

# Geenacres, Peterhead Phase 5E



## General

Homes are of timber frame construction with excellent insulating properties.

## Roof

Concrete interlocking tiles, tile battens, reinforced under slate felt, 9mm sterling board sarking, roof trusses by specialist manufacturer.

## Walls & Ceiling

Walls and ceilings finished with 2 coats of emulsion with a choice of white or magnolia finish.

## Windows

UPVC windows all manufactured with aqumac seals and brass or chrome locking handles all double glazed.

## External Doors

High performance insulated and weather sealed door set. Patio Doors - UPVC sliding to match windows. Garage Door - Garador Carlton or equal.

## Internal Doors

Oak flush veneer doors hung in frame, latches, bathroom locks, choice of door handles. Glazed door to lounge, vestibule and sunlounge where applicable. Mirror sliding doors to wardrobes.

## Finishings

Skirting and facings and sills in American white oak. Stairs where applicable will be in American white oak stringers, spindles and handrails. Treads to be whitewood with ply risers.

## Plumbing and Heating

Gas fired heating system with radiators and thermostatic valves. Bio Ethanol fire for secondary heating where needed.

## Electrical

3 double sockets to all rooms, TV and BT sockets to lounge and master bedroom, central ceiling light pendants to all rooms, external bulkhead lights to front and rear doors all fittings for domestic appliances.

## Site Works

Slabbed path and steps from driveway to rear entrance door (grey 3x2 slabs) Driveway as per individual plan. 1.8m high slatted fencing to remaining sides and rear. Rotary clothes drier.

## Gardens

Where possible gardens will be graded using natural contours of the land and in some cases this may involve the creation of new slopes or the formation of retaining

walls. Topsoil redistributed around site and levelled ready for planting.

## Kitchens & Utility

Wide choice available from Modena Interiors Ltd, 93 Mid Street Fraserburgh, allowances made against each house type for supply and fitting. VAT will be charged on all electrical appliances.

## Sanitary Ware

Wide choice available from Modena Interiors Ltd, 93 Mid Street Fraserburgh, allowances made against each house type. Fitting of sanitary ware included but additional charges may apply for fitted units.

## Fireplaces

Dependant on the house type and stage of construction, purchasers may have the opportunity to have a gas fire with turbo flue and fireplace at an additional charge.

## Terms and Conditions -

All new build properties have the benefit of a Premier Guarantee structural certificate. All public open spaces and play areas will be maintained by a factor appointed by Claymore Homes Ltd. Claymore Homes Ltd reserves the right to vary the above specifications where necessary but to similar or higher standards. All houses are built to local authority standards.