

Bespoke Options

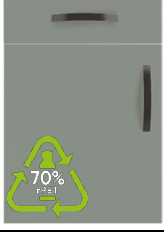
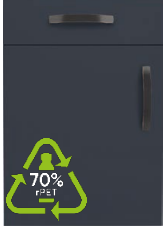


Brechin West, Brechin

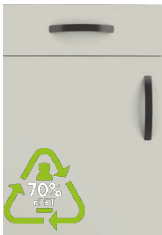
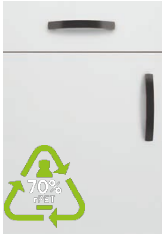
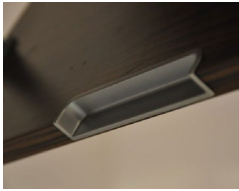
1556 Revision 8
March 13, 2025

**SCOTIA****Kitchen (including Utility rooms/cupboard, where applicable)**

Standard furniture

Standard Door & Drawer Fronts SLAB DOORS		Complementary Cabinet inside/outside	Handle Choice (Pick one)	40mm Premium Laminate Work Surface & Upstands
Turin Alby Blue (18mm super matt PET foil ABS edged MFC) 		Grey linen interior All exterior panels, including plinths, in Alby Blue 	HPK640 HPK792 HPK797 HPK859	
Turin Dark Stone 18mm textured ABS edged MFC 		Grey linen interior All exterior panels, including plinths, in Dark Stone 	HPK640 HPK792 HPK797 HPK859	Arctic Marble  Chalet Oak 
Urban Cobble Grey (18mm super matt PET foil ABS edged MFC) 	 	Grey linen interior All exterior panels, including plinths, in Cobble Grey 	HPK630 HPK794 HPK796 HPK957	Grey Terrazo 
Urban Fern Green (18mm super matt PET foil ABS edged MFC) 	 	Grey linen interior All exterior panels, including plinths, in Fern Green 	HPK630 HPK794 HPK796 HPK957	Silver Oak  Venice Marble 
Urban Concrete 18mm textured ABS edged MFC		Grey linen interior All exterior panels, including plinths, in Concrete 	HPK630 HPK794 HPK796 HPK957	Volcanic Ash 
Urban Indigo (18mm super matt PET foil ABS edged MFC) 	 	Grey linen interior All exterior panels, including plinths, in Indigo 	HPK630 HPK794 HPK796 HPK957	

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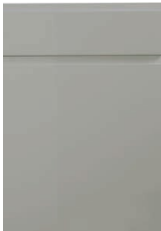
Standard Door & Drawer Fronts SLAB DOORS		Complementary Cabinet inside/outside	Handle Choice (Pick one)	40mm Premium Laminate Work Surface & Upstands
Urban Pebble (18mm super matt PET foil ABS edged MFC)		White interior All exterior panels, including plinths, in Pebble 	HPK630 HPK794 HPK796 HPK957	
Urban White (18mm super matt PET foil ABS edged MFC)		White interior All exterior panels, including plinths, in White 	HPK630 HPK794 HPK796 HPK957	Arctic Marble  Chalet Oak 
  The door and drawer fronts are made using a % of recycled chipboard.  The door and drawer fronts are made using a rPET foil made from recycled plastic bottles. Wall units to Turin/Urban ranges will not be fitted with handles and will be inset handleless. 				Grey Terrazo  Silver Oak  Venice Marble  Volcanic Ash 

**SCOTIA****Kitchen (including Utility rooms/cupboard, where applicable)**

Upgrade furniture (these choices are available at extra charge through your Extras, please see your Sales Adviser)

Upgrade Door & Drawer Fronts SHAKER DOORS		Complementary Cabinet inside/outside	Handle Choice (Pick one)	40mm Premium Laminate Work Surface & Upstands
Harvard Alby Blue (19mm MDF narrow frame smooth PVC one piece shaker)		Riviera interior All exterior panels, including plinths, in Alby Blue 	HPK644 HPK794 HPK796 HPK957	 Arctic Marble  Chalet Oak  Grey Terrazo  Silver Oak  Venice Marble  Volcanic Ash
Harvard Hunter Green (19mm MDF narrow frame smooth PVC one piece shaker)		Riviera interior All exterior panels, including plinths, in Hunter Green 	HPK644 HPK794 HPK796 HPK957	
Harvard Pebble (19mm MDF narrow frame smooth PVC one piece shaker)		Riviera interior All exterior panels, including plinths, in Pebble 	HPK644 HPK794 HPK796 HPK957	
Langdale Fern Green (22mm grained foil wrapped five-piece MDF shaker)		Riviera interior All exterior panels, including plinths, in Fern Green 	HPK644 HPK794 HPK859 HPK907	
Langdale Harbour Grey (22mm grained foil wrapped five-piece MDF shaker)		Riviera interior All exterior panels, including plinths, in Harbour Grey 	HPK644 HPK794 HPK859 HPK907	
Langdale Indigo (22mm grained foil wrapped five-piece MDF shaker)		Riviera interior All exterior panels, including plinths, in Indigo 	HPK644 HPK794 HPK859 HPK907	

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Upgrade Door & Drawer Fronts GLOSS HANDLELESS DOORS		Complementary Cabinet inside/outside	Handle Choice	40mm Premium Laminate Work Surface & Upstands
New York Gloss Dusk Grey (22mm gloss painted and lacquered MDF) 	Grey linen interior All exterior panels, including plinths, in Gloss Dusk Grey 	Handleless	Arctic Marble  Chalet Oak  Grey Terrazo  Silver Oak  Venice Marble  Volcanic Ash 	
New York Gloss Pearl Grey (22mm gloss painted and lacquered MDF) 	Grey linen interior All exterior panels, including plinths, in Gloss Pearl Grey 	Handleless		
New York Gloss White (22mm gloss painted and lacquered MDF) 	White interior All exterior panels, including plinths, in Gloss White 	Handleless		
Upgrade Wall Door fronts ACCENT FEATURE (WALL UNITS ONLY)				
Costina Fresca (18mm ribbed effect ABS edged MFC)  	Colour of interior will match base & tall units. All exterior panels, in Fresca	Inset handleless 		
Costina Noce (18mm ribbed effect ABS edged MFC)  	Colour of interior will match base & tall units. All exterior panels, in Noce	Inset handleless 		

Handle Options

Handles are range specific and only one handle choice can be selected from the below.

TURIN	URBAN	HARVARD	LANGDALE
HPK640 Chrome Chunky Bridge Handle 	HPK630 Brushed Nickel Barrel D Handle 	HPK644 Matt Nickel Square D Handle 	HPK644 Matt Nickel Square D Handle 
HPK792 Brushed Copper Bridge Handle 	HPK794 Antique Copper Bow Handle 	HPK794 Antique Copper Bow Handle 	HPK794 Antique Copper Bow Handle 
HPK797 Gloss Black Square Handle 	HPK796 Brushed Bronze Arched Bridge Handle 	HPK796 Brushed Bronze Arched Bridge Handle 	HPK907 Camden Matt Black Handle 
HPK859 Matt Brass Arched Bridge Handle 	HPK957 Rose Gold Square Handle 	HPK859 Matt Brass Arched Bridge Handle 	
Wall units to Turin/Urban ranges will not be fitted with handles and will be inset handleless. 			

Upgrade 22mm Laminate Work Surfaces & Upstands

These choices are available at extra charge through your Extras and represent a range of thinner 22mm laminate work surfaces.

	
Marble Bianco	Pearl Granite

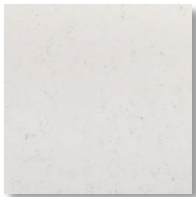
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**SCOTIA**

Upgrade 20mm Quartz Work surfaces & Upstands †

These choices are available at extra charge through your Extras and represent a premium range of 20mm composite quartz work surfaces.

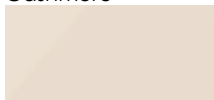
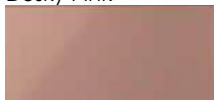
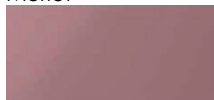
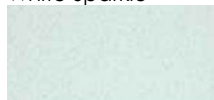
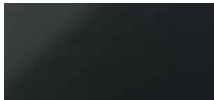
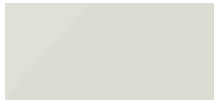
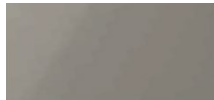
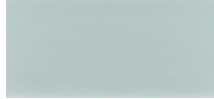
† Different colour choices may vary in price, these items will be priced on request

Blanco Norte (PB1) 	Obsidiana Volcano Cloud (PB1) 	Obsidiana Volcano Pearl (PB1) 	Obsidiana Volcano Dark (PB1) 
Coral Clay (PB2) 	Carrara (PB2) 	Stellar Blanco (PB2) 	White Storm (PB2) 
Unique Arabescato (PB3) 	Unique Venantino (PB3) 	Charcoal Soapstone (PB3) 	White Arabesque (PB3) 

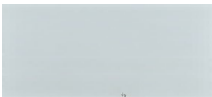
Worktops are supplied in maximum lengths depending on the range chosen, which may result in joints, some of which may be conspicuous due to adjacent angles and the variation of pattern and colour within each finish.

Choice of glass panel splashback (behind hob)

Toughened glass splashbacks are manufactured with 6mm heat and UV resistant glass and come with polished edges for safety. Additional/non-standard sizes may not be toughened glass and will incur additional cost due to additional templating and installation requirements.

Silver 	Cashmere 	Dusky Pink 	Merlot 	White Sparkle 
Metallic Charcoal 	Dakar Yellow 	Platinum 	Mineral 	Anthracite 
Blue 	Storm Blue 	Indigo 	Mono Bride 	Mono Pewter 

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Mono White 	Mono Ebony 
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On screen and printed colours may vary slightly from the actual product, please refer to physical samples for colour matching.

Sinks and Taps

Kitchen:	Rangemaster Glendale GL9502 stainless steel 1½ bowl sink with Bristan Ruby monobloc sink mixer with single flow spout
Utility Room (where applicable and fitted):	Rangemaster Glendale GL9501 stainless steel 1 bowl sink sink with Bristan Ruby monobloc sink mixer with single flow spout

Appliances

Fitted as standard is a stainless steel electric oven, electric induction hob, contemporary style extractor hood and an integrated fridge/freezer.

- Smeg SF6400TVX - single stainless steel fan oven
- Smeg SI2641D 60cm touch control induction hob or SI4742D 70/75cm touch control induction hob, depending on layout
- Smeg KBT600XE 60cm or KBT900XE 90cm slim-line box chimney stainless steel recirculation extractor hood, depending on layout
- Smeg UKC81721F 70/30 tall fridge/freezer

At an additional charge an upgrade to some of the kitchen/utility room packages can be fitted. This may be subject to house type and can include additional appliances i.e. combination microwave/oven, integrated dishwasher, and/or a free-standing washer/dryer – please ask the Sales Adviser for details.

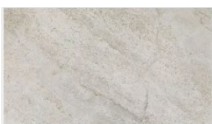
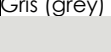
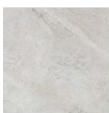
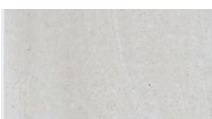
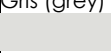
Bathroom (including En Suite shower room/s)

Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.

Where orientation is not specifically confirmed on your colour choice requests, these will be fitted 'portrait' to bathrooms/en suites, where applicable. This may have an effect on the visual appearance, as noted above.

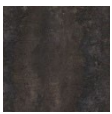
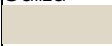
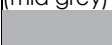
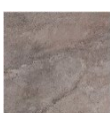
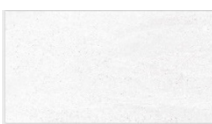
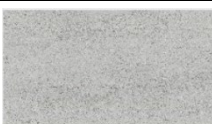
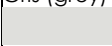
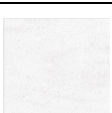
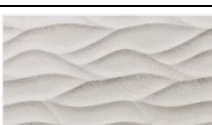
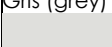
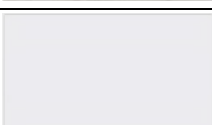
N.B. Whilst all floor (available as an upgrade through your Extras) tiles listed are suitable for general internal floor use, further advice must be sought with regard to slip ratings if these are to be installed in a 'wet' floor environment.

Standard range wall tiling PORCELANOSA

Range/Colour	Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Indic 	250x443mm	10 mm White	Gris (grey) 	Indic (443x443mm) Grout = Gris 
Butan Bone 	250x443mm	10 mm White	Gris (grey) 	Butan Bone (443x443mm) Grout = Gris 

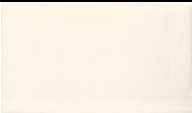
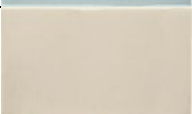
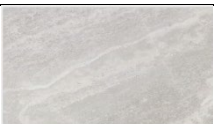
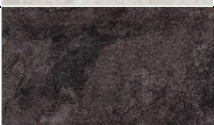
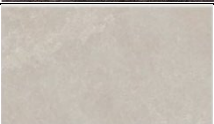
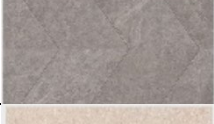
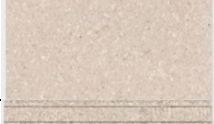
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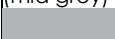
Range/Colour		Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)	
Shine Dark		250x443mm	10 mm White	Antracita 	Ferroker (443x443mm) Grout = Antracita	
Bottega Caliza		250x443mm	10 mm White	Caliza 	Bottega Caliza (443x443mm) Grout = Gris	
Bottega Acero		250x443mm	10 mm White	Manhattan (mid grey) 	Bottega Acero (443x443mm) Grout = Manhattan	
Image White		250x443mm	10 mm White	Blanco (white)	Image White (443x443mm) Grout = Gris	
Image Silver		250x443mm	10 mm White	Manhattan (mid grey) 	Image Silver (443x443mm) Grout = Maanhattan	
Madagascar Blanco		250x443mm	10 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris	
Madagascar Natural		250x443mm	10 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris	
Ona Blanco		250x443mm	10 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris	
Ona Natural		250x443mm	10 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris	
Glaciar		250x443mm	10 mm White	Blanco (white)	See further options below	

Upgrade range wall tiling PORCELANOSA®

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

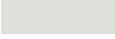
Range/Colour		Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Calpe Blanco		75x300mm	10 mm White	Blanco(white)	See further options below
Calpe Seagreen		75x300mm	10 mm White	Gris (grey)	See further options below
Calpe Warm Grey		75x300mm	10 mm White	Blanco(white)	See further options below
Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.					
Indic		333x592mm	10 mm White	Gris (grey)	Indic 443x443mm Grout = Gris
Cubik Indic		333x592mm	10 mm white	Gris (grey)	Indic 443x443mm Grout = Gris
Image Dark		333x592mm	10 mm white	Antracita	Image Dark (443x443mm) Grout = Antracita
Mystic Beige		333x592mm	10 mm White	Gris (grey)	Mystic Beige (443x443mm) Grout = Gris
Spiga Mystic Beige		333x592mm	10 mm White	Gris (grey)	Mystic Beige (443x443mm) Grout = Gris
Mystic Grey		333x592mm	10 mm White	Cemento (cement grey)	Mystic Grey (443x443mm) Grout = Cemento
Spiga Mystic Grey		333x592mm	10 mm White	Cemento (cement grey)	Mystic Grey (443x443mm) Grout = Cemento
Coral Caliza		333x592mm	10 mm White	Caliza	Coral Caliza (443x443mm) Grout = Gris
Deco Coral Caliza		333x592mm	10 mm White	Caliza	Coral Caliza (443x443mm) Grout = Gris

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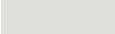
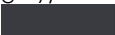
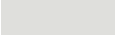
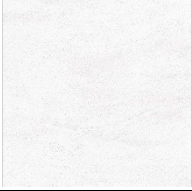
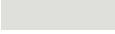
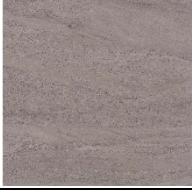
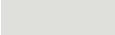
Range/Colour	Tile size	Trim (not in Utility rooms / cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Marmol Carrara Blanco 	333x592mm	10 mm White	Blanco(white)	Carrara Blanco Nature (443x443mm) Grout = Gris 
Lexington Cognac 	45x120mm	10 mm White	Tabaco 	See further options below
Lexington Colonial 	45x120mm	10 mm White	Manhattan (mid grey) 	See further options below

Upgrade range floor tiling (where a complementary choice is not detailed above) PORCELANOSA®

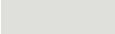
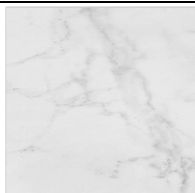
These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

Range/Colour	Tile size	Grout/Sealant	
Indic	443x443mm	Gris (grey) 	
Butan Bone	443x443mm	Gris (grey) 	
Ferroker	443x443mm	Antracita (anthracite grey) 	
Bottega Caliza	443x443mm	Gris (grey) 	
Bottega Acero	446x446mm	Manhattan (mid grey) 	

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Range/Colour	Tile size	Grout/Sealant	
Image White	443x443mm	Gris (grey) 	
Image Silver	443x443mm	Manhattan (mid grey) 	
Image Dark	443x443mm	Antracita (anthracite grey) 	
Madagascar Blanco	443x443mm	Gris (grey) 	
Madagascar Natural	443x443mm	Gris (grey) 	
Mystic Beige	443x443mm	Gris (grey) 	
Mystic Grey	443x443mm	Cemento (cement grey) 	
Coral Caliza	443x443mm	Gris (grey) 	

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Range/Colour	Tile size	Grout/Sealant	
Carrara Blanco Natural	443x443mm	Gris (grey) 	

Sanitary ware and fitments

Sanitary ware colour will be – White.

Ground floor Toilet (where applicable)	Armitage Shanks i.life range white 1 tap hole wall mounted basin with semi pedestal or corner basin. Bristan Prism basin mixer with chrome waste kit. Armitage Shanks i.life range white close-coupled W.C. complete with soft-close seat and cover.
Bathroom	Armitage Shanks i.life range white 1700x700mm 1 tap hole bath Ideal Standard Unilux E3194 white bath panel. Bristan Prism bath filler. Chrome plated luxury bath pop-up waste kit. Bristan Prism thermostatic dual control shower valve and quadrant shower kit (where fitted) Armitage Shanks i.life range white 1 tap hole wall mounted basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Armitage Shanks i.life range white back to wall WC with concealed cistern, dual flushing button, soft-close seat and cover. Lakes Classic or Novellini Aurora 3 – 2 panel 960mm x 1500mm clear glass bath splash screen (where fitted) (Where a separate shower cubicle is also fitted, please see En suite detail)
En suite/s (where applicable)	Armitage Shanks i.life range white 1 tap hole wall mounted basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Armitage Shanks i.life range white back to wall WC with concealed cistern, dual flushing button, soft-close seat and cover. Just Fusion shower tray with wall panel & Ideal Standard Synergy chrome/clear glass enclosure. Bristan Prism thermostatic dual control shower valve and adjustable riser.

En suite shower paneling (where applicable)

The feature wet wall paneling within the shower enclosure will be Gloss White 8100.

*Please consult your Sales Adviser for further information. Not all items/details will be applicable to every situation, please review plot specific drawings when considering these options.
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