

# BOCLAIR GAIT

SPECIFICATION



# SPECIFICATION

## KITCHEN & UTILITY ROOMS

- Stylish Silver Birch kitchens with Siemens appliances
- Silestone worktops to kitchen
- Five-zone induction hob (as design dictates)
- Built-in single oven
- Built-in oven/microwave combination
- Built-in full size fridge
- Built-in full size freezer
- Built-in dishwasher
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

## BATHROOMS, EN SUITES & CLOAKROOMS

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays

- Thermostatic shower valves and heads
- Chrome towel warmers
- Full height tiles to bath and shower enclosures\*
- Vanity units to both bathroom and master en suite

## DECORATION

- Internal walls will be finished in a choice of three colours – White, Soft White and Smoked Glass\*
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished white pass doors
- Gloss white paint to skirtings and facings

## WARDROBES

- Stylish bi-fold wardrobe doors with shelves and hanging rails to all bedrooms as design dictates



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



#### ELECTRICAL

- Ample power, TV and telephone points throughout
- 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
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchen and utilities – white elsewhere

#### SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

#### PLUMBING & HEATING

- Central heating via a hybrid air source heat pump and boiler system with radiators

- White PVCu double glazed windows
- Single zone system with programmable control
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

#### EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Patio area with riven slabs
- External rear tap
- Monoblock driveways
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens

CALA HOMES  
BOCLAIR GAIT  
BIRNAM CRESCENT  
BEARSDEN  
G61 2AZ  
CALA.CO.UK

