

Specification

Riverside, Glenrothes

The Katrine, 3 Bedroom Semi Detached villa 107m2

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
- Integrated Oven
- Integrated dishwasher
- Integrated fridge/freezer
- Induction hob
- Low energy downlights
- USB Socket
- Space for Washing Machine/Tumble Dryer
(Katrine house type only)

BATHROOM

- Vitra sanitaryware
- Vado brassware
- Overhead shower
- Heated towel rail
- Half height Porcelanosa tiled walls, fully tiled in shower enclosures
- Low energy downlights
- Merlin shower screen

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

- Contemporary lighting to external doors
- Fitted front door bell
- Mains-wired smoke detectors
- Carbon monoxide detectors

(updated 12/07/24)

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