



# St Crispin's Court

Edinburgh

Townhouse Specification



Lifestyle photography



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

- Stylish studio designed kitchen
- Siemens recirculating cooker hood
- Siemens touch control 5 zone induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel single oven
- Siemens integrated microwave oven
- LED under-unit lighting (as design dictates)
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)

## Bathrooms & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmer in bathroom and en-suite
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen 2-drawer vanity unit in bathroom and en-suite
- Illuminated mirror with demister pad in en-suite
- Shaver socket in bathroom and en-suite

## Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

## Wardrobe

- Bi-fold doors to bedroom wardrobes

## Electrical

- Downlighters to kitchen, bathroom and en-suite
- Low energy pendant light to all other rooms
- Low energy external light provided to external door
- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB to kitchen and bedroom 1
- Four Photovoltaic Solar Panels laid in-line on roof connected to mains power
- 7kW electric vehicle charging unit mounted on front elevation next to driveway

## Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1
- Real-time Ring Video Doorbell provided

## Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer on each floor

## Externals

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden
- External socket to the rear of the home
- 1.8m high screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Bi-fold doors to rear patio
- Outside cold water tap
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



St Crispins Court,  
Watertoun Rd,  
EH9 3HZ

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Stock photography

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