



CALA.CO.UK



# BOROUGHMUIR

SPECIFICATION

1, 2 & 3 BEDROOM APARTMENTS AND 4 BEDROOM PENTHOUSES

CALA HOMES AT BOROUGHMUIR, VIEWFORTH, EDINBURGH, EH10 4LR | 0131 516 4716

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Photography from previous CALA developments



## 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. Sash and case windows allowing light to flood in. Sliding privacy screens creating elegantly designed living spaces. 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 kitchen designed by Kitchens International
- Siemens induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens black glass + stainless steel single oven
- Siemens combination microwave oven (as design dictates)
- Integrated wine cooler in 4 bedroom penthouse (as design dictates)
- Siemens washer/dryer
- Blanco Herald tap in kitchen
- Stainless steel sink in kitchen
- Chrome mixer tap in kitchen

### BATHROOMS & EN SUITES

- Laufen WC and slimline basin
- Carron single-ended bath
- Hansgrohe mixer tap and fittings
- Walk-in shower enclosure
- Hansgrohe shower valves and Raindance heads

- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Wall tiling from Porcelanosa ranges
- Vanity units to slimline basin
- Illuminated mirror with demister pad (as design dictates)

### DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White gloss finish to skirtings and facings
- White gloss finish to internal pass doors
- White gloss apartment entry doors
- Contemporary lever style door handles to internal doors
- Mezzanine sliding door panels (as design dictates)

### WARDROBES

- Bi-fold doors to all bedroom wardrobes (as design dictates)

### ELECTRICAL

- Downlighters to kitchen, bathroom, hall, utility and en suites
- 5 amp circuit to living and master bedroom (as design dictates)
- Low energy pendant light fitting to all other rooms (as design dictates)
- USB power slots to kitchen and master bedrooms
- Entrance video phone link to each apartment
- Shaver socket (as design dictates)
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Smet 2 electricity and gas monitor
- Virgin Media broadband available

### SECURITY & SAFETY

- Mains-wired smoke detectors
- Heat detector in kitchen

- Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitors
- Full sprinkler system

### PLUMBING & HEATING

- Gas combi boiler
- Thermostatic heating controls
- Feature radiators to lounge, dining and kitchen (as design dictates)

### EXTERNALS

- Traditional refurbished sash and case windows with conservation slimline double glazing
- Traditional feature entrances
- Feature walkways, which are lit in the evening
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Basement storage (speak to a Sales Consultant for more information)
- Allocated parking spaces with shared EV charging (speak to a Sales Consultant for more information)

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