





Grange Mews

Thorntons are delighted to offer to the market three stunning new build villas situated in the heart of the Carse of Gowrie.

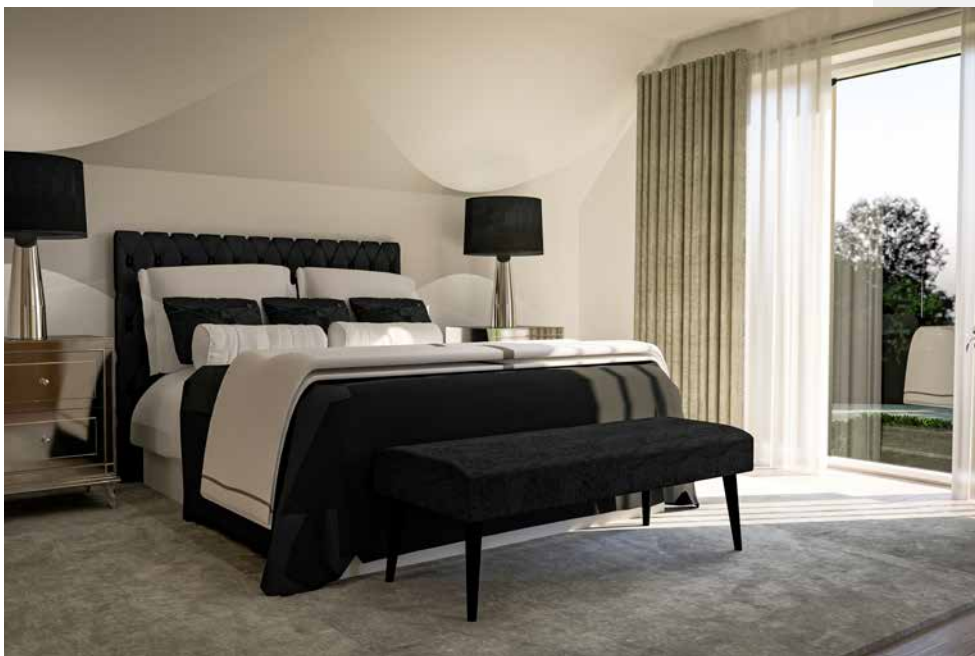
All houses will benefit from a southern aspect with open views north and southwards across the Carse towards the River Tay.

Grange is a small hamlet, only a short drive from the neighbouring villages of Errol and Inchtute both villages offering schooling at primary level and a wide range of local amenities which include newsagents, Spars shops, post office and a GP practice.

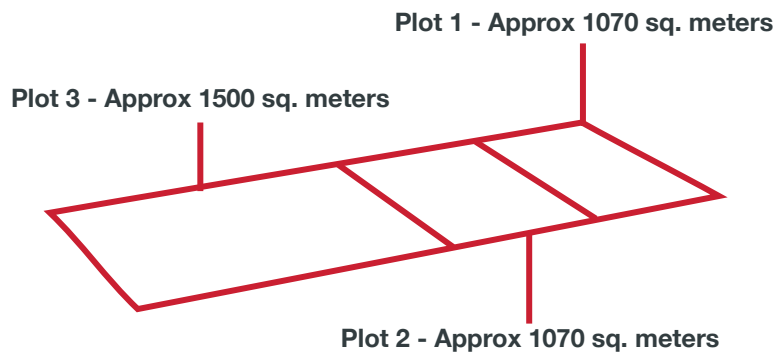
The area is much sought after because of the ease of access to the main employment centres in the cities of Dundee and Perth these include Ninewells and Perth Hospitals, and Dundee's two University Campuses. There is straightforward access onto the A90 dual carriage way linking the two cities as well as onto the M90 motorway system to the central belt. The lounges are positioned on the upper floor level and include southerly facing balconies to maximise the views over the surrounding countryside plot 3 having an additional west facing balcony positioned off the lounge. The accommodation has bright generous sized rooms designed to maximise as much natural light as possible. There will be doors opening onto superb external balconies from the lounge and master bedroom.

Viewing can be arranged by appointment only contact: newhomes@thorntons-law.co.uk or call 01382 200099 and ask for Tracy, Natalie or Colin of Thorntons New Home Team.

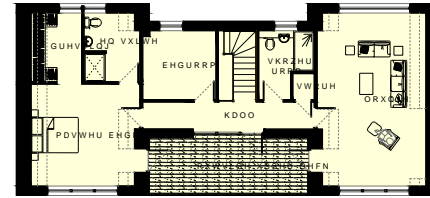
The planning reference number for the development is: 19/00690/FLL. Residential Development, Land 60 Metres. West of Orchard of Carse Grange, Grange, Errol.







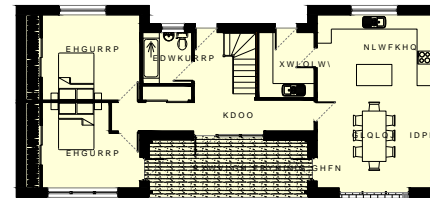
House Type_A



First Floor

Room:	Dimensions (LxW):
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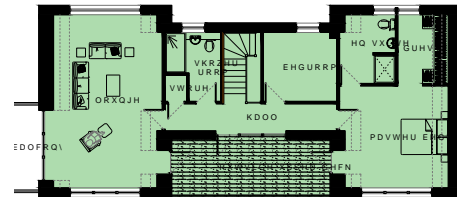


Ground Floor

Room:	Dimensions (LxW):
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(E))u IW	IXóu Æ óXóu
jvPW	IXóu Æ óXóu

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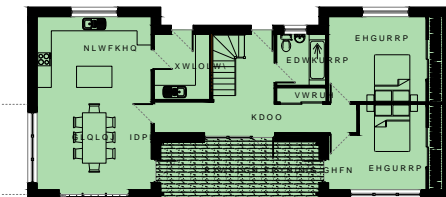
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vr+µ s W	IXóu Æ IXíu
jvPW	IXóu Æ óXóu

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(E))u IW	IXóu Æ óXóu
(E))u IW	IXóu Æ óXóu
jvPW	IXóu Æ óXóu

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Grange Mews: Specification

These villas will be finished to the highest of craftsman standards, using only the finest materials to the following specification:-

Kitchens :-

High quality designer kitchens together with co-ordinated high-end worktops. All kitchens have integrated appliances including deluxe oven, induction hob and extractor hood, 11/2 bowl stainless steel sink to kitchen, pull out mixer tap (Single stainless steel sink to utility).

Internal :-

High quality oak finished internal doors fitted with chrome/satin door handles. Bedrooms have built-in wardrobes/dressing room (see individual house layouts for further information). Quality ironmongery throughout. Fully insulated attic. Decoration: Internal walls & ceilings in white emulsion throughout, white satinwood paint to finishing's.

Bathrooms :-

Quality ideal standard/Roca white sanitary ware with chrome/black taps, basin, bath . Pre-selected range of complimentary quality tiles

En-Suite Bathrooms :-

Quality Roca/ideal standard white sanitary ware with chrome/black taps, basin, WC, shower enclosure with thermostatically controlled shower complete with rain head. Pre-selected range of complimentary quality tiles.

Heating and Hot Water :-

Underfloor heating to ground floor and radiators to first floor. Energy efficient Air Source Heat Pump provides hot water & heating to the property. Heated towel rails to bathroom, en-suite

Garages :-

Single garage plot 1 & 2. Double garage - plot 3.

Quality garage doors, internal lighting and power socket

Windows and Doors :-

Grey external, white internal composite front and rear door sets complete with chrome/steel door furniture and multi point security locks, High performance DG grey external/white internal finish complete with chrome handle sets. High performance DG Bi-fold door sets, grey external/white internal finish chrome/steel door furniture and multi point security locks.

Electrical :-

LED down lights, feature lighting over breakfast bar/island, Hagar face plates. Mains wired smoke detectors, door chimes to front door, Lights to lower outside covered deck. Lights to 1st floor outside upper deck. Lights to lounge balcony.

External Specification :-

Gravel to private driveways. Paved slabs will provide a pathway. Grass seeded lawns. The external fabric of the properties is white wet dash render with stone/quality timber lining. External lights to front and rear. Outside tap. Lower outside covered deck. Outside upper deck. Feature glass balustrades. Quality deck finish.

Air source heat pump as well as "Solar PV panels"

Additional balcony from lounge.(see house type B)

Covered patio area. (see house type B)

Post and wire fence with hedging to front. Wooden boundary fence to rear.

The planning reference number for the development is:

19/00690/FLL. Residential development, land 60 metres. West of orchard of Carse Grange, Grange, Errol

Please Note :

This specification is subject to build schedule and may change due to the ongoing pandemic limiting/changing the supply of goods