



FORTHVIEW

SOUTH QUEENSFERRY



AMBASSADOR
HOMES





A NEW VIEW TO MODERN LIVING

Combining some of the most coveted views in Scotland with a carefully curated collection of high specification apartments, homes and townhouses, Forthview, in the sought-after town of South Queensferry, offers the perfect blend of aspirational living nestled within truly inspirational surroundings – a rare combination.

The breath-taking backdrop of the three bridges, has set an impressive tone for this unique and thriving new community. Stylish and contemporary, our selection of one, two, three, four and five-bedroom homes offers the perfect solution wherever you are in your home journey.

LIVING

redefined

Our collection of homes at Forthview are unrivalled in their class, with energy efficiency, luxuriously appointed specification and flexible layouts. Whether you're just starting out, considering a move to downsize or looking for space for your family to grow; there is space for everyone, and a place for everything.

With four apartment types, six flexible three storey living homes and six traditional villa styles – each and every home has been hand-picked for Forthview to provide versatility and generous proportions. The collection of homes sit elevated within a beautifully designed sweeping development layout to help make the most of the spectacular backdrop.

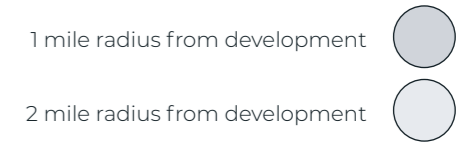
Enjoy flexible living spaces, perfectly suited for modern day living with our three storey collections. A bedroom, playroom, a study for home working, home cinema or relaxing family room; whether you need fun, functionality or formality - there is no need to make your family fit your home, when you can make your home fit your family.





PERFECTLY LOCATED

ideally connected



AMENITIES

- 1 Ferrymuir Retail Park
- 2 Police Station
- 3 South Queensferry Fire Station
- 4 South Queensferry Library
- 5 South Queensferry Post Office
- 6 Westport Vets Lloyds Pharmacy
- 7 Bellstane Dental Care
- 8 Dr A Macartney Doctors
- 9 Queensferry Podiatry
- 10 Maid of the Forth
- 11 Queensferry Museum
- 12 Bridge Viewpoint
- 13 Orocco Pier
- 14 Port Edgar Marina
- 15 Dundas Castle
- 16 Hopetoun House
- 17 Midhope Castle

- 18 Port Edgar Watersports
- 19 South Queensferry Bowling Club
- 20 Dundas Parks Golf Club
- 21 Queensferry Tennis Club
- 22 Tom Thumb Nursery and Playgroup
- 23 Queensferry Early Years Centre
- 24 Queensferry Primary School
- 25 St Margaret's RC Primary School
- 26 Echline Primary School
- 27 Queensferry High School
- 28 South Queensferry War Memorial
- 29 Run Free Dog Fields – Kirkliston
- 30 Barrett's Park
- 31 17 Gerson Park
- 32 Cramond Walled Garden Park
- 33 Gyle Park
- 34 Holmes Park

BARS & RESTAURANTS

- 1 Honey Pot Creative Café
- 2 Scotts Bar & Restaurant
- 3 The Railbridge Bistro
- 4 Orocco Pier Restaurant
- 5 Dakota
- 6 The Ferry Brewery
- 7 The Little Parlour
- 8 Manna House Bakery
- 9 Bamboo
- 10 The Boat House
- 11 Thirty Knots
- 12 Queens Spice

OUT *&* ABOUT





Best known for standing beneath the three iconic Forth Bridges, the charming town of South Queensferry is an established community rich with history and lots of great amenities.

Sitting on the Firth of Forth some ten miles north-west of Edinburgh city centre, locals fondly refer to their hometown as The Ferry. In fact, there is still a ferry that runs to the islands of the Firth of Forth. With plenty of walks and cycle routes – the location offers panoramic views in an unrivalled setting.

South Queensferry has an impressive array of thriving shops and food and drink venues, ranging from fine-dining restaurants and brasseries to renowned fish bars and pubs.

It is a popular area to learn to sail and marina facilities are available at Port Edgar Marina, which is less than a mile away from the centre.

For golfers, there is a wealth of choice, with Dundas Park Golf Course located within one mile and many others within a five-mile radius.

The town offers a collection of well-reputed schools including a high school and three primary schools: St Margaret's, Echline and Queensferry.

There are excellent transport links nearby whether you wish to travel by rail, bus, car or aeroplane. With Dalmeny train station just a short distance from the development, Edinburgh city centre is under ten miles away, and the rest of Scotland is easily accessed using the Forth Road Bridge and the motorway network, Forthview is the ideal hub for convenient commuting and travel near and far.





SITE PLAN

THE VANTAGE APARTMENTS
PLOTS: 110-124

WALLACE
PLOTS: 8, 16, 17, 35, 53, 54, 57, 58, 69, 72

DEWAR
PLOTS: 3, 4, 70, 71

DALMENY
PLOTS: 9, 10, 11

DUNDAS
PLOT: 12

BUCHANAN
PLOTS: 20, 21, 22, 23, 24, 25, 30, 31, 60, 61, 62, 65, 66

TAIT
PLOTS: 18, 19, 26, 27, 28, 29

NEWTON
PLOTS: 38, 39, 40, 41, 103, 104, 105, 106

MACKINTOSH
PLOTS: 1, 2, 32, 36, 50

WATT & ARROL
PLOTS: 46, 47, 48, 49

CRAMOND
PLOTS: 42, 43, 44, 45, 107, 108, 109

STEVENSON
PLOTS: 5, 6, 7, 33, 34, 37, 51, 52, 55, 56, 59, 67, 68

HOPETOUN
PLOTS: 13, 14, 15



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HOUSE TYPES & FLOOR PLANS

Whilst care has been taken to ensure that the information given is accurate, these particulars are provided as guidance only to prospective purchasers and do not form the whole or any part of any contract. Ambassador Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change.

ARROL

3 bed mid/end-terrace home

76 m² / 825 ft²

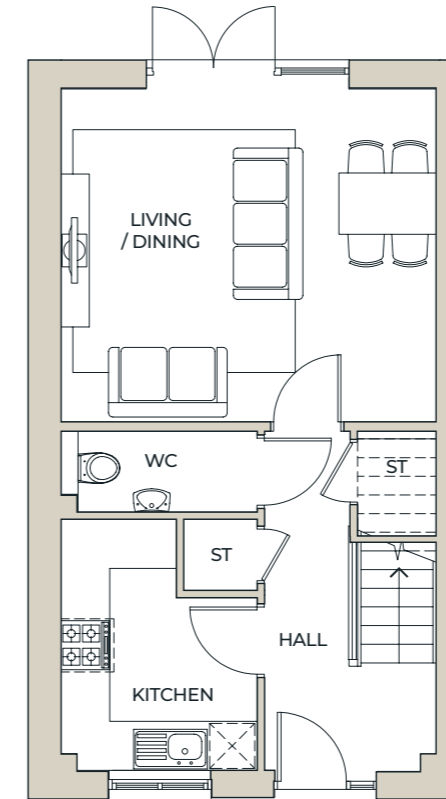
Plots: 46, 47, 48, 49



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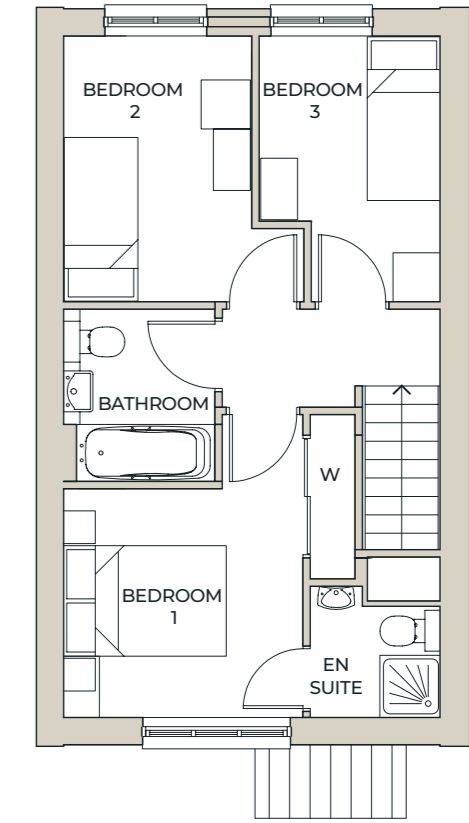
GROUND FLOOR

AREA	METRES	FEET
LIVING/DINING	4.6 x 4.07	15'1" x 13'3"
KITCHEN	2.4 x 3.07	7'9" x 10'1"
WC	2.4 x 0.98	7'9" x 3'2"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	2.93 x 2.79	9'6" x 9'2"
BEDROOM 2	2.31 x 3.25	7'6" x 10'7"
BEDROOM 3	2.23 x 3.25	7'3" x 10'7"
BATHROOM	1.86 x 2.10	6'1" x 6'9"



3 bed mid/end-terrace home

77 m² / 832 ft²

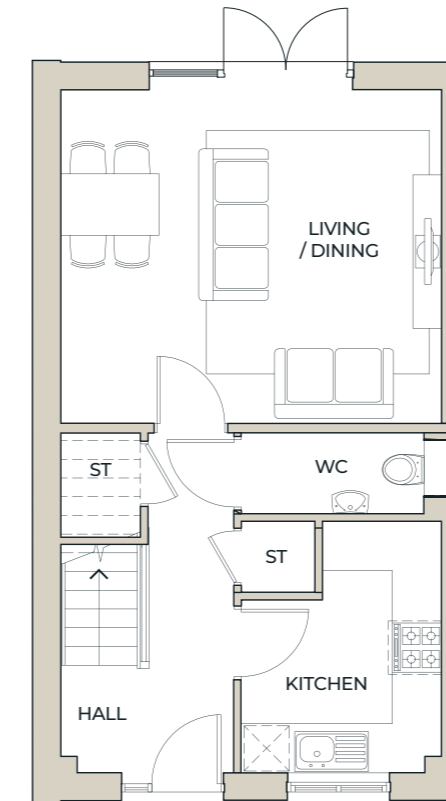
Plots: 46, 47, 48, 49



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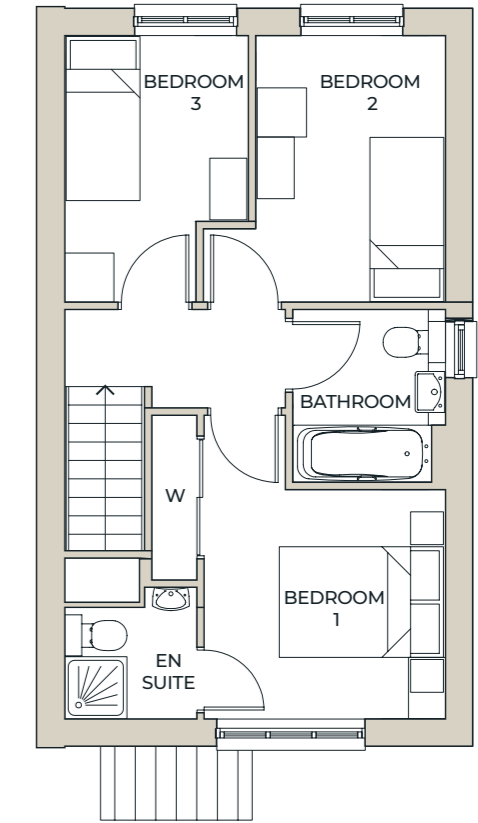
GROUND FLOOR

AREA	METRES	FEET
LIVING/DINING	4.64 x 4.07	15'2" x 13'4"
KITCHEN	2.44 x 3.07	8'0" x 10'1"
WC	2.23 x 0.98	7'3" x 3'2"



FIRST FLOOR

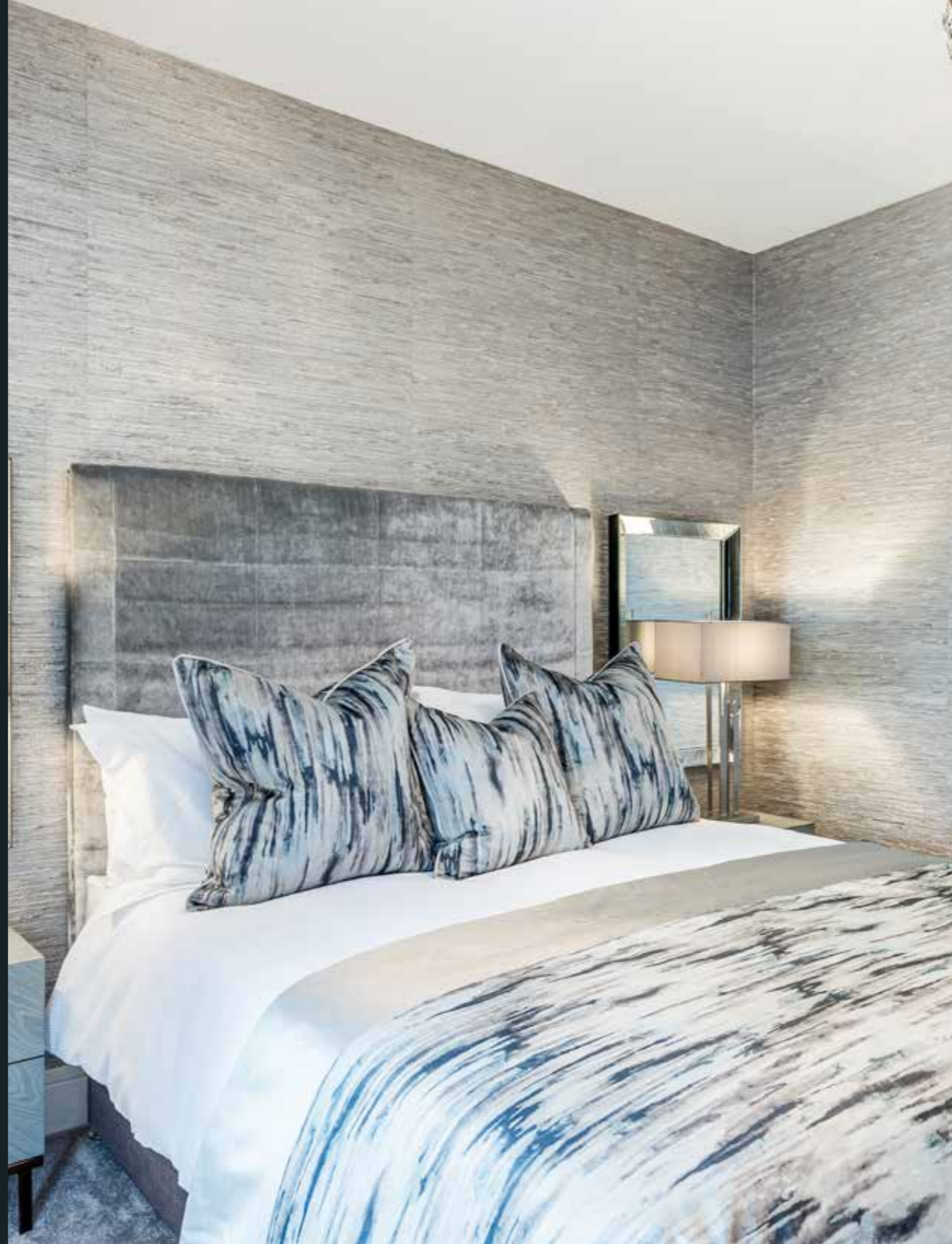
AREA	METRES	FEET
BEDROOM 1	2.94 x 2.79	9'6" x 9'2"
BEDROOM 2	2.31 x 3.25	7'6" x 10'7"
BEDROOM 3	2.24 x 3.25	7'3" x 10'7"
BATHROOM	1.86 x 2.10	6'1" x 6'9"



3 bed semi-detached

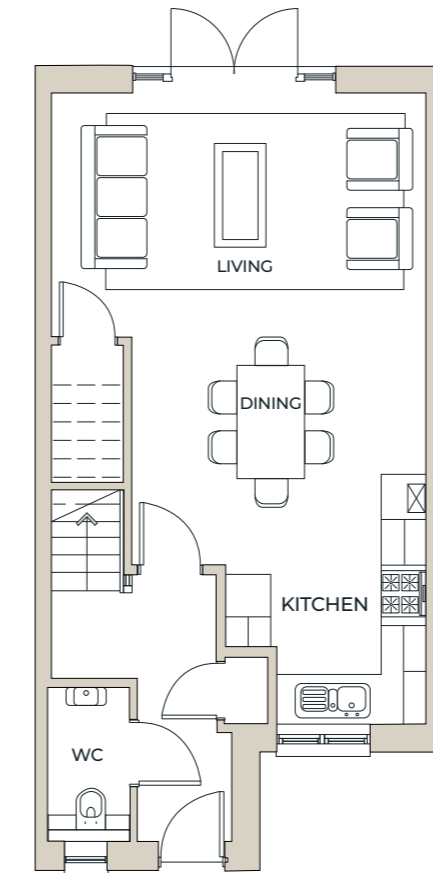
91 m² / 986 ft²

Plot: 18, 19, 26, 27, 28, 29



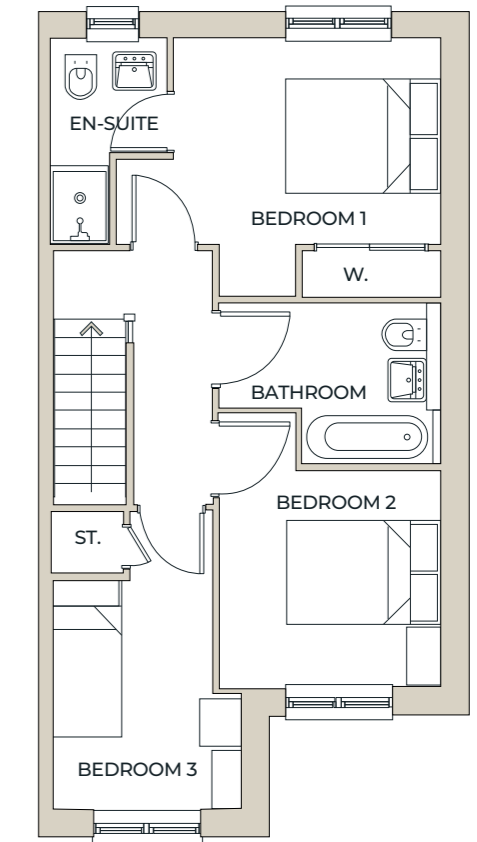
GROUND FLOOR

AREA	METRES	FEET
LIVING	5.01 x 3.24	16'3" x 10'6"
DINING	3.93 x 2.82	12'9" x 9'2"
KITCHEN	2.68 x 2.30	8'8" x 7'6"
WC	1.11 x 2.06	3'7" x 6'8"



FIRST FLOOR

AREA	METRES	FEET
EN-SUITE	1.50 x 2.65	4'10" x 6'7"
BEDROOM 1	3.45 x 3.38	11'2" x 10'1"
BEDROOM 2	2.86 x 2.05	9'3" x 6'8"
BEDROOM 3	2.42 x 2.95	7'10" x 9'7"
BATHROOM	2.86 x 2.06	9'3" x 6'8"



3 bed semi-detached

98 m² / 1057 ft²

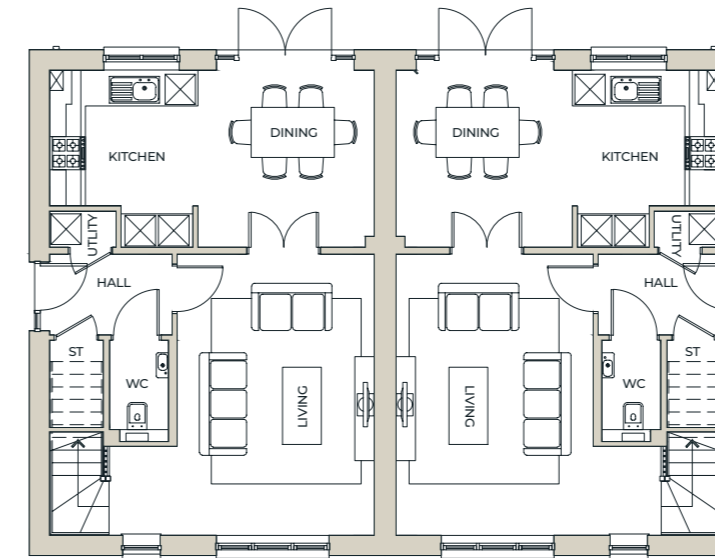
Plots: 3, 4, 70, 71



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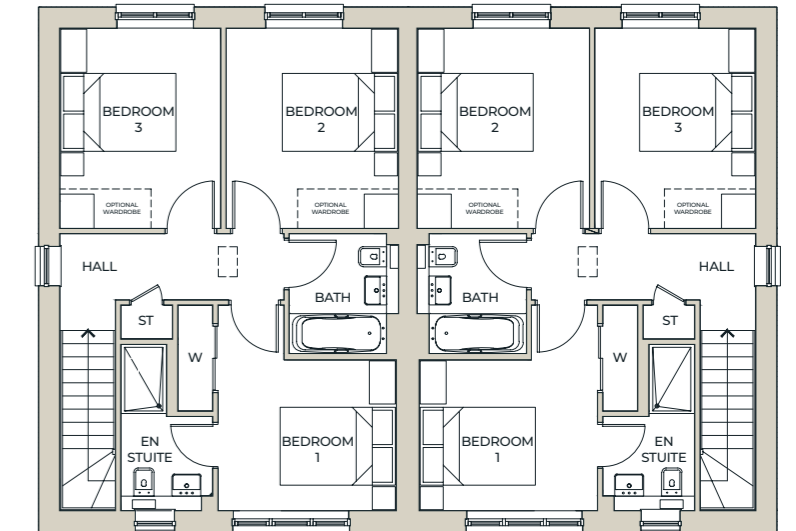
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.55 x 5.06	11'8" x 16'7"
KITCHEN / DINING	5.85 x 3.19	19'2" x 10'5"
WC	1.06 x 1.83	3'5" x 5'11"
UTILITY	1.20 x 0.65	3'11" x 2'1"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.10 x 2.62	10'2" x 8'7"
EN-SUITE	1.60 x 2.88	5'3" x 9'5"
BEDROOM 2	3.00 x 3.48	9'9" x 11'5"
BEDROOM 3	2.80 x 3.48	9'2" x 11'5"
BATHROOM	1.90 x 2.08	6'2" x 6'9"



4 bed detached home with integral garage

110 m² / 1192 ft²

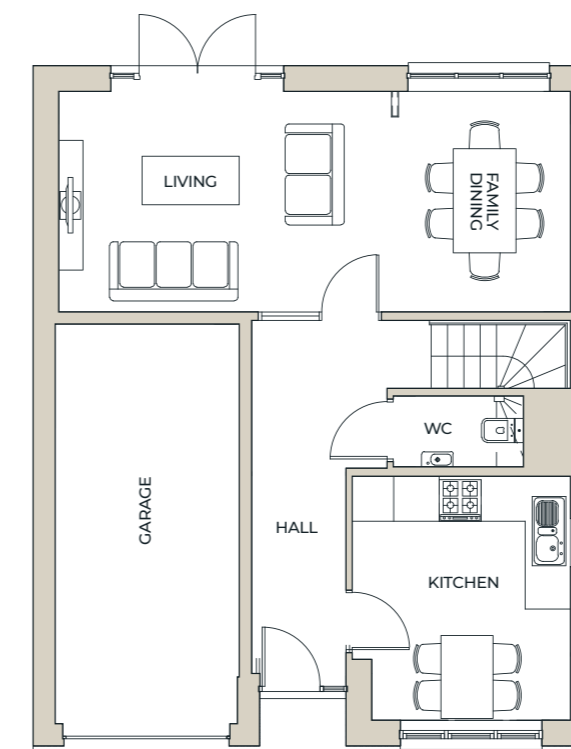
Plots: 5, 6, 7, 33, 34, 37, 51, 52, 55, 56, 59, 67, 68



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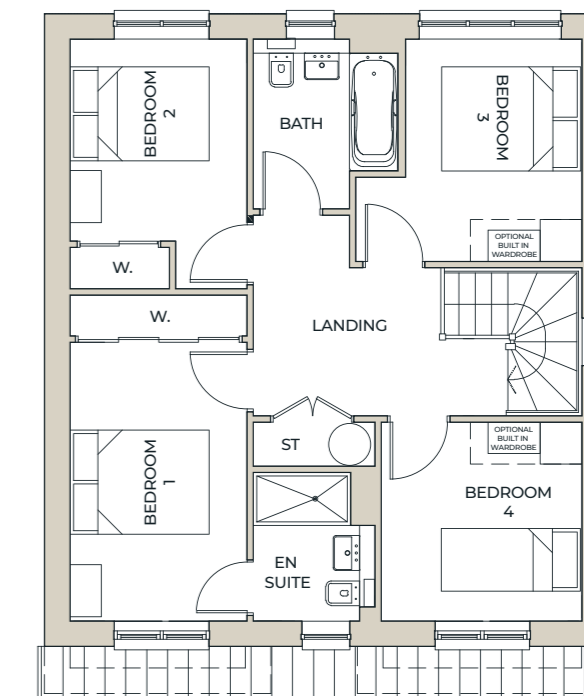
GROUND FLOOR

AREA	METRES	FEET
LIVING / DINING	7.36 x 3.17	24'2" x 10'5"
KITCHEN	3.14 x 3.51	10'3" x 11'5"
WC	1.87 x 1.03	6'1" x 3'4"
GARAGE	2.65 x 5.75	8'8" x 18'10"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	2.55 x 4.01	8'4" x 13'2"
EN-SUITE	1.75 x 2.14	5'8" x 7'0"
BEDROOM 2	2.55 x 2.91	8'4" x 9'6"
BEDROOM 3	2.54 x 3.20	8'3" x 10'6"
BEDROOM 4	2.89 x 2.86	9'5" x 9'4"
BATHROOM	2.08 x 2.45	6'10" x 8'0"



4 bed detached home with integral garage

128 m² / 1386 ft²

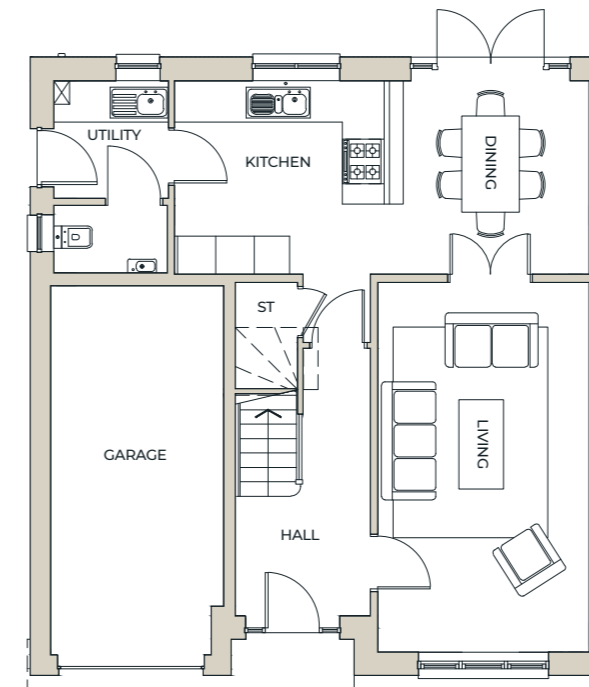
Plots: 1, 2, 32, 36, 50



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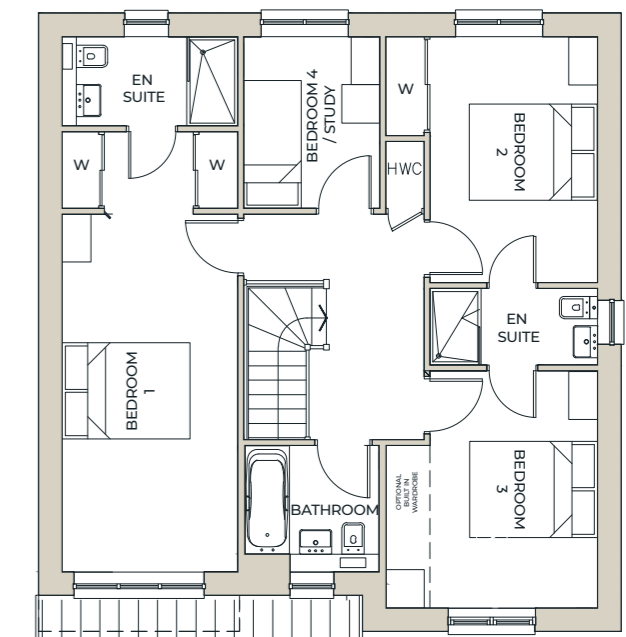
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.31 x 5.78	10'10" x 18'11"
KITCHEN / DINING	6.49 x 3.03	21'3" x 9'11"
WC	1.78 x 1.06	5'10" x 3'5"
UTILITY	1.80 x 1.84	5'11" x 6'0"
GARAGE	2.71 x 5.78	8'10" x 18'11"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	2.75 x 5.60	9'0" x 18'4"
EN-SUITE	2.75 x 1.40	9'0" x 4'7"
BEDROOM 2	2.63 x 3.85	8'7" x 12'7"
BEDROOM 3	3.31 x 3.71	10'10" x 12'2"
EN-SUITE	2.63 x 1.20	8'7" x 3'11"
BEDROOM 4 / STUDY	2.13 x 2.69	7'0" x 8'10"
BATHROOM	2.10 x 1.98	6'10" x 6'6"



4 bed detached home with integral garage

139 m² / 1497 ft²

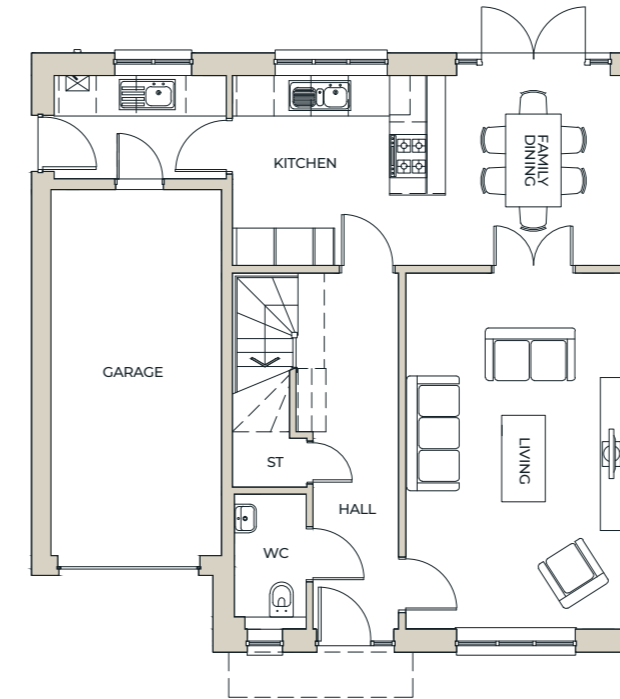
Plots: 8, 16, 17, 35, 53, 54, 57, 58, 69, 72



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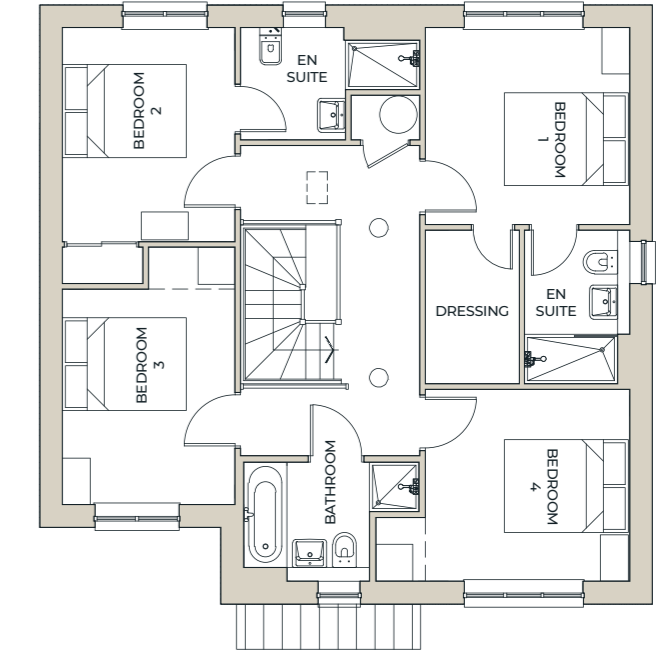
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.49 x 5.75	11'5" x 18'10"
KITCHEN / DINING	6.29 x 3.06	20'8" x 10'1"
UTILITY	2.78 x 1.67	9'1" x 5'6"
WC	1.16 x 2.19	3'10" x 7'2"
GARAGE	2.75 x 5.90	9'0" x 19'5"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.30 x 3.18	10'10" x 10'6"
EN-SUITE	1.70 x 2.48	5'7" x 8'2"
BEDROOM 2	2.79 x 3.46	9'2" x 11'4"
EN-SUITE	1.69 x 1.82	5'7" x 5'11"
BEDROOM 3	2.79 x 3.48	9'2" x 11'5"
BEDROOM 4	3.30 x 3.10	10'10" x 10'2"
BATHROOM	2.03 x 1.93	6'8" x 6'4"



4 bed detached and semi-detached homes

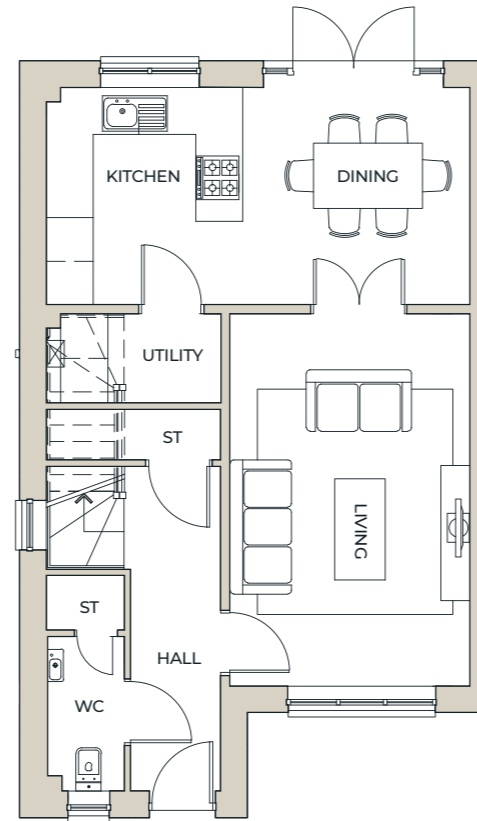
138 m² / 1486 ft²

Detached Plots:
60,61,62

Semi-detached Plots:
20, 21, 22, 23, 24, 25, 30, 31,
65, 66

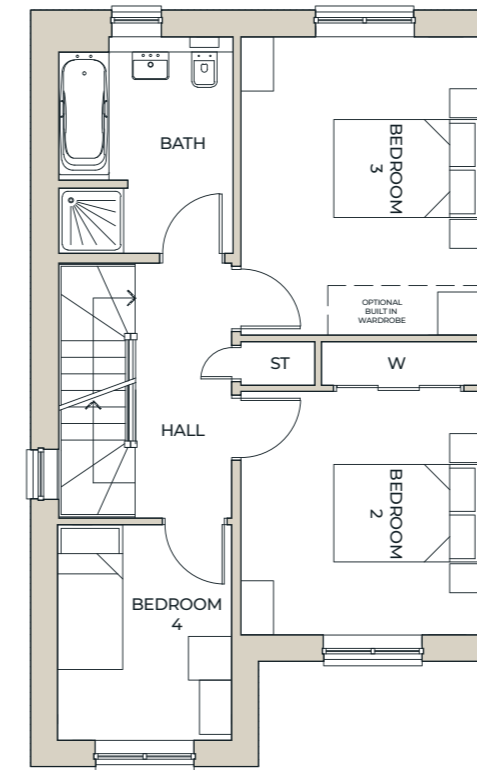
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.31 x 5.14	10'10" x 16'10"
KITCHEN / DINING	5.85 x 3.00	19'2" x 9'10"
UTILITY	2.41 x 1.23	7'11" x 4'0"
WC	1.06 x 2.14	3'6" x 7'0"



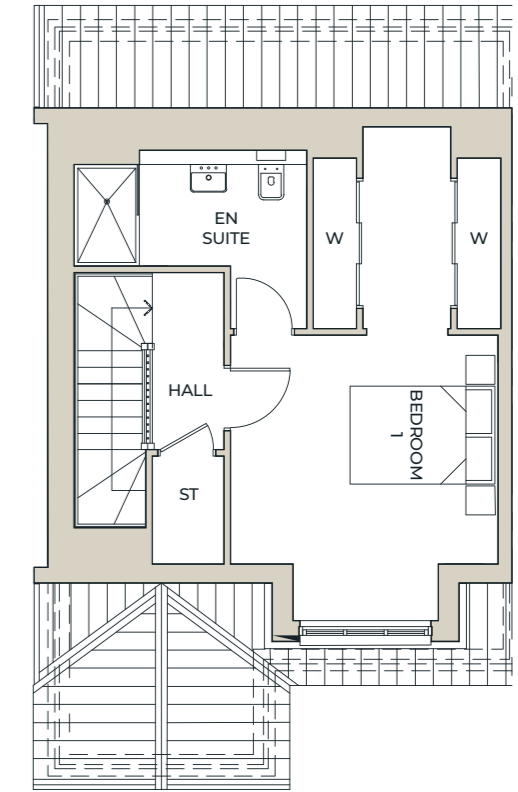
FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	3.32 x 3.36	10'11" x 11'0"
BEDROOM 3	3.31 x 4.12	10'11" x 13'5"
BEDROOM 4	2.41 x 2.98	7'11" x 9'9"
BATHROOM	2.41 x 2.99	7'11" x 9'10"



SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1	3.69 x 3.16	12'1" x 10'5"
EN-SUITE	3.21 x 1.60	10'6" x 5'3"



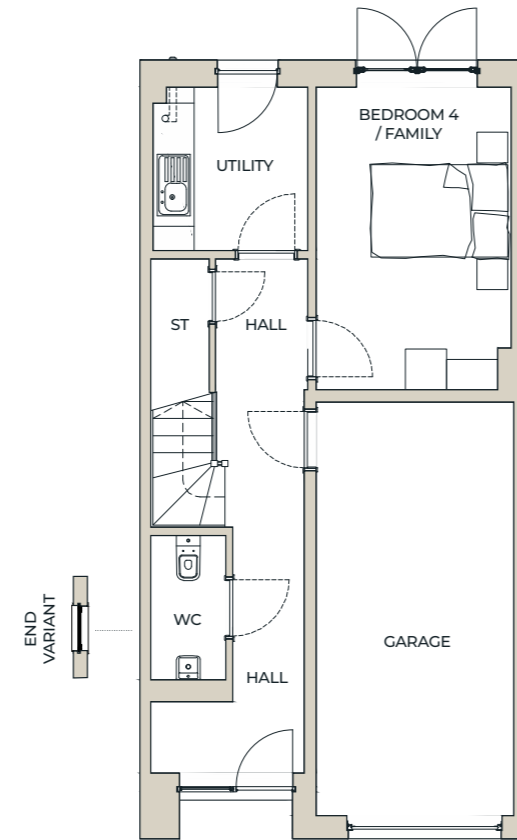
4 bed mid/end-terrace townhouse with integral garage

147 m² / 1590 ft²

Plots: 42, 43, 44, 45, 107, 108, 109

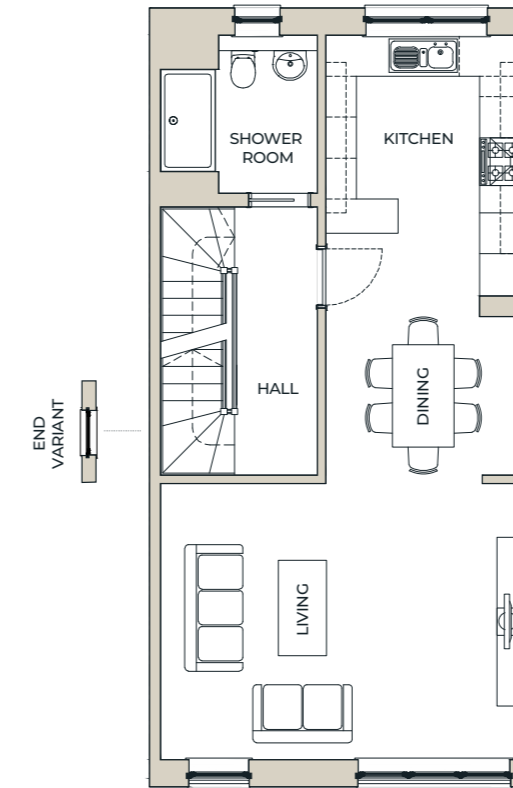
GROUND FLOOR

AREA	METRES	FEET
GARAGE	2.89 x 6.06	9'6" x 19'11"
BEDROOM 4 / FAMILY	2.85 x 4.43	9'4" x 14'6"
UTILITY	2.26 x 2.39	7'5" x 7'10"
WC	1.10 x 2.11	3'7" x 6'11"



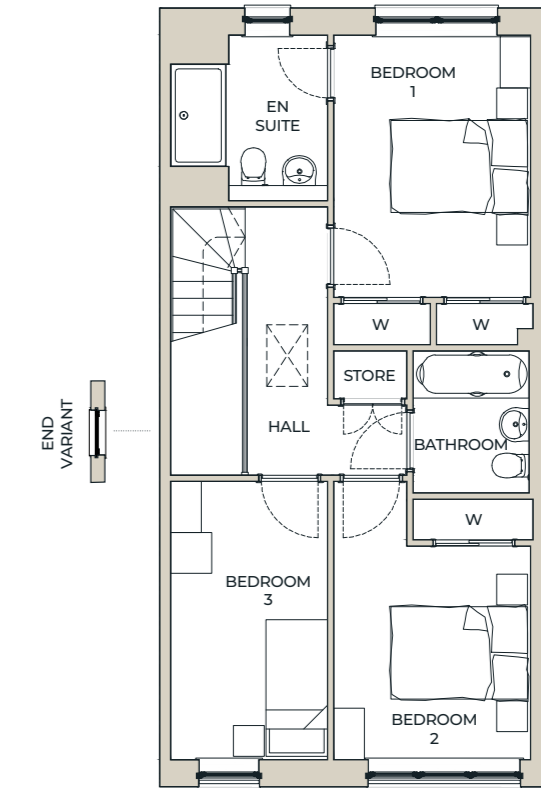
FIRST FLOOR

AREA	METRES	FEET
LIVING	5.28 x 4.04	17'4" x 13'3"
DINING	2.85 x 2.62	9'4" x 8'7"
KITCHEN	2.85 x 3.82	9'4" x 12'6"
SHOWER ROOM	2.30 x 2.32	7'7" x 7'7"



SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1	2.89 x 3.84	9'6" x 12'7"
EN-SUITE	2.30 x 2.42	7'7" x 7'11"
BEDROOM 2	2.89 x 3.13	9'6" x 10'3"
BEDROOM 3	2.30 x 4.08	7'7" x 13'4"
BATHROOM	1.70 x 2.09	5'7" x 6'10"



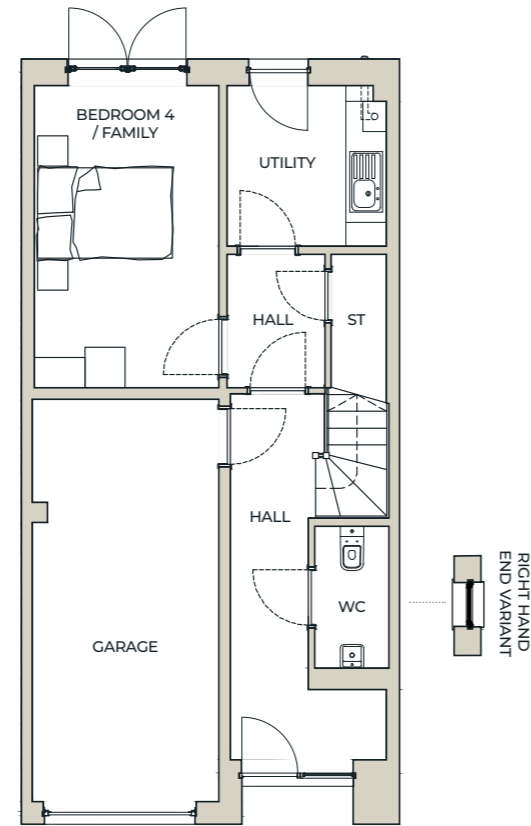
4 bed mid/end terrace with integral garage

148 m² / 1598 ft²

Plots: 38, 39, 40, 41, 103, 104, 105, 106

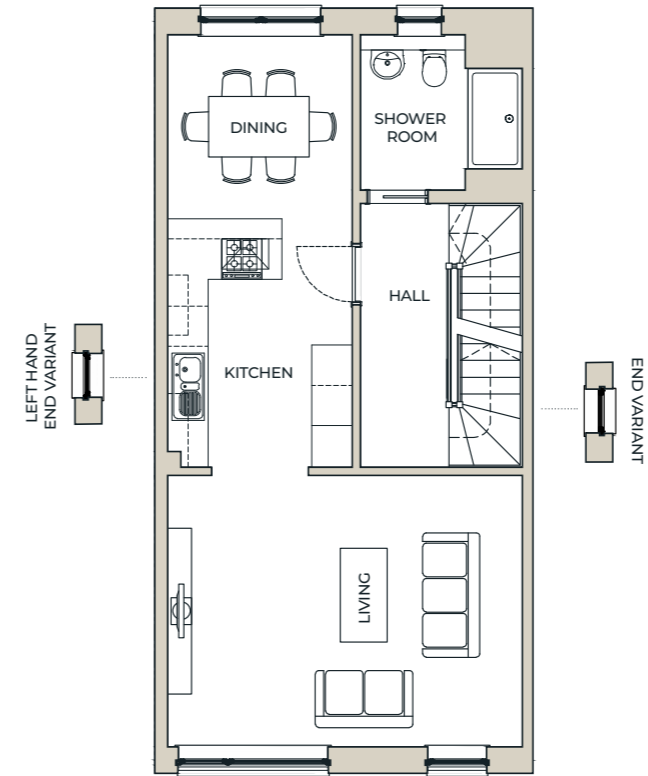
GROUND FLOOR

AREA	METRES	FEET
GARAGE	2.78 x 6.00	9'1" x 19'8"
BEDROOM 4 / FAMILY	2.74 x 4.50	9'0" x 14'9"
UTILITY	2.37 x 2.39	7'9" x 7'10"
WC	1.10 x 2.11	3'7" x 6'11"



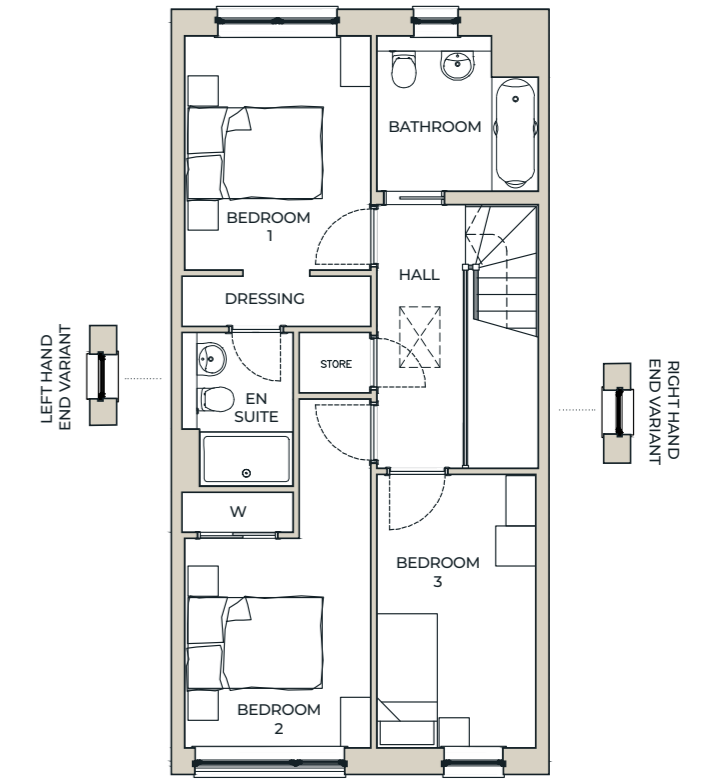
FIRST FLOOR

AREA	METRES	FEET
LIVING	5.28 x 4.04	17'4" x 13'3"
DINING	2.74 x 2.74	9'0" x 9'0"
KITCHEN	2.74 x 3.70	9'0" x 12'2"
SHOWER ROOM	2.41 x 2.32	7'11" x 7'7"



SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1	2.78 x 3.49	9'1" x 11'5"
EN-SUITE	1.66 x 2.29	5'5" x 7'6"
BEDROOM 2	2.78 x 3.12	9'1" x 10'3"
BEDROOM 3	2.37 x 4.08	7'9" x 13'4"
BATHROOM	2.41 x 2.32	7'11" x 7'7"



SPECIFICATION & FINISHES

KITCHEN

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
A choice of designer kitchen from a curated collection of colours and styles with soft close unit doors and drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.5 bowl stainless steel sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 zone induction hob, stainless steel cooker hood and multi function oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated stainless steel combination microwave oven	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	o	o	o	✓	✓	✓	o	o	o	✓
Integrated 50 / 50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	o	o	✓	o	o	o	o	o	o	o
Multi-point switch system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin Chrome LED downlights	✓	✓	✓	✓	✓	✓	o	o	o	o
Under unit lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminate worktops with Laminate upstand to match main worktop & glass splashback at hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
20mm thick Silestone Worktops with Silestone Upstand to match main worktop	o	o	o	o	o	o	o	o	o	o

UTILITY

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
A choice of base units and laminate worktops with matching upstands	n/a	n/a	n/a	✓	o	✓	✓	n/a	n/a	✓
1.5 bowl stainless steel single bowl sink with chrome mixer tap	n/a	n/a	n/a	✓	o	✓	✓	n/a	n/a	✓
Space for washing machine with plumbing	✓	✓	n/a	✓	✓	✓	✓	✓	✓	✓
Space for tumble dryer	✓	✓	n/a	✓	✓	✓	✓	✓	✓	✓
Freestanding washing machine	o	o	n/a	✓	✓	✓	✓	✓	✓	✓
Freestanding tumble dryer (stacking kit may be required)	o	o	n/a	o	o	o	o	o	o	o
Batten light fitting	✓	✓	n/a	n/a	✓	n/a	n/a	✓	✓	n/a
White waterproof LED downlighter	n/a	n/a	n/a	✓	n/a	✓	✓	n/a	n/a	✓

BEDROOM 1 EN SUITE

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
White sanitaryware by RAK ceramics with soft close WC seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
RAK Summit semi-ped sink with RAK Morning mixer tap	✓	✓	n/a	n/a	n/a	n/a	n/a	✓	✓	o
RAK Joy wall hung vanity unit with drop-in basin and RAK Morning mixer tap	o	o	✓	✓	✓	✓	o	o	o	✓
Shower enclosure with exposed thermostatic shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower & half behind wc and basin with satin chrome trims	c	c	c	c	c	c	c	c	c	c
Porcelanosa full tiling to all walls	o	o	o	o	o	o	o	o	o	o
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel warmer with thermostatic control	o	o	o	o	o	o	o	n/a	n/a	o

✓ INCLUDED n/a NOT AVAILABLE C CUSTOMER CHOICE O OPTIONAL EXTRA

MAIN BATHROOM

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
White sanitaryware by RAK ceramics with soft close WC seat and wall hung Summit semi-ped sink and RAK morning mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
RAK Joy wall hung vanity unit with drop-in basin	o	o	o	o	o	o	o	o	o	o
RAK Round wall mounted thermostatic bath mixer with hand shower to bath	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓
RAK Round wall mounted exposed thermostatic bath and shower mixer with shower over the bath and glass shower screen	✓	✓	o	o	o	o	o	o	o	o
Separate shower enclosure with exposed thermostatic shower	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a	n/a
Chrome towel warmer with thermostatic control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with satin chrome trims	n/a	n/a	n/a	n/a	c	c	n/a	c	c	c
Porcelanosa large profile half tiling to walls around bath & behind wc and basin with satin chrome trims	n/a	n/a	c	c	c	c	c	c	c	c
Porcelanosa large profile full tiling to walls around bath & half behind wc and basin with satin chrome trims	c	c	o	o	o	o	o	o	o	o
Porcelanosa large profile full tiling to all walls	o	o	o	o	o	o	o	o	o	o

OTHER EN SUITES

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
White sanitaryware by RAK ceramics with soft close WC seat	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	✓
RAK Summit semi-ped sink with RAK Morning mixer tap	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	✓
RAK Joy wall hung vanity unit with drop-in basin and RAK Morning mixer tap	n/a	n/a	n/a	n/a	n/a	o	o	n/a	n/a	o
Shower enclosure with exposed thermostatic shower	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	✓
Porcelanosa large profile full tiling to walls around shower & half behind wc and basin with satin chrome trims	n/a	n/a	n/a	n/a	n/a	c	c	n/a	n/a	✓
Porcelanosa large profile full tiling to all walls	n/a	n/a	n/a	n/a	n/a	o	o	n/a	n/a	✓
White waterproof LED downlighters	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	✓
Chrome towel warmer with thermostatic control	n/a	n/a	n/a	n/a	n/a	o	o	n/a	n/a	o

CLOAKROOM/WC

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
White sanitaryware by RAK ceramics with soft close WC seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
RAK Compact cloakroom basin with RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel warmer with thermostatic control	o	o	o	o	o	o	o	o	o	o
Porcelanosa large profile half height tiling to walls behind wc and basin with satin chrome trim	c	c	c	c	c	c	c	c	c	c
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ INCLUDED n/a NOT AVAILABLE C CUSTOMER CHOICE O OPTIONAL EXTRA

SERVICES

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
Gas fired central heating, wall mounted system boiler (for position refer to drawings)	n/a	n/a	✓	✓	✓	✓	n/a	✓	✓	✓
Gas fired central heating, wall mounted combi boiler (for position refer to drawings)	✓	✓	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a
WiFi programmable room thermostat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multimedia TV socket and BT outlet to Lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point and BT outlet to smallest Bedroom	o	o	✓	✓	✓	✓	o	o	o	✓
TV point and BT outlet to Bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB double socket faceplates to Kitchen, Lounge, and Bedroom 1 (for positions refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors with battery backup (for positions refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated CO Detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated CO2 Detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pendant light fittings to all rooms except Bathroom, En Suite, Cloakroom and Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stores to be fitted with batten light fittings (for positions refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome faceplates to Hallways, Lounge, Dining & Kitchen	o	o	o	o	o	o	o	o	o	o
Waterproof LED external light fitting with PIR sensor to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear/side entrance low energy light fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fluorescent light fitting and 2 x double sockets to garage	n/a	n/a	✓	✓	n/a	✓	n/a	n/a	✓	✓
Spareway fitted for alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Alarm System	o	o	o	o	o	o	o	o	o	o
13A supply for electric car charging point provided in garage/external wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

WINDOWS & DOORS

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
High performance insulated entrance door with multipoint locking system and satin chrome door chain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin Chrome door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Anthracite grey double glazed windows (white internally)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Anthracite grey sectional up & over garage door	n/a	n/a	✓	✓	n/a	✓	n/a	n/a	✓	✓
Remote control unit & fob for electric garage door	n/a	n/a	o	o	n/a	o	o	n/a	n/a	o
White ladder style doors with polished chrome/nickel ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full glazed pass door to Lounge	✓	✓	✓	✓	✓	✓	n/a	✓	✓	n/a
Full glazed pass door to Kitchen	o	o	✓	o	n/a	o	✓	n/a	n/a	✓
Full glazed double pass doors between Lounge & Dining	n/a	n/a	n/a	✓	✓	n/a	✓	n/a	n/a	n/a
Fitted wardrobe to Bedroom 1 with shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe to Bedroom 2 with shelf and hanging rail	o	o	✓	✓	✓	✓	o	o	o	✓
Additional internal wardrobe furniture pack	o	o	o	o	o	o	o	o	o	o
High profile skirtings and facings with shadow groove and white satin finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White emulsion finish to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXTERNAL FINISHES

	WATT	ARROL	STEVENSON	MACKINTOSH	BUCHANAN	WALLACE	CRAMOND	DEWAR	TAIT	NEWTON
Slab and chip pathway to front of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Charcoal monobloc driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed/landscaped front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	o	o	o	o	o	o	o	o	o	o
450mm high timber screen plot division fence (refer to fencing layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800mm high timber gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slabbing / patio to rear of house (please refer to slabbing layouts)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber decking at rear patio door	o	o	o	o	o	o	o	o	o	o





THE VANTAGE APARTMENTS

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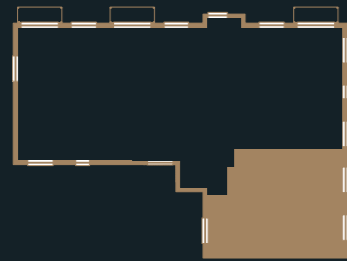


ABERDOUR

2 bedroom apartment

66.4 m² / 714 ft²

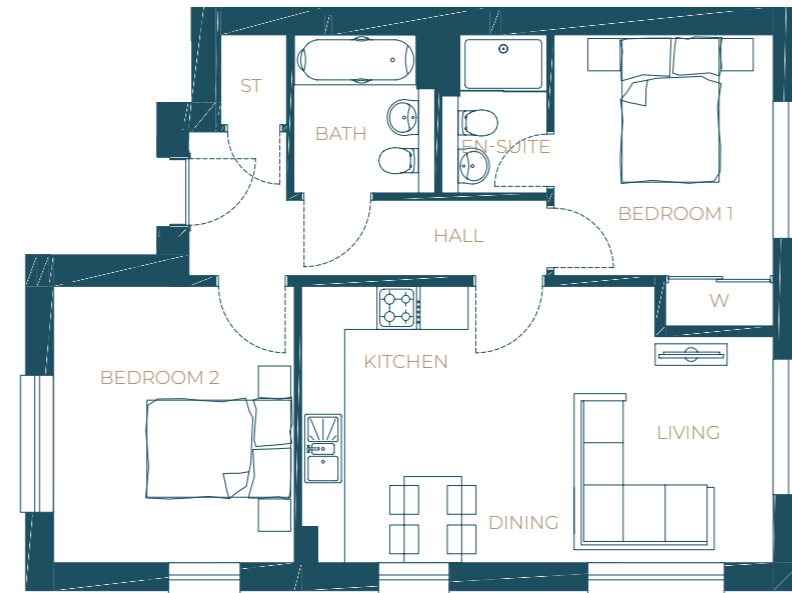
▲ TOWARD FIRTH OF FORTH



Plots:

First: 114
Second: 118
Third: 122

AREA	METRES	FEET
LIVING / KITCHEN / DINING	6.56 x 3.84	21'6" x 12'7"
BEDROOM 1	3.04 x 3.35	9'11" x 10'11"
EN-SUITE	1.46 x 2.20	4'9" x 7'2"
BEDROOM 2	3.35 x 3.84	10'11" x 12'7"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



CULROSS

2 bedroom apartment

66.6 m² / 716 ft²

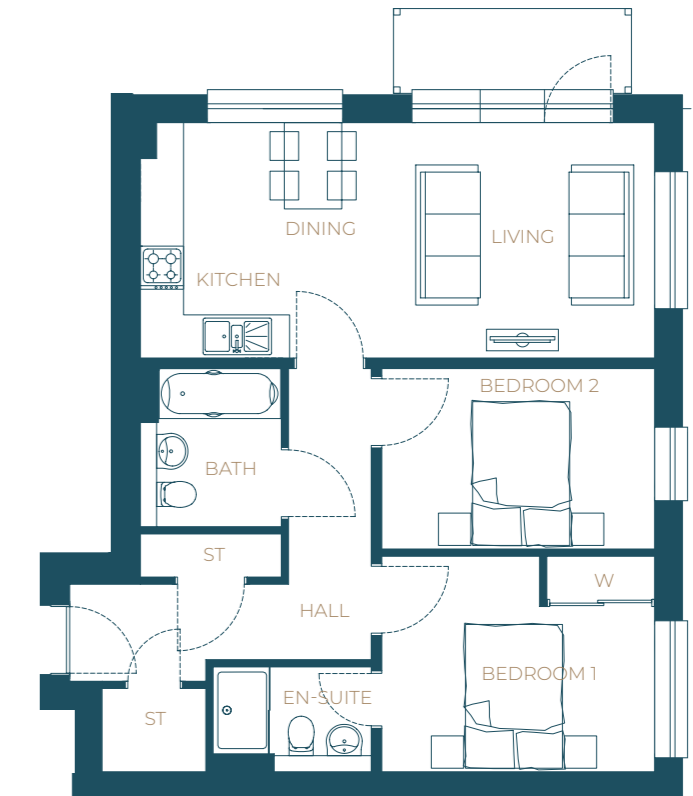
▲ TOWARD FIRTH OF FORTH



Plots:

Ground: 110
First: 113
Second: 117
Third: 121

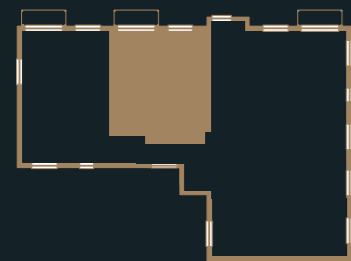
AREA	METRES	FEET
LIVING / KITCHEN / DINING	7.15 x 3.27	23'5" x 10'8"
BEDROOM 1	3.79 x 3.00	12'5" x 9'10"
EN-SUITE	2.20 x 1.46	7'2" x 4'9"
BEDROOM 2	3.79 x 2.51	12'5" x 8'2"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



1 bedroom apartment

52.6 m² / 566 ft²

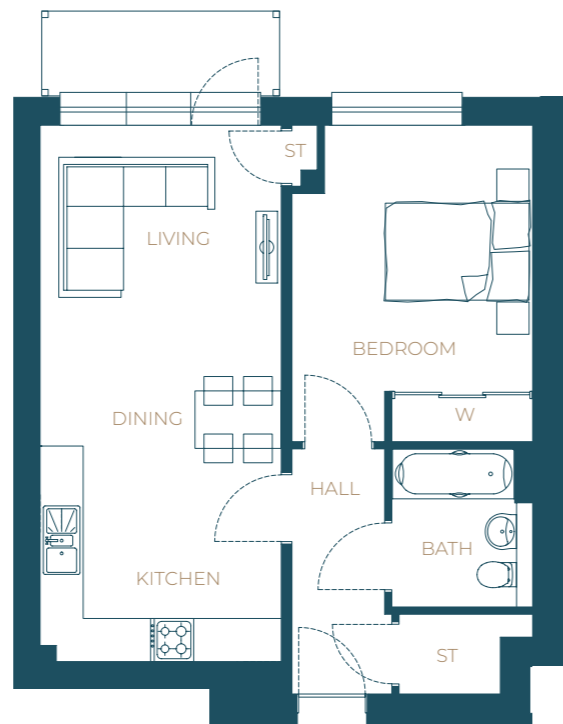
▲ TOWARD FIRTH OF FORTH



Plots:

Ground: 111
 First: 115
 Second: 119
 Third: 123

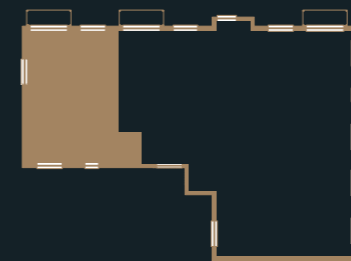
AREA	METRES	FEET
LIVING / KITCHEN / DINING	3.35 x 7.46	11'0" x 24'5"
BEDROOM	3.35 x 3.70	10'11" x 12'1"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



2 bedroom apartment

66.2 m² / 712 ft²

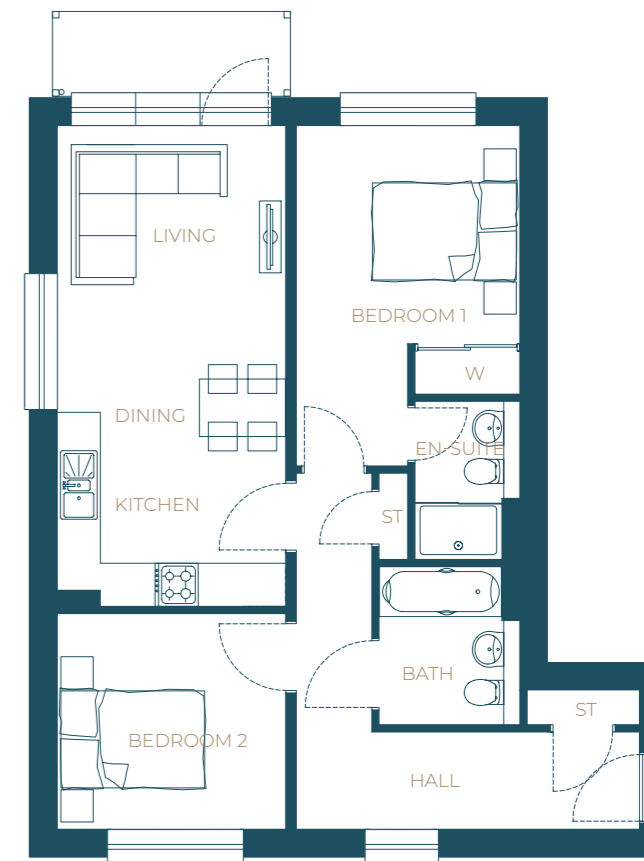
▲ TOWARD FIRTH OF FORTH



Plots:

Ground: 112
 First: 116
 Second: 120
 Third: 124

AREA	METRES	FEET
LIVING / KITCHEN / DINING	3.17 x 6.69	10'5" x 21'11"
BEDROOM 1	3.11 x 4.73	10'2" x 15'6"
EN-SUITE	1.46 x 2.20	4'9" x 7'2"
BEDROOM 2	3.17 x 3.00	10'5" x 9'10"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



SPECIFICATION & FINISHES

KITCHEN

	ABERDOUR	CULROSS	DALGETY	KINGHORN
A choice of designer kitchen from a curated collection of colours and styles with soft close unit doors and drawers	✓	✓	✓	✓
1.5 bowl s/steel sink with drainer and chrome mixer tap	✓	✓	✓	✓
4 zone induction hob	✓	✓	✓	✓
S/steel cooker hood	✓	✓	✓	✓
S/steel single multi function fan oven	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓
Integrated 50 / 50 fridge freezer	✓	✓	✓	✓
Integrated washer dryer	✓	n/a	✓	✓
Multi-point switch system to Kitchen	✓	✓	✓	✓
Under unit lighting	✓	✓	✓	✓
Laminate worktops with laminate upstand to match main worktop & glass splashback at hob	✓	✓	✓	✓
20mm thick Silestone worktops with Silestone upstand to match main worktop	o	o	o	o

BATHROOM

	ABERDOUR	CULROSS	DALGETY	KINGHORN
White sanitaryware by RAK ceramics	✓	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓	✓
Soft close WC seat	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	✓	✓	✓
RAK Morning mixer tap, push waste	✓	✓	✓	✓
Reinforced acrylic single ended bath with bath panel	✓	✓	✓	✓
RAK wall mounted exposed thermostatic bath shower mixer with shower head, fixing bracket and hose	✓	✓	✓	✓
RAK Round wall mounted exposed thermostatic over bath shower and glass screen	o	o	o	o
White towel warmer with thermostatic control	o	o	o	o
Mechanical extract fan	✓	✓	✓	✓
White waterproof LED light fitting	✓	✓	✓	✓
Porcelanosa half tiling to walls around bath & behind WC and basin	c	c	c	c
Porcelanosa full tiling to all walls	o	o	o	o
Square satin chrome trims to be provided	✓	✓	✓	✓

EN-SUITE

	ABERDOUR	CULROSS	DALGETY	KINGHORN
White sanitaryware by RAK ceramics	✓	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓	✓
Soft close WC seat	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	✓	✓	✓
RAK Morning mixer tap, push waste	✓	✓	✓	✓
RAK round shower system or equal & approved	✓	✓	✓	✓
Estreem glass shower screen or equal & approved	✓	✓	✓	✓
Fusion shower tray with 4 upstands or equal & approved	✓	✓	✓	✓
White towel warmer with thermostatic control	o	o	o	o
Mechanical extract fan	✓	✓	✓	✓
White waterproof LED light fitting	✓	✓	✓	✓
Porcelanosa full tiling to walls around shower	✓	✓	✓	✓
Porcelanosa half tiling to walls around behind WC and basin	c	c	c	c
Porcelanosa full tiling to all walls	o	o	o	o
Square satin chrome trims to be provided	✓	✓	✓	✓

✓ INCLUDED n/a NOT AVAILABLE C CUSTOMER CHOICE O OPTIONAL EXTRA

SERVICES

	ABERDOUR	CULROSS	DALGETY	KINGHORN
Gas fired central heating, wall mounted combi boiler	✓	✓	✓	✓
Myson Select compact radiators, inc TRV's except room with stat which is fitted with Lockshield Valves	✓	✓	✓	✓
Wifi programmable room thermostat	✓	✓	✓	✓
T.V. Point - Lounge x1 (multimedia socket)	✓	✓	✓	✓
Main BT Fibre inlet point located within store next to main electrical distribution board	✓	✓	✓	✓
3 no. double sockets to Lounge	✓	✓	✓	✓
2 no. double sockets to Bedroom 1	✓	✓	✓	✓
2 no. double sockets to Dining & all other Bedrooms	✓	✓	✓	✓
1 no. double socket to upper and lower Hallway	✓	✓	✓	✓
Mains operated smoke detectors with battery backup	✓	✓	✓	✓
Mains operated CO detector	✓	✓	✓	✓
Mains operated CO2 detector	✓	✓	✓	✓
Batten light fittings to all rooms except Bathroom, En suite and Kitchen	✓	✓	✓	✓
Track light fitting to Kitchen area	✓	✓	✓	✓
Bathroom & En suite to be fitted with white waterproof LED light fittings	✓	✓	✓	✓
Kitchen areas to have recessed satin chrome LED light fittings	✓	✓	✓	✓
Stores to be fitted with batten fittings	✓	✓	✓	✓
Satin chrome faceplates to Hallways, Lounge / Dining / Kitchen	✓	✓	✓	✓
USB double socket faceplates to Kitchen x1, Lounge x1, Bedroom 1 x2	✓	✓	✓	✓
Adequate provision of spurs for all kitchen appliances	✓	✓	✓	✓
Switched spurs to appliance spaces in Utility	✓	✓	✓	n/a
Waterproof LED external light fitting with PIR sensor at front door	✓	✓	✓	✓
Shaver point to Bathroom	✓	✓	✓	✓
Secured door entry system	✓	✓	✓	✓
Communal lift	✓	✓	✓	✓
Free standing washer dryer to store	n/a	✓	n/a	n/a

WINDOWS, DOORS & INTERNAL FEATURES

	ABERDOUR	CULROSS	DALGETY	KINGHORN
High performance insulated Natural Grained entrance door	✓	✓	✓	✓
Multit point locking system	✓	✓	✓	✓
One door chain - Satin Chrome	✓	✓	✓	✓
Satin anodised letter plate and internal draught flap	✓	✓	✓	✓
Windows to be white inside and Anthracite Grey out with silver spacer bars in double glazing units	✓	✓	✓	✓
Window locks with keys to all windows excluding fire escapes	✓	✓	✓	✓
Window ironmongery to be Satin Chrome	✓	✓	✓	✓
Windows to have clear float glass with exception of Bathrooms, En suites, Cloakrooms which have Costwold (Toughened as required)	✓	✓	✓	✓
Internal doors to be pre finished (colour/white) style Ladder Moulded range	✓	✓	✓	✓
All internal doors to be fitted with polished chrome/nickel Serozetta Trend Ironmongery or equal	✓	✓	✓	✓
Satin Chrome hinges.	✓	✓	✓	✓
Wardrobe to Bedroom 1 with shelf and hanging rail	✓	✓	✓	✓
Skirtings with feature groove primed for painting	✓	✓	✓	✓
Facings with feature groove primed for painting	✓	✓	✓	✓
Cill Boards with apron plate primed both primed for painting	✓	✓	✓	✓
Emulsion finish to walls - white	✓	✓	✓	✓
Emulsion finish to ceilings - white	✓	✓	✓	✓
Satin finish to woodwork - white	✓	✓	✓	✓

EXTERNAL FEATURES

	ABERDOUR	CULROSS	DALGETY	KINGHORN
P.V.C.U. fascias and soffits (Colour Grey)	✓	✓	✓	✓
Rainwater goods to be black - Polypipe	✓	✓	✓	✓
External balcony with composite decking and glass infill panels	n/a	✓	✓	✓



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ARCHITECTS

COLLECTION

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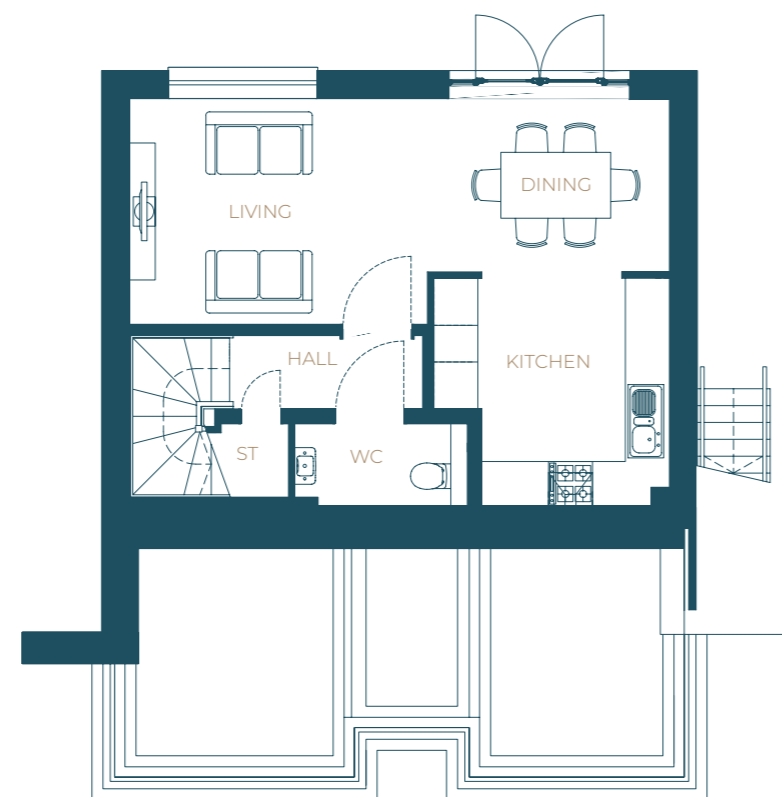
4 bed detached home with integral garage

137 m² / 1481 ft²

Plot: 12

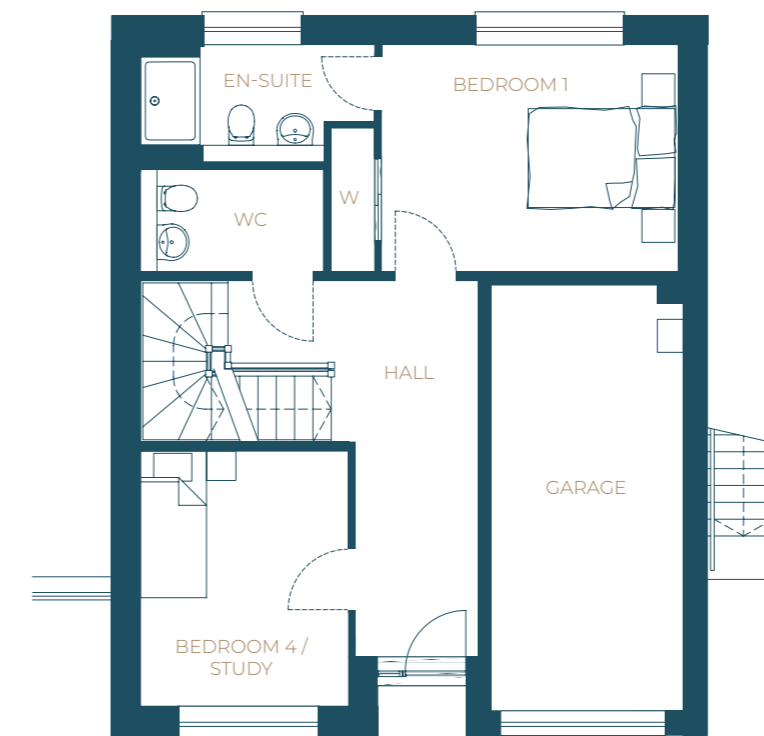
LOWER GROUND FLOOR

AREA	METRES	FEET
LIVING / DINING	7.36 x 3.07	24'1" x 10'1"
KITCHEN	2.56 x 3.19	8'4" x 10'5"
WC	2.35 x 1.11	7'8" x 3'7"



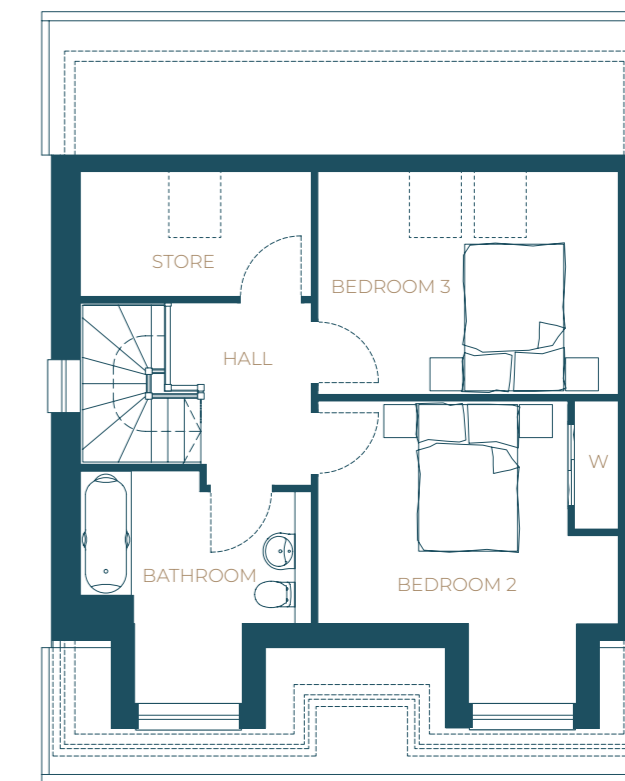
GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	4.05 x 3.09	13'3" x 10'1"
EN-SUITE	3.19 x 1.60	10'5" x 5'2"
WC	2.49 x 1.39	8'2" x 4'7"
BEDROOM 4 / STUDY	2.84 x 3.48	9'3" x 11'5"
GARAGE	2.61 x 5.81	8'7" x 19'0"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	3.41 x 4.15	11'2" x 13'7"
BEDROOM 3	4.10 x 3.04	13'5" x 9'11"
BATHROOM	3.15 x 3.19	10'4" x 10'5"





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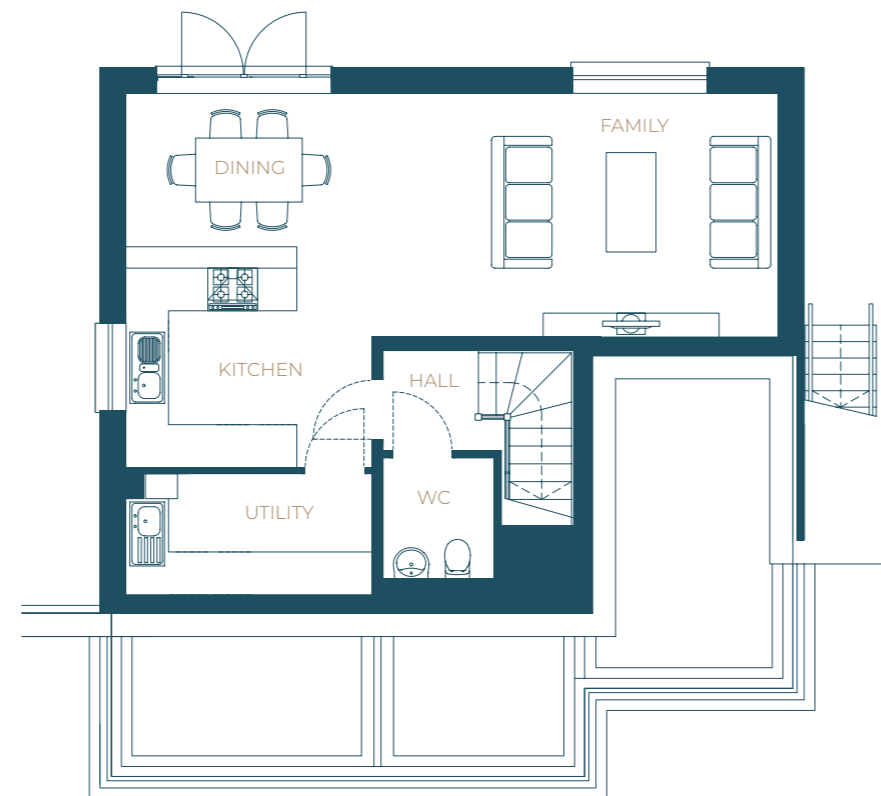
4 bed detached home with integral garage

169 m² / 1823 ft²

Plots: 9, 10, 11

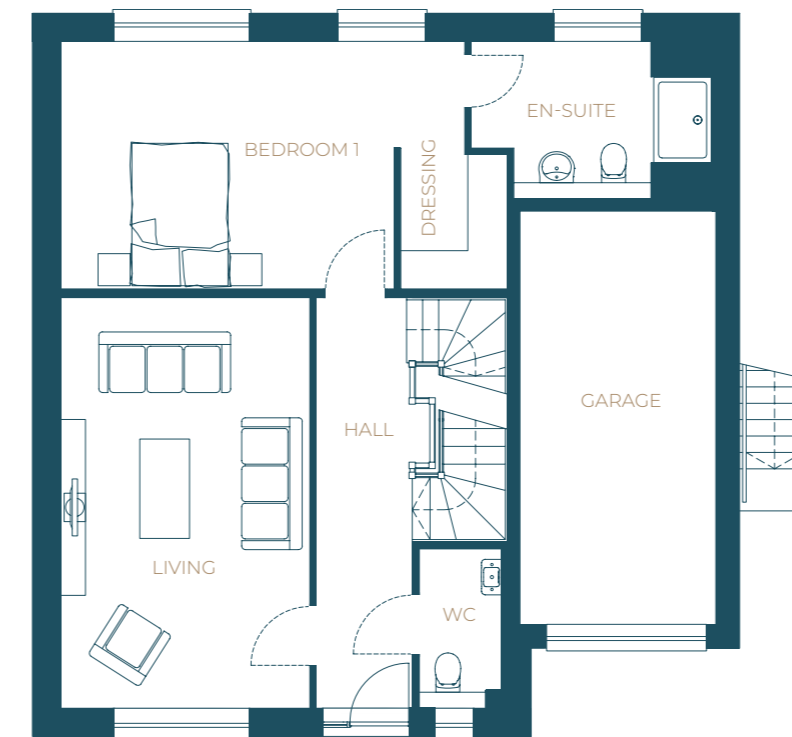
LOWER GROUND

AREA	METRES	FEET
KITCHEN / DINING / FAMILY	9.16 x 5.25	30'0" x 17'2"
UTILITY	3.45 x 1.70	11'4" x 5'6"
WC	1.56 x 1.92	5'1" x 6'3"



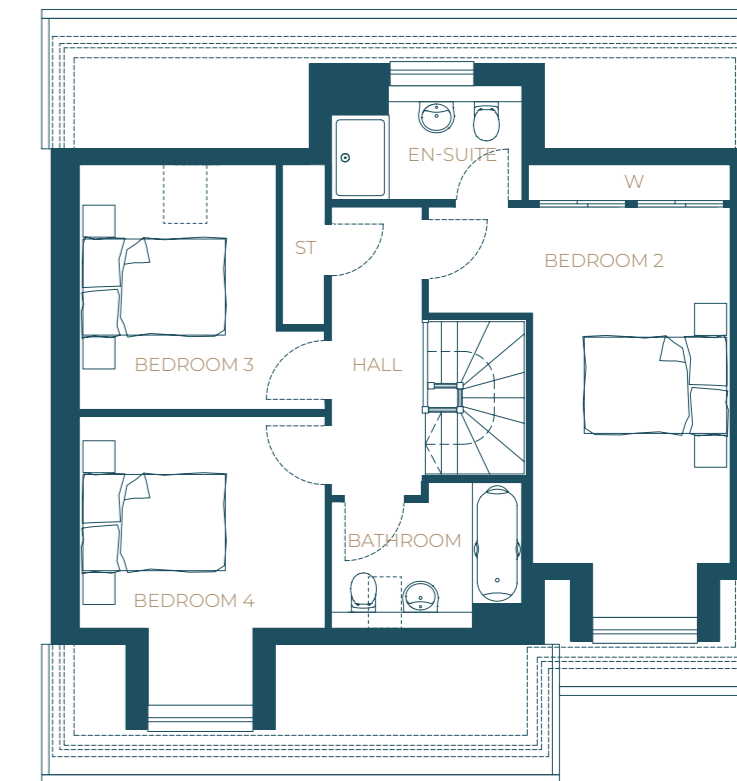
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.50 x 5.76	11'5" x 18'11"
BEDROOM 1	5.67 x 3.47	18'7" x 11'4"
EN-SUITE	3.37 x 2.21	11'0" x 7'3"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.00	9'1" x 16'5"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 3.43	11'3" x 11'3"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"





CGI for illustrative purposes only



CGI for illustrative purposes only

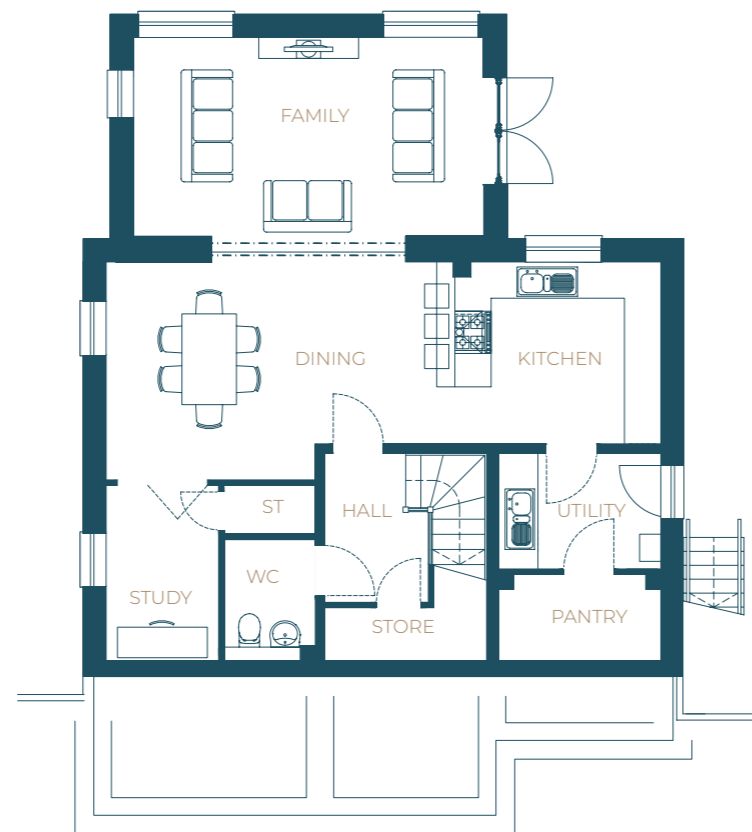
4 bed detached home with integral garage

200 m² / 2161 ft²

Plots: 13, 14, 15

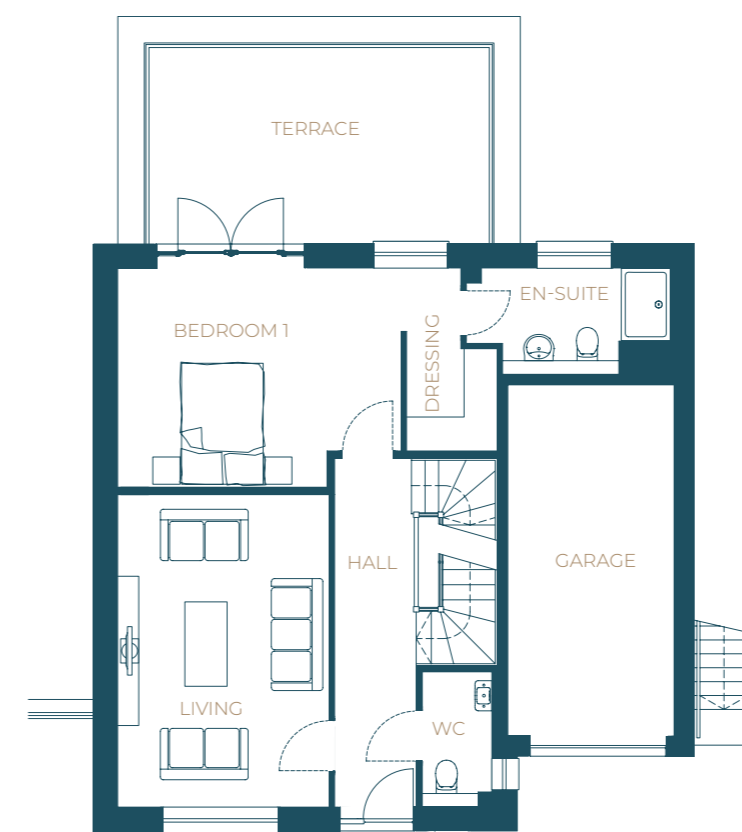
LOWER GROUND FLOOR

AREA	METRES	FEET
DINING / KITCHEN	9.17 x 3.60	30'1" x 11'9"
FAMILY	5.79 x 3.28	18'11" x 10'9"
STUDY	1.86 x 2.90	6'1" x 9'6"
UTILITY	2.68 x 1.91	8'9" x 6'3"
PANTRY	2.68 x 1.42	8'9" x 4'8"



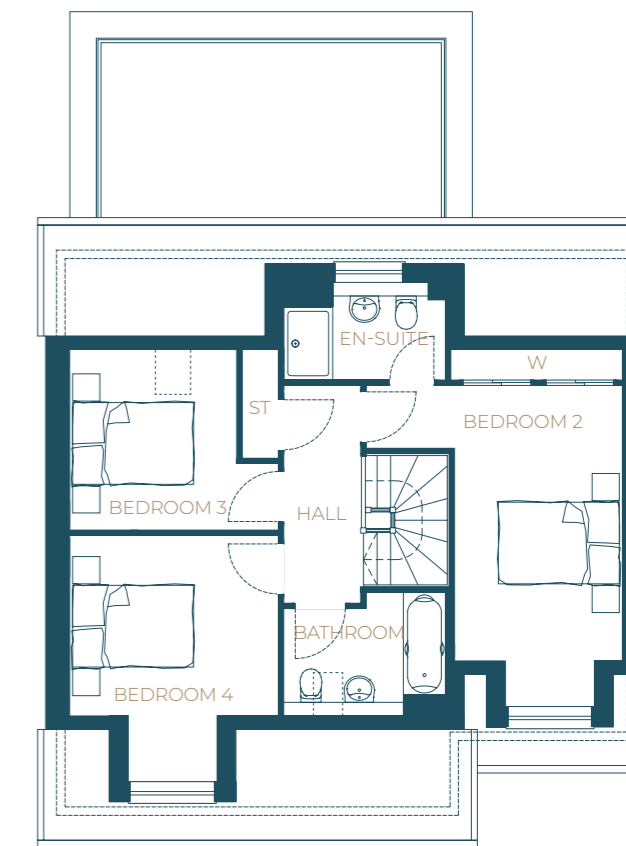
GROUND FLOOR

AREA	METRES	FEET
BEDROOM 1	5.67 x 3.62	18'7" x 11'10"
EN-SUITE	3.37 x 1.76	11'0" x 5'9"
LIVING	3.50 x 5.16	11'5" x 16'11"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"



FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.33	9'1" x 17'6"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 2.98	11'3" x 9'9"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"





CGI for illustrative purposes only



CGI for illustrative purposes only

SPECIFICATION & FINISHES

KITCHEN

DUNDAS
DALMENY
HOPETOUN

A choice of designer kitchen from a curated collection of colours and styles with soft close unit doors and drawers	✓	✓	✓
1.5 bowl s/steel sink with drainer and chrome mixer tap	✓	✓	✓
4 zone induction hob	✓	✓	✓
S/steel cooker hood	✓	✓	✓
S/steel single multi function fan oven	✓	✓	✓
Integrated microwave oven	✓	✓	✓
Fully integrated dishwasher	✓	✓	✓
Integrated 50 / 50 fridge freezer	✓	✓	✓
Integrated washing machine	✓	n/a	n/a
Integrated washer dryer	o	n/a	n/a
Multi-point switch system to kitchen	✓	✓	✓
Under unit lighting	✓	✓	✓
20mm thick silestone worktops with silestone upstand to match main worktop	✓	✓	✓

UTILITY

DUNDAS
DALMENY
HOPETOUN

Sink base unit, laminate w/top with 1.5 bowl s/steel sink and chrome tap, boiler wall unit	✓	✓	✓
Space for washing machine with plumbing	n/a	✓	✓
Space for tumble dryer	n/a	✓	✓
Freestanding washing machine	n/a	✓	✓
Freestanding tumble dryer	n/a	o	o
Central heating boiler	n/a	✓	✓
Central heating programmer	n/a	✓	✓
Pantry	n/a	n/a	✓
Mechanical extract fan	n/a	✓	✓
Batten style light fitting	n/a	✓	✓

BATHROOM

DUNDAS
DALMENY
HOPETOUN

White sanitaryware by RAK ceramics	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓
Soft close WC seat	✓	✓	✓
RAK summit basin, semi-ped	✓	✓	✓
RAK morning mixer tap, push waste	✓	✓	✓
Reinforced acrylic single ended bath with bath panel	✓	✓	✓
RAK wall mounted exposed thermostatic bath shower mixer with shower head, fixing bracket and hose	✓	✓	✓
RAK Round wall mounted exposed thermostatic over bath shower and glass screen	o	o	o
White towel warmer with thermostatic control	✓	✓	✓
Mechanical extract fan	✓	✓	✓
White waterproof LED light fitting	✓	✓	✓
Porcelanosa half tiling to walls around bath & behind WC and basin	c	c	c
Porcelanosa full tiling to all walls	o	o	o
Square satin chrome trims to be provided	✓	✓	✓

✓ INCLUDED

n/a NOT AVAILABLE

c CUSTOMER CHOICE

o OPTIONAL EXTRA

EN SUITES

DUNDAS
DALMENY
HOPETOUN

White sanitaryware by RAK ceramics	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓
Soft close WC seat	✓	✓	✓
RAK summit basin, semi-ped	✓	✓	✓
RAK joy wall hung vanity unit, with drop-in basin	o	o	o
RAK morning mixer tap, push waste	✓	✓	✓
Round shower system with rainfall or equal & approved	✓	✓	✓
Estreem glass shower screen or equal & approved	✓	✓	✓
Fusion shower tray with 4 upstands or equal & approved	✓	✓	✓
White towel warmer with thermostatic control	✓	✓	✓
Mechanical extract fan	✓	✓	✓
EN SUITE BED 1, 2 OR 3 TO BE WHITE IN COLOUR			
RAK back to wall pan with concealed cistern	n/a	✓	✓
Soft close WC seat	n/a	✓	✓
RAK summit basin, semi-ped	n/a	✓	✓
RAK morning mixer tap, push waste	n/a	✓	✓
Round shower system or equal & approved	n/a	✓	✓
Estreem glass shower screen or equal & approved	n/a	✓	✓
Fusion shower tray with 4 upstands or equal & approved	n/a	✓	✓
White towel warmer with thermostatic control	n/a	✓	✓
Mechanical extract fan	n/a	✓	✓
LIGHTING TO BEDROOM 1, EN SUITE, EN SUITE IN BEDROOM 1, 2 OR 3			
White waterproof LED light fitting	n/a	✓	✓
WALL TILING TO EN SUITES			
Porcelanosa full tiling to walls around shower	c	c	c
Porcelanosa half tiling to walls around behind WC and basin	c	c	c
Full tiling to all walls	o	o	o
Square satin chrome trims to be provided	✓	✓	✓

CLOAKROOM/WC

DUNDAS
DALMENY
HOPETOUN

White sanitaryware by RAK ceramics	✓	✓	✓
RAK basin with chrome bottletrap	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓
Soft close WC seat	✓	✓	✓
RAK morning mixer tap, push waste	✓	✓	✓
White towel warmer with thermostatic control	✓	✓	✓
Mechanical extract fan to internal Cloakrooms only	✓	✓	✓
Lighting - batten style ceiling light fitting	✓	✓	✓
Porcelanosa half height tiling to Cloakroom walls behind WC and basin	c	c	c
Square satin chrome trims to be provided	✓	✓	✓
CLOAKROOM ON LOWER GROUND FLOOR			
White sanitaryware by RAK ceramics	✓	n/a	n/a
RAK basin with chrome bottletrap	n/a	✓	✓
RAK cloakroom basin with chrome bottletrap	✓	✓	✓
RAK back to wall pan with concealed cistern	✓	✓	✓
Soft close WC seat	✓	✓	✓
RAK morning mixer tap, push waste	✓	✓	✓
White towel warmer with thermostatic control	✓	✓	✓
Mechanical extract fan to internal cloakrooms only	✓	✓	✓
LIGHTING			
Lighting - batten style ceiling light fitting	✓	✓	✓
WALL TILING			
Porcelanosa half height tiling to cloakroom walls behind WC and basin	c	c	c
Porcelanosa square satin chrome trims to be provided	✓	✓	✓

SERVICES

	DUNDAS	DALMENY	HOPETOUN
Gas fired central heating, wall mounted system boiler	✓	✓	✓
Unvented cylinder	✓	✓	✓
Myson Select compact radiators, inc TRV's except room with stat which is fitted with Lockshield Valves	✓	✓	✓
Wifi programmable room thermostat	✓	✓	✓
Immerser heater and switch to hot water cylinder	✓	✓	✓
T.V. Point - Lounge x 1 (multimedia socket)	✓	✓	✓
B.T. Outlet - Living room/Study x 1	✓	✓	✓
4 no. double sockets to Lounge	✓	✓	✓
3 no. double sockets to Bedroom 1	✓	✓	✓
2 no. double sockets to Dining & all other Bedrooms	✓	✓	✓
1 no. double socket to upper and lower Hallway	✓	✓	✓
Mains operated smoke detectors with battery backup	✓	✓	✓
Mains operated CO detector	✓	✓	✓
Mains operated CO2 detector	✓	✓	✓
Batten light fittings to all rooms except Bathroom, En suite and Kitchen	✓	✓	✓
Bathroom & En suite to be fitted with white waterproof LED light fittings	✓	✓	✓
Kitchen areas to have recessed satin chrome LED light fittings	✓	✓	✓
Stores to be fitted with batten fittings	✓	✓	✓
Satin chrome faceplates to hallways, lounge, dining & kitchen	✓	✓	✓
USB double socket faceplates to Kitchen x 1, Lounge x 1, Bedroom 1 x 2	✓	✓	✓
Adequate provision of spurs for all kitchen appliances	✓	✓	✓
Switched spurs to appliance spaces in utility	✓	✓	✓
Waterproof LED external light fitting with PIR sensor at front door	✓	✓	✓
Rear/side entrance to be low energy bulkhead fitting	✓	✓	✓
Door bell and push to front doors (Satin chrome)	✓	✓	✓
Fluorescent light fitting and 2 x double socket to garage	✓	✓	✓
Shaver point to bathroom	✓	✓	✓
Install standard wireless alarm system	✓	✓	✓
32A supply for car charging point provided in garage/external wall	✓	✓	✓

WINDOWS, DOORS & INTERNAL FEATURES

	DUNDAS	DALMENY	HOPETOUN
FRONT DOORS			
High performance insulated natural grained entrance door	✓	✓	✓
Glazed side panels	✓	✓	✓
Multit point locking system	✓	✓	✓
One door chain - Satin chrome	✓	✓	✓
Satin anodised letter plate and internal draught flap	✓	✓	✓
WINDOWS			
Windows to be white inside and anthracite grey out with silver spacer bars in double glazing units	✓	✓	✓
Window locks with keys to all windows excluding fire escapes	✓	✓	✓
Window ironmongery to be satin chrome	✓	✓	✓
Windows to have clear float glass with exception of bathrooms, en suites, cloakrooms which have Costwold (Toughened as required)	✓	✓	✓
GARAGE DOORS			
Grey sectional up & over garage door	✓	✓	✓
Remote control unit & fob for garage door	o	o	o
PREMDOR PREMIUM INTERNAL PASS DOORS (PREMIUM LADDER)			
Internal doors to be pre finished (colour/white) style Ladder Moulded range	✓	✓	✓
Pre finished "Full Glazed" pass door to Living / Kitchen / Dining	✓	✓	✓
All internal doors to be fitted with polished chrome / nickel Serozetta Trend Ironmongery or equal	✓	✓	✓
Satin chrome hinges	✓	✓	✓
WARDROBE DOORS			
Walk-in Dressing Area to Bedroom 1 with shelf and hanging rail	n/a	✓	✓
Wardrobe to Bedroom 1 with shelf and hanging rail	✓	n/a	n/a
Wardrobe to Bedroom 2 with shelf and hanging rail	o	o	o
Additional internal wardrobe pack	o	o	o
SKIRTINGS AND FACINGS, STAIRS			
Skirtings with feature groove primed for painting	✓	✓	✓
Facings with feature groove primed for painting	✓	✓	✓
Cill Boards with apron plate primed both primed for painting	✓	✓	✓
Stairs - close tread MDF and 9mm plywood risers & newels (white in colour) Handrails & caps to be oak	✓	✓	✓
Stair Spindles - redwood stop chamfer spindles with matching newel posts (colour to be white)	✓	✓	✓

WINDOWS, DOORS & INTERNAL FEATURES

	DUNDAS	DALMENY	HOPETOUN
DECORATION INTERNAL			
Emulsion finish to walls - white	✓	✓	✓
Emulsion finish to ceilings - white	✓	✓	✓
Satin finish to woodwork - white	✓	✓	✓

EXTERNAL FINISHES

	DUNDAS	DALMENY	HOPETOUN
P.V.C.U. fascias and soffits (Colour Grey)	✓	✓	✓
Rainwater goods to be black - Polypipe	✓	✓	✓
Charcoal Pavior driveway	✓	✓	✓
Turfed front garden	✓	✓	✓
Turfed rear garden	✓	✓	✓
1200mm high timber screen plot division fence	✓	✓	✓
1800mm high timber gate & 1800mm high timber rear screen fence	✓	✓	✓
Slabbing / patio to rear of house	✓	✓	✓



A & B RATED

energy efficient homes



LUXURIOUSLY APPOINTED

Flexibility and individuality are built in at Forthview. Each luxury home is at the cutting edge of design innovation, new trends and technology.

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All of our homes are energy efficient and lovingly designed to an exacting standard to ensure you will love living in them.

Internal specifications include stunning designer kitchens, available in a carefully coordinated collection of styles, colours and finishes. High-quality, integrated, energy efficient appliances and under cabinet lighting are also included as standard.

High profile skirting, glazed pass doors and designer ironmongery bring a touch of luxury, whilst boutique style bathrooms, en-suites and shower rooms all feature sleek sanitaryware from the award-winning RAK ceramics, complimented by a selection of large profile Porcelanosa wall tiling – both stylish and functional.

Every home also benefits from LED downlighters, USB points, a 13A socket for electric car charging, Myson Touch WiFi programmable smart heating and Solar PV for maximum energy efficiency throughout.

All houses feature monobloc driveways, turfed and landscaped front gardens and PIR sensor LED lights to every front door for added security.





OUR COMMITMENT *to you*

Ambassador Homes is an independent, family owned Scottish homebuilder, proud of its heritage and track record in the housebuilding industry. Daring to be different and unafraid of change, we are forward thinking, agile and driven to keep our homes on the pulse of how modern homebuyers would like to live.

We understand that for you it's more than just a home, it's how you'll live here, and this is important to us.

We are passionate about the quality of your new home, and this commitment is backed by the Ambassador Homes stamp of approval – ensuring your new home is thoughtfully designed, energy efficient and has an industry leading specification.

For these reasons we're confident you'll be proud to call an Ambassador Homes space your new home.

Our experienced and knowledgeable team will guide and support you through every step of the process, from your very first enquiry through to the excitement of moving into your new Ambassador home.



We will make sure that you have contact details for key staff who will be helping you throughout the process of buying your home, so they can answer any questions you may have along the way.



Prior to signing your missives, we will provide you with all the information you need. If required, we can help you to appoint your own advisor to carry out legal formalities. Throughout the process your exchange deposit is always protected.



We will guide you through all the choices and options available to allow you to put your own personal stamp on your home (right up until build stage).



We will give you all the information you need about your warranty provider and other guarantees and warranties provided with your new home.



We will provide an accurate timeline detailing all the steps in the process for legal completion and the handing over of your new Ambassador home.



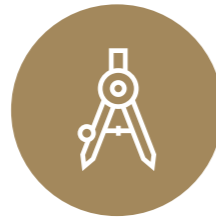
In advance of moving in, we will arrange a familiarisation visit to your new home when it is completed to make sure you know how everything works.

5 REASONS

to live well in an Ambassador Home



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