

# Pitkerro Mill Gardens

BROUGHTY FERRY

A LUXURY DEVELOPMENT  
by



**PLOT 7**  
**4 BED HOME**  
164.8 SQ.M



**PLOT 8**  
**5 BED HOME**  
210.8 SQ.M

Pitkerro Mill Gardens is part of the larger Kellas Mews development by Harbyn Properties. These two beautifully designed homes are plots 7 & 8 on the Kellas Mews site.

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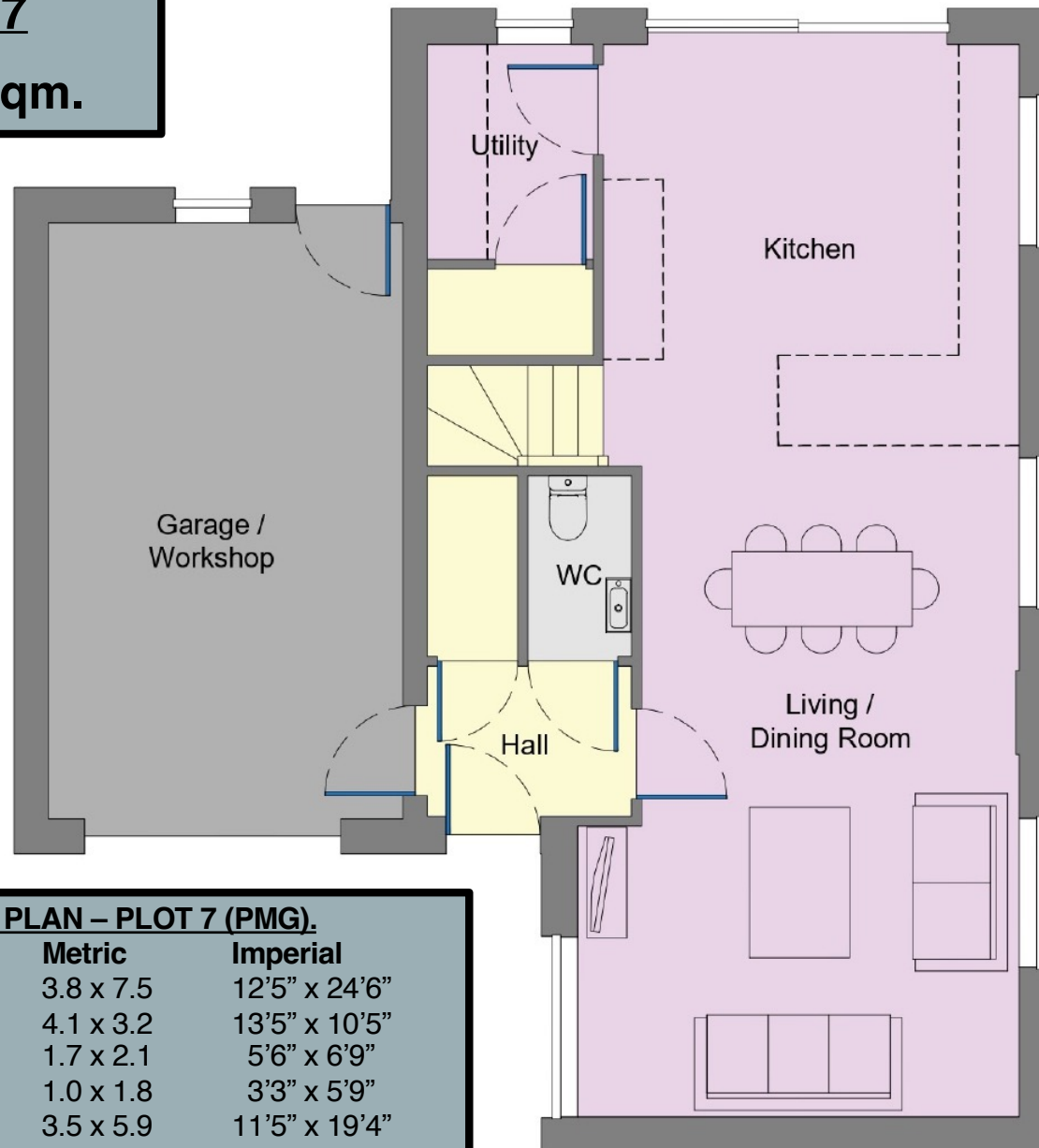
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**PLOT 7**  
4 BED, 3 BATH & WC  
KITCHEN/LIVING/DINING  
GARAGE AND UTILITY



**Plot 7**  
**164.8 sqm.**



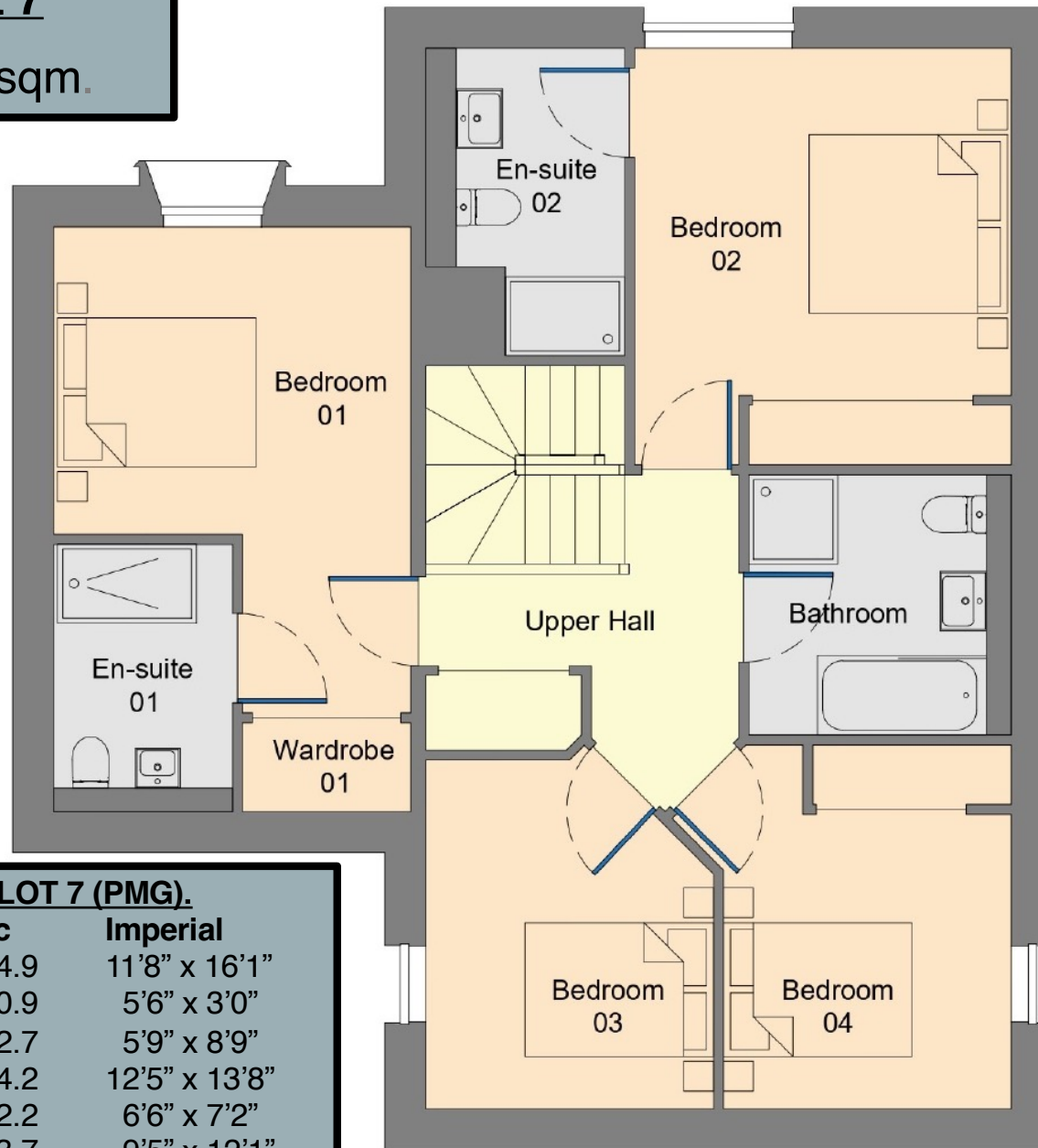
**GROUND FLOOR PLAN – PLOT 7 (PMG).**

| <b>Room</b>                            | <b>Metric</b>     | <b>Imperial</b> |
|--|-------------------|-----------------|
| Living/Dining                          | 3.8 x 7.5         | 12'5" x 24'6"   |
| Kitchen                                | 4.1 x 3.2         | 13'5" x 10'5"   |
| Utility                                | 1.7 x 2.1         | 5'6" x 6'9"     |
| WC                                     | 1.0 x 1.8         | 3'3" x 5'9"     |
| Garage                                 | 3.5 x 5.9         | 11'5" x 19'4"   |
| Gross internal Ground Floor            | = 58.6sqm         |                 |
| Gross internal Ground (inc Garage)     | = 79.6sqm         |                 |
| Gross internal First Floor             | = 85.2sqm         |                 |
| <b>Total Gross Internal Floor Area</b> | <b>= 164.8sqm</b> |                 |



## Plot 7

164.8 sqm.



### **FIRST FLOOR PLAN – PLOT 7 (PMG).**

| Room  | Metric    | Imperial      |
|---|-----------|---------------|
| Bedroom 01  | 3.6 x 4.9 | 11'8" x 16'1" |
| Wardrobe 01                                       | 1.7 x 0.9 | 5'6" x 3'0"   |
| En-suite 01                                       | 1.8 x 2.7 | 5'9" x 8'9"   |
| Bedroom 02  | 3.8 x 4.2 | 12'5" x 13'8" |
| En-suite 02                                       | 2.0 x 2.2 | 6'6" x 7'2"   |
| Bedroom 03  | 2.9 x 3.7 | 9'5" x 12'1"  |
| Bedroom 04  | 2.9 x 3.7 | 9'5" x 12'1"  |
| Family Bathroom                                   | 2.6 x 2.6 | 8'5" x 8'5"   |
| <b>Total Gross Internal Floor Area = 164.8sqm</b> |           |               |

# KITCHEN CHOICES AND OPTIONS



Images are artists impressions, and for illustration purposes only

# KITCHEN VISUAL PLOT 7



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illustration purposes only



# KITCHEN VISUAL PLOT 7



Utility Image,

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## HIGH QUALITY GERMAN KITCHEN, WITH HOTPOINT APPLIANCES

### KITCHEN, CHOICES\*

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

### KITCHEN, STANDARD

### HIGH QUALITY GERMAN KITCHENS.

- FRIDGE & FREEZER
- HOB & EXTRACTOR
- OVEN & OVEN/MICRO COMBI
- DISHWASHER
- LIGHTING.

EXTENDED WARRANTY ON  
APPLIANCES.

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

### KITCHEN, OPTIONS

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



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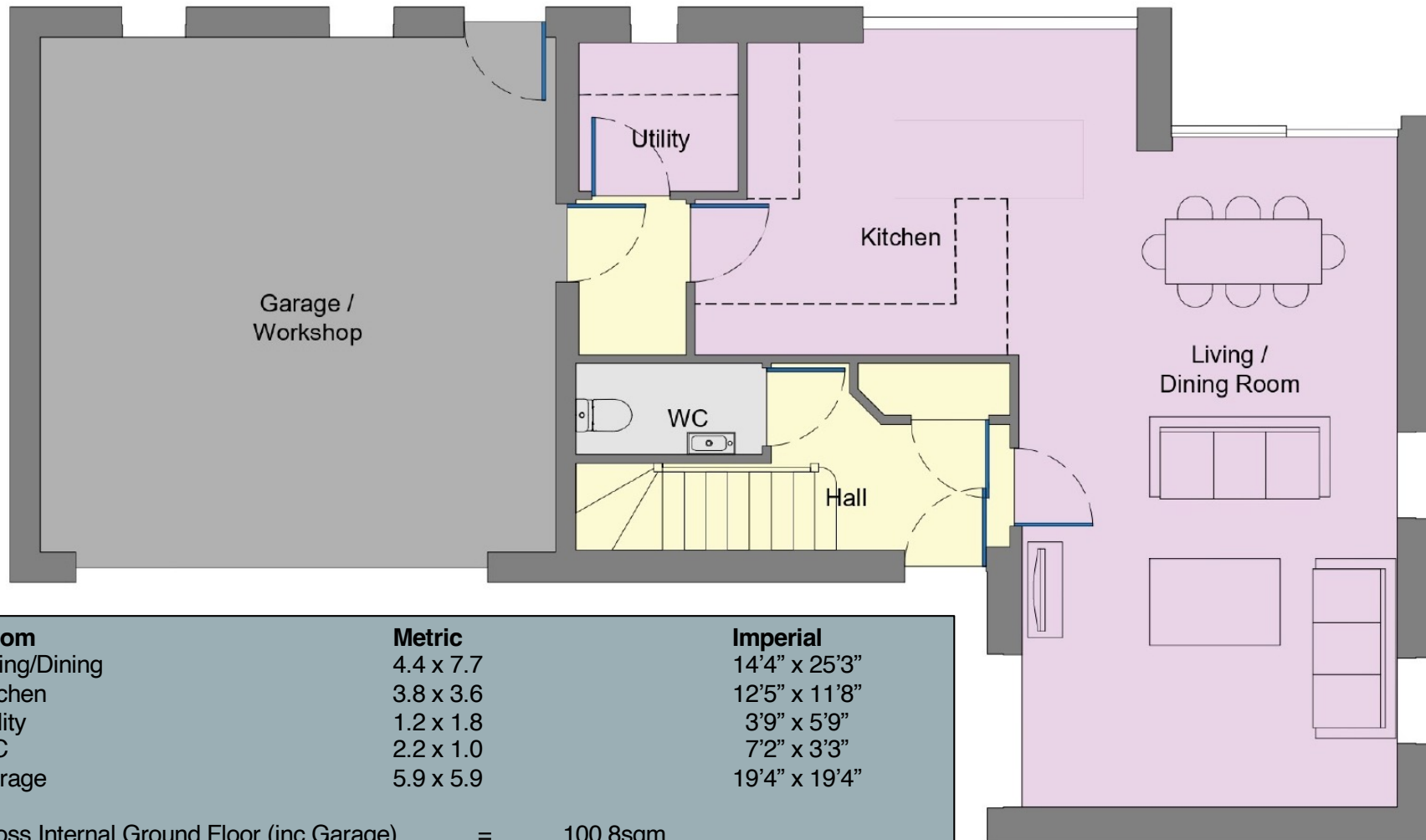
**PLOT 8**  
**5 BED, 2 BATH & WC**  
**KITCHEN/LIVING/DINING**  
**GARAGE AND UTILITY**

Images are artists impressions, and for illustration purposes only. Materials and finishes are likely to change.

Revision B 2402 (image shows zinc roof, which will actually be tiled.

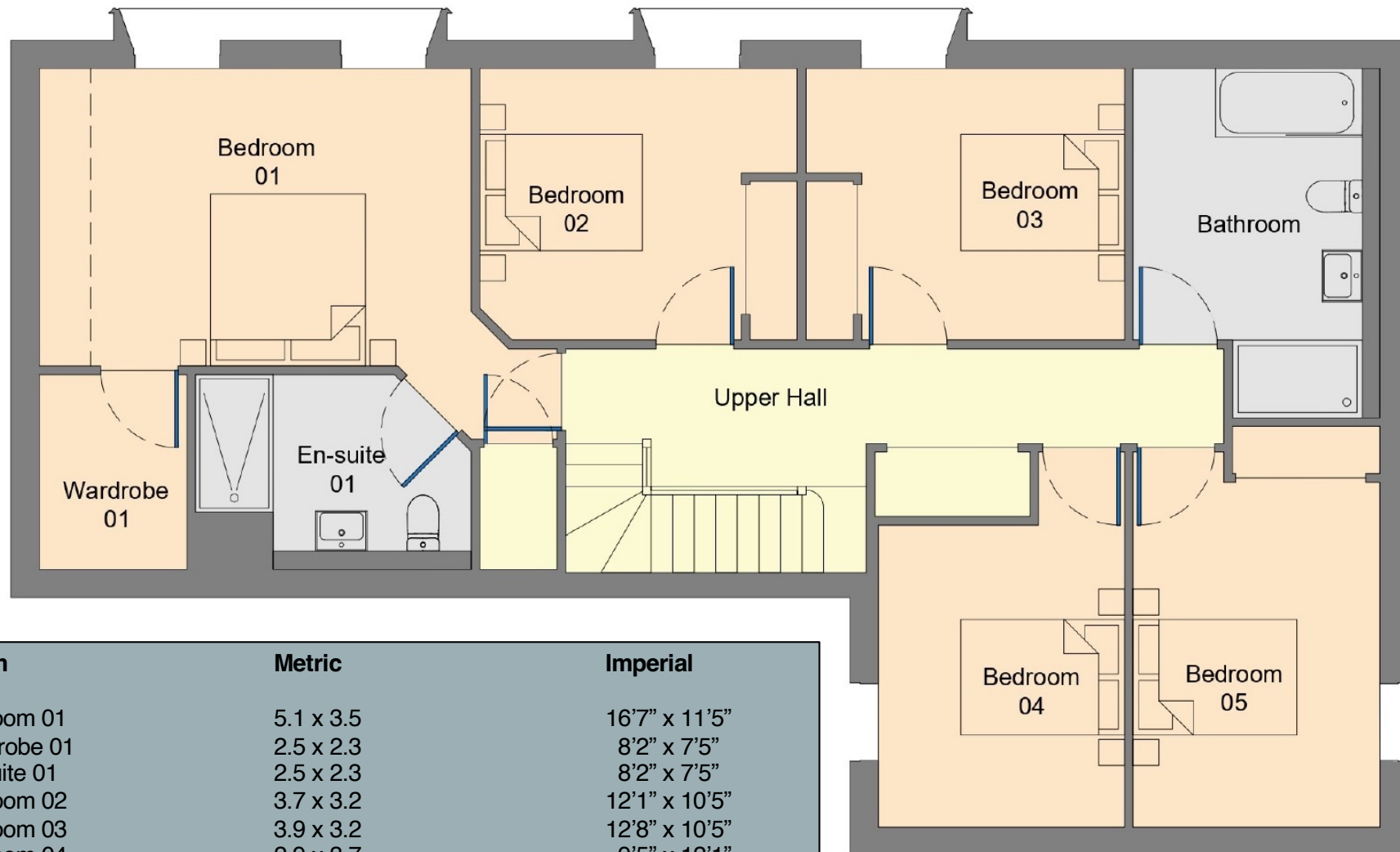


# PLOT 8 GROUND FLOOR PLAN



| Room                                     | Metric    | Imperial        |
|--|-----------|-----------------|
| Living/Dining                            | 4.4 x 7.7 | 14'4" x 25'3"   |
| Kitchen                                  | 3.8 x 3.6 | 12'5" x 11'8"   |
| Utility                                  | 1.2 x 1.8 | 3'9" x 5'9"     |
| WC                                       | 2.2 x 1.0 | 7'2" x 3'3"     |
| Garage                                   | 5.9 x 5.9 | 19'4" x 19'4"   |
| Gross Internal Ground Floor (inc Garage) | =         | 100.8sqm        |
| Gross Internal First Floor               | =         | 110.0sqm        |
| <b>Total Gross Internal Floor</b>        | <b>=</b>  | <b>210.8sqm</b> |

# PLOT 8 GROUND FIRST FLOOR PLAN



| Room            | Metric    | Imperial      |
|-----------------|-----------|---------------|
| Bedroom 01      | 5.1 x 3.5 | 16'7" x 11'5" |
| Wardrobe 01     | 2.5 x 2.3 | 8'2" x 7'5"   |
| En-suite 01     | 2.5 x 2.3 | 8'2" x 7'5"   |
| Bedroom 02      | 3.7 x 3.2 | 12'1" x 10'5" |
| Bedroom 03      | 3.9 x 3.2 | 12'8" x 10'5" |
| Bedroom 04      | 2.9 x 3.7 | 9'5" x 12'1"  |
| Bedroom 05      | 2.9 x 4.4 | 9'5" x 14'4"  |
| Family Bathroom | 2.9 x 3.2 | 9'5" x 10'5"  |

# KITCHEN VISUAL

## PLOT 8



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# KITCHEN PLOT 8



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# HIGH QUALITY GERMAN KITCHENS WITH HOTPOINT APPLIANCES

## KITCHEN, CHOICES\*

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

## KITCHEN, STANDARD

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

EXTENDED WARRANTY ON  
APPLIANCES.

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

## KITCHEN, OPTIONS

- WINE FRIDGE
- BOILING WATER TAP
- WASHING MACHINE
- TUMBLE DRIER
- BIN STORAGE
- WASTE DISPOSAL



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## BATHROOMS/ ENSUITES

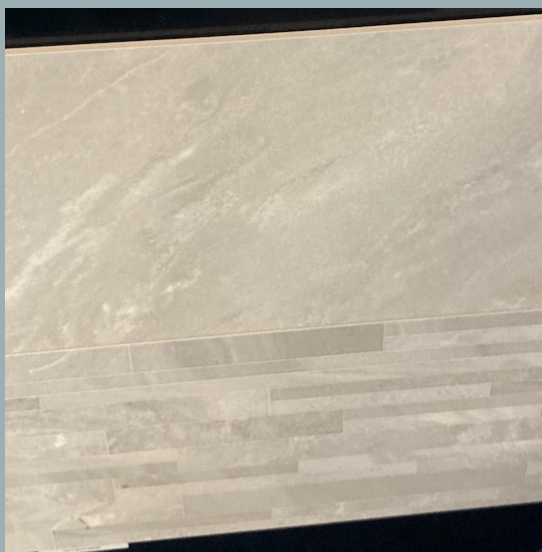


Revision B2402. Images are for illustration purposes only, and exact spec will vary.





**TAPS, TILES  
AND SHOWERS**



# Pitkerro Mill Gardens

## 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 and 4in1 Boiling Water Tap.  
Sliding Doors to Generous Gardens.

### **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.  
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 5kw Battery Provision.  
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



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