

Specification



Internal finishes and features

- Oak veneer doors with chrome ironmongery
- 4" skirtings and 4" facings to all rooms
- All timber/MDF finishes painted soft white eggshell
- White paint to all ceilings
- Soft white emulsion paint to all walls
- TV point fitted in lounge, wired to attic space for client aerial
- Telephone point in lounge

Bathroom and Ensuite

- Quality white sanitary ware with polished chrome mono block taps
- Quality ceramic tiling splash backs to sinks, baths and shower areas
- Clients choice of tiling from our select ranges
- Pendant lighting provided with optional extra for chrome down lighters (extra cost)

Kitchens

- Rigid carcass kitchen from our inclusive range
- Options 1 and 2 kitchens are available at additional cost of £500 and £1,000 respectively
- Appliances include single oven, gas hob and extract hood, all in stainless steel
- Integrated dishwasher
- Space for fridge and washing machine
- Pendant lighting provided with optional extra for chrome down lighters (extra cost)

Energy Efficiency

- All homes are fitted with energy efficient gas fired central heating
- Radiators are fitted with thermostatic radiator valves
- High quality PVCu double glazed units with Pilkington's 'K' Glass gives excellent insulation and low maintenance

External Features

- Allocated, off street car park space for each home

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Specifications above contain both standard and client choice items.
Exact specification can be subject to change and should be agreed prior to missive
where specific items are required.

Baird Allan
Developments