

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.



Contact our team

Call us on
0845 257 2290

Email
homes@djlaing.co.uk

Visit us online at
www.djlaing.co.uk/homes

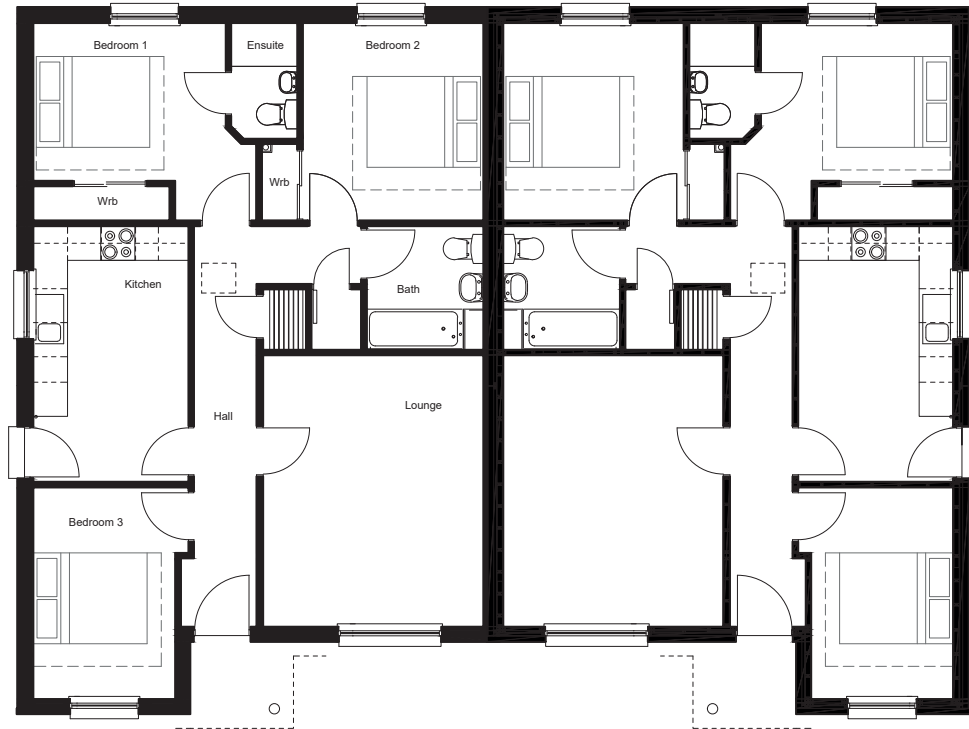
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Floor Plan



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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Specification

Bonella Street, Carnoustie



- 10 year NHBC Guarantee
- Central Heating and Hot Water provided by Air Source Heat Pump
- Full double glazing, wall, floor and roof insulation
- UPVC windows with security locks to Ground Floor windows
- Secure by Design GRP external doors with 3 point locking system
- Integrated solar PV panels
- Moulded white MDF skirtings and facings
- Walls and ceilings painted white
- Moulded white ladder smooth Internal doors with chrome ironmongery
- Glazed internal door in Lounge
- Luxury fitted Kitchen with under wall unit lighting
- Upstand above Kitchen worktops
- Built – in fan assisted single oven, gas hob and cooker hood
- Freestanding appliance spaces for Dishwasher, Washer Dryer, tall Fridge Freezer
- Plumbing for washing machine and dishwasher
- One and a half bowl composite Kitchen sink and taps
- Outside tap beneath Kitchen window
- Style white sanitaryware with Lenso chrome mixer taps or similar
- Thermostatic Exposed Shower with Square Head and Handset – Chrome
- Express plain shower door screen with chrome trim or similar
- Wet wall panelling to Shower area and extensive wall tiling to Wet Rooms
- Heated towel rail
- Built-in mirrored wardrobes
- Spur for Intruder Alarm
- Heat detector and Mains operated smoke alarm with battery back up
- CO2 carbon dioxide monitoring equipment
- Extractor fan in Wet Rooms
- Television point in Lounge and Master Bedroom with cable to loft for aerial
- Telephone point in Lounge and Master Bedroom, USB point in Kitchen & Master Bedroom
- Ample power points throughout
- Turfed front garden and topsoil to rear garden
- Car parking with Monobloc and precast slabs to footpaths
- 1.8 metre high timber fence/wall and gate to rear garden
- 7.8 kW Electric car charger
- Infrastructure duct for future installation of network cabling
- Outdoor drying space



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Price List

Bonella Street, Carnoustie



October 2024

Plot	House Type	Description	Price	Entry from (Approx)
1, 2	Ingram	3 bed semi-detached bungalow	£255,000	Spring 2025

A full reservation requires a deposit of £500. In the event of cancellation, the 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.

For further information, please contact our Sales Team on **0845 257 2290**.

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



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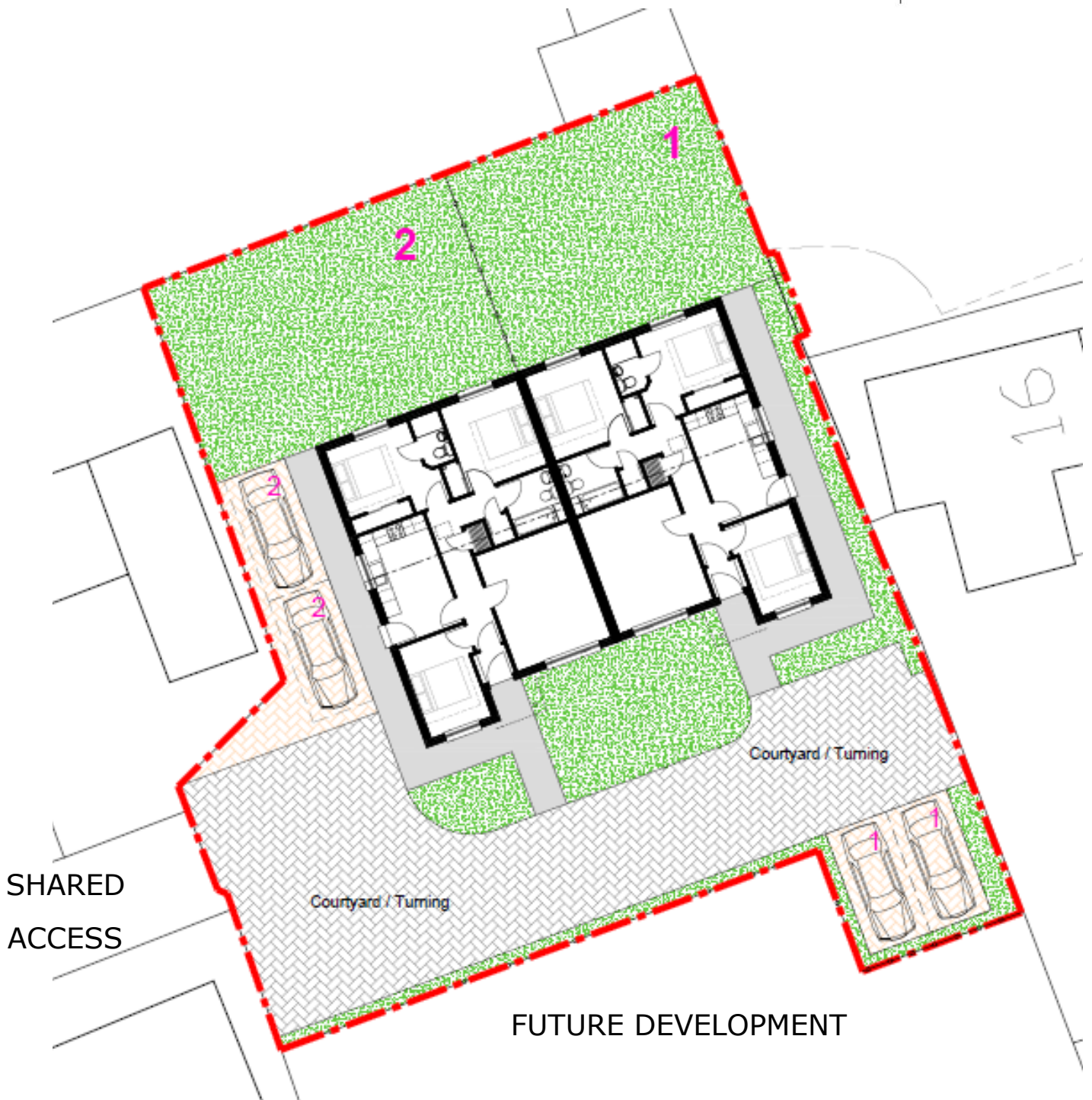
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Site Plan

Bonella Street, Carnoustie



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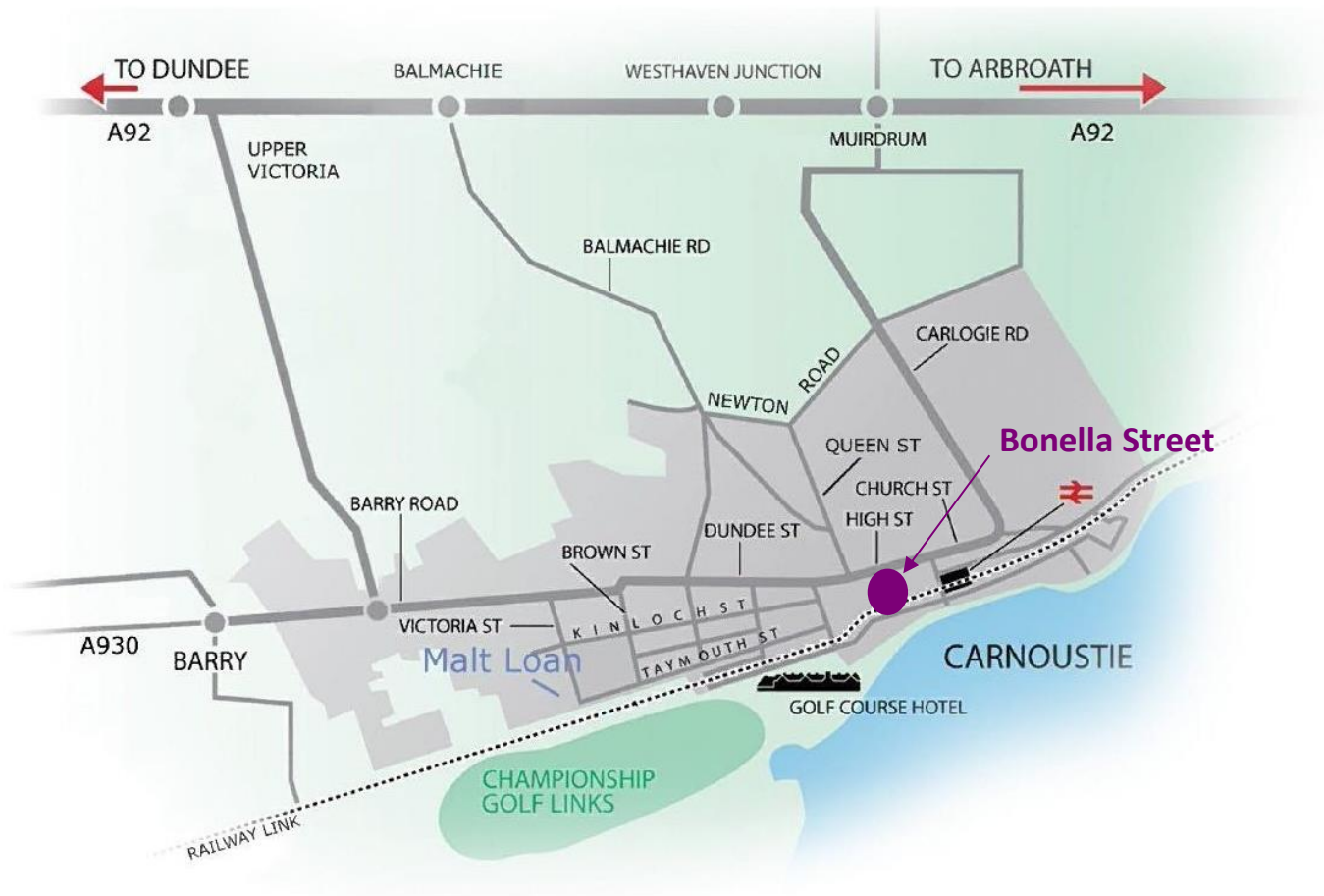
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Directions

Bonella Street, Carnoustie



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How to find us?

From the A92 dual carriageway (Arbroath to Dundee)

From the A92 dual carriageway (Arbroath to Dundee) take the first exit to Carnoustie. Follow the A930 into Carnoustie and on to the High Street. At the Dalhousie Hotel turn left into Bonella Street. The development is located on the left-hand side at the end of a small cul-de-sac.

From the A92 dual carriageway (Dundee to Arbroath)

From the A92 dual carriageway (Dundee to Arbroath) take the first exit to Carnoustie. Turn left and follow the road down to the roundabout. Take the first exit on to Barry Road. Follow the A930 to the High Street, turn right into Bonella Street. The development is located on the left-hand side at the end of a small cul-de-sac.

Postal Address: Bonella Street, Carnoustie DD7 6AF

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