

The pleasure of choosing . . .

We pride ourselves on the supreme quality of finish in our properties. This exclusive bespoke property offers unrivalled German kitchens with integrated appliances and stylish Laufen sanitary ware, complemented by Porcelanosa tiling. For those customers who demand that something extra, something quite specific or something more unusual, then our Sales Executive can assist you to tailor your home to every detail.

KITCHEN

- Choice of stylish German furniture
- Frankie 1.5 bowl chrome sink & tap
- Siemens integrated single oven
- Siemens integrated combination oven/microwave
- Siemens warming drawer
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Bora Induction Hob with Integrated Extractor
- Chrome downlighters
- Brushed chrome electrical faceplates
- USB socket

UTILITY ROOM

- Choice of stylish German furniture
- Frankie 1.0 bowl chrome sink & tap
- Space for washing machine and tumble drier

BATHROOM

- Laufen sanitaryware
- Free standing Bath
- Oversized Quadrant shower with fixed rainfall style head and adjustable hand set
- Merlin shower door
- Hans Grohe brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Chrome down-lighters
- Contemporary sink with integrated storage
- Electric underfloor Heating

EN-SUITE 1

- Laufen sanitaryware
- Oversized shower with Merlin 8 shower wall screen
- Fixed Rainfall Shower head and adjustable hand set
- Heated towel rail
- Hans Grohe brassware

- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Chrome downlighters
- Electric underfloor heating

EN-SUITE 2

- Laufen sanitaryware
- Oversized shower enclosure with fixed rainfall style head and adjustable hand set
- Merlin shower door
- Heated towel rail
- Hans Grohe brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Chrome downlighters
- Electric underfloor heating

WC

- Laufen sanitary ware
- Contemporary sink with storage unit
- Hans Grohe brassware
- Heated towel rail
- Half Porcelanosa tiled walls
- Fully Porcelanosa tiled floor



Specification

Gateside

GROUP
Lomond

INTERNAL

- TV sockets in lounge (2), kitchen and all bedrooms
- Smart Technology heating system – Control your heating and hot water remotely
- Phone point in lounge, kitchen, and master bedroom
- Double socket & BT socket in meter cupboard
- USB socket in Kitchen
- Light pendant to attic
- Central heating system, complete with thermostatically controlled radiators
- Grants Vortex Oil Combi Boiler
- Oak skirtings and facings
- Lomond-designed, solid oak stair balustrade
- High-quality Adamson's oak-veneered panelled doors throughout
- Sockets and lighting to garage
- Contemporary doors to all wardrobes
- CAT 5 cabling in Lounge

EXTERNAL

- Insulated treated timber windows
- Insulated treated timber front door
- Treated timber garage doors
- Timber cladding log lap where applicable
- Gravel driveway
- Outside water tap
- Outside weatherproof external socket
- PV solar panels
- Outside Lighting
- Beech lined hedging to driveway

SECURITY & SAFETY

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

ACCOMMODATION ABOVE GARAGE

- Oak skirtings and facings
- Velux windows
- Lighting and electric heating
- Can be designed to suit*
(*may incur additional costs depending on design.)



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These details are provided as a general guide and may be subject to change