



**Kingsmuir Place, Kingsmuir, By Forfar, DD8 2RG**

- Vestibule
- Hallway
- Lounge
- Kitchen/Dining
- Utility Room
- Study/Playroom
- Cloaks/WC
- 4 Bedrooms
- En Suite
- Bathroom
- Central Heating with Air Sourced Heat Pump
- Triple Glazing, EPC B
- Gardens & Driveway
- Garage Possibility on Certain Plots



### **Plot 1 - £310,000 LAST REMAINING PLOT**

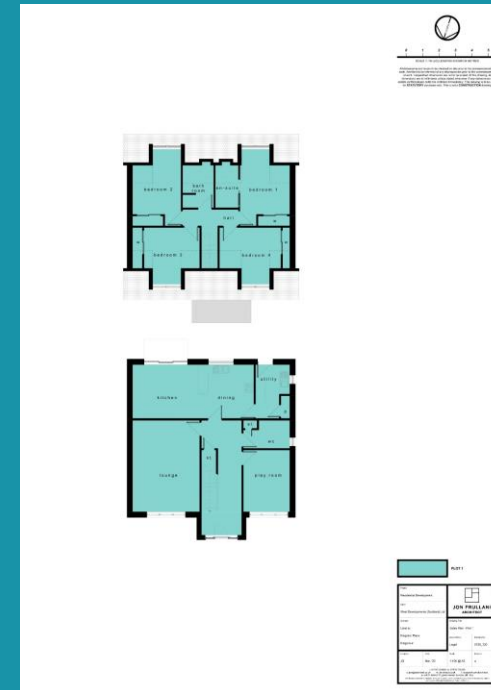
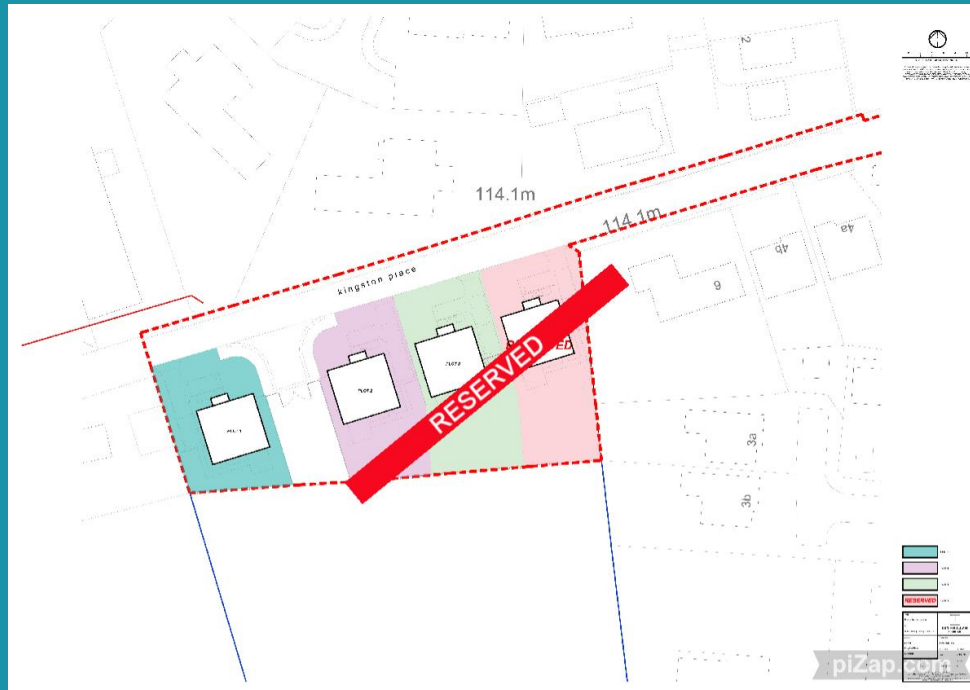
This exclusive, new build development is situated in the small village of Kingsmuir, approximately one mile south of the County Town of Forfar. Forfar offers a broad cross section of amenities including secondary and primary schooling, major supermarkets, Lochside Country Park, Community Campus and independent retailers, bars and cafes. The Dundee Aberdeen A90 dual carriageway is within a short driving distance and connects to major routes north and South. Dundee and most major Angus towns are within commuting distance including Arbroath, Carnoustie, Kirriemuir, Letham, Brechin and Montrose Kingsmuir is on the Forfar Path Network where many fine walks can be enjoyed.

The development is being constructed to a high specification by a local firm, West Developments. West Developments (Scotland) Ltd. is a privately owned and operated firm specialising in quality bespoke, small to medium developments such as this throughout Northeast Scotland.

The development comprises of for 1.5 storey 4 bedroom dwelling houses designed by award winning architect Jon Frullani and have been positioned to take full advantage of the views over the surrounding countryside to rear towards Lownie Muir. Features include triple glazing, energy efficient Air Sourced Heat Pump, luxury designer German fitted kitchen by Poennighaus with integrated appliances and designer quality sanitaryware. A full specification is noted below.

Lounge: 4.09m x 5.58m  
 Kitchen Dining: 7.4m x 3.28m  
 Utility: 2.1m x 3.28m  
 Study/Playroom: 3.77m x 2.83m  
 Cloaks/WC: 1.72m x 2.83m  
 Bedroom 1: 4.68m x 3m

En Suite: 2.59m x 1.5m  
 Bedroom 2: 4.68m x 3m  
 Bedroom 3: 3.47m x 4.10m  
 Bedroom 4: 3.47m x 4.10m  
 Bathroom: 2.59m x 1.9m



## DRAFT SALES SPECIFICATION; MARCH 2023

PLOT 1 - 4 BED DETACHED 1.5 STOREY HOUSE PLOT 2 - 4 BED DETACHED 1.5 STOREY HOUSE PLOT 3 - 4 BED DETACHED 1.5 STOREY HOUSE PLOT 4 - 4 BED DETACHED 1.5 STOREY HOUSE

**optional detached single garage available on certain plots**

Kingston Place to be fully upgraded to Angus Council adoptable standards.

**EXTERNAL FINISHES**

ANTHRACITE BRICK BASECOURSE & PRECAST CILLS

FEATURE MARLEY CEDRAL COMPOSITE CLADDING

WHITE DRY DASH RENDER

BLACK UPVC RAINWATER GOODS WITH MATCHING BLACK PVC SOFFITS & FASCIA

'FEATURE' EXTERNAL FRONT DOOR

ANTHRACITE UPVC LOW 'E' TRIPLE GLAZED WINDOWS & DOORS HIGH QUALITY 'LANDMARK' GREY ROOF TILES

PROVISION OF EXTERNAL TAP AND ELECTRICAL SOCKET OPTIONAL SINGLE DETACHED GARAGE ON CERTAIN PLOTS

KITCHEN & LAUNDRY

LUXURY DESIGNER GERMAN FITTED KITCHEN BY POENNIGHAUS;

CLIENT CHOICE SUBJECT TO BUILD STAGE AT TIME OF RESERVATION

ENGINEERED QUARTZ WORKTOPS & UPSTANDS TO KITCHEN; LAMINATE WORKTOP TO UTILITY

INTEGRATED STAINLESS STEEL SINGLE OVEN, MICROWAVE, INDUCTION HOB & DISHWASHER BY HAIER OR SIMILAR FULLY INTEGRATED 70/30 FRIDGE FREEZER

INTEGRATED EXTRACTOR HOOD

LARGE UTILITY WITH SINK & DRAINER, PLUMBING & SPACES FOR CLIENT OWN WASHING MACHINE & TUMBLE DRYER

DESIGNER FLOOR TILING FROM BUILDERS STANDARD RANGE LAID TO KITCHEN AREA & UTILITY ROOM

BATHROOMS & CLOAKROOM

QUALITY DESIGNER WHITE SUITES & FURNITURE BY 'MYLIFE' OR SIMILAR DESIGNER POLISHED CHROME BRASSWARE THROUGHOUT BY 'MYLIFE' OR SIMILAR

CHROME LADDER TOWEL RADIATORS TO ALL WET ROOMS

DESIGNER TILING TO BATHROOMS & EN SUITES - ALL FLOORS & VERTICAL WALLS AS DETAILED BELOW; MATCHING

TILED BATH PANELS WHERE APPLICABLE; FROM BUILDERS STANDARD RANGES MASTER E/S & BATHROOM - FULL HEIGHT TILING

WC - 2 WALLS FULL HEIGHT

**INTERNAL FINISHES**

DESIGNER PRE-FINISHED OAK INTERNAL DOORS WITH SATIN CHROME IRONMONGERY WHITE PAINTED MDF SKIRTINGS, FACINGS AND ANCILLARY FINISHINGS

STAIR FINISHED WITH OAK STRINGERS, HANDRAIL & BALUSTRADE

WALLS FINISHED IN DULUX 'JABOT' WHITE (OR SIMILAR SINGLE COLOUR THROUGHOUT)

CEILINGS & WARDROBES FINISHED IN DULUX 'BRILLIANT' WHITE

FLOOR COVERINGS

DESIGNER FLOOR TILING TO KITCHEN AREA & UTILITY

DESIGNER FLOOR TILING TO WC, BATHROOM & EN SUITE

CLIENT CHOICE FROM STANDARD RANGES SUBJECT TO BUILD STAGE AT TIME OF RESERVATION

FLOOR COVERINGS TO OTHER AREAS AVAILABLE AS CLIENT OPTIONS SUBJECT TO BUILD STAGE AT TIME OF RESERVATION

ELECTRICAL INSTALLATION

SATIN CHROME SWITCH PLATES & SOCKETS TO GF HALLWAY, KITCHEN, DINING & LOUNGE WHITE SWITCH PLATES & SOCKETS ELSEWHERE



USB SOCKETS TO KITCHEN, LOUNGE & BEDROOMS

RECESSED WHITE LED DOWNLIGHTS & PENDANTS AS INDICATED ON FINALISED FLOOR PLANS

BT POINTS AS DETAILED ON FLOOR PLANS

TV POINTS TO LOUNGE, KITCHEN/DINING AND BEDROOMS

TV POINTS TO LOUNGE (SKY COMPATIBLE)

ALL TV CABLING TAKEN TO CENTRAL POSITION IN ATTIC FOR CONNECTION TO SKY / AERIAL. 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 PRESSURISED HW CYLINDER WITH 250L CAPACITY AND ELECTRICAL IMMERSION EMERGENCY BACK-UP

OPTION FOR 2KW SOLAR PV SYSTEM AS CLIENT VARIATION SUBJECT TO BUILD STAGE A TIME OF RESERVATION

SECURITY INSTALLATION

NACOSS APPROVED WIRELESS INTRUDER ALARM SYSTEM WITH REMOTE KEY-FOB CONTROL SMOKE & HEAT DETECTORS TO BUILDING STANDARDS APPROVAL

LANDSCAPING

FEATURE PERMEABLE PC BLOCK PAVING TO DRIVEWAY AS PER APPROVED LAYOUT

TURF / PLANTED LANDSCAPED BEDS TO FRONTAGES WHERE APPLICABLE

PC SLABS IN NATURAL GREY TO HOUSE PATHS & PATIO WHERE APPLICABLE

REAR GARDENS - TOPSOIL ROTAVATED READY FOR TURF/SEED; optional cost items for turf

BOUNDARY TREATMENTS - TIMBER SLATTED FENCE 1500 HIGH BETWEEN REAR GARDENS; 1100 P&W FENCE WITH BEECH HEDGING TO FIELD BOUNDARY WARRANTY

ARCHITECTS COMPLETION CERTIFICATE (CML COMPLIANT) INITIAL HANDOVER FOLLOWED BY 12MONTH SNAGGING PERIOD

(Specification subject to change by Developer for an equivalent specification to suit Construction and/or Building Standards Regulations)

RESERVATION PROCESS RESERVATION FEE:

£3,000.00 (Payable upon completion of the Reservation Agreement) ADDITIONAL DEPOSIT:

£3,000.00 (Payable within 7 days of conclusion of the Purchase Contract)

VARIATIONS - Unless specifically agreed otherwise the payment of any further extras ordered must be made in full at the time of written instruction to progress.

Photo examples of previous project below.



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