

## MILLDALE VIEW, PITMEDDEN SPECIFICATIONS

### Houses

Houses are of timber frame construction. The high levels of insulation provided ensure that our houses are energy efficient and fully meet the requirements of the Scottish Building Regulations.

### Roof

Grey Marley Modern concrete interlocking tile finish. Roof structure to comprise of prefabricated timber roof trusses designed and constructed by a specialist manufacturer.

### Walls & Ceilings

Walls and ceilings finished with 2 coats of emulsion in either white or magnolia finish.

### Windows

UPVC double-glazed windows in grey (Ral 7016) external finish and white internal finish.

### External Doors

High performance insulated and weather-sealed door sets as standard, in grey (Ral 7016) UPVC. Garage doors to be grey (Ral 7016) steel up-and-over or sectional (dependent on house type).

### External Finishings

Dry dash roughcast in Nordic Spar (white). Feature stone basecourse of Split-Faced Forticrete in Flint colour and feature panels of coated Cedar linings. All soffits and fascia boards to be pine or plywood, painted grey (Ral 7016).

### Internal Doors

Oak veneer flush doors with all appropriate ironmongery, including locks to bathrooms. A glazed door will be provided to the Lounge, Vestibule and Sun Lounge (where applicable). Mirror sliding doors to wardrobes dependent on house type.

### Internal Finishings

Skirting, facings and window sills in MDF, painted white. Where stairs are fitted, these will be constructed of mdf treads and risers. Stringers, spindles and handrails will be pine, painted white.

### Plumbing and Heating

A highly efficient oil-fired central heating will be fitted, including thermostatically-controlled radiators and a 1200 litre external oil tank (see individual plot layout for tank location). A bio-ethanol fire will provide secondary heating.

### Electrical

The standard provision is 3 double sockets per room, 1 double socket to Utility Room, 1 double socket at each ground and first floor landing and 2 double sockets to Garage. A TV and BT socket will be provided in the Lounge and Master Bedroom. Ceiling light pendants will be provided to all rooms, with two-way switching to all stairs. External bulkhead lights will be provided to external doors.

### Kitchens and Utility

All Kitchen and Utility fittings will be supplied by Modena Interiors Ltd. An allowance is made against each house type for supply and fitting. VAT will be charged on all electrical appliances.

### Sanitaryware

All sanitaryware will be supplied by Modena Interiors Ltd. An allowance is made against each house type for supply and fitting, however additional charges may apply for fitted units.

(PLEASE NOTE THIS INFORMATION IS FOR GUIDANCE ONLY AND DOES NOT FORM PART OF ANY CONTRACT AND IS SUBJECT TO CHANGE.)



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### Siteworks

A tarmacadam driveway will be provided between the public pavement and the house, with front boundary being defined by flat top kerbing. Level/ramped access will be provided to the front door. A slabbed path and steps will be provided to allow access from the driveway to the rear entrance door. A 1.8m high timber slatted fence to rear and 0.9m high timber slatted fence to side of property. A rotary clothes drier will be provided in the rear garden. All of the above as per individual plot layouts.

### Gardens

Gardens will be graded using the natural contours of the existing site, however in some cases site levels will require the creation of new slopes or the formation of retaining walls. Topsoil will be redistributed around plot and left in a condition such that it is ready for planting. Gravel infill between the house and driveway and/or path will be as per the plot layout.

### Terms and Conditions

All new build properties have the benefit of a Premier Guarantee structural certificate. All public open spaces and play areas will be maintained by a factor appointed by Claymore Homes Ltd. Claymore Homes Ltd reserves the right to vary the above specifications where necessary but to similar or higher standards. All houses are built to local authority standards.

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