

# SPECIFICATION & FINISHES

  
WALLACE PARK  
WALLYFORD



## KITCHEN

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
A choice of studio designed kitchen from a curated collection of colours and styles with soft close cabinetry	√	√	√	√	√	√	√
1.5 bowl Silgranit sink and matching mixer tap	√	√	√	√	√	√	√
Siemens induction hob	√	n/a	n/a	n/a	n/a	n/a	n/a
Elica self vented induction hob	n/a	√	√	√	√	√	√
Integrated Cooker hood	√	n/a	n/a	n/a	n/a	n/a	n/a
Siemens Integrated Single Multi Function Self Cleaning Fan Oven	√	√	√	√	√	√	√
Siemens Integrated Combi Micro Oven	o	√	√	√	√	√	√
Siemens integrated dishwasher	o	√	√	√	√	√	√
Siemens integrated fridge freezer (70/30)	√	√	√	√	√	√	√
Multi-point switch system to Kitchen	√	√	√	√	√	√	√
Satin chrome LED downlights	√	√	√	√	√	√	√
Under unit LED lighting	√	√	√	√	√	√	√
Laminate worktops with matching backpanel/up stand	√	√	√	√	√	√	√
Solid surface worktops with upstands to match main worktop	o	o	o	o	o	o	o

## UTILITY

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
A choice of base units and laminate worktops with matching upstands	√	n/a	√	√	√	√	√
Single bowl s/steel sink with chrome mixer tap	√	n/a	n/a	n/a	√	√	√
Space for washing machine with plumbing	√	√	√	√	√	√	√
Space for tumble dryer	√	√	√	√	√	√	√
Freestanding Washing Machine	o	o	o	o	o	o	o
Freestanding Tumble Dryer	o	o	o	o	o	o	o
Central Heating Boiler within wall unit or store	√	√	√	√	√	√	√

## EN SUITE 1

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	√	√	√	√	√	√	√
RAK Summit basin, with semi-ped	n/a	n/a	√	n/a	n/a	n/a	n/a
RAK Summit basin, with full-ped	√	√	n/a	√	√	√	√
RAK Round shower system	n/a	√	√	√	√	√	√
MIRA electric shower system	√	n/a	n/a	n/a	n/a	n/a	n/a
Towel warmer with thermostatic control	o	o	o	o	o	o	√
White waterproof LED downlighters	√	√	√	√	√	√	√
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	√	√	√	√	√	√	√
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	√	√	√	√	√	√	√
Porcelanosa large profile full tiling to all walls	o	o	o	o	o	o	o

### MAIN BATHROOM

	ARRAN	FLEMING	BUCHANAN	INCLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	o	o	o	o	o	o
Vanity unit, with drop-in basin	o	✓	✓	✓	✓	✓	✓
Reinforced Acrylic Single ended bath with bath panel	✓	✓	✓	✓	✓	✓	✓
Wall mounted exposed thermostatic bath shower mixer with hand shower, fixing bracket and hose	✓	✓	✓	✓	✓	✓	✓
Mira Electric Shower System	n/a	n/a	✓	✓	n/a	n/a	✓
Towel warmer with thermostatic control	✓	✓	✓	✓	✓	✓	✓
Shaver point	o	o	o	o	o	✓	✓
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	n/a	✓	✓	n/a	n/a	✓
Porcelanosa large profile half tiling to walls around bath & behind wc and basin with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	o	o	o	o	o	o	o

### EXTERNAL FINISHES

	ARRAN	FLEMING	BUCHANAN	INCLIS	HAMILTON	CALEDONIAN	SALTIRE
White P.V.C.U. Fascias and Soffits	✓	✓	✓	✓	✓	✓	✓
Black Rainwater Goods	✓	✓	✓	✓	✓	✓	✓
Slab pathway to front of house	✓	✓	✓	✓	✓	✓	✓
Pavior Driveway	✓	✓	✓	✓	✓	✓	✓
Turfed Front Garden	✓	✓	✓	✓	✓	✓	✓
Turfed Rear Garden	o	o	o	o	o	o	o
1800mm high timber Plot Division screen fence	✓	✓	✓	✓	✓	✓	✓
1800mm high timber gate & 1800mm high timber rear screen fence	✓	✓	✓	✓	✓	✓	✓
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓
External tap	o	o	o	o	o	o	o

### OTHER EN SUITES

	ARRAN	FLEMING	BUCHANAN	INCLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	n/a	✓	n/a	✓	✓	✓	✓
RAK Summit basin, full-ped	n/a	✓	n/a	✓	✓	✓	✓
MIRA Electric shower system	n/a	✓	n/a	✓	✓	✓	✓
Towel warmer with thermostatic control	n/a	o	n/a	o	o	o	o
White waterproof LED downlighters	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	n/a	o	n/a	o	o	o	o

### CLOAKROOM/WC

	ARRAN	FLEMING	BUCHANAN	INCLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓
Towel warmer with thermostatic control	o	o	o	o	o	o	o
Half height tiling to Cloakroom walls behind wc and 2 tiles wide behind basin with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓

## SERVICES

ARRAN  
FLEMING  
BUCHANAN  
INGLIS  
HAMILTON  
CALEDONIAN  
SALTIRE

HEATING	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
Gas fired central heating, wall mounted combi boiler	√	√	√	√	√	√	√
Myson Select Compact radiators	√	√	√	√	√	√	√
WiFi programmable Room Thermostats	√	√	√	√	√	√	√
TV point to lounge wired to loft	√	√	√	√	√	√	√
Main BT fibre inlet point located within store	√	√	√	√	√	√	√
ELECTRICS							
Mains operated smoke detectors with battery backup	√	√	√	√	√	√	√
Mains operated CO Detector	√	√	√	√	√	√	√
Mains operated CO2 detector	√	√	√	√	√	√	√
Mains operated heat detector	√	√	√	√	√	√	√
Batten light fittings to all rooms except Bathroom, En suite(s) and Kitchen	√	√	√	√	√	√	√
Satin chrome switches and faceplates to Kitchen high level	o	√	√	√	√	√	√
USB double socket faceplates to Kitchen x1, Lounge x1, Bedroom 1 x1	√	√	√	√	√	√	√
Switched spurs to appliance spaces in Utility areas	√	√	√	√	√	√	√
Waterproof LED external light fitting with PIR sensor at front door	√	√	√	√	√	√	√
Rear/side entrance to be low energy Bulkhead Fitting	√	√	n/a	√	√	√	√
Door bell and push to front doors (Satin chrome)	√	√	√	√	√	√	√
Fluorescent light fitting and 2 x double socket to garage	n/a	n/a	n/a	n/a	n/a	√	√
Spareway fitted for alarm	√	√	√	√	√	√	√
Wireless alarm system	o	o	o	o	o	o	o
32A supply for car charging point provided in garage/external wall	√	√	√	√	√	√	√
External socket	o	o	o	o	o	o	o

## WINDOWS, DOORS & INTERNAL FEATURES

ARRAN  
FLEMING  
BUCHANAN  
INGLIS  
HAMILTON  
CALEDONIAN  
SALTIRE

High Performance insulated Entrance Door	√	√	√	√	√	√	√
High Performance insulated Rear/Side Door (White UPVC)	√	√	n/a	√	√	√	√
High performance aluminium bifold doors	o	o	o	o	o	o	o
UPVC French Doors to Garden	√	n/a	n/a	n/a	n/a	n/a	n/a
UPVC French Doors with glazed side panels	n/a	√	√	√	√	√	√
White double glazed windows (white internally and externally) with silver spacer bars	√	√	√	√	√	√	√
Window ironmongery in satin chrome	√	√	√	√	√	√	√
White sectional up & over garage door	n/a	n/a	n/a	n/a	n/a	√	√
White ladder style pass doors with polished chrome/nickel ironmongery and satin chrome hinges	√	√	√	√	√	√	√
Pre finished pass door with glazed panel to Living Room	√	√	n/a	√	√	√	√
Pre finished pass door with glazed panel to Kitchen	n/a	o	n/a	√	o	√	√
Pre finished pass door with glazed panel between Living and Dining Room	n/a	n/a	√	n/a	n/a	n/a	n/a
Pre finished pass doors with glazed panel to Sunroom (Arran Sunroom only)	√	n/a	n/a	n/a	n/a	n/a	n/a
Wardrobe to Bedroom 1 with shelf and hanging rail	√	√	√	√	√	√	√
Wardrobe to Bedroom 2 with shelf and hanging rail	o	o	o	o	n/a	n/a	o
Wardrobe to Bedroom 2 with shelf and hanging rail (Pass door in place of sliding)	n/a	n/a	n/a	n/a	√	√	n/a
Wardrobe to Bedroom 3 with shelf and hanging rail	o	o	o	o	o	o	o
High profile skirtings and facings with shadow groove primed for painting	√	√	√	√	√	√	√
White Emulsion finish to walls and ceilings	√	√	√	√	√	√	√
White Satin finish to woodwork	√	√	√	√	√	√	√
Enhanced ceiling height of 2.7m to ground floor	n/a	n/a	n/a	n/a	n/a	n/a	√