

# The Carlton

2 Bedroom | 2 Bathroom | Semi Detached



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.



## Contact our team

Call us on  
0845 257 2290

Email  
[homes@djlaing.co.uk](mailto:homes@djlaing.co.uk)

Visit us online at  
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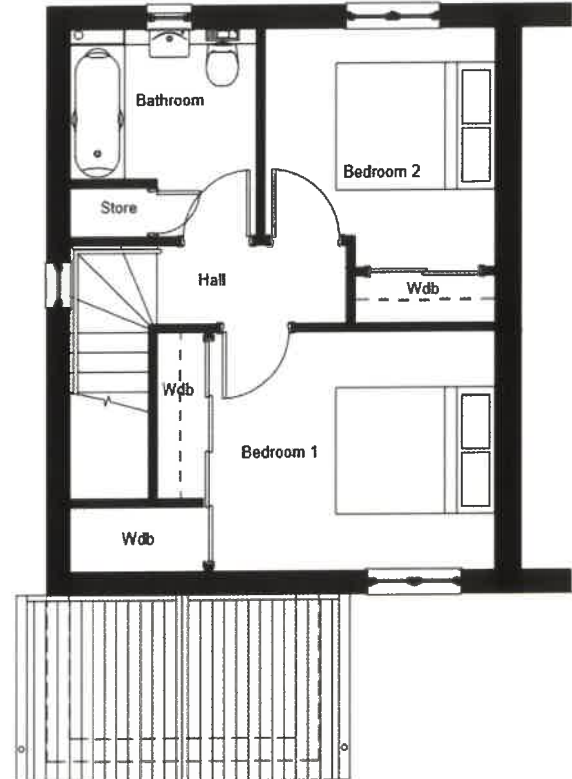
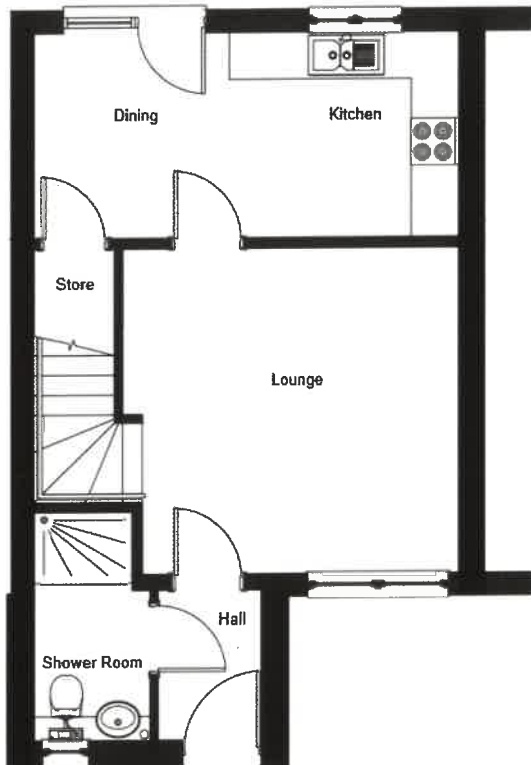
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HOMES

## 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"

Whilst correct at the time of printing, the information contained within this brochure is for guidance only. Although every care has been taken to ensure the accuracy of the information, D J Laing Homes Limited reserve the right to improve or amend the layout and specification without prior notification. The contents, therefore, do not constitute an offer or form part of any contract. All room sizes are approximate.

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# Specification

Malt Loan, Carnoustie



- 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 GRP external doors with 3 point locking system
- Integrated solar PV panels
- Moulded white MDF skirtings and facings
- Walls and ceilings painted white
- Moulded white ladder smooth 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 Dishwasher, Washer Dryer, Fridge Freezer
- Plumbing for washing machine and dishwasher
- One and a half bowl composite Kitchen sink and taps
- Outside tap beneath Kitchen window
- Style white sanitaryware with Lenso chrome mixer taps or similar
- Thermostatic Built-in Shower with Fixed Square Head – Chrome
- Express plain shower door screen with chrome trim 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
- Heat detector and Mains operated smoke alarm with battery back up
- Carbon monoxide detector and CO2 carbon dioxide monitor
- Extractor fan in Wet Rooms
- Television point in Lounge and Master Bedroom with cable to loft for aerial
- Telephone point in Lounge and Master Bedroom, USB point in Kitchen & Master Bedroom
- Ample power points throughout
- Turfed front garden and topsoil to rear garden
- Car parking with Monobloc and precast slabs to footpaths
- 1.8 metre high timber fence/wall and gate to rear garden
- External electric point for future electric car charging
- Infrastructure duct for future installation of network cabling
- Outdoor drying space



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# Price List

Malt Loan, Carnoustie

5 February 2024



Plot	House Type	Description	Price	Entry from (Approx)
65, 66 73	CARLTON	2 bed semi detached villa	£215,000	May/ June June 2024
63, 64 70, 71	JENSEN	3 bed semi detached villa	£250,000	April/ May May 2024
67	PANMURE	4 bed detached villa	RESERVED	June/ July 2024

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.

Entry dates cannot be guaranteed and will be confirmed 1 month prior to completion.

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

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