

# SPECIFICATION

WITHIN THE STYLISH AND CONTEMPORARY ARCHITECTURE AT LYNEDOCH TERRACE ARE HOMES THAT BENEFIT FROM MODERN, SUPERIOR DESIGN AND SPECIFICATIONS.

## KITCHEN

The kitchens are designed, supplied and installed by Porcelanosa and include:

- Choice of 5 matt laminate and 12 wood effect laminate finishes to doors\*
- Choice of 4 Silestone worktops, 3 granite worktops or a Krion worktop in Snow White\*
- Choice of 4 different door handles to low level cupboard doors\*
- TESTA integrated handle to all wall units
- Integrated Siemens single oven (electric) and 60cm Siemens induction hob
- Integrated Siemens 70/30 fridge/freezer
- Integrated 60cm Indesit dishwasher (*excludes plots 5, 8, 10, 12, 14, 16 & 18*)
- Integrated 45cm Indesit dishwasher (*plots 5, 8, 10, 12, 14, 16 & 18 only*)
- Under mounted stainless steel sink by Blanco with Noken 'City' tap
- Integrated extractor hood (*excludes plots 2 & 4*)
- Stainless chimney extractor (*plots 2 & 4 only*)
- Integrated combination washer dryer (*excludes flats 1, 10, 14 & 18*)
- Utility area with 40mm laminate worktop and plumbing provision for washer/dryer (not supplied) (*plots 1, 10, 14 & 18 only*)

## BATHROOM AND EN-SUITE

The bathrooms and en-suite's are designed and supplied by Porcelanosa and include:

*Bathroom (plots 2, 3, 5, 7, 8, 11, 12, 15 & 16 only)*

- City back to wall WC with soft close seat and Rondo flush button
- Urban C 45cm basin with semi pedestal and Smart basin mixer
- Smart 170cm x 70cm single ended bath with Smart 2 hole deck mounted bath filler
- City shower pack with Smart exposed thermostatic shower valve
- Smart 2B over bath shower screen

*Bathroom (plots 1, 4, 6, 9, 10, 13, 14, 17 & 18 only)*

- City back to wall WC with soft close seat and Rondo flush button
- Urban C 45cm basin with semi pedestal and Smart basin mixer
- Smart 170cm x 70cm single ended bath with Smart 2 hole deck mounted bath filler
- Triton T80Z electric shower in white/chrome finish
- Smart 2B over bath shower screen

*En-suite (plots 1 & 4 only)*

- City back to wall WC with soft close seat and Rondo flush button
- Urban C 45cm basin with semi pedestal and Smart basin mixer
- Inter 2 90cm pivot shower door with Arquitect 90cm x 75cm low profile shower tray
- City shower pack with Smart exposed thermostatic shower valve

*En-suite (plots 6, 9, 13 and 17 only)*

- City back to wall WC with soft close seat and Rondo flush button
- Urban C 45cm basin with semi pedestal and Smart basin mixer
- Inter 8 80cm bi-fold shower door with Arquitect 80cm x 80cm low profile shower tray
- City shower pack with Smart exposed thermostatic shower valve

*En-suite (plots 10, 14 and 18 only)*

- City back to wall WC with soft close seat and Rondo flush button
- Urban C 45cm basin with semi pedestal and Smart basin mixer
- Inter 8 80cm bi-fold shower door with Inter 5 80cm side panel and Arquitect 80cm x 80cm low profile shower tray
- City shower pack with Smart exposed thermostatic shower valve

## GENERAL

- All bathrooms and en-suites include a duel fuel towel radiator
- All bathrooms and en-suites include Porcelanosa tiles to walls and floors\*

## CENTRAL HEATING

- Modern radiators to all rooms
- Central heating system with gas fired combination boiler
- Chrome wall-mounted towel rails to bathroom and en-suites, with dual fuel functionality for use with or without central heating stem

## ELECTRICAL

- White sockets to all rooms
- Shaver sockets to bathrooms and en-suites
- Mains operated smoke alarms and carbon monoxide detectors
- TV and phone points in sitting room and master bedroom
- Recessed spotlights to all rooms

## FLOORING

- Engineered hardwood flooring to all public rooms (*and hallways to plots 1 & 4*)
- Carpets to all bedrooms and hallways (*excluding hallways to flats 1 and 4 only*)
- Ceramic floor tiles to bathrooms and en-suites\*

## INTERNAL FINISHES AND DECORATION

- White matt emulsion to walls and ceilings and gloss to woodwork
- Fitted wardrobes / storage areas to all bedrooms

## WINDOWS AND DOORS

- Modern timber frame, double glazed mock sash and case windows with turn system for ease of cleaning
- Solid timber internal doors
- Letter boxes to all front doors
- Chrome handles and accessories to all internal and external doors

## SECURITY & SAFETY

- Sprinkler system to all flats
- Buzzer entry to all flats from main door (*excluding plots 1 & 4*)
- Fire alarm and mechanical smoke extraction system to communal areas
- Smoke detection to each property
- Carbon Monoxide detection to each property

## DISCLAIMER

The Seller has a policy of continuous improvement and therefore must reserve the right to change the specification of individual properties without prior notice. The Seller reserves the right to amend the specification as necessary without prior notice, but will use all reasonable endeavours to ensure that any changed specification will be of an equal standard.

Although every care has been taken to ensure the accuracy of all the information provided, the contents of this brochure and any supporting information provided do not form part of any contract, or constitute a representation of warranty, and as such should be treated as a guide only. Details should be confirmed with the Selling Agent and the interested party is advised to consult their solicitor.

All kitchen, bathroom and en-suite layouts are provisional and may be subject to alteration. The plans represented in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract.

The development detailed in this brochure is new build which is under construction at the time of production of this brochure. Measurements provided have not been surveyed on site and have been taken from the architects plans. As such they may be subject to variation during the course of construction. None of the properties described have been completed at the time of this brochure going to print therefore please consult the appointed Selling

## INCOMING SERVICES

- Mains Gas to individual meters within each flat and serving central heating boiler only
- Mains Electricity to individual meters
- Mains water supplied to a communal water storage tank and fed to each apartment via an electronically controlled pump to ensure a constant supply
- BT service cable to each property. The purchaser will be responsible for arranging for their provider of choice to complete the connection and activate the system
- Virgin cabling to each property. The purchaser will be responsible for arranging for the connection to be completed to activate the system

## GENERAL

- Lift and stairs to all levels
- External communal bin store
- External communal allocated bike store area
- On street residents parking permit available by application and payment of a separate fee to Glasgow City Council

Agent or representative of the Seller before making a purchasing decision.

Please note that items specified in literature and later in our show home (if applicable) may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images and specification photographs are for illustrative purposes only and are indicative only. External appearances, including any external landscaping (where relevant) may be subject to variation upon completion of the project.

\* Subject to the stage of construction, the Purchaser(s) will have the option to choose from a selection of finishes within their kitchen, including doors, worktops and handles. The Seller / Selling Agent will make available detailed information including the proposed kitchen designs, the choices available and the cut off date by which any variations to the standard choices must be made. The same applies for bathroom floor and wall tile choices. Should the Purchaser(s) incur additional costs as a result of any changes made, these must be agreed and paid in full prior to the cut off date, otherwise they will not be accepted and not included in the final finish to the property. In the event that additional costs are incurred by the Purchaser(s), these will not be refundable in the event that the sale of the property does not complete, regardless of the reason.