

Phase 1 Houses & Self-Contained Apartments and Phase 3 Houses Ambassador Specifications

WALLS

Cavity walls of blockwork construction with external finish of stone effect features or render. Metal studs internally with insulation and plasterboard finish.

ROOF, FASCIAS AND GUTTERING

Roofs to be finished in either clay tiles, concrete interlocking roof tiles, slate or copper. Where applicable fascias are to be timber with grey stained finish and all gutters/downpipes are grey UPVC.

FLOORS

Ground floor of smooth finished concrete. Upper floors of engineered joists with chipboard flooring. Apartments will have concrete floor slabs finished with chipboard flooring on an acoustic floating floor system.

WINDOWS AND DOORS

All windows are double glazed high performance tilt and turn white painted timber to resemble a traditional style.

The front and rear entrance doors and the main entrance doors to the shared halls and stairwells are to be traditional style painted with brass finish ironmongery some of which will have a glass panel. Internal doors to be gardenia painted six-panel doors with brass finish ironmongery.

INTERNAL FINISHINGS

Gardenia painted medium density fibreboard (MDF) facings and skirtings. Hanging rail and shelving in all wardrobes.

PLUMBING AND CENTRAL HEATING

A pressurised gas "wet" system with thermostatically controlled radiators.

ELECTRICAL INSTALLATION

Ample sockets throughout, including TV and telephone points in drawing room and master bedroom. Shaver points in all en-suites and bathrooms. Central ceiling light pendants to all rooms. Some house designs will also have a mix of feature lighting within the kitchen. Appropriate wiring for non-terrestrial TV will be provided to each property for potential connection to cable.

KITCHEN

A choice of German made cabinets and varied work surfaces are offered, and will include built-in stainless steel electric oven, gas hob, slim line extractor hood and integrated fridge freezer (will be either an upright or built-under depending on individual layouts. Note:- the appliance specification in some apartments may vary). Choice of work surface and tiling between surface and underside of wall units. For further details of the appliances, choices available for kitchen cabinets and work surfaces please ask the Sales Adviser.

UTILITY ROOMS (where applicable)

Where applicable, utility rooms will be fitted with the same style of German made cabinets, work surfaces and tiling as chosen for the kitchen. There will be one row of tiling fitted above the work surfaces.

UTILITY CUPBOARDS (where applicable)

With plumbing to suit automatic washing machine.

CLOAKROOMS, BATHROOMS AND EN-SUITES

All comprise W.C. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc.

In addition the bath in the bathroom will be fitted with a separate thermostatically controlled flexible shower kit and screen.

In en-suites a shower tray with up-stand on panelled edges, complete with screen and thermostatically controlled valve will be installed. Where possible fitted mirrors to be located above basins in bathrooms and en-suites.

Choice of tiling in the bathrooms and en-suites. Where there is a separate shower cubicle the walls will be finished in feature panelling. For further details please ask the Sales Adviser.

DECORATION

Two coats of gardenia emulsion to walls of all rooms except bathroom, en-suites and cloakrooms, which will be white. Two coats of white emulsion to all ceilings and gardenia painted finish to all internal facings and skirting boards.

White painted or white stained finish to all external woodwork excluding fascias, which will be painted grey.

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(continued)

STAIRCASE

Gardenia painted timber balustrading and varnished hardwood handrail.

GARDENS (where applicable)

Where possible gardens will be graded using natural contours of the land and in some cases this may involve the creation of new slopes instead of retaining walls. Where appropriate front/side gardens to be landscaped with shrubs. The rear gardens will be turfed and will have a path constructed of paving slabs leading to a rear gate (where applicable). A removable rotary drier and garden shed (if no garage), the size of which will be predetermined, will be provided. For further details please ask the Sales Adviser.

PARKING, DRIVEWAYS, CAR-PORTS AND GARAGES (where applicable)

The finish of the driveways as predetermined by the planning department will be either tarmacadam, lock block or gravel.

Car ports and garages will be either rendered blockwork or timber framed and clad with profiled metal roof sheeting. All garages have an "up and over" entrance door and are equipped with power and lighting. Car ports will be equipped with lighting only.

Parking is available for apartments which do not have individual parking facilities.

SECURE BY DESIGN

The development has been designed to comply with Secure by Design standards.

STREET LIGHTING

Designed in accordance with Local Authority Guidelines and in some cases the lamp standards will be fixed to the external elevations. Please ask Sales Adviser for details.

FENCING AND WALLING

Boundary enclosures will be a mix of fencing and walling. Please ask Sales Adviser for details.

All public open spaces will be maintained by a factor appointed by Scotia.

All owners will be required to comply with the terms of the Design Guidance and Deed of Conditions, the purpose of which includes ensuring the continuing architectural harmony of the development. For further details please ask the Sales Adviser.

Scotia Homes (South) Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.

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All new build properties have the benefit of the 10-year NHBC Buildmark cover.