



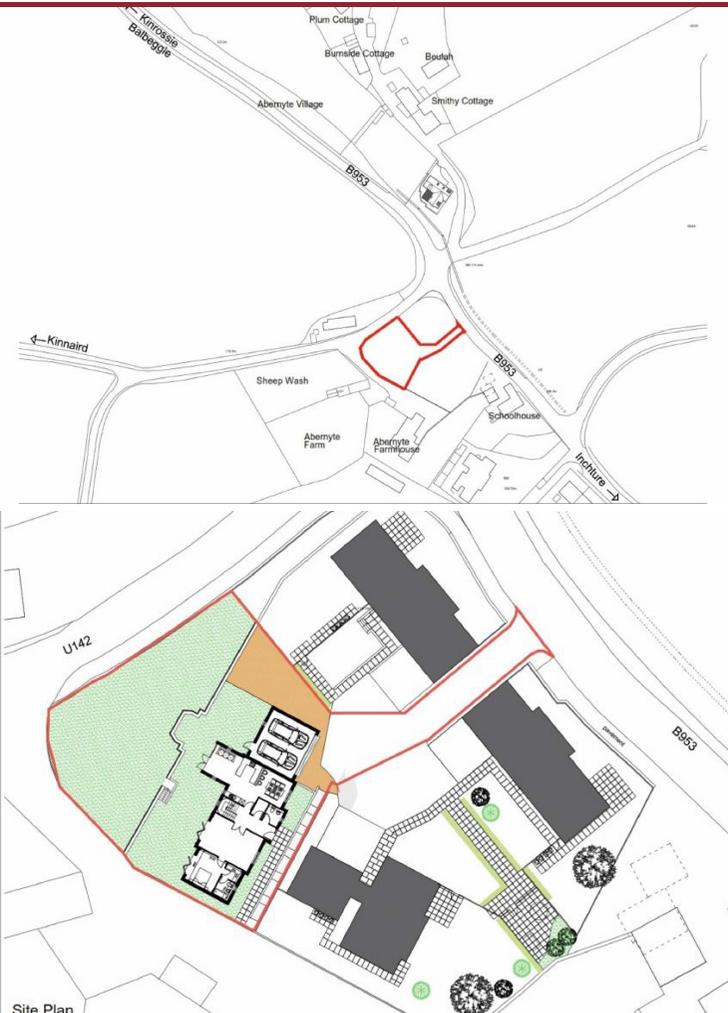
East Elevation

Scale 1:100

Plot 3, The Steadings

| Abernyte | PH14 9ST

**Thorntons**   
The right way to move



Abernyte is an idyllic hamlet in the Carse of Gowrie Perthshire and situated in a stunning rural setting approximately mid way between Dundee and Perth both are a short driving distance away.

Ideally placed for straightforward access onto the A90 dual carriageway 2 miles' the central belt is within a reasonably short commuting distance as well are some of the major employment centres located in the west end of Dundee including Ninewells hospital, The Technology Park and Dundee University Campus.



Plot 3 'The Steadings' is a new build 4 bedroom detached house built by R&A Joinery, builders of quality residential dwellings. It has a prime corner spot within a small residential cul-de-sac encompassing 4 new build houses. Internally the contemporary ground floor accommodation design incorporates a double bedroom complete with walk in wardrobe and an en-suite bathroom which will appeal to a wide age demographic.

The completed house shall have a fully fitted kitchen with wooden work surfaces, integrated, electric hob, oven and flush extractor, fridge freezer, washing machine, dishwasher and a wine cooler. The internal doors throughout will be light oak with insert glass on the lounge and kitchen doors, bathrooms will be fully tiled and vanity units are included. The staircase to the upper level accommodation will feature glass side panels. There is generous storage space throughout the house which includes a combination of built in wardrobes, walk in wardrobe and cupboards.

Externally there is a double attached garage with electric operated door parking area and a terraced south facing garden area.

Viewing is strictly by appointment, to secure an appointment please contact the Thorntons New Homes Team [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk) or call 01382 200099 and ask to be connected to Tracy or Colin.

- Detached 4 Bedroom house
- Small cul-de-sac of 4 houses
- Stunning Rural setting
- Close to Primary School
- Contemporary design
- Ground Floor DbL. Bedroom with en-suite.
- Fitted Kitchen with Integrated appliances
- Double Garage electric operated door
- South Facing Terraced Garden area

Lounge	13'11 x 20'11	4.23 x 6.37
Dining	10'7 x 9'3	3.23 x 2.81
Kitchen Utility	8'0 x 4'7	2.45 x 1.40
Family Room	11'5 x 11'1	3.47 x 3.39
Dining/Kitchen/Family	31'7 x 38'8	9.63 x 11.79 (at widest point)
Bedroom 4	12'8 x 11'4	3.85 x 3.46
En-Suite	7'1 x 6'4	2.17 x 1.92
Walk in Wardrobe	3'3 x 6'4	1.60 x 1.92
Master Bedroom	10'7 x 13'4	3.22 x 4.07
Dressing Room	7'0 x 7'3	2.13 x 2.22
En-Suite	8'11 x 7'3	2.72 x 2.22
Bedroom 2	12'10 x 9'11	3.92 x 3.02
Bedroom 3	2'4 x 10'11	3.77 x 3.32
Family Bathroom	7'10 x 7'8	2.38 x 2.33



West Elevation  
Scale 1:100



Ground Floor Plan  
Scale 1:100



Upper Floor Plan  
Scale 1:100

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