



MAINS OF GRANDHOME
SPECIFICATION



Photography from a previous CALA development



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 premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish kitchen by Nobilia German Kitchens
- Siemens induction hob
- Siemens single oven
- Hotpoint integrated larder fridge (see housetype list A below)
- Hotpoint integrated freezer (see housetype list A below)
- Hotpoint integrated fridge/freezer (see housetype list B below)
- Stainless steel combination microwave oven (see housetype list C below)
- Fully integrated dishwasher
- Integrated washer dryer (Allan, Avon, Avon Special, Oatfield only)
- Charcoal filter lift
- Telescopic extractor hood (except Dewar, Lowther, Lewis, MacRae only)
- Ceiling canopy extractor (Dewar, Lowther, Lewis, MacRae only)
- Carron Phoenix 1½ bowl stainless steel sink with VADO Origins mixer taps (kitchen)
- Carron Phoenix single bowl sink with VADO Matrix taps (utility)

BATHROOM & EN SUITES

- White sanitaryware from the Laufen range
- VADO chrome taps
- White shower tray
- Glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa range*
- Full height tiling around baths, shower and bulkhead enclosures
- Free standing vanity unit below the sink in the bathroom and en suite

INTERNALS

- Ground floor approx. 2400mm floor to ceiling height (see housetype list D below)
- Ground floor approx. 2624mm floor to ceiling height (see housetype list E below)
- First floor approx. 2423mm

DECORATION

- Internal walls finished in white
- Internal ceiling finished in white
- Internal woodwork finished in satin paint

- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails with white painted balustrades
- Contemporary lever style handles

WARDROBES

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

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets above kitchen worktops
- Pendant light fittings throughout 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 unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiator

EXTERNALS

- uPVC double-glazed windows finished with white internal finished handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in black, grey or navy (where design dictates)
- Feature GRP chimney to selected plots
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A: Crichton, Elliot, Darroch, Dewar, Guthrie, Garvie, Laird, Kennedy, Lowther, Lewis, MacRae only

B: Allan, Avon, Avon Special, Blair, Oatfield, Beaufort, Brompton, Bryce only

C: Bryce, Crichton, Elliot, Darroch, Dewar, Guthrie, Garvie, Laird, Kennedy, Lowther, Lewis, MacRae, Moncrief only

D: Allan, Avon, Avon Special, Blair, Crichton, Darrach, Dewar, Elliot, Oatfield only

E: Garvie, Gurthrie, Kennedy, Laird, Lewis, Lowther, MacRae, Moncrief only

*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



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