

# Simple Approach



## Maxwelltown, Dundee 2 Bedroom House



### Floor Plan & Room Dimensions



Total floor area - 77.9m<sup>2</sup>

- Bedroom 1 - 14.4m<sup>2</sup>
- Bedroom 2 - 11.3m<sup>2</sup>
- Living Room - 18.4m<sup>2</sup>
- Kitchen - 8.0m<sup>2</sup>

Room measurements are approximate. Floor plans, dimensions and specifications are correct at time of going to press.

### Property Information

The property includes:

- Parking
- Double glazing
- Gas Central Heating with A rated boiler
- Thermostatically controlled radiators
- Photovoltaic solar panels
- Secure by design accreditation
- Private, grassed rear garden
- Integrated wardrobes in all bedrooms
- Ample storage and separate linen cupboard
- Integrated oven, hob, splash back and extractor hood
- Utility room

### Prices & Qualifying Criteria

House Size	House Price	Minimum Purchase (60%)	Maximum Purchase (80%)
2 Bed House	£145,000	£87,000	£116,000

Maximum income criteria applies in the allocation of the shared equity properties. If you have sufficient income to buy one of these properties at the full sale price, then you will not be considered under the New Supply Shared Equity criteria.

Applicants are not permitted to purchase a property which has more than 1 extra bed spaces above the needs of the family.

## 2, Bedroom Houses Maxwelltown, Dundee, Angus DD3 7DA

Prices from £87,000

\*\*\* ALL THE TWO BEDROOM PROPERTIES ARE NOW SOLD \*\*\*

THIS PROPERTY IS PART OF THE SHARED-EQUITY SCHEME WITH CALEDONIA HOUSING ASSOCIATION

Simple Approach Dundee are excited to be working alongside Caledonia Housing Association to bring to the market these stunning two bedroom family homes currently under construction, with completion due in approximately December 2020. The Maxwelltown development is an attractive housing project set to deliver a range of modern and affordable new build properties as part of the ongoing high-profile regeneration project in Dundee.

These impressive homes are available under the New Supply Shared Equity (NSSE) scheme. In simple terms this allows you to buy a new build property with assistance via Scottish Government grants available to Caledonia Housing Association. NSSE requires buyers to purchase a minimum of 60% of a new build property, and up to a maximum of 80%, depending on your income and the level of mortgage you can secure.

We are delighted to be able to offer these brand new two bedroom homes in Dundee under the Scottish Government's NSSE New Supply Shared Equity Scheme.



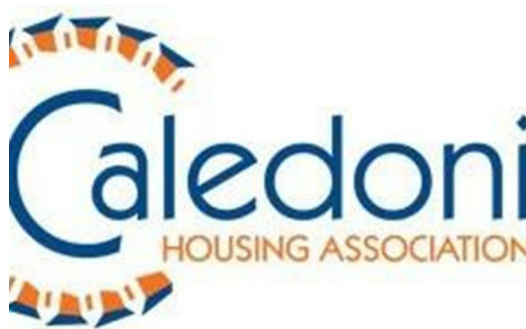
This development to the north of Dundee's city centre provides city living with stunning views over the city, across the Tay river and into Fife. The development, a mixture of 1, 2 and 3 bedroom flats and 3 and 4 bedroom homes all for rent or low cost homeownership, has transformed this former factory site in Dundee's scenic Hilltown.



**How to contact us**  
Tel 0800 078 1222  
Web [www.caledoniaha.co.uk](http://www.caledoniaha.co.uk)  
Email [shared.equity@caledoniaha.co.uk](mailto:shared.equity@caledoniaha.co.uk)  
Perth Area Office  
5 South St John's Place, Perth, PH1 5SU  
Dundee Area Office  
118 Strathern Road  
Broughty Ferry, Dundee, DD5 1JW

#### How do I apply?

To find out if you qualify we will need to know details of your income, the size of the mortgage and personal contribution you will be able to make, and information about your household and your current accommodation. Complete the enclosed Shared Equity 'Passport' Application or download one from our website and return it to us. We will then let you know if you qualify to proceed to the next steps.



284 Perth Road, DD2 1AN

Tel: 01382 646 133 Email: [info@simpleapproachdundee.co.uk](mailto:info@simpleapproachdundee.co.uk) [www.simpleapproachea.co.uk](http://www.simpleapproachea.co.uk)

### How to Apply


Simple Approach Dundee are available as the first point of contact for all purchasers looking for more information on these fabulous properties, or about arranging financing to take the next steps towards your application to Caledonia Housing Association. We have the full purchasing package available to all qualifying buyers, including local mortgage advisors, solicitors and our own sales team set in heart of Dundee City Centre.

We have independent mortgage advisors readily available that can ensure your mortgage is firmly in place and an Agreement in Principle is obtained as soon as and wherever possible for the amount you wish to borrow against your new home (minimum 60%, maximum 80%).

If you have a property to sell prior to being able to secure your financing, no problem! The Sales Team at Simple Approach in Dundee are ready to market and sell your home within the required timescale at a discounted rate- all you have to do is ask.

Once qualified, our Dundee Sales Team will refer you to this link- <https://www.caledoniaha.co.uk/passport.form.php>. Here you will be able to take the next step in applying to secure your property- but be quick as there a limited number of properties available.

Call us today on 01382 646133 or visit us on 284 Perth Road in Dundee to discuss your bright future in your brand new home within Maxwelltown in Dundee.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	