



Lathallan Grange

Polmont



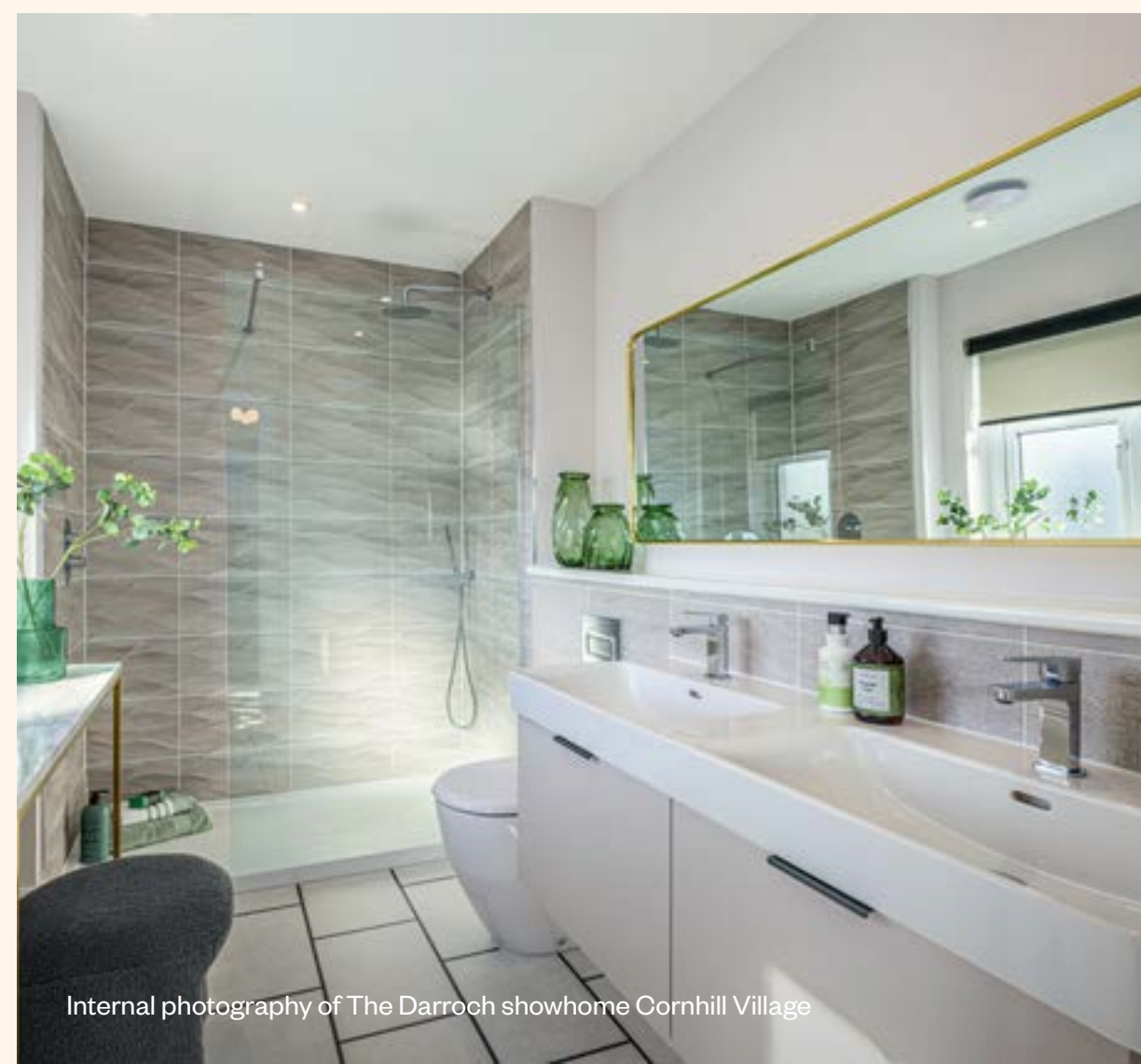
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Desirable in every detail

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 kitchens by Livn with Bosch 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 (Banton – Bryce)
- Built-in combination microwave (Cleland – Logan)
- Built in fridge freezer (2No to Garvie – Logan)
- Built in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl granite sinks in kitchen
- 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 (as design dictates)
- Full height tiles to bath and shower enclosures
- Vanity units to cloakroom (Banton – Logan), bathroom and bedroom 1 en suite

Decoration

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

Wardrobes

- Stylish bi-fold wardrobe doors with shelves and hanging rails to 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 and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere
- EV charger

Security & safety

- Alarm system
- Mains-wired smoke alarms
- Mains-wired heat detector unit installed in kitchen
- Mains-wired carbon dioxide detector in bedroom 1

Plumbing & heating

- Zoned heating system with programmable controllers
- Central heating via central ground-source heat pump network

Externals

- White PVCu double glazed windows
- Double-glazed French or bi-fold doors fitted to the rear of the property (as design dictates)
- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Mono-bloc driveways or designated car parking spaces
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 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
- Integrated swift, bat and bee boxes (where design dictates)
- Hedgehog Highway to garden fence where applicable, refer to biodiversity plan for locations

*Selection available dependent on build stage. Speak to a Sales Consultant for plot specific details. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



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