

Specification

Tykesburn, Coaltown of Balgonie

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
- Siemens Induction hob
- 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

UTILITY ROOM (plot E only)

- 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
- Central heating system, complete with thermostatically controlled radiators
- Grants Vortex Oil Combi boiler
- Lomond-designed solid oak skirtings and facings
- High-quality Adamson's oak-veneered panelled doors throughout
- Contemporary doors to all wardrobes

EXTERNAL

- High performance, double glazed, white uPVC windows with multi-point locking
- Monoblock driveway
- Turf to front garden (where applicable)
- Top soil to back garden
- 1.8 meter fencing to boundary (where applicable)
- 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