



Raemoir Park

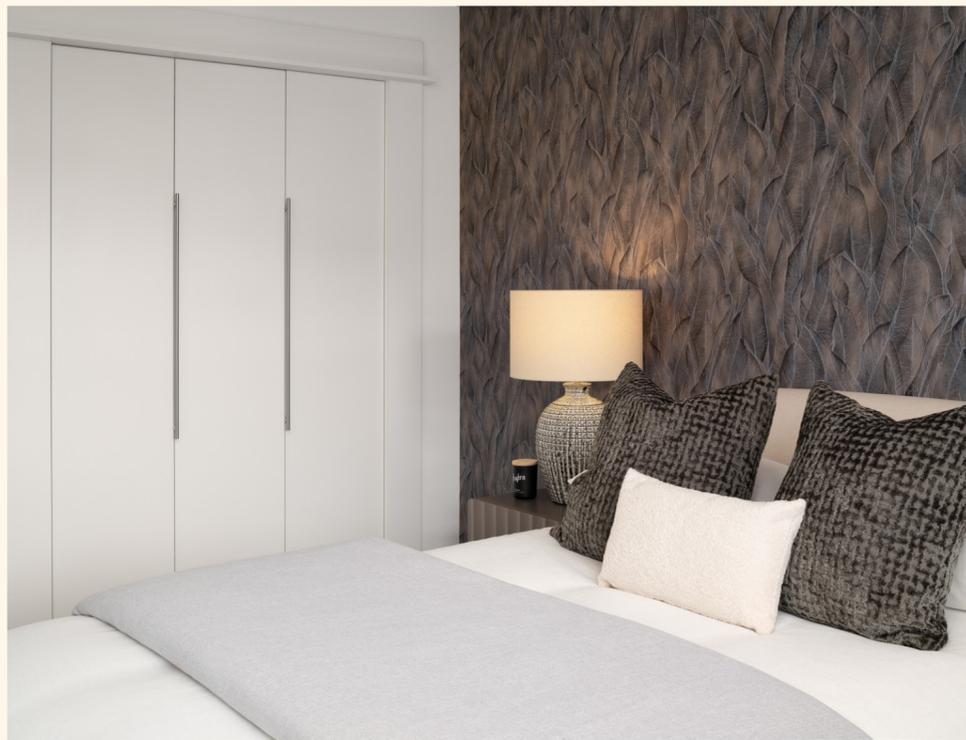
Specification



Lifestyle photography



Photography from a previous Cala development



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 kitchen by Nobilia German Kitchens
- Siemens induction hob
- Siemens Single Oven
- Stainless steel combination microwave oven (excluding Bargower & Barrie)
- Indesit integrated fridge/freezer (Bargower, Barrie, Colville, Crichton, Dewar, Elliot, Garvie)
- Siemens Larder fridge and Larder freezer (Kennedy, Lowther, Moncrief)
- Fully integrated dishwasher
- Charcoal filter lift
- Telescopic extractor hood (included in Crichton and below)
- Carron Phoenix 1½ bowl stainless steel sink with VADO mixertap (kitchen)
- Carron Phoenix single bowl sink with VADO taps (utility where applicable)

Bathroom & En Suite

- White sanitaryware by Roca
- VADO chrome taps
- VADO chrome plated shower mixer set
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa range*
- Full height tiling around baths, shower and bulkhead enclosures
- Free standing vanity unit below the sink in the bathroom and bedroom 1 en suite

Internals

- Ground floor ceiling heights 2.7m, first floor ceiling heights 2.4m (Garvie, Kennedy, Lowther and Moncrief only)
- Ground floor ceiling heights 2.4m, first floor ceiling heights 2.4m

Decoration

- Internal walls within properties finished in white
- Internal ceiling within properties finished in white
- Internal finishing's woodwork within properties finished in satin paint
- White internal pass doors, white glazed feature doors (as design indicates)
- Staircase to include oak varnished handrails with white painted balustrades
- Contemporary lever style handles

Wardrobes

- Stylish bi-fold wardrobe doors to all bedrooms, with shelves and hanging rails except where walk-ins shown

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

Security & Safety

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- System wired Carbon monoxide detector
- Carbon dioxide detector in bedroom 1

Plumbing & Heating

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

Externals

- uPVC double-glazed windows featuring chrome handles
- 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 grey
- Integrated swift and bat boxes, as well as bee bricks (where design dictates)
- Turf to front and rear garden
- Slabbed patio area (as design dictates)
- Mono-bloc driveways
- Rotary drier with linking path access
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



Raemoir Park, Upper Lochton,
Raemoir Road, Banchory, AB31 4EQ

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