



# Pinefields

Livingston



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# 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

- Stylish studio designed kitchen
- Siemens touch control induction hob with Siemens telescopic re-circulating cooker hood over
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

## Bathrooms & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Shaver socket to bedroom 1 en suite (as design dictates)

## Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

## Wardrobe

- Bi-fold doors to bedrooms (as design dictates)

## Electrical

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light to all other rooms
- Low energy external light provided to external door exits
- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB to kitchen and bedroom 1
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- EV charging available

## Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1
- Real-time Ring Video Doorbell to front door

## Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank: Bryce, Buchanan, Cairn, Cleland, Colville, Crichton, Darroch, Dewar and Elliot
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

## Garage

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

## Externals

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Folding or French doors to rear patio (as design dictates)
- Outside cold water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

\*Speak to a Sales Consultant for plot specific details. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.





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