



BALGRAY GARDENS

SPECIFICATION

DETACHED HOMES



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable appliances 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 premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish Silverbirch kitchens with Siemens appliances
- 25mm laminate worktops to kitchen and utility room
- Four/five zone induction hob (as design dictates)
- Extractor hood by Siemens or Faber (as design dictates)
- Built-in single oven
- Built-in microwave (Bargower to Bryce)
- Built-in oven/microwave combination (Cleland to Ramsay)
- Built-in warming drawer (MacRae to Ramsay)
- Built-in fridge freezer (Bargower to Elliot)
- Two fridge freezers (Kennedy to Ramsay)
- Built-in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- 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
- 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 white
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

WARDROBES

- Stylish bi-fold wardrobes 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
- Solar panels to roof area providing sustainable energy (designs are plot specific)

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
- Insulation values in excess of 2015 legislation levels

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
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- White PVCu double glazed windows
- Two factoring companies will be appointed to maintain all common areas with an annual fee payable by residents



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