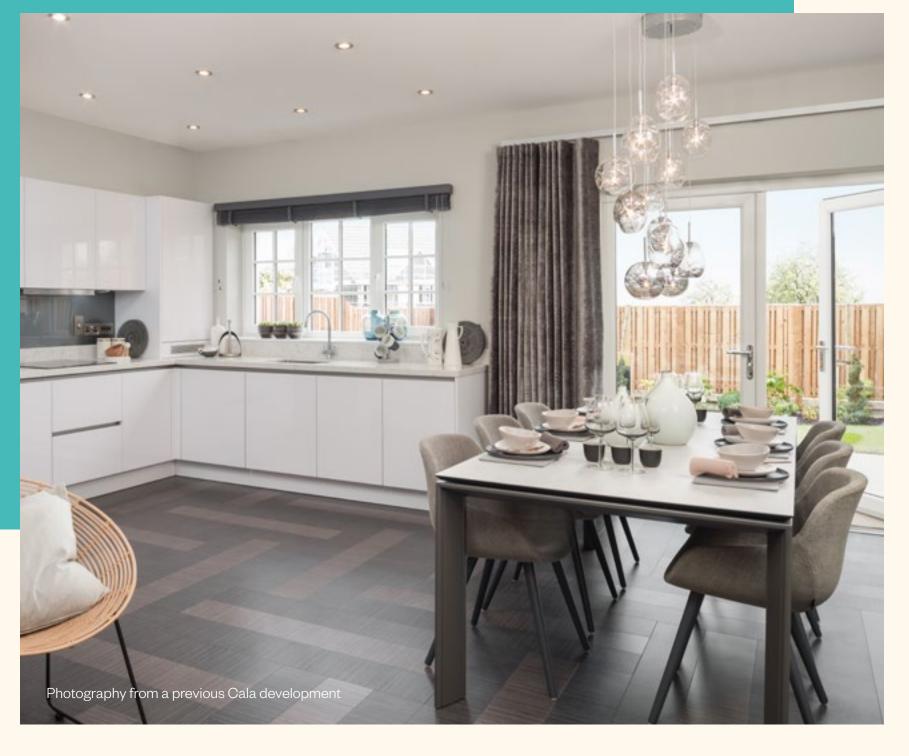


Green Park at Grandhome

Specification









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 quality, it's the little things that make all the difference.

Specification

Kitchen & utility rooms

- Stylish kitchen by Nobilia German Kitchens
- Siemens induction hob
- Siemens single oven
- Hotpoint integrated larder fridge (Dewar only)
- Hotpoint integrated freezer (Dewar only)
- Hotpoint integrated fridge/freezer (Adam, Allan, Arran, Avon, Avon Special, Balmaha, Barrie, Bryce, Cleland only)
- Siemens stainless steel combination microwave oven (Balmaha, Bryce, Cleland, Dewar only)
- Indesit fully integrated dishwasher
- Indesit integrated washer dryer (Adam, Allan, Arran, Avon, Avon Special only)
- Telescopic extractor hood (Adam, Allan, Arran, Avon, Avon Special, Balmaha, Barra, Bryce, Cleland only)
- Ceiling canopy extractor (Dewar only)
- Carron Phoenix 1½ bowl stainless steel sink with VADO mixer tap (kitchen)
- Carron Phoenix single bowl sink with VADO taps (utility)

Bathrooms & en suites

- White sanitaryware from the Laufen range
- VADO chrome taps
- White shower tray
- Glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa range*

- Full height tiling around baths, shower and bulkhead enclosures
- Free standing vanity unit below the sink in the main bathroom and bedroom 1 en suite

Internals

Ground and first floor ceiling heights 2.43m

Decoration

- Internal walls within properties finished in white
- Internal ceiling within properties finished in white
- Internal woodwork finishings within properties finished in satin white paint
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails with white painted balustrades
- Contemporary lever style handles

Wardrobes

 A mix of stylish bi-fold wardrobe doors with shelves and hanging rails and single door wardrobe doors to bedrooms (where design dictates)

Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property,
 with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

Security & safety

- Optional direct dial-up security system (a small monthly charge applies).
 Please ask a Cala representative for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- System wired carbon monoxide detector
- Carbon dioxide detector in bedroom 1

Plumbing & heating

 Central heating via gas-fired combi boiler with hot water cylinder and radiators, also featuring roof integrated solar PV (where design dictates)

Externals

- uPVC double-glazed windows featuring chrome handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in navy, black, dark grey (where design dictates)
- Feature GRP chimney to selected plots
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents



Green Park, Laverock Braes Drive, Bridge of Don, Grandhome, Aberdeen, AB22 9AF

For more information



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