Castle View, Dundee

DJ LAING

HOMES

www.djlaing.co.uk/homes

Introducing our latest development at

Castle View, Dundee

Building Communities for the future

We are delighted to return to the Ballumbie area with our new 97 house development at Castle View offering stylish 2, 3 and 4 bedroom homes in a desirable location on the periphery of Dundee.

Castle View is ideally situated from the city centre and within walking distance of the local shops, schools and leisure pursuits, making it an ideal choice for your family home.

With easy access to the north and south road networks and excellent transport links, including Dundee airport, the harbour and the upgraded railway station, it is an exciting time for the City of Discovery.

With the recent opening of the V&A museum and further plans for investment and the regeneration of the Waterfront we are excited to build a new community in the area.

As a reputable local housebuilder with an emphasis on quality, not quantity, we look forward to welcoming you to Castle View and providing homes at a price you can afford.

NHBC

Help to Buy

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

The Carlton

2 Bedroom | 2 Bathroom | Semi Detached

This spacious semi detached property is an ideal starter home close to all amenities.

This attractive 2 bedroom property has a generous garden and off street parking for at least two cars.

The rooms are spacious and well appointed with ample storage. The Double Bedrooms have extensive fitted wardrobes and the property benefits from a Bathroom and a Shower room

Why choose D J Laing Homes?

1. High Standards: We will build you a stylish new home to an exceptionally high standard of finish.
2. Helping home buyers: We can offer various initiatives to assist with your home ownership i.e. Help to Buy Scheme.

Contact our team

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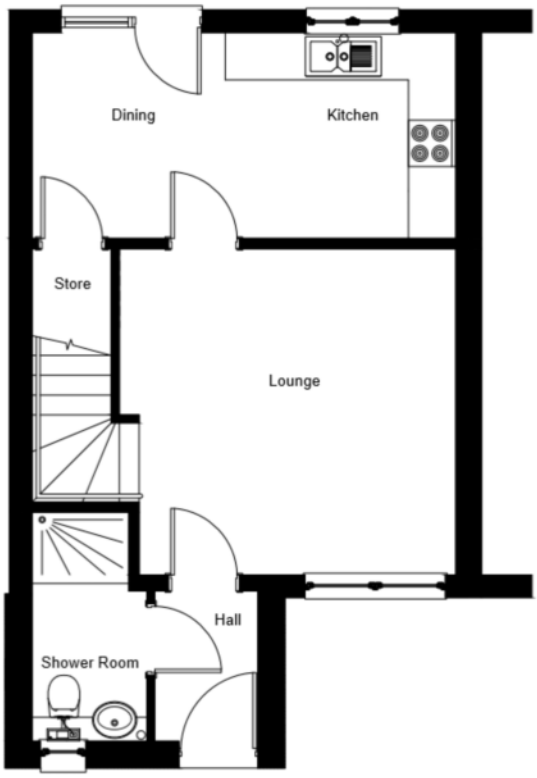
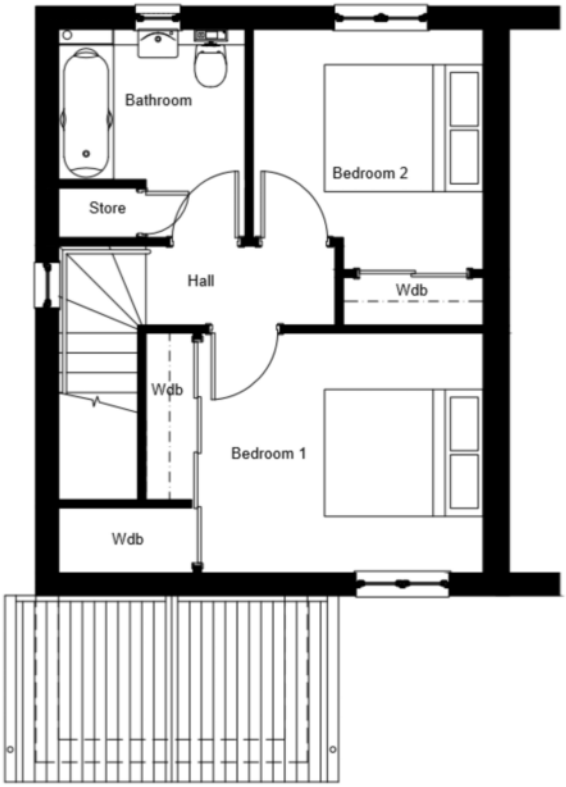
The Carlton

2 Bedroom | 2 Bathroom | Semi Detached

Floor Plans





Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.0 x 4.1	13'2'' x 13'6''
Kitchen	2.6 x 2.6	8'6'' x 8'6''
Dining	2.8 x 2.6	9' x 8'6''
Shower	1.5 x 1.9	4'9'' x 6'3''

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	3.6 x 3.0	11'8'' x 9'11''
Bedroom 2	2.9 x 3.0	9'6'' x 9'11''
Bathroom	2.4 x 2.6	7'9" x 8'6''

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All room sizes are approximate.

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The Gordon

3 Bedroom | 2 Bathroom | Semi Detached

This quality semi detached property provides an ideal family home in a popular location.

This desirable semi detached home has been tastefully designed with a welcoming entrance hall leading to the open plan Kitchen/Dining room on the ground floor.

The property offers spacious living accommodation with 3 double Bedrooms, a generous garden and ample off street parking.

Why choose D J Laing Homes?

9. Supporting local businesses: As an employer we support local tradesmen and suppliers which benefits the local economy.

10. Environmentally Friendly : Our aim is to segregate site waste and increase recycling to reduce the carbon footprint.

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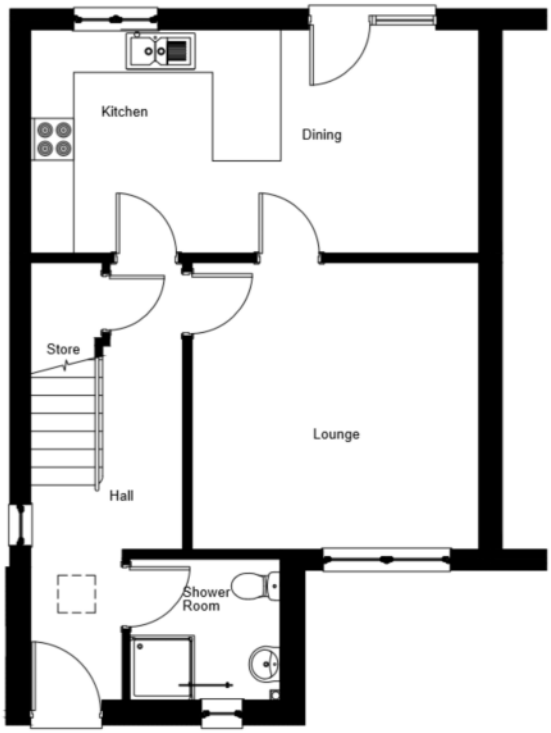
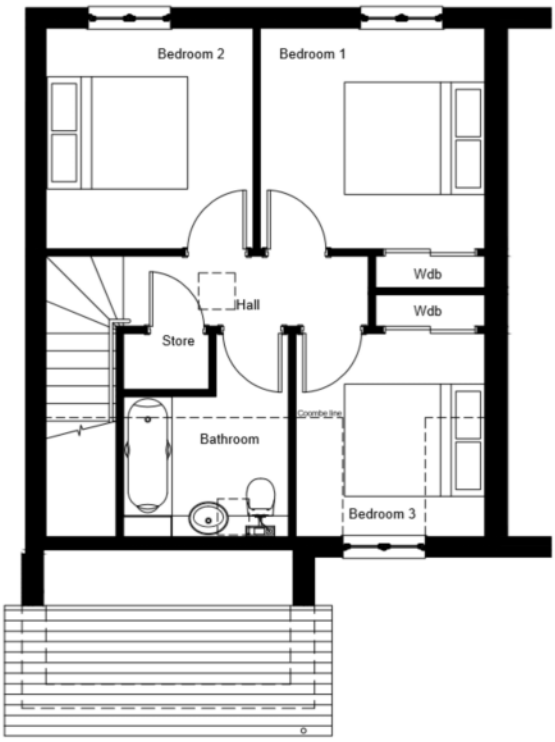
The Gordon

3 Bedroom | 2 Bathroom | Semi Detached

Floor Plans





Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.0 x 4.0	13'2'' x 13'2''
Kitchen	3.0 x 3.1	9'10'' x 10'3''
Dining	3.3 x 3.1	10'8'' x 10'3''
Shower	2.1 x 2.0	6'11'' x 6'6''

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	3.2 x 3.2	10'6'' x 10'4''
Bedroom 2	3.0 x 3.2	9'8'' x 10'4''
Bedroom 3	2.7 x 2.9	8'10'' x 9'6''
Bathroom	2.4 x 2.9	7'9'' x 9'6''

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The Jensen

3 Bedroom | 2 Bathroom | Semi Detached

This modern semi detached property is an ideal family home with generous off street parking and storage.

The semi detached villa is an ideal family home with 3 double Bedrooms on the first floor and a spacious Shower room on the ground floor in addition to the family Bathroom.

The open plan Kitchen/Dining room with a breakfast bar provides informal dining and natural light filters through the ground floor from the Lounge through to the large rear garden.

Why choose D J Laing Homes?

3. Value for money: Our homes provide you with excellent value for money.
4. Pride in the job: Our qualified tradesmen and team members take every care in completing our homes.

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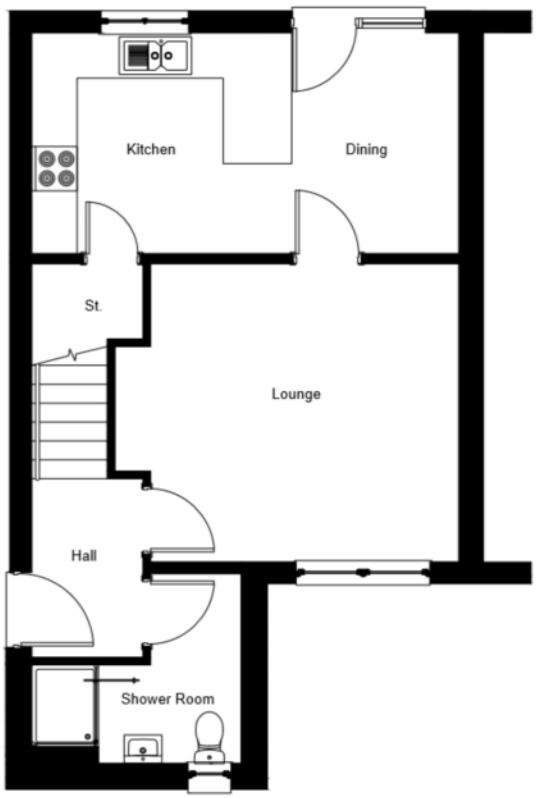
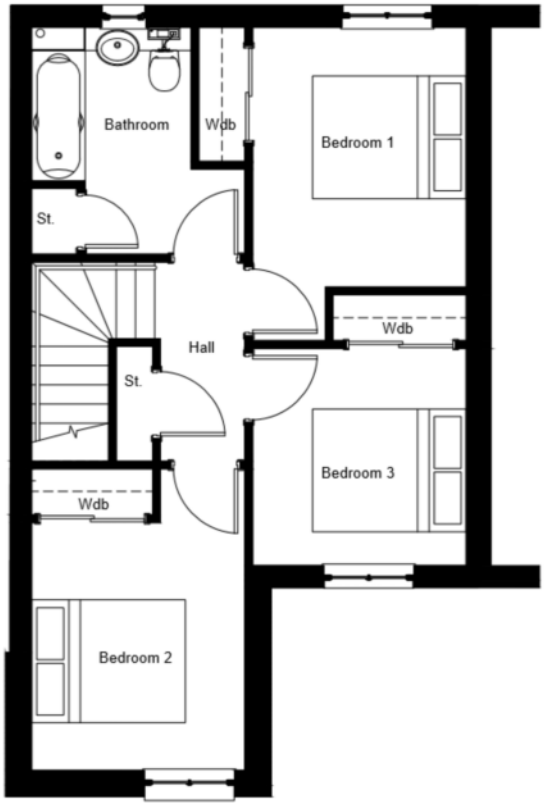
The Jensen

3 Bedroom | 2 Bathroom | Semi Detached

Floor Plans





Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.1 x 4.0	13'5'' x 13'
Kitchen	3.0 x 2.9	9'10'' x 9'7''
Dining	2.7 x 2.9	8'9" x 9'7''
Shower	2.8 x 1.3	9'1'' x 4'4''

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	2.8 x 3.4	9'1'' x 11'1''
Bedroom 2	2.8 x 3.2	9'1'' x 10'7''
Bedroom 3	2.8 x 2.8	9'1'' x 9'3''
Bathroom	2.1 x 3.0	6'11" x 9'8''

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The Grayson

4 Bedroom | 2 Bathroom | Semi Detached

This unique contemporary home provides modern living for a discerning buyer.

This large 4 bedroom property is a modern contemporary design with an open plan Lounge, Dining room and Kitchen. Two double Bedrooms are located on the ground floor with 2 large Bedrooms and an En-suite on the first floor.

All rooms are generously proportioned and three of the bedrooms contain built in mirrored wardrobes to maximise storage.

Why choose D J Laing Homes?

5. Quality Guaranteed: All our homes are built to NHBC standards and provide a 10 year guarantee.

6. Building Communities: Our housing developments are built in desirable locations close to all local amenities.

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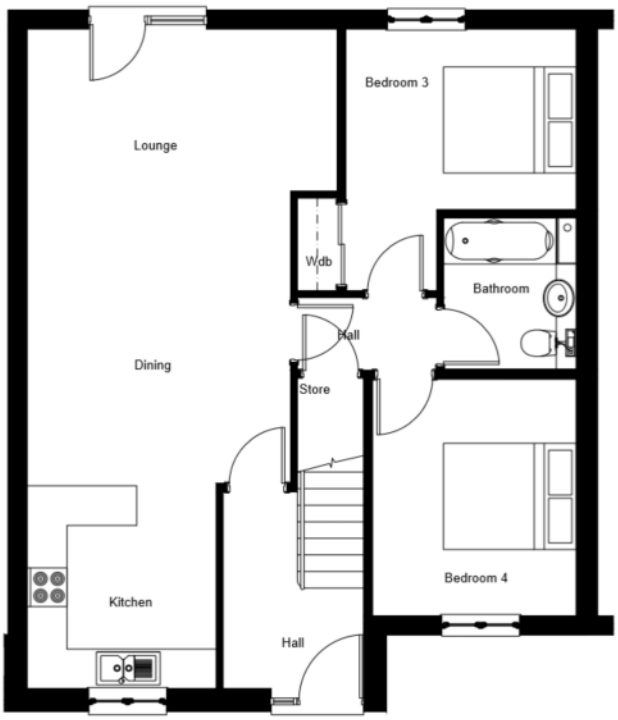
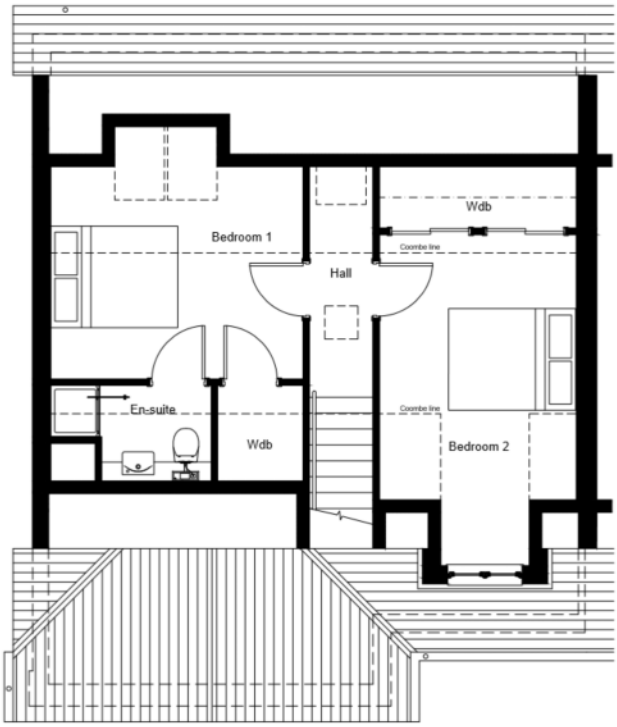
The Grayson

4 Bedroom | 2 Bathroom | Semi Detached

Floor Plans





Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge/Dining	4.7 x 6.9	15'4'' x 22'7''
Kitchen	2.8 x 3.1	9'4'' x 10'1''
Bedroom 3	3.5 x 2.7	11'5'' x 8'11''
Bedroom 4	3.1 x 3.6	10'1'' x 11'9'
Bathroom	2.0 x 2.3	6'7" x 7'6"

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	4.0 x 3.4	13' x 11'
En-Suite	2.5 x 1.5	8'3'' x 4'11''
Bedroom 2	3.1 x 4.2	10'2'' x 13'9''

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The Weston

4 Bedroom | 3 Bathroom | Detached

This large detached property benefits from a single integral garage and utility room.

This delightful 4 bedroom detached property is the largest home within our range and boasts of numerous features to benefit a large or growing family.

Undoubtedly, the best unique feature is the large dressing room in the Master Bedroom, which is sure to meet the dreams of any homeowner with a passion for shoes or fashion. This spacious property also offers an En-suite, ground floor Shower room and Bathroom.

Why choose D J Laing Homes?

7. Friendly and Personal: Our professional team offer a friendly and personal service throughout your home buying experience.

8. Energy Efficiency: Our modern methods of construction give you maximum benefits in energy efficiency i.e. solar panels.

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The Weston

4 Bedroom | 3 Bathroom | Detached

Floor Plans

Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.0 x 4.0	13'2'' x 13'1''
Kitchen	3.0 x 3.1	9'10'' x 10'3''
Dining	3.3 x 3.1	10'8'' x 10'3''
Utility	3.7 x 1.5	12'1'' x 5'
Shower	2.1 x 2.0	6'11'' x 6'7''
Garage	3.7 x 5.5	12' x 18'2''

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	3.0 x 5.8	9'11'' x 18'10''
En-Suite	3.0 x 1.4	9'11'' x 4'7''
Bedroom 2	3.2 x 3.1	10'6'' x 10'3''
Bedroom 3	3.0 x 3.1	9'8'' x 10'3''
Bedroom 4	2.7 x 2.9	8'10'' x 9'6''
Bathroom	2.4 x 2.0	7'9'' x 6'7''

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Site Plan

Castle View, Dundee - Phase 1

Specification

Castle View, Dundee

- 10 year NHBC Guarantee
- Full Gas Central Heating
- Full double glazing, wall, floor and roof insulation
- UPVC windows with security locks to Ground Floor windows
- Secure by Design steel external doors with 3 point locking system
- Integrated solar PV panels
- Moulded white MDF skirtings and facings
- Walls and ceilings painted white
- Flush timber veneer internal doors with chrome ironmongery
- Glazed internal doors in Vestibule and / or Lounge
- Luxury fitted Kitchen with under wall unit lighting
- Upstand above Kitchen / Utility worktops
- Built – in fan assisted single oven, gas hob and cooker hood
- Freestanding appliance spaces for Washer Dryer, Fridge and Dishwasher
- Plumbing for washing machine and dishwasher
- One and a half bowl stainless steel Kitchen sink and taps
- Outside tap beneath Kitchen window
- Keva White sanitaryware with Lenso chrome mixer taps
- Theromstatic Built-in Shower with Fixed Square Head - Chrome
- Express shower door screen or similar
- Wet wall panelling to Shower area and extensive wall tiling to Wet Rooms
- Heated towel rail in En-Suite or Shower Room
- Built-in mirrored wardrobes
- Spur for Intruder Alarm
- Mains operated smoke alarm with battery back up
- Extractor fan in Wet Rooms
- Ample power points throughout
- Television point in Lounge and Master Bedroom
- Telephone point in Lounge and Master Bedroom
- Turfed front garden and topsoil to rear garden
- Car parking with Monobloc and precast slabs to footpaths
- 1.8 metre high timber fence and gate to rear garden

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