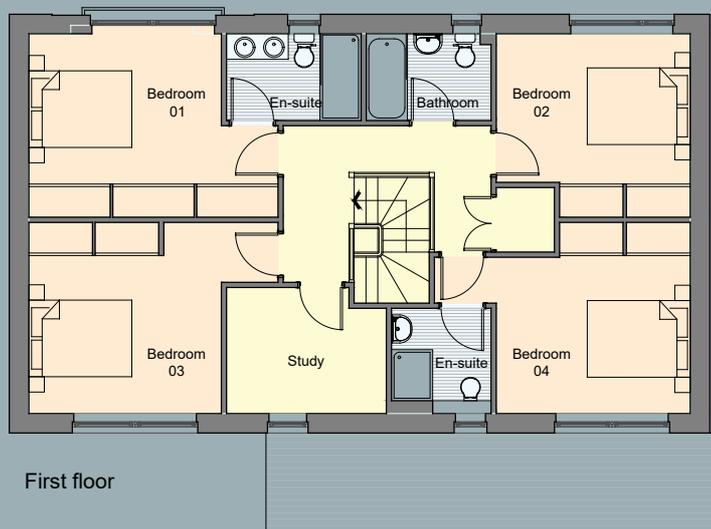
Room	Sq.m	Metric	Imperial
Living / dining room	40.9	7.4 x 5.6	24'-2" x 18'-3"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	7.4	2.7 x 2.8	8'-8" x 9'-1"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	33.1	6.2 x 5.3	20'-3" x 17'-3"
Bedroom 01	18.8	3.0 x 4.5	9'-8" x 14'-7"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	14.1	2.9 x 4.2	9'-5" x 13'-7"
Bedroom 03	18.3	3.0 x 4.5	9'-8" x 14'-7"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	16.0	3.0 x 4.2	9'-8" x 13'-7"

### Gross Floor Area

	Sq.m		
Gross internal ground	83.7		
Gross internal first	104.8		
<b>Gross internal total</b>	<b>188.5</b>		
Gross internal ground (including garage)	119.4		
Gross internal first	104.8		
<b>Gross internal total (including ground)</b>	<b>224.2</b>		

# 'House Type C' - 4 Bedroom Villa

Drawing not to scale  
Dimensions are approximate

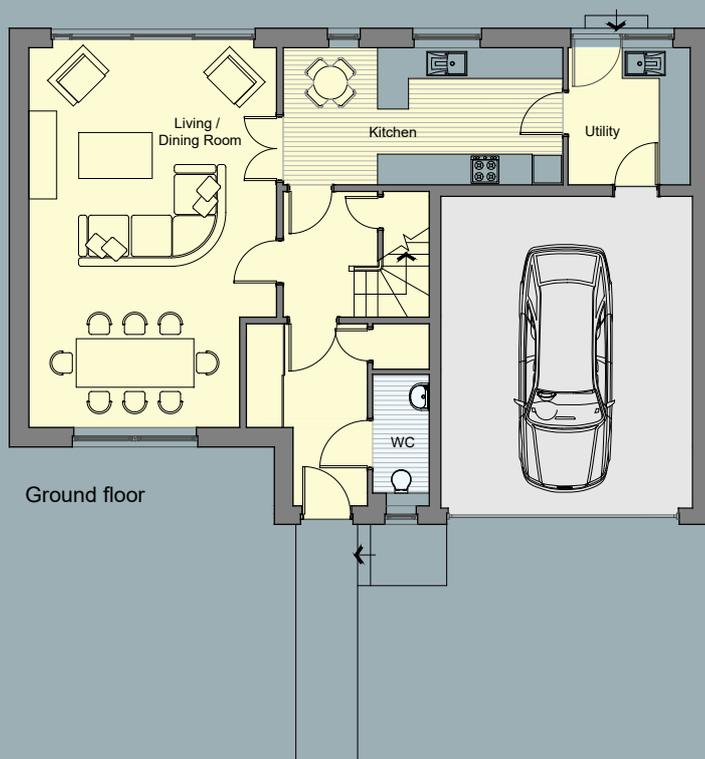


## Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	34.9	7.4 x 4.8	24'-2" x 15'-7"
Kitchen	14.6	2.7 x 5.4	8'-8" x 17'-7"
Utility	6.4	2.7 x 2.4	8'-8" x 7'-8"
WC	2.6	2.3 x 1.1	7'-5" x 3'-6"
Garage	30.6	6.2 x 4.9	20'-3" x 16'
Bedroom 01	15.8	2.9 x 3.7	9'-5" x 12'-1"
En-suite 01	4.4	1.7 x 2.6	5'-5" x 8'-5"
Bathroom	4.1	1.7 x 2.4	5'-5" x 7'-8"
Bedroom 02	12.7	2.9 x 3.8	9'-5" x 12'-4"
Bedroom 03	15.3	3.0 x 3.7	9'-8" x 12'-1"
Study	7.4	2.5 x 3.1	8'-2" x 10'-1"
En-suite 04	3.5	1.8 x 1.9	5'-9" x 6'-2"
Bedroom 04	14.3	3.0 x 3.8	9'-8" x 12'-4"

## Gross Floor Area

	Sq.m		
Gross internal ground	76.4		
Gross internal first	95.9		
<b>Gross internal total</b>	<b>172.3</b>		
Gross internal ground (including garage)	110		
Gross internal first	95.9		
<b>Gross internal total (including ground)</b>	<b>205.9</b>		



**KELLAS MEWS**  
(including Pitkerro Mill Gardens)  
**TYPICAL SPECIFICATION**

**Build Specification:**

High Quality Timber Frame.  
High Efficiency Double Glazed Windows and Doors.  
New Generation, efficient Air Source Heat Pumps, with water cylinder.  
High Performance Solar PV.  
Ground Floor (Mews only) Under Floor Heating.  
Award Winning Construction Partners.  
Energy Efficient Specification (A Rated).

**Services:**

Intruder Alarm (wired).  
Integrated Smoke and Heat Detectors.  
Telephone and Television Wiring Provision (master and living area).  
Satellite Wiring Provision (living area).  
Car Charging Station, with battery provision "option".  
Integrated Garage with Remote Operation Electric Door.

**Kitchen:**

High Quality Base and Wall Units (German)  
High Grade Worktop, and Splashbacks (in Granite or Silestone).  
Integrated Appliances: Oven, Combi Microwave, Induction Hob, Extractor,  
Dishwasher, Fridge/Freezer, Instant Boiling Water Tap.  
Bi-fold doors to garden.

**Bathroom and En-Suites:**

High Quality Sanitary Ware and Fittings.  
Tiled Floors, Walls and Shower Areas.  
Electric towel rail radiators.  
Mirror and LED downlighters.  
Integrated storage.

**Floor Coverings:**

Wooden Flooring to Living Areas.  
Carpets to Bedrooms.  
Tiles to Bathrooms, WC's and En-Suites.

**Choices (dependent on date of reservation):**

Carpet Colour/s.  
Kitchen Worktop Colour.  
Kitchen Units Colour/s.  
Bathroom Tiling Colour/s.  
Luxury German Door Sets (colours and options available).

\*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.

\*\*\*\*Images are for illustration purposes only.



\* Images are CGI artists impressions, and are for guidance purposes only.

# PITKERRO MILL GARDENS

TWO DETACHED HOMES 4 & 5 BEDS



\* Images are CGI artists impressions, and are for guidance purposes only.

# BEAUTIFUL CONTEMPORARY LUXURY HOMES



\* Images are CGI artists impressions, and are for guidance purposes only.

# Plot 7

**DETACHED FOUR BED HOME, WITH GARDEN, GARAGE & PRIVATE PARKING**

# 'House Type D' - 4 Bedroom Villa

Drawing not to scale  
Dimensions are approximate



### Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	30	7.3 x 3.8	23'-9" x 12'-4"
Kitchen	14.1	3.5 x 4.1	11'-4" x 13'-4"
Utility	5.2	3.1 x 1.7	10'-1" x 5'-5"
WC	1.9	1.9 x 1.0	6'-2" x 3'-2"
Garage	21.8	6.1 x 3.5	20' x 11'-4"
Bedroom 01	14.9	3.8 x 3.6	12'-4" x 11'-8"
Wardrobe 01	3.7	2 x 1.8	6'-5" x 5'-9"
Wardrobe 02	2.0	1.3 x 1.6	4'-2" x 5'-2"
En-suite 01	4.9	3.1 x 1.8	10'-1" x 5'-9"
Bedroom 02	15.9	3.5 x 3.8	11'-4" x 12'-4"
Bathroom	6.3	2.6 x 2.4	8'-5" x 7'-8"
Bedroom 03	9.8	3.7 x 2.9	12'-1" x 9'-5"
Bedroom 04	10.9	3.0 x 2.9	9'-8" x 9'-5"

### Gross Floor Area

	Sq.m		
Gross internal ground	59.3		
Gross internal first	84.8		
<b>Gross internal total</b>	<b>144.1</b>		
Gross internal ground (including garage)	83		
Gross internal first	84.8		
<b>Gross internal total (including ground)</b>	<b>167.8</b>		



\* Images are CGI artists impressions, and are for guidance purposes only.

# Plot 8

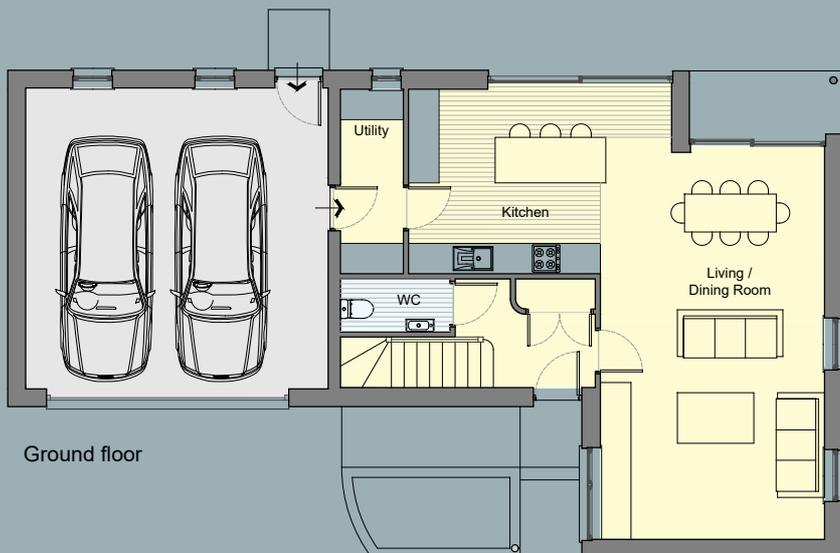
**DETACHED FIVE BED HOME, WITH GARDEN, GARAGE & PRIVATE PARKING**

## 'House Type E' - 5 Bedroom Villa

Drawing not to scale  
Dimensions are approximate



First floor



Ground floor

### Accommodation Schedule

Room	Sq.m	Metric	Imperial
Living / dining room	34.3	7.7 x 4.4	25'-2" x 14'-4"
Kitchen	15.6	3.6 x 5.2	11'-8" x 17'
Utility	4.6	3.6 x 1.2	11'-8" x 3'-9"
WC	2.3	1.0 x 2.2	3'-2" x 7'-2"
Garage	36.3	5.9 x 5.9	19'-3" x 19'-3"
Bedroom 01	19.2	3.5 x 5.0	11'-4" x 16'-4"
Wardrobe 01	5.6	2.3 x 2.4	7'-5" x 7'-8"
En-suite 01	4.7	2.1 x 2.5	6'-8" x 8'-2"
Bedroom 02	11.8	3.2 x 3.0	10'-4" x 9'-8"
Bedroom 03	11.8	3.2 x 3.0	10'-4" x 9'-8"
Bathroom	9.9	4.0 x 2.6	13'-1" x 8'-5"
Bedroom 04	11.4	3.7 x 2.9	12'-1" x 9'-5"
Bedroom 05	13.2	4.0 x 2.9	13'-1" x 9'-5"

### Gross Floor Area

	Sq.m		
Gross internal ground	66.7		
Gross internal first	109		
<b>Gross internal total</b>	<b>175.7</b>		
Gross internal ground (including garage)	105		
Gross internal first	109		
<b>Gross internal total (including ground)</b>	<b>214</b>		

**KELLAS MEWS**  
(including Pitkerro Mill Gardens)  
**TYPICAL SPECIFICATION**

**Build Specification:**

High Quality Timber Frame.  
High Efficiency Double Glazed Windows and Doors.  
New Generation, efficient Air Source Heat Pumps, with water cylinder.  
High Performance Solar PV.  
Ground Floor (Mews only) Under Floor Heating.  
Award Winning Construction Partners.  
Energy Efficient Specification (A Rated).

**Services:**

Intruder Alarm (wired).  
Integrated Smoke and Heat Detectors.  
Telephone and Television Wiring Provision (master and living area).  
Satellite Wiring Provision (living area).  
Car Charging Station, with battery provision "option".  
Integrated Garage with Remote Operation Electric Door.

**Kitchen:**

High Quality Base and Wall Units (German)  
High Grade Worktop, and Splashbacks (in Granite or Silestone).  
Integrated Appliances: Oven, Combi Microwave, Induction Hob, Extractor,  
Dishwasher, Fridge/Freezer, Instant Boiling Water Tap.  
Bi-fold doors to garden.

**Bathroom and En-Suites:**

High Quality Sanitary Ware and Fittings.  
Tiled Floors, Walls and Shower Areas.  
Electric towel rail radiators.  
Mirror and LED downlighters.  
Integrated storage.

**Floor Coverings:**

Wooden Flooring to Living Areas.  
Carpets to Bedrooms.  
Tiles to Bathrooms, WC's and En-Suites.

**Choices (dependent on date of reservation):**

Carpet Colour/s.  
Kitchen Worktop Colour.  
Kitchen Units Colour/s.  
Bathroom Tiling Colour/s.  
Luxury German Door Sets (colours and options available).

\*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.

\*\*\*\*Images are for illustration purposes only.

## PRICELIST

### Kellas Mews - Dundee

NUMBER	SIZE	BEDS	BATHROOMS	PRICE
1	225 SQM (2,422 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			
2	225 SQM (2,422 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			
3	225 SQM (2,422 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			
4	225 SQM (2,422 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			
5	225 SQM (2,422 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	<b>RESERVED.</b>
	Beautiful detached home with large garden and garage.			
6	206 SQM (2,217 SQ FT)	4 BED & Study	3 (2 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			

#### PITKERRO MILL GARDENS

7	168 SQM (1,808 SQ FT)	4 BED	2 (1 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			
8	214 SQM (2,303 SQ FT)	5 BED	2 (1 en-suite + WC)	£499,950
	Beautiful detached home with large garden and garage.			

#### The Project:

Kellas Mews by Harbyn is a lovely and unique development of eight (four/five bed) homes in the heart of the countryside. Close to all amenities and in an ideal location.

#### Harbyn Properties:

Harbyn Properties are a local high quality property development company.

#### Reservations:

Reservations can be made directly with Iain at Harbyn. A reservation fee of £2,000 sterling will be taken and this will secure the property is taken off of the market while the lawyers conclude missives. A further £3,000 deposit will be taken at conclusion of missives.

\*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.

\*\*\*\*Images are for illustration purposes only.

# Site Plan - Kellas Mews

Drawing not to scale  
Dimensions are approximate

PLOT NUMBER	HOUSE TYPE	AREA (m <sup>2</sup> )		
		PLOT	HOUSE (inc. Garage)	GARDEN
01	A	979	119	456
02	B	1152	119	865
03	A	1157	119	863
04	A	950	119	625
05	B	977	119	658
06	C	1359	110	668
07	D	417	83	139
08	E	448	105	173



INCORPORATING  
PITKERRO MILL GARDENS

A LUXURY DEVELOPMENT  
BY



[info@harbyn.co.uk](mailto:info@harbyn.co.uk)  
[www.harbyn.co.uk](http://www.harbyn.co.uk)