



Computer Generated Image – The Golden Share homes at Kingfisher Park

KINGFISHER PARK

GOLDEN SHARE PROPERTIES



AFFORDABLE HOUSING GOLDEN SHARE HOMES KINGFISHER PARK, BALERNO

3 terraced homes and 6 semi-detached homes at Kingfisher Park are 'Golden Share' homes. Golden Share homes have a simple price cap – you own 100% of the property but its price is capped at 80% of the open market value on first sale and all subsequent resales.

This means that you will purchase the home at 80% of the current market value and you would have to sell it at 80% of market value when you come to sell in the future.

IT IS NOT SHARED EQUITY

No-one owns the other 20% of value – you own 100% of the property yet pay just 80% of the market value.

TO BE ELIGIBLE TO PURCHASE ONE OF THESE PROPERTIES

You must be a person with a connection with the Lothians either through employment, family or cultural networks, and be able to show evidence that the open market value of the property was not affordable to you (see below for what you would need to provide).

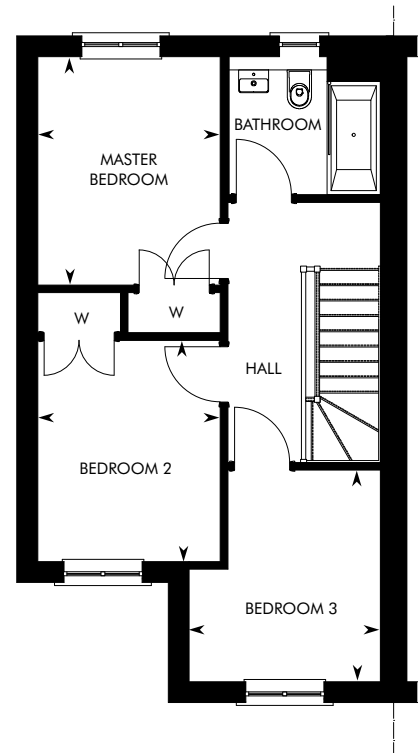
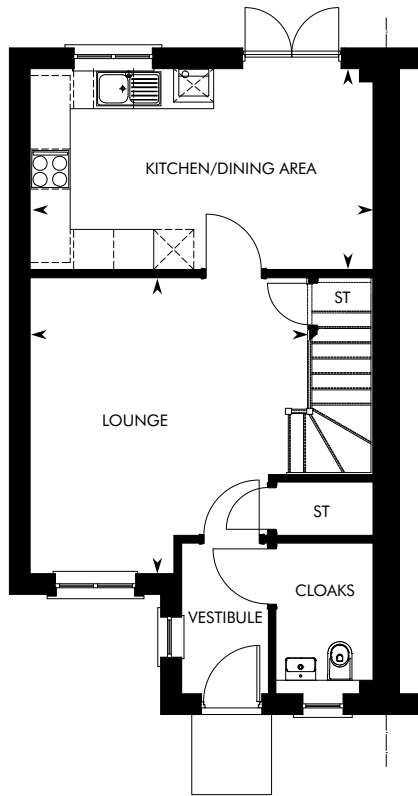
- You must reside in the property as your permanent home. Letting or sub-letting the property is not permitted.
- The maximum residual savings you have after purchase and furnish of the property should not exceed £16,000.
- Evidence that the home is suitable for your current needs.

It's really straightforward to evidence all of that – you would just need to present a form of ID (a passport for example), a utility bill with your address on it, your last 3 payslips (or income source) and last 3 monthly bank statements. In some cases further information may be required. Evidence of not being able to afford the full market value may be provided in a number of forms, the most common being from a mortgage lender stipulating the maximum borrowing you would be permitted.

If you are interested in these homes, or for further information please contact our Sales Consultant on 0131 341 5127.



Local photography courtesy of Chris Robson



THE ANNICK
3 BEDROOM TERRACED OR SEMI-DETACHED HOME

	M	FT
Ground Floor		
Kitchen/Dining Area	5.14 x 3.01	16' 10" x 9' 11"
Lounge	4.44 x 4.19	14' 6" x 13' 9"
First Floor		
Master Bedroom	3.42 x 2.74	11' 3" x 8' 11"
Bedroom 2	3.32 x 2.74	10' 11" x 8' 11"
Bedroom 3	3.17 x 2.87	10' 5" x 9' 4"



CALA AT KINGFISHER PARK

GOLDEN SHARE TERRACE AND SEMI DETACHED HOMES

SPECIFICATION





KITCHEN & UTILITY ROOMS

- Stylish designed kitchen
- Electric Bosch cooker hood
- Bosch 4 zone ceramic hob
- Bosch built in single oven
- Bosch fridge/freezer
- VADO origin mixer tap in kitchen
- 1½ bowl undermount stainless steel sink

BATHROOM

- White sanitaryware from the ROCA range
- VADO taps and fittings
- Thermostatic shower
- Radiators to main bathroom
- Choice of wall tiling from Porcelanosa ranges*
- Tiled splash-back to wash hand basins
- Full height tiling around bath

DECORATION

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

WARDROBES

- White pre-finish pass doors



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



Photography from a previous CALA development



ELECTRICAL

- Low energy pendant light fittings
- Low energy external light fitting/s provided to external door exits (as design dictates)
- Sensor feature light to front door
- Shaver socket in bathroom
- Master TV console plate in main lounge/living area
- Multigrad switching of kitchen appliances sited on wall above/behind worktop

SECURITY & SAFETY

- Mains-wired smoke detectors in ground floor lounges and upper hallways
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Carbon Dioxide monitor in master bedroom

PLUMBING & HEATING

- Daikin Hybrid Gas boiler, air source heat pump wet system
- Single-zone system with programmable controls
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Central heating via a high efficiency gas boiler/air source heat pump with radiators

EXTERNALS

- uPVC double-glazed windows
- uPVC fascias and bargeboards
- Paved patio area to rear garden
- 1.8m screen fence to rear garden
- Rotary dryer in rear garden
- Turf to front garden
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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