

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

- Lighting: T1-Basic, T2-Standard, T3-Modern
- Power: P1-Standard, P2-Modern
- Other: S1-Standard, S2-Modern

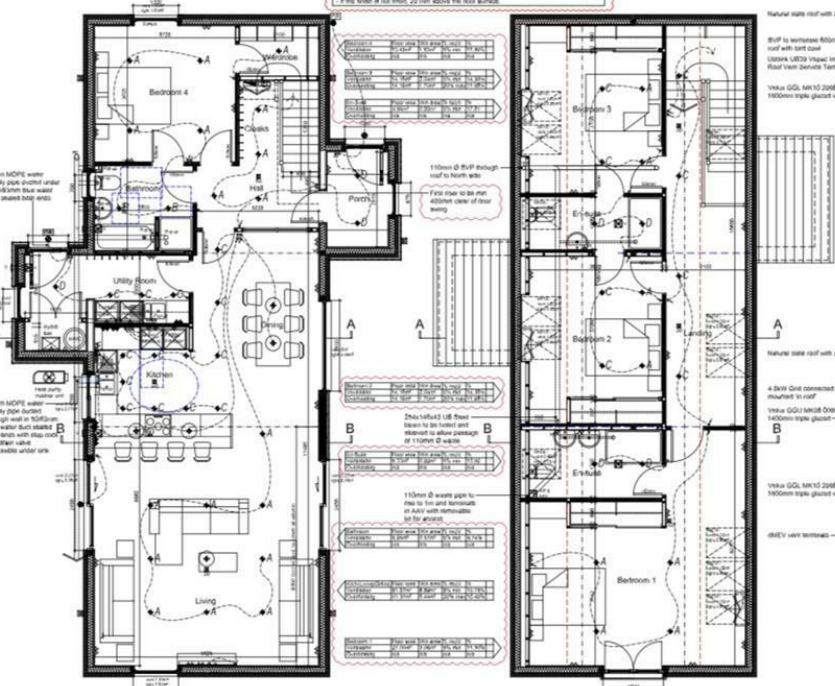
Structural Legend

- Roof: R1-Standard, R2-Modern
- Floor: F1-Standard, F2-Modern
- Wall: W1-Standard, W2-Modern
- Column: C1-Standard, C2-Modern

Air Movement - Undercutting Internal Doors

To ensure effective air movement throughout the building, ventilation should be provided between rooms and circulation spaces. This is commonly achieved in each internal door leaving a circulation space, providing a clearance from the door top to be either:

- 1 The floor finish in the room above the door finish
- 2 The floor in the room 22 mm above the floor surface

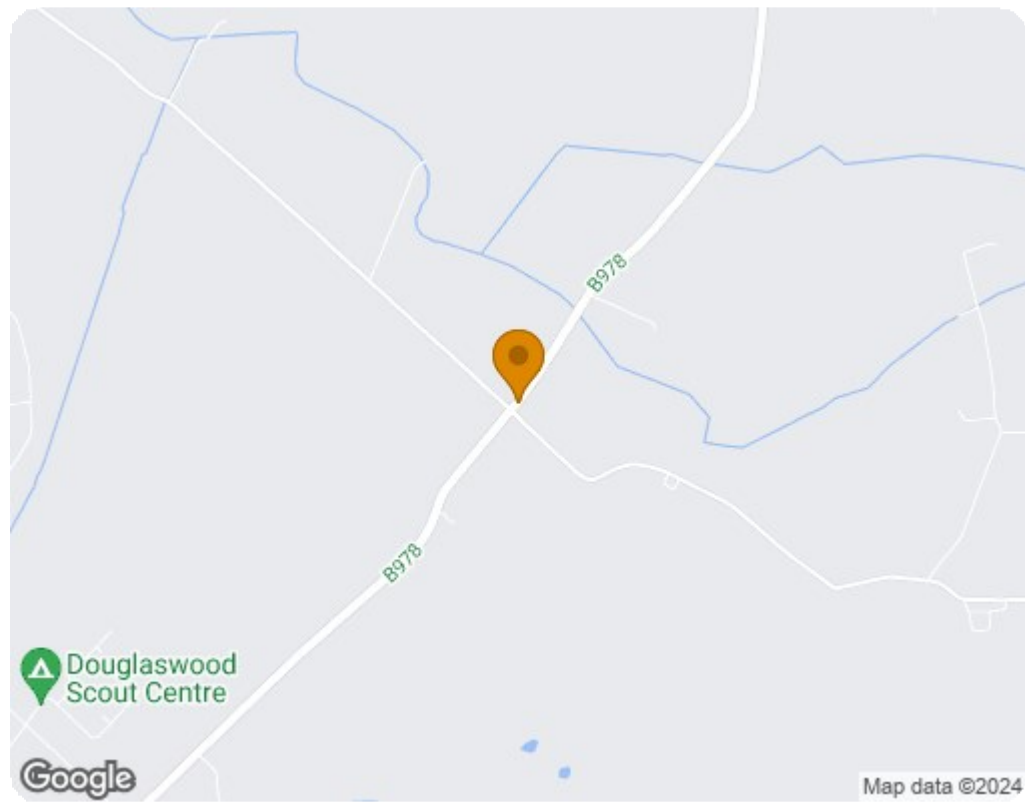


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Archid Architects Limited is a member of the Scottish Green Law Energy Hub.

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Energy Efficiency Rating

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		

EU Directive 2002/91/EC

Scotland

Environmental Impact (CO₂) Rating

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		

EU Directive 2002/91/EC

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