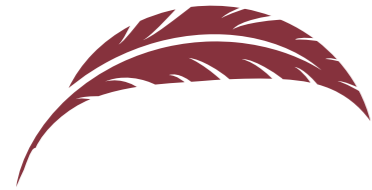


# Specification



## Kitchen

Choice of Leicht German manufactured kitchen (cabinets and 40mm square edged laminate worktop and upstands)\*

Blanco inset stainless steel sink with contemporary mixer tap and mobile draining board

Tri tone fully recessed under unit lighting

Siemens fully integrated fridge freezer

Siemens fully integrated dishwasher

Siemens induction hob

Siemens single oven with grill

Siemens built-in combination microwave

Siemens telescopic built-in extractor

## Utility (Terraced Villas only)

Cabinets and worktop to match kitchen

Blanco inset stainless steel sink with mixer tap

Space for washing machine

Space for tumble dryer

## Cloakroom

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

Plumbing/power for washing machine (Orin and Tuinn only)

## Bathrooms

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

Vitra bathtub with contemporary Vado bath mixer and shower attachment in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Ensuite

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

White shower tray with glazed enclosure

Thermostatically controlled Vado rainfall style fixed shower head with separate shower handset in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Shower Room (Terraced Villas only)

Vitra close coupled toilet

Vitra full pedestal wash hand basin with contemporary Vado mixer tap in chrome

White shower tray with glazed enclosure

Thermostatically controlled Vado shower with multi-function shower head on riser rail

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Wardrobes

Built in wardrobe with bi-fold style doors to Master Bedroom (Muir and Cladach only)

Built in sliding mirrored doors to Master Bedroom (Mara and Cuan only)

Walk-in wardrobe with shelf and hanging rail (Orin and Tuinn only)

## Electrical

White electrical faceplates

Shaver socket to bathroom and ensuite

Satin chrome LED downlights to kitchen, cloakroom, bathroom, ensuite and shower room

Exterior light at front and rear door

BT master socket in hall cupboard with power outlet for Wi-Fi router

Terrestrial TV outlets provided in lounge, master bedroom and family room. Cabling terminated in attic for future aerial installation by customer

Satellite TV outlet provided in lounge. Cabling terminated in attic for future satellite dish installation by customer

Mains powered smoke/heat detectors

Mains powered carbon monoxide detector

Mains powered carbon dioxide monitor

## Electric Vehicle Charging

7.4kW electric vehicle charging point mounted on building (Terraced Villas only)

7.4kW electric vehicle charging point mounted on post to allocated parking bay (Orin and Tuinn only)

## Ventilation

Decentralised mechanical extract ventilation fan to all wet rooms

## Renewables

Roof mounted photovoltaic panel system

## Decoration

White emulsion painted walls and ceilings

Satin white woodwork

## Internal Doors

Smooth white ladder style internal doors with contemporary satin chrome ironmongery

Glazed door to main lounge

## Heating & Hot Water

Gas fired system boiler with hot water cylinder (Terraced Villas only)

Gas fired combination boiler (Orin and Tuinn only)

Radiators with thermostatic room valves

Two-zone heating

## Externals/Building Fabric

Closed panel timber frame construction with facing brick outer leaf

Concrete roof tiling

Low maintenance UPVC soffits, fascia, downpipes and guttering

Low maintenance UPVC windows and patio doors, anthracite externally/white internally

Low maintenance composite front/rear entrance door with glazed vision panel, anthracite externally, white internally

Metal up and over garage door, anthracite in colour (Terraced Villas only)

Slabbed patio

Turf to rear garden

Monoblock driveway/allocated parking spaces

1.8m timber divisional fencing

Outside tap

## Energy Rating

EPC from 90 (B) to 92 (A)

\* Subject to build stage