

Phase 2 Apartments Classic specification

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 / down pipes are grey UPVC.

FLOORS

Ground floor of smooth finished concrete. Upper floors of 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 main entrance doors to the shared halls and stairwells are to be painted with chrome finish ironmongery some of which will have a glass panel.

Internal doors to be white painted flush doors with chrome finish ironmongery.

INTERNAL FINISHINGS

Square profile white painted medium density fibreboard (MDF) facings and skirting boards. Hanging rail and shelving in wardrobes.

PLUMBING AND CENTRAL HEATING

A gas fired combination hot water and central heating system with thermostatically controlled radiators (except in plots 54, 55 and 56 which will have a pressurised gas "wet" system).

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. 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 and slim line extractor hood. Choice of work surface and one row of tiles will be fitted above the work surface. For further details of the appliances, choices available for kitchen cabinets and work surfaces please ask the Sales Adviser.

UTILITY CUPBOARDS (where applicable)

With plumbing to suit automatic washing machine.

BATHROOMS/EN-SUITES

All comprise W.C. and wash hand basin from a range which is of a contemporary appearance with appropriate style tap fittings etc. In addition the bath in the bathroom will be fitted with a mixer handset.

Three rows of tiling will be fitted on the walls round the bath.

Vanity shelf (where applicable) will be painted MDF.

DECORATION

Two coats of white emulsion to walls of all rooms. Two coats of white emulsion to all ceilings and white 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.

ENTRANCE HALLS AND STAIRCASES

An interior designer will co-ordinate the décor and flooring finish of the hall areas. Carpeted staircase with metal balustrading, PVC handrail and lighting. Security entrance door system.

PARKING/EXTERNAL WORKS

Access roads and parking courts will be either lock block or tarmac. There are shared refuse storage areas.

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 Advisor for details.

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

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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