

**Ledyatt Farm,  
Coupar Angus Road,  
by Lundie.  
DD2 5PD**

**Thorntons**  
The right way to move

<b>Plot</b>	<b>Type</b>	<b>No of Beds</b>	<b>Price</b>
1	WESTERKEITH (230.3sqm)	5 Bed Detached	Fixed Price £750,000
2	BOWHOUSE (230.3sqm)	5 Bed Detached	<b>RESERVED</b>
3	WEST MAINS (230.3sqm)	5 Bed Detached	POA
4	ARDGARTH (208.8sqm)	4 Bed Detached	Fixed Price £680,000
5	SMITHTON (179.0sqm)	4 Bed Detached	POA



# LEDYATT FARM

LIVING MADE EASY | ANGUS



Find your perfect home today at Ledyatt Farm.



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## DESIGN SUMMARY

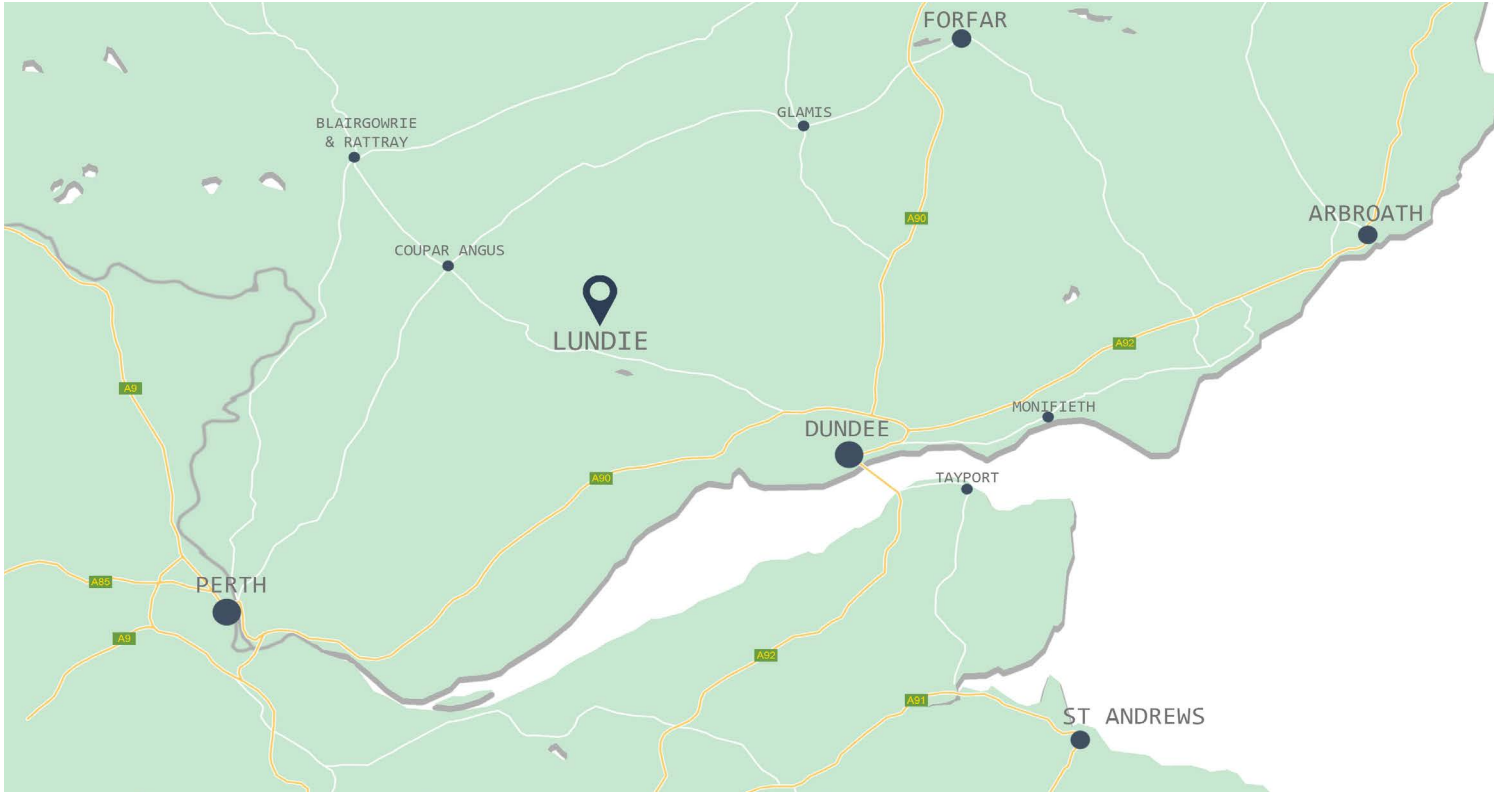
Ledyatt Farm has been designed to be a safe and welcoming development with a community atmosphere that is distinct in its identity. The development has a high-quality contemporary design with rural design influences & materials reflective of the local Angus area. The houses are unique in design and have been tailored specifically around each area of the site in order to frame views and maximise natural daylight. Several aspects have played a significant role in shaping the site layout such as the creation of high-quality sheltered private amenity spaces and the feel of communal gardens to create a welcoming community environment and an active village 'hamlet'.

Each house has been designed to ensure living spaces are oriented either South or Southwest facing to maximise solar gains and enhance the quality of the internal environment. Large, bi-folding doors have been incorporated to provide access to South facing 'courtyards' as a means to connect with the landscape and blur the distinction between indoors & outdoors. This connection with the surrounding landscape is further enhanced with strategically placed 'landscape' windows, which serve as picture frames to celebrate key views.

The houses are vernacular in form with contemporary architectural detailing; high-quality materials such as stone, dark coloured composite cladding boards and slate helping ground this contemporary proposal in a distinct but familiar aesthetic. Sustainability and energy efficiency plays centre stage, with each house achieving an A rating in its energy performance certificate (EPC). This includes the consideration of both passive and mechanical means such as Scandinavian triple glazed windows, Photovoltaic Panels and an air source heat pump to provide heating.

Enjoy luxurious modern day living in a beautiful rural setting at Ledyatt Farm.





## CONNECTED

### DUNDEE CITY CENTRE

8.3 miles - 20/25 min drive

### NINEWELLS HOSPITAL

7.5 miles - 15 min drive

### PERTH CENTRE

21.1 miles - 30/35 min drive

### FORFAR

19.0 miles - 30/35 min drive

### ARBROATH

23.7 miles - 35/50 min drive

### ST ANDREWS

21.4 miles - 40/60 min drive

## THE LOCATION

Situated at the head of the Dighty Valley in the Sidlaws, Ledyatt Farm enjoys the natural beauty of the Angus hillsides. Just outside your door you'll be greeted by an abundance of walks and activities for you to explore. Why not try a spot of fishing at one of three local fisheries or a game of golf at your choice of an eighteen or nine hole course?

Searching for something a little more relaxed? Why not spend the day at Piperdam Leisure Resort. Only a three-minute drive away, de-stress and relax with the resorts pool and spa facilities as well as on site restaurant and bar.

Looking for an alternative to the great outdoors? Look no further than the city of Dundee. This bustling city will have you covered when it comes to exciting activities for the whole family. From food and drink to shopping and culture, Dundee is a warm and inviting city for you to get to know.







- WESTERKEITH ■
- BOWHOUSE ■
- WESTMAINS ■
- ARDGARTH ■
- SMITHTON ■

## SITE FEATURES

Ledyatt Farm is a development of five houses in total with four distinct house types. Each home benefits from a generous garden area with paved patio and driveway. Within the development there is an existing paddock in the southwest corner as well as an existing farm building to the east. Situated within the idyllic Angus countryside, the site is bordered by rolling hillsides and fields allowing the site gorgeous panoramic views.





# WESTERKEITH | PLOT 1

Ledyatt Farm

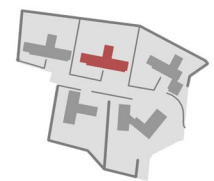






# BOWHOUSE | PLOT 2

Ledyatt Farm







## GROUND FLOOR

Living / Kitchen / Dining - 11.9m x 5.2m

Bedroom - 3.3m x 3.4m

Snug - 4.7 x 3.5m

WC - 3.5m x 1.9m

En Suite - 1.2m x 2.2m

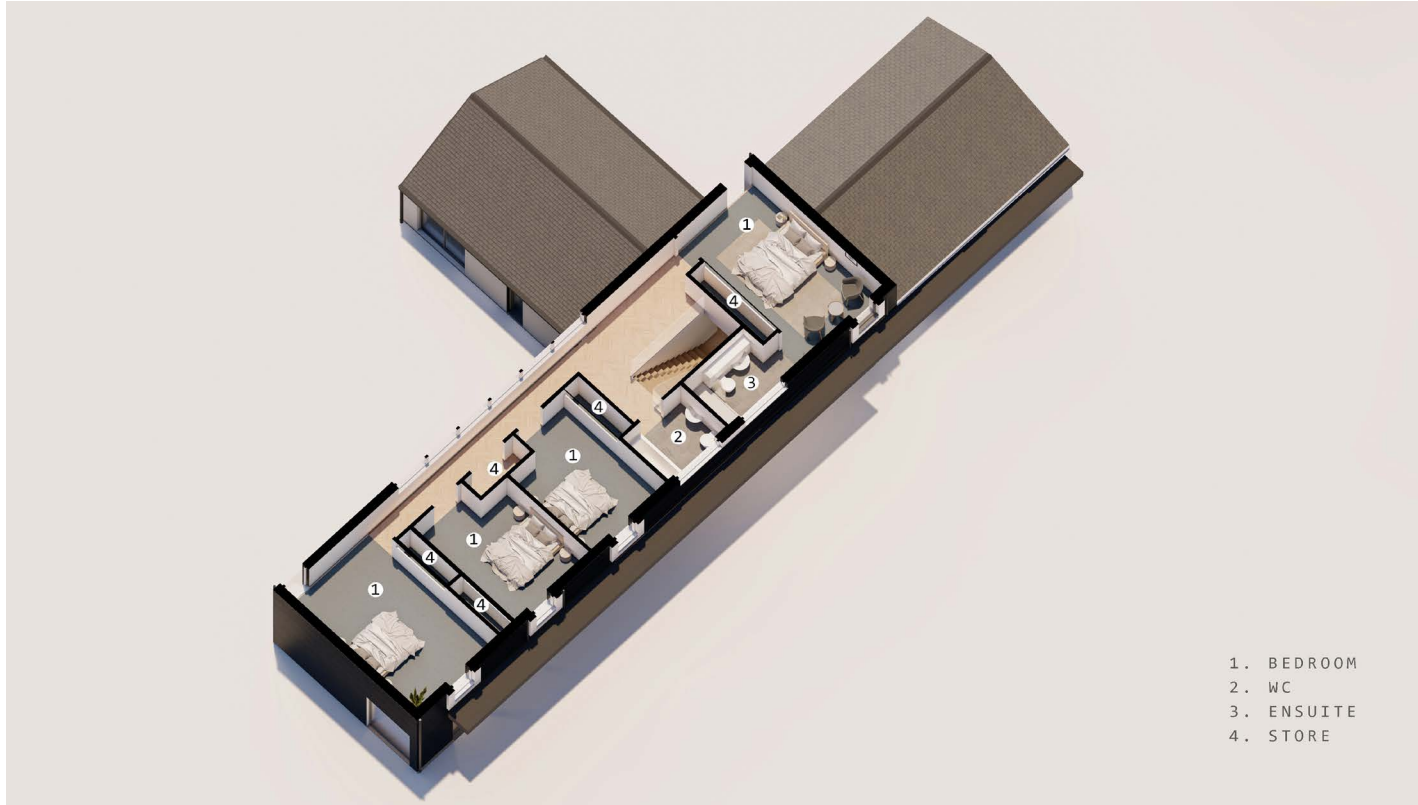
Utility - 1.6m x 1.9m

Double Garage - 6.7m x 5.4m

- 1. LIVING
- 2. DINING/ KITCHEN
- 3. BEDROOM
- 4. SNUG
- 5. WC
- 6. ENSUITE
- 7. STORE
- 8. UTILITY
- 9. GARAGE

WESTERKEITH + BOWHOUSE | Ground Floor





## FIRST FLOOR

Master Bedroom - 3.6m x 5.3m

Bedroom 1 - 5.3m x 3.3m

Bedroom 2 - 4.1m x 4.1m

Bedroom 3 - 4.1m x 4.1m

WC - 2.4m x 1.9m

En Suite - 2.5m x 1.9m

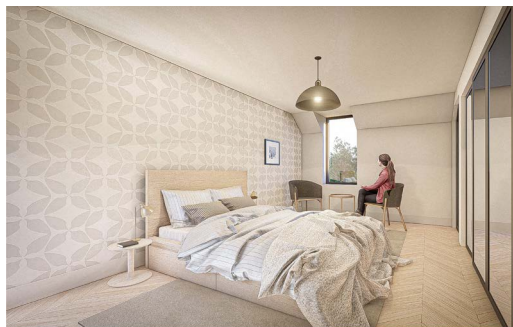
- 1. BEDROOM
- 2. WC
- 3. ENSUITE
- 4. STORE

WESTERKEITH + BOWHOUSE | First Floor

Total Floor Area = 230.3sqm



01



02



03



04





05

- 01 | Visualization depicting living / dining / kitchen area within Westerkeith & Bowhouse.
- 02 | Visualization depicting master bedroom within Westerkeith & Bowhouse.
- 03 | Visualization depicting dining / living area within Westerkeith & Bowhouse.
- 04 | Visualization depicting snug space within Westerkeith & Bowhouse.
- 05 | Visualization depicting rear elevation and garden area of Westerkeith & Bowhouse.

# WESTERKEITH + BOWHOUSE

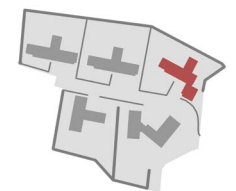
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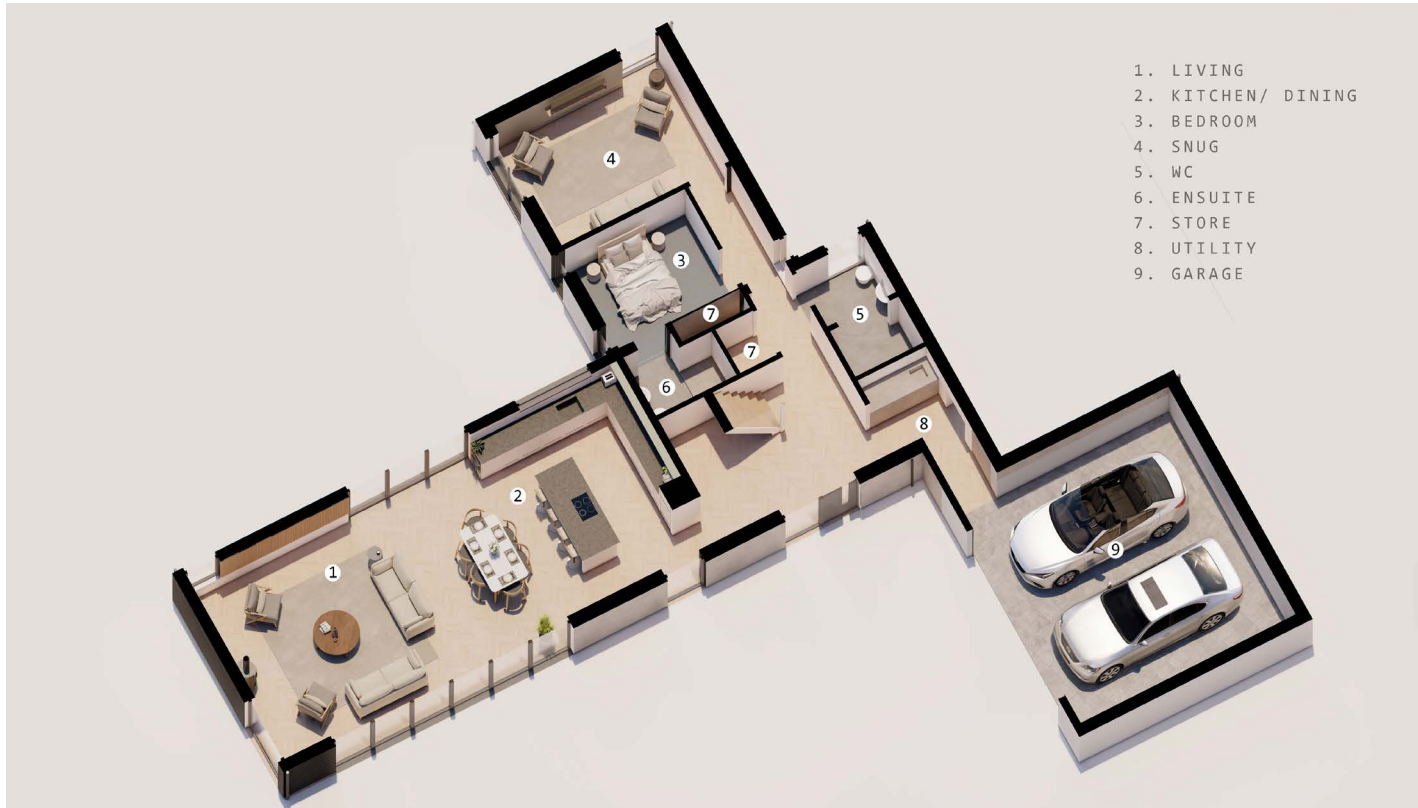


# WEST MAINS | PLOT 3

Ledyatt Farm







## GROUND FLOOR

Living / Kitchen / Dining - 11.9m x 5.2m

Bedroom - 3.3m x 3.4m

Snug - 4.7m x 3.5m

WC - 3.5m x 1.9m

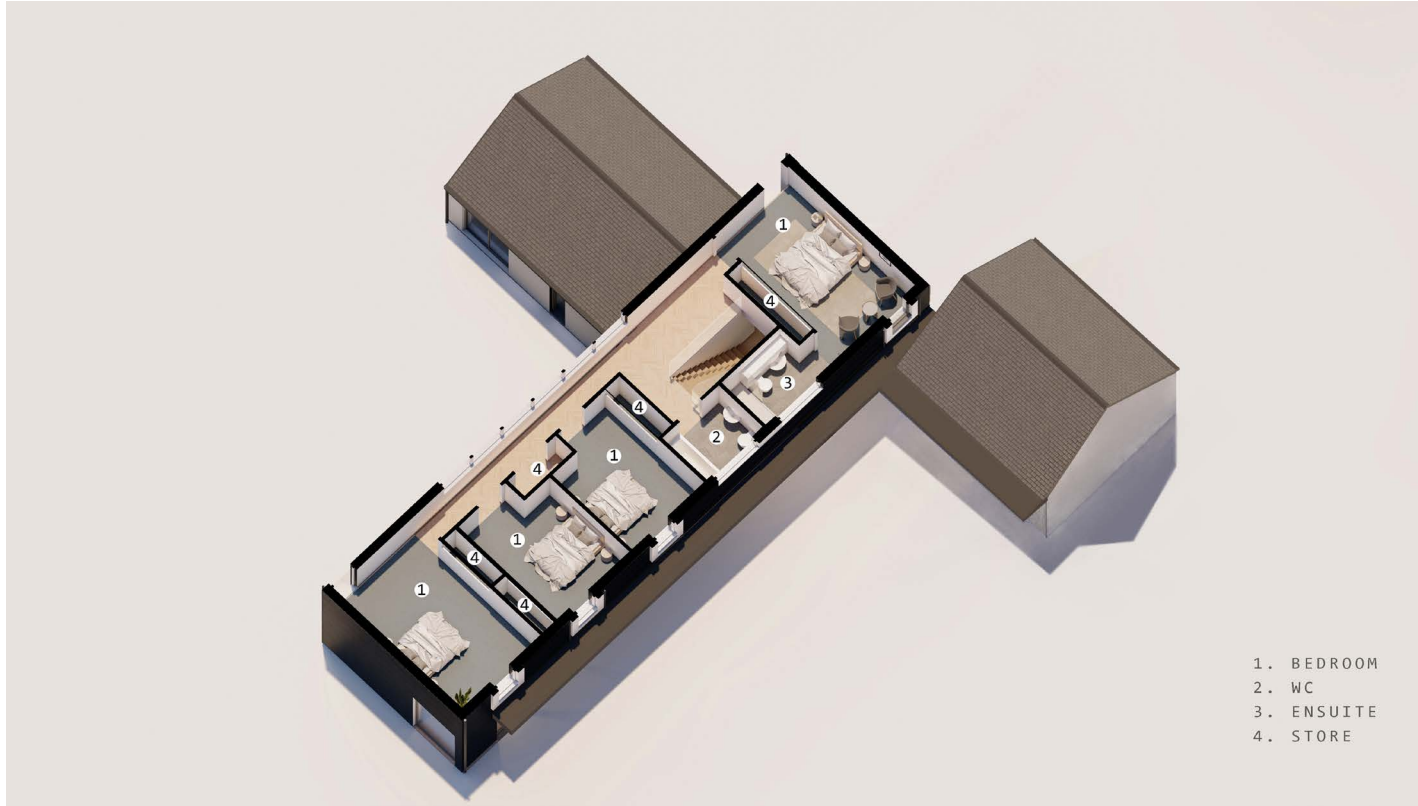
En Suite - 1.2m x 2.2m

Utility - 1.6m x 1.9m

Double Garage - 6.7m x 5.4m

WEST MAINS | Ground Floor





## FIRST FLOOR

Master Bedroom - 3.6m x 5.3m

Bedroom 1 - 5.3m x 3.3m

Bedroom 2 - 4.1m x 4.1m

Bedroom 3 - 4.1m x 4.1m

WC - 2.4m x 1.9m

En Suite - 2.5m x 1.9m

WEST MAINS | First Floor

Total Floor Area = 230.3sqm





01



02



03



04





05

- 01 | Visualization depicting living / dining area within West Mains.
- 02 | Visualization depicting master bedroom within West Mains.
- 03 | Visualization depicting dining / living / kitchen area within West Mains.
- 04 | Visualization depicting snug space within West Mains .
- 05 | Visualization depicting rear elevation and garden area of West Mains.

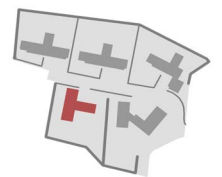
# WEST WEST MAINS





# ARDGARTH | PLOT 4

Ledyatt Farm







## GROUND FLOOR

Living / Kitchen / Dining - 11.8m x 5.9m

Bedroom - 3.9m x 4.6m

WC - 2.3m x 2.1m

En Suite - 1.4m x 3.3m

Utility - 1.9m x 1.9m

Double Garage - 6.6m x 6.1m

ARDGARTH | Ground Floor





## FIRST FLOOR

Master Bedroom - 4.7m x 3.6m

Bedroom 1 - 4.7m x 3.9m

Bedroom 2 - 3.3m x 3.4m

WC - 2.0m x 2.5m

En Suite - 2.0m x 2.8m

ARDGARTH | First Floor

Total Floor Area = 208.8sqm





01



02



03



04





05

- 01 | Visualization depicting living/ dining/ kitchen area within Argarth.
- 02 | Visualization depicting master bedroom within Argarth.
- 03 | Visualization depicting dining/ kitchen area within Argarth.
- 04 | Visualization depicting stairwell and entrance area within Argarth.
- 05 | Visualization depicting rear elevation and garden area of Argarth.

# ARGARTH

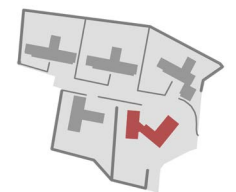
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# SMITHTON | PLOT 5

Ledyatt Farm







## GROUND FLOOR

Living / Dining - 4.5m x 11.0m

Kitchen - 4.9m x 4.9m

Master Bedroom - 5.6m x 2.9m

Bedroom 1 - 2.9m x 3.9m

Bedroom 2 - 4.4m x 2.7

Bedroom 3 - 4.4m x 2.7m

WC 1 - 1.7m x 2.2m

WC 2 - 2.6m x 2.1m

En suite - 3.2m x 1.5m

Utility - 3.0m x 1.8m

Double Garage - 6.4m x 6.1m

1. LIVING
2. DINING
3. KITCHEN
4. BEDROOM
5. WC
6. ENSUITE
7. STORE
8. UTILITY
9. GARAGE

SMITHTON | Ground Floor

Total Floor Area = 179.0sqm





01



02



03



04





05

- 01 | Visualization depicting living/ dining area within Smithton.
- 02 | Visualization depicting master bedroom within Smithton.
- 03 | Visualization depicting dining/ living area within Smithton.
- 04 | Visualization depicting kitchen area within Smithton.
- 05 | Visualization depicting rear elevation and garden area of Smithton.

# SMITHTON

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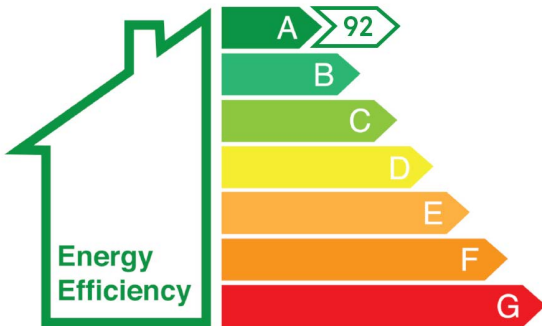


# ENERGY SAVING SPECIFICATIONS

## ENERGY SAVING SPEC + SYSTEMS

- A rated EPC
- Constructed to current thermal and air tightness standards, giving greater thermal efficiency
- Triple glazed timber all-clad windows (imported from Scandinavia).
- Solar panels with battery storage
- Car charging point
- Combi fuel stove
- Air source heat pump
- Under floor heating in ground floor
- Radiators fed off of air source pump on first floor
- Smart technology heating system – Control your heating and hot water remotely
- Each room has its own zone with control panel

## SAP RATING - 92A



CAR CHARGING POINT



TRIPLE GLAZED  
TIMBER ALL CLAD WINDOWS  
(Imported from Scandinavia)





# GENERAL SPECIFICATIONS

## KITCHEN

- German designed kitchen units
- Choice of solid quartz worktops
- Franke 1.5 under top sink in kitchen
- Quoker boil tap in the kitchen
- Neff integrated fold and hide oven
- Neff integrated combination oven / microwave
- Neff warming drawer
- Neff integrated dish washer
- Full size Neff fridge/freezer, 70/30
- Neff induction hob
- Flush ceiling extractor

## UTILITY

- German designed kitchen units
- Choice of solid quartz worktops
- Franke under counter bowl
- Neff stand alone washing machine

## EN-SUITES

- Designer sanitary ware
- Matching sink units with storage
- Heated towel rads
- Underfloor heating (1st floor rooms)
- Half height designer tile walls
- Designer tile floors
- Overhead showers with an extra handset

## BATHROOM AND W/C

- Designer sanitary ware
- Matching sink units with storage
- Heated towel rads
- Underfloor heating (1st floor rooms)
- Fully tiled (Designer)
- Overhead showers with an extra handset

## INTERNAL

- Phone point in lounge, upstairs hall and downstairs hall
- CAT6 cabling to lounge, kitchen, hall and master bedroom
- Metal black faceplates
- White down lighters
- Coving in all public rooms
- 2x usb sockets in each room
- RA Contracts designed white skirtings & facings
- Glass balustrade at landings
- Choice of high quality pre-finished hardwood doors
- Contemporary doors to all wardrobes
- Electric roller garage door
- Sockets and lighting to garage
- Ground floor to be laid with herringbone luxury Amtico flooring throughout
- Allowance to carpets in first floor areas

## EXTERNAL

- Grey Indian sandstone slabbing areas
- Turf laid to all grass areas
- Grey mono block driveways
- Outside wall lighting
- Outside tap x2
- Outside sockets x2

## SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Mains-wired smoke detectors
- Carbon monoxide detectors





WP.  
WILSON / PAUL



CONTRACTS  
LIMITED

Telephone - 01382 418 400

Email - [info@racontractsltd.com](mailto:info@racontractsltd.com)

Address - Unit 4, Slessor Court, Highland Chief Way