

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 (220.3m <sup>2</sup> )	4 Bed Detached	Fixed Price £565,000
2	B (220.3m <sup>2</sup> )	4 Bed Detached	Fixed Price £565,000
3	A (220.3m <sup>2</sup> )	4 Bed Detached	Fixed Price £565,000
4	A (220.3m <sup>2</sup> )	4 Bed Detached	Fixed Price £565,000
5	B (220.3m <sup>2</sup> )	4 Bed Detached	Fixed Price £565,000
6	C (201.9m <sup>2</sup> )	4 Bed Detached	Fixed Price £545,000

### **Pitkerro Mill Gardens**

<b>Plot</b>	<b>Type</b>	<b>No of Beds</b>	<b>Price</b>
7	D (164.8m <sup>2</sup> )	4 Bed Detached	Fixed Price £499,950
8	E (210.8m <sup>2</sup> )	5 Bed Detached	Fixed Price £535,000

### **“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.

Factor Fee £800per year(TBC) | Reservation Fee £2000 | Freehold

03330 430090

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

# KELLAS MEWS

BROUGHTY FERRY

A LUXURY DEVELOPMENT  
by



Revision B2402. Images are for illustration purposes only, and exact spec will vary.






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**1, 3 & 4 KELLAS MEWS**  
4/5 BED, 3 BATH & WC'  
KITCHEN/LIVING/DINING  
GARAGE AND UTILITY





**GROUND FLOOR PLAN – PLOTS 1, 3 and 4 sizes and floor plans.**

<b>Room</b>	<b>Metric</b>	<b>Imperial</b>
<b>Living/Dining</b>	<b>7.4 x 5.6</b>	<b>18'4" x 24'2"</b>
<b>Kitchen</b>	<b>2.7 x 5.6</b>	<b>8'9" x 18'4"</b>
<b>Utility</b>	<b>2.7 x 2.6</b>	<b>8'9" x 8'5"</b>
<b>WC</b>	<b>2.3 X 1.1</b>	<b>7'5" x 3'6"</b>
<b>Garage</b>	<b>6.2 x 5.4</b>	<b>20'3" x 17'7"</b>

**Gross Internal Ground Floor (inc Garage) 115.9 sq.m**

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**FIRST FLOOR PLAN – PLOTS 1, 3 & 4. Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 220.3 sq.m.**

Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

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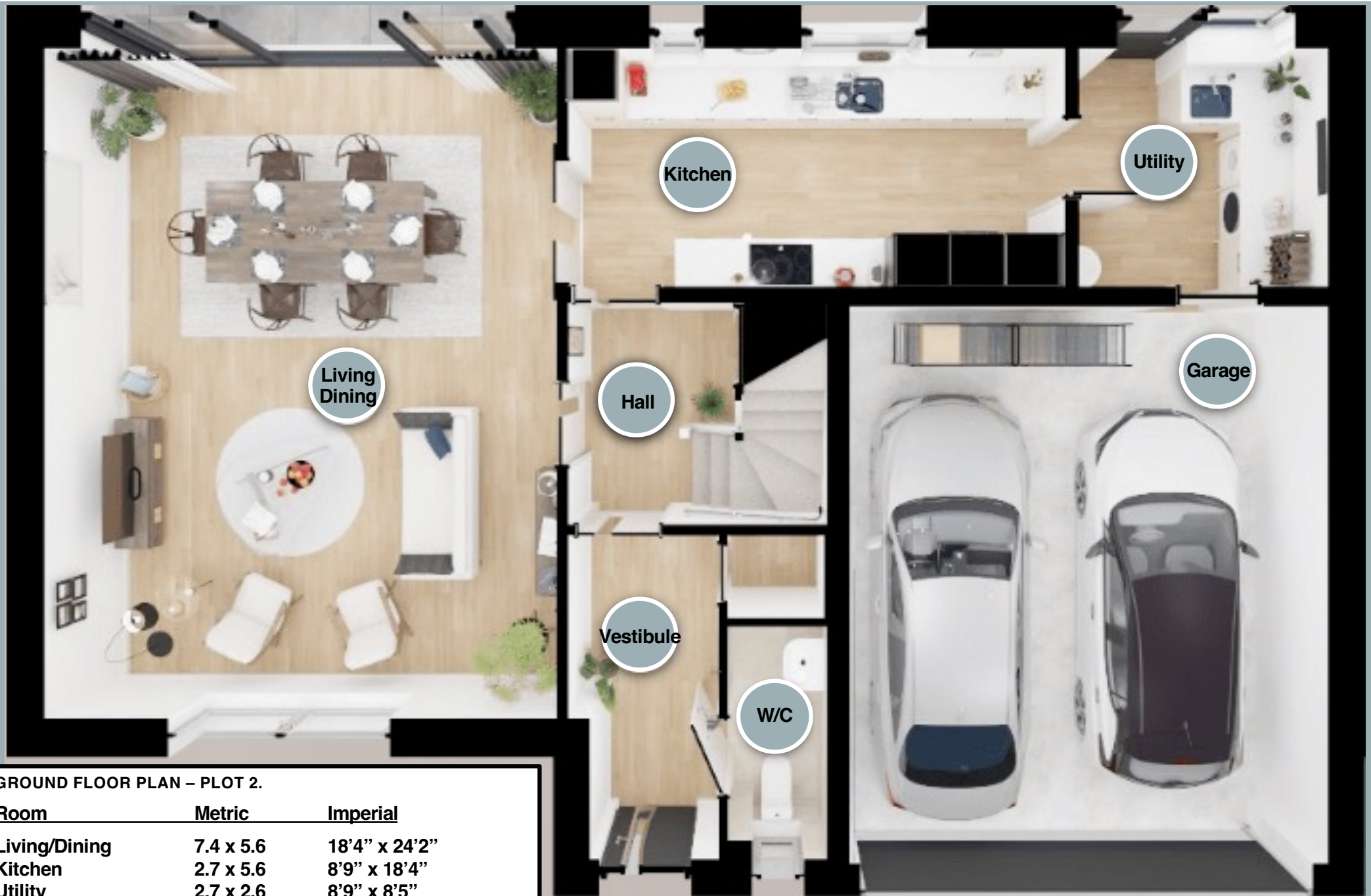




**2 & 5 KELLAS MEWS**  
**4/5 BED, 3 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**

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**GROUND FLOOR PLAN – PLOT 2.**

Room	Metric	Imperial
Living/Dining	7.4 x 5.6	18'4" x 24'2"
Kitchen	2.7 x 5.6	8'9" x 18'4"
Utility	2.7 x 2.6	8'9" x 8'5"
WC	2.3 X 1.1	7'5" x 3'6"
Garage	6.2 x 5.4	20'3" x 17'7"
<b>Gross Internal Ground Floor (inc Garage)</b>		<b>115.9 sq.m</b>

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.

Please note Plots 2 & 5 are handed in the opposite way to the above image. So, the Garage will be on the left side of the plan and Living/Dining on the right.



FIRST FLOOR PLAN – PLOT 2.			Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 220.3 sq.m.		
Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

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Please note Plots 2 & 5 are handed in the opposite way to the above image.







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**6 KELLAS MEWS**  
**4/5 BED, 3 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**





**GROUND FLOOR PLAN – PLOT 6:**

Room	Metric	Imperial
Living/Dining	7.4 x 4.8	15'7" x 24'3"
Kitchen	2.7 x 5.2	8'9" x 17'1"
Utility	2.7 x 2.6	8'9" x 8'6"
WC	2.3 X 1.1	7'5" x 3'6"
Garage (large single)	6.2 x 5.0	20'3" x 16'4"
Gross internal Ground (inc Garage)	= 106.4sqm	
<b>Total Gross Internal Floor Area</b>	<b>= 201.9sqm</b>	

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FIRST FLOOR PLAN – PLOT 6.			Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 201.9 sq.m.		
Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.2 x 3.7	13'8" x 12'1"	Bedroom 02	3.1 x 3.6	10'2" x 11'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	2.9 x 3.6	9'5" x 11'8"	Bedroom 04	3.6 x 3.9	11'8" x 12'8"

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# KITCHEN CHOICES & OPTIONS

## PLOTS 1 & 2



Images are artists impressions, and for illustration purposes only



Kitchen colours and worktop choices are only available if reservations dates are met.

**HIGH  
SPECIFICATION  
GERMAN  
KITCHEN  
WITH A CHOICE  
OF COLOURS**

**QUARTZ STONE  
WORKTOP WITH  
FURTHER  
COLOUR  
CHOICES.**





# GERMAN KITCHEN & UTILITY PLOT 3



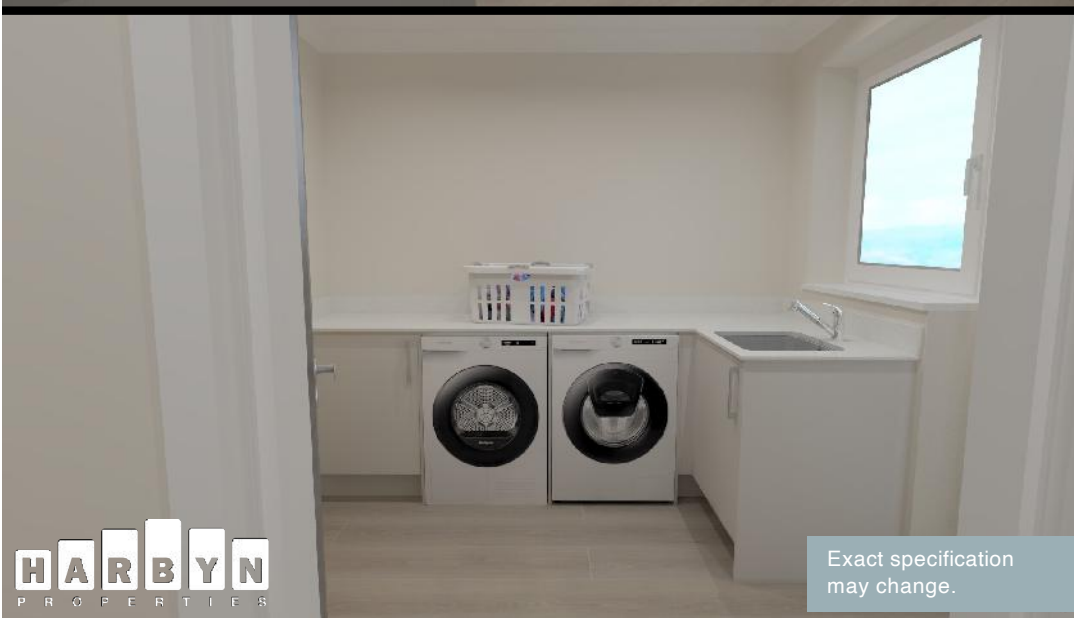
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**PLOT 3  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**

Exact specification  
may change.

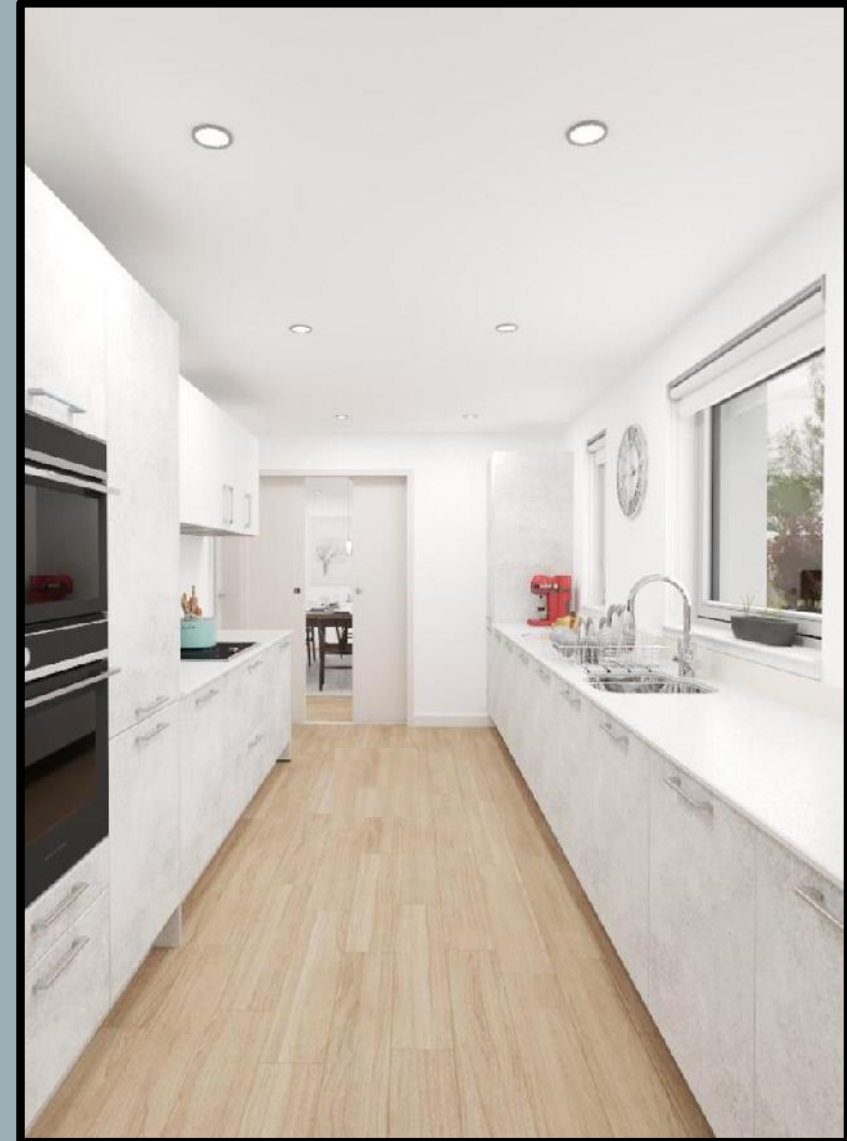


Exact specification  
may change.



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# GERMAN KITCHEN & UTILITY PLOT 4







**PLOT 4  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**



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Exact specification may change.

# GERMAN KITCHEN & UTILITY PLOT 5

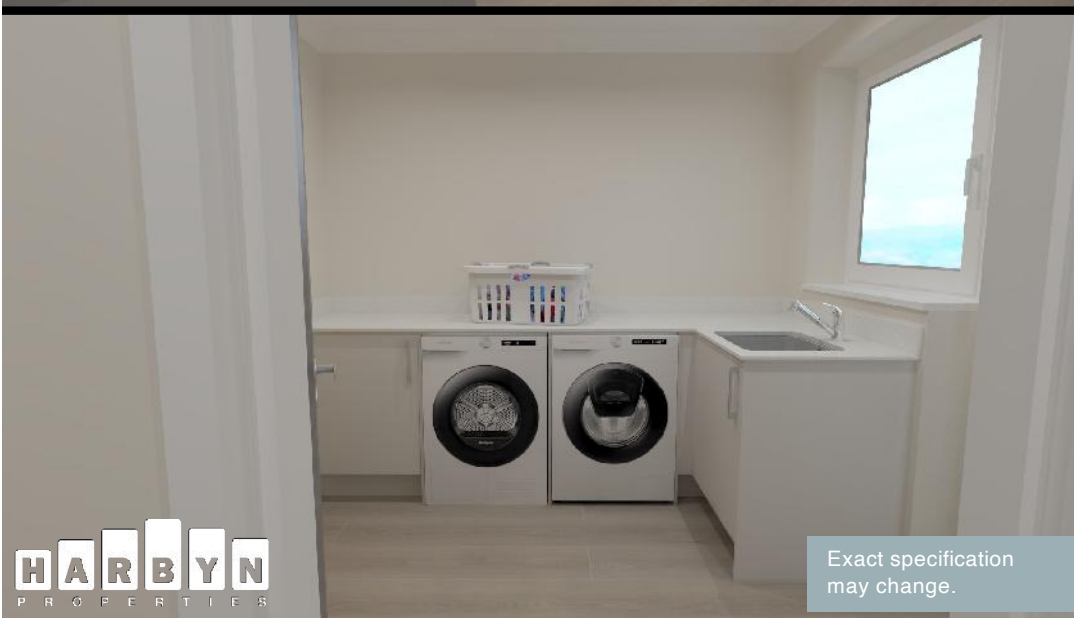


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**PLOT 5  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**

Exact specification  
may change.



Exact specification  
may change.



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# GERMAN KITCHEN & UTILITY PLOT 6



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**PLOT 6  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**

Exact specification  
may change.



Exact specification  
may change.



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# HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES (ALL PLOTS).

## KITCHEN CHOICES\*

- CUPBOARD COLOUR/S
- WORK TOP COLOUR
- SPLASHBACK COLOUR

## KITCHEN STANDARD EQUIPMENT:

## HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- WINE FRIDGE.
- 4 IN 1 WATER TAP

EXTENDED WARRANTY ON APPLIANCES.

\*CHOICES ARE ONLY AVAILABLE WITHIN A  
SPECIFIC TIMESCALE WHEN MAKING A  
RESERVATION.

## KITCHEN OPTIONS:

- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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illustration purposes only



**BATHROOMS &  
EN-SUITES  
(ALL PLOTS).**



**GREAT SELECTION\* OF  
PORCELAIN TILES TO  
CHOOSE FROM.**

**BATHROOMS AND ENSUITES  
WILL BE FULLY TILED.**

**\*SELECTIONS BASED ON DATE OF  
RESERVATION.**

## BATHROOMS & EN-SUITES



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# Kellas Mews

## TYPICAL SPECIFICATION

### **Construction:**

High Quality Timber Frame.  
High Efficiency Glazed Windows and Doors.  
New Generation, Efficient Air Source Heat Pumps, with Water Cylinder.  
Ground Floor, Under Floor Heating.  
High Performance Solar PV.  
Award Winning Construction Partners.  
Energy Efficient Specification (A Rated).  
Luxury German Door Sets.

### **Kitchen:**

High Quality German Base and Wall Units.  
High Grade Worktop, and Splashbacks (quartz).  
Integrated Appliances: Oven, Combi Oven/Microwave, Induction Hob,  
Extractor, Dishwasher, Fridge & Freezer, Wine Fridge,  
and 4 in 1 Boiling Water Tap.

### **Floor Coverings:**

Choice of Flooring to Downstairs Areas\*.  
Carpets to Bedrooms and Stairs.  
Tiles to Bathrooms, WC's and En-Suites\*.

### **General:**

Properties will be covered by a 10-year Collateral Warranty Package (Global Home Warranties).

Paved Patio and Paths.  
Timber Fencing.  
Communal Factoring Agreement in Place.  
Mono-Bloc Driveway.

### **Services:**

Intruder Alarm.  
Integrated Smoke and Heat Detectors.  
Telephone and Television Wiring Provision.  
Fibre Wiring Provision.  
Car Charging Station, with Battery Provision 5KW included.  
Integrated Garage with Remote Operation Electric Door.

### **Bathroom and En-Suites:**

High Quality Sanitary Ware and Fittings.  
Fully Tiled.  
Electric Towel Rail Radiators.  
Mirror and LED Downlighters.  
Integrated Storage.

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

Carpet Colour/s.  
Kitchen Worktop Colour.  
Kitchen Units Colour/s.  
Bathroom Tiling Colour/s.

\*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.



# Site Plan



Kellas Mews  
by



## Kellas Mews

- Plot 01 - 220.3 sq.m
- Plot 02 - 220.3 sq.m
- Plot 03 - 220.3 sq.m
- Plot 04 - 220.3 sq.m
- Plot 05 - 220.3 sq.m
- Plot 06 - 201.9 sq.m

## Pitkerro Mill Gardens

- Plot 07 - 164.8 sq.m
- Plot 08 - 210.8 sq.m

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)

# Pitkerro Mill Gardens

**BROUGHTY FERRY**

A LUXURY DEVELOPMENT  
by



**PLOT 7**  
**4 BED HOME**  
164.8 SQ.M



**PLOT 8**  
**5 BED HOME**  
210.8 SQ.M

Pitkerro Mill Gardens is part of the larger Kellas Mews development by Harbyn Properties. These two beautifully designed homes are plots 7 & 8 on the Kellas Mews site.





# BROCHURE INDEX

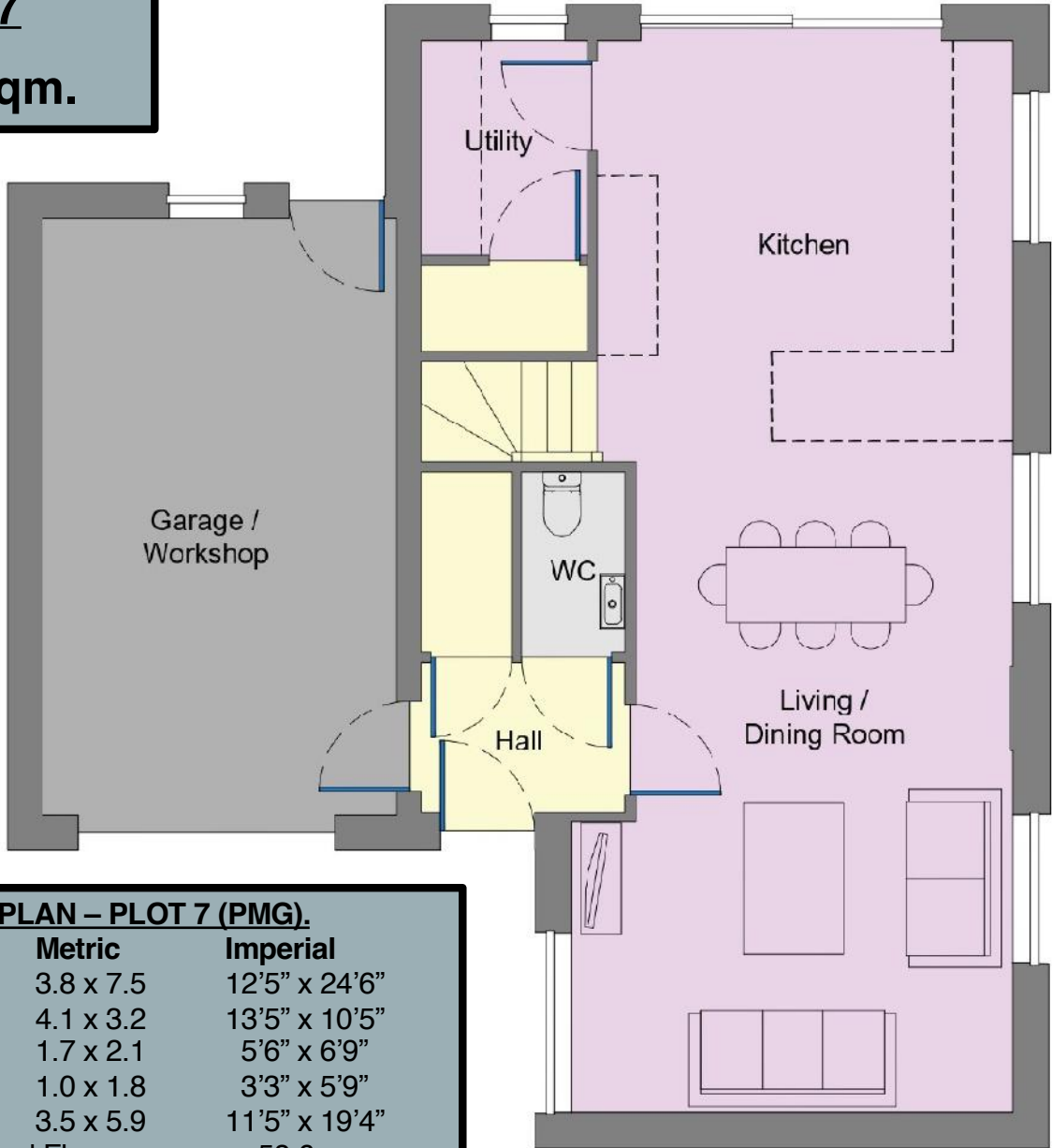


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**PLOT 7**  
4 BED, 3 BATH & WC  
KITCHEN/LIVING/DINING  
GARAGE AND UTILITY

**Plot 7**  
**164.8 sqm.**



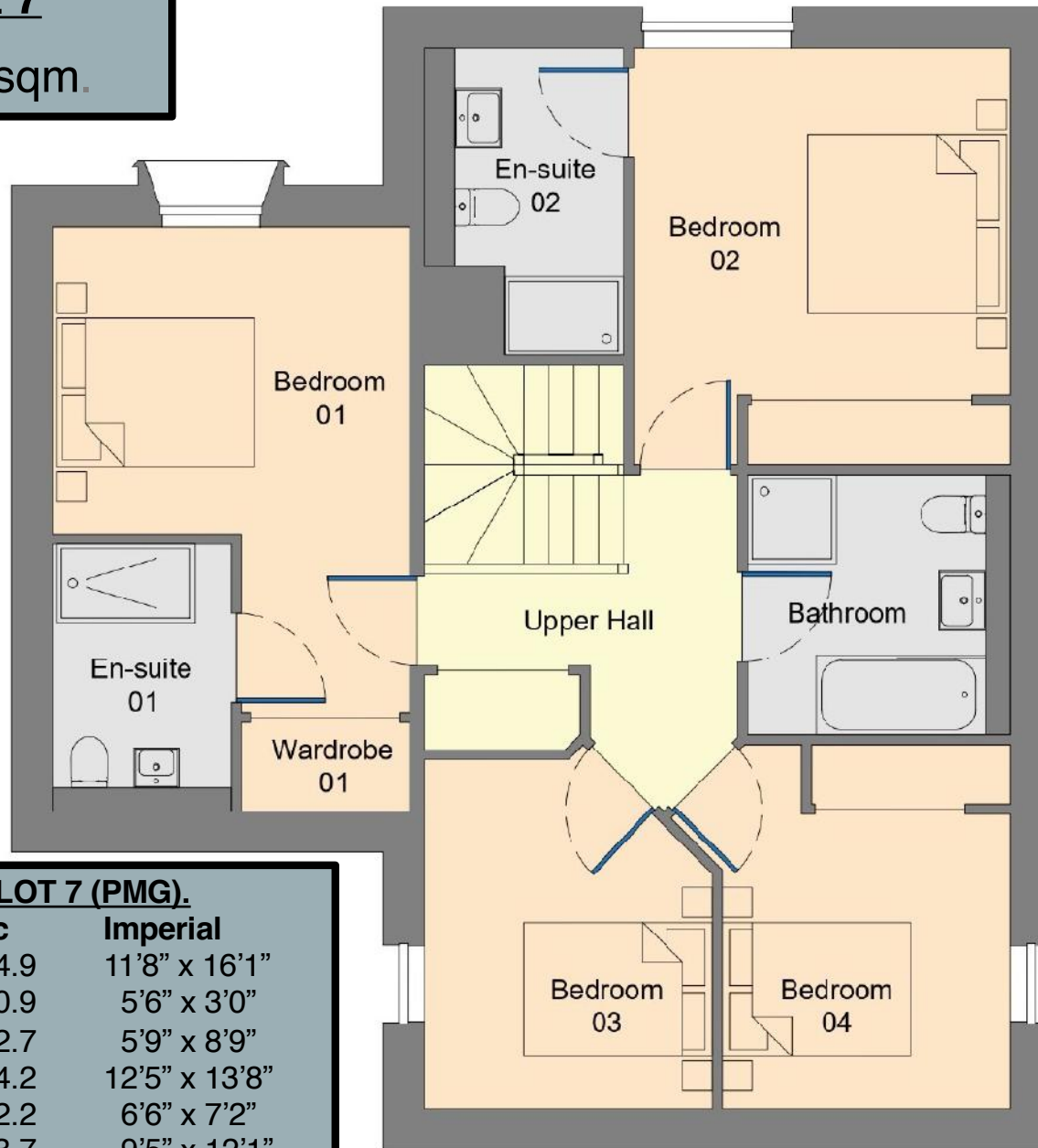
**GROUND FLOOR PLAN – PLOT 7 (PMG).**

Room	Metric	Imperial
Living/Dining	3.8 x 7.5	12'5" x 24'6"
Kitchen	4.1 x 3.2	13'5" x 10'5"
Utility	1.7 x 2.1	5'6" x 6'9"
WC	1.0 x 1.8	3'3" x 5'9"
Garage	3.5 x 5.9	11'5" x 19'4"
Gross internal Ground Floor		= 58.6sqm
Gross internal Ground (inc Garage)		= 79.6sqm
Gross internal First Floor		= 85.2sqm
<b>Total Gross Internal Floor Area</b>		<b>= 164.8sqm</b>



## Plot 7

164.8 sqm.



### FIRST FLOOR PLAN – PLOT 7 (PMG).

Room	Metric	Imperial
Bedroom 01	3.6 x 4.9	11'8" x 16'1"
Wardrobe 01	1.7 x 0.9	5'6" x 3'0"
En-suite 01	1.8 x 2.7	5'9" x 8'9"
Bedroom 02	3.8 x 4.2	12'5" x 13'8"
En-suite 02	2.0 x 2.2	6'6" x 7'2"
Bedroom 03	2.9 x 3.7	9'5" x 12'1"
Bedroom 04	2.9 x 3.7	9'5" x 12'1"
Family Bathroom	2.6 x 2.6	8'5" x 8'5"
<b>Total Gross Internal Floor Area = 164.8sqm</b>		

# KITCHEN CHOICES AND OPTIONS



Images are artists impressions, and for illustration purposes only

# KITCHEN VISUAL PLOT 7



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# KITCHEN VISUAL PLOT 7



Utility Image,

Images are artists impressions, and for illustration purposes only

# HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES

## KITCHEN, CHOICES\*

- CUPBOARD COLOUR/S
- CUPBOARD FINISHES
- WORK TOP COLOUR
- SPLASHBACK COLOUR

## KITCHEN, STANDARD

### HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- LIGHTING.

EXTENDED WARRANTY ON  
APPLIANCES.

\*CHOICES ARE ONLY AVAILABLE WITHIN A  
SPECIFIC TIMESCALE WHEN MAKING A  
RESERVATION.

## KITCHEN, OPTIONS

- WINE FRIDGE
- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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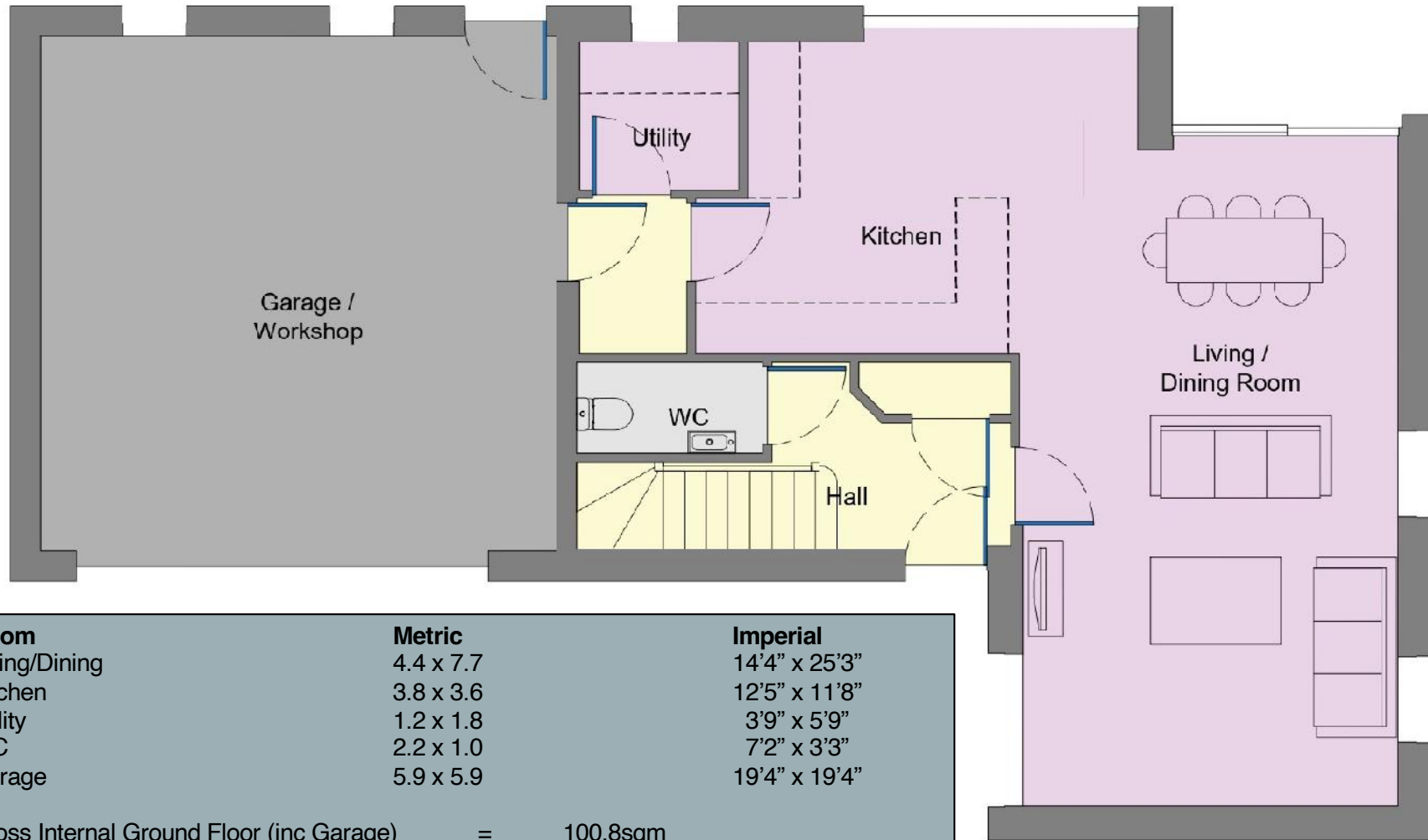
**PLOT 8**  
**5 BED, 2 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**

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Revision B 2402 (image shows zinc roof, which will actually be tiled.)

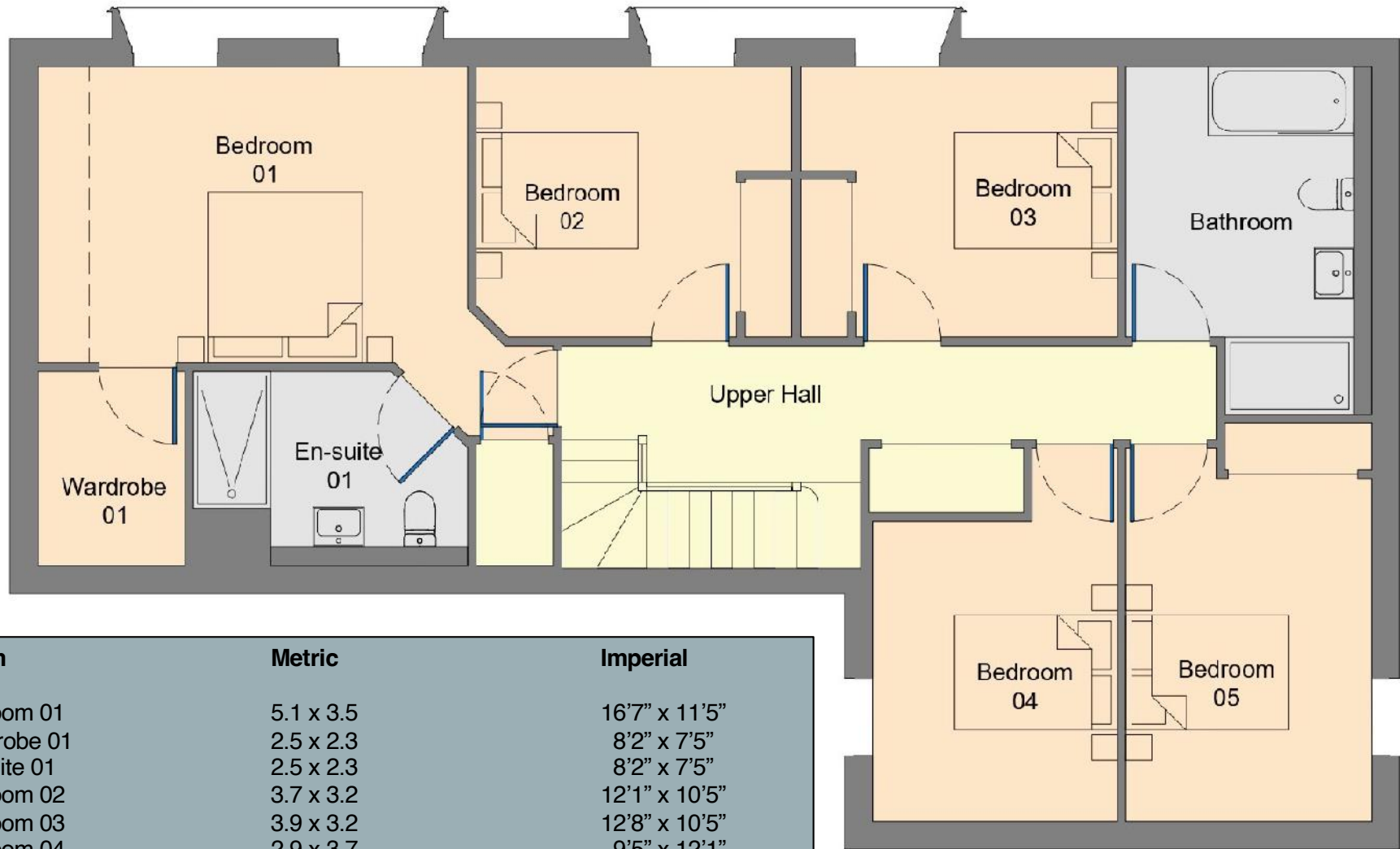


# PLOT 8 GROUND FLOOR PLAN



Room	Metric	Imperial
Living/Dining	4.4 x 7.7	14'4" x 25'3"
Kitchen	3.8 x 3.6	12'5" x 11'8"
Utility	1.2 x 1.8	3'9" x 5'9"
WC	2.2 x 1.0	7'2" x 3'3"
Garage	5.9 x 5.9	19'4" x 19'4"
Gross Internal Ground Floor (inc Garage)	=	100.8sqm
Gross Internal First Floor	=	110.0sqm
<b>Total Gross Internal Floor</b>	<b>=</b>	<b>210.8sqm</b>

# PLOT 8 GROUND FIRST FLOOR PLAN



Room	Metric	Imperial
Bedroom 01	5.1 x 3.5	16'7" x 11'5"
Wardrobe 01	2.5 x 2.3	8'2" x 7'5"
En-suite 01	2.5 x 2.3	8'2" x 7'5"
Bedroom 02	3.7 x 3.2	12'1" x 10'5"
Bedroom 03	3.9 x 3.2	12'8" x 10'5"
Bedroom 04	2.9 x 3.7	9'5" x 12'1"
Bedroom 05	2.9 x 4.4	9'5" x 14'4"
Family Bathroom	2.9 x 3.2	9'5" x 10'5"

# KITCHEN VISUAL

## PLOT 8



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# KITCHEN PLOT 8



Images are artists impressions, and for illustration purposes only



Images are artists impressions, and for illustration purposes only



Images are artists impressions, and for illustration purposes only

# HIGH QUALITY GERMAN KITCHENS WITH HOTPOINT APPLIANCES

## KITCHEN, CHOICES\*

- CUPBOARD COLOUR/S
- CUPBOARD FINISHES
- WORK TOP COLOUR
- SPLASHBACK COLOUR

## KITCHEN, STANDARD

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN
- OVEN/MICRO COMBI
- DISHWASHER
- 4 IN 1 WATER TAP

EXTENDED WARRANTY ON  
APPLIANCES.

\*CHOICES ARE ONLY AVAILABLE WITHIN A  
SPECIFIC TIMESCALE WHEN MAKING A  
RESERVATION.

## KITCHEN, OPTIONS

- WINE FRIDGE
- BOILING WATER TAP
- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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**BATHROOMS/  
ENSUITES**

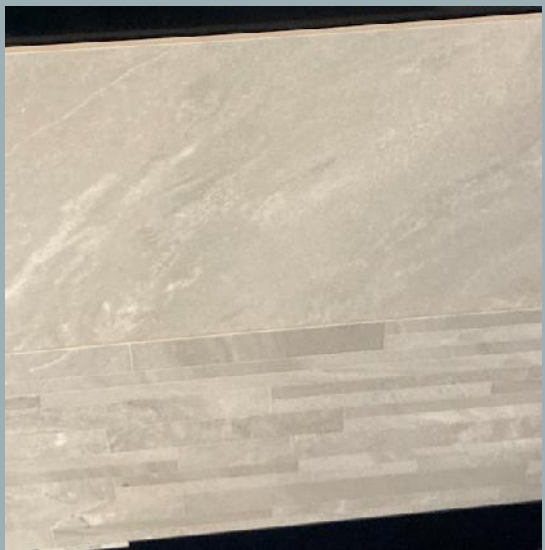


Revision B2402. Images are for illustration purposes only, and exact spec will vary.





**TAPS, TILES  
AND SHOWERS**



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

# Pitkerro Mill Gardens

## TYPICAL SPECIFICATION

### **Construction:**

High Quality Timber Frame.  
High Efficiency Glazed Windows and Doors.  
New Generation, Efficient Air Source Heat Pumps, with Water Cylinder.  
Ground Floor, Under Floor Heating.  
High Performance Solar PV.  
Award Winning Construction Partners.  
Energy Efficient Specification (A Rated).  
Luxury German Door Sets.

### **Kitchen:**

High Quality German Base and Wall Units.  
High Grade Worktop, and Splashbacks (quartz).  
Integrated Appliances: Oven, Combi Oven/Microwave, Induction Hob,  
Extractor, Dishwasher, Fridge & Freezer and 4in1 Boiling Water Tap.  
Sliding Doors to Generous Gardens.

### **Floor Coverings:**

Choice of Flooring to Downstairs Areas\*.  
Carpets to Bedrooms and Stairs.  
Tiles to Bathrooms, WC's and En-Suites\*.

### **General:**

Properties will be covered by a 10-year Collateral Warranty Package (Global Home Warranties).

Paved Patio and Paths.  
Fencing.  
Communal Factoring Agreement in Place.  
Mono-Bloc Driveway.

### **Services:**

Intruder Alarm.  
Integrated Smoke and Heat Detectors.  
Telephone and Television Wiring Provision.  
Fibre Wiring Provision.  
Car Charging Station, with 5kw Battery Provision.  
Integrated Garage with Remote Operation Electric Door.

### **Bathroom and En-Suites:**

High Quality Sanitary Ware and Fittings.  
Fully Tiled.  
Electric Towel Rail Radiators.  
Mirror and LED Downlighters.  
Integrated Storage.

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

Carpet Colour/s.  
Kitchen Worktop Colour.  
Kitchen Units Colour/s.  
Bathroom Tiling Colour/s.

\*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.

# Site Plan



## Kellas Mews by



### Kellas Mews

- Plot 01 - 220.3 sq.m
- Plot 02 - 220.3 sq.m
- Plot 03 - 220.3 sq.m
- Plot 04 - 220.3 sq.m
- Plot 05 - 220.3 sq.m
- Plot 06 - 201.9 sq.m

### Pitkerro Mill Gardens

- Plot 07 - 164.8 sq.m
- Plot 08 - 210.8 sq.m

INCORPORATING  
PITKERRO MILL GARDENS



A LUXURY DEVELOPMENT  
BY



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