



Woodhurst at Oldfold Village, Milltimber

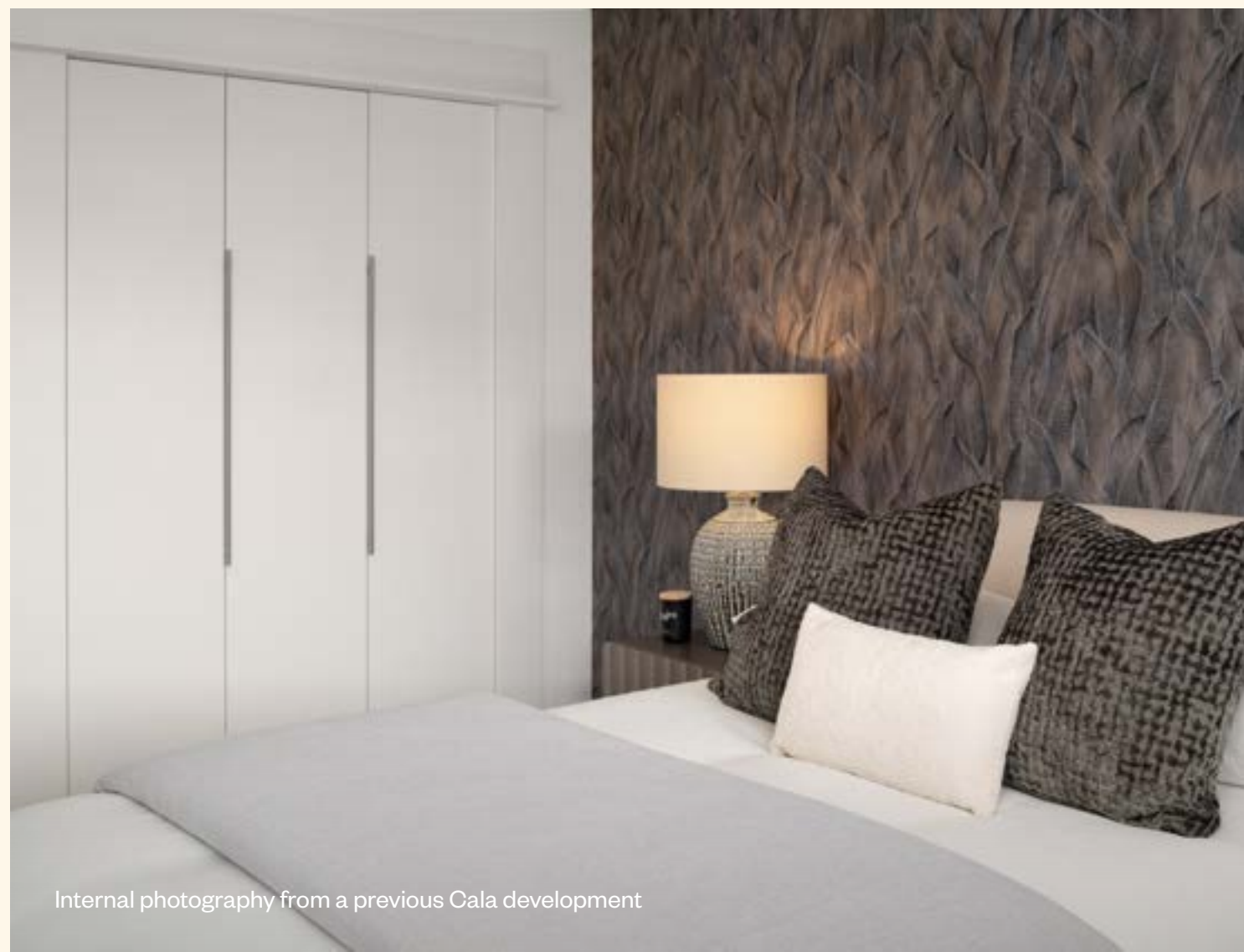
Specification



Stock photography



Internal photography from a previous Cala development



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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.

Specification

Kitchen & Utility rooms

- Stylish handleless German kitchens
- Siemens induction hob
- Siemens single hot air oven
- Siemen's Microwave to Brodie, Crichton, Crieff, Darroch, Comrie, Darvel, Gairloch, Garvie, Lowther
- Indesit built-in fridge freezer (Balerno, Baxter, Brodie, Comrie, Crichton, Crieff, Darroch, Darvel, Fir, Laurel, Poplar and Rowan only)
- Siemens integrated larder fridge (Gairloch, Garvie, Lowther only)
- Siemens integrated larder freezer (Gairloch, Garvie, Lowther only)
- Indesit integrated dishwasher
- Elica Elite telescopic extractor hood (excluding Lowther)
- Faber Heaven ceiling mounted hood (Lowther only)
- Carron phoenix 1 ½ bowl stainless steel sink with
- Vado mixer kitchen mixer (kitchen)
- Carron phoenix single bowl sink with Vado mixer tap (utility room)

Bathroom & En Suite

- Roca sanity range
- Roca Basin, bath taps, shower and fittings
- White shower tray
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa ranges (subject to build stage)
- Full height tiling around bath and shower, and half height to rear of WC and basin
- Vanity unity below sink in bathroom and bedroom one en suite
- Full height mirror mounted above bulkhead or WC wash basin as per drawings

Internals

- Ground floor ceiling height is 2.4m for house types: Fir, Laurel, Balerno, Baxter, Poplar, Brodie, Rowan, Comrie, Crichton, Crieff, Darroch and Darvel
- Ground floor ceiling height is 2.7m for house types: Gairloch, Garvie and Lowther
- First floor ceiling height 2.4m

Decoration

- Internal walls and ceiling within properties finishes in white
- Satinwood finish on skirtings and facings
- White Premdor Ladder semi-solid internal pass doors
- Staircase to include oak varnishes handrails and white balustrades

Wardrobes

- Stylish bi-fold or pass doors to all bedrooms (as design dictates)

Electrical

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband
- EV charging point fitted to all properties
- USB and USB-C points fitted to sockets in kitchen and bedroom 1

Security & Safety

- Wireless alarms fitted to house types: Gairloch, Garvie and Lowther
- System wired smoke alarm in habitable (living) room and halls
- System wired heat detector alarm unit installed in kitchen

Plumbing & Heating

- Central heating via high efficiency air-to-water electric heat pump
- Single zone programmable heating system will be employed with programmable controls

Externals

- Three-character areas throughout the development featuring three different house type finishes (please ask a Cala representative for information)
- uPVC double-glazed windows finished with chrome internal finished handles
- Bi-fold doors fitted to the rear of house types: Gairloch, Garvie and Lowther
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in white or grey (where design dictates)
- Integrated swift, bat and bee boxes (where design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



Woodhurst at Oldfold Village,
Off North Deeside Road, Milltimber,
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