



New Build Development, Fithie, DD9 6UE

4 Detached Luxury 4 Bed Homes

Fixed Price £570,000

Contact Solicitors for further
information

01382 203000

Chamber Practice 

ROOM SIZES

GROUND FLOOR

Entrance Area	-	2.6m x 1.6m
Boot Room	-	2.6m x 1.1m
Hallway	-	5.3m x 2.7m
	+	2.0m x 1.6m
Bedroom 1	-	5.5m x 3.8m
Bathroom	-	3.9m x 1.9m
Utility	-	2.7m x 2.3m
Kitchen	-	5.8m x 5.0m
Dining/Sitting Area	-	5.5m x 3.1m
Garage	-	5.8m x 4.4m

UPPER FLOOR

Hallway	-	5.3m x 2.7m
	+	2.0m x 1.6m
Living Area	-	5.8m x 5.0m
Bedroom 2	-	5.6m x 3.9m
Bedroom 3	-	5.4m x 3.2m
Bathroom	-	3.9m x 2.0m
Master Bedroom	-	5.8m x 4.1m
Master En Suite	-	3.3m x 3.1m
Master Walk in Wardrobe	-	2.4m x 3.1m

The Chamber Practice are delighted to bring to market these luxury bespoke new build homes in a private 4 home development with a beautiful countryside location within easy reach of the A90 main arterial route. This is the 3rd development by well established father and son developers D & B Developments Ltd (after the 6 home development at Broomfield Way and the 4 home development at New Barns of Craig).

These luxury generously proportioned 4 bedroom homes are set in an idyllic location capturing countryside views and would be a greatly satisfying habitat for any family.

More about the property:

Internally

Coming into the bright entrance area where you have a boot room with ample storage space for shoes, coats etc.

You have a door on your left which opens into the double garage fitted with motorised roller door.

Entering into the hallway you'll find the staircase which can be chosen by you in a variety of finishes (oak, glass, spindles, painted, stained, open or closed treads etc).

The property benefits from double glazing, air source heat pump with under floor heating at ground floor level and in all bathrooms on the first floor and radiators upstairs. With the highest spec insulation for lower energy bills.

To the right you come to the first extremely spacious double bedroom with fitted wardrobes to clients choice.

The accessible bathroom is next where the client has complete control in layout, tiles, ware etc.

To the left is the utility room where, again, client has total control in layout, choice of units, worktops and appliances.

You then come to the main hub of the home the very generously sized kitchen/dining area and sitting room. Again client has complete control in the layout of their kitchen, choice of units, worktops, appliances etc. This spacious room benefits from large areas of glazing in order to capture stunning countryside views along with patio doors leading to slabbed patio area and large turfed garden grounds.

Your bespoke staircase leads to the first floor hallway with further storage cupboard.

From the hallway you enter the bright, spacious upper lounge with French doors and Juliet balcony to capture the views.

You'll find a further 2 large double bedrooms both with generous fitted wardrobe space. Another bathroom where again client can design to their taste. You then have the extremely spacious master bedroom with large en-suite, again, client has complete control in choice of layout, tiles, ware etc. The master suite area also benefits from walk in wardrobes fitted to clients desired spec.

A range of optional extras along with a personal selection of finishes is available.

Externally

To the front of the property there is a tar driveway with space for parking several cars and a spacious double garage with electric remote controlled sectional door for drive in access. Internally it is plasterboard finished, taped and painted with power, light and tap as well as side door access.

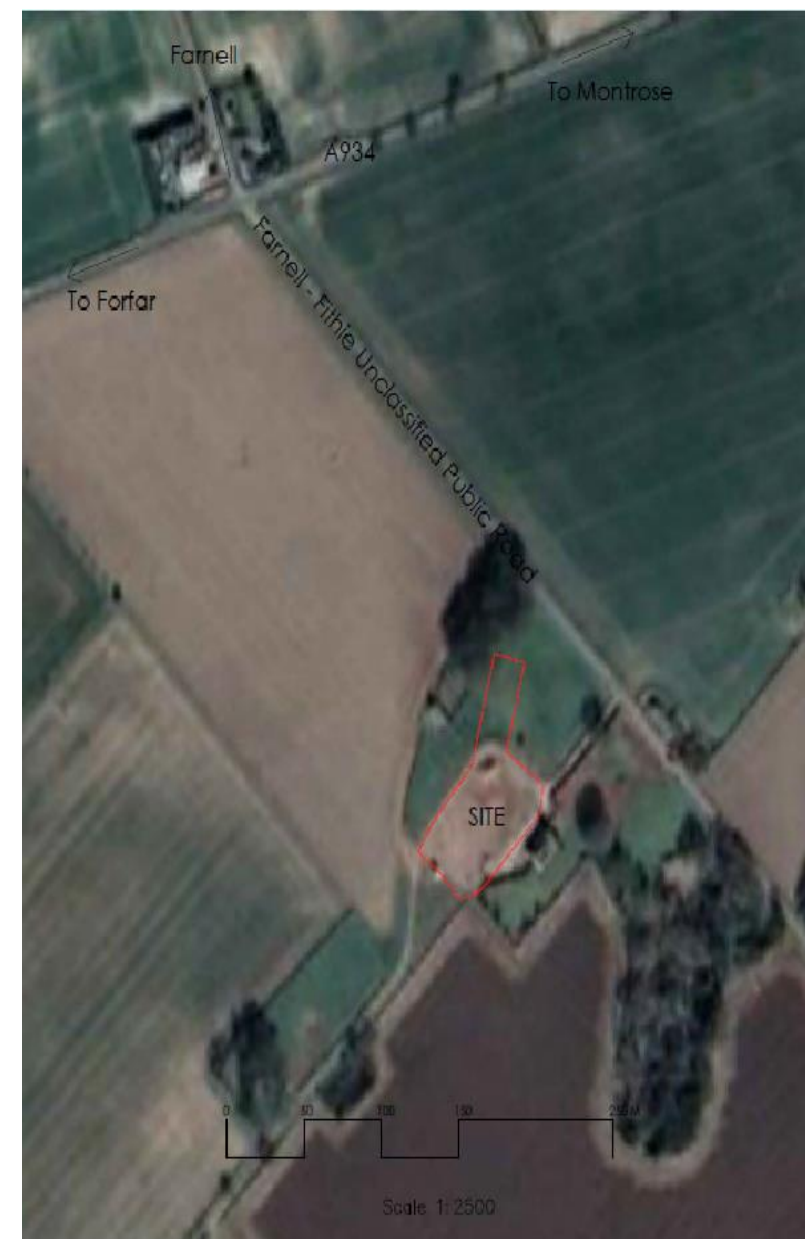
There is a slabbed patio and paths around the boundary fenced garden grounds. The gardens are extremely generous in size and near 300m² of turf will be laid to suit you. Enjoy relaxing in the garden taking in the open countryside and beautiful views.

Surrounded by beautiful Angus scenery and within close proximity of the A90 dual carriageway makes this an ideal idyllic location for commuting to Dundee and Aberdeen. The Angus towns of Arbroath, Forfar and Brechin are also within easy reach.

There are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside.

The nearest town of Montrose lies on the coast and its history can be traced all the way back to a King David charter of 1140. It blossomed as a trading port, reflected in addresses like "India Street," "Baltic Street" and "America Street," and wealthy merchants were fond of building their imposing homes gable to gable. Montrose lays claim to having the widest High Street in Scotland and attractive narrow closes. It overlooks a two mile tidal lagoon nature reserve which attracts thousands of visitors every year - in the shape of pink-footed geese and other birdlife. This well served town has population in the region of 12,000 has expanded on the back of the North Sea oil and gas sector. The local golf club is among the oldest in the world and the beaches enjoy regular high ratings.

- **BRAND NEW STUNNING HOME (272m²)**
- **BEAUTIFUL COUNTRY VIEWS**
- **LUXURY 4 HOME DEVELOPMENT**
- **NOW OFFERING OVER £30,000 INCENTIVE**
- **PLOTS 1 2, & 4 AVAILABLE (PLOT 3 SOLD)**
- **4 LARGE DOUBLE BEDROOMS**
- **3 SPACIOUS BATHROOMS**
- **CHOOSE YOUR KITCHEN, UTILITY, BATHROOMS AND FLOOR COVERINGS WITH £60,000 ALLOWANCE (INCLUDED IN HOUSE COST)**
- **CHOICE OF ALL INTERNAL FINISHINGS/DOORS**
- **AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING**
- **PV SOLAR PANELS**
- **FULL FIBRE BROADBAND WITH INCREDIBLE DOWNLOAD SPEEDS OF UP TO 1GB**
- **DOUBLE GARAGE WITH OWN PRIVATE DRIVEWAY**
- **LARGE GARDEN GROUNDS (OVER 600m²)**
- **DESIGNED BY AWARD WINNING ARCHITECT**





Location Map - <https://maps.app.goo.gl/gXbxPVTKVYUqBEos8>