

# Specification

Pitenweem Road, Anstruther

GROUP  
*Lomond*

## The pleasure of choosing . . .

We pride ourselves on the supreme quality of finish in our properties, as is obvious from the excellent standard features such as the exclusively designed German kitchens with integrated appliances or the stylish and attractive LAUFEN sanitary ware and Porcelanosa tiling. But for those customers who want that something extra, something quite specific or something more unusual, then our Sales Executive can help you out. We can offer kitchen doors and worktops in all colours and finishes and a wide range of accessories are all available to choose from.

### KITCHEN

- Stylish Pronorm German furniture with sleek handle design and choice of doors
- Frankie 1.5 bowl chrome sink & tap
- German laminate worktop surfaces
- Siemens integrated single oven
- Siemens integrated combination oven/microwave
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- New for 2019 – Bora Induction Hob with Integrated Extractor
- Chrome downlighters
- Brushed chrome electrical face-plates

### BATHROOM

- Laufen sanitaryware
- Overhead shower
- Hans Grohe brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Chrome down-lighters
- Fitted mirror
- Contemporary sink with integrated storage
- Merlin shower door

### EN-SUITE

- Laufen sanitaryware
- Overhead shower
- Heated towel rail
- Hans Grohe brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Chrome downlighters
- Fitted mirror
- Merlin shower door

### WC

- Laufen sanitary ware
- Hans Grohe brassware
- Heated towel rail
- Half Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Fitted mirror

### UTILITY ROOM

- Stylish Pronorm German furniture with sleek handle design and choice of doors.
- German laminate worktop surfaces
- Frankie 1.0 bowl chrome sink & tap
- Space for washing machine and tumble drier

### INTERNAL

- TV sockets in lounge, kitchen and all bedrooms
- Phone point in lounge, kitchen and bedroom 1
- Double socket & BT socket in meter cupboard
- Light pendant to the attic
- Gas central heating system, complete with thermostatically controlled radiators
- Worcester Combi Boiler (Sky, Craigtoun), Worcester System Boiler with hot water tank (Lochaber)
- Lomond-designed solid oak skirtings and facings
- Lomond-designed, solid oak stair balustrades (sky and Lochaber)
- High-quality Adamson's oak-veneered panelled doors throughout
- Sockets and lighting to the garage
- Contemporary doors to all wardrobes

### EXTERNAL

- High performance, double glazed, white uPVC windows with multi-point locking
- Anthracite grey Front and garage door
- Insulated roller electric garage door
- Timber cladding log lap where applicable
- Monoblock driveway
- Turf to front garden
- Top soil to back garden
- 1.8 meter fencing to boundary
- Outside water tap
- 1 Outside weatherproof external socket
- PV solar panels

### SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warranty