

NOW £479,999* & LBTT PAID (LIMITED TIME OFFER).
(SAVING OVER £40K ON ORIGINAL PRICE).



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

HARBYN
PROPERTIES

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

Client Choices Still Available:

- Kitchen Cabinet and Worktops.
- Carpets and Flooring.
- Bathroom Tiles.

ALL INCLUDED WITHIN THE PRICE.





You can use this document to:

- Compare energy ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how much money you can save and also reduce CO₂ emissions by improving your home

Running Costs

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

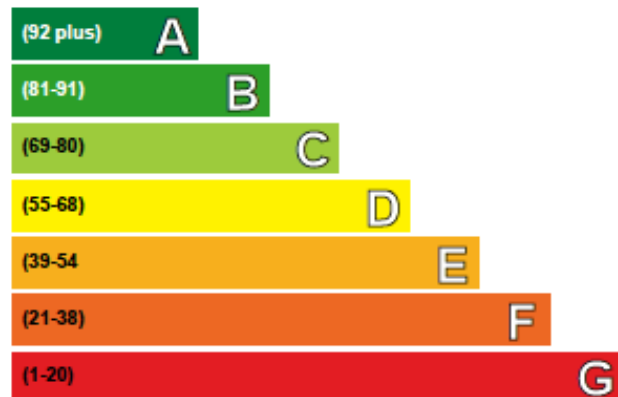
Save **£3,216** per year on your home for 3 years*

£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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
94	95

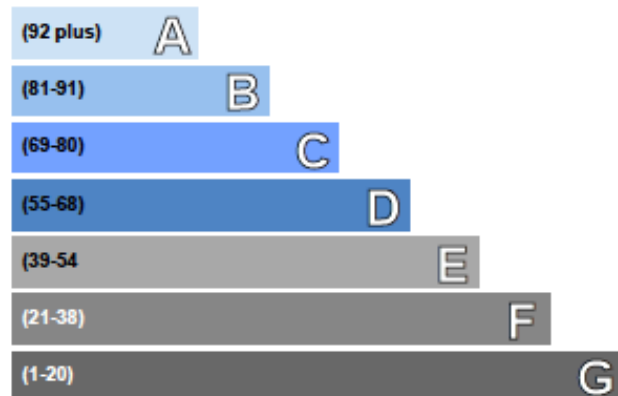
Energy Efficiency Rating

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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
99	99

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

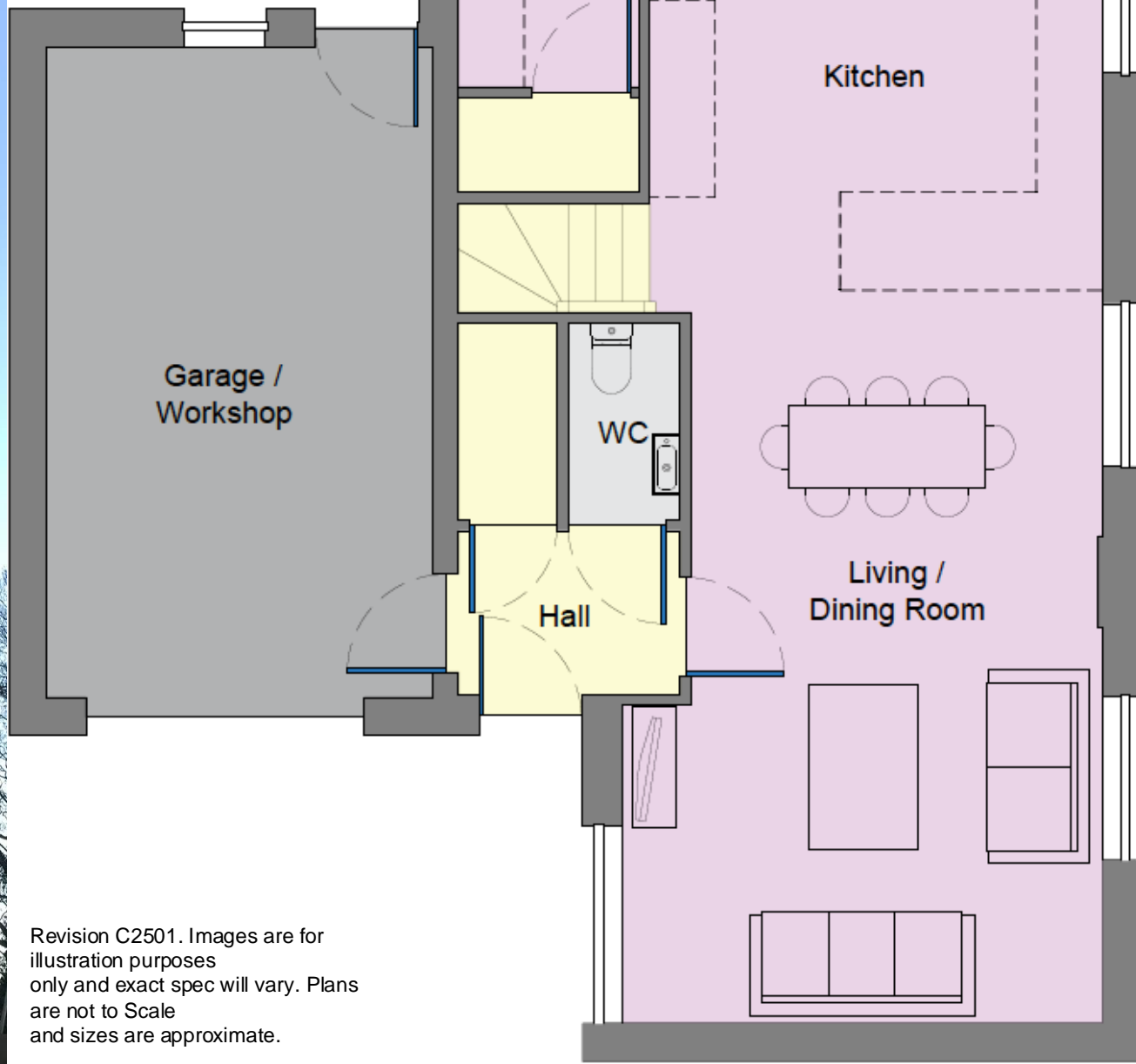
Your current rating is **band A (99)**.

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

Room	Sq Mtr	Metric	Imperial
Living/Dining	30.6	3.8 x 7.5	12'5" x 24'6"
Kitchen	13.1	4.1 x 3.2	13'5" x 10'5"
Utility	3.6	1.7 x 2.1	5'6" x 6'9"
WC	1.8	1.8 x 1.0	5'9" x 3'3"
Garage	20.7	3.5 x 5.9	11'5" x 19'4"
Total House	164.8		



Ground Floor Plot 7.

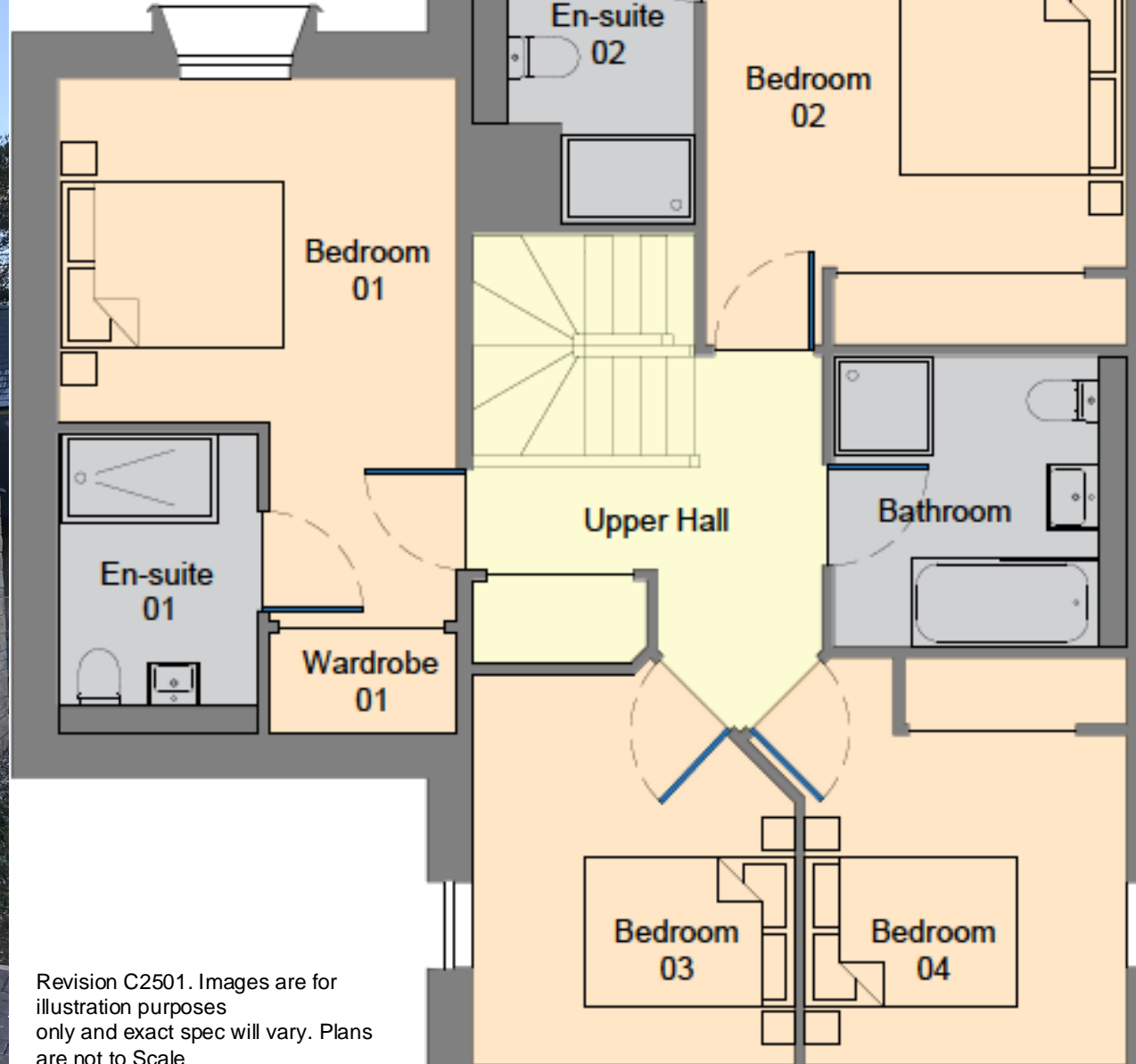


Revision C2501. Images are for illustration purposes only and exact spec will vary. Plans are not to Scale and sizes are approximate.

Room	Sq Mtr	Metric	Imperial
Bedroom 01	11.2	3.6 x 3.1	11'8" x 10'2"
En-suite 01	4.5	1.8 x 2.5	5'9" x 8'2"
Bedroom 02	13.3	3.8 x 3.5	12'5" x 11'5"
En-suite 02	3.7	1.7 x 2.2	5'6" x 7'2"
Bedroom 03	10.2	2.9 x 3.5	9'5" x 11'5"
Bedroom 04	8.7	2.9 x 3.0	9'5" x 9'8"
Bathroom	6.2	2.4 x 2.6	7'9" x 8'5"



First Floor Plot 7.



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Plot 7
164.8 sq.m
4 bedrooms.



A LUXURY DEVELOPMENT
BY



info@harbyn.co.uk
www.harbyn.co.uk