



ARCHITECTS COLLECTION

SUPERIOR SPECIFICATION

KITCHENS

- Studio designed kitchen with under-unit lighting and soft close cabinetry in a selection of colours and finishes
- A full-suite of NEFF integrated kitchen appliances including multi-function fan oven, combi-microwave, integrated fridge freezer, dishwasher and induction hob
- Elica self-aspirating induction hob to Dalmeny and Hopetoun
- Solid Silestone worktops with matching upstands
- 1.5 bowl stainless steel undermounted sink with chrome mixer tap and Silestone drainer grooves
- Integrated washing machine to the Dundas
- Recessed chrome LED spotlights

UTILITY ROOMS

(Dalmeny & Hopetoun)

- Sink base unit with laminate worktop and upstand in a selection of colours
- Free standing washing machine
- 1.5 bowl stainless steel sink with chrome mixer tap
- Pantry cupboard to Hopetoun

ELECTRICAL

- Chrome sockets and switches to hallways, lounges, kitchens and dining areas
- USB sockets to kitchens, lounges and principal bedrooms
- Wireless intruder alarm system
- IP65 waterproof LED light with PIR sensor at front door
- 32A supply for electric car charging point installation
- Satin chrome doorbell and bespoke house number plaque
- External double socket

INTERNAL FINISHES AND DECORATION

- High performance insulated anthracite grey entrance door
- Oak finish pass doors with polished chrome ironmongery and satin chrome hinges
- Walk in dressing area with shelf and hanging rail to Dalmeny and Hopetoun principal bedroom
- Fitted Wardrobe to Dundas principal bedroom with sliding doors in a selection of colours and finishes
- White emulsion finish to all walls and ceilings, white satin finish to woodwork

BATHROOMS

- RAK sanitaryware with soft close WC seats, chrome mixer taps and push waste
- RAK Rainfall shower and vanity cabinet in a selection of colours to the principal en suite
- White towel warmer to all bathrooms, en suites and WC's
- Shaver point and vanity cabinet in a selection of colours to the main bathroom
- PORCELANOSA larger profile tiling with chrome trim (please refer to tiling layouts)
- Recessed white LED spotlights

HEATING

- Gas fired central heating with Myson Select radiators and WiFi programmable room thermostat

- High profile skirtings with shadow groove
- Staircase with oak handrail and newel caps
- Integral garage

EXTERNAL FINISHES

- Anthracite grey windows, fascia's and soffits
- Charcoal pavior driveway
- Turfed and landscaped front garden
- Outside tap
- 1800mm timber gate and fence with 1800mm plot division OR retaining wall with 1200mm fence (please refer to fencing layouts)
- Turfed rear garden with patio area (please refer to slabbing layouts)
- Rear terrace finished in composite decking with glazed balustrades to Hopetoun principal bedroom