



# Castle View, Dundee



HOMES

[www.djlaing.co.uk/homes](http://www.djlaing.co.uk/homes)

# Introducing our latest development at Castle View, Dundee



## Building Communities for the future

We are delighted to return to the Ballumbie area with our new 97 house development at Castle View offering stylish 2, 3 and 4 bedroom homes in a desirable location on the periphery of Dundee.

Castle View is ideally situated from the city centre and within walking distance of the local shops, schools and leisure pursuits, making it an ideal choice for your family home.

With easy access to the north and south road networks and excellent transport links, including Dundee airport, the harbour and the upgraded railway station, it is an exciting time for the City of Discovery.

With the recent opening of the V&A museum and further plans for investment and the regeneration of the Waterfront we are excited to build a new community in the area.

As a reputable local housebuilder with an emphasis on quality, not quantity, we look forward to welcoming you to Castle View and providing homes at a price you can afford.



# Price List

Castle View, Dundee

July 2024



Plot	House Type	Description	Price	Entry from (Approx)
90	CARLTON	2 bed semi detached villa	WAS £215,000 NOW £207,500	IMMEDIATE

**\*\*\* SPECIAL OFFER \*\*\***

**INCLUDES FLOOR COVERINGS & LBTT PAID**

**DON'T MISS OUT!**

A full reservation requires a deposit of £500. In the event of cancellation, the reservation fee is partly refundable.

Missives must be signed within 4 weeks of full reservation.

A further deposit of £1500 is payable upon conclusion of missives.

These payments will be deducted from the purchase price on the date of entry.

For further information, please contact our Sales Team on **0845 257 2290**.

NB: The information contained within this brochure may be subject to change without prior notice.



Contact our team

Call us on  
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homes@djlaing.co.uk

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# The Carlton

2 Bedroom | 2 Bathroom | Semi Detached



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**This spacious semi detached property is an ideal starter home close to all amenities.**

This attractive 2 bedroom property has a generous garden and off street parking for at least two cars.

The rooms are spacious and well appointed with ample storage. The Double Bedrooms have extensive fitted wardrobes and the property benefits from a Bathroom and a Shower room

## Why choose D J Laing Homes?

- 1.** **High Standards:** We will build you a stylish new home to an exceptionally high standard of finish.
- 2.** **Helping home buyers:** We can offer various initiatives to assist with your home ownership i.e. Help to Buy Scheme.



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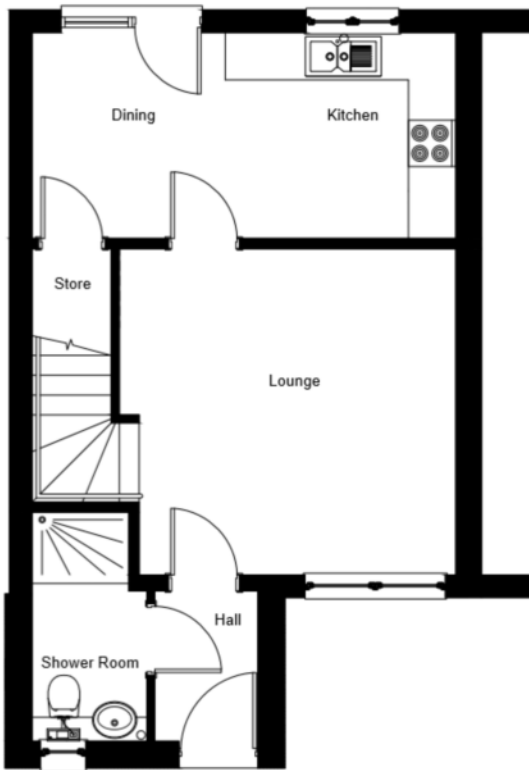
# The Carlton

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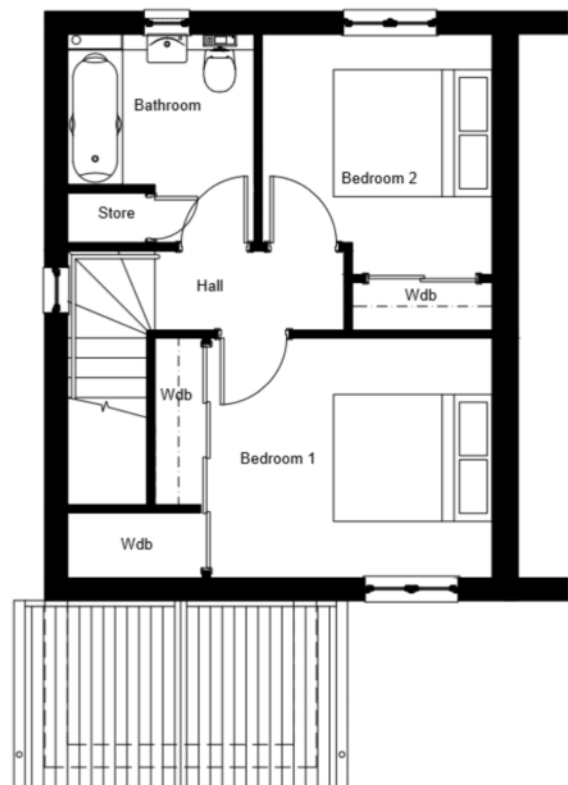
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## Floor Plans



### Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.0 x 4.1	13'2" x 13'6"
Kitchen	2.6 x 2.6	8'6" x 8'6"
Dining	2.8 x 2.6	9' x 8'6"
Shower	1.5 x 1.9	4'9" x 6'3"



### First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	3.6 x 3.0	11'8" x 9'11"
Bedroom 2	2.9 x 3.0	9'6" x 9'11"
Bathroom	2.4 x 2.6	7'9" x 8'6"

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# Specification

## Castle View, Dundee



- 10 year NHBC Guarantee
- Full Gas Central Heating
- Full double glazing, wall, floor and roof insulation
- UPVC windows with security locks to Ground Floor windows
- Secure by Design steel external doors with 3 point locking system
- Integrated solar PV panels
- Moulded white MDF skirtings and facings
- Walls and ceilings painted white
- Flush timber veneer internal doors with chrome ironmongery
- Glazed internal doors in Vestibule and / or Lounge
- Luxury fitted Kitchen with under wall unit lighting
- Upstand above Kitchen / Utility worktops
- Built – in fan assisted single oven, gas hob and cooker hood
- Freestanding appliance spaces for Washer Dryer, Fridge and Dishwasher
- Plumbing for washing machine and dishwasher
- One and a half bowl stainless steel Kitchen sink and taps
- Outside tap beneath Kitchen window
- Keva White sanitaryware with Lenso chrome mixer taps
- Theromstatic Built-in Shower with Fixed Square Head - Chrome
- Express shower door screen or similar
- Wet wall panelling to Shower area and extensive wall tiling to Wet Rooms
- Heated towel rail in En-Suite or Shower Room
- Built-in mirrored wardrobes
- Spur for Intruder Alarm
- Mains operated smoke alarm with battery back up
- Extractor fan in Wet Rooms
- Ample power points throughout
- Television point in Lounge and Master Bedroom
- Telephone point in Lounge and Master Bedroom
- Turfed front garden and topsoil to rear garden
- Car parking with Monobloc and precast slabs to footpaths
- 1.8 metre high timber fence and gate to rear garden



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# Site Plan

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# Directions

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## How to find us?

From the Kingsway at the Scott Fyfe circle, travel on the A92 Arbroath Road until you reach the traffic lights at Claypotts, Broughty Ferry. Turn right on to the B978 Baldovie Road. Go straight across at the roundabout, continuing onto the B961 Drumgeith Road. Turn right on to Summerfield Avenue and continue on to Lothian Crescent then turn right into Greenfield Drive.

**Postal Address:** Greenfield Drive, Dundee, DD4 OFS

## Contact our team

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Panmure Industrial Estate,  
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 DJ Laing Group  
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