



## Plot 18 Tranent Grove

, Dundee, DD4 0XP

Fixed asking price £264,900



Rosie Fraser Real Estate is delighted to present an exceptional opportunity to secure a stunning new-build home and personalise it with a range of bespoke design choices.

This new build home comes with a HUGE 10 years of 0 energy bills as standard due to Solar Panel installation and a fabulous Octopus Energy Incentive.



The McManus is a beautifully designed three-bedroom, semi-detached home, available to purchase off-plan and expertly finished by Discovery Homes.

Set across two spacious levels, the ground floor offers stylish open-plan living, perfectly suited to modern family life. The contemporary kitchen will feature integrated appliances and can be finished in a colour and style tailored to your taste.

Upstairs, the impressive principal bedroom benefits from generous built-in storage with sleek mirrored sliding wardrobes as standard, alongside a modern en suite shower room for added convenience.

There are two further double bedrooms, both complete with stylish sliding wardrobes, offering excellent storage throughout.

The family bathroom can be customised to suit your lifestyle, with the option of either a bath with overhead shower or a contemporary walk-in shower.

A standout feature of the McManus is the exceptional attic space, complete with ladder access, flooring and electricity — a highly sought-after addition providing substantial extra storage.

Standard Features Included with the Discovery Homes McManus

Exterior:

- Front garden fully turfed with rear garden topsoil finish
- 7kW electric vehicle charging point
- Stylish mono-block driveway
- 10-year superstructure warranty
- 1.8m timber fencing for enhanced privacy
- Solar panels installed as standard

Interior:

- Energy-efficient air source heat pump providing heating and hot water
- Underfloor heating throughout the ground floor
- Luxury fitted kitchen with integrated appliances in a colour of your choice
- BT Fibre installed
- Excellent provision of power points throughout
- Bathrooms finished with your choice of tiles and fittings
- Stylish mirrored fitted wardrobes in all bedrooms

Further enhancing the appeal of this home is its impressive EPC A rating, offering excellent energy efficiency and lower running costs.

Additional Information:

As an additional incentive, we have partnered with Octopus Energy to offer homeowners the benefit from of 10 years of zero energy bills.  
\*

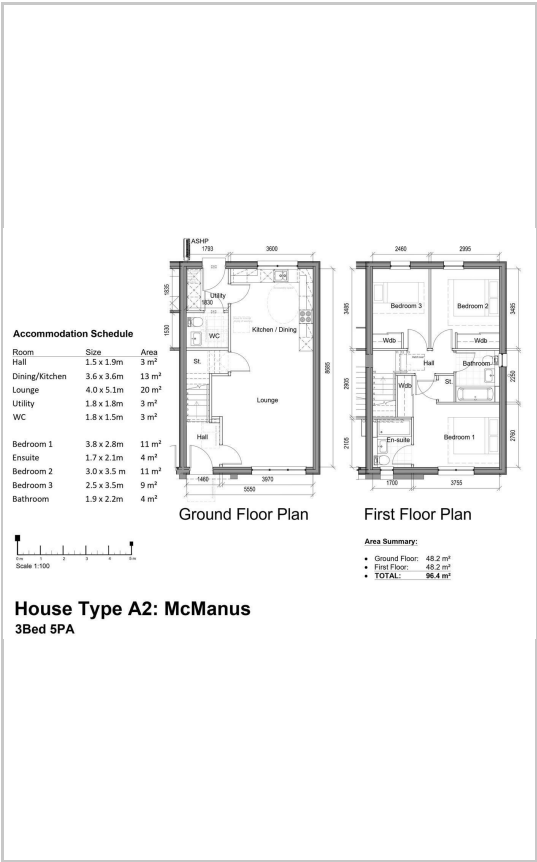
First Time Buyers will be entitled to utilise Scotland First Homes (10K) Incentive.

These homes are eligible for the Nationwide Green Home Mortgage. To arrange a viewing, discuss optional upgrades, or find out more about the Octopus Energy incentive, contact our office on 01382 699880

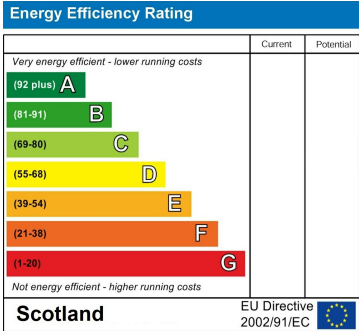
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.