



Friarsfield West

Specification



Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Specification

Kitchen & utility rooms

- Stylish German Kitchens
- Siemens 60cm induction hob
- Siemens single hot air oven
- Siemens microwave oven (except Adam, Arisaig, Arran, Barrie)
- Indesit built-in fridge freezer (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton Darroch, Garvie only)
- Siemens integrated larder fridge (Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- Siemens integrated freezer (Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- Indesit fully integrated dishwasher
- Integrated washer dryer (Adam, Arisaig, Arran only)
- 60cm telescopic extractor hood (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch, Garvie, Kennedy, Lowther only)
- Ceiling mounted extractor (Lewis, MacRae, Moncrief only)
- Carron Pheonix Dec 150 1½ bowl stainless steel sink
- VADO Origins kitchen mixer
- Carron Pheonix Onda 90 single bowl sink in utility room (except Adam, Arisaig, Arran)
- Vado Matrix Monobloc mixer tap in utility room (except Adam, Arisaig, Arran)

Bathrooms & en suites

- Laufen Pro-S sanitary range
- Vado Photon basin and bath taps and fittings
- Carron Quantum white bath
- White shower tray

- Glass shower enclosure
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink to the bathroom and en suite 1

Internals

- Ground floor ceiling heights approx. 2436mm (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch only)
- First floor ceiling heights approx. 2436mm (Adam, Arisaig, Arran, Barrie, Bryce, Cleland, Crichton, Darroch only)
- Ground floor ceiling heights approx. 2736mm (Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief only)
- First floor ceiling heights approx. 2436mm (Garvie, Kennedy, Lowther, Lewis, MacRae, Moncrief only)

Decoration

- Internal wall and ceiling within properties finished in white
- White skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

Wardrobes

- A mix of stylish bi-fold doors, shelves, hanging rails and oak veneer pre-finished semi-solid pass doors (where design dictates)

Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops

- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

Security & safety

- Optional direct dial-up security system (a small monthly charge applies). Please ask a Cala representative for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm installed in kitchen
- System wired Carbon Monoxide detector

Plumbing & heating

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators (where design dictates)
- Roof integrated solar PV panels (where design dictates)

Externals

- uPVC double glazed windows finished with chrome internal handles
- Double glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property
- External light at front door with integral switchable sensor/ photocell operation
- Feature front door in grey
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents



Friarsfield West,
Kirk Brae,
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For more information 

[CALA.CO.UK](https://www.cala.co.uk)



Stock photography