



# Burnland Meadows

Specification

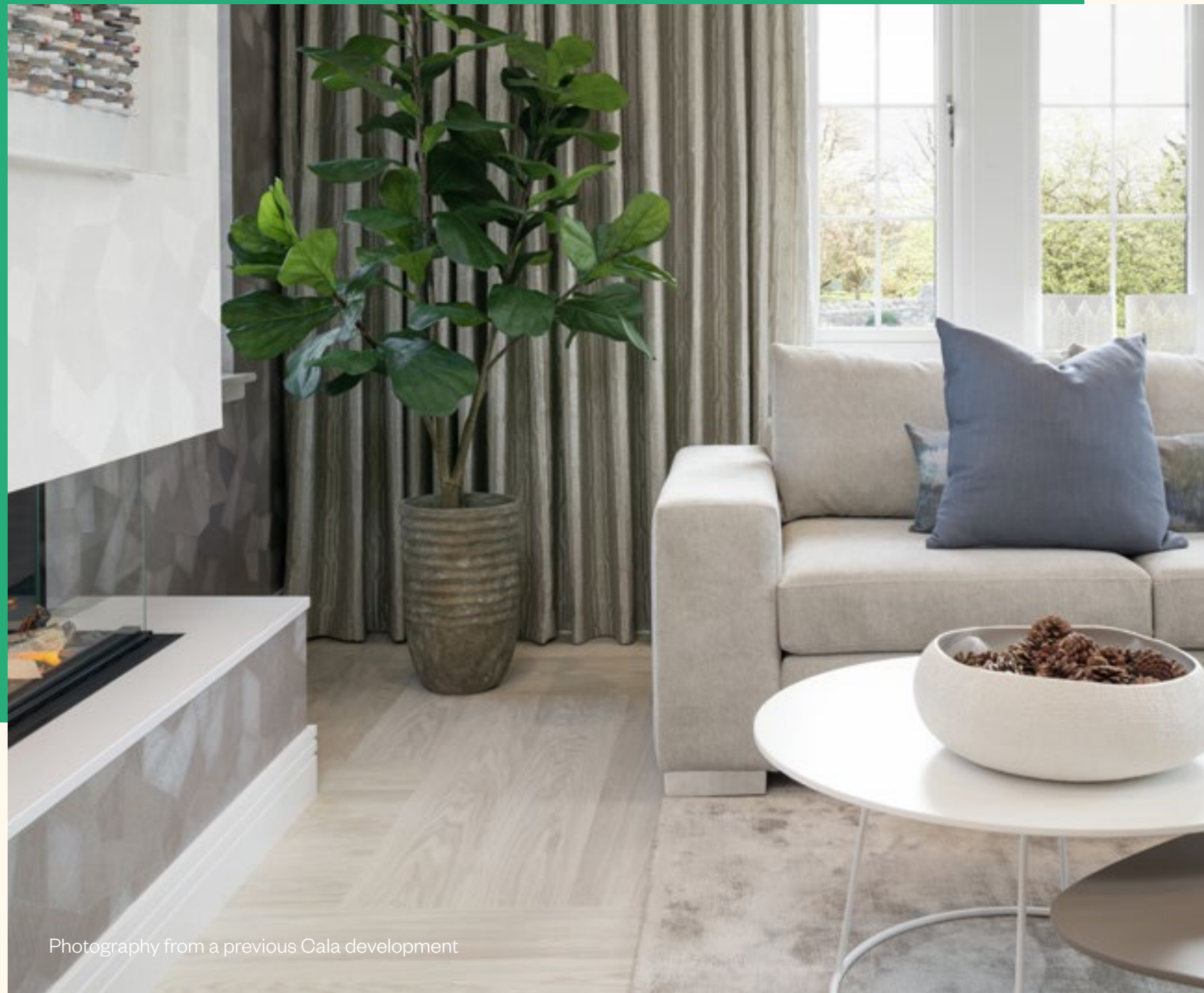


Stock photography

# 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 and utility rooms

- Stylish German kitchens supplied by Kitchens International
- Handless kitchen design
- Siemens single oven
- Siemens built-in microwave
- Siemens 4 zone induction hob (Bargower, Barrie, Colville, Crichton and Garvie only)
- Telescopic extractor (Bargower, Barrie, Colville, Crichton and Garvie only)
- Siemens 4 zone induction hob with integrated ventilation system (Dewar, Lowther, MacRae and Moncrief only)
- Indesit built in fridge freezer (Bargower, Barrie, Colville and Crichton only)
- Siemens built in larder fridge and freezer (Dewar, Garvie, Lowther, MacRae and Moncrief only)
- Indesit integrated dishwasher
- Indesit integrated washer/dryer (Bargower only)
- Leicht metallic cutlery insert
- Recessed LED tri-tone under unit lighting
- Carron 1½ stainless steel bowl sink (kitchen)
- VADO chrome mixer tap (kitchen)
- Carron single stainless steel bowl sink (utility)
- VADO chrome mixer tap (utility)

## Bathrooms and en suites

- Roca sanitary range
- Vado mixer taps
- Vado shower kit
- Fusion shower tray with glass enclosure
- Free standing vanity unit below the sink (where design dictates)

## Internals

- Ground floor ceiling heights 2,435mm (Bargower, Barrie, Colville, Crichton and Dewar only)
- Ground floor ceiling heights 2,735mm (Garvie, Lowther, MacRae and Moncrief only)
- First floor ceiling heights 2,451mm

## Decoration

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on 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 dictates)
- Single oak veneer pre-finished solid door with shelf and hanging rail (where design dictates)

## 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
- Electrical untethered EV charging point fitted to each plot

## Security and safety

- Optional direct dial-up security system (a small monthly charge applies). Please ask a Cala representative for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

## Plumbing and heating

- Central heating via gas-fired boiler with hot water cylinder and radiators
- Limitation export device to be fitted to all PV plots (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 rear of the property
- Feature front door in grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

## Customer Selections\*

- Choice of kitchen colour selections from Kitchens International\*
- Choice of vanity base colour selections from Roca\*
- Choice of bathroom wall tiling from Porcelanosa\*
- Choice of bedroom wardrobe selections from Kelvin\*
- Choice of floor coverings\*



Burnland Meadows  
Straik Road, Westhill,  
Aberdeenshire, AB32 6RN

For more information 

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



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