

# Milldale View, Pitmedden



## General

Homes are of timber frame construction. The high levels of insulation provided ensure that our houses are energy efficient and fully meet the requirements of the Scottish Building Regulations.

## 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 double-glazed windows in grey (ral 7016) external finish and white internal finish.

## External Doors

High performance insulated and weather-sealed door sets as standard, in grey (ral 7016) UPVC. Garage doors to be grey (ral 7016) steel up-and-over or sectional (dependant on house type).

## Internal Doors

Oak flush veneer doors with all appropriate ironmongery, including locks to bathrooms. A glazed door to lounge, vestibule and sunlounge (where applicable). Mirror sliding doors to wardrobes (dependent on house type).

## Finishings

Skirting, facings and sills in MDF, painted white. Where stairs are fitted, these will be constructed of MDF treads and risers. Stringers, spindles and handrails will be pine, painted white.

## Plumbing and Heating

A highly efficient oil-fired central heating will be fitted, including thermostatically-controlled radiators and 1200 litre external oil tank (see individual plot layout for tank location). A bio-ethanol fire will provide secondary heating.

## Electrical

The standard provision is 3 double sockets per room, 1 double socket to Utility, 1 double socket at each ground and first floor landings and 2 double sockets to a garage (where applicable). TV and BT sockets to lounge and master bedroom. Ceiling light pendants to all rooms, with two-way switching to all stairs. External bulkhead lights will be provided to external doors.

## Site Works

A tarmac driveway will be provided between the public pavement and the house, with front boundary being defined by flat top kerbing. Level/ramped access will be provided to the front door. A slabbed path and steps will be provided to allow access from the driveway to the rear entrance door. A 1.8m high timber slatted fence to rear and 0.9m high timber slatted fence to side of the property. A rotary clothes drier will be provided in the rear garden. All of the above as per individual plot layouts.

## Gardens

Gardens will be graded using natural contours of the existing site, however in some cases site levels will require the creation of new slopes or the formation of retaining walls. Topsoil redistributed around the plot and left in a condition such that it is ready for planting. Gravel infill between the house and driveway and/or path will be as per the plot layout.

## 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.

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## **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.

### 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.