



# Ballagan Woods

Killearn



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# Desirable in every detail

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 quality, it's the little things that make all the difference.

# Specification

## Kitchen & utility rooms

- Stylish Livn kitchens with Siemens appliances
- 25mm laminate worktops to kitchen and utility room
- Four/five zone induction or venting hob (as design dictates)
- Built-in single oven
- Built-in microwave (Arlow to Barnes)
- Built-in combination microwave (Cleland – Ranald)
- Built in fridge freezer (2No to Lewis – Ranald)
- Built in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

## Bathrooms & en suites

- White sanitaryware from the Laufen range (baths by Carron)
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures (where design dictates)
- Vanity units to cloakroom (Barnes – Ranald), bathroom and bedroom 1 en suite

## Decoration

- Internals walls will be finished in Dulux white emulsion
- Ceilings will be finished in Dulux white emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

## Wardrobes

- Stylish sliding wardrobe doors with shelves and hanging rails (Arlow – Barnes)
- Stylish bi-fold wardrobe doors with shelves and hanging rails (Cleland – Ranald)

## Electrical

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/ behind worktop
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere
- 7kw EV charger per plot

## 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
- Solar iBoost PV to Hot Water immersion heater where applicable (PV location is plot specific)

## Externals

- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Mono-bloc driveways (N/A to Barnes terrace plots)
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- Anthracite external windows/white to internal
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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