



Conglass Brae

Inverurie





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

Specification

Kitchen & utility rooms

- Siemens built-in microwave (Bryce, Cairn, Colville, Garvie)
- Siemens single oven
- Siemens induction hob
- Elica telescopic extractor hood
- Indesit fully integrated dishwasher
- Indesit integrated fridge/freezer
- Hotpoint integrated larder fridge (Garvie only)
- Hotpoint integrated larder freezer (Garvie only)
- Indesit integrated washer/dryer (Bargower only)
- LED Lighting to underside of wall units, as design dictates
- Carron one and half bowl stainless steel sink
- Vado mixer tap in chrome)

Bathroom & en suite

- White sanitaryware by Roca
- Vado chrome tap
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa – tiling will be provided to full height around baths and shower enclosure
- Heated chrome towel rail in bathroom and master en suite
- Freestanding vanity units in bathrooms and master suite 1, as designs dictate

Internals

- Ground floor ceiling heights 2.4m, first floor ceiling heights 2.4m
- Ground floor ceiling heights 2.7m, first floor ceiling heights 2.4m (Garvie only)

Decoration

- Internal walls within properties finished in white
- Internal ceiling within properties finished in white
- Internal finishing’s woodwork within properties finished in white paint
- White internal pass doors, white glazed feature doors, as design indicates
- Staircase to include oak varnished handrails with white painted balustrades

Wardrobes

- Stylish bi-fold wardrobes in all bedroom, as per working drawings
- Pass door in bedroom four (Bargower, Bryce, Cairn)

Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets with black inserts to be fitted in kitchen
- White sockets and switches in utility and rest of home
- USB points fitted to sockets in kitchen and bedroom 1
- 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
- EV charging point fitted
- A chrome doorbell push is provided at front door

Health & Safety

- Mains wired smoke detectors, as design dictates and mains wired heat detector in kitchen These can be linked to the “direct dial up” security system and can be programmed to alert the Fire Brigade – additional customer subscription required for this service
- Mains wired Carbon Dioxide Detector installed in Master Bedroom as per manufacturer’s instructions.

Plumbing & heating

- Central heating will be by high efficiency combination of PV panels gas boiler with hot water cylinder (where applicable) and radiator system
- Dual zone programmable heating system will be employed with programmable controls separately
- Each radiator (except those occurring in room with programmable thermostat), will have individual thermostatic control valves

Externals

- Double glazed uPVC windows manufactured in anthracite grey externally & white internally, with polished chrome handles
- Double glazed uPVC French doors (where design dictates), manufactured in anthracite grey externally & white internally uPVC with 3-point locking system and polished chrome handles
- Feature front door in anthracite grey
- Integrated swift and bat boxes, as well as bee bricks and hedgehog highways (where design dictates)
- Front gardens to be turfed or loose chippings with planting borders, as design dictates
- Rear gardens to be turfed
- Slabbed patio area, as design dictates
- Mono-bloc driveways
- Rotary drier and external tap to rear garden
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents

*Subject to build stage. 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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Stock photography

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