

Bespoke Options











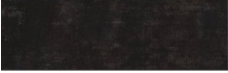





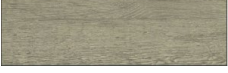



Chapelark, Oldmeldrum







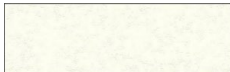




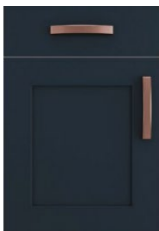


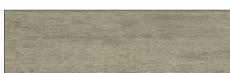





Kitchen (including Utility rooms/cupboard, where applicable)

Standard furniture

Standard door fronts	Complementary carcass inside/outside	Handle No.	40mm laminate work surface & upstands
<p>Woodbury Anthracite (18mm gloss painted MFC door)</p> 	<p>Grey linen interior, with all exterior panels, including plinths, in gloss anthracite</p> 	<p>HPK671 or HPK640 or HPK794</p>	
<p>Urban White (18mm matt lacquered PET foil ABS-edged chipboard door)</p> 	<p>White interior, with all exterior panels, including plinths, in matt white</p> 	<p>HPK671 or HPK794 or HPK796 or HPK630 or HPK860</p>	<p>Alpine White</p> 
<p>Urban Concrete (18mm textured ABS edged MFC door)</p> 	<p>Grey linen interior, with all exterior panels, including plinths, in concrete</p> 	<p>HPK671 or HPK794 or HPK796 or HPK630 or HPK 860</p>	<p>Alaska</p> 
<p>Urban Indigo (18mm matt lacquered PET foil ABS-edged chipboard door)</p> 	<p>Grey linen interior, with all exterior panels, including plinths, in matt indigo</p> 	<p>HPK671 or HPK794 or HPK796 or HPK630 or HPK860</p>	<p>Carbon Steel</p> 
<p>Plaza Cashmere (18mm grained PVC edged MFC door)</p> 	<p>White interior, with all exterior panels, including plinths, in textured cashmere</p> 	<p>HPK671 or HPK643 or HPK796</p>	<p>Dark Ash</p> 
<p>Plaza Cobble Grey (18mm grained PVC edged MFC door)</p> 	<p>Grey linen interior, with all exterior panels, including plinths, in textured cobble grey</p> 	<p>HPK671 or HPK643 or HPK796</p>	<p>Pastel Oak</p> 
			<p>Tectonica</p> 

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 fronts	Complementary carcass inside/outside	Handle No.	40mm laminate work surface & upstands
Harvard Hunter Green (19mm MDF narrow frame smooth PVC shaker door) 	Grey linen interior, with all exterior panels, including plinths, in Hunter Green 	HPK644 or HPK794 or HPK796 or HPK860	
Harvard Charcoal (19mm MDF narrow frame smooth PVC shaker door) 	Grey linen interior, with all exterior panels, including plinths, in Charcoal 	HPK644 or HPK794 or HPK796 or HPK860	Alpine White  Alaska 
Harvard Pebble (19mm MDF narrow frame smooth PVC shaker door) 	Grey linen interior, with all exterior panels, including plinths, in Pebble 	HPK644 or HPK794 or HPK796 or HPK860	Carbon Steel 
Princeton Indigo (19mm matt painted MDF one piece shaker door) 	Grey Linen interior, with all exterior panels, including plinths, in matt Indigo 	HPK795 or HPK445 or HPK792 or HPK858 or HPK859	Dark Ash  Pastel Oak 
New York Gloss Dusk Grey (22mm gloss painted and lacquered MDF door) 	Grey linen interior, with all exterior panels, including plinths, in gloss Dusk Grey 	N/A (handleless doors)	Tectonica 
New York Gloss White (22mm gloss painted and lacquered MDF door) 	White interior, with all exterior panels, including plinths, in gloss White 	N/A (handleless doors)	

Handle Options

Handles can only be selected from those noted against specific door fronts.

HPK671 Matt nickel wide bow handle 	HPK445 Polished chrome D handle 	HPK640 Chrome chunky bridge handle 
HPK643 Brushed nickel bow handle 	HPK796 Brushed bronze arched bridge handle 	HPK794 Antique copper bow handle 
HPK630 Brushed nickel barrel D handle 	HPK860 Matt Brass Square Handle 	HPK644 Matt nickel square D handle 
HPK792 Brushed copper bridge handle 	HPK795 Brushed bronze rectangle handle 	HPK858 Matt Brass Slim Square Handle 
HPK859 Matt Brass Arched Bridge Handle 		

Upgrade Silestone® work surfaces †

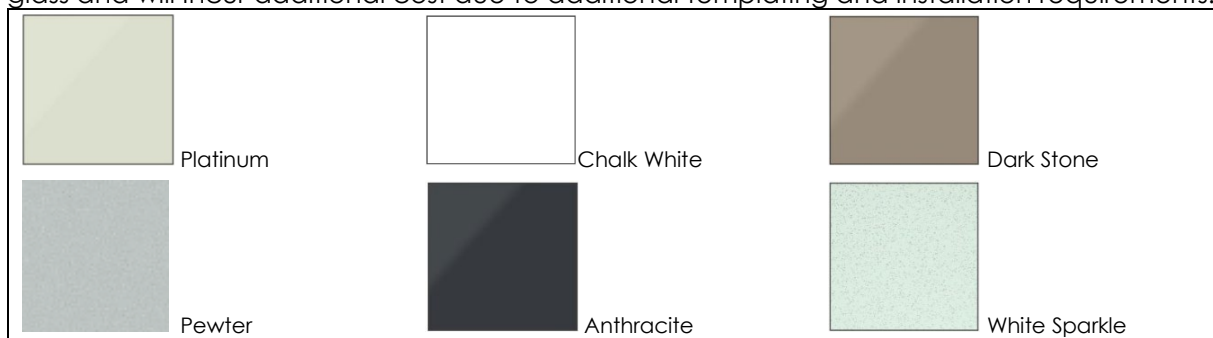
These choices are available at extra charge through your Extras and represent a premium range of composite quartz work surfaces.

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



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.



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

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.

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

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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


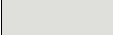

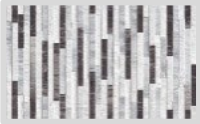

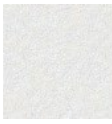


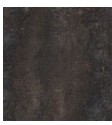


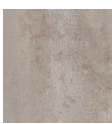
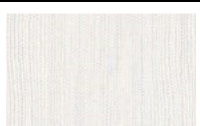



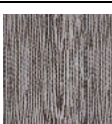
Bathrooms, En suites & WCs








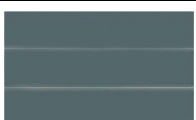
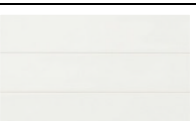
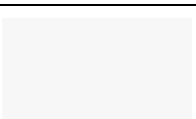
Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.

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 
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 




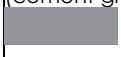
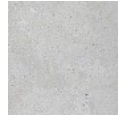
Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Madagascar Blanco 	250x443mm	10.0 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Madagascar Natural 	250x443mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = 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

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.

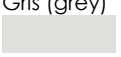

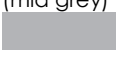

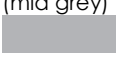
Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Retro Blanco 	100x200mm	10.0 mm White	Blanco(white)	See further options below
Calpe Blanco 	75x300mm	10.0 mm White	Blanco(white)	See further options below

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
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 
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 

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
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:

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Oxford Acero	193x1200mm (files 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)	Ideal Standard Tempo range 1 tap hole wall mounted basin with semi pedestal or corner basin with chrome exposed trap waste Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled W.C. complete with soft-close seat and cover.
Bathroom	Ideal Standard Tempo Cube 1 tap hole bath Ideal Standard Unilux E3194 bath panel. Bristan Prism bath filler. Chrome plated luxury bath pop-up waste kit. Bristan Prism thermostatic dual control shower valve and adjustable riser (where fitted) Ideal Standard Tempo Range 1 tap hole basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled or back to wall WC with concealed cistern, dual flushing plate, soft-close seat and cover. 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 (where applicable)	Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled or back to wall WC with concealed cistern, dual flushing plate, 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 2 (where applicable)	Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled or back to wall WC with concealed cistern, dual flushing plate, 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 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.