



# Cedar Brae

Jackton



Stock photography



Internal photography from a previous Cala development



Internal 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.



Internal photography from a previous Cala development

# Specification

## Kitchen & utility rooms

- Designer kitchens by Silver Birch
- Siemens appliances to detached homes
- Bosch appliances to terraced and semi-detached homes
- 25mm laminate worktops to kitchen and utility room
- Four/five zone induction or venting hob (as design dictates)
- Built-in single oven
- Built-in microwave (Bargower-Bryce)
- Built-in combination microwave (Cleland-Moncrief)
- Built in fridge freezer (2No to Garvie-Moncrief)
- Built in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl granite sinks in kitchen
- Single bowl stainless steel sink in utility rooms

## Bathrooms & en suites

- White sanitaryware from the Laufen range (baths by Carron)
- 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 (as design dictates)
- Full height tiles to bath and shower enclosures
- Vanity units to cloakroom, bathroom and bedroom 1 en suite

## Decoration

- Internal walls will be finished in Crown white emulsion
- Ceilings will be finished in Crown white emulsion
- Pre-finished white pass doors to detached homes
- Pre-finished grey pass doors to terraced and semi-detached homes
- Satinwood white paint to skirtings and facings

## Wardrobes

- Stylish sliding or bi-fold wardrobe doors with shelves and hanging rails to all 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
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere
- EV charger

## Security & safety

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

## Plumbing & heating

- Dual zone heating system with programmable controllers
- Gas combi/system boiler as design dictates
- Solar iBoost PV to Hot Water immersion heater where applicable (PV location is plot specific)

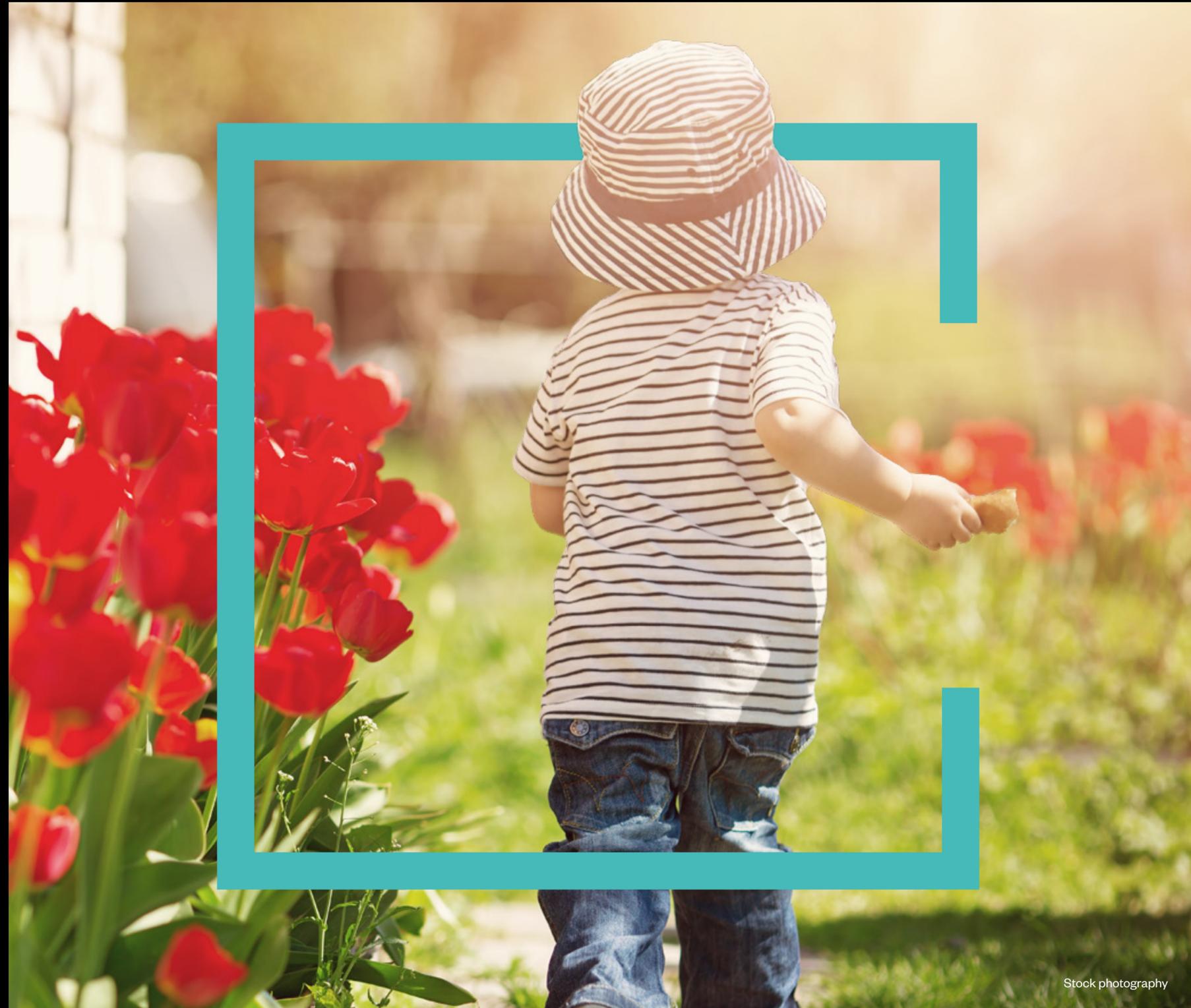
## Externals

- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Mono-bloc driveways or designated parking spaces
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- PVCu double glazed windows, anthracite external finish and white internal finish
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Integrated swift, bat and bee boxes (where design dictates)
- Hedgehog Highway to garden fence where applicable, refer to biodiversity plan for locations



Cedar Brae,  
Off Austen Drive,  
Jackton, G75 7BB

[CALA.CO.UK](http://CALA.CO.UK)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (West) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Information contained is accurate at time of going to press on 12.03.26. See the main brochure for the full Consumer Protection statement.