

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 sanitary ware completed with Porcelanosa tiling. We can offer kitchen doors and worktops in all colours and finishes and a wide range of accessories are all available to choose from.

Tiling can be selected from our head office or by an appointment at one of Porcelanosa's state of the art showrooms.

KITCHEN

- Stylish German furniture with sleek handle design and choice of doors
- Frankie 1.5 bowl chrome sink & tap
- German laminate worktops
- Siemens integrated single oven
- Siemens integrated combination oven/microwave
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Siemens Induction hob with extraction hood (Plot E)
- Bora Induction Hob with Integrated Extractor (Plots F and G)
- Low energy chrome downlights
- Brushed chrome electrical face-plates
- USB Socket

BATHROOM

- Vitra sanitaryware
- Overhead shower
- Vado brassware
- Heated towel rail
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Contemporary sink with integrated storage
- Merlin shower door

EN-SUITE

- Vitra sanitaryware
- Overhead shower
- Heated towel rail
- Vado brassware
- Fully Porcelanosa tiled walls
- Fully Porcelanosa tiled floor
- Low energy chrome downlights
- Merlin shower door

CLOAKROOM/WC

- Vitra sanitaryware
- Vado brassware
- Half height Porcelanosa tiled walls
- Fully Porcelanosa tiled floors

UTILITY ROOM

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

INTERNAL

- Constructed to current thermal and air tightness standards, giving greater thermal efficiency
- Central heating system, complete with thermostatically controlled radiators
- Grants Vortex Oil Combi boiler
- TV sockets in lounge, kitchen and all bedrooms
- Phone point in lounge and hall cupboard
- Double socket & BT socket in meter cupboard
- Light pendant to the attic
- Velux roof sun tunnel
- Lomond-designed white skirtings and facings
- High quality pre finished oak internal 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
- 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
- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10 year warranty

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