

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

Thorntons
The right way to move

Kellas Mews

Plot	Type	No of Beds	Price
1	A (220.3m ²)	4 Bed Detached	Fixed Price £565,000
2	B (220.3m ²)	4 Bed Detached	Fixed Price £565,000
3	A (220.3m ²)	4 Bed Detached	Fixed Price £565,000
4	A (220.3m ²)	4 Bed Detached	Fixed Price £565,000
5	B (220.3m ²)	4 Bed Detached	Fixed Price £565,000
6	C (201.9m ²)	4 Bed Detached	Fixed Price £545,000

Pitkerro Mill Gardens

Plot	Type	No of Beds	Price
7	D (164.8m ²)	4 Bed Detached	Fixed Price £499,950
8	E (210.8m ²)	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.

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 today's date. All prices are subject to uplift.

03330 430090

thorntons-property.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.

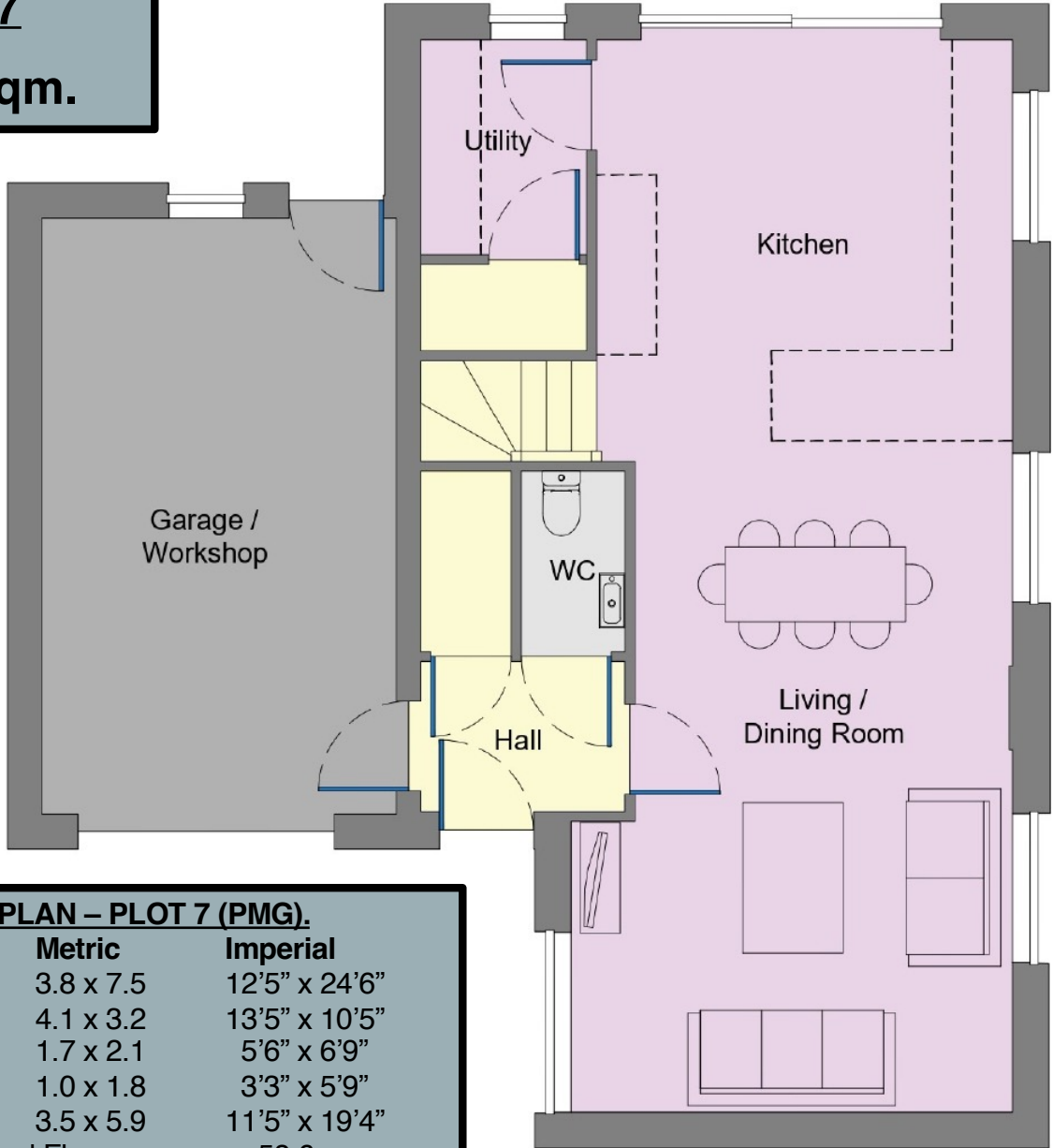
BROCHURE INDEX

<u>Description</u>	<u>Page/s</u>
Plot 7	3
Plot 7 Ground Floor Layout	4
Plot 7 First Floor Layout	5
Plot 7 Kitchen Options and Choices	6 – 9
Plot 8	10
Plot 8 Ground Floor Layout	11
Plot 8 First Floor Layout	12
Plot 8 Kitchen Options and Choices	13 – 15
Bathroom and En-Suite Options and Choices	16 – 17
Typical Specification	18
Site Plan	19



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

Plot 7
164.8 sqm.

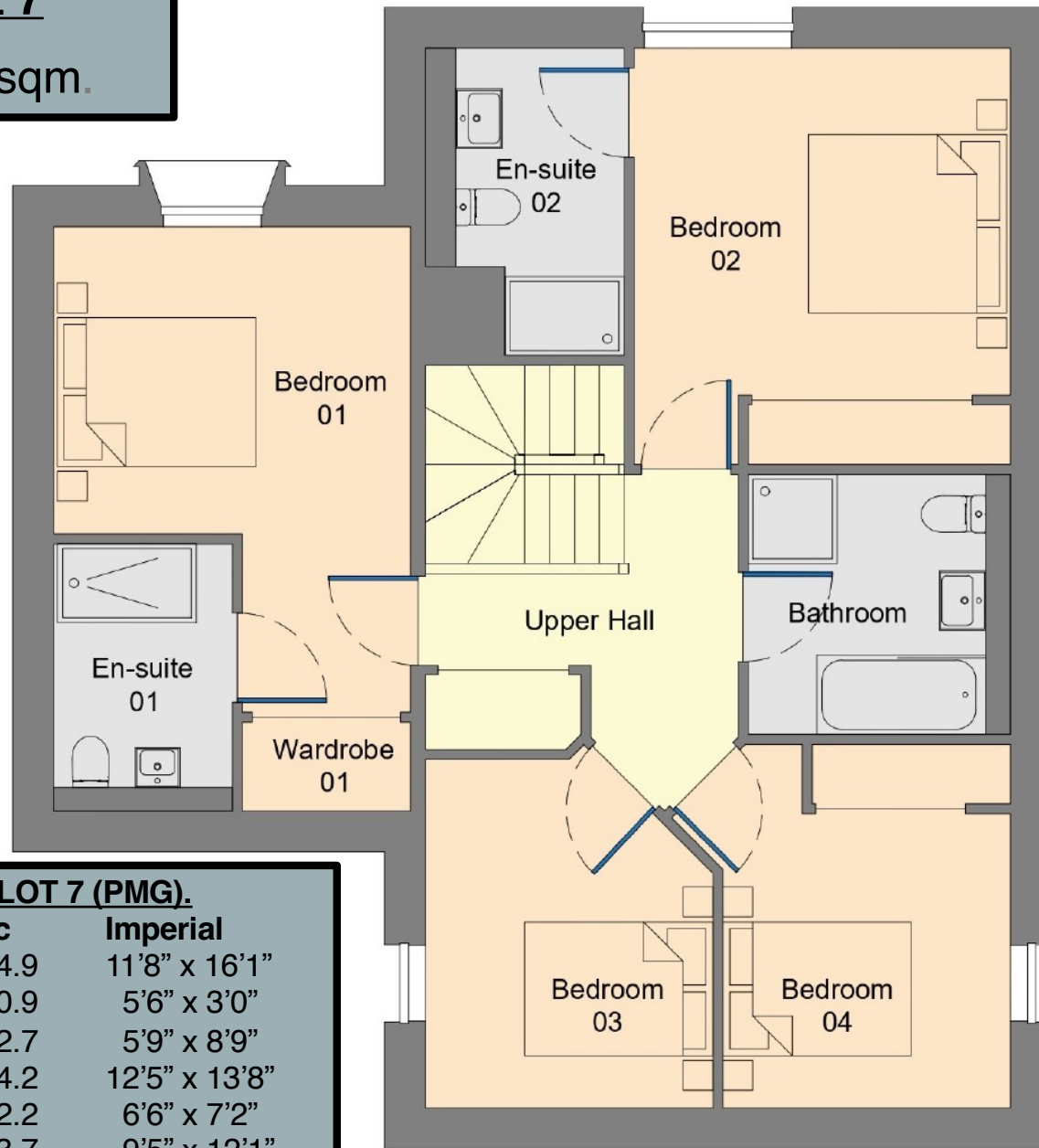


GROUND FLOOR PLAN – PLOT 7 (PMG).

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
Total Gross Internal Floor Area		= 164.8sqm

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"
Total Gross Internal Floor Area = 164.8sqm		

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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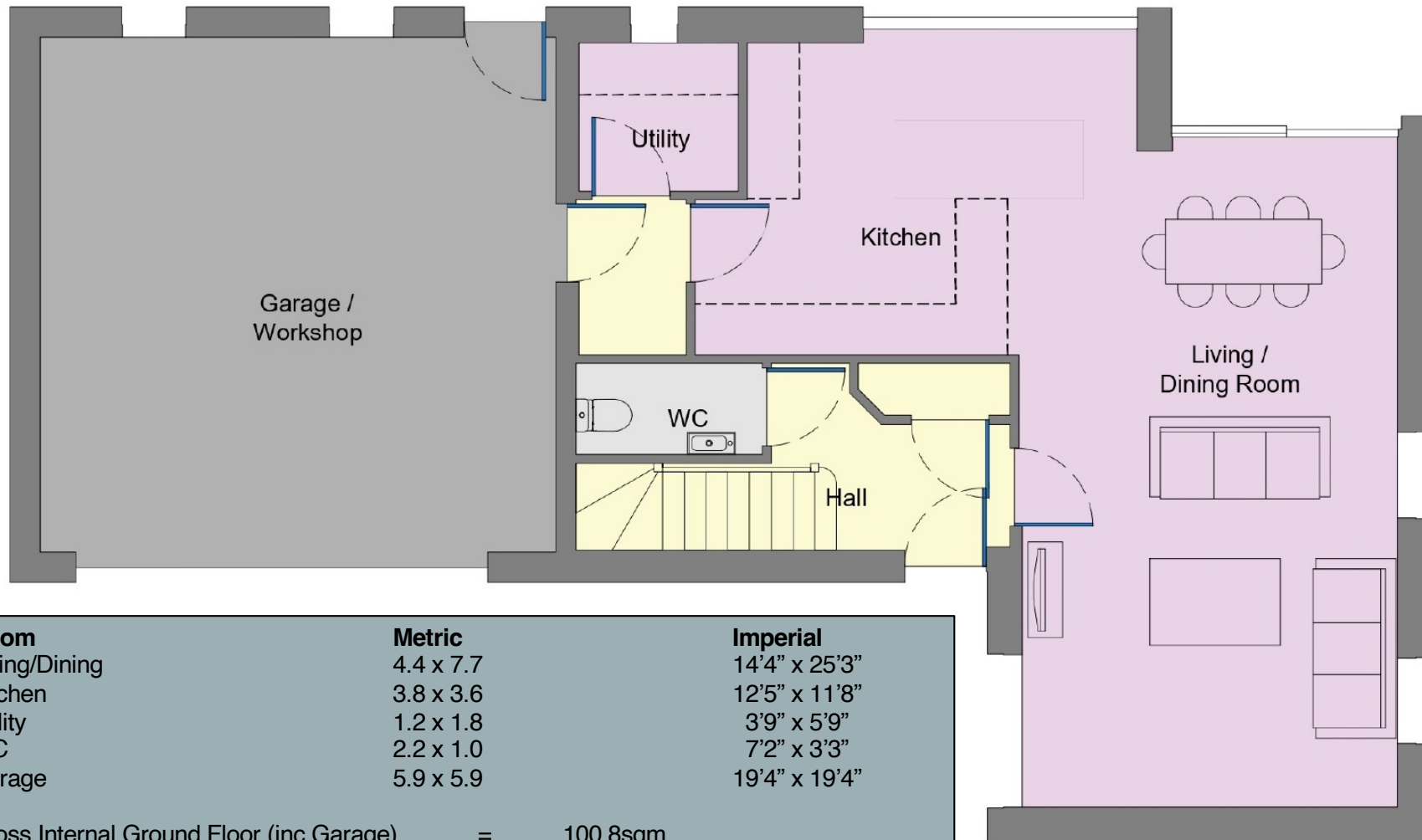


PLOT 8
5 BED, 2 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY

Images are artists impressions, and for illustration purposes only. Materials and finishes are likely to change.

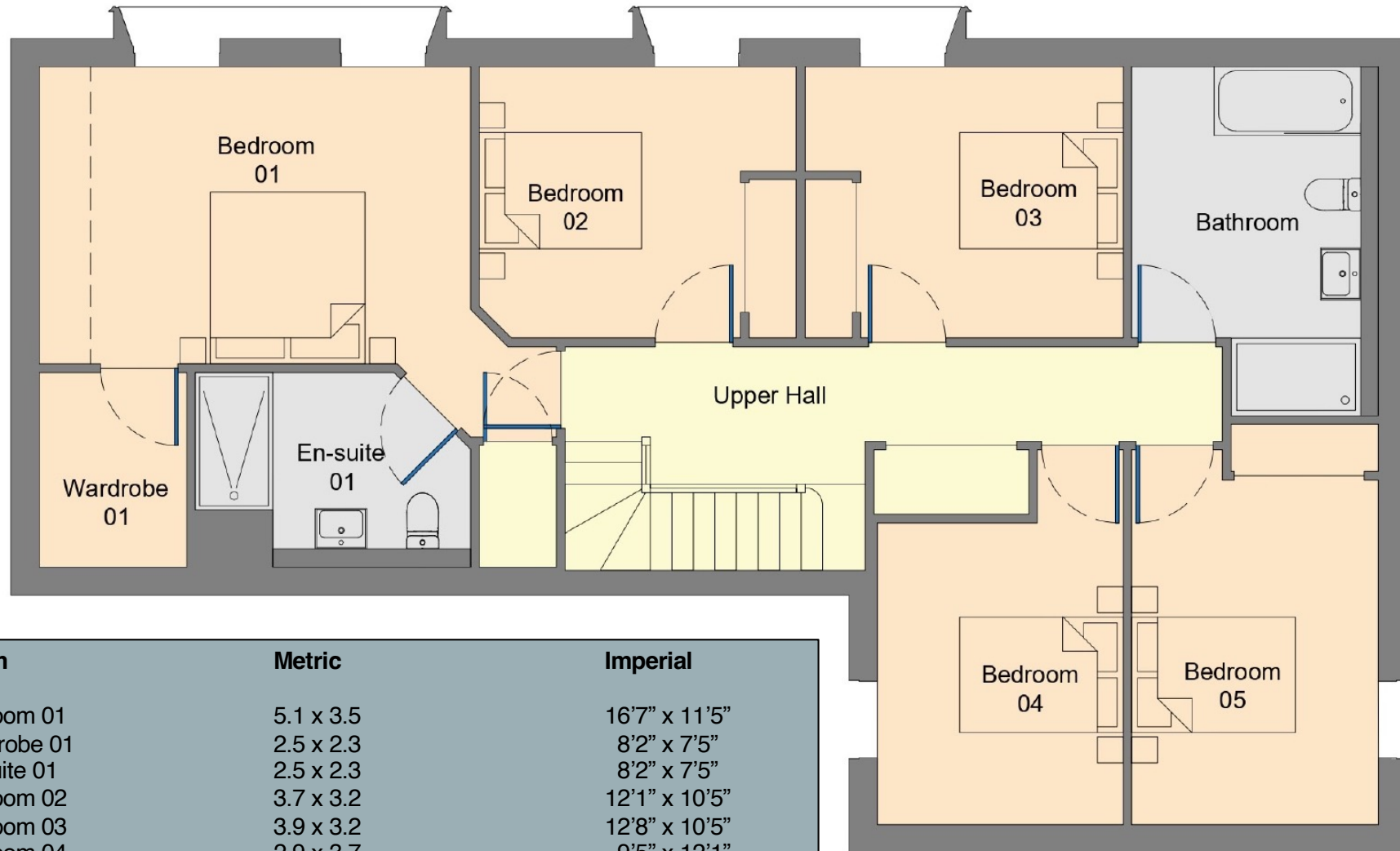
Revision B 2402 (image shows zinc roof, which will actually be tiled.

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
Total Gross Internal Floor	=	210.8sqm

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



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Images are artists impressions, and for illustration purposes only



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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



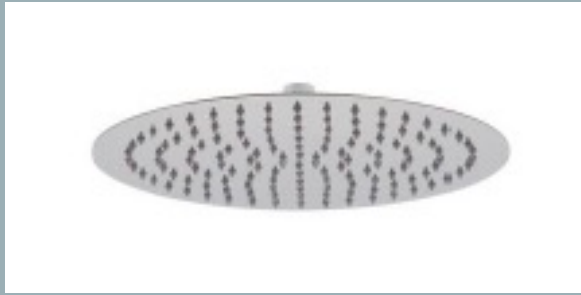
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**BATHROOMS/
ENSUITES**



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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