

# KELLAS MEWS

## BROUGHTY FERRY

A LUXURY DEVELOPMENT  
by




Revision B2402. Images are for illustration purposes only, and exact spec will vary.



# BROCHURE INDEX

<u>Description</u>	<u>Page/s</u>
Plots 1, 3 and 4 floor plans	3 – 5
Plots 2 and 5 floor plans (opposite handing)	6 – 8
Plot 6 floor plans	9 – 11
Plots 1 & 2 Kitchen Choices	12 – 14
Plot 3 Kitchen Design	15 – 16
Plot 4 Kitchen Design	17 – 18
Plot 5 Kitchen Design	19 – 20
Plot 6 Kitchen Design	21 – 22
General Kitchen Specification	23
General Bathroom/En-suite Specification and Choices	24 -25
Homes Typical Specification	26
Site Plan	27



**1, 3 & 4 KELLAS MEWS**  
4/5 BED, 3 BATH & WC'  
KITCHEN/LIVING/DINING  
GARAGE AND UTILITY



GROUND FLOOR PLAN – PLOTS 1, 3 and 4 sizes and floor plans.

Room	Metric	Imperial
Living/Dining	7.4 x 5.6	18'4" x 24'2"
Kitchen	2.7 x 5.6	8'9" x 18'4"
Utility	2.7 x 2.6	8'9" x 8'5"
WC	2.3 X 1.1	7'5" x 3'6"
Garage	6.2 x 5.4	20'3" x 17'7"

Gross Internal Ground Floor (inc Garage) 115.9 sq.m

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.



**FIRST FLOOR PLAN – PLOTS 1, 3 & 4. Gross Internal First Floor 104.4 sq.m. TOTAL GROSS 220.3 sq.m.**

Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to Scale and sizes are approximate.



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

**2 & 5 KELLAS MEWS**  
**4/5 BED, 3 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**



#### GROUND FLOOR PLAN – PLOT 2.

Room	Metric	Imperial
Living/Dining	7.4 x 5.6	18'4" x 24'2"
Kitchen	2.7 x 5.6	8'9" x 18'4"
Utility	2.7 x 2.6	8'9" x 8'5"
WC	2.3 X 1.1	7'5" x 3'6"
Garage	6.2 x 5.4	20'3" x 17'7"
<b>Gross Internal Ground Floor (inc Garage)</b>		<b>115.9 sq.m</b>

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.

Please note Plots 2 & 5 are handed in the opposite way to the above image. So, the Garage will be on the left side of the plan and Living/Dining on the right.



# **FIRST FLOOR PLAN – PLOT 2.**

**Gross Internal First Floor**

**104.4 sq.m.**

**TOTAL GROSS 220.3 sq.m.**

Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.7 x 3.7	15'4" x 12'1"	Bedroom 02	3.7 x 4.2	12'1" x 13'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	4.2 x 3.6	13'8" x 11'8"	Bedroom 04	3.6 x 4.5	11'8" x 14'8"

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to Scale and sizes are approximate.

Please note Plots 2 & 5 are handed in the opposite way to the above image.



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

**6 KELLAS MEWS**  
**4/5 BED, 3 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**



#### **GROUND FLOOR PLAN – PLOT 6:**

Room	Metric	Imperial
Living/Dining	7.4 x 4.8	15'7" x 24'3"
Kitchen	2.7 x 5.2	8'9" x 17'1"
Utility	2.7 x 2.6	8'9" x 8'6"
WC	2.3 X 1.1	7'5" x 3'6"
Garage (large single)	6.2 x 5.0	20'3" x 16'4"
Gross internal Ground (inc Garage)	= 106.4sqm	
<b>Total Gross Internal Floor Area</b>	<b>= 201.9sqm</b>	

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to scale and sizes are approximate.



# **FIRST FLOOR PLAN – PLOT 6.**

**Gross Internal First Floor**

**104.4 sq.m.**

**TOTAL GROSS 201.9 sq.m.**

Room	Metric	Imperial	Room	Metric	Imperial
Bedroom 01	4.2 x 3.7	13'8" x 12'1"	Bedroom 02	3.1 x 3.6	10'2" x 11'8"
En-suite 01	1.7 x 2.4	5'6" x 7'9"	En-suite 02	1.9 x 2.1	6'2" x 6'9"
Family Bathroom	1.7 x 2.4	5'6" x 7'9"	Study Bed 05	2.1 x 3.1	6'9" x 10'2"
Bedroom 03	2.9 x 3.6	9'5" x 11'8"	Bedroom 04	3.6 x 3.9	11'8" x 12'8"

Revision B2402. Images are for illustration purposes only and exact spec will vary. Plans are not to Scale and sizes are approximate.

# KITCHEN CHOICES & OPTIONS

## PLOTS 1 & 2



Images are artists impressions, and for illustration purposes only

Kitchen colours and worktop choices are only available if reservations dates are met.

**HIGH  
SPECIFICATION  
GERMAN  
KITCHEN  
WITH A CHOICE  
OF COLOURS**

**QUARTZ STONE  
WORKTOP WITH  
FURTHER  
COLOUR  
CHOICES.**



Specification  
may change.



Images are artists  
impressions, and for  
illustration purposes only



# GERMAN KITCHEN & UTILITY

## PLOT 3



Images are artists impressions, and for illustration purposes only

**PLOT 3  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

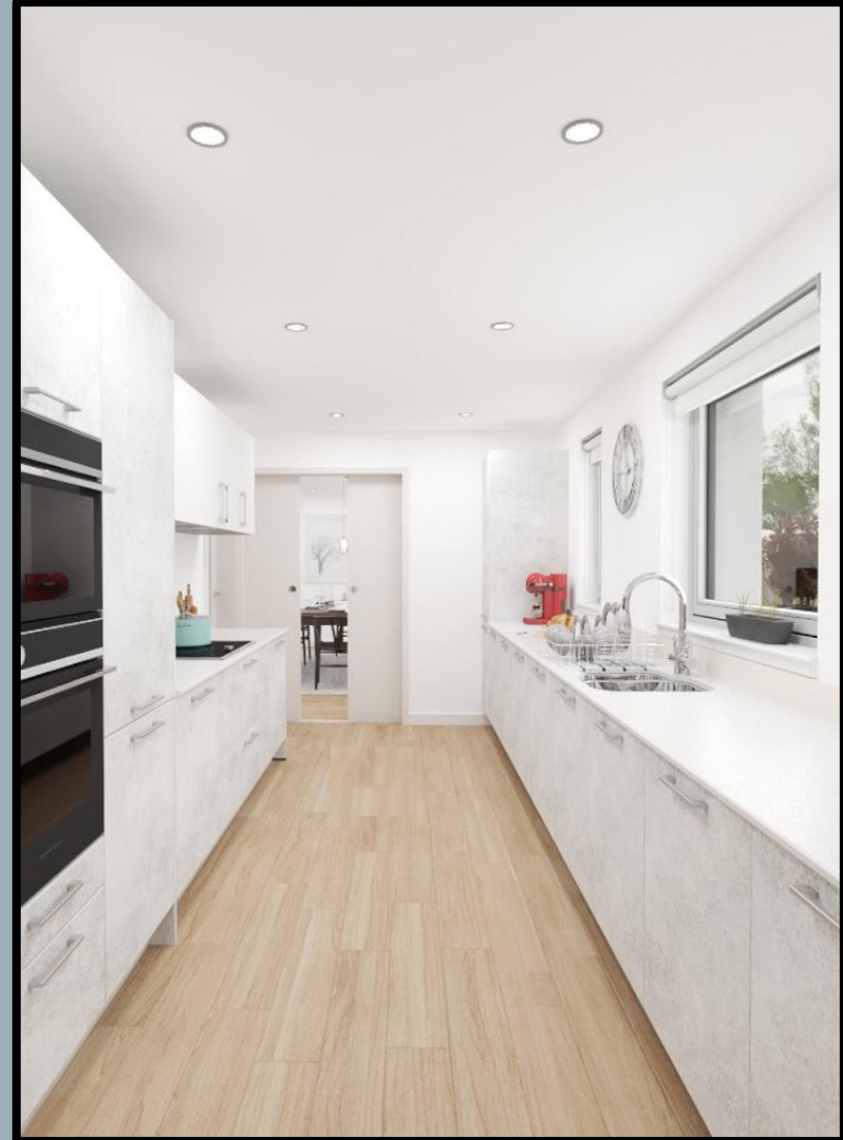
**QUARTZ STONE  
WORKTOP.**

Exact specification  
may change.

Exact specification  
may change.

Images are artists  
impressions, and for  
illustration purposes only

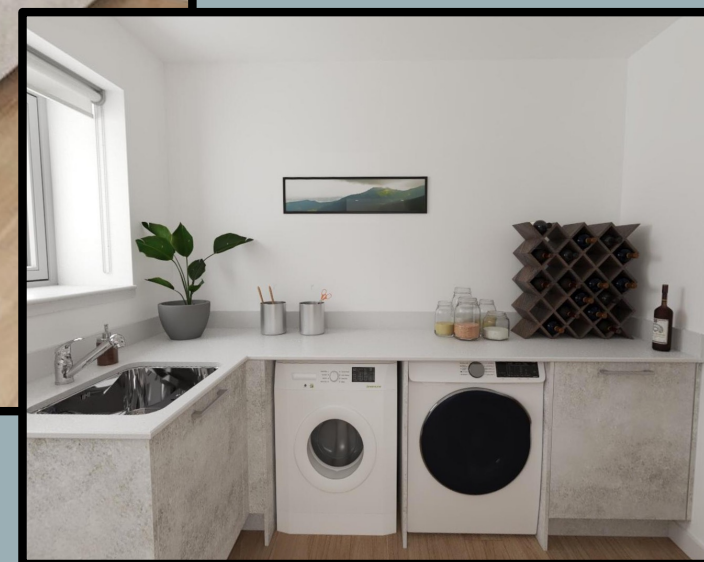
# GERMAN KITCHEN & UTILITY PLOT 4





**PLOT 4  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**



Images are artists impressions, and for illustration purposes only

Exact specification may change.

# GERMAN KITCHEN & UTILITY

## PLOT 5



Images are artists impressions, and for illustration purposes only

**PLOT 5  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**

Exact specification  
may change.

Exact specification  
may change.

Images are artists  
impressions, and for  
illustration purposes only

# GERMAN KITCHEN & UTILITY

## PLOT 6



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

Images are artists impressions, and for illustration purposes only

**PLOT 6  
HIGH  
SPECIFICATION  
GERMAN  
KITCHEN.**

**QUARTZ STONE  
WORKTOP.**

Exact specification may change.

Exact specification may change.

Images are artists impressions, and for illustration purposes only

# HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES (ALL PLOTS).

## KITCHEN CHOICES\*

- CUPBOARD COLOUR/S
- WORK TOP COLOUR
- SPLASHBACK COLOUR

## KITCHEN STANDARD EQUIPMENT:

## HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- WINE FRIDGE.
- 4 IN 1 WATER TAP

EXTENDED WARRANTY ON APPLIANCES.

\*CHOICES ARE ONLY AVAILABLE WITHIN A  
SPECIFIC TIMESCALE WHEN MAKING A  
RESERVATION.

## KITCHEN OPTIONS:

- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



Images are artists  
impressions, and for  
illustration purposes only

**BATHROOMS &  
EN-SUITES  
(ALL PLOTS).**



**GREAT SELECTION\* OF  
PORCELAIN TILES TO  
CHOOSE FROM.**

**BATHROOMS AND ENSUITES  
WILL BE FULLY TILED.**

**\*SELECTIONS BASED ON DATE OF  
RESERVATION.**

## BATHROOMS & EN-SUITES



Revision B2402. Images are for illustration purposes only, and exact spec will vary.

# Kellas Mews

## TYPICAL SPECIFICATION

### **Construction:**

High Quality Timber Frame.  
High Efficiency Glazed Windows and Doors.  
New Generation, Efficient Air Source Heat Pumps, with Water Cylinder.  
Ground Floor, Under Floor Heating.  
High Performance Solar PV.  
Award Winning Construction Partners.  
Energy Efficient Specification (A Rated).  
Luxury German Door Sets.

### **Kitchen:**

High Quality German Base and Wall Units.  
High Grade Worktop, and Splashbacks (quartz).  
Integrated Appliances: Oven, Combi Oven/Microwave, Induction Hob,  
Extractor, Dishwasher, Fridge & Freezer, Wine Fridge,  
and 4 in 1 Boiling Water Tap.

### **Floor Coverings:**

Choice of Flooring to Downstairs Areas\*.  
Carpets to Bedrooms and Stairs.  
Tiles to Bathrooms, WC's and En-Suites\*.

### **General:**

Properties will be covered by a 10-year Collateral Warranty Package (Global Home Warranties).

Paved Patio and Paths.  
Timber Fencing.  
Communal Factoring Agreement in Place.  
Mono-Bloc Driveway.

### **Services:**

Intruder Alarm.  
Integrated Smoke and Heat Detectors.  
Telephone and Television Wiring Provision.  
Fibre Wiring Provision.  
Car Charging Station, with Battery Provision 5KW included.  
Integrated Garage with Remote Operation Electric Door.

### **Bathroom and En-Suites:**

High Quality Sanitary Ware and Fittings.  
Fully Tiled.  
Electric Towel Rail Radiators.  
Mirror and LED Downlighters.  
Integrated Storage.

### **Choices (dependent on date of reservation):**

Carpet Colour/s.  
Kitchen Worktop Colour.  
Kitchen Units Colour/s.  
Bathroom Tiling Colour/s.

\*All information is accurate at time of printing but is liable to change.

\*\*Choices can only be made depending on programme, and reservation dates.

\*\*\*Harbyn cannot be held responsible for changes of specification or grade by manufacturers.

## Site Plan

### Kellas Mews by



### Kellas Mews

Plot 01	-	220.3 sq.m
Plot 02	-	220.3 sq.m
Plot 03	-	220.3 sq.m
Plot 04	-	220.3 sq.m
Plot 05	-	220.3 sq.m
Plot 06	-	201.9 sq.m

### Pitkerro Mill Gardens

Plot 07	-	164.8 sq.m
Plot 08	-	210.8 sq.m

INCORPORATING  
PITKERRO MILL GARDENS



A LUXURY DEVELOPMENT  
BY



[info@harbyn.co.uk](mailto:info@harbyn.co.uk)  
[www.harbyn.co.uk](http://www.harbyn.co.uk)