



CARNOUSTIE ANGUS



HOMES

www.djlaing.co.uk/homes

Introducing our latest development in Carnoustie



Building Communities for the future

We are delighted to build our latest housing development in the popular coastal town of Carnoustie.

These tastefully designed 2, 3 and 4 bedroom homes have all the benefits of modern living for first time buyers and growing families to enjoy.

High quality and quality finishings come as standard in these stylish homes. Each home is equipped with the latest energy efficient solutions, providing a sustainable living experience and a cost effective home.

Feel the difference in a DJ Laing home.

Renowned for it's championship golf course, Carnoustie has excellent leisure activities on it's doorstep.

Following investment, the town also benefits from two new primary schools and a secondary school with state of the art facilities.

The development is situated in a desirable location with convenient access to local amenities; shops, schools and the health centre are all within walking distance.

Excellent public transport links and the improved A92 road network assist commuting to Dundee (14 miles) and Aberdeen (60 miles).

Price List

Greenlawhill, Carnoustie



March 2025

Plot No	House Type	Description	Price	Entry from (Approx)
1*, 2*, 18, 19, 20, 21	DONALDSON <i>EARLY BIRD</i>	2 bed semi detached bungalow	£ <i>£TBA</i>	<i>TBA</i>
16, 17, 22, 23, 37, 38, 41, 42, 43, 44, 46, 47, 49, 50, 51, 52	JENSEN <i>EARLY BIRD</i>	3 bed semi detached villa	£ <i>£TBA</i>	<i>TBA</i>
7, 10, 13, 32, 53	INGRAM <i>EARLY BIRD</i>	3 bed detached bungalow	£ <i>£TBA</i>	<i>TBA</i>
3, 4, 5, 6, 8, 9, 11, 12, 14, 15, 24, 25, 30, 31, 35, 36	GRAYSON <i>EARLY BIRD</i>	4 bed semi detached villa	£ <i>£TBA</i>	<i>TBA</i>
26, 27, 28, 29	PANMURE <i>EARLY BIRD</i>	4 bed detached villa	<i>£TBA</i>	<i>TBA</i>
39, 40, 45, 48	WESTON <i>EARLY BIRD</i>	4 bed detached villa + integral garage	<i>£TBA</i>	<i>TBA</i>

An early bird reservation of £250 gives you first option on the plot when it is released with the purchase price and expected date of entry confirmed at that time. The early bird reservation is fully refundable in the event of cancellation.

A full reservation requires a deposit of £500. In the event of cancellation, the full reservation fee is partly refundable. Missives must be signed within 4 weeks of full reservation. A further deposit of £1500 is payable upon conclusion of missives.

These payments will be deducted from the purchase price on the date of entry.

Entry dates cannot be guaranteed and will be confirmed 1 month prior to completion.

*Buyers must demonstrate a housing need as determined by Angus Council or reside or work in South Angus and / or earn a maximum gross single income of £31,623 or joint income of £46,848.

NB: The information contained within this brochure may be subject to change without prior notice.

Contact our team

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0845 257 2290

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The Donaldson

2 Bedroom | 1 Bathroom | Semi Detached Bungalow



This semi detached bungalow is an ideal starter home or suitable for downsizing.

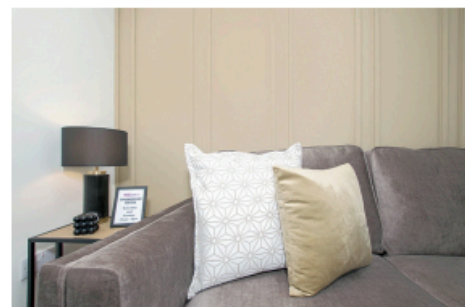
This attractive property provides accommodation on one level and can be easily maintained.

The Lounge is bright and spacious, leading to a well equipped Kitchen.

Both double bedrooms have built in mirrored wardrobes and the property benefits from a shower above the bath.

The fully enclosed rear garden is private with off street parking for 2 cars also provided.

This property has the latest energy efficient benefits and low running costs, whilst being kinder to the environment.



Why choose D J Laing Homes?

- 13. **Expert Advice:** Our independent Mortgage Brokers can source the best deal for your personal circumstances.
- 14. **Referral Service:** With our knowledge and experience in the property market we can recommend local Lawyers to assist you on your homebuying journey.

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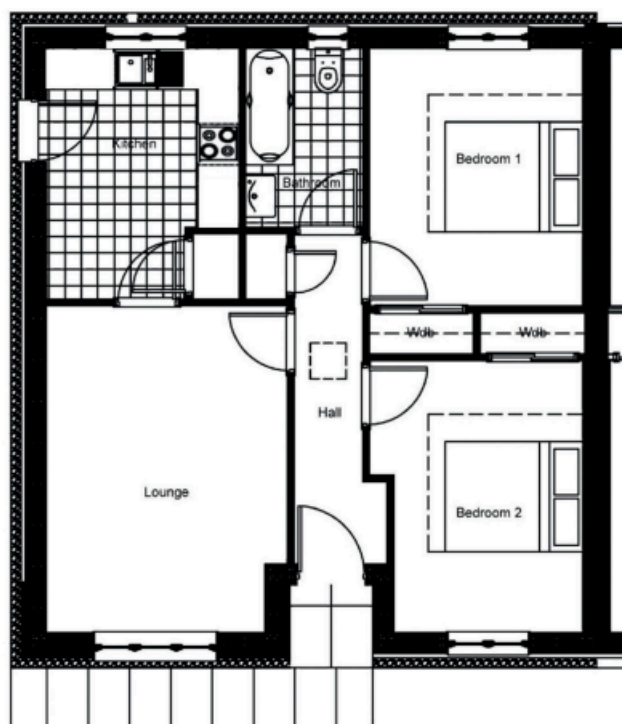
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The Donaldson

2 Bedroom | 1 Bathroom | Semi Detached Bungalow



Floor Plan



Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	3.5 x 4.8	11'6" x 15'10"
Kitchen	2.8 x 3.7	9'2" x 12'1"
Bedroom 1	3.1 x 3.8	10'2" x 12'5"
Bedroom 2	2.8 x 4.0	9'2" x 13'1"
Bathroom	1.7 x 2.6	5'7" x 8'6"

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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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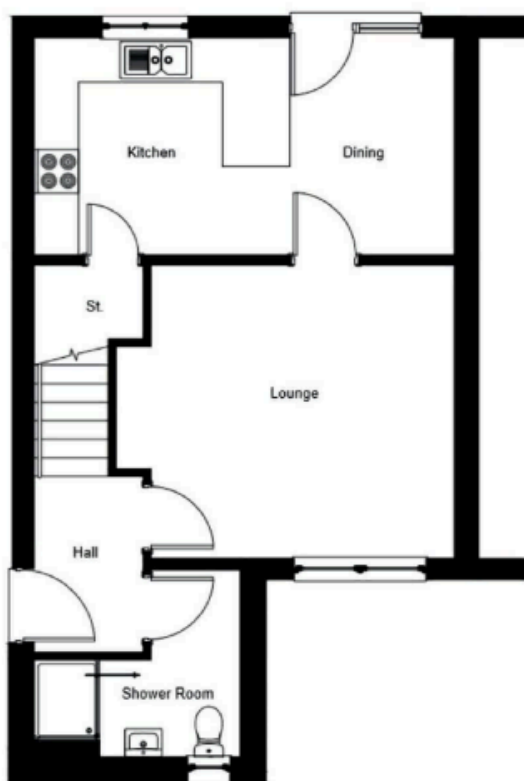
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The Jensen

3 Bedroom | 2 Bathroom | Semi Detached

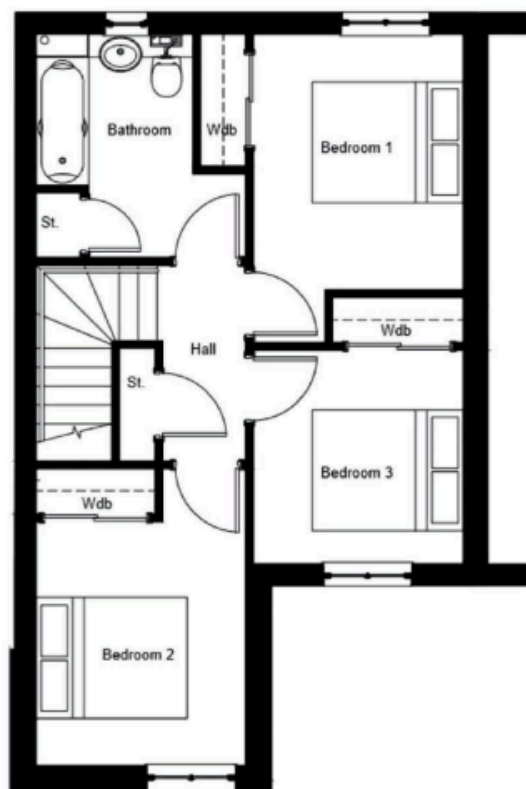


Floor Plans



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 Ingram

3 Bedroom | 2 Bathroom | Bungalow



This spacious bungalow benefits from single floor living and low maintenance.

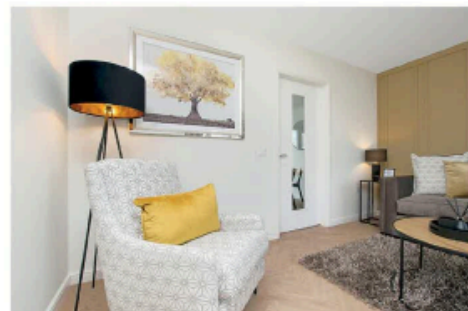
This single storey property offers spacious accommodation and manageable living with flexible options on one level.

Generous public rooms, a breakfasting Kitchen and 3 double bedrooms plus an En-Suite make this an ideal family home. Ample storage and off street parking for 2 cars are also provided.



Why choose D J Laing Homes?

- 11. Modern Design:** Enjoy all the comforts of a new home built to the latest building standards with the latest technology.
- 12. Customisation:** With a range of kitchens, tiles and wet wall to choose from, you can make our house your own individual home.



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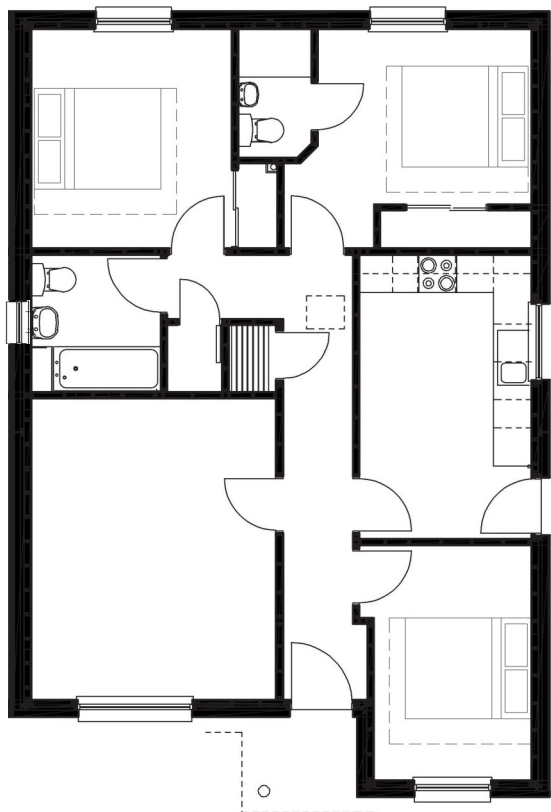
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The Ingram

3 Bedroom | 2 Bathroom | Bungalow



Floor Plan



Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	3.9 x 4.8	12'10" x 15'10"
Kitchen	2.8 x 4.5	9'2" x 14'10"
Bedroom 1	3.4 x 2.9	11'3" x 9'4"
EnSuite	1.2 x 2.1	4' x 6'11"
Bedroom 2	3.3 x 3.6	10'11" x 11'8"
Bedroom 3	2.6 x 3.8	8'6" x 12'5"
Bathroom	2.0 x 2.2	6'8" x 7'2"

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The Grayson

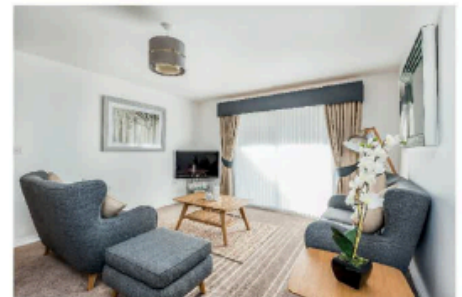
4 Bedroom | 2 Bathroom | Semi Detached



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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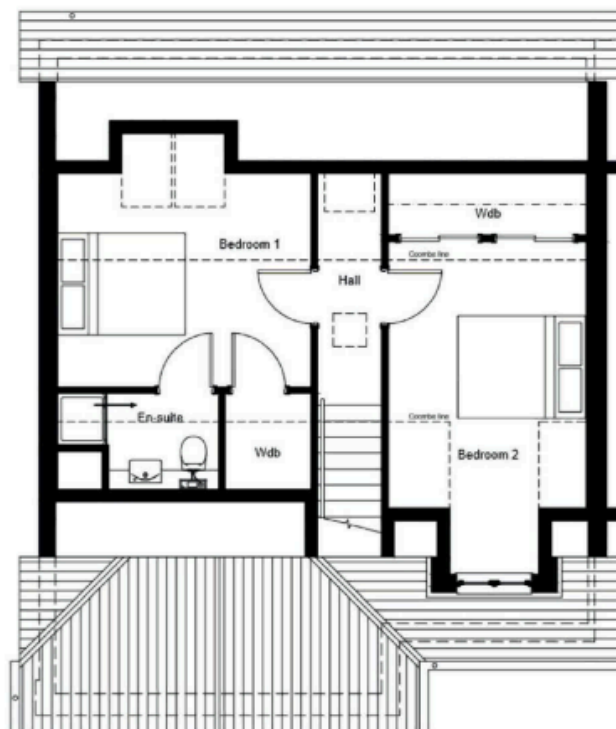
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The Grayson

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 Panmure

4 Bedroom | 3 Bathroom | Detached



This quality detached property provides a spacious family home in a popular location.

This desirable detached home contains 4 bedrooms all with built in wardrobes. The public rooms have been tastefully designed and offer spacious living accommodation on the ground floor.

The open plan Kitchen/Dining has an island unit which is perfect for entertaining. The property also benefits from a utility room and 3 wet rooms including 2 showers. Ample parking for 3 cars is also provided.



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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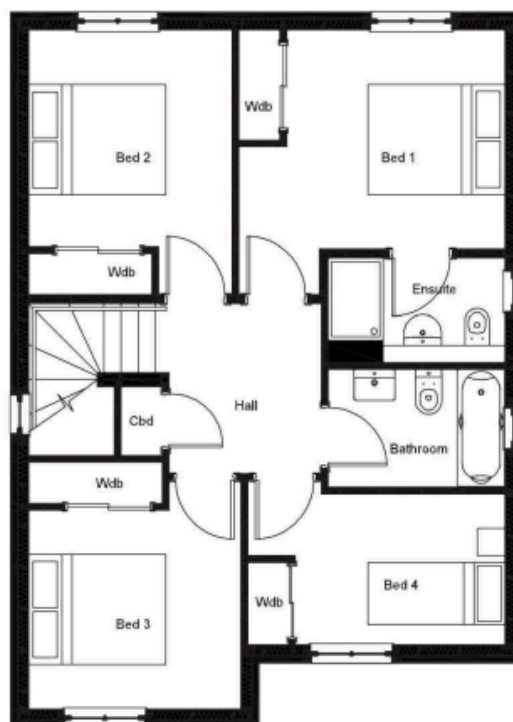
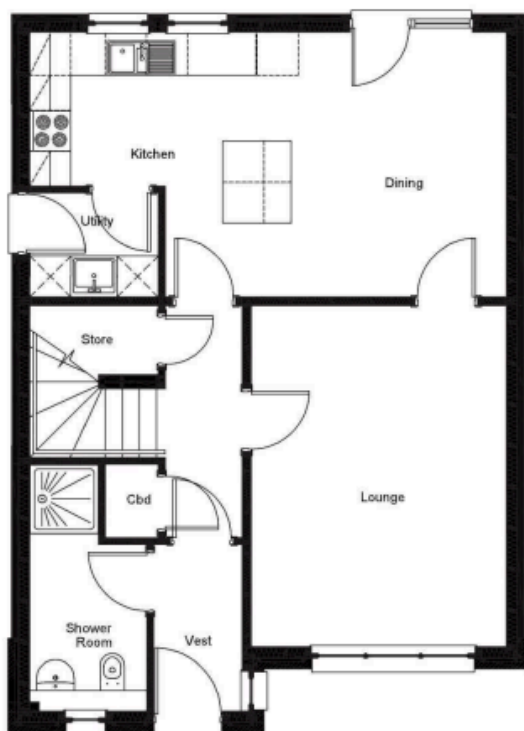
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The Panmure

4 Bedroom | 3 Bathroom | Detached



Floor Plans



Ground Floor

Room	Sizes (m)	Sizes (f)
Lounge	4.9 x 3.7	16'3" x 12'2"
Dining	3.8 x 3.1	12'8" x 10'2"
Kitchen	2.2 x 3.8	7'4" x 12'4"
Utility	1.5 x 1.9	5'0" x 6'2"
Shower	2.4 x 1.7	8'0" x 5'7"

First Floor

Room	Sizes (m)	Sizes (f)
Bedroom 1	3.2 x 3.2	10'5" x 10'5"
Ensuite	1.5 x 2.6	5'0" x 8'5"
Bedroom 2	3.2 x 3.0	10'5" x 9'9"
Bedroom 3	2.9 x 3.1	9'6" x 10'2"
Bedroom 4	2.2 x 3.1	7'3" x 10'
Bathroom	1.7 x 2.6	5'7" x 8'5"

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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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KEY

- Jensen
- Ingram
- Panmure
- Grayson
- Weston
- Donaldson

Site Plan

Greenlawhill, Carnoustie

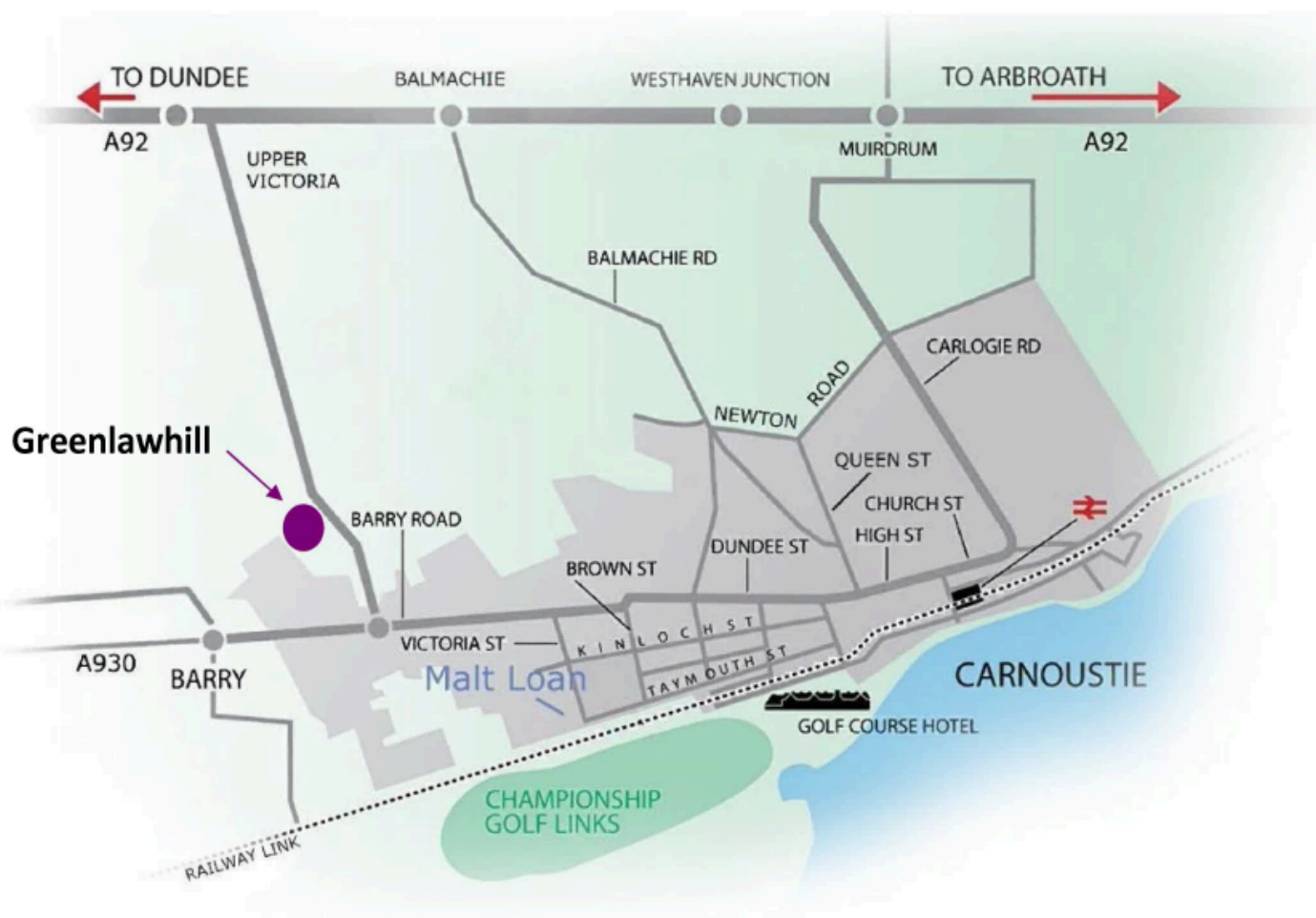


Directions

Greenlawhill, Carnoustie



HOMES



How to find us?

From the A92 dual carriageway (Dundee to Arbroath)

When heading north east on the A92 take the first exit towards Carnoustie / Barry / Barry Buddon. Turn left at the junction and follow the road for one mile, then turn second right onto Greenlawhill. The development is located on the left hand-side before Greenlaw Terrace and Hillview.

From the A92 dual carriageway (Arbroath to Dundee)

When heading south on the A92 take the third exit towards Carnoustie / Barry / Barry Buddon. Turn right at the junction and follow the road for one mile, then turn second right onto Greenlawhill. The development is located on the left hand-side before Greenlaw Terrace and Hillview.

From Carnoustie High Street

Head west along the main street to the edge of town. At the first roundabout take the third exit, then turn left at the top of the hill onto Greenlawhill. The development is located on the left hand-side.

Postal Address: Greenlawhill, Carnoustie DD7 7RL

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