

Bespoke Options



Dubford, Bridge of Don

Monarch House types 20, 21, 31, 35, 36 & 52

Plots 401-415, 801, 817, 1612-1615, 1619-1620, 1708-1709, 1715-1716, 1801-1811 & 1909-1912

Revision 12
September 19, 2019





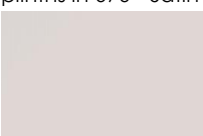
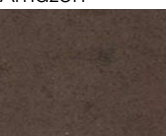


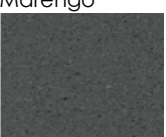




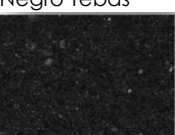

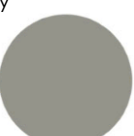


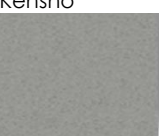






Kitchen (including Utility rooms/cupboard, where applicable)

nobilis Standard furniture

Standard door fronts	Complementary carcass inside/outside	Handle No.	Laminate work surface (Quadra 3mm radius profile) & upstands DUROPAL
Riva 888 - Dakota Oak 	White interior, with all exterior panels, including plinths in 194 - Slate Grey 	062 - Stainless Steel 	R 6234 FG Rabac 
Laser 413 - Mineral Grey 	White interior, with all exterior panels, including plinths in 075 - Mineral Grey 	069 - Stainless Steel  276 - Metal handle, Antique Iron colour 	R 4282 FG Chapel Oak 
Riva 893 - Sanremo Oak 	White interior, with all exterior panels, including plinths in 078 - Sanremo Oak 	715 - Metal handle, Brushed Anthracite 	R 4371 FG Dark Mountain Oak 
Speed 239 - White Softmatt 	White interior, with all exterior panels, including plinths in 106 - White 	732 - Cast Iron handle, Black 	R 6461 CT Natural Messina 
Riva 892 - Concrete Grey 	White interior, with all exterior panels, including plinths in 075 - Mineral Grey 	677 - Metal Knob, Stainless Steel 	U 1026 MS Crystal White 
Laser 415 - Sand 	White interior, with all exterior panels, including plinths in 122 - Sand 	(Nobilis) Suite 608, Stainless Steel 	R 6265 CT Ipanema White 

Revision 12
September 19, 2019

Upgrade furniture (these choices are available at extra charge through your client upgrades, please see your Sales Adviser)

Upgrade door fronts nobiliala MACKINTOSH <small>INSPIRED BRITISH DESIGN</small>	Complementary carcass inside/outside	Handle No. #	Silestone work surface & upstands (incurs additional template and fitting costs) †
(Nobiliala) Flash 450 – white high gloss 	White interior, with all exterior panels, including plinths in 022 – white gloss 	Handles for this furniture should be selected from the Nobiliala standard range	Aluminio Nube 
(Nobiliala) Flash 455 – satin grey high gloss 	White interior, with all exterior panels, including plinths in 070 - Satin Grey 		Amazon 
(Nobiliala) Lux 823 – slate grey high gloss 	White interior, with all exterior panels, including plinths in 194 - Slate Grey 		Marengo 
(Mackintosh) Trend shaker – Sage Grey  	Lissa Oak 	(Mackintosh) Suite 670, flared iron knob 	Negro Tebas 
(Mackintosh) Trend shaker – Light Grey  	Lissa Oak 	(Mackintosh) Suite 693, polished nickel knob 	Kensho 
(Mackintosh) – Trend shaker – White  	Lissa Oak 	(Mackintosh) Suite 600, shaker cup handle  (Mackintosh) Suite 655, brushed steel D handle with chamfered edges 	Blanco Maple 



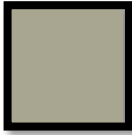






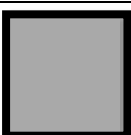
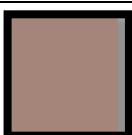
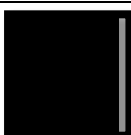
Revision 12
September 19, 2019

nobilis Upgrade laminate worksurfaces (these choices are available at extra charge through your client upgrades and represent a premium range of laminate work surfaces in colours chosen to complement the standard furniture, please see your Sales Adviser)

225 Stem Oak 	268 Havelland Oak 	344 Black Granite Décor 
375 Ceramic Grey 	193 Alpine White (please note that this is not an identical colour match to Speed 239 – White Softmatt or Flash 450 – white high gloss) 	330 Concrete Grey 

Directly matching worktops (not shown above) are also available from this range for the Riva 888 - Dakota Oak and Riva 893 – Sanremo Oak furniture choices – please ask for details

Choice of glass panel splashback (behind hob)

Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)
 ECOAT 01	 ECOAT 02	 ECOAT 03	 ECOAT 04
 ECOAT 05	 ECOAT 06	 ECOAT 07	 ECOAT 08
 ECOAT 09	 ECOAT 10	 ECOAT 11	 ECOAT 12

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

Classic cornice and light pelmet are included as standard with upgrade painted shaker kitchens

Visible carcass sides are painted on panels in colour matching finish with upgrade painted shaker kitchens

† Different colour choices may vary in price, these items will be priced on request

These handle choices may be available on standard range door fronts (subject to confirmation), but will be subject to additional charge

Revision 12
September 19, 2019

Sinks and taps

Kitchen:	Leisure stainless steel 1½ bowl or Rangemaster Glendale GL9502 stainless steel 1½ bowl sink, Bristan Ruby monobloc sink mixer with single flow spout
Utility Room (where applicable and fitted):	Carron inset stainless steel single bowl sink with Bristan high neck chrome pillar taps or Rangemaster Glendale GL9502 stainless steel 1 bowl sink with Bristan Ruby monobloc sink mixer with single flow spout

Appliances

Fitted as standard is a stainless steel electric oven, gas hob, contemporary style extractor hood and either a separate integrated fridge and freezer or a single/combined unit depending on kitchen layout.

- Smeg DOSF400S - double stainless steel fan oven
- Smeg SR275XGH 70cm stainless steel 5 burner gas hob
- Smeg KSE60XE-2 600mm or KSE90XE-2 900mm slim-line box chimney or KSET600XE 600mm telescopic or KI90XE 900mm island stainless steel extractor hood, depending on layout. This will be a recirculating model in plots fitted with a dMEV ventilation system (see specification document).
- Refrigeration appliances will include one or more of; Smeg C7280FP 70/30 tall fridge/freezer, S7212LS2P mid-height fridge, KUD7108FSEP under worktop freezer, UKUD7140LSP under worktop fridge and/or UKUD7122CSP under worktop fridge with ice box, depending on layout

At an additional charge an upgrade to some of the kitchen/utility room packages can be fitted. This can include additional appliances in the kitchen i.e. integrated dishwasher, integrated microwave oven, and either an integrated or free-standing washing machine/washer/dryer – please ask the Sales Adviser for details.

Wall and floor tiling

Bathrooms, En suites & WCs


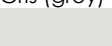


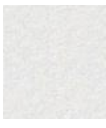

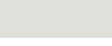
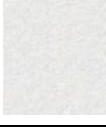
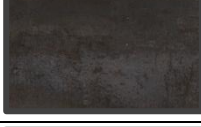

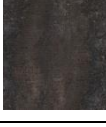













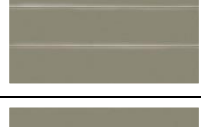

Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.

Where orientation is not specifically confirmed on your colour choice requests, these will be fitted 'portrait' to bathrooms/en suites, where applicable. This may have an effect on the visual appearance, as noted above.





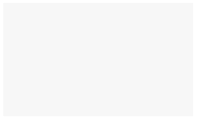
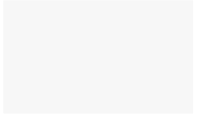
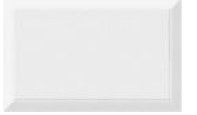
N.B. Whilst all floor (available as an upgrade through your Extras) tiles listed are suitable for general internal floor use, further advice must be sought with regard to slip ratings if these are to be installed in a 'wet' floor environment.

Revision 12
September 19, 2019

Standard range wall tiling PORCELANOSA



Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Park Lineal Gris 	200x316mm	10.0 mm White	Gris (grey) 	Park Gris (443x443mm) Grout = Manhattan 
Jersey Nieve 	200x316mm	10.0 mm White	Blanco (white)	Bali Nieve (443x443mm) Grout = Gris 
Jersey Mix 	200x316mm	10.0 mm White	Gris (grey) 	Bali Nieve (443x443mm) Grout = Gris 
Shine Dark 	200x333mm	10.0mm White	Antracita 	Ferroker (443x443mm) Grout = Antracita 
Shine Aluminio 	200x333mm	10.0mm White	Manhattan 	Ferroker Aluminio (443x443mm) Grout = Manhattan 
Japan Blanco 	200x316mm	10.0 mm White	Blanco (white)	Japan Blanco (443x443mm) Grout = Gris 
Japan Marine 	200x316mm	10.0 mm White	Cemento (cement grey) 	Japan Marine (443x443mm) Grout = Cemento 
Madagascar Blanco 	200x333mm	10.0 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Madagascar Natural 	200x333mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Malaga Beige 	200x316mm	10,0mm White	Blanco (white)	See further options below
Malaga Grey 	200x316mm	10,0mm White	Blanco (white)	See further options below

Revision 12
September 19, 2019

Range/Colour		Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Malaga Acero		200x316mm	10,0mm White	Blanco (white)	See further options below
Malaga Ocean		200x316mm	10,0mm White	Blanco (white)	See further options below
Malaga Green		200x316mm	10,0mm White	Blanco (white)	See further options below
Malaga Blanco		200x316mm	10,0mm White	Blanco (white)	See further options below
Formas Blanco		200x333mm	10.0 mm White	Blanco (white)	See further options below
Glaciar Blanco		200x333mm	10.0 mm White	Blanco (white)	See further options below
Monaco Brillo		200x316mm	10.0mm 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)
Retro Blanco		100x200mm	10.0 mm White	Blanco(white)	See further options below
Calpe Blanco		75x300mm	10.0 mm White	Blanco(white)	See further options below

Revision 12
September 19, 2019

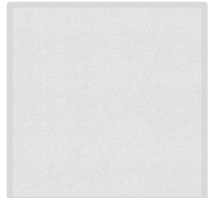
Range/Colour		Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Calpe Seagreen		75x300mm	10.0 mm White	Gris (grey)	See further options below
Calpe Warm Grey		75x300mm	10.0 mm White	Blanco(white)	See further options below
Retro Blanco, Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.					
Nimbus Blanco		316x592mm	10.0 mm White	Blanco(white)	Nimbus Blanco (333x333mm) Grout = Gris
China Blanco		316x592mm	10.0 mm White	Blanco(white)	See further options below
Marmol Carrara Blanco		316x592mm	10.0mm white	Blanco (white)	Carrara Blanco Brillo Grout = Manhattan
Nast Grey		316x592mm	10.0mm white	Gris (grey)	Nast Grey Grout = Manhattan
Nast Blanco		316x592mm	10.0mm white	Blanco (white)	Nast Blanco Grout = Manhattan
Rodano Lineal Acero		316x592mm	10.0mm white	Gris (grey)	Rodano Acero (443x443mm) Grout = Manhattan
Sena Acero		316x592mm	10.0mm white	Gris (grey)	Rodano Acero (443x443mm) Grout = Manhattan
Rodano Acero		316x592mm	10.0 mm White	Manhattan (mid grey)	Rodano Acero (443x443mm) Grout = Manhattan
Mosaico Rodano Acero		316x592mm	10.0 mm White	Manhattan (mid grey)	Rodano Acero (443x443mm) Grout = Manhattan

Revision 12
September 19, 2019








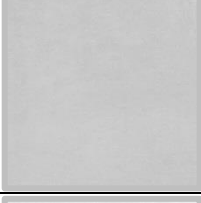
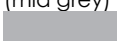





Range/Colour		Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)	
Rodano Caliza		316x592mm	10.0 mm White	Gris (grey)	Rodano Caliza (443x443mm) Grout = Gris	
Rodano Lineal Caliza		316x592mm	10.0 mm White	Gris (grey)	Rodano Caliza (443x443mm) Grout = Gris	
Dover Caliza		333x592mm	10.0 mm White	Gris (grey)	Dover Caliza (443x443mm) Grout = Gris	
Madagascar Natural		333x592mm	10.0 mm White	Gris (grey)	Madagascar Natural (443x443mm) Grout = Gris	
Madagascar Blanco		333x592mm	10.0 mm White	Blanco(white)	Madagascar Blanco (443x443mm) Grout = Gris	
Dover Antique		316x592mm	10.0 mm White	Cemento (cement grey)	Dover Caliza (443x443mm) Grout = Gris	
Ronda Grey		200x316mm	10.0 mm White	Blanco(white)	See further options below	
Ronda White		200x316mm	10.0 mm White	Blanco(white)	See further options below	

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



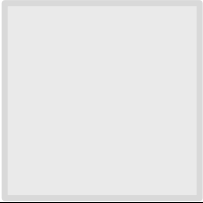



These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

Range/Colour	Tile size	Grout/Sealant	
Turin Blanco	443x443mm	Gris (grey)	

Revision 12
September 19, 2019

Range/Colour	Tile size	Grout/Sealant	
Ferroker	443x443mm	Antracita (anthracite grey) 	
Ferroker Aluminio	443x443mm	Manhattan (mid grey) 	
Carrara Blanco Brillo	446x446mm	Manhattan (mid grey) 	
Nast Grey	443x443mm	Manhattan (mid grey) 	
Nast Blanco	443x443mm	Manhattan (mid grey) 	
Paris Colonial	443x443mm (all tiles will be laid in same orientation)	Tabaco 	
Paris Natural	443x443mm (all tiles will be laid in same orientation)	Cemento (cement grey) 	

Revision 12
September 19, 2019

Range/Colour	Tile size	Grout/Sealant	
Paris Fresno	443x443mm (all tiles will be laid in same orientation)	Manhattan (mid grey) 	
The following tiles are from premium ranges and will incur additional pricing:			
Marmi Blanco	435x435mm	Gris (grey) 	
Oxford Acero	220x900mm (tiles will be fitted in brick-bond format)	Manhattan (mid grey) 	
Antique Silver	596x596mm	Cemento (cement grey) 	
Dover Antique	596x596mm	Cemento (cement grey) 	

Sanitary ware and fitments

Sanitary ware colour will be – White.

Ground floor Toilet (where applicable)	Ideal Standard Tempo range 1 tap hole wall mounted basin with semi pedestal or corner basin with chrome exposed trap waste
	Bristan Prism basin mixer with chrome waste kit.
	Ideal Standard Tempo close-coupled W.C. complete with seat and cover.

Bathroom	Ideal Standard Tempo Cube 1 tap hole bath
	Ideal Standard Unilux E3194 bath panel.
	Bristan Prism mono bath filler.
	Chrome plated luxury bath pop-up waste kit.
	Bristan Prism thermostatic dual control shower valve and adjustable riser
	Ideal Standard Tempo Range 1 tap hole basin with semi pedestal.
	Bristan Prism basin mixer with chrome waste kit.
	Ideal Standard Tempo close coupled W.C. with seat and cover.
	Novellini Aurora 3 – 2 panel 960mm x 1500mm clear glass bath splash screen

En suite	Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal.
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Revision 12
September 19, 2019

(where applicable)	Bristan Prism basin mixer with chrome waste kit.
	Ideal Standard Tempo close coupled W.C. with seat and cover.
	Just Ultracast shower tray with wall panel & Ideal Standard Synergy chrome/clear glass enclosure.
	Bristan Prism thermostatic dual control shower valve and adjustable riser.

En suite shower paneling (where applicable)

The feature aqua paneling within the shower enclosure can be chosen from either Alpino Matt/Shell White 8100 or Gloss White 8100.

Front door & external colours

Front entrance doors to houses will be of GRP construction and 6 panel traditional style painted with chrome finish ironmongery.

External colours as per the exterior colour finishes schedule – please ask your Sales Adviser for details. Front door colour to be chosen from:



White (BS5252) 00 E 55



Black (BS5252) 00 E 53



Grey (BS4800) 18 B 25



Red (BS5252) 04 E 55



Green (BS4800) 14 C 39



Blue (RAL) 5013

Note: Colour codes are used for example of approximate (gloss) finish, images shown are for representation only.

Garage vehicular entrance doors will be in the corresponding pre-finished colour to the front door choice, as detailed below, with the exception of a front door choice of grey, where black will be used in lieu.



Moss Green (Based on RAL 6005)



Ruby Red (Based on RAL 3003)



Steel Blue (Based on RAL 5011)



Anthracite Grey (Based on RAL 7016)



White

Fasciae & Eaves – Exterior white.

Fencing – pre-finished.

External lighting (where lighting is fitted, as shown on individual floor plans)

Public elevations will be fitted with a wall lantern, constructed of die cast aluminium and finished in black.

Private elevations will be fitted with a bulkhead style light, finished in white.

Please consult your 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.

Revision 12
September 19, 2019