

Specification

Riverside, Glenrothes

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 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.

KITCHEN

- Stylish furniture with sleek handle design and choice of doors
- Laminate worktops
- Neff Integrated Oven
- Neff Integrated dishwasher
- Neff Integrated fridge/freezer
- Neff Induction hob
- Low energy downlights
- Brushed chrome electrical face-plates
- USB Socket
- Space for Washing Machine/Tumble Dryer
(Katrine house type only)

UTILITY ROOM *(where applicable)*

- Stylish furniture with sleek handle design and choice of doors
- Laminate worktops
- Sink with tap.
- Space for appliances
- Low energy downlights

BATHROOM

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

EN-SUITE *(where applicable)*

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

CLOAKROOM/WC

- Vitra sanitaryware
- Vado brassware
- Half height Porcelanosa tiled walls
- Fully Porcelanosa tiled floors
- Heated towel rail
- Option to add Shower *(additional costs apply)*

INTERNAL

- TV sockets in lounge, kitchen and all bedrooms
- Phone points in Lounge and Hall cupboard
- Light pendant to the attic (where applicable)
- Central gas heating system, complete with thermostatically controlled radiators
- White skirtings and facings
- High quality pre finished oak internal doors throughout
- Contemporary doors to all wardrobes
- USB sockets to kitchen and all bedrooms (1 per room)

EXTERNAL

- Constructed to current thermal and air tightness standards, giving greater thermal efficiency
- High efficiency gas boiler
- High performance, double glazed, Anthracite uPVC windows with multi-point locking
- Ultra fast fibre broadband available to each plot
- 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
- Electrics to garages
- Insulated roller electric garage doors *(where applicable)*

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

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