

SPECIFICATION & FINISHES

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

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	✓	✓	✓	✓

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 x 1 (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 x 1, Lounge x 1, Bedroom 1 x 2	✓	✓	✓	✓
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

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	✓	✓	✓	✓

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	✓	✓	✓