

# EAGLE'S GREEN

SPECIFICATION

EAGLE'S GREEN  
OFF ESKBANK ROAD  
BROOMIEKNOWE  
BONNYRIGG  
EH19 2EG  
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CALA.CO.UK



### KITCHEN & UTILITY ROOMS

- Individually designed stylish kitchen by Impulse
- Siemens stainless steel cooker hood
- Siemens stainless steel 4 or 5 burner gas hob (as design dictates)
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel microwave (for homes over 2,000 sq ft)
- 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

### BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Silver-finished shower enclosures
- White shower trays
- 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\*
- Full height tiling around baths and shower enclosures
- Wall units to provide extra storage (main bathroom and master en suite only)

### DECORATION

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

### WARDROBES

- Fitted wardrobes as design dictates

### ELECTRICAL

- Ample power, TV and telephone points throughout
- Low energy pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear and French door exits
- Switchable sensor wall lantern to front door
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite



- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighters over shower within the bathroom and en suite plus a traditional pendant light in the centre of each room

### SECURITY & SAFETY

- A direct dial-up security system (a small monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in living room
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors

### PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- Two-zone system with programmable controls for ground and upper floors
- Individual thermostatic control valves on radiators (except those with programmable thermostat)

### GARAGE

- Stylish and secure sectional doors
- Switchable lighting and power
- Wall lantern outside garage on all house types

### EXTERNALS

- uPVC double-glazed windows
- uPVC fascias and bargeboards
- Monoblock driveways
- Turfed front garden
- Rough raked and rotovated rear garden
- Timber decking area outside French doors
- 1.8m screen fence between each plot and between rear gardens
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap

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

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