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Wimpey**

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VICTORIA GRANGE

MONIFIETH | ANGUS

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VICTORIA GRANGE

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Enjoying a peaceful location on the edge of the coastal town of Monifieth. Victoria Grange boasts stunning countryside views, which offers a peaceful setting for buyers looking to benefit from easy-going living. The development is easily accessible to both Monifieth and the amenities of Dundee, the City of Discovery.



2 BEDROOM HOMES

- The Andrew**
 2 bedroom home
Plots: 252, 253, 254, 255, 256, 257, 268, 269, 272, 273, 281, 282

3 BEDROOM HOMES

- The Blair**
 3 bedroom home
Plots: 250, 251, 258, 259, 270, 271
- The Chalmers**
 3 bedroom home
Plots: 233, 239, 242, 264, 274, 275, 299, 300

4 BEDROOM HOMES

- The Douglas**
 4 bedroom home
Plots: 234, 238, 241, 247, 263, 289, 301, 307
- The Fairbairn**
 4 bedroom home
Plots: 232, 245, 262, 298, 305, 308
- The Geddes**
 4 bedroom home
Plot: 229, 231, 240, 246, 248, 260, 265, 288, 292, 295, 304, 309
- The Maxwell**
 4 bedroom home
Plots: 230, 237, 244, 249, 261, 266, 294, 302, 306
- The Monro**
 4 bedroom home
Plots: 276 & 291
- The Stewart**
 4 bedroom home
Plots: 236, 243, 267, 287, 296, 303
- The Wallace**
 5 bedroom home
Plots: 228, 235, 290, 293, 297

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. RB12373/October 2019

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THE ANDREW

2 BEDROOM HOME

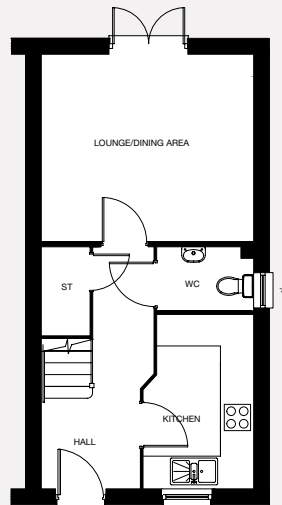


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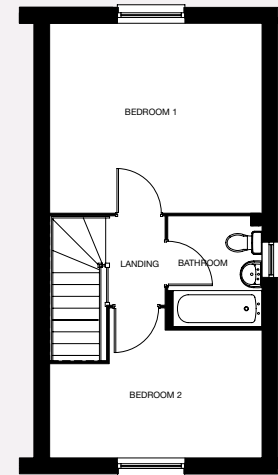
THE ANDREW

The 2 bedroom Andrew offers a stylish and practical place to call home. The welcoming central hall of the Andrew leads to a contemporary kitchen that overlooks the front garden. There's also a handy downstairs WC as well as a hall storage cupboard. The lounge and dining area includes French doors to the rear garden making this a great space for entertaining or relaxing. Upstairs there are two well-proportioned bedrooms as well as a family bathroom.

GROUND FLOOR



FIRST FLOOR



Kitchen	2.06m x 3.30m	6' 9" x 10' 10"
Lounge/Dining Area	4.02m x 3.54m	13' 2" x 11' 8"
Cloaks	1.80m x 1.22m	5' 11" x 4' 0"

Master Bedroom	4.02m x 3.59m	13' 2" x 11' 9"
Bedroom 2 (max)	4.02m x 2.40m	13' 2" x 7' 11"
Bathroom (over bath)	1.77m x 2.10m	5' 10" x 6' 11"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The Kitchen layout and furniture positions are for indicative purposes only. RB12373 / May 2019

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THE BLAIR

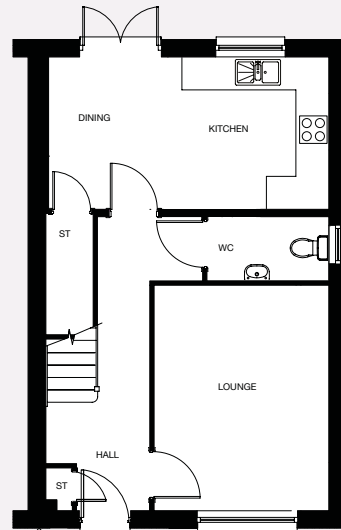
3 BEDROOM HOME

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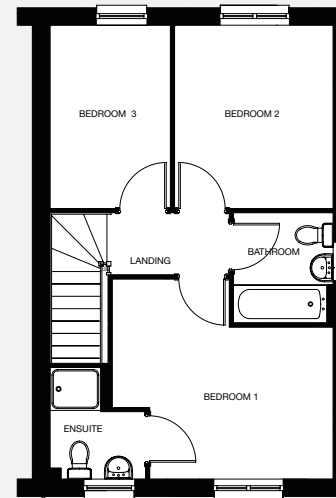
THE BLAIR

The 3 bedroom Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including a master bedroom with en suite, and two further bedrooms as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge and dining kitchen overlooking the rear garden, plus there is great storage in the hall, as well as a downstairs WC.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area (max.)	5.10m x 2.77m	16' 9" x 9' 1"
Lounge	3.18m x 4.10m	10' 5" x 13' 5"
Cloaks	2.22m x 1.17m	7' 3" x 3' 10"

Master Bedroom (max.)	4.01m x 3.64m	13' 2" x 11' 11"
Bedroom 2 (max.)	2.88m x 3.33m	9' 6" x 10' 11"
Bedroom 3	2.19m x 3.33m	7' 2" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
En suite (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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THE CHALMERS

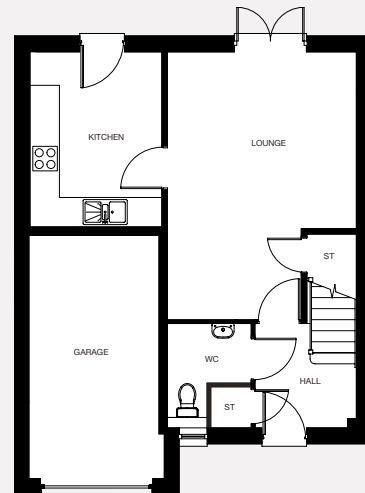
3 BEDROOM HOME

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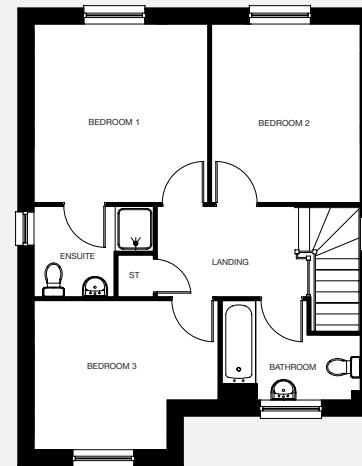
THE CHALMERS

The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including a master bedroom with en suite as well as a separate family bathroom.

GROUND FLOOR



FIRST FLOOR



Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"
Lounge/Dining Room	3.87m x 5.47m	12' 9" x 18' 0"
Cloaks (max.)	1.73m x 2.13m	5' 8" x 7' 0"

Master Bedroom	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3 (max.)	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
Ensuite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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THE DOUGLAS

4 BEDROOM HOME

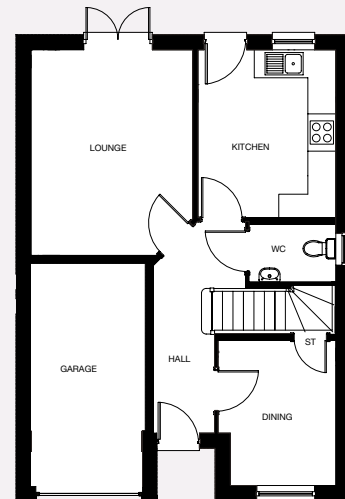


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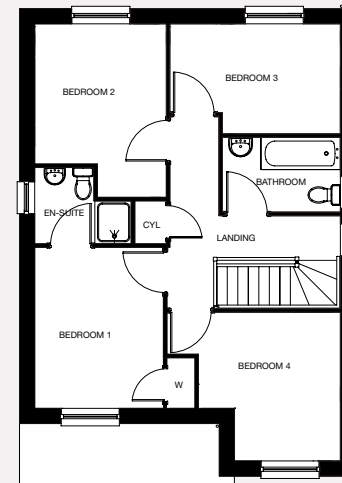
THE DOUGLAS

The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. The en-suite to the master bedroom, separate family bathroom and downstairs WC add to the overall practicality of this family home. There also a handy integral garage.

GROUND FLOOR



FIRST FLOOR



Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Lounge	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
Cloaks	1.87m x 1.25m	6' 2" x 4' 1"

Master Bedroom	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 (max.)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3 (max.)	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4 (max.)	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
Ensuite (over shower)	2.08m x 1.65m	6' 10" x 5' 4"

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THE FAIRBAIRN

4 BEDROOM HOME

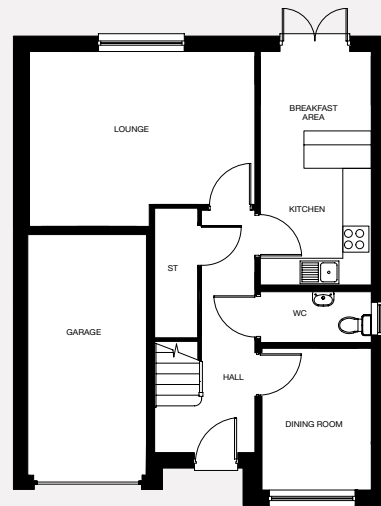


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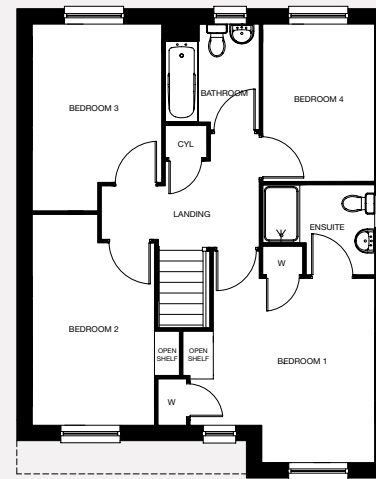
THE FAIRBAIRN

The Fairbairn offers superb family accommodation and is an attractive addition to any street scene. The four bedroom detached Fairbairn offers great living and entertaining space with a comfortable living room and separate dining room, along with a downstairs WC. The kitchen/breakfast area with French doors leading to the rear garden allows you to maximise the outdoors. Upstairs there are four well-proportioned bedrooms with master en-suite and a practical family bathroom. An integral garage and added storage completes the picture.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	2.34m x 4.92m	7' 8" x 16' 2"
Lounge	4.77m x 3.69m	15' 8" x 12' 2"
Dining Room	2.34m x 2.99m	7' 8" x 9' 10"
Cloaks	2.34m x 1.10m	7' 8" x 3' 7"

Master Bedroom	3.41m x 3.89m	11' 2" x 12' 9"
Bedroom 2 (max)	2.60m x 4.45m	8' 7" x 14' 7"
Bedroom 3 (max)	2.74m x 3.94m	9' 0" x 12' 11"
Bedroom 4	2.37m x 3.32m	7' 9" x 10' 11"
Bathroom (over bath)	1.97m x 2.07m	6' 6" x 6' 10"
Ensuite (over shower)	2.37m x 1.89m	7' 9" x 6' 3"

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THE GEDDES

4 BEDROOM HOME

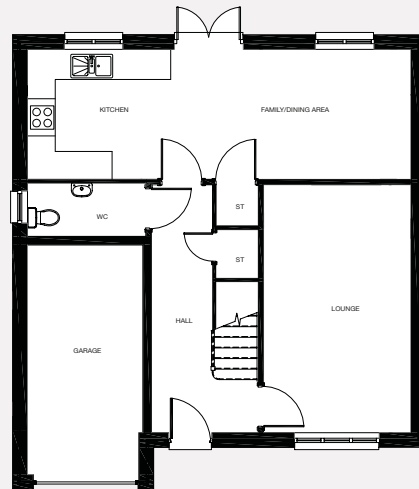


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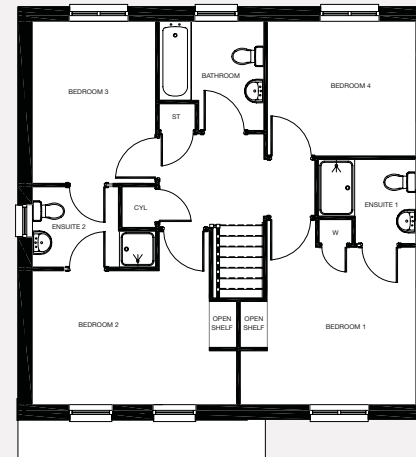
THE GEDDES

The Geddes is a fantastic home designed with substantial space for growing families. The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/breakfast area with French doors that lead to the rear garden is ideal for informal family dining. The separate lounge and dining room offer further comfortable family living and also great entertaining space. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast a Jack and Jill en-suite. A handy integral garage offers practical storage.

GROUND FLOOR



FIRST FLOOR



Kitchen/Family/Dining Area	8.27m × 2.80m	27' 2" × 9' 2"
Lounge	3.16m × 5.34m	10' 5" × 17' 6"
Cloaks	2.54m × 1.14m	8' 4" × 3' 9"

Master Bedroom (max)	3.78m × 3.89m	12' 5" × 13' 1"
Bedroom 2 (max)	4.39m × 2.88m	14' 5" × 9' 6"
Bedroom 3	2.65m × 3.48m	8' 8" × 11' 5"
Bedroom 4	3.19m × 2.89m	10' 6" × 9' 6"
Bathroom (max)	2.25m × 2.34m	7' 5" × 7' 8"
Ensuite 1 (over shower)	2.09m × 1.81m	6' 11" × 5' 11"
Ensuite 2 (over shower)	2.65m × 1.73m	8' 8" × 5' 8"

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THE MAXWELL

4 BEDROOM HOME

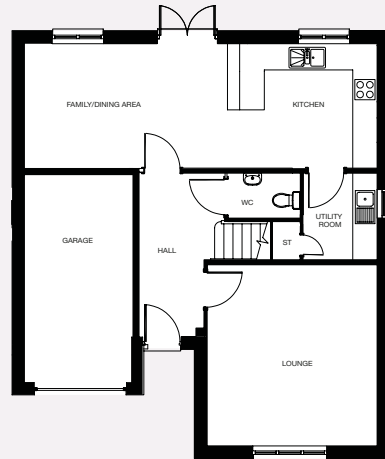


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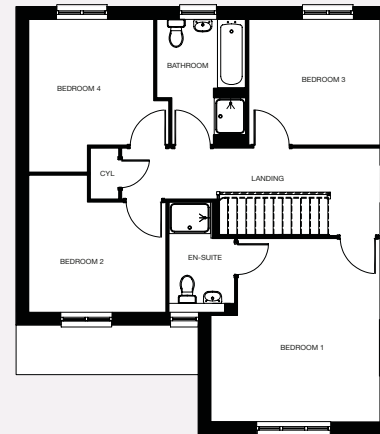
THE MAXWELL

The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with master en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



FIRST FLOOR



Kitchen	3.69m x 3.07m	12' 1" x 10' 1"
Lounge	4.20m x 4.44m	13' 9" x 14' 7"
Family/Dining Area	5.05m x 3.07m	16' 5" x 10' 1"
Cloaks	1.80m x 1.10m	5' 11" x 3' 7"
Utility	2.17m x 1.82m	7' 2" x 6' 0"

Master Bedroom (max)	4.20m x 4.48m	13' 9" x 14' 9"
Bedroom 2 (max)	3.34m x 3.39m	11' 0" x 11' 1"
Bedroom 3	3.26m x 3.10m	10' 8" x 10' 2"
Bedroom 4 (max.)	3.09m x 3.77m	10' 2" x 12' 5"
Bathroom (over bath)	2.20m x 3.10m	7' 3" x 10' 2"
Ensuite (inc. shower)	1.64m x 2.72m	5' 5" x 8' 11"

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THE MONRO

4 BEDROOM HOME

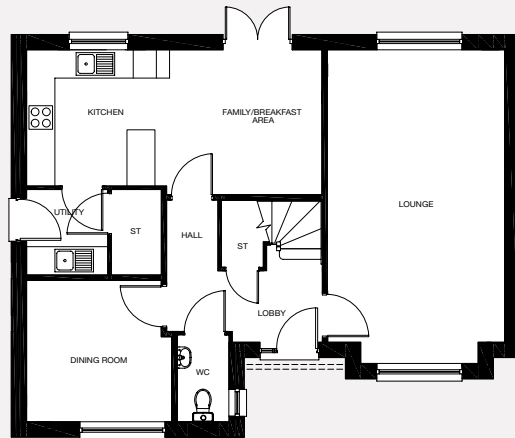


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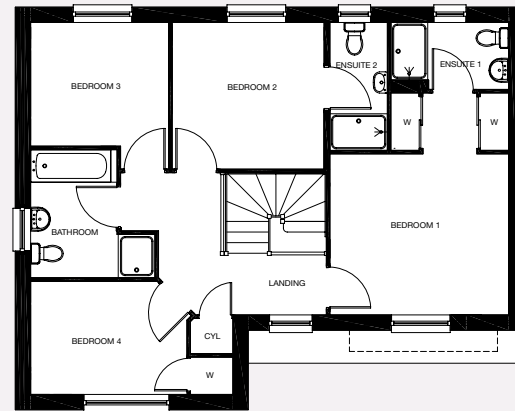
THE MONRO

The magnificent detached four bedroom Monro is a fantastic family home and commands great kerb appeal. It boasts a spacious lounge that stretches the full length of the property and along with the separate dining room, it is ideal for family living. The large kitchen with adjoining breakfast area with French doors leading to rear garden is perfect for informal family dining. There's also ample downstairs storage. Upstairs are four well-proportioned bedrooms with en-suite to the master and bedroom 2. A detached garage completes the picture.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area (max.)	6.27m x 3.07m	20' 7" x 10' 1"
Lounge (into bay window)	3.76m x 6.67m	12' 4" x 21' 11"
Dining Room	3.08m x 3.00m	10' 2" x 9' 10"
Utility	1.72m x 1.82m	5' 8" x 6' 0"
Cloaks	1.11m x 1.85m	3' 8" x 6' 1"

Master Bedroom (excl. changing)	3.80m x 3.42m	12' 6" x 11' 3"
Bedroom 2	3.27m x 3.12m	10' 9" x 10' 3"
Bedroom 3 (max.)	2.93m x 3.12m	9' 8" x 10' 3"
Bedroom 4	3.32m x 2.41m	10' 11" x 7' 11"
Bathroom (over bath & shower)	2.65m x 2.71m	8' 8" x 8' 11"
Ensuite 1 (over shower)	2.50m x 1.43m	8' 3" x 4' 8"
Ensuite 2 (over shower)	1.22m x 2.72m	4' 0" x 8' 11"

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THE STEWART

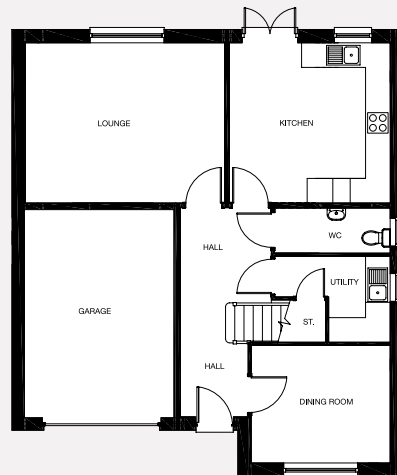
4 BEDROOM HOME

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THE STEWART

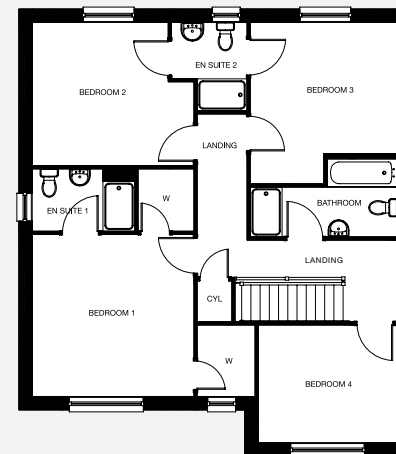
The impressive four bedroom detached Stewart offers superb family accommodation with great kerb appeal. The separate kitchen, lounge and dining room make entertaining a breeze. Also, the French doors from the kitchen leading to the rear garden are perfect for making the most of the outside. Upstairs are four well-proportioned bedrooms with master en-suite and bedrooms 2 and 3 also boast Jack and Jill en-suites. An integral garage, separate utility room and WC add to the overall practicality.

GROUND FLOOR



Kitchen	3.93m x 3.90m	12' 11" x 12' 10"
Lounge	4.87m x 3.90m	16' 0" x 12' 10"
Dining Room	3.41m x 2.88m	11' 2" x 9' 6"
Utility (max.)	2.83m x 2.09m	9' 4" x 6' 11"
Cloaks	2.83m x 1.16m	9' 4" x 3' 10"

FIRST FLOOR



Master Bedroom	3.95m x 3.96m	13' 0" x 13' 0"
Bedroom 2 (max.)	3.95m x 3.50m	13' 0" x 11' 6"
Bedroom 3 (max.)	3.59m x 3.95m	11' 10" x 13' 0"
Bedroom 4	3.41m x 2.88m	11' 2" x 9' 6"
Bathroom (over bath & shower)	3.59m x 1.91m	11' 0" x 6' 3"
Ensuite 1 (over shower)	2.51m x 1.52m	8' 3" x 5' 0"
Ensuite 2 (over shower)	1.84m x 2.16m	6' 1" x 7' 1"

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THE WALLACE

5 BEDROOM HOME

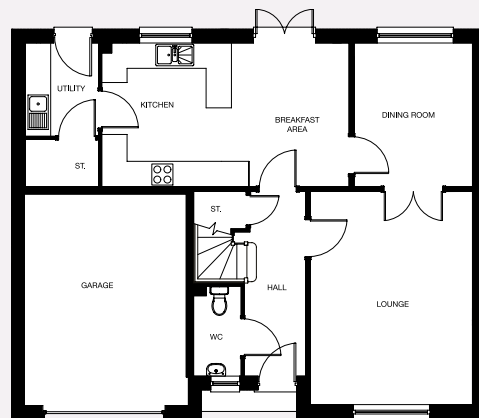
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THE WALLACE

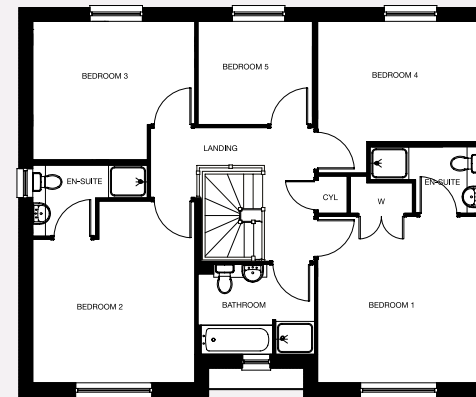
The impressive five bedroom detached Wallace offers superb family accommodation and commands instant kerb appeal. The kitchen boasts a separate utility room that has access to the rear garden, as well as a well-positioned storage cupboard and breakfast area with French doors to the rear garden.

The lounge and dining room are separated by French doors creating one large space or two separate rooms. There also ample storage in a spacious hall cupboard. Upstairs the master bedroom has an en-suite and a built-in wardrobe, plus bedroom 2 also benefits from an en-suite. An integral garage, spacious family bathroom with separate shower, and downstairs WC add to the overall practicality of this well-proportioned family home.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	5.85m × 3.41m	19' 3" × 11' 2"
Lounge	3.86m × 5.06m	12' 8" × 16' 7"
Dining Room	2.86m × 3.41m	9' 5" × 11' 2"
Utility	1.74m × 2.21m	5' 9" × 7' 3"
Cloaks	1.12m × 2.14m	3' 8" × 7' 0"

Master Bedroom	3.86m × 3.95m	12' 8" × 13' 0"
Bedroom 2 (max.)	3.86m × 4.31m	12' 8" × 14' 2"
Bedroom 3 (max.)	3.85m × 3.34m	12' 8" × 11' 0"
Bedroom 4 (max.)	3.86m × 3.60m	12' 8" × 11' 10"
Bedroom 5	2.74m × 2.45m	9' 0" × 8' 1"
Bathroom (over bath & shower)	2.74m × 2.14m	9' 0" × 7' 0"
Ensuite 1 (over shower)	2.61m × 1.57m	8' 7" × 5' 2"
Ensuite 2 (over shower)	2.72m × 1.68m	8' 11" × 5' 6"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The Kitchen layout and furniture positions are for indicative purposes only. RB12373 / May 2019

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FROM THE WEST:

Follow signs into Dundee via the A90 and stay on the A90, the Kingsway, following signs for Forfar and Aberdeen. At the Forfar Road junction, follow signs for the Tay Bridge and Arbroath. Carry straight on at the next two roundabouts. At the next take the second exit, signposted for Broughty Ferry and Monifieth via the A92. After leaving the Kingsway stay on the A92 for 3 ¾ miles staying in the Arbroath lane. Taking the second exit at the West Grange roundabout (do not follow the sign for Monifieth local services). At the next junction, the Ethiebeaton roundabout, take the third exit to enter Victoria Street. You have arrived at Victoria Grange.

FROM THE NORTH :

Approaching Dundee via the A90 southbound, at the Forfar Road junction turn left following signs for the Tay Bridge and Arbroath, then follow directions as above.

FROM THE TAY BRIDGE:

Approaching Dundee on the bridge, move into the right hand lane, marked for Aberdeen. Continue straight on following signs for Broughty Ferry and Arbroath. After 1 ½ miles one and a half miles leave the bridge, bear left to stay on the A92 following signs for Arbroath. Go straight on at the next roundabout, then at the next take the fourth exit, again signposted for Arbroath. Drive on for 3 ¾ miles, staying in the Arbroath lane and taking the second exit at the West Grange roundabout (do not follow the sign for Monifieth local services). At the next junction, the Ethiebeaton roundabout, take the third exit to enter Victoria Street. You have arrived at Victoria Grange

