



# The Monktons

Craighall Village, Millerhill





Photography from a previous Cala development



## 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

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Or Siemens Venting Hob (Lowther only)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

## Bathrooms & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad (as design dictates)
- Shaver socket to bedroom 1 en suite and main bathroom

## Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

## Wardrobe

- Bi-fold doors to bedrooms (as design dictates)

## Electrical

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light to all other rooms
- Low energy external light provided to external door exits
- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB to kitchen and bedroom 1
- EV charging to all detached homes and available within wider development

## Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Mains operated Carbon Dioxide monitor to bedroom 1
- Ring Video Doorbell provided

## Plumbing & heating

- Heating and hot water provided by a Heat Network
- A HIU (heat interface unit) will be installed in each home instead of a traditional boiler. The HIU transfers heat from the heat network to the heating system and hot water outlets within the home, making heat and hot water available when required
- The heat network offers a low carbon solution, providing a more efficient way to supply heat and hot water to your home. Instead of each property generating its own heat and hot water, heat is generated at a nearby centralised plant and distributed via an efficient underground network of pipes to each home
- Dual zone system within the home, utilising programmable thermostats with seven-day 24 hour electronic programmer

## Garage

- Fully retractable sectional doors (as design dictates)
- Switchable lighting and power
- Feature light outside garage (as design dictates)

## Externals

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Folding or French doors to rear patio (as design dictates)
- Outside cold water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



The Monktons  
Craighall Village, Millerhill

[CALA.CO.UK](http://CALA.CO.UK)

Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Information contained is accurate as of May 2024. See the main brochure for the full Consumer Protection statement.