



Kinnordy Gardens, Kirriemuir

Exclusive development of eight architect designed four and five bedroom luxury homes set within a private cul-de-sac.





Award winning designer kitchen spaces featuring Leicht German units and Siemens appliances as standard

Breconsgate are proud to introduce our latest prestigious development, Kinnordy Gardens in Kirriemuir. The development benefits from a quiet cul-de-sac location and lies nearby open countryside and affords an enviable living environment on the edge of this charming town.

Known as the 'Little Red Town' and the gateway to the Angus Glens, Kirriemuir enjoys a stunning rural location within the heart of Angus.

Ideal for those wishing a relaxed way of life, Kinnordy Gardens offers an ideal family location combining all the convenience of a small town, excellent schools and local facilities coupled with the simple pleasures of a more relaxed quality of life, fishing, golf, swimming and endless beautiful walks amongst the Angus Glens all on your doorstep!



Kirriemuir Hill

“Kinnordy Gardens presents a truly unique opportunity to purchase a stunning family home of exceptional quality and design in a wonderful location.”

Situated North East of Dundee, Scotland's 4th largest city, the main A90 arterial route is but five minutes away from Kirriemuir, with Dundee and Aberdeen all within comfortable commuting distance.

This much anticipated development comprises eight stunning architecturally designed four and five bedroom luxury homes. Each of the four house styles has been uniquely created to embrace modern luxury living and offer a very individual and distinctive design.

Locally based and with over 40 years experience within the building industry, the Directors of Breconsgate have a total commitment to exceptional build quality and to ensuring complete customer satisfaction.

Built to the highest standards by our skilled craftsmen using quality materials the properties will feature spacious well designed interiors, designer kitchens and bathrooms, master bedrooms with en-suite and many other quality features as standard.

We have appointed award winning designers Selan of Broughty Ferry to create unique kitchen spaces to your individual requirements, featuring designer Leicht German units and Siemens appliances as standard.

Working with ourselves and our design team we can incorporate additional features and specifications to further define your ideal living space.



Outline Specifications

■ Design

- Architect designed unique homes within generous plot sizes
- Open plan house design with gallery areas specific to house styles
- Designer German Leicht kitchens supplied by Selan design of Broughty Ferry
- Siemens integrated appliances and Ceramic induction hob as standard
- Solid oak internal finishing's to ground floor
- Raised ceilings on the ground floor

■ Features

- Multi room entertainment system with integral speakers within public rooms
- Low voltage lighting to kitchen, bathroom and en-suites
- Cornicing to ground floor public rooms
- Chrome sockets and switches in ground floor public areas
- TV and telephone points in all public rooms
- High tech cabling throughout
- Luxury electric remote control garage door

■ Energy

- Double glazed windows throughout
- Under floor, wall and roof space insulation
- Under floor heating throughout the ground floor
- Gas central heating

■ Security

- Three point locking system to external doors
- Mains electric smoke detectors and battery backup
- External lighting to front and rear and patio doors
- External bell
- Alarm system

■ External

- Front garden turfed back garden seeded
- Driveway to garage paved
- External tap and electric points
- Rotary Clothes airer
- Boundary fencing to side

■ Optional Upgrades

- Sun lounge
- Jacuzzi baths
- Feature flooring
- Internal doors
- Ironmongery

We would be pleased to discuss any additional features or special requirements you may have.



Distance (in miles)

Aberdeen - 43

Dundee - 26

Perth - 45

Edinburgh - 85

Glasgow - 108

Breconsgate
QUALITY HOMES

Email: info@breconsgate.co.uk

Telephone: 07891 287710

Web: www.breconsgate.co.uk

Important Notice

In the interest of continuous product improvement Breconsgate reserves the right to change prices, plans, features and specifications without obligation or notice.

The information contained in this publication is provided for general guidance only and does not constitute a contract, part of a contract or warranty.