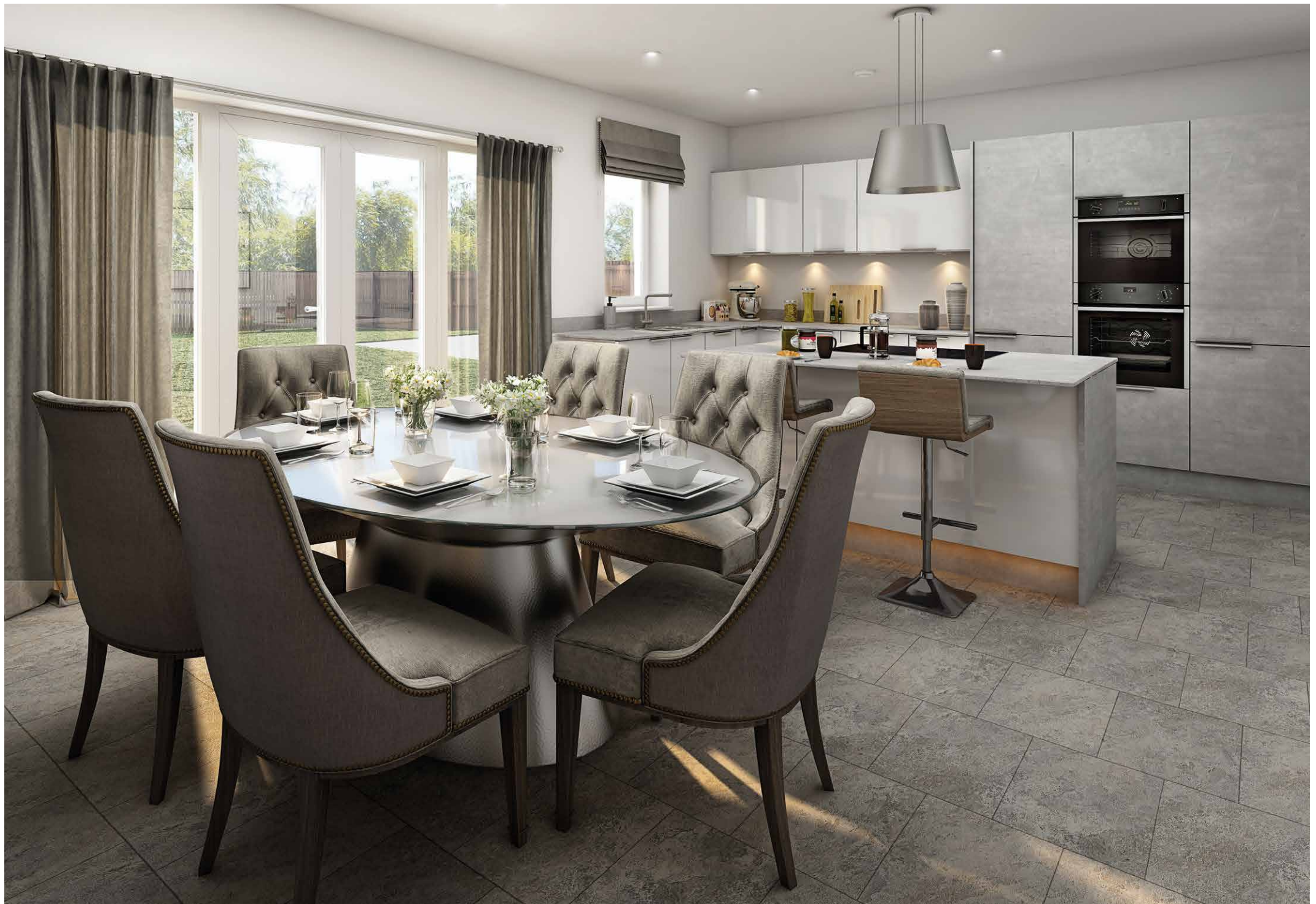


SPECIFICATION

Executive Collection

The Burrell
The Carnegie
The Darnley
The Lomond
The Stewart



Executive Collection

Our exclusive Executive Collection specification enhances and elevates our selection of four and five bedroom family homes. The last word in luxury, your home at The Maples at Ness Side will be lavishly appointed with the best quality appliances, fixtures and fittings.

Kitchen and utility room



- Luxurious quality kitchen designed and installed by leading local suppliers Ashley Ann
- Freestanding centre island complemented by Elica Juno stainless steel statement pendant extractor hood and stylish plinth lighting
- With touch control and a sleek black glass finish, the Neff T48FD23XO induction hob offers five heating zones with 17 power levels
- Quality Neff B3ACE4HNOB oven features state-of-the-art slide and hide door, LCD display and stylish retractable control dials
- Built in Neff C1AMG83NOB microwave with drop down door
- Integrated 70/30 Neff KI5872S30G fridge/freezer boasts Energy Rating of A++
- Advanced fully integrated Neff S513K6OX1G dishwasher with A++ Energy Rating
- Quartz solid surface worktop and matching splashback in kitchen (choice of colour*)
- LED unit lighting provides a subtle glow
- Durable composite granite 1½ bowl sink (choice of colour*)
- Stainless steel inset sink and drainer in utility room

Bathroom and en suite

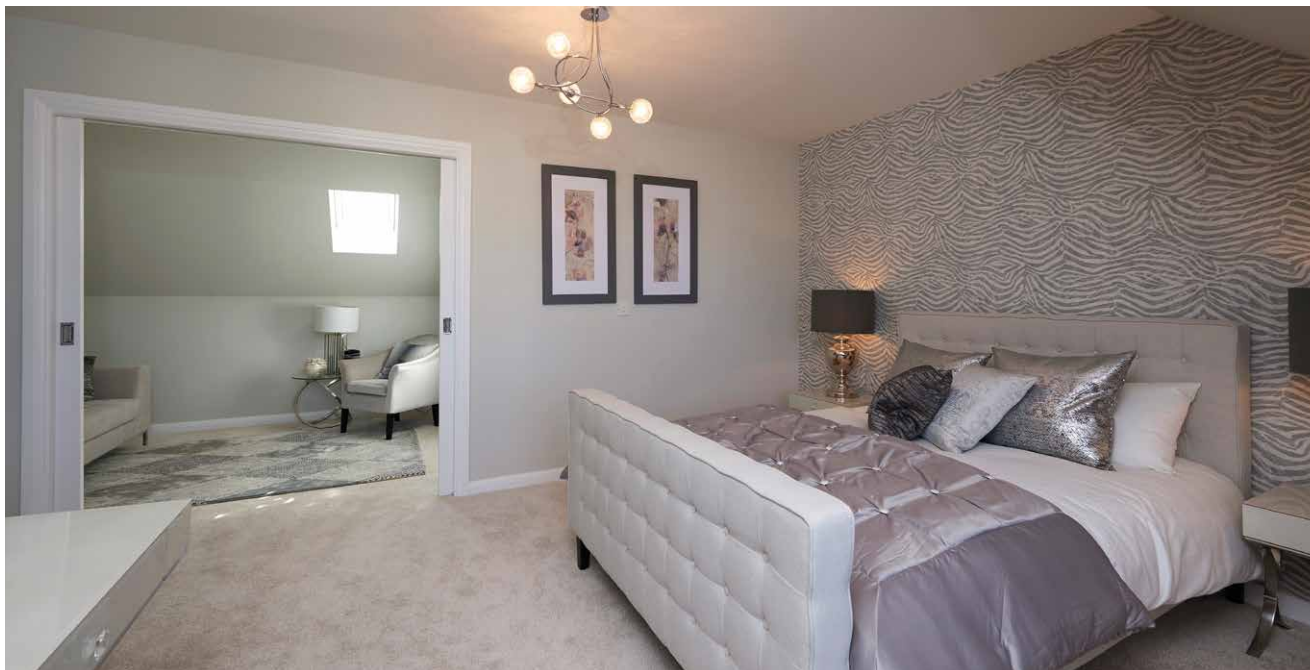


- Featuring the elegant and seamless Sottini Isarca range, including Tempo cube bath with contemporary chrome lever taps
- Vanity units finished with in-drawer LED lighting
- Stylish Sottini Paglia waterfall mixer tap in master en suite
- Contemporary ceramic wall tiling with chrome tile trim above the vanity units, bath and around showers (choice of colour*)
- Large statement mirrors in bathroom and en suites
- Heated chrome towel rail in bathroom and en suites



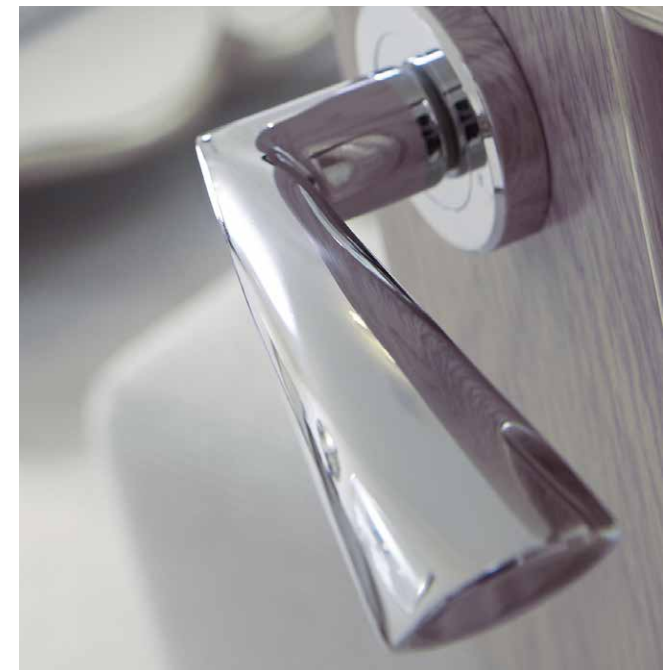
Walk-in dressing room, fitted wardrobes and storage

- Spacious walk-in wardrobes provide ample hanging and shelf storage (where applicable)
- Spacious single and double fitted wardrobes with shelf and chrome hanging rails in most bedrooms
- Abundant storage featuring timber shelving in all linen cupboards (where applicable)



Internal finishes and decoration

- Quality grey oak veneer doors and staircase handrail
- LED lighting enhances every second step on staircase
- Serozzetta Morado chrome ironmongery
- Ceilings finished with white matt emulsion
- Internal walls finished in soft white matt emulsion
- Brilliant white eggshell/satinwood finish to woodwork



Garage and external details

- Gliderol motorised roller shutter door for ease of access
- Mains-fed power for convenience
- External tap
- Each driveway finished with thick, durable tarmac with precast concrete square-edged finish
- Attractive textured paved access paths leading to all front and rear doors
- French doors open on to a generous patio area perfect for alfresco dining
- High quality turf laid to front and rear gardens
- 1.8m strong timber fencing to rear and sides, reducing to 1.2m at sides where appropriate
- Sturdy Brabantia 4 arm rotary drier providing substantial space for outdoor drying
- Rear gardens fully enclosed for enhanced security
- Stone-built walls and leafy hedge create attractive boundary finishes

Security, plumbing and heating

- Security alarm system installed for peace of mind
- Composite front door set with multi-point locking system, spy viewer, low access threshold and letter plate
- Composite rear door set with multi-point locking system
- PVCu French doors with multi-point locking system
- PVCu double glazed windows with chrome lockable handles
- Mains-fed smoke and heat alarms with battery back-up
- Exterior stainless steel lantern lights to front and rear equipped with infrared movement sensors
- Gas fired central heating for all homes boasting an A+ Energy Rating
- Heating thermostatically controlled

Electrics and connectivity

- Stylish low profile, brushed metal faceplates to kitchen
- Downlighters in kitchen, bathroom and en suites create a contemporary ambience
- Pendant light fittings to all other ceilings with low energy bulbs
- Fitted doorbell resonates throughout home from front entrance
- TV/Sky Q point in central location in lounge. TV point to all bedrooms and family room provided (where applicable)
- Master BT point with additional point in lounge
- Fibre broadband to the property provides high speed internet connectivity
- USB double sockets in kitchen and master bedroom

These particulars are for illustration only. We operate a policy of continuous product development, and specification and individual features such as windows, garages and elevational treatments may vary from time to time, as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. Nor do they constitute a contract, part of a contract or a warranty.