

Specification

Malt Loan, Carnoustie



- 10 year NHBC Guarantee
- Full Gas Central Heating
- Full double glazing, wall, floor and roof insulation
- UPVC windows with security locks to Ground Floor windows
- Secure by Design GRP external doors with 3 point locking system
- Integrated solar PV panels
- Moulded white MDF skirtings and facings
- Walls and ceilings painted white
- Moulded white ladder smooth Internal doors with chrome ironmongery
- Glazed internal doors in Vestibule and / or Lounge
- Luxury fitted Kitchen with under wall unit lighting
- Upstand above Kitchen / Utility worktops
- Built – in fan assisted single oven, gas hob and cooker hood
- Freestanding appliance spaces for Dishwasher, Washer Dryer, Fridge Freezer
- Plumbing for washing machine and dishwasher
- One and a half bowl composite Kitchen sink and taps
- Outside tap beneath Kitchen window
- Style white sanitaryware with Lenso chrome mixer taps or similar
- Thermostatic Built-in Shower with Fixed Square Head – Chrome
- Express plain shower door screen with chrome trim or similar
- Wet wall panelling to Shower area and extensive wall tiling to Wet Rooms
- Heated towel rail in En-Suite or Shower Room
- Built-in mirrored wardrobes
- Spur for Intruder Alarm
- Heat detector and Mains operated smoke alarm with battery back up
- Carbon monoxide detector and CO2 carbon dioxide monitor
- Extractor fan in Wet Rooms
- Television point in Lounge and Master Bedroom with cable to loft for aerial
- Telephone point in Lounge and Master Bedroom, USB point in Kitchen & Master Bedroom
- Ample power points throughout
- Turfed front garden and topsoil to rear garden
- Car parking with Monobloc and precast slabs to footpaths
- 1.8 metre high timber fence/wall and gate to rear garden
- External electric point for future electric car charging
- Infrastructure duct for future installation of network cabling
- Outdoor drying space



Contact our team

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