

SPECIFICATIONS

Collieburn, Peterhead

WALLS

Timber frame construction with external leaf of render block-work. Timber studs with insulation and plasterboard finish internally.

ROOF, FASCIAS AND GUTTERING

All roofs to be finished in concrete interlocking roof tiles. Fascias are to be white uPVC and all gutters/downpipes are black uPVC.

FLOORS

The ground floor is to be of smooth finished concrete finish. Upper floors are to be made up of engineered joists with chipboard flooring and additional insulation for fire and sound between self-contained apartments.

WINDOWS AND DOORS

All windows are double glazed high performance white uPVC. The front entrance doors are to be of grained brown colour finish, GRP construction, with polished chrome finish ironmongery, some of which will have a glass panel. A door number will be fitted.

All French style doors are to be double glazed high performance white uPVC.

All internal doors to be vertical lined heavyweight doors with polished chrome finish ironmongery.

INTERNAL FINISHINGS

Painted medium density fibreboard (MDF) square profile facings and skirting boards.

Hanging rail and shelving in all wardrobes, which will be fitted with sliding doors with silver mirror panels and white frames, unless a single door, which will be in similar style to other internal doors.

CENTRAL HEATING

A gas "wet" system with thermostatically controlled radiators will be fitted in all properties.

This incorporates an Alpha FlowSmart system comprising an InTec boiler, a GasSaver flue gas heat recovery unit and in some cases a thermal store, with a programmable room thermostat.

ELECTRICAL INSTALLATION

Ample sockets throughout, including TV and telephone points in living rooms. A fibre optic digital aerial and satellite signal from a communal dish/aerial will be provided to each plot. Shaver points in all en suites and bathrooms.

Central ceiling light pendants to all rooms.

Some house designs will also have a mix of feature lighting within the kitchen.

External lighting will be provided at a front and rear door.

KITCHEN

A choice of cabinets and varied work surfaces are offered, and will include built-in stainless steel electric oven, electric hob,

slim line recirculating extractor hood and space for fridge freezer.

A coordinating laminate up-stand will be fitted above the work surface with a glass splash-back behind the hob.

For further details of the appliances, choices available for kitchen cabinets and work surfaces please ask the Sales Adviser.

CLOAKROOMS, BATHROOMS AND EN SUITES

All comprise w.c. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc.

The bath in the bathroom will be fitted with a mono bath filler.

En suites will have a shower tray with up-stand on panelled edges, complete with screen and thermostatically controlled valve.

Fitted mirrors are to be located above basins in bathrooms and en suites, where possible.

Choice of wall tiling to sill height on the basin surrounding wall panel in bathrooms and, where appropriate, en suites.

There will be a minimum of one row of tiling around the bath in bathrooms.

Aqua panelling will be fitted within the shower cubicle of an en suite.

DECORATION

Two coats of timeless emulsion to walls of all rooms except within cloakrooms, bathrooms and en suites which will be white.

Two coats of white emulsion to all ceilings.

White painted or white stained finish to all external and internal woodwork.

STAIRCASE

Painted timber balustrading and hardwood handrail.

GARDENS

Where possible gardens will be graded using natural contours of the land and in some cases this may involve the creation of new slopes or the formation of retaining walls.

Landscaping with shrubs and turf to front gardens and a footpath.

The rear gardens are to be rotovated topsoil with a footpath constructed of paving slabs leading to a rotary clothes drier, which is provided.

The prevalent natural ground condition on the development is a clay type soil. This type of soil is known for its nutritional value and whilst it can be more difficult to cultivate there are many types of trees and shrubs which will thrive in such conditions.

Gravel topped French drains may be included to aid drainage, these will need to be retained and maintained.

General drainage will be improved by garden establishment and maintenance.

DRIVEWAYS & GARAGES (where applicable)

Driveways are to have a lock block running surface, except on plots 524-568, 569-577, 597-611 and 624-631, where lock

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block will cover the first 6 metres from the pavement, with loose gravel thereafter.

Garages will have an “up and over” retractable, vertically lined entrance door, with brown painted finish.

Internal walls and ceilings will be lined and painted.

Garages will be equipped with power and lighting.

EFFLORESCENCE & LIME BLOOM

Natural salts within wall materials may appear as a white deposit on external and internal walls as part of the normal drying out process. These are neither harmful nor detrimental to wall finish, durability or strength in the long term. Exposure to normal weather conditions and naturally acidic rain water usually removes the majority of such deposits within the first year of completion.

FACTORING & NHBC BUILDMARK COVER

All new build properties have the benefit of the 10 year NHBC Buildmark cover. All public open spaces and play areas will be maintained by a factor appointed by Scotia. The HT 40 house type will have factor allocated parking.

SPECIFICATION VARIATION

Scotia Homes Limited reserves the right to vary the above specifications where necessary to a similar or higher standard.