


Bespoke Options – Monarch







Charleston, Cove – House Types 35, 36, 37 & X(TBC)

When you choose to buy a new Scotia home, you will be offered, subject to stage of construction, the opportunity to request a range of bespoke finishing touches. These options are detailed below, in conjunction with further specification on many of the standard features.


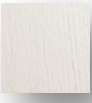

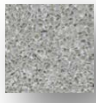
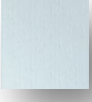

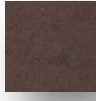
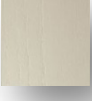


KITCHEN/UTILITY ROOM

| Standard Door Fronts <i>Note – wood grain runs horizontally on all wood effect doors</i> | Handle No. | Carcase inside/outside | Work Surface |
|---|---|------------------------|--|
|  RIO Hacienda black | CH1 – polished chrome  | Matching |  MS Crystal White U1026 |
|  RIO Hacienda white | CH2 – polished chrome  | Matching |  6267 CT Ipanema Grey R |
|  RIO Driftwood | CH3 – satin nickel (brushed)  | Matching |  6457 VV Brown Sahara R |
|  RIO Dark Cordoba olive | CH4 - satin nickel (brushed)  | Matching |  TC Black Brazil R6216 |



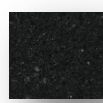

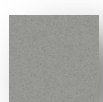

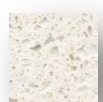
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| | | | |
|--|---|-----------------|--|
|  <p>NOVO Brown grey</p> | <p>CH5 - satin nickel (brushed)</p>  | <p>Matching</p> |  <p>FG Chapel Oak R 4282</p> |
|  <p>NOVO Lava</p> | <p>CH6 - satin nickel (brushed)</p>  | <p>Matching</p> |  <p>4371 FG Dark Mountain Oak R</p> |

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

| Upgrade Door Fronts | Handle No. <i>(choices may also be made from standard range)#</i> | Carcase inside/outside | Upgrade Silestone Work Surface †  |
|---|---|------------------------|--|
|  <p>Painted shaker - Putty</p> | <p>Oak Knob</p>  <p><i>Or</i></p> | <p>Oak laminate</p> |  <p>Alumino Nobe</p> |
|  <p>Painted shaker – Cornflower blue</p> | <p>D-handle, stainless steel</p>  <p><i>Or</i></p> | <p>Oak laminate</p> |  <p>Amazon</p> |
|  <p>Painted shaker – Sage</p> | <p>Cup handle, chrome</p>  <p><i>Or</i></p> | <p>Oak laminate</p> |  <p>Marengo</p> |

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| | | | |
|---|--|----------------------|---|
|  DULEEK – High gloss white | Square knob, satin nickel  | Matt white W980 * |  Negro Tabas |
|  DULEEK – High gloss black | | Matt black U999 * |  Kensho |
|  DULEEK – High gloss anthracite | | Matt graphite U961 * |  Blanco Maple |

* Matching high gloss end panels are available, at an extra charge

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

These handle choices are available on standard range door fronts, but will be subject to additional charge

| Recommended complementary choices | | |
|-----------------------------------|-------------------|--------------------|
| Door style | Standard Worktop | Or Upgrade worktop |
| RIO Hacienda black | Crystal white | Blanco Maple |
| RIO Hacienda white | Ipanema grey | Kensho |
| RIO Driftwood | Brown sahara | Amazon |
| RIO Dark Cordoba olive | Black brazil | Negro Tebas |
| NOVO Brown grey | Chapel oak | Aluminio Nube |
| NOVO Lava | Dark mountain oak | Marengo |
| Painted shaker - Putty | Chapel oak | Aluminio Nube |
| Painted shaker – Cornflower blue | Crystal white | Negro Tebas |
| Painted shaker – Sage | Black brazil | Marengo |
| DULEEK – High gloss white | Chapel oak | Negro Tebas |
| DULEEK – High gloss black | Ipanema grey | Kensho |
| DULEEK – High gloss anthracite | Crystal white | Aluminio Nube |

SINKS/TAPS

| | |
|---|---|
| Kitchen: | Leisure stainless steel 1½ bowl sink with 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 |

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 combined unit depending on kitchen layout.


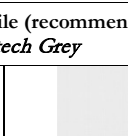
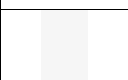



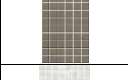







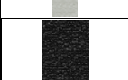










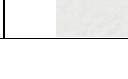


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- Cucina by Smeg – DUSC54X under counter **or** DOSC54X built-in double stainless steel fan oven – ‘A’ Energy rated
- Cucina by Smeg SE706SX3 70cm 5 ring stainless steel gas hob
- Caple BXC900SS slim-line box recirculation chimney hood
- Apell by Smeg LF1700C integrated built under fridge – ‘A’ Energy rated, and FR1650C built under freezer – ‘A’ Energy rated **or** Cucina by Smeg UKFL164A integrated eye level fridge – ‘A’ Energy rated and Apell by Smeg APFR165 built under freezer – ‘A’ Energy rated **or** Apell by Smeg APCR305 tall integrated fridge freezer – ‘A’ Energy rated









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.

STANDARD KITCHEN WALL AND BATHROOM WALL TILES (FITTED ‘LANDSCAPE’ AS STANDARD SPECIFICATION TO KITCHENS AND UTILITY ROOMS, ‘PORTRAIT’ TO BATHROOMS AND EN SUITES)

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. For instance, some of the larger tiles from the upgrade range may not be best suited for installation between kitchen worktops and wall units.

| Company | Range/Colour |  | Tile size | Trim (not in Utility rooms/cupboards) | Grout/Sealant | Upgrade Floor Tile (recommended) <i>Grout will be Butech Grey</i> |  |
|-------------|-------------------|---|-----------|---------------------------------------|------------------|--|---|
| PORCELANOSA | Formas Blanco |  | 200x333mm | 10.0 mm White | Blanco(white) | Nova Blanco |  |
| PORCELANOSA | Technic Blanco |  | 200x333mm | 10.0 mm White | Blanco(white) | Nova Blanco |  |
| PORCELANOSA | Mosaico Ixos Gris |  | 200x333mm | 10.0 mm White | Blanco(white) | Ixos Gris |  |
| PORCELANOSA | Eidos Nacar |  | 200x316mm | 10.0 mm White | Blanco(white) | Turin Blanco |  |
| PORCELANOSA | Eidos Grafito |  | 200x316mm | 10.0 mm White | Blanco(white) | Turin Blanco |  |
| PORCELANOSA | Cubica Blanco |  | 200x333mm | 10.0 mm White | Blanco(white) | Nova Blanco |  |
| PORCELANOSA | Cubica Gris |  | 200x333mm | 10.0 mm White | Gris(grey) | Soho Gris |  |
| PORCELANOSA | Cubica Negro |  | 200x333mm | 10.0 mm White | Antracita(black) | Turin Antracita |  |
| PORCELANOSA | Duo Nacar |  | 200x316mm | 10.0 mm White | Blanco(white) | Turin Blanco |  |
| PORCELANOSA | Link Ice Blanco |  | 200x316mm | 10.0 mm White | Blanco(white) | Nova Blanco |  |
| PORCELANOSA | Stick Nieve |  | 200x316mm | 10.0 mm White | Blanco(white) | Bali Nieve |  |
| PORCELANOSA | Stick Pizarra |  | 200x316mm | 10.0 mm White | Blanco(white) | Bali Antracita |  |
| PORCELANOSA | Jersey Nieve |  | 200x316mm | 10.0 mm White | Blanco(white) | Bali Nieve |  |

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|-------------|--------------------|---|-----------|---------------|------------------|--------------------|---|
| PORCELANOSA | Jersey Mix |  | 200x316mm | 10.0 mm White | Blanco(white) | Bali Antracita |  |
| PORCELANOSA | Jersey Antracita |  | 200x316mm | 10.0 mm White | Antracita(black) | Bali Antracita |  |
| PORCELANOSA | Talis Blanco |  | 200x333mm | 10.0 mm White | Blanco(white) | Talis Blanco |  |
| PORCELANOSA | Talis Antracita |  | 200x333mm | 10.0 mm White | Blanco(white) | Talis Antracita |  |
| PORCELANOSA | Madagascar Blanco |  | 200x333mm | 10.0 mm White | Blanco(white) | Madagascar Blanco |  |
| PORCELANOSA | Madagascar Natural |  | 200x333mm | 10.0 mm White | Gris(grey) | Madagascar Natural |  |








UPGRADE KITCHEN WALL AND BATHROOM WALL TILES (FITTED 'LANDSCAPE' AS STANDARD SPECIFICATION TO KITCHENS AND UTILITY ROOMS, 'PORTRAIT' TO BATHROOMS AND EN SUITES)

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. For instance, some of the larger tiles from the upgrade range may not be best suited for installation between kitchen worktops and wall units.

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

| Company | Range/Colour | Tile size | Trim (not in Utility rooms/cupboards) | Grout/Sealant | Upgrade Floor Tile (recommended) <i>Grout will be Butech Grey</i> | | |
|-------------|-----------------------|---|---------------------------------------|---------------|--|-------------------|---|
| PORCELANOSA | Lignum Scuro |  | 200x333mm | 10.0 mm White | Blanco(white) | Nimbus Acero |  |
| PORCELANOSA | Mosaico Stilo Negro |  | 250x333mm | 10.0 mm White | Blanco(white) | Stilo Negro |  |
| PORCELANOSA | Madagascar Blanco |  | 333x592mm | 10.0 mm White | Blanco(white) | Madagascar Blanco |  |
| PORCELANOSA | Shine Platino |  | 333x592mm | 10.0 mm White | Blanco(white) | Ferroker Platino |  |
| PORCELANOSA | Shine Aluminio |  | 333x592mm | 10.0 mm White | Gris(grey) | Ferroker Aluminio |  |
| PORCELANOSA | Nimbus Blanco |  | 333x446mm | 10.0 mm White | Blanco(white) | Nimbus Blanco |  |
| PORCELANOSA | Nimbus Silver |  | 333x446mm | 10.0 mm White | Blanco(white) | Nimbus Silver |  |
| PORCELANOSA | Rodano Caliza |  | 316x592mm | 10.0 mm White | Blanco(white) | Rodano Caliza |  |
| PORCELANOSA | Mosaico Rodano Caliza |  | 316x592mm | 10.0 mm White | Blanco(white) | Rodano Caliza |  |
| PORCELANOSA | Rodano Acero |  | 316x592mm | 10.0 mm White | Gris(grey) | Rodano Acero |  |
| PORCELANOSA | Mosaico Rodano Acero |  | 316x592mm | 10.0 mm White | Gris(grey) | Rodano Acero |  |

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|-------------|-------------------|---|-----------|---------------|------------------|--------------|---|
| PORCELANOSA | Marmi Blanco |  | 316x592mm | 10.0 mm White | Blanco(white) | Marmi Blanco |  |
| PORCELANOSA | Slate River |  | 100x100mm | 10.0 mm White | Blanco(white) | - | |
| PORCELANOSA | Slate Bahia |  | 100x100mm | 10.0 mm White | Blanco(white) | - | |
| PORCELANOSA | Urban White |  | 75x300mm | 10.0 mm White | Blanco(white) | - | |
| PORCELANOSA | Urban Grey Frost |  | 75x300mm | 10.0 mm White | Gris(grey) | - | |
| PORCELANOSA | Urban Black Frost |  | 75x300mm | 10.0 mm White | Antracita(black) | - | |

CLOAKROOMS, BATHROOMS AND EN SUITES

Sanitary ware colour will be - White

SANITARY WARE AND FITMENTS

| | |
|------------------|---|
| Cloakroom | Ideal Standard Alto range 45cm 1 tap hole wall mounted basin with semi pedestal |
| | Bristan Prism basin mixer with chrome waste kit. |
| | Ideal Standard Alto close-coupled dual flush W.C. complete with seat and cover. |

| | |
|-----------------|--|
| Bathroom | Ideal Standard Ventuno 1700 x 700mm, 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 Alto Range 55cm. 1 tap hole basin with semi pedestal. |
| | Bristan Prism basin mixer with chrome waste kit. |
| | Ideal Standard Alto close coupled dual flush W.C. with seat and cover. |
| | Novellini Aurora 3 – 2 panel 96 cm x 150cm clear glass bath splash screen. |

| | |
|-----------------|---|
| En-suite | Ideal Standard Alto Range inset 1 tap hole basin with semi pedestal. |
| | Bristan Prism basin mixer with chrome waste kit. |
| | Ideal Standard Alto close coupled dual flush W.C. with seat and cover; except in the HT36, where an Ideal Standard Alto back to wall WC; with concealed cistern, dual flushing plate, seat and cover; will be fitted. |
| | Just Ultracast shower tray with wall panel. |
| | Bristan Prism thermostatic dual control shower valve and adjustable riser. |
| | Ideal Standard Synergy chrome/clear glass enclosure. |

EN-SUITE-SHOWER PANELLING

The feature panelling within the En-Suite shower enclosure will be either – Alpino Matt/Shell White 8100 or Gloss White 8100.

PAINT COLOURS

The emulsion paint finish to all rooms will be:

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Ceilings – White
Walls – Gardenia, except within cloakrooms, bathrooms and en-suites which will be white.

CEILING HEIGHTS

Please refer to your individual floor plans and elevations.

INTERNAL DOORS

Traditional style oak finish, 2 panelled with chrome finish ironmongery.

SKIRTINGS & FACINGS

Gardenia painted, except within bathrooms, which will be white.
Skirting boards to be 145mm high, 14mm thick; facings to be 95mm wide, 18mm thick.

FLOORING

Any flooring laid after settlement, must be laid in accordance with Local Authority regulations and manufacturer's recommendations for separating floors.

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)



Jet Black (Based on RAL 9005)



White

Garage pedestrian doors will be white.

Fencing – Pre-treated finish, colour to be confirmed. Please note that all external finishes are subject to natural ageing/weathering processes and, as such, there may be variations in finish, this is not a defect.

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.

APPROVED ALARM FITTING COMPANIES / APPROVED AUDIO & VIDEO INSTALLATION

Although alarm systems are not included as standard, provided one of the following approved companies are chosen, customers may arrange for their own installation of wiring during construction (prior to first fix stage). The alarm or audio visual equipment can be fitted after settlement. This information must be confirmed and detailed separately as part of the client upgrades process. N.B. Alarm boxes must not be fitted to the front elevations.

Watson Alarms, 69 Station Road, Ellon, Aberdeenshire, AB41 9AR Tel. 0800 838653

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or

Booth For Better Service, 12 West High Street, Inverurie, Aberdeenshire AB51 3SA Tel: 01467 620570

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