



# 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 Bosch appliances are fitted throughout each home as detailed below:

- Induction Hob
- Stainless Steel Electric Oven
- Integrated Dishwasher

Further specification includes:

- Hans Grohe Mixer tap and Franke contemporary s/s sink.
- Fingerstrip lighting to underside of wall units.
- Franke boiling hot water tap upgrade option\*
- Synthetic quartz worktop 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

Roca Sanitaryware will be provided in a contemporary range in all properties, in white, and will be complemented with wall-mounted Vado taps and fittings.

Glass shower enclosures with low-profile white shower trays will have wall-mounted thermostatic shower valves, fixed aqua blade shower heads and wall mounted hand sets.

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

Wall hung WC's will be fitted with concealed cisterns and incorporate wall mounted dual flush plates.

Chrome 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 Porcelanosa wall tiling from selected ranges will be provided full height around baths and shower enclosures.

Natural walnut vanity tops will be installed with a full height mirror fitted above in en-suites incorporating an integrated demist function. Bath panels will also be finished in a natural walnut veneer.

## DECORATION

Internal walls and ceilings will be finished in vinyl matt paint in your choice of Manhattan Grey or White Whisper\*. Internal joinery will be in a satin finish.

## WARDROBES

Wardrobes are provided in Master Bedrooms and fit with a shelf and hanging rail. Double wardrobes will have pre-finished sliding doors. 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 and wall 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 or pressurised 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](http://checkmate.uk/com).

## PARKING

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

The site will also offer a Car Club, a first in Dunfermline, where vehicles can be hired by the hour or day.

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 contemporary finish reflecting the architectural language of the building.

Passenger lifts will be installed servicing the majority of apartments.

Secure fob entry 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 combines an existing traditional stone frontage with contemporary zinc and brick clad façades.

Stone repairs will be undertaken as required to the existing stonework and all the remaining structure and roof will be of new construction insulated to surpass current building regulations in energy performance.

New alu-clad double-glazed windows will be installed in each apartment.

The building form is adjusted to take advantage of the unique site and location stepping from six to three stories with most properties being dual-aspect offering views over the listed environment, existing buildings, and the greater landscape through and beyond Dunfermline.

The south and west facing apartments within the six-storey block have loggias and terraces accessed from the living areas through sliding doors providing protected private external spaces.

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