

Bespoke Options

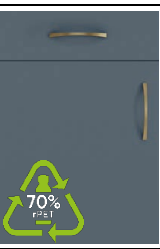
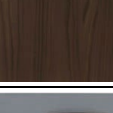
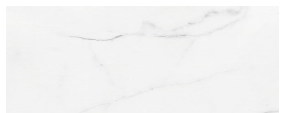
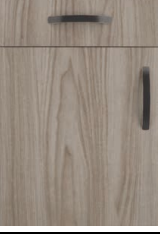
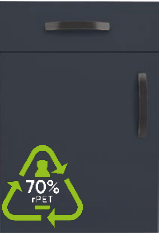


Brechin West, Brechin

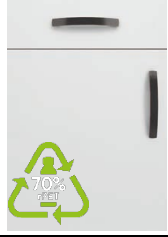
1556 Revision 3
May 16, 2024

**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	Aged Copper 
Turin Dark Walnut (18mm textured ABS edged MFC)   		Grey linen interior All exterior panels, including plinths, in Dark Walnut 	HPK640 HPK792 HPK797 HPK859	Arctic Marble 
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 HPK860	Chalet Oak 
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 HPK860	Liberty Rock 
Urban Grey Walnut (18mm textured ABS edged MFC)   		White interior All exterior panels, including plinths, in Grey Walnut 	HPK630 HPK794 HPK796 HPK860	Woodstone 
Urban Indigo (18mm super matt PET foil ABS edged MFC)   		Grey linen interior All exterior panels, including plinths, in Indigo 	HPK630 HPK794 HPK796 HPK860	

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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 HPK860	Aged Copper 
Urban White (18mm super matt PET foil ABS edged MFC)   		White interior All exterior panels, including plinths, in White 	HPK630 HPK794 HPK796 HPK860	Arctic Marble 
  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.				Chalet Oak 
				Liberty Rock 
				Silver Oak 
				Woodstone 

**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 HPK860	Aged Copper 
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 HPK860	Arctic Marble 
Harvard Pebble (19mm MDF narrow frame smooth PVC one piece shaker)		Riviera interior All exterior panels, including plinths, in Pebble 	HPK644 HPK794 HPK796 HPK860	Chalet Oak 
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	Liberty Rock 
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	Silver Oak 
Langdale Indigo (22mm grained foil wrapped five-piece MDF shaker)		Riviera interior All exterior panels, including plinths, in Indigo 	HPK644 HPK794 HPK859 HPK907	Woodstone 

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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	Aged Copper 
New York Gloss Pearl Grey (22mm gloss painted and lacquered MDF)		Grey linen interior All exterior panels, including plinths, in Gloss Pearl Grey 	Handleless	Arctic Marble 
New York Gloss White (22mm gloss painted and lacquered MDF)		White interior All exterior panels, including plinths, in Gloss White 	Handleless	Chalet Oak  Liberty Rock 
Upgrade Wall Door fronts ACCENT FEATURE (WALL UNITS ONLY)				Silver Oak  Woodstone 
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 	

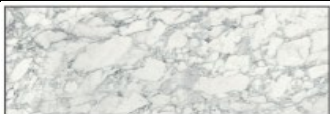
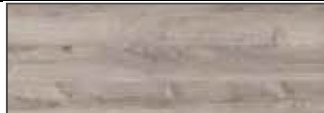
Handle Options

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 	HPK860 Matt Brass Square Handle 	HPK860 Matt Brass Square Handle 	HPK859 Matt Brass Arched Bridge Handle 

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.

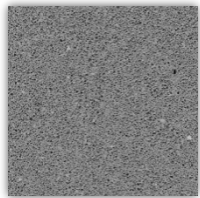
 Marble Bianco	 Brazillia
 Pearl Granite	 Tinovant Oak

**SCOTIA**

Upgrade 20mm Silestone® Work surfaces & Upstands †

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

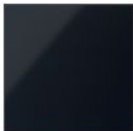
† Different colour choices may vary in price, these items will be priced on request

Blanco Norte (PB1) 	Gris Expo (PB1) 	Marengo (PB1) 	Nero Tabas (PB1) 
Coral Clay (PB2) 	Niebla (PB2) 	Stellar Snow (PB2) 	White Storm (PB2) 

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.

						
Bride	Chalk White	Anthracite	Atlantic Green	Blue	Bottle Green	Bronze
						
Ebony	Pewter	Cashmere	Dark Stone	Gold	Indigo	Light Stone
						
Metallic Charcoal	Platinum	Silver	White Sparkle			

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

1109 Revision 3
June 5, 2024



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.

Wall and floor tiling

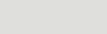
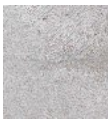
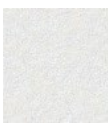
Bathrooms, En suites & WCs

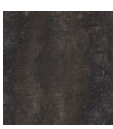
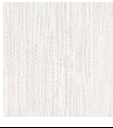
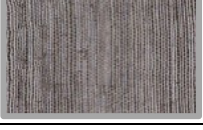
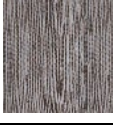
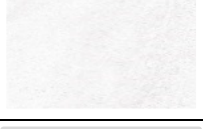
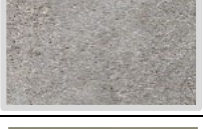
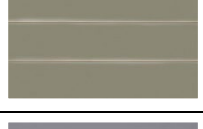
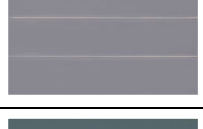
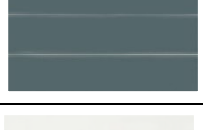
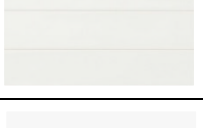
Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.

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.

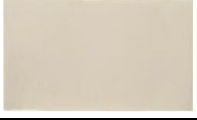
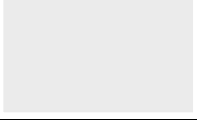
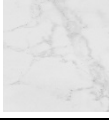
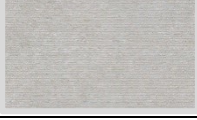
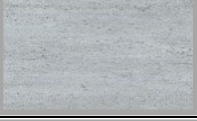
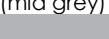
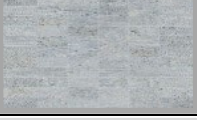
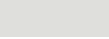
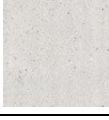
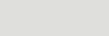
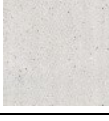
Standard range wall tiling PORCELANOSA®

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Park Lineal Gris 	250x443mm	10.0 mm White	Gris (grey) 	Park Gris (443x443mm) Grout = Manhattan 
Jersey Mix 	250x443mm	10.0 mm White	Gris (grey) 	Bali Nieve (443x443mm) Grout = Gris 

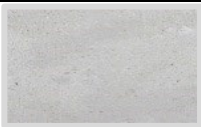
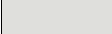
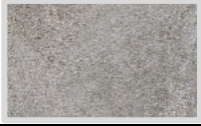
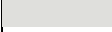
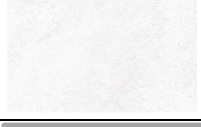
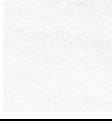
Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Shine Dark 	250x443mm	10.0mm White	Antracita 	Ferroker (443x443mm) Grout = Antracita 
Shine Aluminio 	250x443mm	10.0mm White	Manhattan 	Ferroker Aluminio (443x443mm) Grout = Manhattan 
Japan Blanco 	250x443mm	10.0 mm White	Blanco (white)	Japan Blanco (443x443mm) Grout = Gris 
Japan Marine 	250x443mm	10.0 mm White	Cemento (cement grey) 	Japan Marine (443x443mm) Grout = Cemento 
Madagascar Blanco 	250x443mm	10.0 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Madagascar Natural 	250x443mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Malaga Beige 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Acero 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Ocean 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Blanco 	250x443mm	10,0mm White	Blanco (white)	See further options below
Crystal Blanco (previously Formas Blanco) 	250x443mm	10.0 mm White	Blanco (white)	See further options below

**SCOTIA****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.

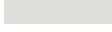
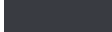
Range/Colour		Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Retro Blanco		100x200mm	10.0 mm White	Blanco(white)	See further options below
Calpe Blanco		75x300mm	10.0 mm White	Blanco(white)	See further options below
Calpe Seagreen		75x300mm	10.0 mm White	Gris (grey) 	See further options below
Calpe Warm Grey		75x300mm	10.0 mm White	Blanco(white)	See further options below
Retro Blanco, Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.					
China Blanco		316x592mm	10.0 mm White	Blanco(white)	See further options below
Marmol Carrara Blanco		316x592mm	10.0mm white	Blanco (white)	Carrara Blanco Brillo Grout = Manhattan 
Rodano Lineal Acero		316x592mm	10.0mm white	Gris (grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Rodano Acero		316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Mosaico Rodano Acero		316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Rodano Caliza		316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) Grout = Gris 
Rodano Lineal Caliza		316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) Grout = Gris 

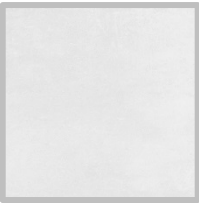
1109 Revision 3
June 5, 2024

Range/Colour		Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)	
Dover Caliza		333x592mm	10.0 mm White	Gris (grey) 	Dover Caliza (443x443mm) Grout = Gris	
Madagascar Natural		333x592mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris	
Madagascar Blanco		333x592mm	10.0 mm White	Blanco(white)	Madagascar Blanco (443x443mm) Grout = Gris	
Dover Antique		316x592mm	10.0 mm White	Cemento (cement grey) 	Dover Caliza (443x443mm) Grout = Gris	

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	
Bali Nieve	443x443mm	Gris (grey) 	
Ferroker	443x443mm	Antracita (anthracite grey) 	
Ferroker Aluminio	443x443mm	Manhattan (mid grey) 	
Carrara Blanco Brillo	446x446mm	Manhattan (mid grey) 	

Nast Blanco	443x443mm	Manhattan (mid grey)	
The following tiles are from premium ranges and will incur additional pricing:			
Oxford Acero	193x1200mm (tiles will be fitted in brick-bond format)	Manhattan (mid grey)	
Antique Silver	596x596mm	Cemento (cement grey)	
Dover Antique	596x596mm	Cemento (cement 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.

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En suite shower paneling (where applicable)

The feature aqua 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.

Although every care and attention has been taken to ensure the accuracy of all information given, the contents do not form part of or constitute a representation or warranty of any contract.

Scotia Homes Limited reserves the right to vary the above specifications (including any quoted sizes and specific products/model nos.) where necessary but to similar or higher standards.