

CASTLE BAY

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Siemens cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel combination microwave oven
- Sensio LED under-unit lighting
- Vado single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Pop up sockets with twin USB ports (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Silver finished shower enclosures
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and master en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seat
- Utopia double drawer vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with shaver socket and demister pad in master en suite and main bathroom (where design dictates)

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Light oak veneered internal pass doors
- Contemporary lever style handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to master bedrooms
- Fitted wardrobes to all other bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits



*Subject to build stage. Our Sales Advisor will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft
- Energy monitor included

SECURITY & SAFETY

- A direct dial up security system
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler/air source heat pump with radiators
- SMART thermostatic heating controls

GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Advisor for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Sliding, folding doors to rear garden (additional French doors as design dictates)

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CALA HOMES
CASTLE BAY
EDINBURGH ROAD
DUNBAR
EH42 1TS
CALA.CO.UK

