

Standard Specification

Kitchens

- Hotpoint appliances, including induction hob and washing machine
- Integrated dishwasher and fridge/freezer
- Fitted Bauformat German kitchen units
- Matching units in Utility where applicable
- Choice of quality worktops to complement kitchen units
- Full length coloured glass splashback
- Stainless steel sinks and taps
- Choice of units from exclusive designer range
- 150mm upstands to match worktops in kitchen and utility (where applicable)
- Stainless steel hood over hob
- Chrome sockets and switches, incl. USB socket
- Spotlights in kitchen area
- Under pelmet lighting

Bedrooms/Lounge

- Built in mirrored wardrobes
- Data socket in master bedroom
- TV/Satellite cabling and socket in lounge and master bedroom

Internal Finishes and Features

- All walls and ceilings with smooth white finish
- White finish staircase balustrade and handrail
- White finish skirtings and facings

Bathrooms & En-suites

- Matching stylish, white sanitary ware
- Full height Porcelanosa tiling in shower cubicle (25cm x 45cm)
- Mains pressure thermostatic shower
- Tile splashback to washhand basins and baths - 1.2m (Porcelanosa 25cm x 45cm)
- Vanity Units in all bathrooms and en-suites
- Shaver sockets in bathrooms and en-suites
- Chrome trim to tiling around bath and washhand basin
- Towel warmer in bathrooms and en-suites
- Spotlights in all bathrooms and shower rooms
- Chrome finish shower cubicle

Electrical and Heating

- Pendant lighting throughout other than kitchen and bathrooms (where spotlights fitted)
- Smoke, CO and heat alarms
- Chrome switches and sockets throughout
- Security alarm
- Standard white radiators throughout
- Gas combi boiler

Windows, Doors and Floors

- UPVC double glazed windows and patio/French doors - grey external finish, white inside
- Concrete ground floor
- Oak veneered Palermo internal doors, glazed between public rooms
- Tongue and groove treated chipboard on upper floor

External Finishes and Garden

- Paving slabs to front door
- Front garden turfed
- Graded topsoil finish in rear garden, levels specific to plot
- Minimum 1.8m high garden fence to rear and to rear sides
- Power and light to garage where applicable
- Security
- PV panels to roof
- Monobloc driveway
- External socket to rear
- Doorbell
- Above door/porch light
- Hot and cold mixer tap to rear
- Patio/rear wall light
- External or internal garage wiring for EV charging point (for all homes with driveway)





Upgrades and Extras

Kitchens/Utility

- Extended Bauformat Designer range, or bespoke units as specified by Purchaser with Premium worktops
- NEFF appliances
- Premium sinks and taps, or bespoke finish as specified by Purchaser

Bathrooms

- Larger Porcelanosa tiles - 30 x 60
- Floor tiling
- Additional tiling (1.2m or full height, by wall)

Electrical and Heating

- Milano designer radiators, or bespoke as specified by Purchaser
- Underfloor heating in bathrooms (where floor tiles specified by Purchaser)

Internal Finishes and Features

- Oak skirtings and facing

External Finishes and Garden

- Turf, astroturf and decking options
- Additional lights

Sales Enquiries:

01236 490146 (Countrywide)

01236 458468 (Slater Hogg & Howison)

info@queensgardens.scot

www.queensgardens.scot



Countrywide

Slater Hogg & Howison