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**Hillhead Road,  
Monikie**







## An Exclusive New Development of Luxury Family Homes in the Heart of Monikie

We are delighted to introduce an exciting new development comprising eight exceptional luxury family homes, nestled in the charming and sought-after village of Monikie, just north of Dundee. This exclusive collection of properties is being crafted by the highly regarded West Developments, a name synonymous with superior quality, attention to detail, and outstanding finishes. With a proven track record of delivering premium homes across the region, West Developments continues to set the standard for modern rural living.

The first home in this prestigious development is nearing completion and is expected to be ready within the next 6 to 8 weeks. This stunning detached villa, positioned on a generous corner plot, offers spacious and contemporary living designed with families in mind. Every element of the home has been thoughtfully considered to combine elegance, comfort, and practicality.

### LOCATION

Monikie offers the perfect blend of countryside charm and urban convenience. The village retains a strong sense of community and a peaceful rural atmosphere, while being ideally located for easy commuting to Dundee and all major towns across Angus. Residents will enjoy the best of both worlds — tranquil village life with excellent connectivity.

### SPECIFICATIONS

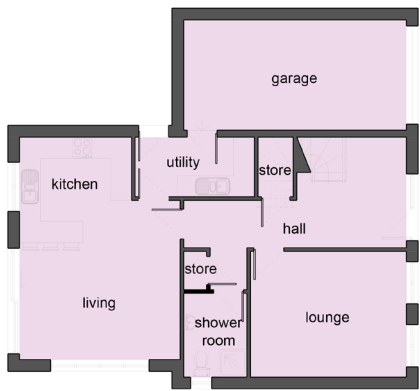
Each property in this development comes with a comprehensive and high-specification finish, showcasing a wide range of premium features and modern conveniences. A detailed specification list is available, highlighting the exceptional standards and bespoke touches that make these homes truly special.

### FIXED PRICE - £370,000

£4,000 at reservation and an additional £4,000 within 7 days of Concluding Missives.

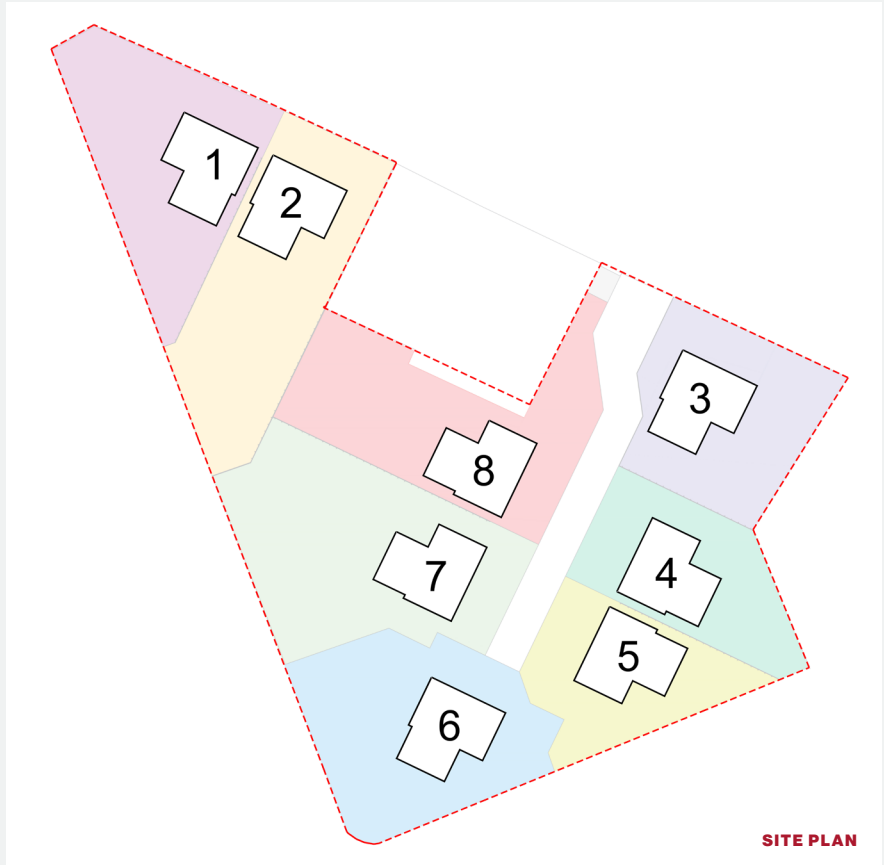


First Floor Plan  
(Plot 1)



Ground Floor Plan  
(Plot 1)

FLOOR PLAN



SITE PLAN

# Visuals





# Specifications

## 4 BED DETACHED 1.75 STOREY HOUSES WITH INTEGRAL SINGLE GARAGE

### EXTERNAL FINISHES

Anthracite basecourse & precast cills  
Feature cedar plank style anthracite composite cladding  
White dry dash render  
Black UPVC rainwater goods with matching black PVC soffits & fascia  
'Feature' composite external front door  
Anthracite UPVC low 'E' triple glazed windows & doors  
High quality slate effect charcoal thin leading edge roof tiles  
Provision of external tap and electrical socket

### KITCHEN AND LAUNDRY

Luxury designer German kitchen by Poennighaus <sup>\*</sup>  
Integrated black single oven, comb-micro oven, induction hob by Bosch  
Fully integrated 70/30 fridge freezer & dishwasher  
Integrated extractor hood  
Engineered Quartz worktops & upstands to kitchen inc. breakfast bar; laminate worktop to utility  
Large utility with sink & drainer, plumbing & spaces for washing machine & tumble dryer  
Designer floor tiling or LVT from standard ranges laid to kitchen/family & utility room

### BATHROOMS & CLOAKROOM

Quality designer white suites & vanity furniture  
Designer brassware throughout  
Chrome ladder towel radiators to all wet rooms  
Tiled bath panels where applicable  
Master E/S & bathroom - full height tiling  
WC - 2 walls full height <sup>\*</sup>

### INTERNAL FINISHINGS

Designer pre-finished oak 'cottage-style' internal doors with designer black ironmongery  
Stair finished with oak stringers, handrail & balustrade  
White painted MDF skirtings, facings and ancillary finishings  
Walls finished in Dulux 'Jabot' off-white (or similar single colour throughout)  
Ceilings & wardrobes finished in Dulux 'brilliant' white

### FLOOR COVERINGS

Designer floor tiling or LVT to kitchen/family, GF hallway & utility  
Designer floor tiling to WC, bathroom & en suite <sup>\*</sup>

### ELECTRICAL INSTALLATION

Black switch plates & sockets; grey inserts; to GF hallway, kitchen/family & lounge  
White switch plates & sockets elsewhere  
Recessed white LED downlights to whole ground floor & bathrooms; pendants to bedrooms & upper hallway  
Openreach point to lounge  
TV points to lounge & bedrooms  
All TV cabling taken to central position in attic for connection to Sky/aerial (connection by client)  
External light fittings to all external door locations; sensor operation to front & rear doors

### HEATING INSTALLATION

Energy efficient MCS registered air sourced heat pump installation  
Underfloor heating to ground floor and temperature-controlled radiator system to upper floor  
Pressured HW cylinder with electrical immersion emergency back-up; located in garage  
Cabling enabled for optional EV charger  
Option for solar PV system as client variation subject to build stage at time of reservation

### SECURITY INSTALLATION

Approved inter-linked smoke & heat detectors; CO2 detector to main bedroom  
Nacoss approved wireless intruder alarm system with phone app control

### LANDSCAPING

Feature permeable PC block paving to driveway as per approved layout  
Turf/planted landscaped beds to frontages  
Grey riven paving to house paths & patio where indicated on site layout plan  
Rear gardens - topsoil rotavated ready for turf/seed <sup>\*</sup>  
Boundary treatments - PC stonework walls to Hillhead Road frontages; timber slatted fence 1500mm high between rear gardens; mix of existing refurbished stone walls with fencing to all other boundaries

<sup>\*</sup> client choice subject to build stage at time of reservation



## Contact us

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