

Armitstead House
Monifieth Road
Broughty ferry
DD5 2RF

Plot	Type	No of Beds	Price
2***	Apartment	3	Fixed Price £299,995***
6	Villa	5	RESERVED
10	Apartment	3	Fixed Price £380,000
15	Townhouse	2	Fixed Price £395,000
22	Apartment	3	Fixed Price £380,000
23	Apartment	2	Fixed Price £360,000

*****For Limited Time Only*****

PLOT 2 MASSIVE PRICE REDUCTION INCENTIVE

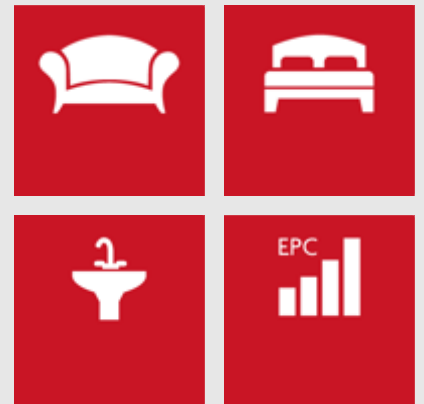
REDUCED FROM £320,000 TO £299,995

VIEWING HIGHLY RECOMMENDED



Thorntons 
The right way to move

Armitstead, Monifieth Road,
Broughty Ferry DD5 2RF





Summary

Armitstead is an exciting development located close to central Broughty Ferry, riverside esplanade and beach. The development comprises a mix of traditional townhouses within the converted Armitstead House along with quality newbuild apartments and houses. The development benefits from an extensive and enclosed communal south facing garden and grounds. Each property has allocated parking.

Features

- EPC - B Rating
- Prestigious Development
- Close to Broughty Ferry
- Apartments & Townhouses
- Between 2 & 5 Bedrooms
- Nolte Fitted Kitchens
- High Quality Finish Throughout



Siteplan



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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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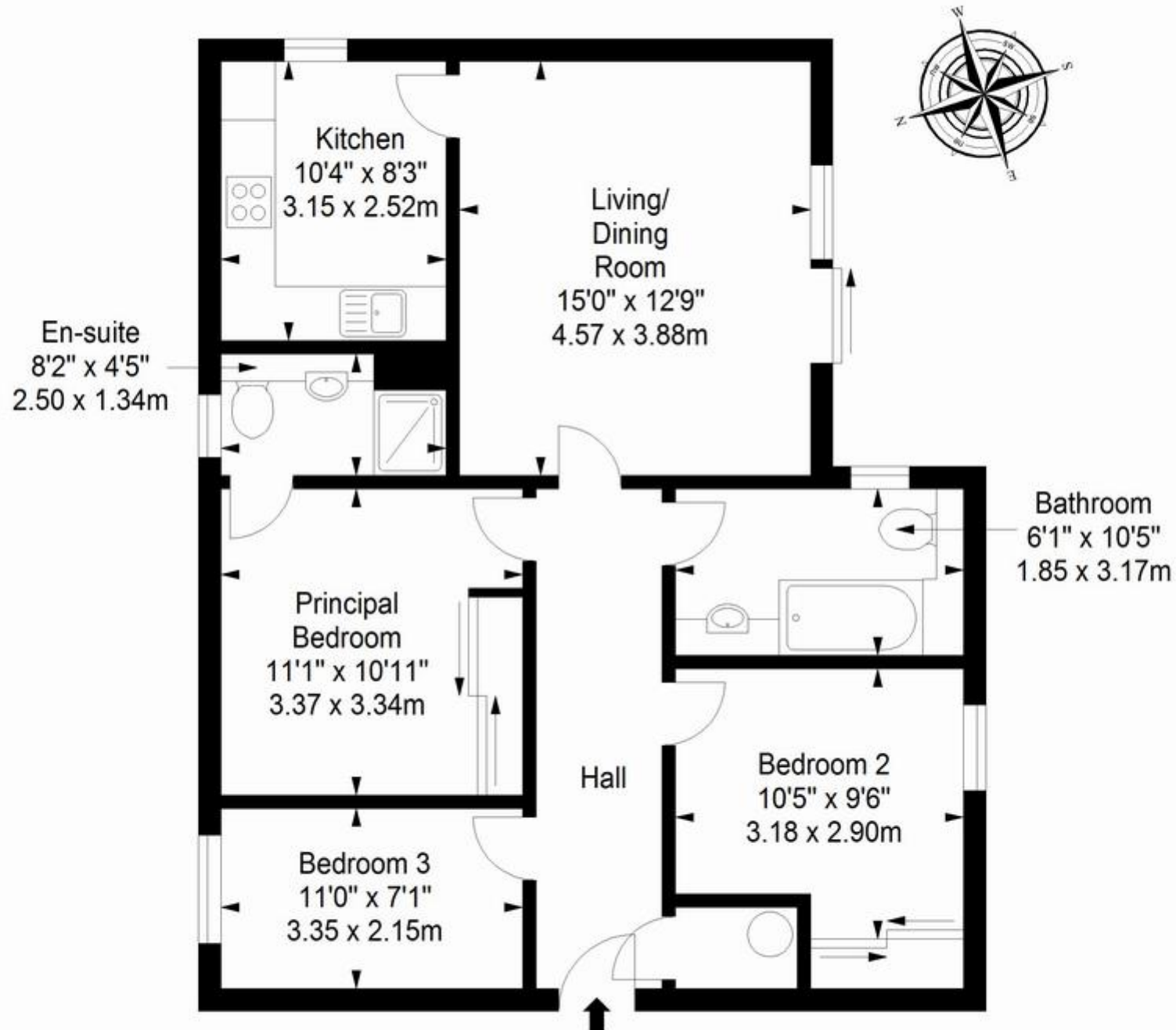
PLOT 2 SPECIFICATION

ARMITSTEAD, BROUGHTY FERRY

- 10 Year NHBC Guarantee
- Top Quality Glazed External Doors
- Security Entry Door System
- High Quality Internal Doors with Chrome Ironmongery
- Double Glazed Windows
- Gas Underfloor Heating
- White Sanitary Ware & Chrome Mixer Taps to Bathrooms
- Integrated Hob, Oven & Cooker-hood
- Heated Towel Rails to Bathrooms & En-Suites
- Tiling to Shower Rooms & Bathroom
- Luxury Fitted Kitchens
- Integrated Fridge/Freezer & Washing Machine
- Virgin Television Points to Lounge & Master Bedroom
- Terrestrial Television Points to Lounge & all Bedrooms
- Master Telephone Point
- USB Sockets to Master Bedroom & Kitchen
- High Quality Built-in Wardrobes in Bedrooms
- Solar Panels to Serve Communal Spaces
- Dedicated Parking Space
- Visitor Parking Facilities

Ground Floor - PLOT 2 - BLOCK A - APARTMENT, GND FLOOR

Approx. 76.9 sq. metres (827.8 sq. feet)

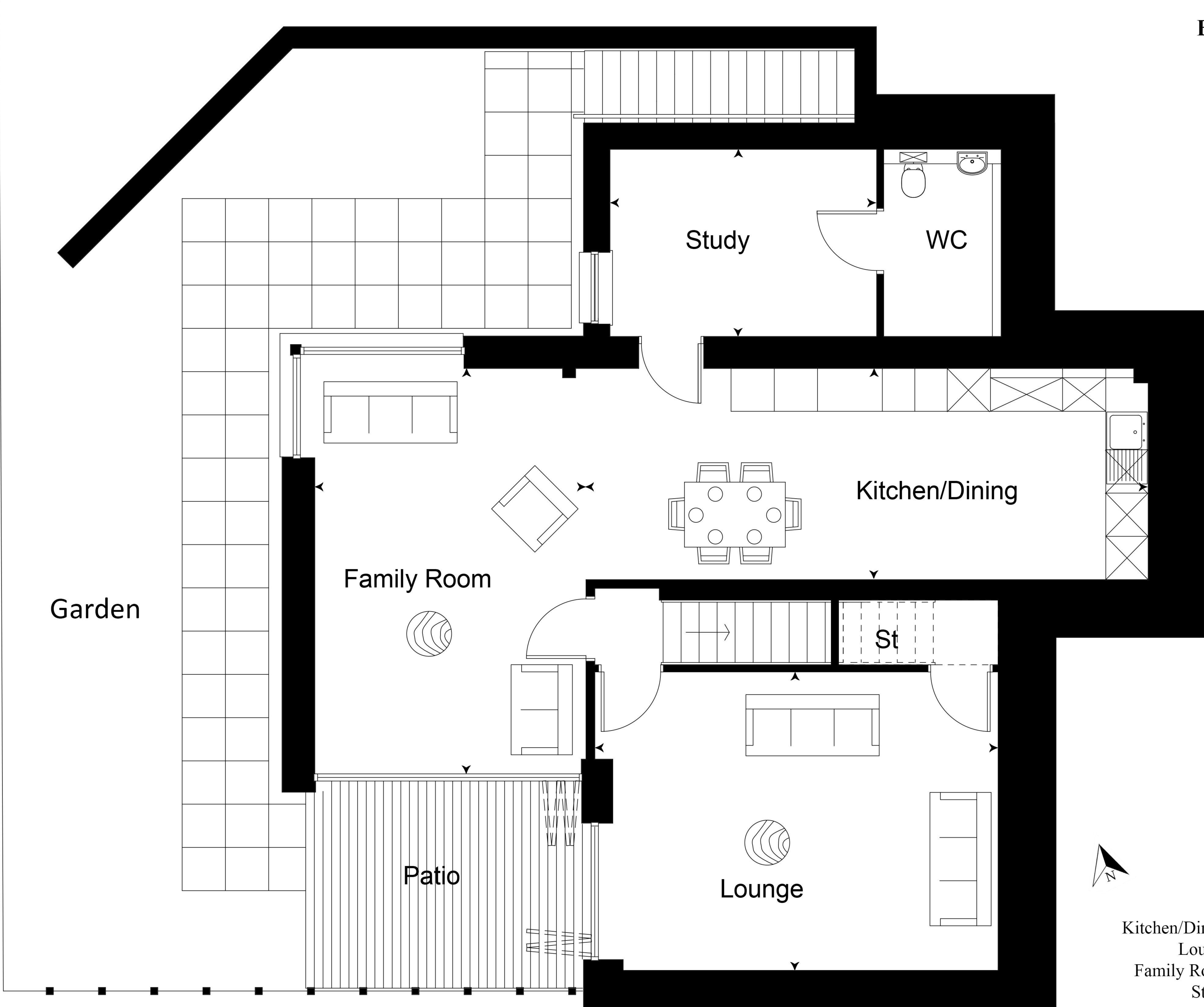


Total area: approx. 76.9 sq. metres (827.8 sq. feet)

Block C Plot 6

Lower Level

218.93m²



- Kitchen/Dining - 7.8m x 2.9m
- Lounge - 5.5m x 4.1m
- Family Room - 3.7m x 5.6m
- Study - 3.7m x 2.5m

**All dimensions are taken to the widest points*



Bedroom 2 - 3.9m x 3.9m

Bedroom 5 - 3.3m x 2.8m

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Bedroom 5 - 3.3m x 2.8m

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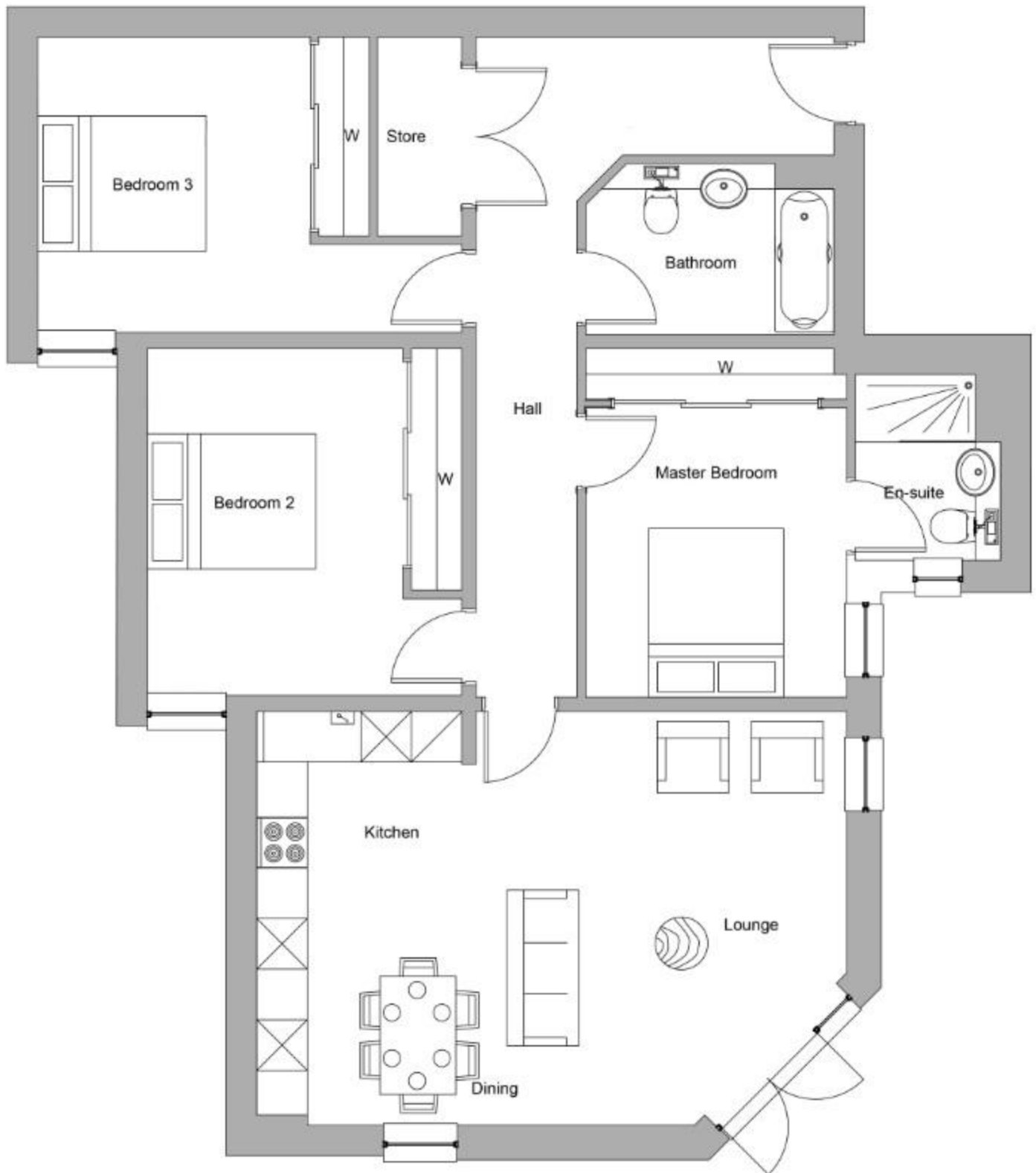


Master Bedroom - 3.4m x 4.8m

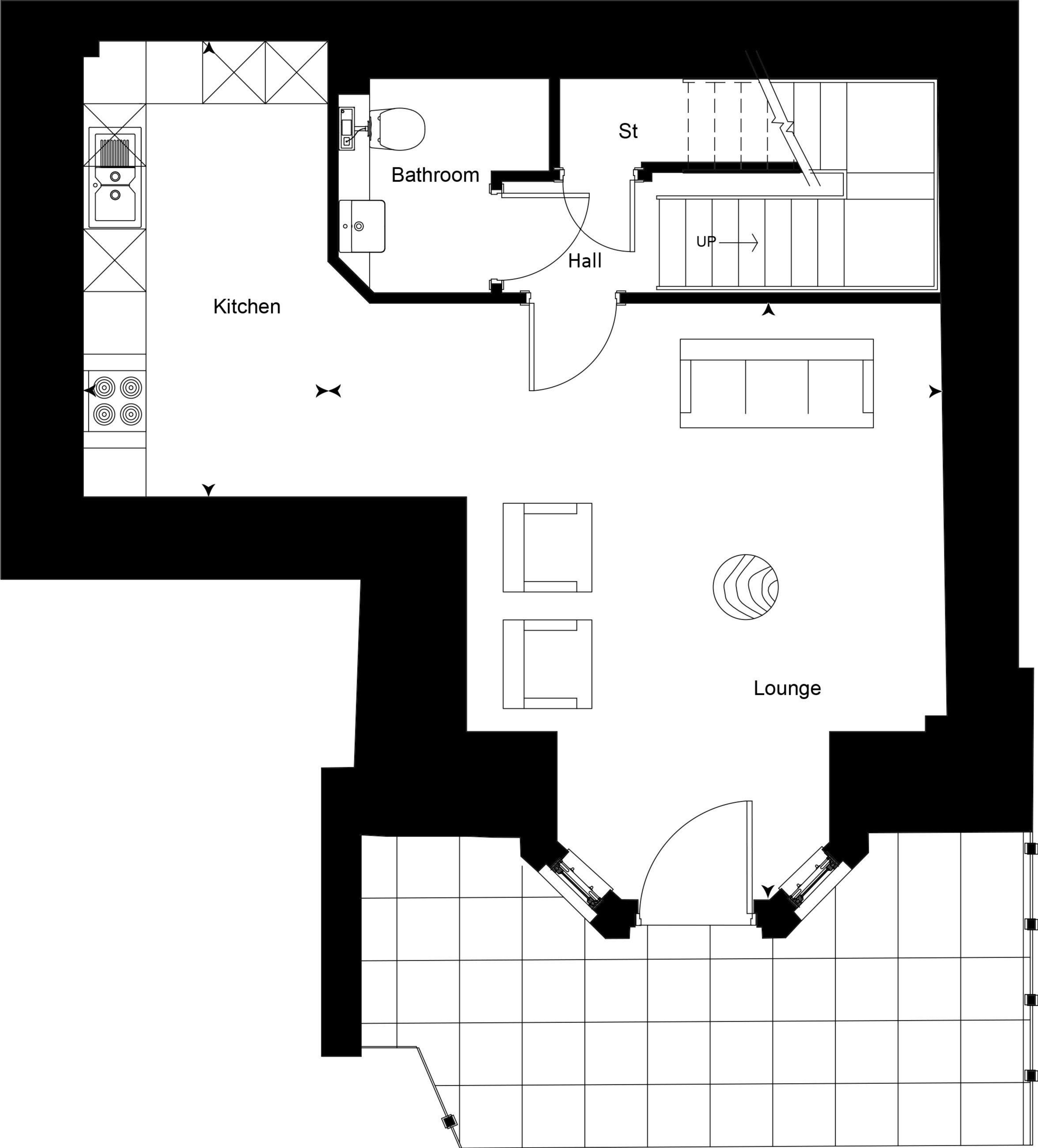
Bedroom 3 - 3.7m x 3.1m

Bedroom 4 - 2.7m x 2.8m

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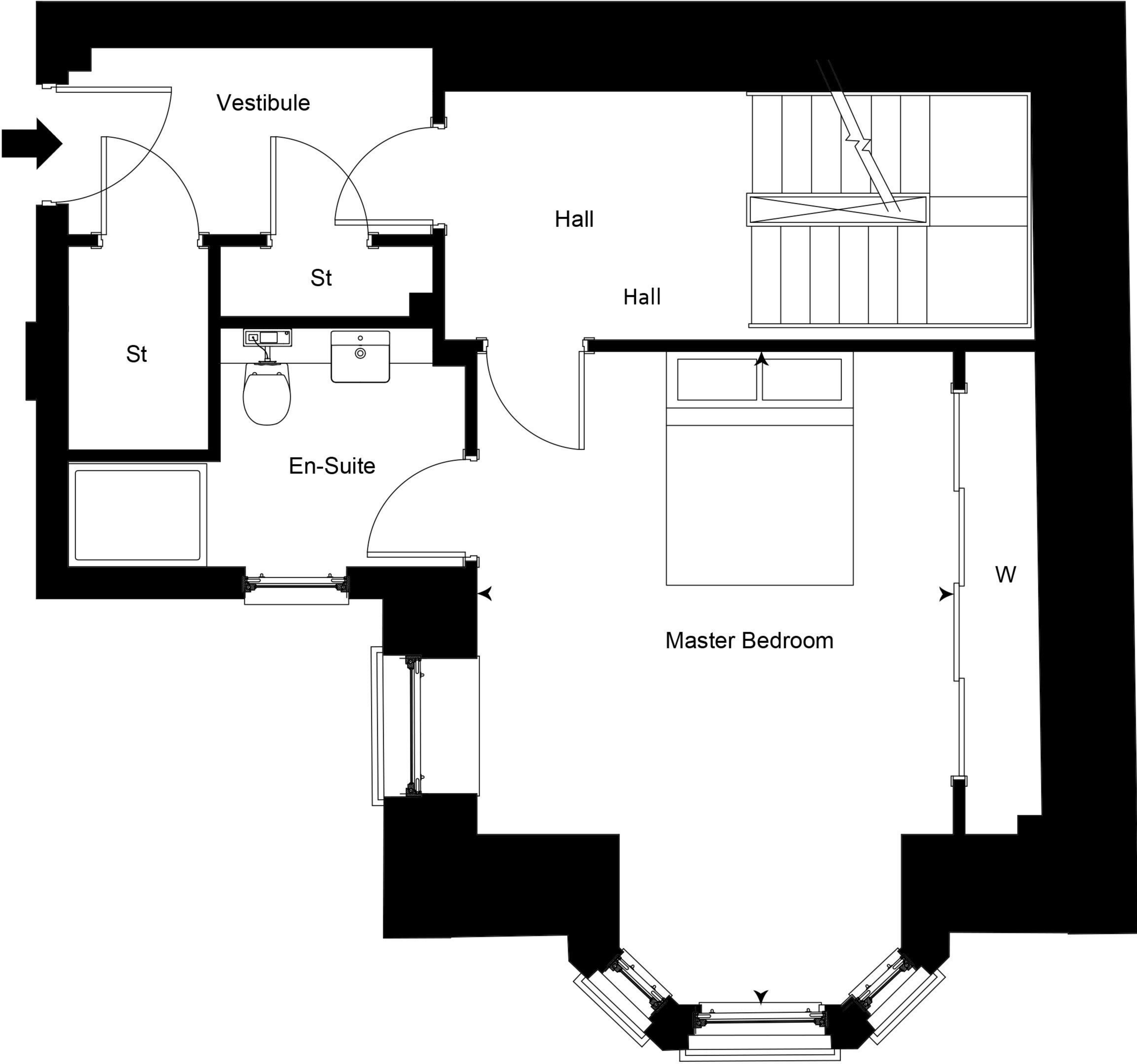
Main Building Plot 15
Lower Level



Lounge - 5.7m x 5.7m
Kitchen - 2,3m x 4m

**All dimensions are taken to the widest points*

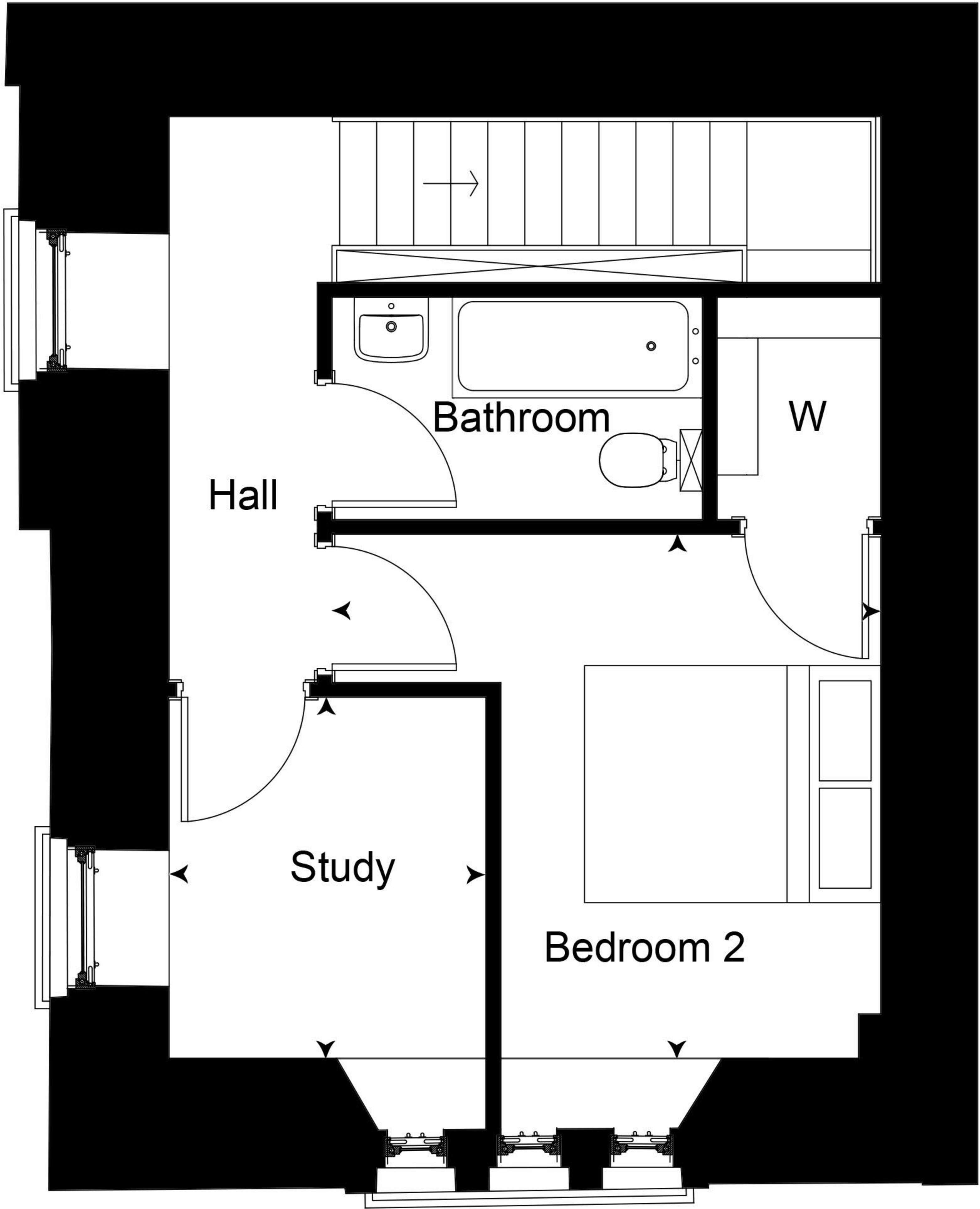
Main Building Plot 15
Entrance Level



Master Bedroom - 4.1m x 5.5m

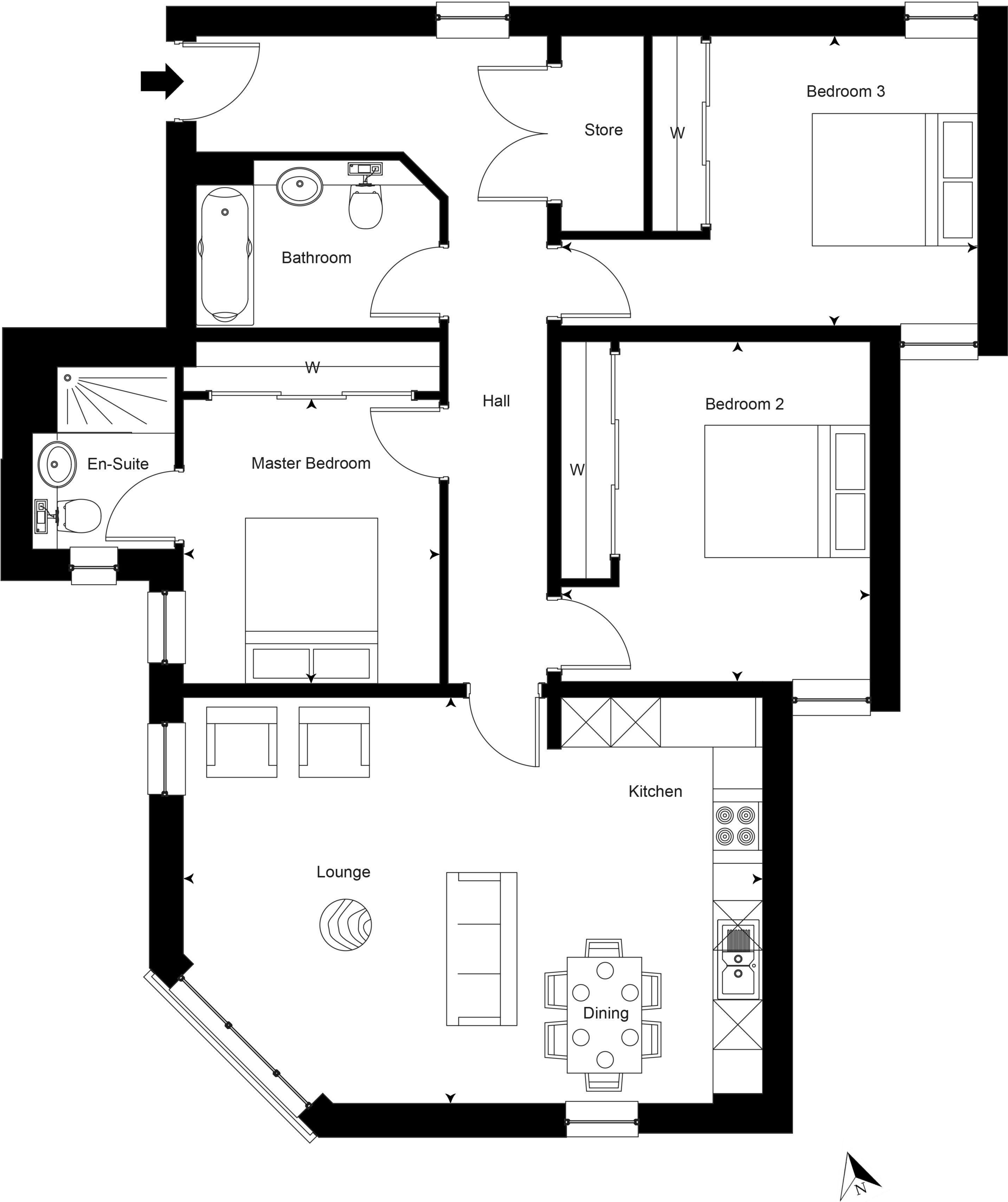
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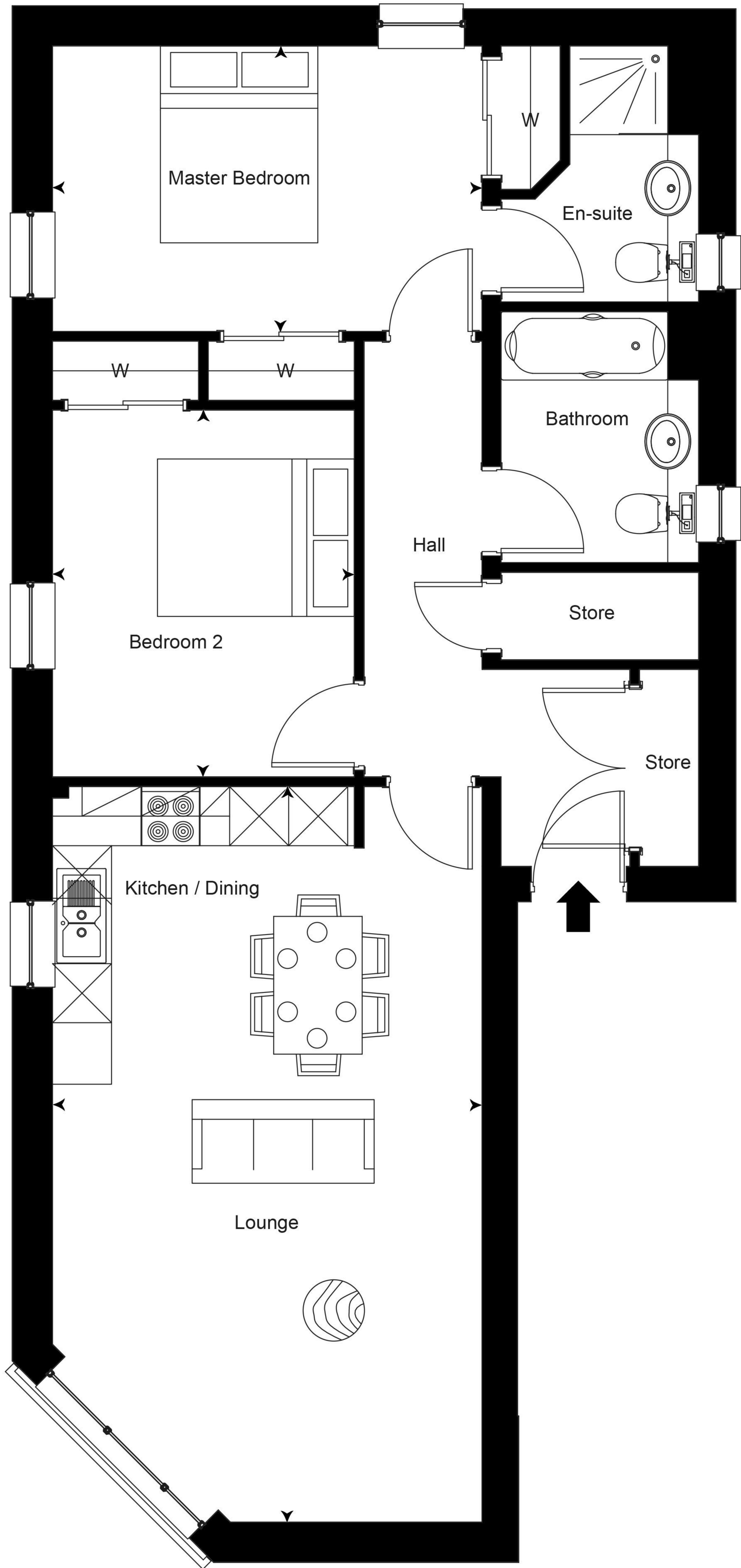
Main Building Plot 15
Upper Level



Bedroom 2 - 3.5m x 3.5m
Study - 1.9m x 2.5m

**All dimensions are taken to the widest points*





Kitchen/Dining/Lounge - 4.3m x 7.47m
Master Bedroom - 4.36m x 2.9m
Bedroom 2 - 3.06m x 3.72m

**All dimensions are taken to the widest points*

Specification Plot 6

- 10 Year NHBC guarantee
- Top quality glazed external doors
- High quality internal door with chrome ironmongery
- Double glazed windows
- Gas underfloor heating
- Luxury Nolte fitted kitchens with laminate worktops and splashbacks
- Integrated hob, double oven and cooker hood
- Integrated fridge/freezer, dishwasher, and washer/dryer
- Heated towel rails to bathrooms and en-suites
- White sanitaryware and chrome mixer taps to bathrooms
- Fully tiled shower rooms and baths
- Terrestrial television points to lounge, family, study and all bedrooms
- High quality built-in wardrobes in bedrooms
- Solar Panels
- Private garden with patio
- Two integral single garages with remote control opening
- Extensive & enclosed, south facing communal garden grounds
- Landscaping throughout the development

Specification Plot 15

- 10 Year NHBC guarantee
- Top quality glazed external doors
- High quality internal door with chrome ironmongery
- Double glazed windows
- Gas underfloor heating
- Luxury Nolte fitted kitchens with laminate worktops and splashbacks
- Integrated hob, double oven and cooker hood
- Integrated fridge/freezer, dishwasher and washer/dryer
- Heated towel rails to bathrooms and en-suites
- White sanitaryware and chrome mixer taps to bathrooms
- Fully tiled shower rooms and baths
- Terrestrial television points to lounge and all bedrooms
- Master telephone point to lounge
- USB sockets to lounge and master bedroom
- High quality built-in wardrobes in bedrooms
- Enclosed south facing patio
- Dedicated parking space
- Extensive & enclosed, south facing communal garden grounds
- Landscaping throughout the development

Specification Plot 10, 22, 23

- 10 Year NHBC guarantee
- Secure entry door system
- High quality internal door with chrome ironmongery
- Double glazed windows
- Gas central heating (underfloor)
- Luxury Nolte fitted kitchens with laminate worktops and splashbacks
- Integrated hob, double oven and cooker hood
- Integrated fridge/freezer, dishwasher and washer/dryer
- Heated towel rails to bathrooms and en-suites
- White sanitaryware and chrome mixer taps to bathrooms
- Fully tiled shower rooms and baths
- Terrestrial television points to lounge and all bedrooms
- Master telephone point to lounge
- USB sockets to lounge and master bedroom
- Solar Panels to serve communal areas
- High quality built-in wardrobes in bedrooms
- Solar Panels to serve communal areas
- Dedicated parking space
- Extensive & enclosed, south facing communal garden grounds
- Landscaping throughout the development