



Mill Wynd

at Weaver's Brae



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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 & utility rooms

- Stylish Livn kitchens with Siemens appliances
- 25mm laminate worktops to kitchen and utility room
- Four zone induction or venting hob (as design dictates)
- Built-in single oven
- Built-in microwave (Banton – Bryce)
- Built-in combination microwave (Cleland – Logan)
- Built in fridge freezer (2No to Lewis, Logan)
- Built in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl granite sink in kitchens
- 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 (Banton – Logan), bathroom and bedroom 1 en suite

Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

Wardrobes

- Stylish bi-fold wardrobe doors with shelves and hanging rails to all bedrooms (as design dictates)

Electrical

- Ample Power and TV points throughout
- Shaver socket in bathroom and each en suite
- TV console plate in lounge, family area and all bedrooms
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighter to kitchen and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere
- EV charger

Security & safety

- Alarm system
- Mains-wired smoke alarms
- Mains-wired carbon dioxide detector in bedroom 1

Plumbing & heating

- Zoned heating system with programmable controllers
- Central heating via air-to-water electric heat pump system

Externals

- White PVCu double glazed windows
- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap (excludes Abbott homestyle)
- Mono-bloc driveways or designated car parking spaces
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- 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)



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