

ROSIE HOUSE TYPE

4 bedroom detached home

External Finishes

- Slate Grey roof tiles
- Off white render, with grey facing brick
- White upvc fascia and barge boards
- Anthracite colour upvc windows, with low E double glazing, chrome handles, and finished white internally
- Black upvc gutters and downpipes

Landscaping

- Paviour driveway with integral garage
- 1.8m screen fence between houses in the rear garden
- Turf to front garden and rear garden
- Concrete slabbed path to front entrance and rear patio
- Composite dark grey decking to bi-fold doors#

Internal finishes

- Designer kitchen in a range of colours and finishes, sink and taps, with fully integrated appliances including washing machine, induction hob, dishwasher, microwave/grill, concealed cooker hood and fridge freezer
- Carpet to all rooms, with vinyl flooring to bathroom, wc, ensuite and kitchen
- Fitted designer wardrobe doors
- Contemporary sanitary ware, with floating vanity units
- Thermostatic fixed head and variable hand set shower to ensuite and bathroom
- 9.5k electric shower to downstairs shower room
- Choice of wet wall finish to shower and over bath areas
- Choice of wet wall back boards between kitchen worktop and wall units
- Anthracite Bi-fold doors to rear garden patio
- Feature Anthracite glazed high performance front door
- Stylish internal doors in mid-grey colour with brushed chrome handles, glazed to dining and kitchen
- Matt emulsion to ceilings
- Pale grey matt emulsion to walls
- Eggshell white finished skirting and architraves
- High efficiency gas central heating, with wireless heating controls
- Photovoltaic panel system (solar PV panels)
- White finished electrical sockets
- Low energy lighting installed, with led external sensor lights to front and rear patio

Warranty

All homes are built to the best of our ability, using locally sourced materials, and labour, warranted by us and covered by architecture certification and insurance.

DAVID ANGUS LIMITED