Milton Mill,
G Block,
Monifieth,
DD5 4JF

Thorntons
The right way to move

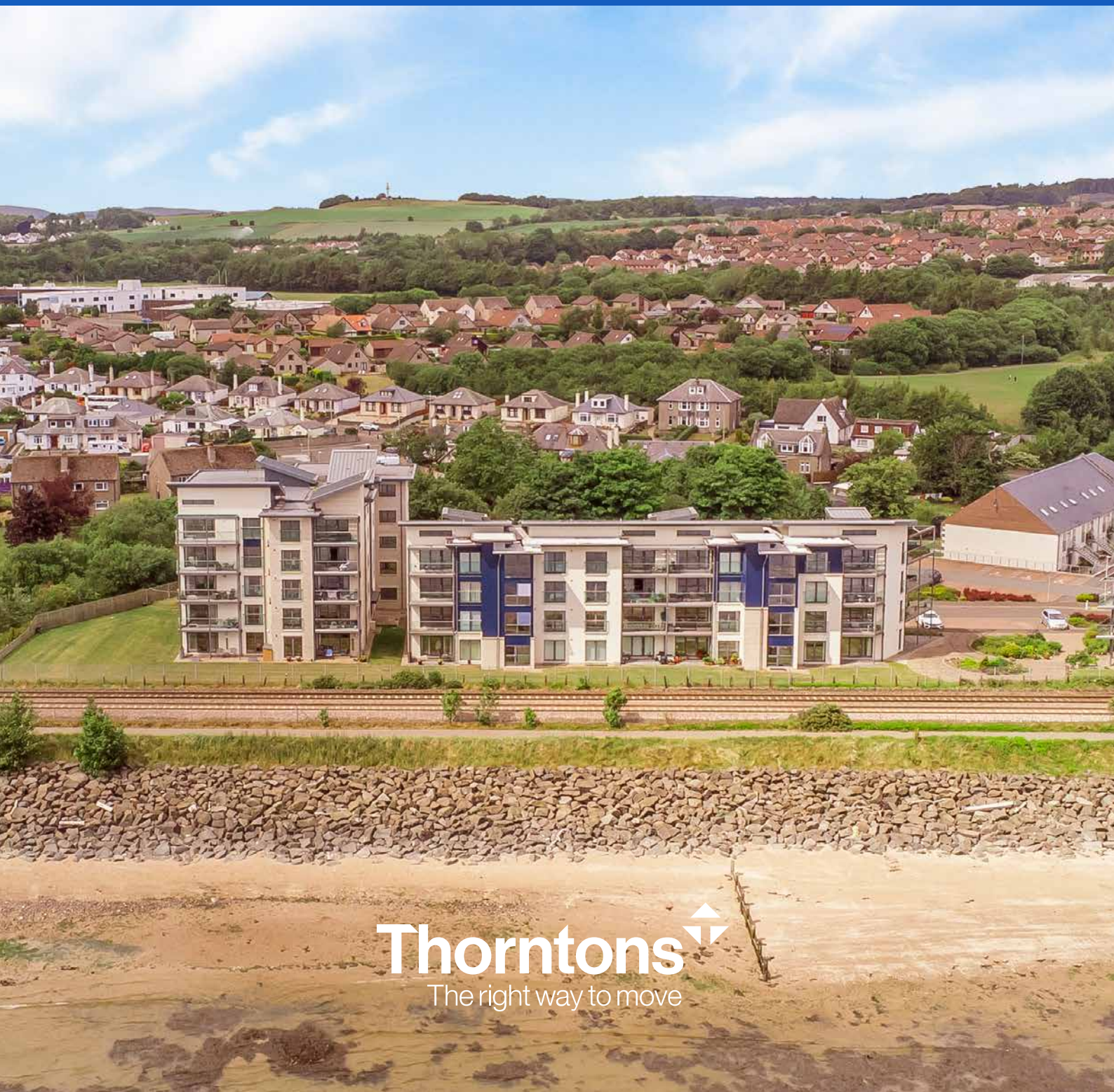
Plot	Floor	No of Beds	Price
G8 119m2	First	3	Fixed Price £340,000
G11 112m2	Second	3	**SOLD**
G12 119m2	Second	3	Fixed Price £366,000
G15 112m2	Third	3	**SOLD**
G16 119m2	Third	3	Fixed Price £380,000
G18 92m2	Fourth	2	**SOLD**
G19 112m2	Fourth	3	**SOLD**
G20 119m2	Fourth	3	Fixed Price £400,000

***** PLEASE NOTE ALL APARTMENTS HAVE OPEN TERRACES/BALCONIES *****
***** PLOT G12 HAS FLOORING INCLUDED**

Council Tax Band E | Factor Fee - TBC | Reservation Fee £2000 | Freehold

MILTON MILL

MORTIMER DRIVE, MONIFIETH, DD5 4JF



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AN IMPRESSIVE WATERFRONT DEVELOPMENT

Milton Mill is an impressive waterfront development built by H&H Properties (UK), Dundee who is a well-established company with over 30 years' experience in building quality homes throughout Tayside and Angus. For sale are the last remaining stylish apartments within Block G; all have south westerly views to the River Tay and the Tay Estuary over to the North Fife coastline.

Located on the west most boundary of Milton Mill all the remaining apartments have three bedrooms, 1 bathroom with shower-over-bath and 2 en-suite shower rooms, underfloor gas fired central heating and are completed to a high standard. The contemporary design includes spacious open plan lounge/dining/kitchen, a fully fitted kitchen including integrated Neff appliances, a private terrace or balcony, en-suite shower room(s) and a family bathroom with shower over the bath. Practical benefits of the apartments are the mirror fronted built in wardrobes and a handy storage cupboard in the hallway.







The entrance foyer and stairwell are spacious and bright with an elevator service available to the upper level landings. Each apartment has an allocated parking space and available to all residents is the use of the communal garden spaces. Additionally, there is visitor parking on site. The common areas are managed by a factor and there is a factoring fee payable monthly for the upkeep of the all communal grounds. It also includes building insurance, lift maintenance, cleaning of the common landings, stairwells and elevators. There is the added advantage of a small convenience store on site.

(Please note the of the internal images showing furniture are for illustration purposes only)

*****For Show Home Opening hours or to arrange a viewing contact Thorntons New Build Team 01382 200099*****



SPECIFICATION LIST:

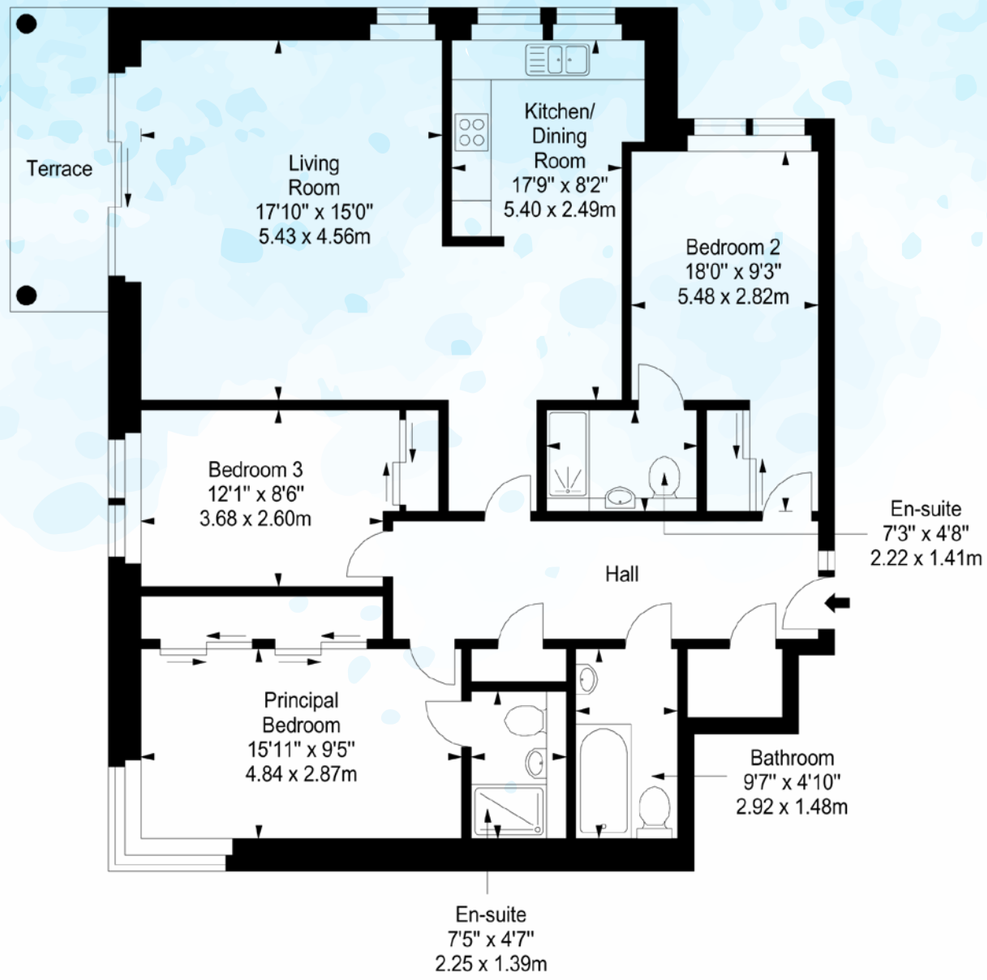
- Underfloor Gas fired Central heating
- Heated towel rails to bathrooms and en-suites
- Decoration Plasterboard walls with neutral emulsion finish
- White gloss painted contemporary skirting and facings
- Natural timber internal doors and with chrome ironmongery
- Integrated NEFF appliances to kitchen
- Telecoms and Security
- Telephone points to halls and lounges
- TV and satellite points in living areas and all bedrooms
- Digital video door entry system to the block
- Communal Areas
- Painted walls and carpeted communal hallways
- Communal landscaping with turf and mature gardens
- Private car parking space for each apartment
- Visitor parking
- NHBC 10-year warranty





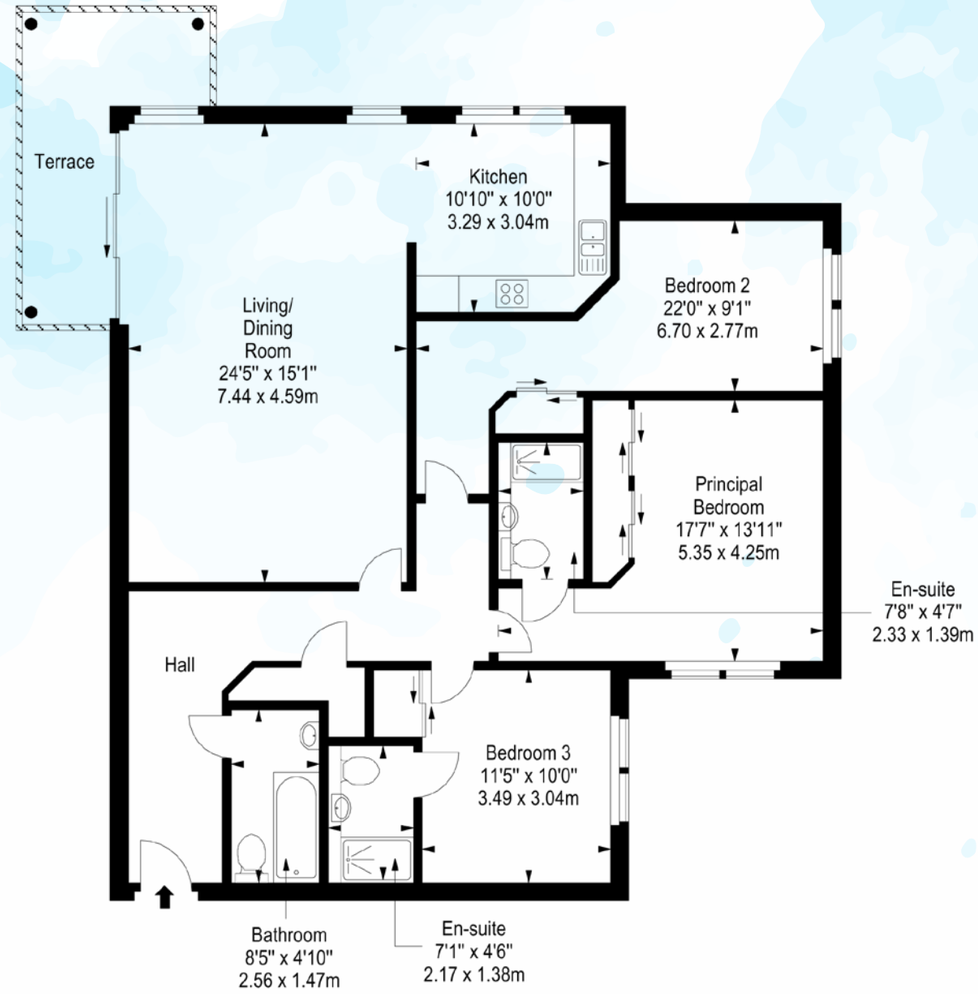


TYPE 1



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

TYPE 2



Total area: approx. 119.2 sq. metres (1283.1 sq. feet)

MONIFIETH

The Angus Town of Monifieth lies on the Eastern outskirts of the City of Dundee and straddles the A930 Dundee to Carnoustie coastal road route, approximately six miles from Dundee City Centre.





LOCAL AMENITIES

The town sits on the Northern shores of the Firth of Tay, towards the mouth of the river, and has a popular sandy beach and costal walk ways. The town is a popular place to live due to the range of amenities within the High street and the straightforward road and rail links it has to the surrounding towns and cities. Schooling at primary and secondary levels is catered for and there are schools within a reasonably short distance from the development. There are varied shopping and commercial facilities in Monifieth with more comprehensive facilities available within Dundee and Broughty Ferry, a relatively short travelling distance away. Dundee is well connected to all parts of the UK and further afield by means of road, rail, air and sea and is linked to North Fife by means of the Tay road and rail bridges. Monifieth is situated only four miles to the West of Carnoustie, a popular golf destination which occasionally hosts the Open Championship.

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MILTON MILL

PROPERTIES (UK) LTD
BUILDING SUPERIOR HOMES

The floor plans, photography, lifestyle images, CGI images, specification and dimensions included in this brochure are intended to portray a fair representation of the properties but cannot be guaranteed to be exact. Whilst every effort has been made to ensure the accuracy of these details, the developer reserves the right to implement any required alterations without prior notice. Any alterations will be of equal quality to those listed and consequently these particulars and the contents thereof do not form or constitute a representative warranty, or part of any contract.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.