



Silverburn

Bridge of Don

Specification



Stock photography



Internal photography from a previous Cala development



External photography from a previous Cala development



Internal photography from a previous Cala development

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 (exclusing 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



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