

CRIGGIE BARNHOUSE

— Criggie, Saint Cyrus, Montrose, DD10 —



Thorntons 
The right way to move

CONTENTS

- THE FLOORPLAN 04
- THE PROPERTY 06
- RECEPTION ROOMS 10
- THE KITCHEN 14
- THE BEDROOMS 18
- THE BATHROOMS 24
- UTILITIES & CONNECTIVITY 30
- OUTDOOR SPACES 32



Welcome to CRIGGIE BARNHOUSE

Thorntons are delighted to present a rare opportunity to acquire a truly exceptional home in a breathtaking rural setting. Criggie Barnhouse represents the next generation of energy-efficient living—an architect-designed, future-ready home with an impressive SAP rating of 93A, placing it among the most efficient homes available on the market today.

PROPERTY NAME
Criggie Barnhouse

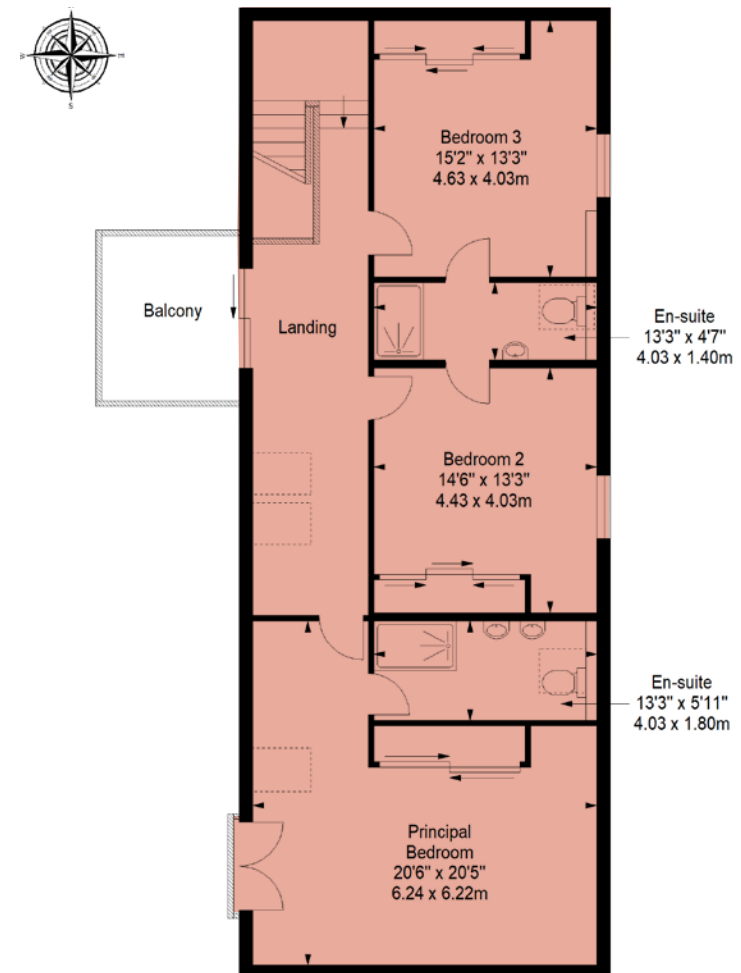
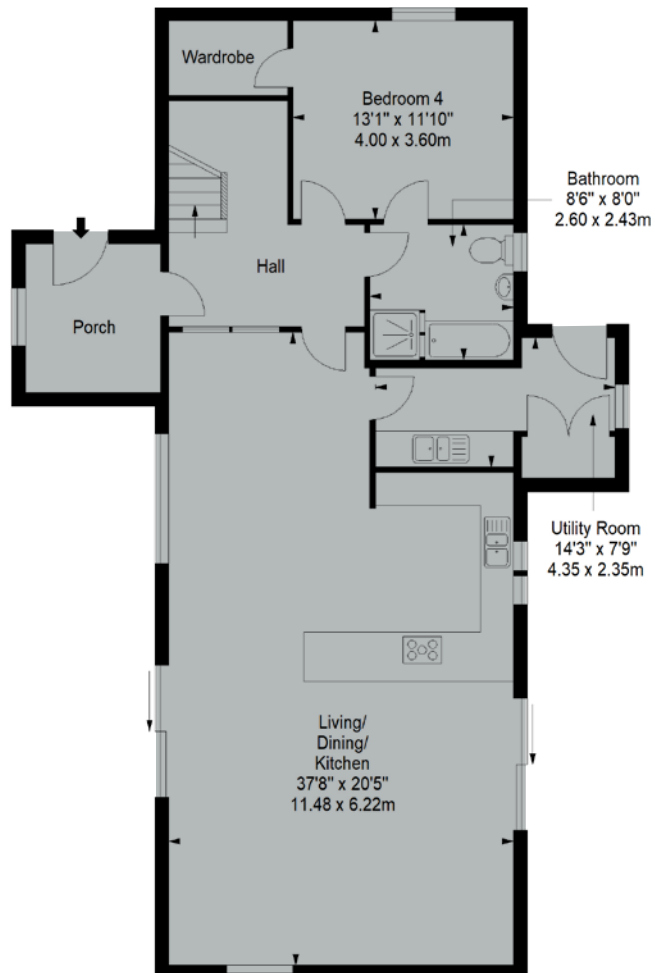
LOCATION
Montrose, DD10

APPROXIMATE TOTAL AREA:
226.1 sq. metres (2433.8 sq. feet)

Ground Floor -  First Floor - 

EPC rating - A

The floorplan is for illustrative purposes. All sizes are approximate.



Criggie Barnhouse has been thoughtfully designed for modern family living, blending functionality, luxury, and sustainability. The developer—well-known locally for craftsmanship, communication, and customer care—has created a home that feels both elegant and reassuringly robust.

If you're looking for a tranquil countryside lifestyle without compromising on connectivity, technology, or quality, this home offers a truly standout opportunity.

A home designed for

COMFORT, EFFICIENCY
& PEACE OF MIND

This newly constructed property has been crafted with meticulous attention to detail, combining cutting-edge energy technology with timeless contemporary design.



With air-source heating, solar PV, a large battery storage system, EV charging, and high-performance glazing and insulation, it promises remarkably low running costs while maintaining superb comfort year-round

EXCEPTIONAL FABRICATION & THERMAL DESIGN

- 280mm of solid wall insulation (standard new builds often have around 140mm plus a 25mm internal layer)
- Triple-glazed windows with high U-value performance.
- Airtightness level of 3.0–3.2, far superior to standard new-build targets of around 5.0
- These features dramatically improve thermal comfort and reduce energy use

2. 5.18KW STORAGE BATTERY INCLUDED AS STANDARD

- This is almost unheard of in new builds.
- The system: Stores excess solar energy for later use
- Scalable battery storage options available
- Reduces overall electricity bills
- Allows surplus energy to be exported back to the grid
- Enables “free electricity” during battery-powered periods

DEDICATED ELECTRIC VEHICLE CHARGING POINT

- Installed and ready to use

ENHANCED GARAGE SPECIFICATION

- Fully floored loft area for storage
- Access ladder with handrail
- Insulated electric garage door

HIGH-SPEED BROADBAND INCLUDED

- One year of broadband service supplied with the sale, complete with installed equipment.

SMART SECURITY FEATURES

- House alarm with five sensors plus front and rear door contacts
- If you'd like to discuss energy performance in more depth, the team can walk you through the figures.



*A level of specification and efficiency
rarely seen in new builds*

STYLISH, LIGHT-FILLED

family-focused living



A STUNNING OPEN-PLAN

Heart of the Home

The expansive open-plan kitchen, dining, and living area creates a bright, uplifting space ideal for family life and entertaining.

Features include:

Striking vaulted ceilings

Large sliding patio doors connecting seamlessly to the garden

Premium pre-finished oak doors with glazed vision panels

High-quality porcelain flooring throughout

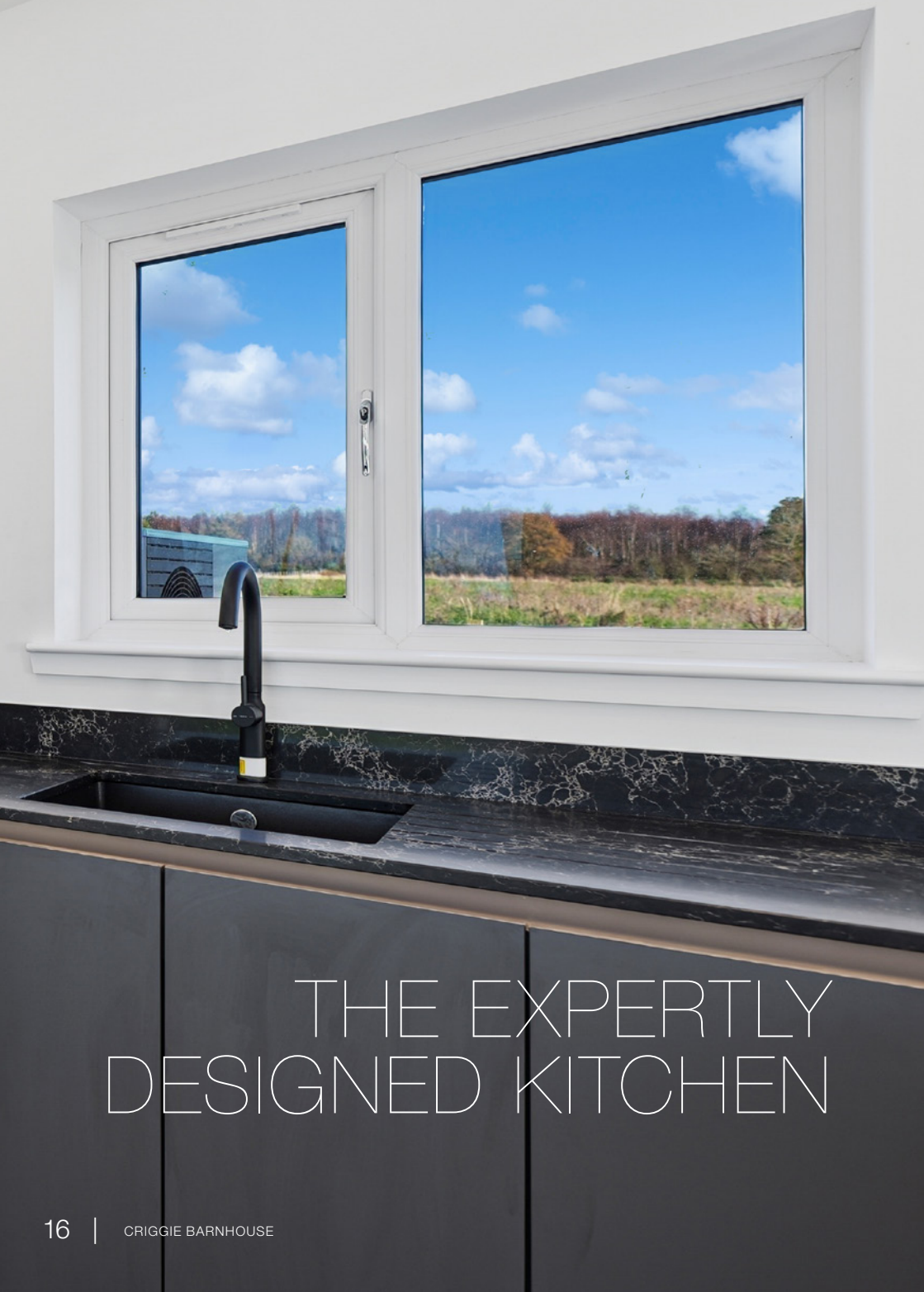
Manhattan Black internal doors to the porch and lounge emphasise the home's contemporary aesthetic and enhance natural light flow





AWARD-WINNING

Kitchen Design



THE EXPERTLY DESIGNED KITCHEN



*blends sophisticated styling with
everyday practicality*

It offers:

- Extensive work surfaces
- High-end cabinetry and finishes
- Modern appliances
- A separate utility room to keep daily life organised and discreet
- Perfect for family breakfasts, weekend baking, or hosting friends.



PRINCIPAL SUITE



*Peaceful,
elevated
outlook
toward
open rural
landscapes*



Features include:

- Juliet balcony with countryside views
- Private en-suite shower room
- Peaceful, elevated outlook toward open rural landscapes



Upstairs, the home offers four spacious, beautifully finished bedrooms, each with bespoke sliding wardrobes.



BATHROOMS

with high-spec sanitaryware



Features include:

- LED-lit vanity units
- Thermostatic showers throughout
- Floating vanity units and modern fixtures
- Every wet room includes integrated Bluetooth speaker vanity mirrors for added luxury



JACK-AND-JILL EN-SUITE



connecting bedrooms two & three

finishes throughout

Attention to detail is evident in features such as:

- Contemporary oak staircase with glass balustrades
- Composite insulated doors
- Heated towel rails in both black and brass
- Moulded MDF skirtings and facings
- Detached double garage with electric doors, internal finishing, loft storage, and EV point
- Advanced alarm system with battery backup



Utilities & Connectivity

Features include:

- Electricity: Scottish & Southern Electricity Networks
- Water: Scottish Water
- Sewerage: Scottish Water
- Mobile Coverage: 4G available



outdoor spaces with extensive garden grounds

Features include:

- Front and side patios, with the option to add a rear patio
- A unique enclosed upper-level balcony with views toward the Angus Glens and Cairngorms
- Discreet external lighting that enhances the home at night
- A rare blend of privacy, scenery, and usable outdoor space
- Externally, the home offers outstanding space for relaxing, entertaining, or simply enjoying the natural surroundings





Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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.