



THE CREST AT BEATRICE MEADOWS
SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish Ashley Ann kitchens with Siemens appliances
- Quartz worktops to kitchen
- Four or five zone hob (as design dictates)
- Built-in warming drawer (Moncrief housetype)
- Built-in single oven (two in Moncrief housetype)
- Built-in oven/microwave combination
- Built-in fridge/freezer (Colonsay and Dunning housetypes)
- Tall fridge and tall freezer
- Built-in dishwasher
- Kitchen extractor by Siemens or Miro (as design dictates)
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

CLOAKROOMS, BATHROOMS & EN SUITES

- 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 to bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, bedroom 1 en suite and cloakroom

DECORATION

- Internal walls will be finished in Covermatt white emulsion
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished white pass doors
- Satin wood white paint to skirtings and facings

WARDROBES

- Stylish sliding or bi-fold wardrobe doors with shelves and hanging rails to bedrooms (as design dictates)

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
- Downlighters to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchens – 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 or boiler system with radiators in detached homes
- PVCu double glazed windows
- Single/dual zone system with programmable control (as design dictates)

- Central heating via gas boiler system and radiators in townhouses
- 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
- 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
- External power socket to patio
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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CALA HOMES (WEST), THE CREST AT BEATRICE MEADOWS, OFF KILSYTH ROAD, KIRKINTILLOCH, G66 1AU | 0141 319 8618

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