

## Welcome to the Maltings



The Maltings is a new development of high quality apartments and penthouses in a prestigious location overlooking one of the world's finest golf courses at Carnoustie Links, and the North Sea beyond. All homes have stunning views of the 17th hole and the surrounding countryside. You will find the site between Victoria Street and Anderson Street. Access to the green can be gained by crossing the railway.

### **World Class Golf**

Scotland has been called the home of golf and Carnoustie is a place renowned across the world for its fine golfing links. The Maltings gives you the opportunity to live right at the heart of this historic town, where you can enjoy all the benefits of such an illustrious location.

### **Fine Cuisine**

As a coastal town, Carnoustie offers the freshest seafood and a wide variety of first class restaurants all on your doorstep. From top class cuisine to freshly battered fish and chips there is a wealth of choice available.

### **Rich Heritage**

Carnoustie is a place with a rich heritage spanning thousands of years. Its name, meaning 'cairn of heroes' is derived from the men who successfully defended Scottish Independence against the Danes in 1010. Golf was first mentioned in the area in 16th Century when a local register logged the local lairds enthusiasm for the game. Today the club is one of the ten oldest in the world.

### **Relaxing Environment**

With its white beaches and wild and rugged coastline, Carnoustie is a place where you can truly relax. Whilst the name is synonymous

with golf, the rich beauty of the area ensures there is enough to attract those with other interests.

### **Surrounded By Nature**

Carnoustie has an amazingly tranquil feeling thanks to huge areas of open space. At The Maltings the views across the golf course and the glorious Fife coastline offer peace and serenity on a level rarely experienced.

### **Contemporary Style**

There will be no shortcuts with the finishing of these apartments. From the brushed aluminium door handles to the glass windows, this is a place that exudes style throughout with a modern and contemporary use of space. Both practical and elegant each apartment will feel individual throughout.

### **Exactng Standards**

To ensure a high standard of living, there will be no compromises in this development. Every detail will be lovingly addressed. The finest materials will be complemented by the finest finishing. The Maltings will be a place to expect only the very best.



Scotland. The home of golf.



## How to get there:

### From Edinburgh

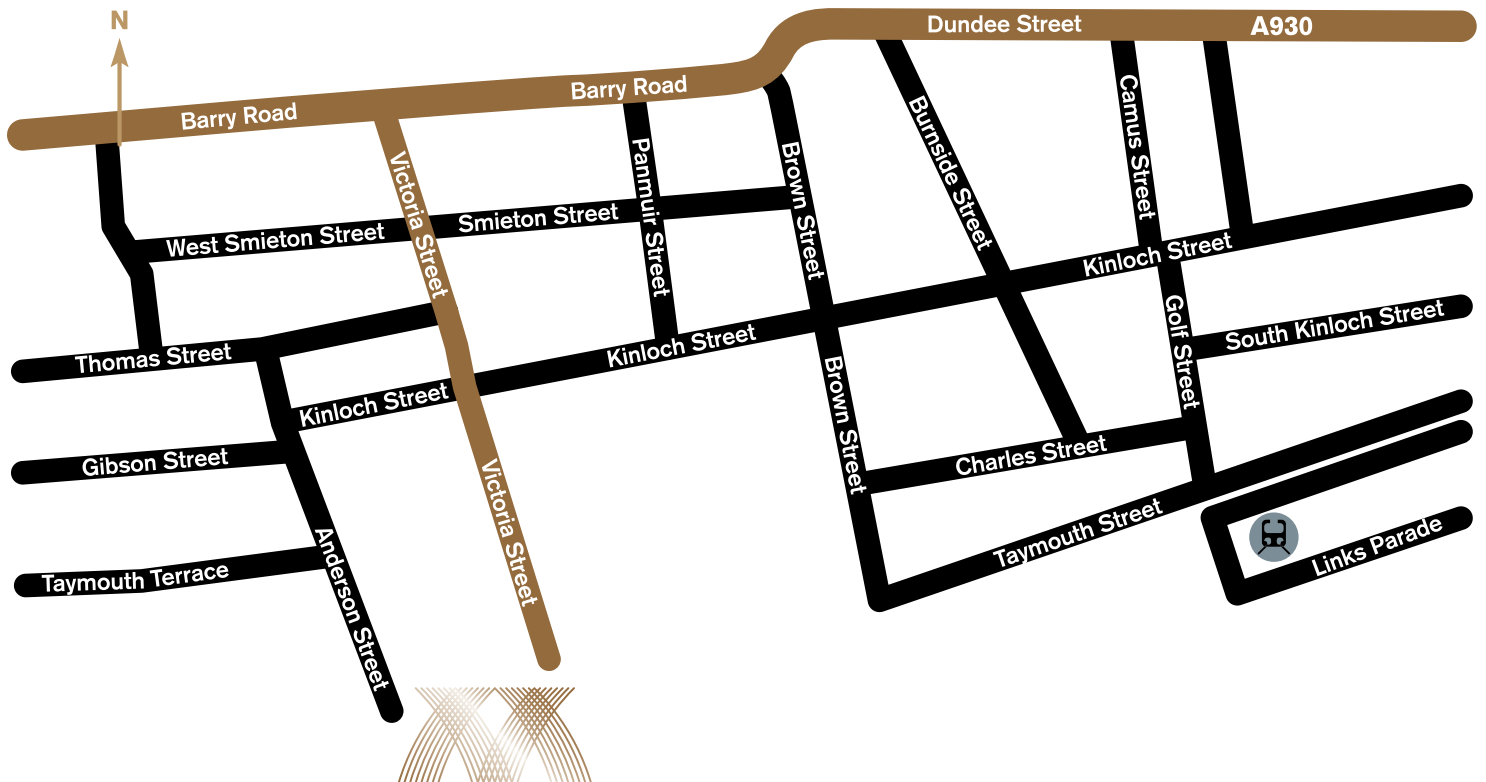
From Edinburgh there are excellent road links. Drive time to Dundee is approximately 1 hour and 15 minutes on the motorway covering 60 miles. From Dundee, Carnoustie is just 12 miles away along the A90. There are also regular trains; the route from London is the East Coast line to Aberdeen via Dundee which stops at Carnoustie. Regular commuter trains operate from Edinburgh and travel time is 1 hour 30 minutes.

### From Glasgow

From Glasgow, Carnoustie is also easily accessible both by road and rail. The distance by road is 90 miles and will take approximately 2 hours and 10 minutes. By rail commuter trains from Glasgow go regularly to Dundee and Carnoustie and the travel time is 1 hour and 30 minutes.

Alternatively, simply enter the postcode DD7 7LF into your vehicle's Sat Nav system.

Flights operate to Glasgow, Edinburgh and Aberdeen from many UK and European airports, whilst Dundee itself has an airport with daily flights operating to and from London City airport.



For further information or to speak to one of our sales advisors please call 01786 811 811.

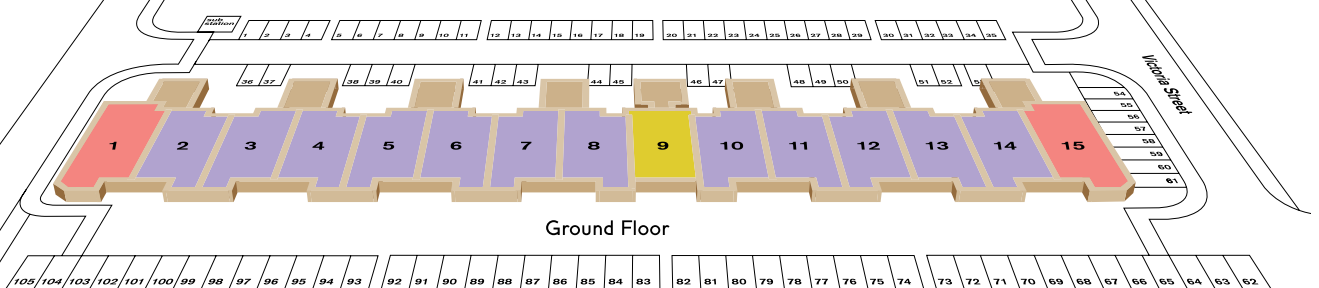
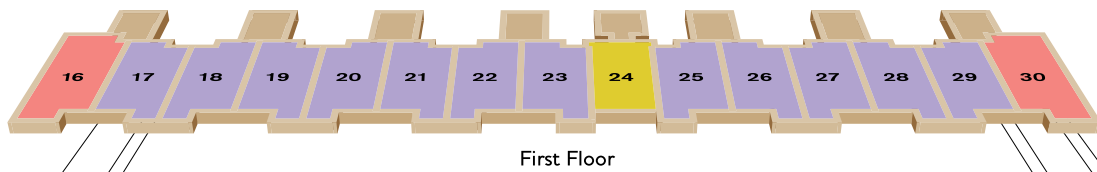
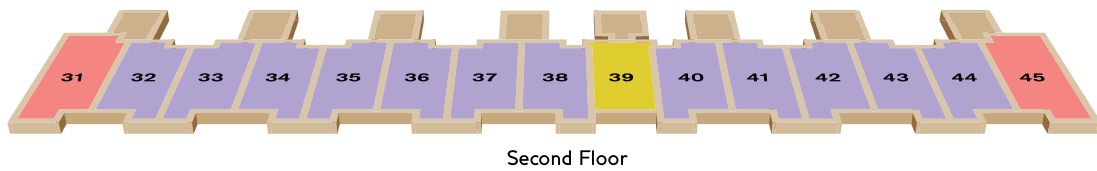
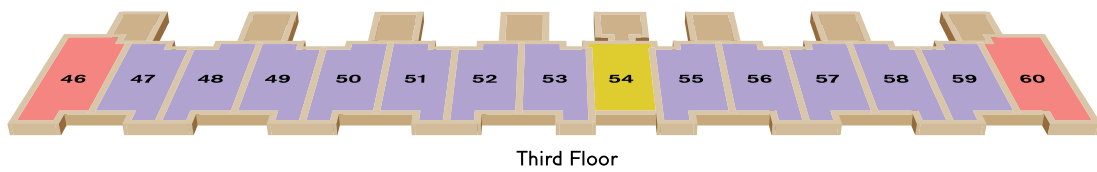
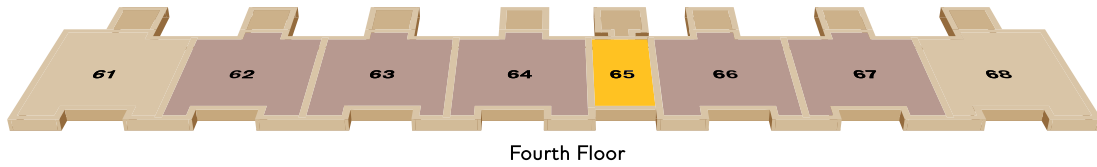
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Site Plan. Plot Positions



# Site Plan. Plot Positions



## Key

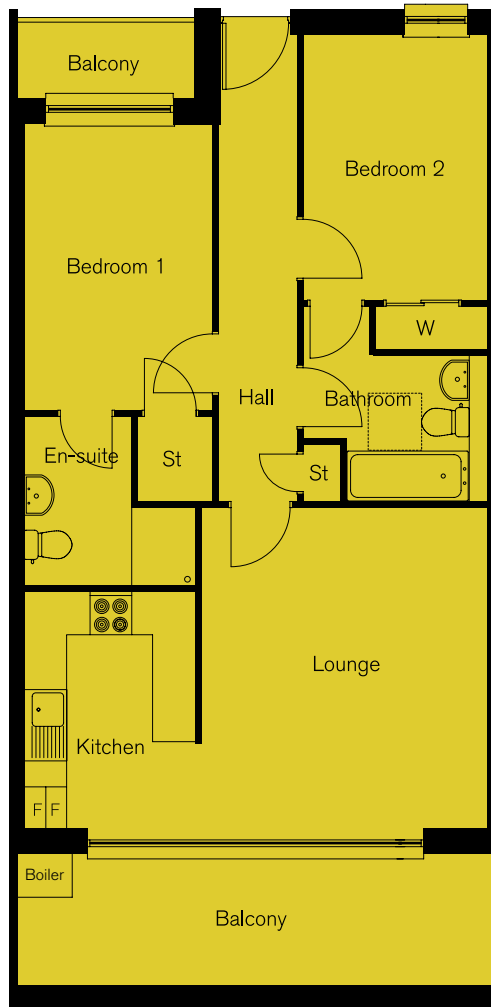
- Type A
- Type B
- Type C
- Type D
- Type M

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**Type A.** 2 Bedroom Apartment



## ● Apartment Type A



<b>Lounge</b>	4.00 x 4.50m	13'1" x 14'9"	<b>En-suite</b>	1.50 x 2.30m	4'11" x 7'6"
<b>Kitchen</b>	2.40 x 3.30m	7'10" x 10'10"	<b>Bedroom 2</b>	2.50 x 3.70m	8'2" x 12'2"
<b>Bedroom 1</b>	2.60 x 4.00m	8'6" x 13'1"	<b>Bathroom</b>	1.90 x 2.00m	6'3" x 6'7"

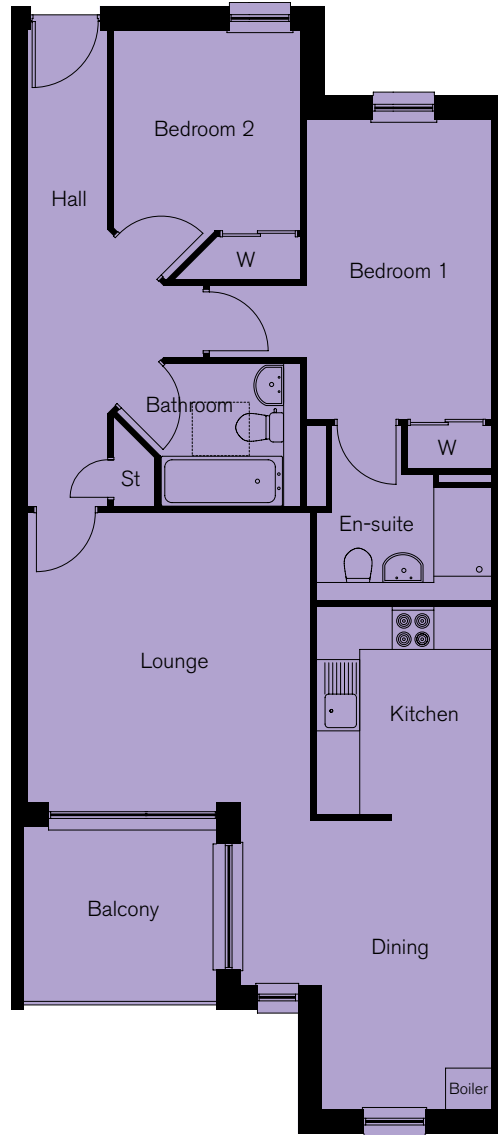
Kitchen layouts shown on the plan are suggestive only and may vary. Window positions may vary dependant on the location of the apartment within the building. Please check with the Sales Advisor for full details. Image is for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continued improvement and while every care has been taken with the accuracy of this insert certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.

**Type B.** 2 Bedroom Apartment



**THE MALTINGS**  
CARNOUSTIE

## ● Apartment Type B



<b>Lounge</b>	3.90 x 4.00m	12'9" x 12'11"	<b>En-suite</b>	1.40 x 2.40m	4'7" x 7'10"
<b>Dining Room</b>	2.30 x 4.00m	7'6" x 12'11"	<b>Bedroom 2</b>	2.60 x 2.80m	8'6" x 9'2"
<b>Kitchen</b>	2.40 x 2.90m	7'10" x 9'6"	<b>Bathroom</b>	1.90 x 2.00m	6'3" x 6'7"
<b>Bedroom 1</b>	2.50 x 4.10m	8'2" x 13'5"			

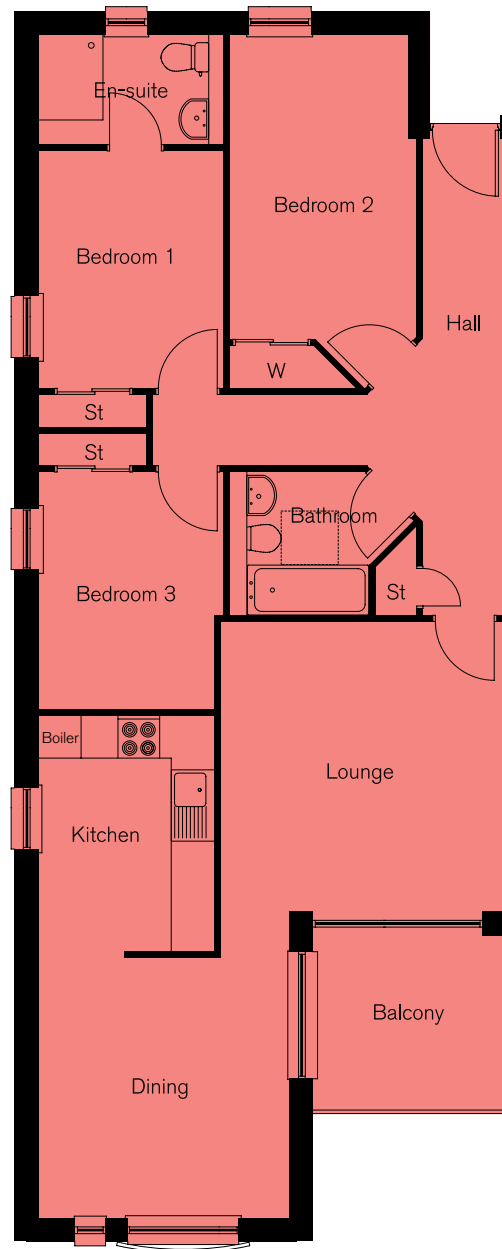
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**Type C.** 3 Bedroom Apartment



## ● Apartment Type C



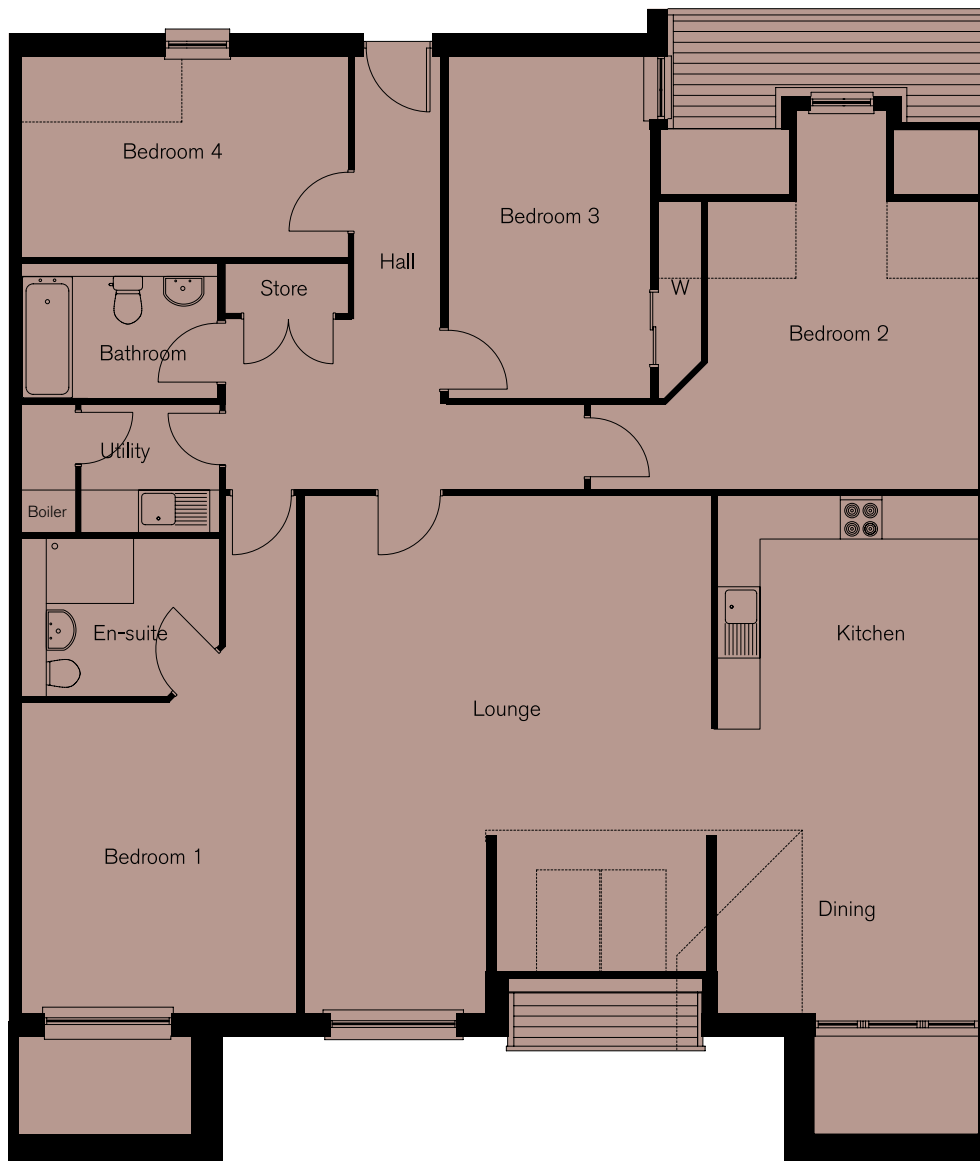
<b>Lounge</b>	3.90 x 4.00m	12'9" x 12'11"	<b>En-suite</b>	2.50 x 1.50m	8'2" x 4'11"
<b>Dining Room</b>	3.50 x 3.60m	11'6" x 11'10"	<b>Bedroom 2</b>	2.40 x 4.20m	7'10" x 13'9"
<b>Kitchen</b>	2.40 x 3.30m	7'10" x 10'10"	<b>Bedroom 3</b>	2.40 x 3.30m	7'10" x 10'10"
<b>Bedroom 1</b>	2.50 x 3.30m	8'2" x 10'10"	<b>Bathroom</b>	1.80 x 2.00m	5'11" x 6'7"

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**Type D.** 4 Bedroom Apartment



## ● Apartment Type D



<b>Lounge</b>	5.70 x 6.60m	18'8" x 21'8"
<b>Dining Room</b>	3.60 x 3.90m	11'10" x 12'9"
<b>Kitchen</b>	3.60 x 3.20m	11'10" x 10'6"
<b>Bedroom 1</b>	4.30 x 3.80m	14'1" x 12'5"
<b>En-suite</b>	2.70 x 2.20m	8'10" x 7'2"

<b>Bedroom 2</b>	3.70 x 4.00m	12'2" x 13'1"
<b>Bedroom 3</b>	2.80 x 4.70m	9'2" x 15'5"
<b>Bedroom 4</b>	2.80 x 4.50m	9'2" x 14'9"
<b>Bathroom</b>	2.70 x 1.80m	8'10" x 5'11"
<b>Utility Room</b>	1.90 x 1.80m	6'3" x 5'11"

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**Specification.** Apartments 1 to 68



## Standard Specification. Apartments 1 to 68

### General

- Gas fired central heating within individual thermostatic controlled radiators.
- High performance UPVC double glazed windows, incorporating low emissivity glass.
- High performance UPVC patio doors to balconies (please refer to layout drawings for individual size and location).
- Solid core internal doors with ash veneered finish.
- Brushed metal door handles throughout.
- MDF 90mm skirting and 70mm architraves finished in white.
- Fitted wardrobe doors to selected bedrooms, veneered finish (please refer to layout drawings for individual size and location).
- 10 year Zurich guarantee.

### Kitchen

- Fully fitted kitchen, choice from wide range of units and work surfaces available.
- Stainless steel electric oven.
- Integrated hood.
- Stainless steel gas hob.
- Integrated washer dryer.
- 1½ bowl stainless steel sink with chrome metal fittings.
- Ceramic tiling between worktop and wall units supplied by Porcelanosa – choice of colour and style from wide range available.
- Integrated Fridge/Freezer.

### Bathroom/En-suite/WC

- White sanitaryware.
- Chrome metal taps.
- Electric shaver point in en-suite.
- Electric shower in en-suite (where there is no en-suite the shower will be in the bathroom).
- Full height tiling to around the shower enclosure area.
- Tiling behind sanitaryware to dado height.
- Ceramic tiles by Porcelanosa – choice of colour and style from wide range available.

### Electrical

- Fully integrated reception system providing digital satellite television, digital terrestrial television, FM radio and DAB digital radio.
- Cabling shall be provided to allow for future installation of Sky+.
- TV points to lounge and master bedroom.
- 13amp brushed metal wall mounted sockets and switches throughout with dimmer switch to lounge.
- Track and spotlights to kitchen.
- Telephone point in lounge, hall, main bedroom and adjacent to consumer unit for connection to intruder alarm control panel where applicable (duct and outlet points only).
- Mains power smoke detectors and heat detectors.
- Bell push door chime.
- Down lights to lounge/dining areas.

### External

- High performance timber door.
- Video secure door entry system.
- Allocated parking with visitor car parking spaces.
- Electric traction passenger lift to each stairwell.
- Communal landscaped areas that will be maintained by an external factor.
- All ground floor flats will be alarmed.

## Additional Items & variations to above for apartments 61 to 68

### General

- Velux centre pivot roof windows.
- High quality oak veneer finished solid core internal doors.
- High quality oak effect 100mm skirting and 90mm architraves.
- White Jacuzzi Bathroom sanitary ware.

### Electrical

- Wireless multimedia installation.
- 13amp brushed metal wall mounted sockets and switches throughout with dimmer switch to lounge.
- Mains voltage down lighters throughout (batten holder to utility room).

### Kitchen

- Stainless steel electric double oven.
- 5 burner gas hob.
- Under unit lighting.
- Utility Room with washing machine and separate tumble dryer.