



Gilchrist Gardens

Phase 2
Specification



Desirable in every detail



Photography from a previous Cala development



The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

Specification

Kitchen & utility rooms

- Stylish kitchens with Bosch appliances (Avon and Allan housetypes) and Siemens appliances (all other housetypes)
- Laminate worktops to kitchen
- Four/five zone venting or induction hob (as design dictates)
- Built in single oven
- Built-in microwave (Barrie to Bryce housetypes)
- Built-in combi microwave oven (Cleland to Melville housetypes)
- Built in fridge freezer (Allan to Elliot housetypes)
- Two fridge/freezers (Kennedy to Melville housetypes)
- Built in dishwasher
- Contemporary tap in kitchens & utility (where applicable)
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

Cloakrooms, bathrooms & en suites

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to main bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, bedroom 1 en suite and cloakroom

Decoration

- Internal walls will be finished in white
- Ceilings will be finished in Covermatt White emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

Wardrobes

- Stylish sliding or bi-fold wardrobe doors with shelves and hanging rails to all bedrooms (as design dictates)

Electrical

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/ behind worktop
- Downlighters to kitchen, utility and all bath and shower rooms

Security & safety

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

Plumbing & heating

- Dual zone heating system with programmable controllers
- Gas combi/system boiler (as design dictates)
- PV panels (location is plot specific)
- Solar iBoost PV to hot water immersion heater (excludes Allan, Avon and Barrie housetypes)
- Individual thermostatic control valves on radiators (except those with programmable thermostat)

Externals

- External grey PVCu double glazed windows (Allan, Avon, Bowden and Colonsay housetypes)
- White PVCu double glazed windows (Barrie to Melville housetypes)
- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Rough raked and rotovated rear garden
- Rotary drier with linking path across
- 1.8m screen fence at rear and between rear gardens
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



Gilchrist Gardens Phase 2,
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For more information



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Stock photography

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