A bathroom with a large mirror

Description automatically generated with low confidenceBespoke Options

A bathroom with a tub and toilet

Description automatically generated with medium confidence

A picture containing indoor, ceiling, floor, counter

Description automatically generated

Dalfaber, Aviemore

Plots 1-11, 20 & 31-34, 36-37

# Kitchen (including Utility rooms/cupboards, where applicable)

Standard range furniture. Please see house type drawings for specific layouts/details.

| Door fronts | | Complementary outside carcase | Handle | 38mm laminate work surface & upstands |
| --- | --- | --- | --- | --- |
| The internal carcase can be chosen from the following:    U708  Light Grey  H3131  Natural Davos Oak  U732  Dust Grey  U961 Graphite  W980  White  U702  Cashmere  W1200  Porcelain | | | | |
| Porter Dove Grey Matt **or** Gloss |  | U708 Dove Grey Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths | H698.160.SS Middlenton Bar Handle, Brushed Stainless Steel Effect, (160mm hole centre)    8/1026.B.SS Hurst Bow Handle, Polished Stainless Steel Effect, (160mm hole centre)    H1013.192.CH Seamer Bow Handle, Polished Chrome , (192mm hole centre)    H1167.75.CH Hexham T Handle, Polished Chrome , (Central hole centre)    H1130.160.MB Hove D Handle, Matt Black , (160mm hole centre)    H1086.160.BC Ripon Bow Handle, Burnt Copper , (160mm hole centre) | Formica FP 8378 Planked Concrete  [Planked Concrete](https://www.formica.com/en-gb/products/fpworktop/FP8378)  Formica FP5940 Raw Planked Wood  [Raw Planked Wood](https://www.formica.com/en-gb/products/fpworktop/FP5940)  Formica FP7411 Smokey Planked Walnut  [Smokey Planked Walnut](https://www.formica.com/en-gb/products/fpworktop/FP7411)  Formica FP9306 White Bardiglio Ardesia  [White Bardiglio](https://www.formica.com/en-gb/products/fpworktop/FP9306)  Formica FP3460 Calacatta Marble  [Calacatta Marble](https://www.formica.com/en-gb/products/fpworktop/FP3460)  Egger F242 ST10 Anthracite Jura Slate    Formica FP8369 Charcoal Riverstone  Charcoal Riverstone |
| Porter Graphite Matt |  | U961 Graphite, Matt Pelmets, Cornices, End Panels & Plinths |
| Porter White Matt **or** Gloss |  | W1000 White Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths |
| Porter Porcelain Matt **or** Gloss |  | W1200 Porcelain Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths |
| Porter Dust Grey Matt **or** Gloss |  | U732 Dust Grey Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths |
| Porter Cashmere Matt **or** Gloss |  | U702 Cashmere Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths |
| Porter Hartforth Blue Matt |  | U599 Hartforth Blue Matt Pelmets, Cornices, End Panels & Plinths |
| Porter Regiment (green) Matt **or** Gloss |  | Regiment Matt **or** Gloss Pelmets, Cornices, End Panels & Plinths |
| The kitchen furniture includes appropriate feature Natural or Warm White lighting comprised of LED strip/s and diffuser/s with separate remote control. | | | | |

Upgrade range furniture (items shown here can be requested via the Customer Upgrades document and will be individually priced)

| Door fronts | | | Complementary carcase inside/outside | Handle | | Upgrade 20mm work surface & upstands |
| --- | --- | --- | --- | --- | --- | --- |
| The internal carcase can be chosen from the following:    U702  Cashmere  H3131  Natural Davos Oak  U732  Dust Grey  U961 Graphite  W980  White  U702  Cashmere  W1200  Porcelain | | | | | | |
| Porter Synergy Matt **or** Gloss – **handleless** – available in Dove Grey, Graphite (matt only), White, Porcelain, Dust Grey, Cashmere, Hartforth Blue (matt only) or Regiment as above | | | See detail noted above for same colour choices | Handleless rail selections:  Synergy Bronze Anodised  or  Synergy Graphite Powder Coated  or  Synergy Silver Anodised  or  Synergy Brushed Copper Anodised  or  Synergy Brushed Brass Anodised  or  Synergy Matt Black Powder Coated  or  Synergy Matt White Powder Coated | | Silestone® is a hybrid surface made from premium natural minerals and recycled materials.    Dekton® is a sophisticated mixture of more than 20 minerals extracted from nature.  Sensa is Granite and quartzite with special stain-resistant protection.  Silestone –  Ethereal Dusk    Silestone –  Gris Expo  [Background pattern  Description automatically generated](https://www.cosentino.com/en-gb/colours/silestone/gris-expo/)  Silestone –  Et Statuario    Dekton –  Micron  [Background pattern  Description automatically generated](https://www.cosentino.com/en-gb/colours/dekton/micron/)  Dekton –  Uyuni  [Background pattern  Description automatically generated](https://www.cosentino.com/en-gb/colours/dekton/uyuni/)  Sensa –  Indian Black  [A picture containing ground, outdoor, white  Description automatically generated](https://www.cosentino.com/en-gb/colours/sensa/indian-black/) |
| Belsay Reed Green Shaker Matt (woodgrain effect) | |  | U604 Reed Green Matt Pelmets, Cornices, End Panels & Plinths | Upgrade furniture can also be specified with handles and/or worktops from the standard range  8/952.B.AN Belgrave Cup Handle, Antique Nickel , (64mm hole centre)    H1105.64.BR Claremont Cup Handle, Antique Bronze Effect, (64mm hole centre)    K1106.30.MB  Claremont Knob, Industrial Matt Black , (Central hole centre)    K375.35.CI Bowburn Knob, Antique Cast Iron , (Central hole centre) | |
| Belsay Indigo Shaker Matt (woodgrain effect) | |  | U599 Indigo Matt Pelmets, Cornices, End Panels & Plinths |
| Belsay Porcelain Shaker Matt (woodgrain effect) | |  | W1200 Porcelain Matt Pelmets, Cornices, End Panels & Plinths |
| Belsay Cashmere Shaker Matt (woodgrain effect) | |  | U702 Cashmere Matt Pelmets, Cornices, End Panels & Plinths |
| Hettich internal drawer systems will be used, please choose from the 2 colours below: | | | | | | |
| Silver |  | | | Anthracite |  | |
| Hettich cutlery inserts with dividers will be fitted on a clip-release sliding tray to top drawers, please choose from the 2 colours below: | | | | | | |
| Silver |  | | | Anthracite |  | |

# Glass panel splashback (behind hob)

[All splashbacks are 6mm toughened glass and conform to BS EN 12150 1 [C] 1.](https://www.forsythglazing.co.uk/product/standard-size-splashback/) Additional/non-standard sizes may not be toughened glass and will Incur additional cost due to additional templating and installation requirements.

|  |  |  |
| --- | --- | --- |
| RAL 7038 438618 Agate Grey  See the source image | RAL 7021 438625 Black Grey  A picture containing shape  Description automatically generated | RAL 9010 438619 Pure White  See the source image |
| RAL 9022 438622 Pearl Light Grey | RAL 7026 438626 Granite Grey | RAL 7044 438621 Silk Grey  See the source image |
| RAL 5010 438627/440742 Gentian Blue  See the source image | RAL 6011 438623 Reseda Green |  |

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 finsh.

# Sinks and taps

|  |  |
| --- | --- |
| Kitchen: | [Franke Spark SKX 651 -100](https://www.franke.com/gb/en/home-solutions/products/sinks/product-detail-page.html/101.0489.947.html) stainless steel 1 ½ bowl inset sink with [Franke Hestia](https://www.franke.com/gb/en/home-solutions/products/sinks/product-detail-page.html/115.0567.654.html) U-Spout chrome twin lever tap OR [Blanco Tipo 11 6 S](https://www.blanco.com/int-en/sinks/tipo-f/tipo-ii-6-s-stainless-steel-natural-finish-with-drain-remote-control-with-stainless-steel-colander-pdp-186.112/) stainless steel 1 ½ bowl inset sink with [Blanco Jamia](https://www.blanco.com/gb-en/mixer-taps/jamia-f/jamia-high-pressure--low-pressure-galvanic-pdp-155.102/?articleNr=525335) J-spout chrome twin lever tap |
| Utility Room (where applicable/fitted): | [Franke Antea AZN 611-100](https://www.franke.com/gb/en/home-solutions/products/sinks/product-detail-page.html/101.0489.525.html) stainless steel 1 bowl inset sink with [Franke Davos](https://www.franke.com/gb/en/home-solutions/products/sinks/product-detail-page.html/115.0046.694.html) chrome mixer tap OR [Blanco Tipo 45 S](https://www.blanco.com/int-en/sinks/tipo-f/tipo-45-s-stainless-steel-natural-finish-w-o-drain-remote-control-pdp-60.472/) or [Blanco Tipo XL 6 S](https://www.blanco.com/int-en/sinks/tipo-f/tipo-xl-6-s-stainless-steel-natural-finish-with-drain-remote-control-pdp-59.004/) stainless steel 1 bowl inset sink with [Blanco Lamio](https://www.blanco.com/gb-en/mixer-taps/lamia-f/lamia-high-pressure--low-pressure-galvanic-pdp-155.103/?articleNr=525333) chrome mixer tap |

# Appliances

Fitted as standard are an integrated stainless steel electric oven and separate combination microwave oven, electric induction hob, recirculating extractor hood (function built-in to the hob in some cases), integrated dishwasher and an integrated larder refrigerator, or in some cases, separate integrated larder fridge and freezer. Please see kitchen layouts for house type specific details.

|  |  |
| --- | --- |
| - | [Neff N50 B3ACE4HN0B](https://www.neff-home.com/uk/productlist/ovens-compact-ovens/ovens/single-ovens/B3ACE4HN0B#/Tabs=section-technical-overview/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) single oven with slide and hide door and integrated cleaning system |
| - | [Neff N50 C1AMG84N0B](https://www.neff-home.com/uk/productlist/ovens-compact-ovens/ovens/single-microwave-oven/C1AMG84N0B#/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) compact oven with microwave and grill functions |
| - | [Neff N70 T56FD50X0](https://www.neff-home.com/uk/productlist/hobs/induction-hobs/T56FD50X0#/Tabs=section-technical-overview/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) 60cm 4 zone induction hob  **or** [Neff N70 T58FD20X0](https://www.neff-home.com/uk/productlist/hobs/induction-hobs/T58FD20X0#/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) 80cm 5 zone induction hob  **or** [Neff N 50 T48CB1AX2](https://www.neff-home.com/uk/productlist/hobs/induction-hobs/T48CB1AX2#/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) 80cm induction hob with integrated ventilation system (no hood required) |
| - | [Neff N50 D57MH56N0B](https://www.neff-home.com/uk/productlist/extractor-hoods/integrated-furniture-installation/canopy-hoods/D57MH56N0B#/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) 70cm stainless steel canopy hood  **or** [Neff N50 D55MH56N0B](https://www.neff-home.com/uk/productlist/extractor-hoods/integrated-furniture-installation/canopy-hoods/D55MH56N0B#/Togglebox=accessories/Togglebox=manuals/Togglebox=accessoriesOthers/) 52cm stainless steel canopy hood |
| - | [Hotpoint HTC18 T311UK](https://www.hotpoint.co.uk/hotpoint-htc18-t311-uk-integrated-fridge-freezer-f163077/p) 70/30 split integrated fridge/freezer  **or** [Hotpoint HSZ 18011 UK](https://www.hotpoint.co.uk/hotpoint-hsz-18011-uk-integrated-fridge-f160735/p) integrated larder refrigerator **and** [Hotpoint HF 1801 E F1](https://www.hotpoint.co.uk/hotpoint-hf-1801-e-f1-uk-integrated-freezer-f161372/p) integrated larder freezer |
|  | [Hotpoint HIC 3C33 CWE UK](https://www.hotpoint.co.uk/hotpoint-hic-3c33-cwe-uk-integrated-dishwasher-f160135/p) integrated dishwasher |

# Wall and floor tiling [PORCELANOSA](https://unionsquare.scotia-homes.co.uk/DMS/view_document.aspx?ID=465878&Latest=true)

# A choice of seven pre-selected coordinating selections will be available (these are fixed and cannot be inter-selected). Where required, the trim will be 12.5mm chrome finish.

| Selection | Wall tiling  (generally to half-height) | Feature wall tiling  (see room layouts) | Floor tiling | Grout |
| --- | --- | --- | --- | --- |
| A | Image Silver 33.3x59.2cm  [MIRAGE SILVER 33,3X59,2(A)](https://www.porcelanosa.com/uk/mirage-silver-33-3x59-2) | N/A | Image Silver  44.3x44.3cm  [MIRAGE SILVER 44,3X44,3(A)](https://www.porcelanosa.com/uk/mirage-silver-44-3x44-3) | Manhattan |
| B | Nantes Acero 33.3x59.2cm  [Nantes Acero 33.3X59.2](https://www.porcelanosa.com/uk/nantes-acero-33-3x59-2) | Mosaico Nantes Acero 33.3x59.2cm  [Mosaico Nantes Acero 33.3X59.2](https://www.porcelanosa.com/uk/mosaico-nantes-acero-33-3x59-2) | Nantes Acero  44.3x44.3cm  [Nantes Acero 44.3X44.3](https://www.porcelanosa.com/uk/nantes-acero-44-3x44-3) | Gris |
| C | Rodano Acero 33.3x59.2cm  [Rodano Acero 33.3X59.2](https://www.porcelanosa.com/uk/rodano-acero-33-3x59-2) | N/A | Rodano Acero  44.3x44.3cm  [Rodano Acero 44.3X44.3-Floor tile-Concrete Effect-100295409-T](https://www.porcelanosa.com/uk/rodano-acero-44-3x44-3) | Manhattan |
| D | Bottega White 33.3x59.2cm  [Bottega White 33.3X59.2](https://www.porcelanosa.com/uk/bottega-white-33-3x59-2) | Spiga Bottega White  33.3x59.2cm  [Spiga Bottega White 33.3X59.2](https://www.porcelanosa.com/uk/spiga-bottega-white-33-3x59-2) | Bottega White  44.3x44.3cm  [BOTTEGA WHITE 44,3X44,3](https://www.porcelanosa.com/uk/bottega-white-44-3x44-3) | Blanco (Wall Tiling)  Gris (Floor Tiling) |
| E | Dover Caliza  33.3x59.2cm  [Dover Caliza 33.3X59.2](https://www.porcelanosa.com/uk/dover-caliza-33-3x59-2) | Dover Modern Line Caliza 33.3x59.2cm  [Dover Modern Line Caliza 31.6X59.2-Wall tile-Concrete Effect-100157374-T](https://www.porcelanosa.com/uk/dover-modern-line-caliza-31-6x59-2) | Dover Caliza  44.3x44.3cm  [Dover Caliza 44.3X44.3-Floor tile-Concrete Effect-100296224-T](https://www.porcelanosa.com/uk/dover-caliza-44-3x44-3) | Gris |
| F | Madagascar Natural  33.3x59.2cm  [MADAGASCAR NATURAL 33,3X59,2(A)](https://www.porcelanosa.com/uk/madagascar-natural-33-3x59-2) | Ona Natural  33.9x59.2cm  [ONA NATURAL 33,3X59,2(A)](https://www.porcelanosa.com/uk/ona-natural-33-3x59-2) | Madagascar Natural  44.3x44.3cm  [MADAGASCAR NATURAL (7P/C) 44,3X44,3(A)](https://www.porcelanosa.com/uk/madagascar-natural-44-3x44-3) | Manhattan |
| G | Nantes Caliza  33.3x59.2cm  [Nantes Caliza 33.3X59.2](https://www.porcelanosa.com/uk/nantes-caliza-33-3x59-2) | Mosaico Nantes Caliza 33.3x59.2cm  [Mosaico Nantes Caliza 33.3X59.2](https://www.porcelanosa.com/uk/mosaico-nantes-caliza-33-3x59-2) | Nantes Caliza  44.3x44.3cm  [Nantes Caliza 44.3X44.3](https://www.porcelanosa.com/uk/nantes-caliza-44-3x44-3) | Nacare |

Your choice of tiling for each “wet” room should therefore be made from A-G as above, noting that some rooms may not have a feature wall (see room layouts).

# Sanitary ware and fitments [PORCELANOSA](https://unionsquare.scotia-homes.co.uk/DMS/view_document.aspx?ID=465878&Latest=true)

Sanitary ware colour (unless specified otherwise below) will be – White. Please see house type drawings for specific layouts/details.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Ground floor Cloakroom/Shower room (where applicable) | Urban C 45cm wall hung basin with chrome Complements bottle trap. | | | |
| Curve basin mixer with slotted clicker waste. | | | |
| Urban C close-coupled WC with soft close seat. | | | |
| Work 120x75cm low profile shower tray (where applicable). | | | |
| Inter 1 90cm fixed shower screen (where applicable). | | | |
| City N shower pack which includes hand shower bar with bracket, 1-function hand shower, flexi shower hose and Marne exposed thermostatic shower valve. | | | |
| Bathroom | Alma 170 x 70cm tiled in bathtub with Exafill system | | | |
| Inter 2b 80cm bath/shower pivot screen (where applicable) | | | |
| Hotels 2 hole deck mounted bath filler **or** Curve single lever bath filler, concealed thermostatic valve. | | | |
| City N shower pack which includes hand shower bar with bracket, 1-function hand shower, flexi shower hose and Marne exposed thermostatic shower valve (where applicable). | | | |
| Work 90x90cm **or** 170x80cm or 120x75cm low-profile shower tray with Inter 8 90cm bi-fold **or** Inter 9 120cm sliding **or** Inter 1 80cm fixed shower screen (where applicable) | | | |
| City N shower pack which includes hand shower bar with bracket, 1-function hand shower, flexi shower hose and Marne exposed thermostatic shower valve. | | | |
| Urban C back-to-wall WC with soft close seat, Rondo flush button and Smart Line concealed cistern with frame. | | | |
| Marne 62x57x48cm wall-hung vanity unit, ***finish choices shown below***, with Marne basin. | | | |
| Curve basin mixer with slotted clicker waste. | | | |
| En suite/s | Work 90x90cm **or** 100x75cm **or** 120x75cm **or** 140x70cm **or** 170x80cm low profile shower tray. | | | |
| Inter 9 100cm **or** 120cm sliding shower screen/door **or** Inter 1 80cm **or** 90cm fixed shower screen **or** Inter 8 90cm bi-fold shower screen. | | | |
| Neptune Slim 20cm round shower head with wall-mounted arm, Minimal hand shower with hose and bracket and Marne 2 way concealed thermostatic valve. | | | |
| Alma 170 x 70cm tiled in bathtub with Exafill system. (where applicable) | | | |
| Curve single lever bath filler, concealed thermostatic valve. (where applicable) | | | |
| Urban C back-to-wall WC with soft close seat, Rondo flush button and Smart Line **or** Smart Line low-level concealed cistern with frame. | | | |
| Marne 62x57x48cm wall-hung vanity unit, ***finish choices shown below***, with Marne basin. | | | |
| Curve basin mixer with slotted clicker waste. | | | |
| The [Marne](https://www.porcelanosa-usa.com/products/bath/bathroom-vanities.html/marne) vanity unit is available in any of the 4 below colours, please specify otherwise this choice will default to Anthracite. | | | | |
| Anthracite | | White | Wenge Oak | Ash Cherry |

The heated towel rail will be a Towelrads Pisa Plus pearl shine silver finish model in lieu of a radiator. This rail can either be heated from the central heating system or switched to electric operation when the house does not require central heating.

Please consult the 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.