

Simple Approach



**The Barnhouse ,
Angus DD8 2NR**
Fixed asking price £465,000

The Barnhouse , Angus DD8 2NR

Simple Approach are delighted to welcome this fantastic, energy efficient, 4 bed new build home to the residential sales market. Set within a highly sought after location, this lovely home benefits from a quiet countryside location without compromising locality to all local amenities along with being just a short drive away from Dundee City Centre.

For all the fantastic features of this home, please see the specifications below;

Specifications:

- South/North Facing Patio(s)
- Extensive Gardens With Boundary Hedges (Approx 500sqm)
- Award-winning German Kitchen
- Solid Quartz Worktops To Kitchen
- Calcutta Marble Tile to Downstairs Bathroom with Brass Effect Shower and Tap, Master En-Suite Tiled in African Marble with Black Shower & Taps and Double Vanity, Tiled Jack and Jill Bathroom
- Grey/White UPVC 1.0 U' value Glazed Windows
- Composite Front and Back doors
- Low Energy Downlights
- Pre-Finished Oak internal doors
- Low Energy Air Source Heat Pump
- Feature Oak Stair With Glass Balustrade
- World Branding Award-winning Sanitary ware
- Moulded white MDF skirtings and facings





- Energy Efficient New Build Home
- Award Winning German Kitchen
- Highly Sought After Location
- EPC Rating A++
- Choice of Tiling to Bathrooms and En-Suites or Wall Panel System to Shower Area
- *BUILD DUE TO COMPLETE APRIL 2024*
- Four Bedrooms
- Detached Double Garage With Electric Door
- £1500 Deposit To Secure And £3500 On Concluded Missives- This Comes Off The Final Sale Price



Electrical Legend

- Lightning Protection System (LPS) symbols
- Lightning Protection System (LPS) notes
- Lightning Protection System (LPS) details

Lightning Protection System (LPS) Notes

- The LPS is designed to protect the building from lightning strikes.
- The LPS consists of a lightning rod, down conductor, and earth terminal.
- The lightning rod is to be installed on the highest part of the building.
- The down conductor is to be installed in a straight line, with a maximum length of 20m between terminals.
- The earth terminal is to be installed in a suitable location, such as a metal water pipe or a dedicated earth terminal.



Proposed Ground Floor Plan
Scale 1:50

Drawing Scale 1:50

Proposed First Floor Plan
Scale 1:50

Archid Architects Limited

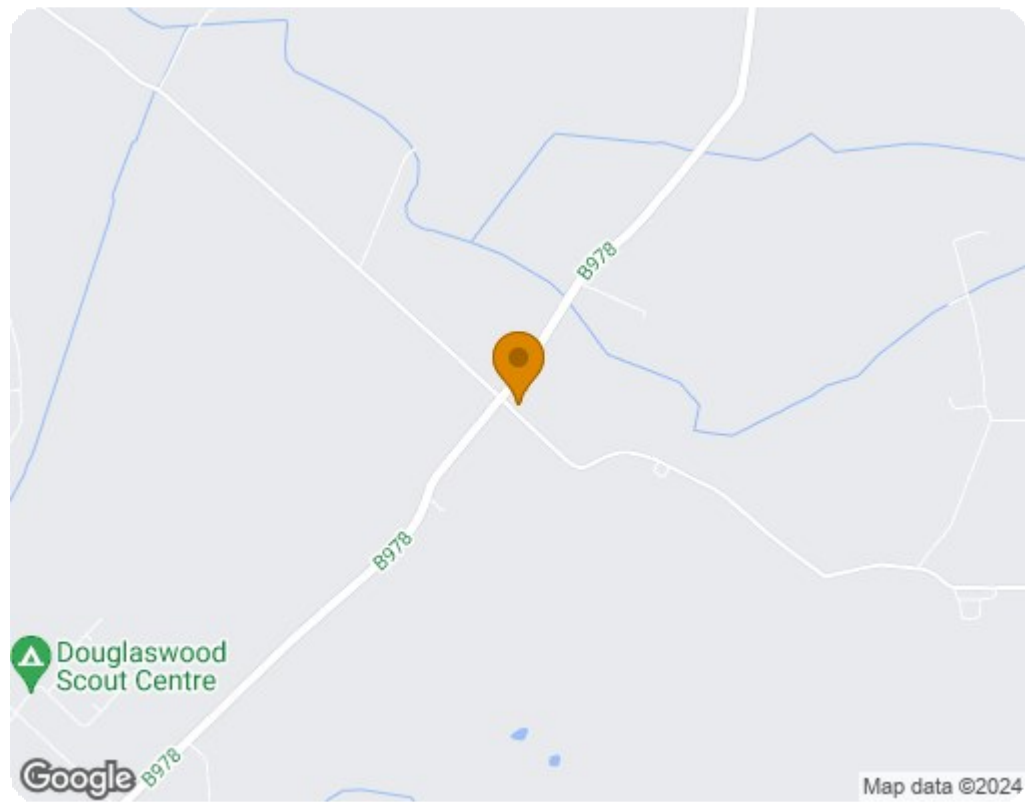
Architects

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC	