



# Queensferry Heights

Detached, semi-detached and terraced homes specification





# 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.



Photography from a previous Cala development





# Specification

## Kitchen

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Or Elica island suspended re-circulating extractor
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

## 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 warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad in bedroom 1 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 bedrooms (as design dictates)

## Electrical

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light to all other rooms
- Low energy external light provided to external door exits
- 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
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- Provision for future EV charging point

## 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 to front door

## 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 (as design dictates)
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

## Garage

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

## Externals

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





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Stock photography