

CALA

Silverburn

Bridge of Don

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 quality, it's the little things that make all the difference.

Specification

Kitchen & Utility Rooms

- Bosch Single oven in brushed steel
- Bosch combi microwave (Barrie, Bargower, Bryce & Crichton only)
- Bosch Four zone induction hob
- Bosch wide venting hob (Bryce and Crichton only)
- Bosch telescopic extractor (excluding Bryce and Crichton)
- Bosch Recirculating filter (excluding Bryce and Crichton)
- Bosch Integrated fridge freezer
- Bosch Fully integrated dishwasher
- Bosch Integrated washer dryer (Arisaig and Avon only)
- Carron 1½ bowl inset sink in stainless steel
- Vado mixer tap in chrome
- Sensio mounted under wall cabinet lighting

Bathrooms & En suite

- White sanitaryware by Roca
- VADO chrome taps
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa range – tiling will be provided to full height around baths and shower enclosure
- Heated chrome towel rail in bathroom and master en-suite (excluding Bargower)
- Freestanding vanity units in bathrooms and en-suite 1

Internals

- Ground floor ceiling heights 2.4m, first floor ceiling heights 2.4m

Decoration

- Internal walls within properties finished in white
- Internal ceiling within properties finished in white
- Internal finishing's woodwork within properties finished in satin paint
- White internal pass doors, white glazed feature doors (as design indicates)
- Staircase to include oak varnished handrails with white painted balustrades
- Freestanding units in bathrooms and en-suite 1

Wardrobes

- Stylish bi-fold wardrobes in bedrooms, as per working drawings

Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets with black inserts to be fitted in kitchen
- White sockets and switches in utility and rest of home
- USB points fitted to sockets in kitchen and bedroom 1
- 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
- EV charging point fitted
- A chrome doorbell push is provided at front door

Security & Safety

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed
- Carbon dioxide detector in bedroom 1

Plumbing & Heating

- Central heating via high efficiency air-to-water electric heat pump with hot water cylinder
- Two zone programmable heating system will be employed with programmable controls

Externals

- uPVC double-glazed windows featuring chrome handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in anthracite grey
- Integrated swift and bat boxes, as well as bee bricks (where design dictates)
- Turf to front or loose chippings with planting borders (as design dictates)
- Turf to rear garden
- Slabbed patio area (as design dictates)
- Mono-bloc driveways
- Rotary drier with linking path access
- A factoring company will be appointed to maintain all common areas with an annual fee payable by resident

CALA

Silverburn,
Claymore Drive, Bridge of Don,
Aberdeen, AB23 8GX

CALA.CO.UK

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (West) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Information contained is accurate at time of going to press on 23.07.25. See the main brochure for the full Consumer Protection statement.



Stock photography