

Bespoke Options

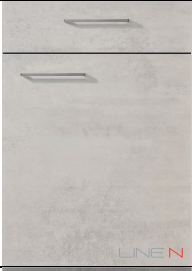


Park View at Midmill, Kintore

Kitchen (including Utility rooms) **nobilis**

Standard range furniture – please choose from one of the door frontal and carcass colour choices below. Please see house type drawings for specific layouts/details.

Door colour		Carcass detail
Laser 427 Alpine White		White internal carcass, 193 Alpine White external carcass including plinths, with any décor panels in Alpine White. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Laser 417 Satin Grey		White internal carcass, 070 Satin Grey external carcass including plinths, with any décor panels in Satin Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Laser 415 Sand		White internal carcass, 122 Sand external carcass including plinths, with any décor panels in Sand. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Laser 461 Taupe Grey		White internal carcass, 071 Taupe Grey external carcass including plinths, with any décor panels in Taupe Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Laser 414 Volcanic Grey		White internal carcass, 127 Black external carcass including plinths, with any décor panels in Volcanic Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.

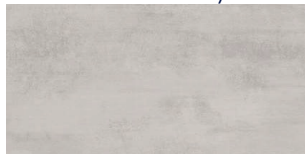
Laser 463 Black Concrete		White internal carcass, 127 Black external carcass including plinths, with any décor panels in Black Concrete. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Riva 892 Concrete Grey		White internal carcass, 070 Satin Grey external carcass including plinths, with any décor panels in Concrete Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Riva 889 Concrete Slate Grey		White internal carcass, 194 Slate Grey external carcass including plinths, with any décor panels in Concrete Slate Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Riva 843 Oak Bergamo		White internal carcass, 071 Taupe Grey external carcass including plinths, with any décor panels in Oak Bergamo. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Riva 893 Sanremo Oak		White internal carcass, 078 Sanremo Oak external carcass including plinths, with any décor panels in Sanremo Oak. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.

Standard range worktops – please choose from one of the laminate colour choices below. This will include upstands and splashback/s as shown on house type drawings.

378 Black Concrete



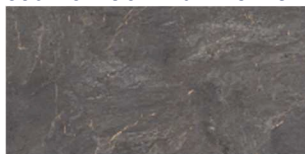
330 Concrete Grey



354 Concrete Slate Grey



350 Flamed Finish Bronze



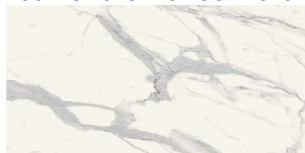
078 Sanremo Oak



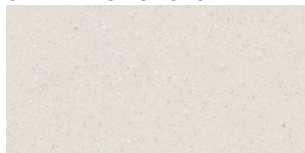
324 Carrara Bronze Marble



235 Venato Bianco Marble



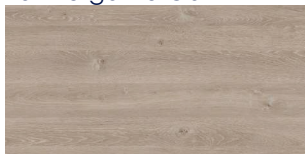
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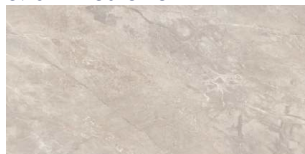
220 Arizona Pine



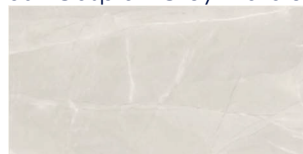
231 Bergamo Oak



376 Limestone



361 Caspian Grey Marble

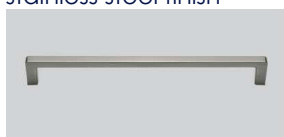


Standard range handles – please choose from one of the colour choices below.

612



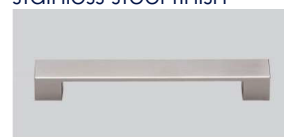
708 Metal handle,
stainless steel finish



221 Metal handle,
stainless steel finish



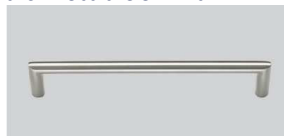
069 Metal handle,
stainless steel finish



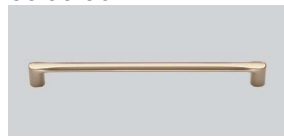
251 Metal handle,
black



408 Metal handle,
stainless steel finish



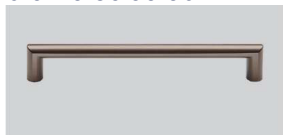
222 Metal handle, gold
coloured



233 Metal handle, gold
coloured



228 Bow handle,
bronze coloured



098 Metal handle, matt
nickel



242 Metal knob, black



241 Metal knob,
stainless steel finish



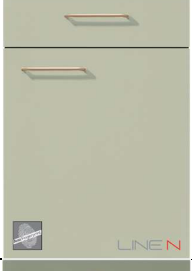
244 Metal knob, black



246 Metal knob, bronze
metallic colour



Upgrade range furniture – please choose from one of the door frontal and carcass colour choices below. Please see house type drawings for specific layouts/details.

Door colour		Carcass detail
Structura 406 Como Oak		White internal carcass, 122 Sand external carcass including plinths, with any décor panels in Como Oak. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Structura 407 Milano Walnut		White internal carcass, 127 Black external carcass including plinths, with any décor panels in Milano Walnut. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Flash 455 Satin Grey High Gloss		White internal carcass, 070 Satin Grey external carcass including plinths, with any décor panels in Satin Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Senso 494 Jade		White internal carcass, 193 Alpine White external carcass including plinths, with any décor panels in Jade. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Senso 495 Olive Green		White internal carcass, 194 Slate Grey external carcass including plinths, with any décor panels in Olive Green. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.

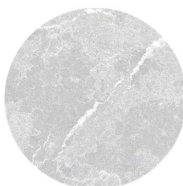
Easytouch 966 Fjord Blue		White internal carcass, 194 Slate Grey external carcass including plinths, with any décor panels in Fjord Blue. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Cascada 776 Reed Green		White internal carcass, 089 Stone Grey external carcass including plinths, with any décor panels in Reed Green. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Cascada 778 Fjord Blue		White internal carcass, 194 Slate Grey external carcass including plinths, with any décor panels in Fjord Blue. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Nordic 788 Sand		White internal carcass, 122 Sand external carcass including plinths, with any décor panels in Sand. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.
Nordic 786 Slate Grey		White internal carcass, 194 Slate Grey external carcass including plinths, with any décor panels in Slate Grey. Wrap-around panels to the end of peninsular and base unit runs will be in the same material chosen for the worktops.

Upgrade range worktops – please choose from one of the 20mm quartz colour choices below. This will include upstands and splashback/s as shown on house type drawings. These will also require upgrade to under-mounted sinks, which can also be specified in the alternate colour finishes detailed under “Sinks and taps”.

Diore Arezzo



Diore Calvi



Diore Tromso



Diore Gable



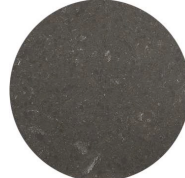
Diore Sancerre



Diore Galactic



Diore Rydal



Diore Icarus



Diore Ariel



Diore Ultra Etienne



Upgrade range handles – please choose from one of the colour choices below.

019 Metal handle, stainless steel finish



229 Wooden handle, walnut



745 Wooden handle, oak



223 Bow handle, gold coloured



250 Metal handle, black



Upgrade channel handles – please choose from one of the colour choices below.

No. 002 Stainless steel finish



No. 016 Alpine white



No. 006 Satin Grey



No. 007 Sand



No. 011 Slate Grey



No. 012 Bronze Metal Coloured



No. 024 Yellow Gold Coloured



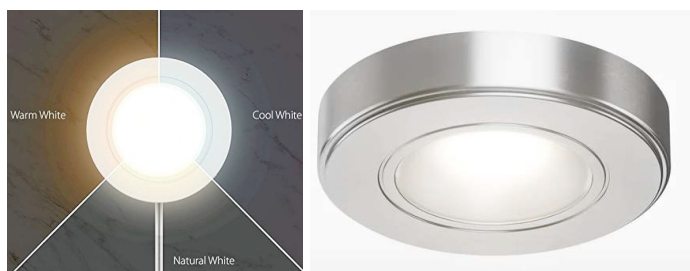
No. 025 Taupe Grey



No. 027 Black



Sensio Hype TrioTone under-unit lighting will be fitted as shown on house type/plot specific drawings.



An upgrade can be provided from the standard synthetic cutlery tray to a beech wood version
 Standard synthetic Upgrade beech wood



On screen and printed colours may vary slightly from the actual product, please refer to physical samples for colour matching.

Worktops, upstands and splashbacks are supplied in maximum lengths depending on the range chosen, which may result in joints, some of which may be conspicuous due to adjacent angles and the variation of pattern and colour within each finish.

Sinks and taps

Kitchen:

Blanco Dinas 6S inset stainless steel sink and Mida chrome tap

Utility Room:

Blanco Tipo 45S inset stainless steel sink and Daras chrome tap

The above items are standard specification, with upgrades to Blanco Silgranit Sona 6 S sinks and Mida taps available in a choice of 6 colours for the Kitchen:

Volcano Grey

Black

White

Anthracite

Soft White

Coffee



In addition, an upgrade to a Quooker Fusion Square boiling water tap is available in a choice of 6 colours:

3FSCHR
Chrome

3FSRVS Stainless
Steel

3FSBLK Black

3FSPTN
Patinated Brass

3FSGLS Gold

3FSGME Gun
Metal



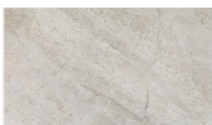
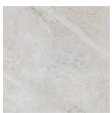
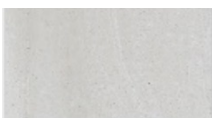
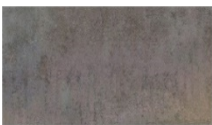
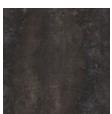
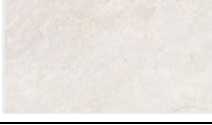
Appliances

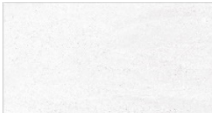
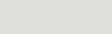


Fitted as standard are an integrated stainless steel electric oven (a second combination microwave oven will be fitted in the Somerville and Telford house types), electric induction hob, recirculating extractor hood (function built-in to the hob in some cases), integrated dishwasher and a tall integrated fridge/freezer. Please see kitchen layouts for house type specific details.

- Smeg SF6100VB3 - single black fan oven (& SO4101M1B3 combi microwave/oven in the Somerville & Telford house types)
- Smeg SI2641D 60cm induction hob **or** SI2741D 75cm **or** HOB472D 70cm venting induction hob, depending on layout
- Smeg KI52E3 52cm or KSG73E 73cm canopy recirculation extractor hood, depending on layout
- Smeg UKC81721E 70/30 tall fridge/freezer

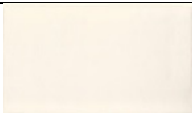
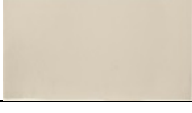
Standard range wall tiling PORCELANOSA

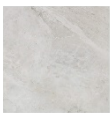
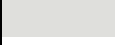
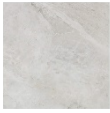
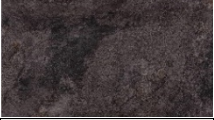
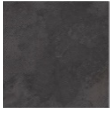
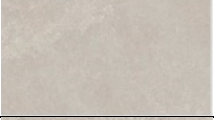
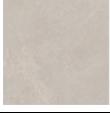
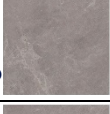
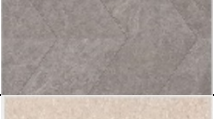
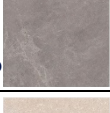
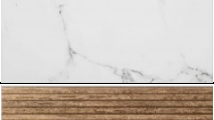
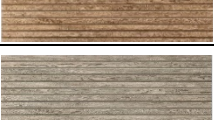
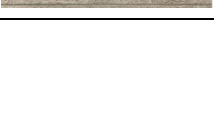
Range/Colour	Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Indic 	250x443mm	10 mm White	Gris (grey) 	Indic (443x443mm) Grout = Gris 
Butan Bone 	250x443mm	10 mm White	Gris (grey) 	Butan Bone (443x443mm) Grout = Gris 
Shine Dark 	250x443mm	10 mm White	Antracita 	Ferroker (443x443mm) Grout = Antracita 
Bottega Caliza 	250x443mm	10 mm White	Caliza 	Bottega Caliza (443x443mm) Grout = Gris 
Bottega Acero 	250x443mm	10 mm White	Manhattan (mid grey) 	Bottega Acero (443x443mm) Grout = Manhattan 
Image White 	250x443mm	10 mm White	Blanco (white)	Image White (443x443mm) Grout = Gris 

Range/Colour	Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Image Silver 	250x443mm	10 mm White	Manhattan (mid grey) 	Image Silver (443x443mm) Grout = Manhattan 
Madagascar Blanco 	250x443mm	10 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Madagascar Natural 	250x443mm	10 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Ona Blanco 	250x443mm	10 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Ona Natural 	250x443mm	10 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Glaciar 	250x443mm	10 mm White	Blanco (white)	See further options below

Upgrade range wall tiling PORCELANOSA®

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

Range/Colour	Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Calpe Blanco 	75x300mm	10 mm White	Blanco(white)	See further options below
Calpe Seagreen 	75x300mm	10 mm White	Gris (grey) 	See further options below
Calpe Warm Grey 	75x300mm	10 mm White	Blanco(white)	See further options below
Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.				

Range/Colour		Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)	
Indic		333x592mm	10 mm White	Gris (grey) 	Indic 443x443mm Grout = Gris	
Cubik Indic		333x592mm	10 mm white	Gris (grey) 	Indic 443x443mm Grout = Gris	
Image Dark		333x592mm	10 mm white	Antracita 	Image Dark (443x443mm) Grout = Antracita	
Mystic Beige		333x592mm	10 mm White	Gris (grey) 	Mystic Beige (443x443mm) Grout = Gris	
Spiga Mystic Beige		333x592mm	10 mm White	Gris (grey) 	Mystic Beige (443x443mm) Grout = Gris	
Mystic Grey		333x592mm	10 mm White	Cemento (cement grey) 	Mystic Grey (443x443mm) Grout = Cemento	
Spiga Mystic Grey		333x592mm	10 mm White	Cemento (cement grey) 	Mystic Grey (443x443mm) Grout = Cemento	
Coral Caliza		333x592mm	10 mm White	Caliza 	Coral Caliza (443x443mm) Grout = Gris	
Deco Coral Caliza		333x592mm	10 mm White	Caliza 	Coral Caliza (443x443mm) Grout = Gris	
Marmol Carrara Blanco		333x592mm	10 mm White	Blanco(white)	Carrara Blanco Nature (443x443mm) Grout = Gris	
Lexington Cognac		45x120mm	10 mm White	Tabaco 	See further options below	
Lexington Colonial		45x120mm	10 mm White	Manhattan (mid grey) 	See further options below	

Upgrade range floor tiling (where a complementary choice is not detailed above) PORCELANOSA®

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

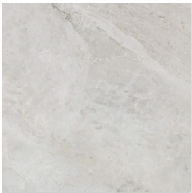
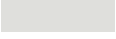
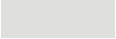
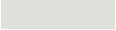
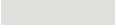
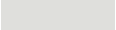
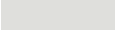
Range/Colour	Tile size	Grout/Sealant	
Indic	443x443mm	Gris (grey) 	
Butan Bone	443x443mm	Gris (grey) 	
Ferroker	443x443mm	Antracita (anthracite grey) 	
Bottega Caliza	443x443mm	Gris (grey) 	
Bottega Acero	446x446mm	Manhattan (mid grey) 	
Image White	443x443mm	Gris (grey) 	
Image Silver	443x443mm	Manhattan (mid grey) 	

Image Dark	443x443mm	Antracita (anthracite grey) 	
Madagascar Blanco	443x443mm	Gris (grey) 	
Madagascar Natural	443x443mm	Gris (grey) 	
Mystic Beige	443x443mm	Gris (grey) 	
Mystic Grey	443x443mm	Cemento (cement grey) 	
Coral Caliza	443x443mm	Gris (grey) 	
Carrara Blanco Natural	443x443mm	Gris (grey) 	

Sanitary ware and fitments



Sanitary ware colour (unless specified otherwise below) will be – White.

An upgrade to black finish brassware is available at additional charge. Please see house type drawings for specific layouts/details.

Ground floor Cloakroom/Shower room (where applicable)	Duravit No. 1 450mm wall hung basin with Flowstar exposed chrome bottle trap.
	Hansgrohe Vernis Blend 70 single lever chrome basin mixer and chrome pop-up waste.
	Duravit No. 1 close-coupled WC with soft-close seat.
Bathroom	Kenmore Square 1700x700mm bath with white Carron Quantum panel and pop-up waste
	Merlyn Series Vivid 2 panel folding curved bathscreen 900x1500mm (where applicable)
	Hansgrohe Vernis Blend Vario EcoSmart shower set with 650mm chrome shower bar and Ecostat 1001 CL thermostatic bath mixer or Vernis Blend chrome bath mixer
	JT Fusion 1000x800mm or 1200x800mm or 1200x760mm low profile shower tray.
	Merlyn Ionic Source 1000mm or 1200mm sliding shower door
	Hansgrohe Vernis Blend 100 Cario EcoSmart shower set with 650mm Crometta chrome shower bar and Ecostat 1001 CL thermostatic exposed shower mixer (where applicable)
	Duravit No. 1 back-to-wall WC with soft-close seat and Wirquin concealed cistern
	Laings Luxe 500 or 600mm 1 drawer vanity unit, finish choices shown below , with chrome handle and inset basin.
	Hansgrohe Vernis Blend 70 single lever chrome basin mixer and chrome pop-up waste.
	JT Fusion 1000x800mm or 1200x800mm or 1200x760mm low profile shower tray.
En suite/s	Merlyn Ionic Source 1000mm or 1200mm sliding shower door
	Hansgrohe Vernis Blend 100 Cario EcoSmart shower set with 650mm Crometta chrome shower bar and Ecostat 1001 CL thermostatic exposed shower mixer
	Duravit No. 1 back-to-wall WC with soft-close seat and Wirquin concealed cistern
	Laings Luxe 500 or 600mm 1 drawer vanity unit, finish choices shown below , with chrome handle and inset basin.
	Hansgrohe Vernis Blend 70 single lever chrome basin mixer and chrome pop-up waste.

The Laings Luxe/Ambiance Bain vanity unit utilises a Hettich drawer box and is available in any of the below colours, please specify. The bath panel can also be upgraded to the same colour finish, please see the Customer Upgrades document for further details. In addition, the vanity unit handle is supplied as Chrome finish as standard, this can be amended to Matt Black or Matt Gold at no extra charge.

Chamonix



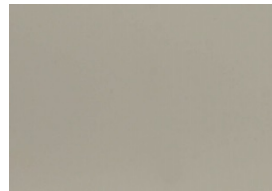
Catania



Pearl Grey



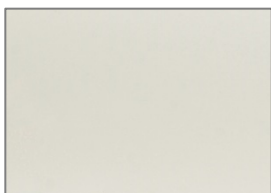
Safari



Pompadour



Cashmere



Titane



Regal



Forest Green



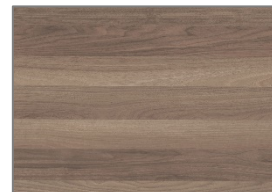
Natural Oak



Olive



Orme



Chrome



Matt Black



Matt Gold



Sliding wardrobe doors

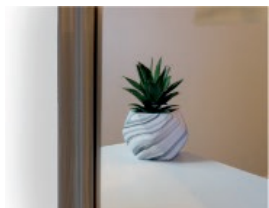
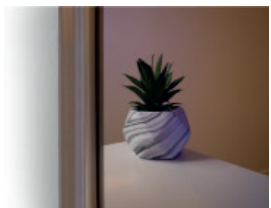
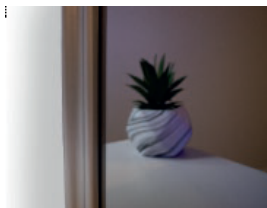
The standard wardrobe will utilise sliding Classic silver framed, silver mirror doors. These are available to upgrade via the Customer Upgrades document to the following options:

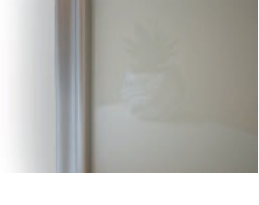
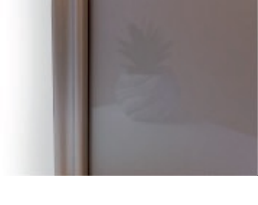
Shaker – fitted with two horizontal astragals and available in the three following frame colours:

Cashmere	Graphite	Stone Grey
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Minim – a minimalist black frame fitted with one horizontal astragal/integrated handle

The standard silver mirror can also be replaced with one of six other choices:

Silver mirror	Bronze mirror	Smoked mirror
		

Anthracite Lacobel glass	Dove Lacobel glass	White Lacobel glass	Steel Lacobel glass
			

Please consult the sales adviser for further information. Not all items/details will be applicable to every situation, please review plot specific drawings when considering these options.
 Although every care and attention has been taken to ensure the accuracy of all information given, the contents do not form part of or constitute a representation or warranty of any contract.
 Scotia Homes Limited reserves the right to vary the above specifications (including any quoted sizes and specific products/model nos.) where necessary but to similar or higher standards.