

# The Etive at Broomhill, Muir of Ord

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## Kitchen and Utility Room

- Stylish quality kitchen supplied and fitted by local and highly respected Riverside Kitchens
- Stainless steel inset kitchen sink with 1.5 bowl
- Egger range worktop and matching splashback
- Stainless steel extractor hood
- Stainless steel inset sink single bowl to the utility room

## Top of the range Bosch appliances

- Bosch stainless steel under counter electric double oven
- Bosch stainless steel 4 burner gas hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer

## Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim (where applicable)
- White shelf and chrome hanging rail to all wardrobes and slatted shelving to linen cupboard
- Spacious under stair cupboard

## Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Premdor white smooth 5 light glazed doors
- Serozzetta Morado polished chrome ironmongery
- Timloc push up ceiling hatch
- Walls finished with soft matt emulsion
- Ceiling finished with white matt emulsion
- Woodwork finished with brilliant white eggshell/satinwood finish
- Stylish staircase with white softwood spindles and oak handrail

## Electrics and Connectivity

- Feature under wall kitchen unit lighting complemented to create a contemporary ambience
- Pendant light fittings to all other ceilings with low energy bulbs
- TV/Sky Q point in lounge and master bedroom
- Master BT point located in the lounge
- Fibre broadband to the property provides high speed internet connectivity
- USB double sockets in kitchen and master bedroom
- Fitted door bell resonates throughout home from front entrance

## Bathroom, En Suite and Cloakroom

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosures
- Contemporary Ceraplan SGL mono-mixer lever taps
- Environmentally friendly water saving thermostatic shower with unique design shower head to family bathroom
- Mira electric shower to master en suite
- Contemporary ceramic wall tiling above the vanity units, bath and around showers
- Vanity unit complemented with large statement mirror in family bathroom
- Chrome towel rail

## Garage

- Integral garage accessed from the utility room
- Gliderol white roller shutter door

## Security, Plumbing and Heating

- Baxi Potterton gas fired central heating
- Radiators and towel rails fitted with thermostatically controlled valves
- Mains-fed smoke and heat alarms with battery back-up

## External

- Premium composite front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Manor half panel style rear door with multi-point locking system
- Stylish French doors opening onto patio area with multi-point locking system
- Modern double glazed windows with lockable handles
- Superior Marley Deepflow rainwater goods
- Reliable stainless steel exterior sensor lighting
- Thick, durable tarmac driveway with square edged finish
- Paved access paths to rear and front doors and complementing patio doors area
- High quality turfing in front and rear gardens
- 1.8m strong timber fencing to rear boundary
- Durable Brabantia rotary dryer
- Outside water tap

“We choose Bosch appliances in our homes, designed to make everyday life easier – with appliances which are intuitive to use.”

Choice of colours available subject to build programme.  
Specification may vary between house type and development. Ask our sales team for details.