

CHESTNUT COLLECTION SPECIFICATION

Townhouses

Kitchens

- Stylish German crafted kitchens by Nolte
- Silestone kitchen worktops with one and a half undermount stainless steel sink
- Quooker Fusion 3-in-1 boiling tap with flexi hose (Rankine only)
- Siemens built-in single oven
- Siemens built-in oven/microwave combination oven (excludes Baird)
- Siemens 5 zone induction hob (Baird only)
- Siemens venting hob (Clancey, Elder Rankine)
- Siemens telescopic extractor (Baird)
- Siemens integrated fridge freezer (Baird, Clancey and Elder)
- Siemens larder fridge and full height freezer (Rankine only)
- Siemens integrated dishwasher
- Siemens warming drawer (Rankine only)
- Nolte LED strip lighting to handle recess
- Under unit LED lighting
- Pop up or backflip sockets with USB as design dictates

Wardrobes

- Stylish bi-fold or sliding wardrobe doors with shelves and hanging rail as design dictates

Utility

- Stylish German crafted kitchen unit by Nolte
- 25mm laminate worktop with upstand
- Stainless steel single bowl sink
- Chrome mixer tap

Bathrooms & En-suites

- Contemporary white sanitaryware from the Laufen range
- Contemporary slimline mixer taps to bathrooms
- Under sink Laufen vanity units to main bathroom, en-suite and cloaks
- Choice of tiling from Porcelanosa ranges
- Thermostatic shower column with rectangular shower head to en-suites (Baird and Elder)
- Thermostatic shower column with rectangular shower to main bathroom and en-suites (Clancey, Rankine)
- Thermostatic combination bath filler and handheld spray to baths
- Full height wall tiling by Porcelanosa to bath, shower enclosure
- Shaver sockets to all bathrooms and en-suites
- Chrome towel warmers to all bathrooms and en-suites
- Fitted mirrors with de-mister pad above wash hand basin in main bathroom and en-suite 1
- Freestanding bath with floor standing bath filler in master en-suite (Rankine only)

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Heating & Electrical

- Underfloor heating system to ground floor
- Traditional radiator system to all other floors including column radiators to halls and lounge
- Master TV media plate in main lounge
- Communal satellite dish to townhouses (connection required)
- Fully wired with CAT 6 cabling to data points in Lounge, Kitchen, Bedroom 1 and Bedroom 5/Study
- Ample power, TV and telephone points throughout
- USBC charging points in selected rooms
- Brushed stainless steel sockets to kitchen - white elsewhere
- Featured downlights to kitchen, bedroom 1, hallway, bathroom and en-suite

Decoration

- Pre finished white staircase with in-line glass (Baird, Clancey, Elder and Rankine)
- Glazed Balustrades (Baird, Clancey, Elder, and Rankine)
- Ceiling height on ground floor 2575mm and first and second floors 2375mm.
- Internal walls and ceilings will be finished in covermatt white emulsion
- Pre-finished white pass doors internally
- Contemporary lever style handles
- White matt finish skirting's and facings

Security

- Dalziel front entrance door
- Intruder alarm system

- Mains powered smoke detectors
- Battery powered CO2 detectors
- Motion sensor lighting to front and rear door

External Areas

- Pre-wired for future EV charging
- Photovoltaic (PV) panels on roof supplying efficient energy
- Aluminium bi-fold doors to Kitchens / Dining
- External tap to rear garden
- External power socket
- Rear garden fencing (heights vary as design dictates)
- NorDan Aluminium clad double glazed windows with timber painted finish internally
- Composite decking to external patio areas
- Monoblock private driveway
- Private gardens

Garages

- Hormann flush garage doors
- Pendant lighting
- Double power sockets

Factor

- An annual factors fee will be payable by all residents at Jordanhill Park. Please consult our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty