

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	POA
2	B (220.3m ²)	4 Bed Detached	POA
3	A (220.3m ²)	4 Bed Detached	POA
4	A (220.3m ²)	4 Bed Detached	POA
6	C (201.9m ²)	4 Bed Detached	Fixed Price £499,999

Pitkerro Mill Gardens

Plot	Type	No of Beds	Price
8	E (210.8m ²)	5 Bed Detached	Fixed Price £515,000

***** PLOTS 7 & 8, now attractively priced. Additionally, the full coverage of the LBTT enhances its appeal even further. These financial incentives are available for anyone looking to buy before 14th Feb 2025**

"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.

03330 430090

thorntons-property.co.uk

8 KELLAS MEWS, BROUGHTY FERRY



8 KELLAS MEWS
5 BED, 2 BATH & WC
KITCHEN/LIVING/DINING
GARAGE AND UTILITY
DD5 3FZ

Revision C2501.
* Price is valid until
14/02.2025 and is subject to
change.



Client Choices Still Available:

- Kitchen Cabinet and Worktops.
- Carpets and Flooring.
- Bathroom Tiles.

ALL INCLUDED WITHIN THE PRICE.

Revision C2501.
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You can use this document to:

- Compare energy ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how much money you can save and also reduce CO₂ emissions by improving your home

Running Costs

£1,072 per year estimated
Heat, Light & Hot Water.

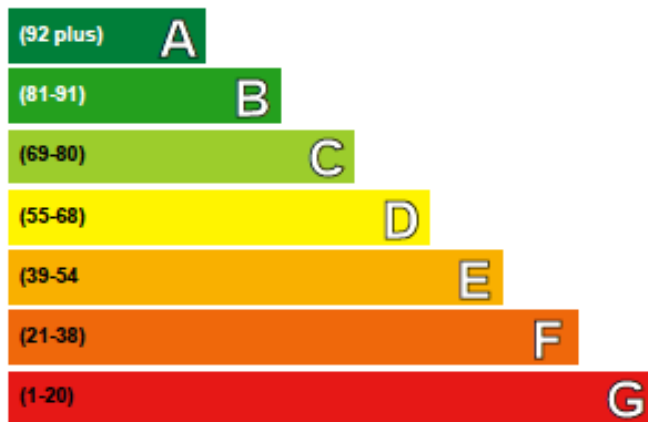
Save **£1,072** per year*
home for 3 years*

£3,216

See your
recommendations
report for more
information

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
94	95

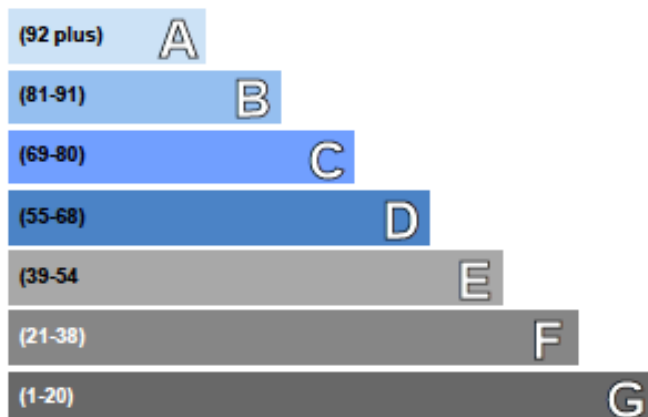
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band A (94)**. The average rating of EPCs in Scotland is **band D (60)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

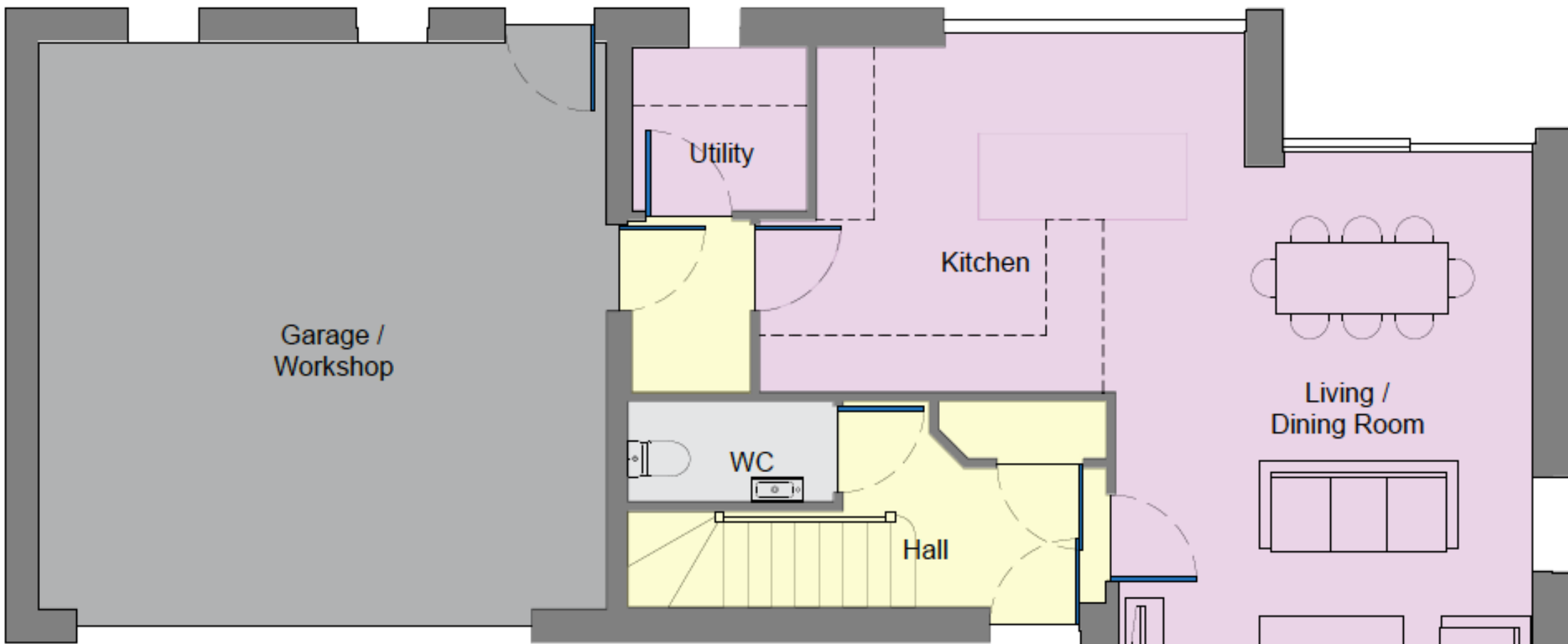
Current	Potential
99	99

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

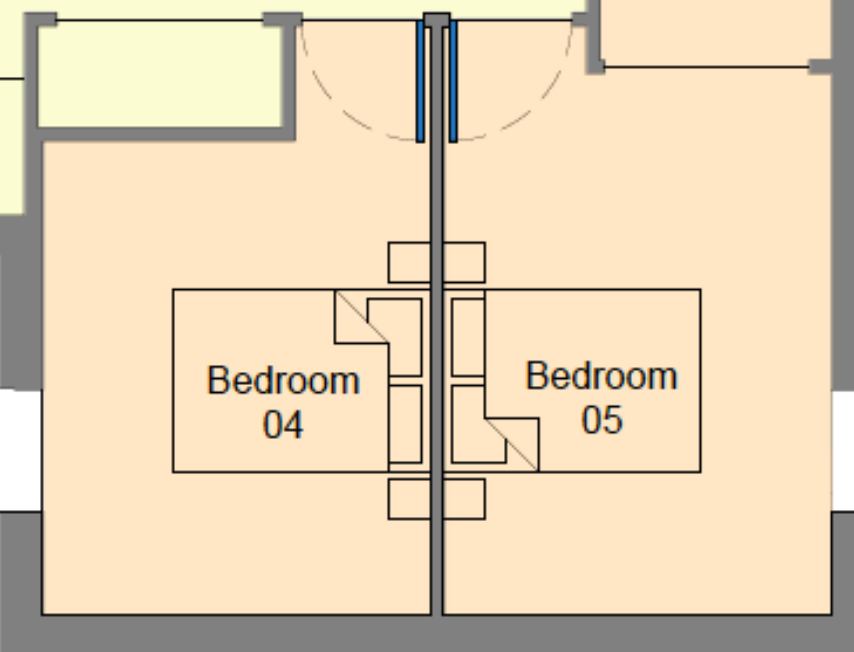
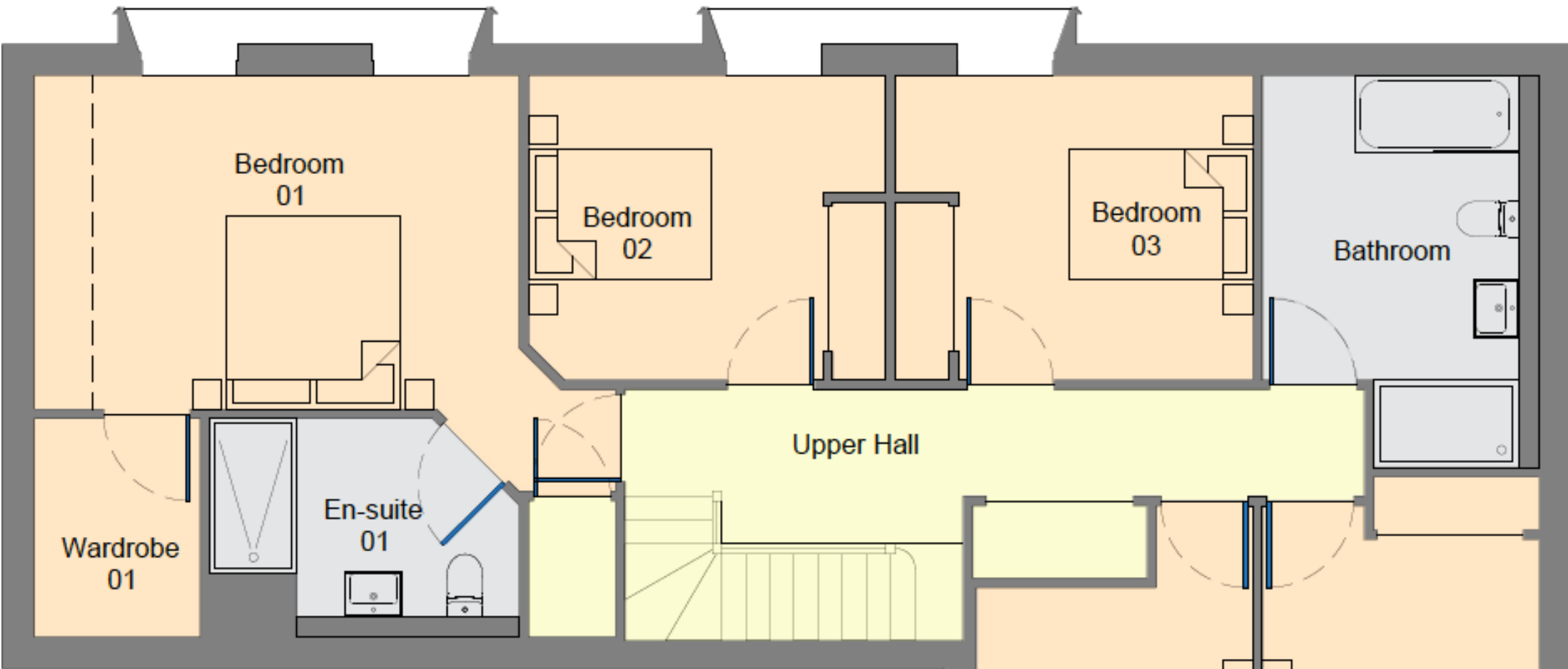
Your current rating is **band A (99)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Room	Sq Mtr	Metric	Imperial
Living/Dining	33.9	4.4 x 7.7	14'4" x 25'3"
Kitchen	15.4	3.8 x 3.6	12'5" x 11'8"
Utility	2.2	1.2 x 1.8	3'9" x 5'9"
WC	2.2	2.2 x 1.0	7'2" x 3'3"
Garage	34.8	5.9 x 5.9	19'4" x 19'4"
Total House	210.8		

Revision C2501. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.



Room	Sq Mtr	Metric	Imperial
Bedroom 01	19.5	5.1 x 3.5	16'7" x 11'5"
En-suite	6.4	3.2 x 2.0	10'5" x 6'6"
Bedroom 02	11.8	3.7 x 3.2	12'1" x 10'5"
Bedroom 03	12.5	3.9 x 3.2	12'8" x 10'5"
Bathroom	10.8	2.9 x 3.2	9'5" x 10'5"
Bedroom 04	10.2	2.9 x 3.5	12'1" x 10'5"
Bedroom 05	11.6	2.9 x 4.0	9'5" x 13'1"

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Plot 8
210.9 sq.m
5 bedrooms.



A LUXURY DEVELOPMENT
BY



info@harbyn.co.uk
www.harbyn.co.uk