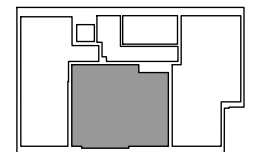


98 Damask 2-Bed Apartment 73.6m² / 792 ft²



LEVEL 0 FLOOR PLAN

Lounge / Dining	3.76m x 5.49m
Kitchen	2.79m x 2.44m
Bedroom 1	2.82m x 5.54m
En-suite	1.78m x 2.35m
Bathroom	2.20m x 2.35m
Bedroom 2	2.60m x 4.32m

All room sizes are approximate structural dimensions and may vary due to normal building tolerances.



SPECIFICATION SHEET

KITCHENS

Each stylish planned and installed kitchen has been individually created by our designers to maximise both workspace and storage. A suite of designs have been created for selection.*

High quality integrated Siemens appliances are fitted throughout each home as detailed below:

- Induction Hob
- Stainless Steel Electric Oven
- Integrated Dishwasher
- Integrated Fridge Freezer

Further specification includes:

- Hans Grohe Mixer tap and Carron undermount bowl and ½ s/s sink
- Lighting to underside of wall units
- Synthetic quartz worktop throughout
- Franke boiling hot water tap upgrade option*

UTILITY ROOMS

A dedicated utility space has been designed into each apartment with service connections for washing machines and dryers.

BATHROOMS & EN SUITES

Burlington Sanitaryware will be provided in a traditional range in all properties, in white, and will be complemented with Burlington taps and fittings.

Glass shower enclosures with low-level white shower trays will have wall-mounted thermostatic shower valves, fixed shower heads and wall mounted hand sets. Shower enclosures will have built-in soap boxes.

Steel baths will be served by a thermostatic combined bath filler and overhead shower.

Traditional back to wall WC's will be fitted with concealed cisterns and incorporate flush handle.

Chrome traditional towel warmers will be fitted as standard to bathrooms and master en suites. Shaver points will also be fitted adjacent to wash hand basins.

Your choice* of wall tiling from selected ranges will be provided around baths and in shower enclosures. Walls will have decorative vertically lined panelling to enhance the character and charm of the traditional aesthetic.

Synthetic quartz vanity tops will be installed with a full height mirror fitted above. Bathrooms and en-suites will also incorporate demister pads. Bath panels will be finished in vertical panelling to match the walls.

DECORATION

Internal walls and ceilings will be finished in vinyl matt paint in soft grey. Internal joinery will be in a satin finish.

WARDROBES

Wardrobes are provided in Master Bedrooms and fitted with a shelf and hanging rail. Double wardrobes will have double doors to match the rest of the property. Single wardrobes will have a single leaf door.

ELECTRICAL

Each electrical layout has been specifically designed for each apartment, please contact a Sales Advisor for apartment specific details.

Each apartment contains the following:

- Ample power, TV and telephone points provided throughout
- Low energy recessed light fittings in bathrooms, hallways and above kitchens
- Pendant lights throughout each apartment as design dictates
- An integrated access control and intercom system
- Shaver socket provided in bathroom and in each en-suite
- Master TV console plate provided in main lounge / living area
- Centralised extract fan systems will be installed to all wet areas and the kitchen area
- 1GB Broadband connection and media packages provided by Virgin**

HEATING & HOT WATER

Direct mains cold water will be supplied to all cold water outlets.

Hot water and heating will be provided via an individual heat exchanger within each apartment using renewable energy from Dunfermline's district heating system, fully controllable through an online connected smart thermostat.

Electric underfloor heating is available as an upgrade option to en suites*.

SECURITY & PEACE OF MIND

The development is contained and access cannot be gained by vehicles or pedestrians without a programmed fob or permitted access from one of the apartment intercom units.

Mains supply operated smoke / heat detectors with battery back-up are installed throughout each apartment.

10-year warranty cover is provided under Checkmate's Castle 10 policy. Additional information can be found at: checkmate.uk/com.

PARKING

Private secured parking is available in the courtyard in a landscaped environment.

There will be a number of electric vehicle charging points at specific locations within the car park.

COMMON AREAS

Entrances and common areas will be finished in a durable finish reflecting the architectural language of the building.

Passenger lifts will be installed servicing the majority of apartments.

Secure cycle spaces are available.

A factoring company has been appointed to maintain all common areas with an annual fee payable by residents.

EXTERNAL FINISHES & STRUCTURE

The building is an existing traditionally built stone structure with predominantly slate roofs and central flat section.

Stone repairs will be undertaken as required to the existing stonework and the roof will be entirely refurbished and reslated.

The existing building fabric is fully refurbished and insulated to surpass current building regulations in energy performance.

New handmade redwood timber double-glazed traditional sash and case windows will be installed in each apartment.

Conservation style rooflights are positioned in various locations throughout the development to increase the natural daylight within double height spaces in second floor apartments.

The existing building volume is utilised to provide mezzanine spaces, where available, giving additional storage, sleeping, living areas. The spaces will be accessed from the lounge space below via handmade timber private stairs and handrails.

A large timber clad bin store will be located adjacent to the car park with communal bins for the development.

DISCLAIMER

Due to the nature of the development most apartments are individual and therefore design and specification is adjusted to best suit and may differ to the details provided above.

* Subject to build stage - please consult a Sales Advisor for plot specific information

** Subject to contract with Virgin Media