



OUTSTANDING QUALITY AND SPECIFICATION

10 Year Warranty on Superstructure.

Air source heat pump (low running costs).

Full UPVC double-glazing wall, floor and roof insulation.

Secure by Design composite external doors with 3 point locking system.

Ground floor underfloor heating with radiators upstairs.

Solar panels fitted on the roof as standard.

German internal bespoke doors with quality chrome ironmongery.

Walls and ceilings painted washable white.

Luxury fitted kitchen including upstand, with built in oven, induction hob, extractor, built in Fridge Freezer, dishwasher, and Washing machine.

Outside tap below Kitchen window.

Bathroom. Ideal Standard luxury wall hung WC, wall hung Wash hand basin with chrome thermostatic shower over bath including shower screen. Heated towel rail, (Depending on House type) Choice of Porcelanosa wall and floor tiles.

En-suite. (Depending on House type) Ideal Standard luxury wall hung WC, wall hung wash hand basin with chrome thermostatic shower including full height glass shower screen. Choice of Porcelanosa fully tiled seamless shower floor. Choice of Porcelanosa wall and floor tiles. Heated towel rail.

WC Ideal Standard luxury wall hung WC and wash hand basin with choice of Porcelanosa floor and wall tiles.

Built in mirrored wardrobes with fitted Elfa storage space.

Mains operated smoke alarm with battery back up and carbon monoxide detector.

Generous power points throughout.

Kitchen, Bedroom 1, and living room with built in USB socket.

Choice of Fibre BT media or fibre Virgin media.

Television points in Lounge (Wire Only).

Turfed Front Garden, Top soil only in the rear garden with slabbed patio area and Whirly dryer.

Car parking with monobloc and precast slabs to footpaths.

1.8 metre high treated timber fence and gate to rear garden.

Fully floored attic storage and insulated access hatch with loft ladder.

Note: Discovery Homes Dundee Ltd makes every effort to ensure that all particulars are correct and up to date. The illustrations, floor plans and details shown are taken from the original plans and drawings for the development and are provided at this stage to give indications of the proposed layouts and finishings. These may alter during the construction and should be considered on that basis. The choices available within the specification list are subject to change within the build schedule.



Located in a long established residential area of Dundee. Rosebank/Tulloch Crescent, will be a select development comprising of Ten Eco energy efficient new build houses.

They are well placed for easy access to surrounding amenities, schools, retail and business parks, including a local convenience shop on the door step. The location benefits from a regular commuter bus service reaching out to most of the city and major employment centres.

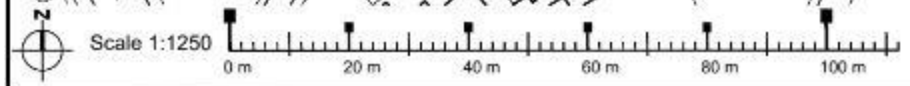
Rosebank/Tulloch Crescent is a small residential development of 10 quality Eco build homes which will provide the occupier with a modern energy efficient heating system, which is backed up by excellent standards of insulation, double glazed windows.

German manufactured interior doors which are a standard feature of the thoughtfully planned accommodation. Built by Discovery Homes these are quality assured houses which have been future proofed to comply with new building regulations to enhance their eco credentials, which means these homes are highly energy efficient. There is a mixture of detached and semi-detached 3-bedroom villas and spacious 2-bedroom bungalows.

Discovery Homes are renowned for their innovative, well-designed layouts offering ample family accommodation. The contemporary open plan and semi open plan designs feature, bright airy accommodation with the villas comprising of WC on the ground floor, large lounge, dining,

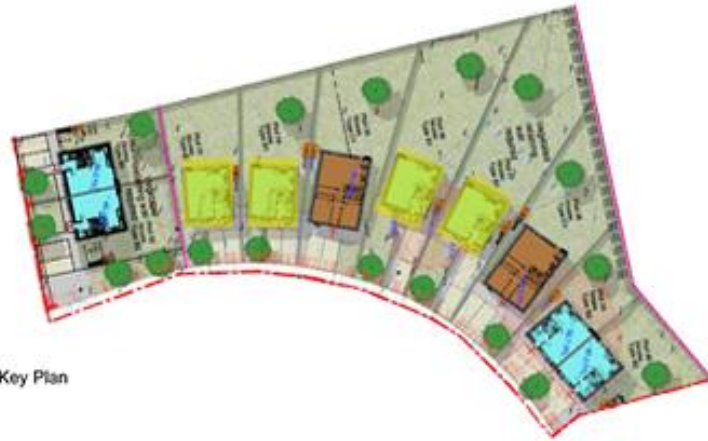
family area and fully equipped Luxury kitchens. Each property features Monobloc parking, turfed front gardens, clothes dryer and a high screened fence for privacy and security. A choice of kitchens and tiling is available subject to build timescale. The specification list contained within these particulars underlines the quality this small, select, private development has to offer. Discovery Homes are a highly regarded developer with a long history of successful new build developments within the city. Their ethos is to build, innovative, high quality, yet affordable family homes of lasting style and comfort.

Please note: The images and virtual staging within this brochure are computer generated and used for illustration purposes.

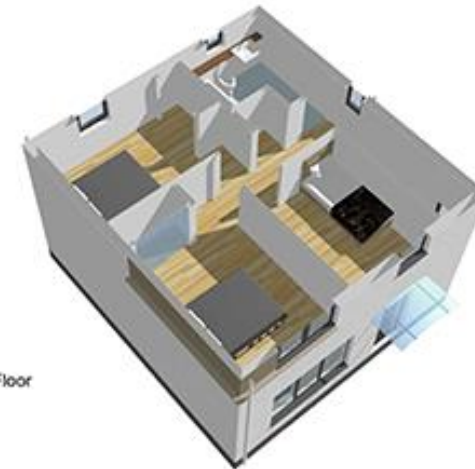


House Type B1: Law

Detached 3 Bedroom 5 Person



Key Plan



3D First Floor



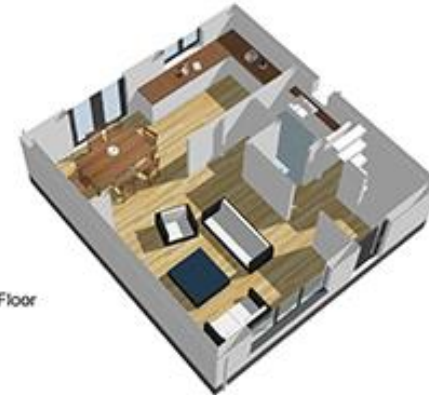
Accommodation Schedule

Room	Sizes(m)	Area
Dining/Kitchen	6.5 x 2.4m	16 m ²
Lounge	4.0 x 4.5m	18 m ²
WC	2.5 x 2.0m	4 m ²

Room	Sizes(m)	Area
Bedroom 1	4.2 x 2.7m	11 m ²
Bedroom 2	4.0 x 2.7m	11 m ²
Bedroom 3	3.1 x 2.6m	8 m ²
Bathroom	2.45 x 2.7m	6 m ²

Total Floor Area: 91.0 m²

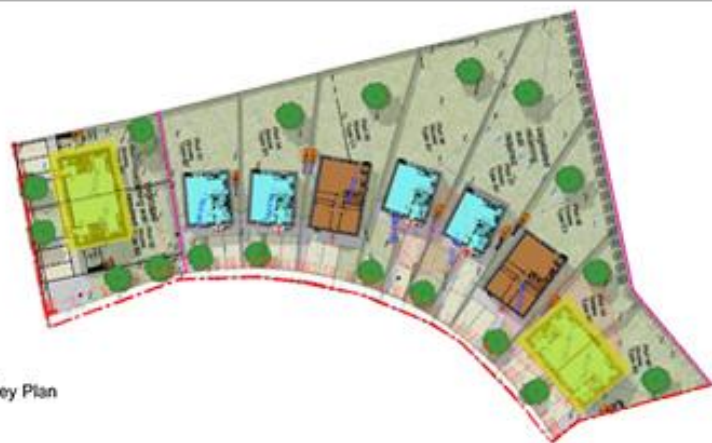
3D Ground Floor



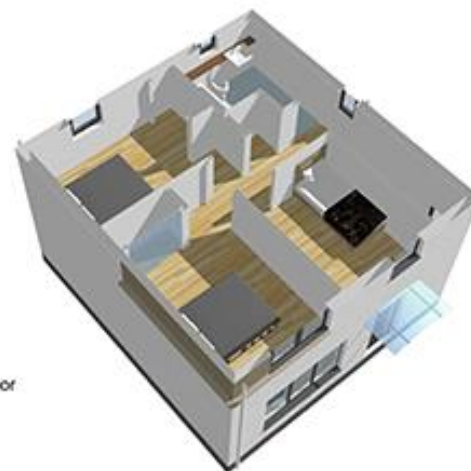
Please note the information contained on this drawing is for illustration purposes only. The contents do not form part of any offer or contract. This drawing is © Copyright of Voigt Architects Limited.

House Type B2: **MacRobert**

Semi-Detached 3 Bedroom 5 Person



Key Plan



3D First Floor



3D Ground Floor

Accommodation Schedule

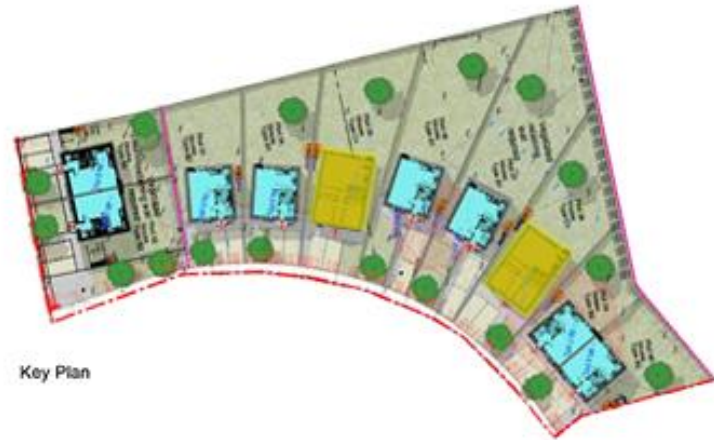
Room	Sizes(m)	Area
Dining/Kitchen	6.5 x 2.4m	16 m ²
Lounge	4.0 x 4.5m	18 m ²
WC	2.5 x 2.0m	4 m ²

Room	Sizes(m)	Area
Bedroom 1	4.2 x 2.7m	11 m ²
Bedroom 2	4.0 x 2.7m	11 m ²
Bedroom 3	3.1 x 2.6m	8 m ²
Bathroom	2.45 x 2.7m	6 m ²

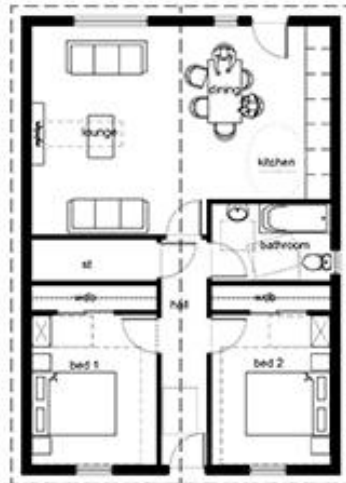
Total Floor Area: 91.0 m²

Please note the information contained on this drawing is for illustration purposes only.
The contents do not form part of any offer or contract.
This drawing is © Copyright of Voigt Architects Limited.

House Type C: **Camperdown**
 Bungalow 2 Bedroom 4 Person



Key Plan



Ground Floor Plan

Total Floor Area: 75m²

Accommodation Schedule

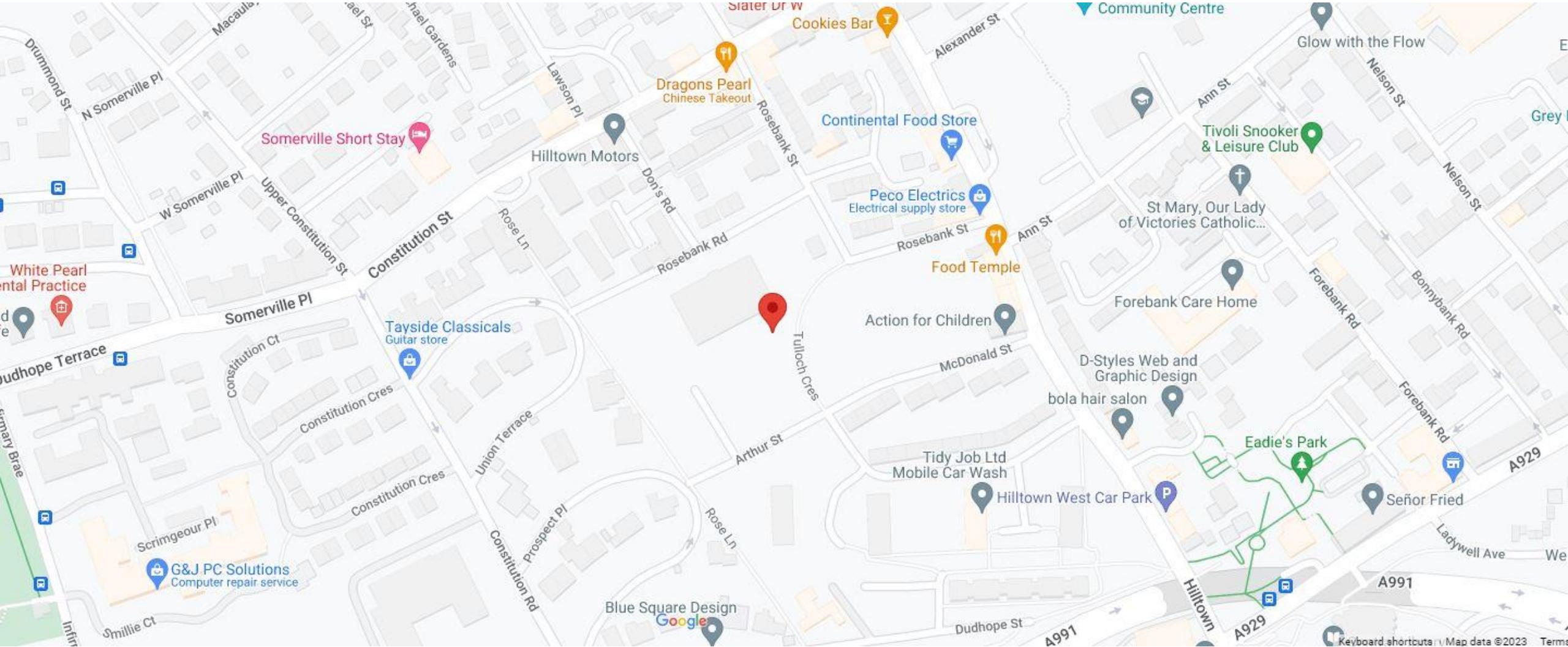
Room	Size	Area
Bedroom 1	3.1 x 4.3m	11.2 m ²
Bedroom 2	2.85 x 4.3m	12.3 m ²
Bathroom	2.85 x 1.85m	5.3 m ²
Store	3.00 x 1.00m	3.0 m ²
Kitchen/lounge/dining	7.15 x 5.0m	33.2 m ²



3D Ground Floor

Please note the information contained on this drawing is for illustration purposes only.
 The contents do not form part of any offer or contract.
 This drawing is © Copyright of Voigt Architects Limited.

Site Location



Tel: 01382 250800 | E: marketing@discoveryhomesltd.co.uk
www.discoveryhomesltd.uk