

KILMARDINNY MANOR

4 & 5 BEDROOM DETACHED HOMES

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish Kitchen by Ashley Ann with high quality Bosch integrated appliances
- Stainless steel chimney hood or island hood as design dictates
- Induction hobs
- Stainless steel electric double oven
- Integrated fridge/freezer
- Integrated dishwasher
- Single mixer tap in kitchen and utility room

BATHROOMS, EN SUITES & CLOAKROOMS

- White sanitaryware from the Laufen range
- Chrome taps and fittings
- Silver finished shower enclosures
- White shower trays
- Thermostatic combined bath filler and handheld spray set
- Chrome towel warmers will be fitted as standard to main bathroom and master en suite
- Choice of wall tiling from Porcelanosa ranges with chrome trim*
- Full height tiling around baths and shower enclosures
- Fitted bathroom furniture to main bathroom and master en suite as design dictates

DECORATION

- Internal walls and ceilings will be finished in Covermatt white emulsion
- Walnut veneered internal pass doors
- Contemporary lever style handles
- Gloss white finish to skirtings and facings
- Pre-finished white timber stair balustrades with a walnut handrail
- 2.6m floor to ceiling height (Ground Floor) in the following housetypes – Kennedy, Lewis, Lowther, Melville, Moncrief, MacRae, Ramsay and Ranald
- 2.4m floor to ceiling height (Ground Floor) in the following housetypes – Blair, Bryce, Cleland, Darroch and Dewar

WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rail as design dictates
- Pre-finished walnut veneered pass doors with shelves and hanging rails to single door openings



Photography from previous CALA developments

*This specification applies to 4 & 5 bedroom detached homes only. Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



ELECTRICAL

- Ample power, TV and telephone points throughout
- Low energy pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear
- Switchable sensor contemporary light fitting 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 worktop
- Plug sockets will be finished in chrome to kitchen only
- White downlights to kitchens, bathrooms and en suites

SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors in ground and upper hallways
- Battery operated CO detectors

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- uPVC double glazed windows

- Two-zone system with programmable controls for ground and upper floors
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2013 legislation levels

GARAGE

- Stylish and secure up and over doors
- Switchable lighting and power

EXTERNALS

- Porous monoblock driveways
- Turfed front garden
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- Timber decking area at French doors
- 1.8m screen fence at rear and between rear gardens
- Outside cold water tap

FACTORS

- Annual factor fees will be payable by all residents at Kilmardinny Manor. Please consult a Sales Consultant for full details

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