

# CRAIBSTONE ESTATE

SPECIFICATION



## KITCHEN & UTILITY ROOMS

- Stylish Impuls kitchen by Creative Design
- Siemens induction hob
- Siemens stainless steel single hot air oven
- 70:30 Built-in fridge/freezer (Avon, Banton, Bryce, Beaufort, Brompton, Cleland, Cottage Apartments only)
- Built-in tall larder fridge (Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Built-in tall larder freezer (Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Siemens stainless steel combination microwave oven (Beaufort, Brompton, Cleland, Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Fully integrated dishwasher
- Fully integrated washer/dryer (Avon, Banton only)
- Freestanding washer/dryer (Cottage Apartments only)
- 60cm telescopic extractor (Avon, Beaufort, Cleland, Cottage Apartments only)
- 90cm telescopic extractor (Banton, Brompton, Bryce, Crichton, Garvie, Guthrie only)
- Ceiling canopy extractor (Darroch, Dewar, Lowther, Lewis, MacRae only)
- Carron 1½ bowl stainless steel sink with chrome mixer taps (kitchen)
- Carron stainless steel single bowl sink with chrome mixer taps (utility)

## BATHROOMS & EN SUITES

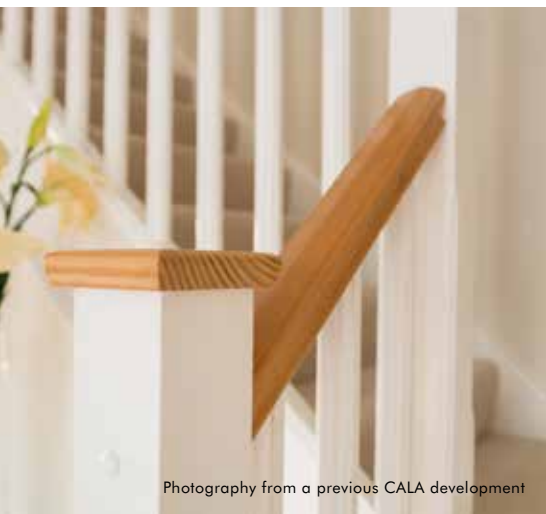
- White sanitaryware from the Laufen range
- Hansgrohe chrome taps
- White shower tray
- Glass shower enclosure
- Vado chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths and shower enclosures
- Freestanding vanity unit below the sink in the bathroom and en suite

## INTERNALS

- Ground floor approx. 2400mm floor to ceiling height (Avon, Banton, Bryce, Cleland, Crichton, Darroch, Dewar)
- Ground floor approx. 2625mm floor to ceiling (Beaufort, Brompton, Guthrie, Garvie, Lowther, Lewis, MacRae)
- First floor approx. 2487mm floor to ceiling height (all plots)
- Ground floor approx. 2305mm floor to ceiling height (Cottage Apartments)
- First floor approx. 2397mm floor to ceiling height (Cottage Apartments)



\*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

### DECORATION

- Internal walls within properties finished in white
- Internal ceilings within properties finished in white
- Internal woodwork within properties finished in white oil paint
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrail with white painted balustrade
- Contemporary lever style handles

### WARDROBES

- A mix of stylish bi-fold wardrobe doors with shelves and hanging rails & oak veneer pre-finished semi-solid core doors supplied to bedrooms (where design dictates)

### ELECTRICAL

- Ample power, TV and telephone points throughout
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen
- Fibre to the home (FTTH) enabling access to ultra fast broadband

### SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a Sales Advisor for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated carbon monoxide detector

### PLUMBING & HEATING

- Central heating via high efficiency combination of air-source heat pump and gas-fired boiler with water cylinder and radiator
- Separate thermostatic zone control on radiators (except those with programmable thermostat)

### EXTERNALS

- uPVC double-glazed windows finished with chrome internal finish handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles
- Feature front door in anthracite grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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