



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —

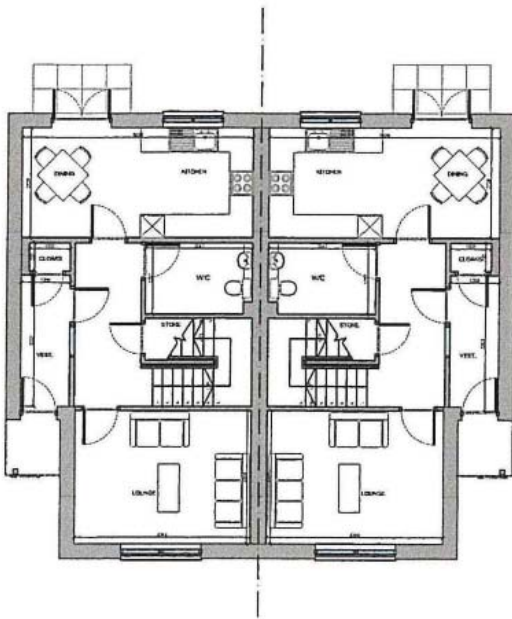


**Small Development of 12 Villas in a quiet area of Dundee.
These spacious semi detached villas are energy efficient
with large gardens.**

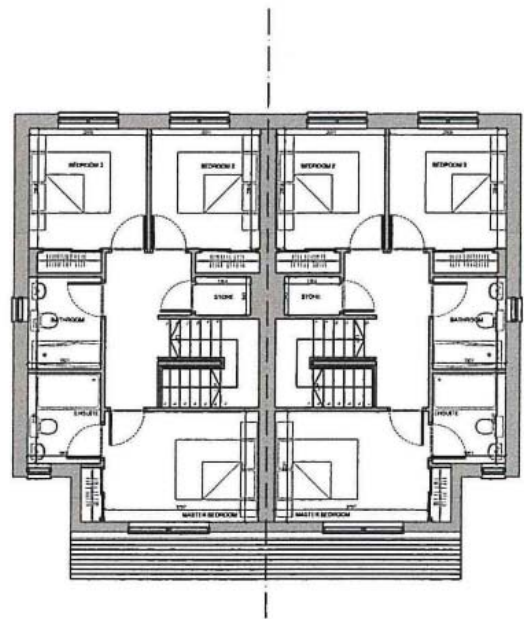
**Islay Place, Mill O Mains, Dundee, DD4 9FS
12 Villa Development**

Prices starting at £185,000

Islay Place - 12 Villa Development



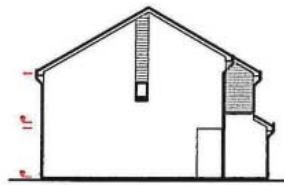
GROUND FLOOR PLAN | 1:50
FLOOR AREA | 54m²



FIRST FLOOR PLAN | 1:50
FLOOR AREA | 47m²



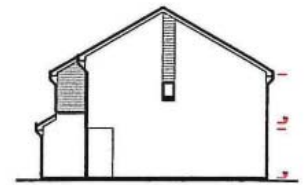
FRONT ELEVATION | 1:100



SIDE ELEVATION | 1:100



REAR ELEVATION | 1:100



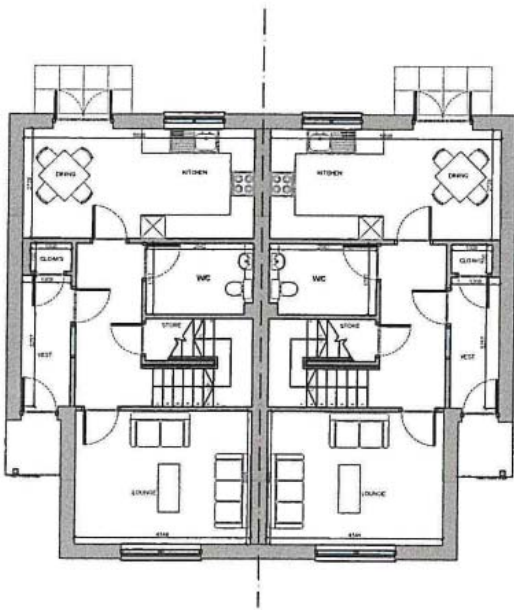
SIDE ELEVATION | 1:100

HOUSE TYPE 1 ACCOMMODATION

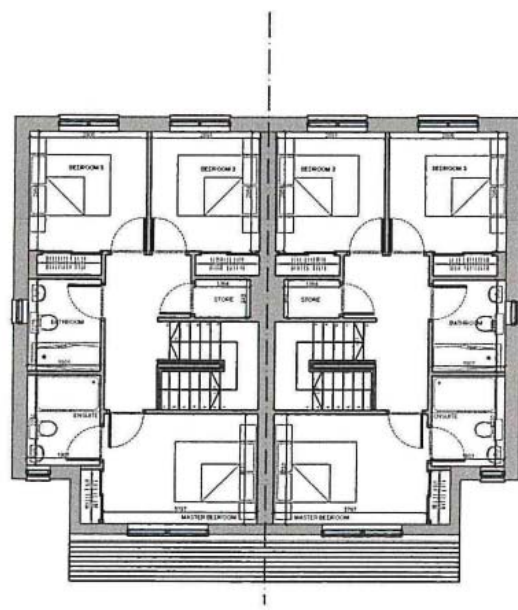
(All measurements are approx.)

Lounge	4.5m x 3.4m
Kitchen/dining	5.8m x 2.8m
Master bedroom	3.9m x 2.8m
Bedroom 2	2.8m x 3.0m
Bedroom 3	3.0m x 3.0m
Vestibule	3.3m x 1.4m
W/C	2.7m x 1.8m
Bathroom	2.3m x 1.9m
Ensuite	2.3m x 1.9m

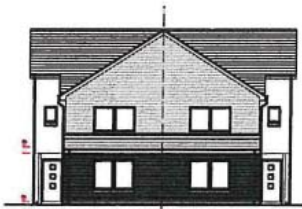
Islay Place - 12 Villa Development



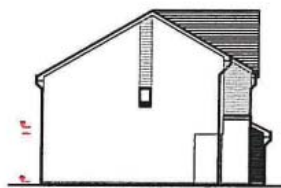
GROUND FLOOR PLAN | 1:50
FLOOR AREA | 54m²



FIRST FLOOR PLAN | 1:50
FLOOR AREA | 47m²



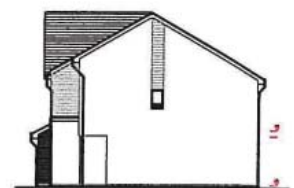
FRONT ELEVATION | 1:100



SIDE ELEVATION | 1:100



REAR ELEVATION | 1:100



SIDE ELEVATION | 1:100

HOUSE TYPE 2 ACCOMMODATION

(All measurements are approx.)

Lounge	4.5m x 3.4m
Kitchen/dining	5.8m x 2.8m
Master bedroom	3.9m x 2.8m
Bedroom 2	2.8m x 3.0m
Bedroom 3	3.0m x 3.0m
Vestibule	3.3m x 1.4m
W/C	2.7m x 1.8m
Bathroom	2.3m x 1.9m
Ensuite	2.3m x 1.9m



HOUSE SPECIFICATIONS

Turf at front garden, seed at rear garden.

Stone chips in driveway or parking area.

Fencing will be replaced at rear, fences will be erected between plots at front and rear.

External UPVC front door will be dark grey with 4 glass panels and white inside.

Doorbell

Burglar alarm.

Lighting at front and rear.

All walls will be painted white.

White doors throughout.

Outside water tap at rear.

Gas Central Heating

Double Glazing

5 Solar Panels

Lounge

Television point, 2 double sockets and phone socket behind television, double socket with USB point. Centre light.

Kitchen

Designed and supplied and installed by Magnet, colour choice available. 8 LED down lights.

Cloakroom

White WC and basin, splashback.

Bedrooms

Mirrored doors, TV points and centre light in all bedrooms.

Ensuite

White WC and basin, shower unit with mixer shower valve. Shower area tiled and splashback.

Bathroom

White bathroom suite, mixer shower valve, shower over bath. Fully tiled shower area and splashback.

Area

Villas are in Downfield East, schools in the catchment area are Mill of Mains PS, St Francis PS, St Pauls RC Academy & Braeview Academy.

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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