

Interior Specifications

Kitchen

A choice of Interior Designed kitchens with coordinating front and wall units, co-ordinating worktops with upstands and matching carcass.
Soft close unit doors
Stainless steel one and a half bowl sink with mixer tap
AEG Extractor hood integrated into wall units
AEG 4 burner gas hob
AEG 4 ring induction hob with built in extractor
AEG Stainless steel integrated single oven
Integrated Fridge and Freezer 70/30
Stainless steel / Glass splashback
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher (450mm)
Plumbing and electrics for dishwasher (600mm)
Ceiling mounted downlighters
Choice of coordinating composite worktops (Payable as an optional Extra)

The Aitken	The Arber	The Cameron	The Dean	The Ewart	The Finlayson	The Flynn	The Gilbert	The Hepburn	The Jardine	The Kinnear
●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●



Bathrooms

Contemporary style sanitary ware to bathroom, WC and en-suite (where applicable)
Back to wall soft close toilet seat
Ceramic wall tiling by porcelanosa to bathrooms and en-suites (please refer to drawings for specific detail) and WC
Thermostatic bath-shower mixer over bath and screen
Ceiling mounted downlighters
Shaver point to bathroom
Shaver point to en-suite
White Towel Rail to Bathroom & en-suite where applicable

●	●	●	●	●	●	●	●	●	●	●
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○	○	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●

Bedrooms

Choice of sliding wardrobes to Bedrooms 1
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●	●	●	●	●	●	●	●	●	●	●
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## Electrical

	The Aitken	The Arber	The Cameron	The Dean	The Ewart	The Flynn	The Finlayson	The Gilbert	The Hepburn	The Jardine	The Kinnear
White sockets and switches	●	●	●	●	●	●	●	●	●	●	●
PIR Controlled exterior lights to front and rear doors	●	●	●	●	●	●	●	●	●	●	●
Door bell to front door	●	●	●	●	●	●	●	●	●	●	●
Double socket with USB in kitchen / living room / bedroom 1	●	●	●	●	●	●	●	●	●	●	●
Multigrid switch plate to kitchen	●	●	●	●	●	●	●	●	●	●	●
Combined TV / Telephone point to living room and bedroom 1	●	●	●	●	●	●	○	●	○	○	○
Combined TV /telephone point to living room / dining room and bedroom 1	○	○	○	○	○	○	○	○	●	●	●
Mains wired smoke detectors with battery back-up	●	●	●	●	●	●	●	●	●	●	●
Monoxide and dioxide detectors	●	●	●	●	●	●	●	●	●	●	●

## Heating

Potterton Assure 30kW Combination Boiler	●	●	○	○	○	○	○	○	○	○	○
Potterton Assure 36kW Combination Boiler	○	○	●	●	●	●	●	●	○	○	○
Potterton Promax 19kw Boiler & Heatrae Sadia Megaflow ECO with cylinder	○	○	○	○	○	○	○	○	●	●	●

## Decorative

All internal walls painted white	●	●	●	●	●	●	●	●	●	●	●
White skirting and architraves	●	●	●	●	●	●	●	●	●	●	●
White staircase with oak handrail and newel caps	●	●	●	●	●	●	●	●	●	●	●
White internal doors	●	●	●	●	●	●	●	●	●	●	●
Ceilings smooth and painted white	●	●	●	●	●	●	●	●	●	●	●



## Exterior Specifications

Double glazed PVCu windows (Anthracite exterior / white interior)	●	●	●	●	●	●	●	●	●	●	●
Double glazed PVCu French doors (Anthracite exterior / white interior)	●	●	●	●	●	●	○	○	○	○	○
Double glazed PVCu Bi-fold doors (Anthracite exterior / white interior)	○	○	○	○	○	○	○	●	●	●	●
Front door PAS 24 Enhanced Security Accreditation (Anthracite exterior / white interior)	●	●	●	●	●	●	●	●	●	●	●
UP and over Garage door	○	○	○	○	○	○	●	●	●	●	●

## Landscaping

Turf to front garden	●	●	●	●	●	●	●	●	●	●	●
Rotovated topsoil to rear garden	●	●	●	●	●	●	●	●	●	●	●
Patio from French / bi-fold doors 2.4 x 1.8m	●	●	●	●	●	●	●	●	●	●	●
Monobloc to drive way (where applicable) and footpath	●	●	●	●	●	●	●	●	●	●	●