

# Westhaven, Cairnbulg Phase 3



## Walls

External walls are of highly insulated timber frame construction with an external leaf of concrete blockwork and an internal plasterboard lining.

## Roof

Prefabricated roof trusses are designed by a specialist manufacturer. All roofs are finished in concrete interlocking tiles with fascia and soffit in pine and plywood respectively. All ceilings are lined with plasterboard.

## Floor

Ground floors are of insulated concrete, with a smooth finish ready for floor coverings. First floors are of timber joisted construction, with chipboard flooring and plasterboard ceiling to their underside.

## Windows

High performance double glazed windows with an external finish in a choice of white or grey and an internal finish of white.

## External Doors

High performance insulated, weather-sealed door sets in a choice of white or grey. High quality sectional garage doors in a choice of white or grey.

## Internal Doors

Oak flush veneer doors with chrome ironmongery. A glazed door to be fitted to every Vestibule\*, Lounge and Dining Room\*. Wardrobe doors to be sliding mirror panels, unless a single door is shown, in which case an oak flush veneer door will be fitted.

## Internal Finishings

Don, Leith & Philorth - Skirting, facings and sills in MDF, painted white. Where stairs are fitted, these will be constructed of MDF treads and risers. Stringers and spindles will be pine, painted white along with an oak handrail.

All Other House Types - Skirtings and facings in American white oak. Hanging rail and shelving in all wardrobes. Internal stairs will have American white oak stringers, spindles and handrails. Treads and risers suitable for your choice of floor covering.

## Decoration

All wall and ceilings finished with 2 coats of emulsion in white or magnolia. Stained finish to internal woodwork and external woodwork painted to match window frames.

## Central Heating

Gas fired "wet" central heating system with conveniently located 24 hour programmer. All radiators to be thermostatically controlled.

## Electrical Installation

Generous provision of electrical sockets throughout, including TV sockets in Lounge and Master Bedroom and BT socket in Lounge. Ceiling-mounted smoke, heat and carbon monoxide detectors. Ceiling/Wall-mounted carbon dioxide detector/monitor in Master Bedroom. Central ceiling pendants to all rooms, with two-way switching to all stairs. An external bulkhead light to be fitted at all external doors.

## Kitchens & Utility

Each house price includes an allowance for the supply and installation of a Kitchen and Utility.\* Customers can personally select fittings and appliances from the wide choice available at Modena Interiors Ltd. Additional charges will be incurred if the cost of supply and installation of the customer's choice exceeds the allowance. VAT will be charged on electrical appliances.

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## **Bathrooms, Cloakrooms and En-suites**

Each house price includes an allowance for the supply and installation of sanitaryware. Customers can personally select fittings and appliances from the wide choice available at Modena Interiors Ltd. Additional charges will be incurred if the cost of supply and installation of the customer's choice exceeds the allowance.

## **Site Works**

The boundary between the plot and the public footpath will be defined by flat-top kerbing. Level/ramped access will be provided to one external door. Private parking within the plot will comprise a tarmacadam driveway between the public footpath and the house. A path of paving slabs and steps where necessary will be provided from the driveway to the rear entrance door. The rear garden will be enclosed by a 1.8m high timber slatted fence, as per individual plot layout drawings. A rotary clothes drier will be provided in the rear garden.

## **Gardens**

Gardens will be topsoiled, and will be graded using the natural contours of the ground; however in some cases the creation of new slopes may be necessary. The provision of gravel infill between the house and driveway/path will be shown on individual plot layout drawings.

## **Renewable Energy**

All homes will be fitted with roof-mounted photovoltaic panels. The position and number of panels will depend on the size and orientation of the house.

\* Where Applicable

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.