



# Craibstone Estate South

Specification



Stock photography

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



Photography from a previous Cala development



# Specification

## Kitchen & utility rooms

- Stylish German Kitchens
- Siemens 60cm induction hob
- Siemens single hot air oven (except Bargower)
- Siemens microwave oven (except Allan, Arran, Avon, Bargower, Barrie)
- Indesit built-in fridge freezer (except Guthrie, Kennedy, Laird, Lowther, Lewis)
- Siemens integrated larder fridge (Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Siemens integrated freezer (Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Indesit fully integrated dishwasher
- Indesit integrated washer dryer (Allan, Arran, Avon, Bargower only)
- 60cm telescopic extractor hood (except Lowther and Lewis)
- Ceiling mounted extractor (Lowther and Lewis only)
- Carron Rapid 150 1½ bowl stainless steel sink in the kitchen
- VADO Origins Kitchen Mixer in the kitchen
- Carron Pheonix Onda 90 single bowl sink in utility room (except Allan, Arran, Avon, Bargower)
- Vado Matrix Monobloc mixer tap in utility room (except Allan, Arran, Avon, Bargower)

## Bathrooms & en suites

- Laufen Pro-S sanitary range
- Vado Photon basin and bath taps/fittings
- Carron Quantum white bath
- White shower tray
- Glass shower enclosure
- Vado Life concealed shower valve (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- Vado Life exposed shower valve in Bedroom 2 en suite (Allan, Arran, Avon, Bargower, Barrie, Cleland, Crichton, Darroch only)

- Choice of wall tiling from Porcelanosa ranges.
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and bedroom 1 en suite

## Internals

- Ground floor ceiling heights approx. 2399mm (Allan, Arran, Avon, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch only)
- Ground floor ceiling heights approx. 2642mm (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- First Floor ceiling heights approx. 2471mm

## Decoration

- Internal wall and ceiling within properties finished in white
- White skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

## Wardrobes

- Stylish bi-fold wardrobe doors with shelves and hanging rails except where walk-ins shown (where design indicates)
- Oak veneer pre-finished solid pass door to be supplied to all other bedroom wardrobes

## Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband
- Passive provisions for EV charging point fitted to each property

## Security & safety

- Optional direct dial-up security system, a small monthly charge applies. Please ask a CALA representative for details (Garvie, Guthrie, Kennedy, Laird, Lowther, Lewis only)
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- System wired Carbon Monoxide detector

## Plumbing & heating

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators
- Roof integrated solar PV panels (where design dictates)

## Externals

- uPVC double-glazed windows finished with chrome internal finished handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property
- External light at front door with integral switchable sensor/ photocell operation
- Feature front door in grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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For more information 

[CALA.CO.UK](https://www.cala.co.uk)



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