

Graysmill Dell

Set amidst mature trees close to the picturesque banks of the Water of Leith, in one of the most sought after residential areas of the capital, Graysmill Dell is a secluded and peaceful retreat and a very special place to put down roots. These luxurious homes offer easy access to Edinburgh's rich cultural and social amenities.

Location

One of the most desirable neighbourhoods in Edinburgh.

Craiglockhart is a delightful haven of greenery and calm...

Leisure

Graysmill Dell is ideally placed to take advantage of Edinburgh's superb waterside walks and cycle paths. The picturesque Craiglockhart Dell, Craiglockhart Hill and Colinton Dell are just short walks away. The Water of Leith, adjacent to the development, has pathways stretching to Leith in one direction and out to Balerno and the Pentland Hills in the other. And at the nearby visitor centre, which offers an informative introduction to the flora and fauna along the river, you can access the Union Canal towpath which runs from the city centre all the way out to Falkirk. For more organised sporting activities the Craiglockhart Sports Centre, with its Pulse Centre gym and diverse sports amenities, is noted for the excellence of its tennis facilities and regularly hosts major events. Central Edinburgh has an internationally acclaimed choice of live entertainment, cinemas, museums, galleries and some of the Capital's best shops.

Shopping

There is a selection of food and drink outlets, including convenience stores and post offices within walking distance of Graysmill Dell on Colinton Road. A more comprehensive choice can be found in Straiton Retail Park to the east and the Gyle Shopping Centre to the west, as well as the city centre.

Transport

With easy routes into the centre and fast access to the City Bypass and Edinburgh Airport, Graysmill Dell is a surprisingly convenient base. There is a local rail station at Slateford, around a mile away, and good bus services from both Slateford Road and Colinton Road.

The services and facilities below indicate the proximity of amenities to the development at the time of writing. Their listing here is in no way a recommendation, or guarantee of availability, and they may change at any time.

Private Schools

George Watson's College
67-71 Colinton Road
t: 0131 446 6000

George Heriots
Lauriston Place
t: 0131 229 7263

4 Merchiston Castle Independent School
294 Colinton Road
t: 0131 312 2200

Doctors

Colinton Surgery
296B Colinton Road
t: 0131 441 4555

Craiglockhart Surgery
161 Colinton Road
t: 0131 455 8494

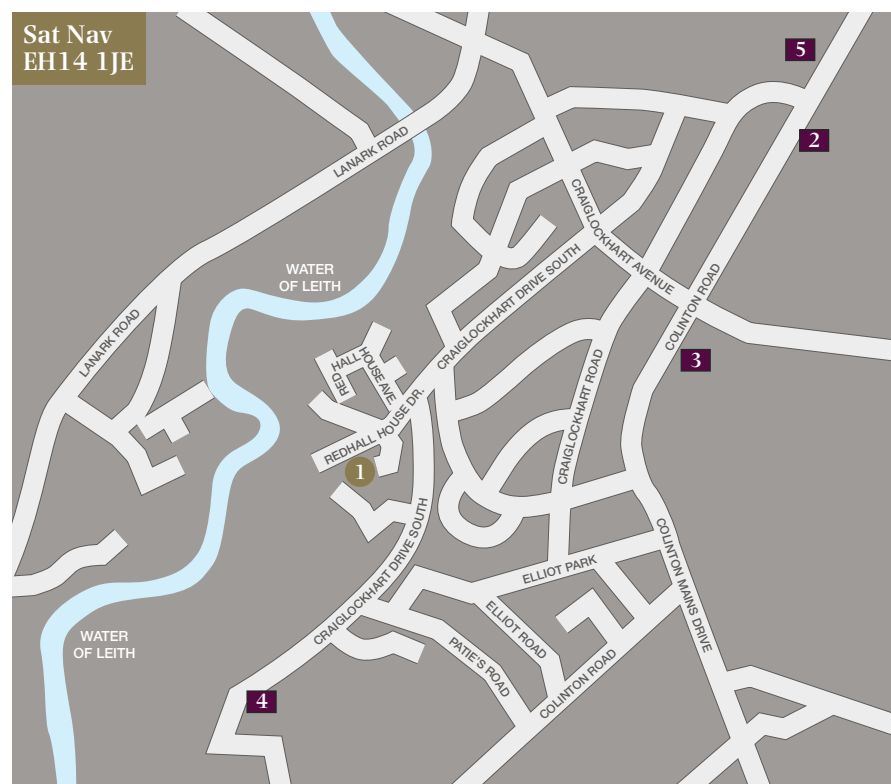
Dentists

Colinton Dental Practice
21 Bridge Road
t: 0131 441 2999

Polwarth Dental Group
132 Colinton Road
t: 0131 443 4050

Chemists

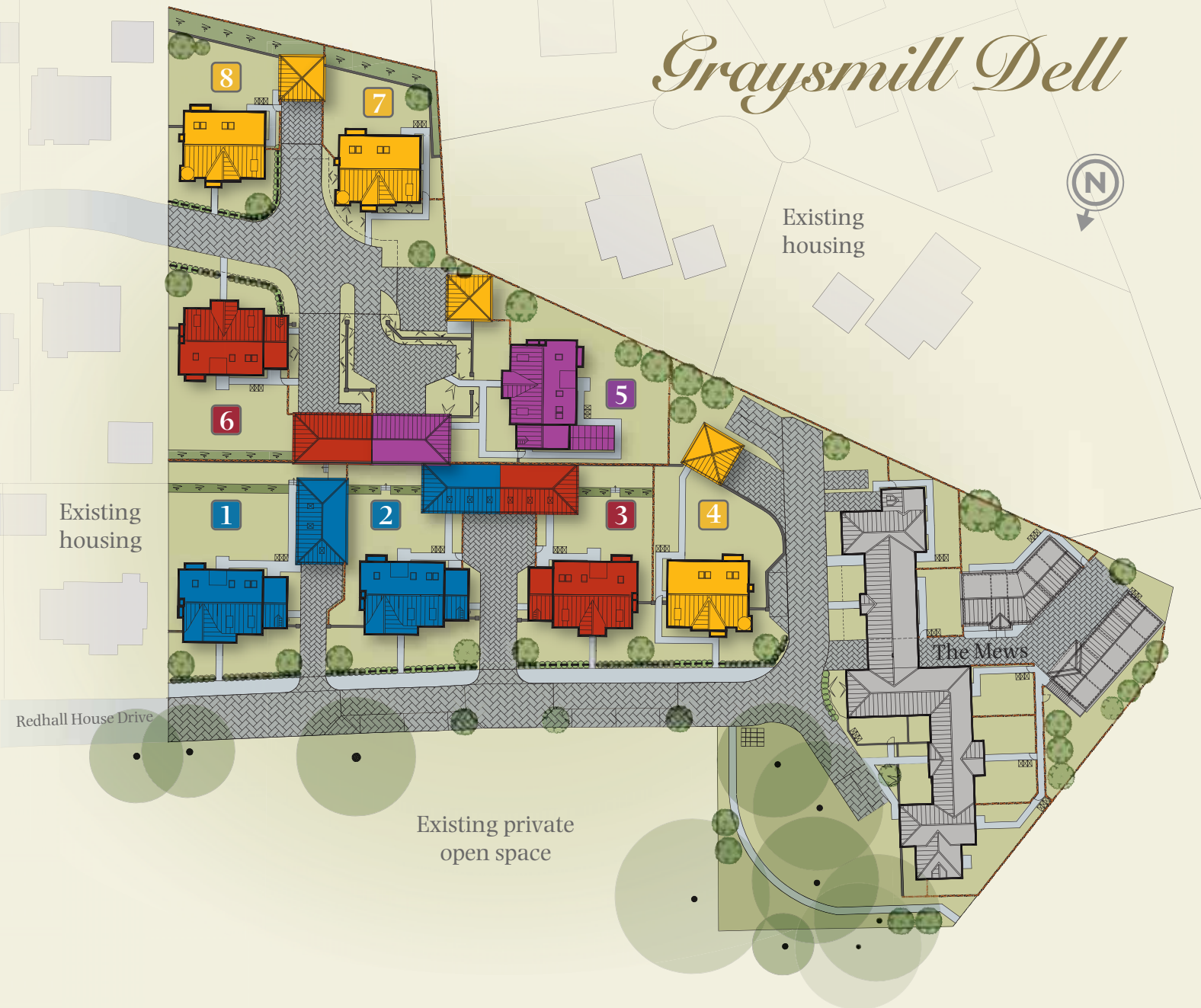
Hutchings Pharmacy
2 Craiglockhart Road North
t: 0131 455 7168



Key to map

- 1** Graysmill Dell ...
- 2** Craiglockhart Sports Centre
- 3** Napier University
- 4** Merchiston Castle Independent School
- 5** Boroughmuir Rugby Club

Graysmill Dell



1 The Lorimar

6 bedroom villa
detached double garage
297 sqm house only
347 sqm including guest suite

2 The Lorimar

6 bedroom villa
detached double garage
297 sqm house only
347 sqm including guest suite

3 The Playfair

5 bedroom villa
detached double garage
302 sqm house only
351 sqm including guest suite

4 The Adam

5 bedroom villa
detached double garage
249 sqm house only

5 The Mackintosh

5 bedroom villa
conservatory
detached double garage
318 sqm house & conservatory
344 sqm including office

6 The Playfair

5 bedroom villa
detached double garage
302 sqm house only
328 sqm including office

7 The Adam

5 bedroom villa
detached double garage
249 sqm house only

8 The Adam

5 bedroom villa
detached double garage
249 sqm house only

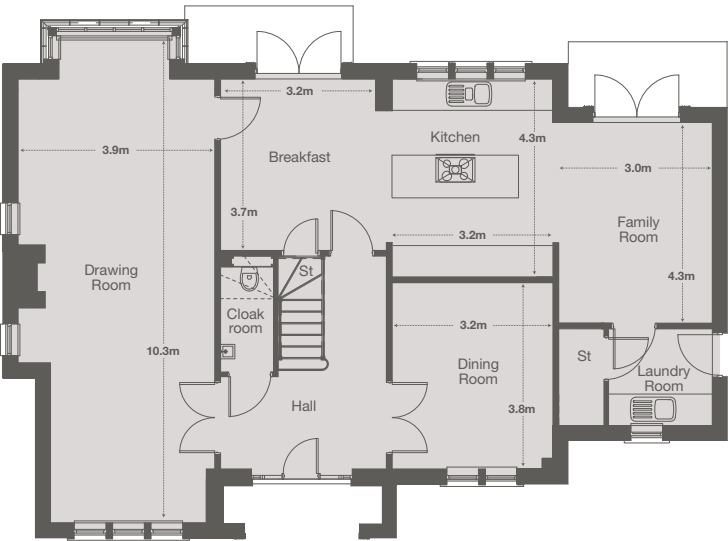
The Mews

Launching soon

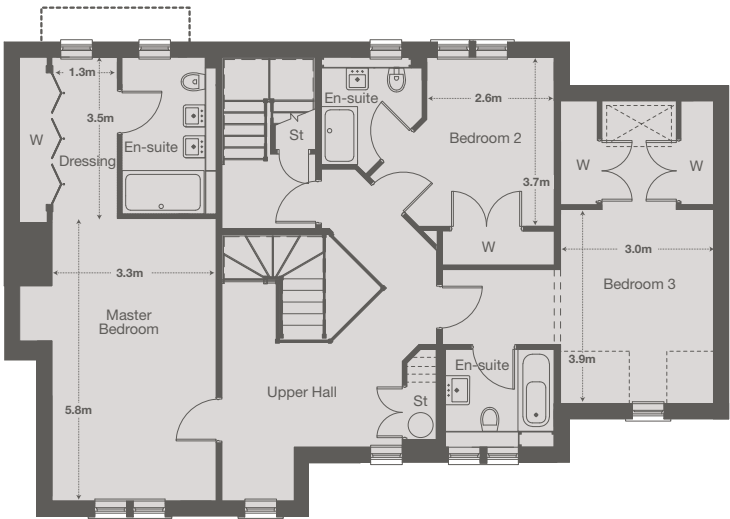
Villa 1 The Lorimar



Ground Floor



First Floor



6 Bedroom Villa

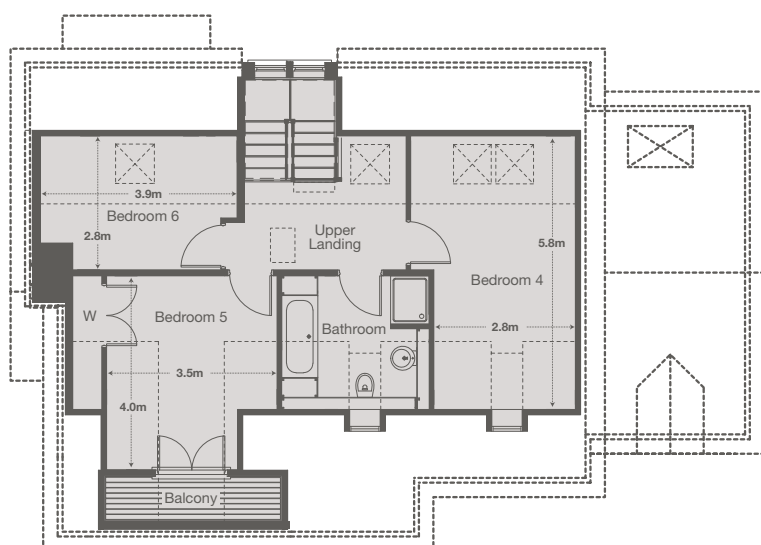
The fascinating exterior of this delightful, impressive dwelling is a triumph of harmonious architecture, with its balcony tucked under the long sweeping roof, and its inviting entrance arch giving a taste of the quality within.

Inside the accommodation more than lives up to the promise as you explore the dramatically long, light drawing room with feature fireplace, the wonderful angled gallery landing and the magnificent kitchen/breakfast area that leads straight out onto the garden. The separate guest suite provides flexible accommodation for guests or teenagers to relax in their own space.

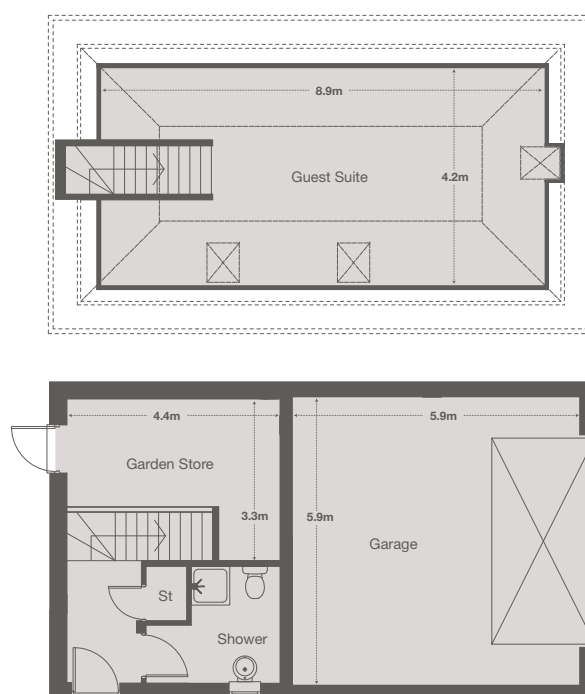
Key Features

- Six double bedrooms
- Three en-suite shower rooms, one with bath
- Additional bathroom located on the top floor
- Box bay window to drawing room
- Family room with French doors leading into the garden
- Detached double garage with upper floor, home to a guest suite, with shower room and garden store to the lower level

Top Floor



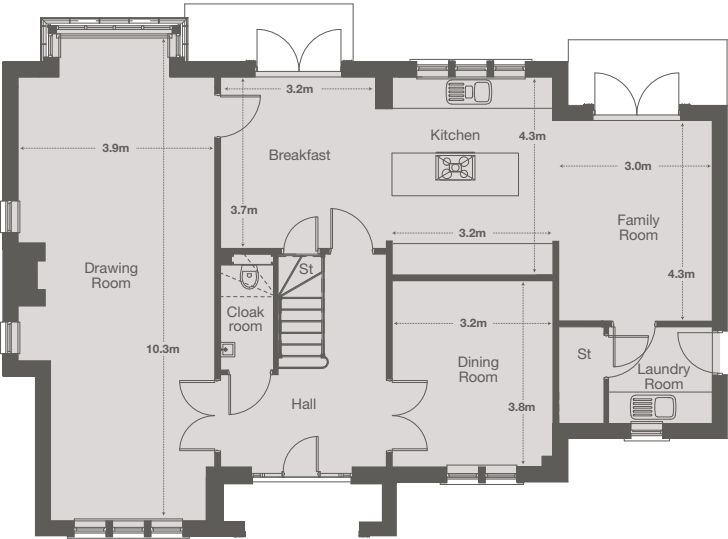
Garage



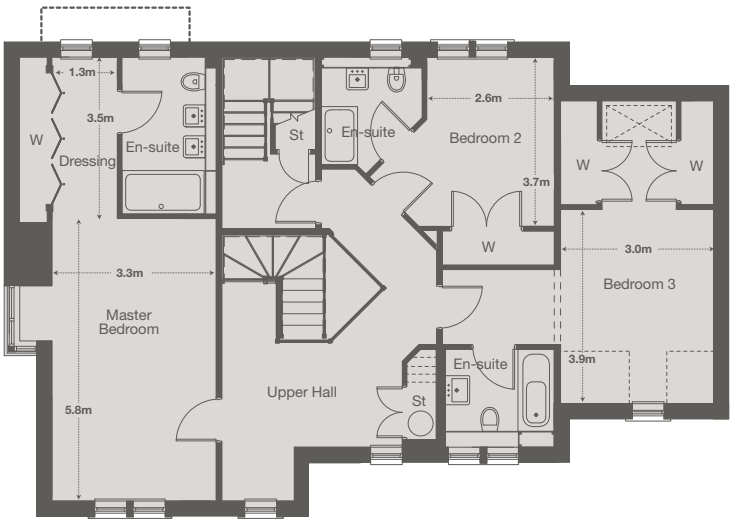
Villa 2 The Lorimar



Ground Floor



First Floor



6 Bedroom Villa

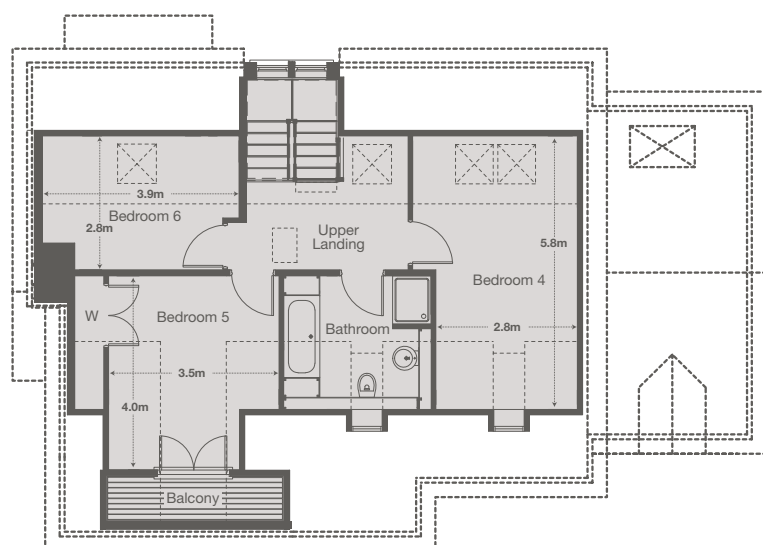
The imposing exterior of this magnificent home will take your breath away, from the impressive sweep of its roof to the curve of the inviting entrance arch.

Inside, it is more than equal to its external architectural triumph. A home for the discerning, the scale of every room is grand, including the dramatically long, light drawing room and the magnificent kitchen/breakfast area leading directly to the private garden. Separate accommodation above the garage offers space for guests to relax or possibly a separate entertaining area away from the main house.

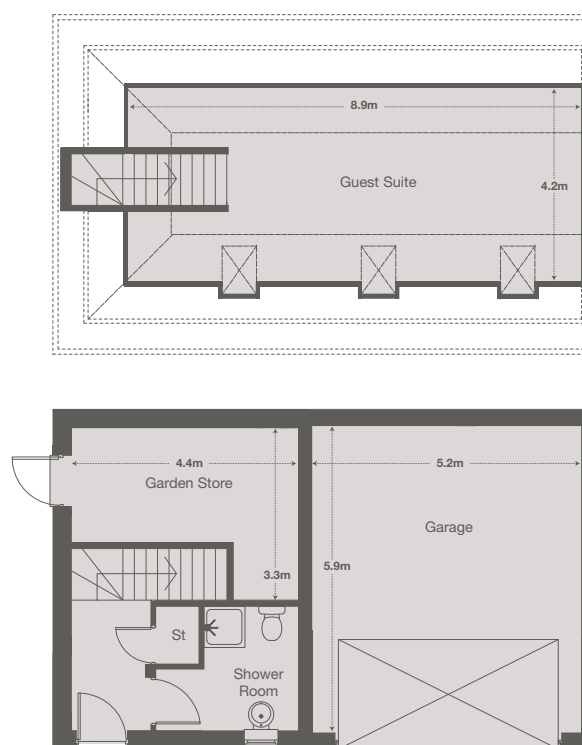
Key Features

- Six double bedrooms
- Three en-suite shower rooms, one with bath
- Additional bathroom located on the top floor
- Box bay window to drawing room
- Family room with French doors leading into the garden
- Detached double garage with upper floor, home to a guest suite, with shower room and garden store to the lower level

Top Floor



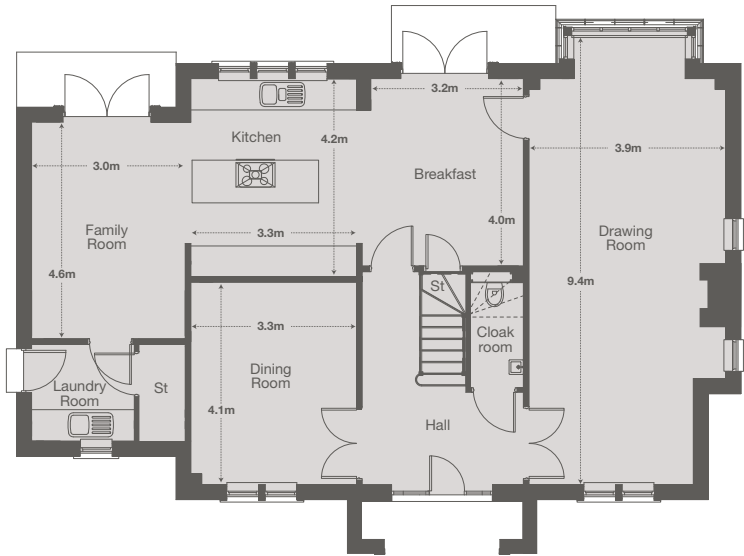
Garage



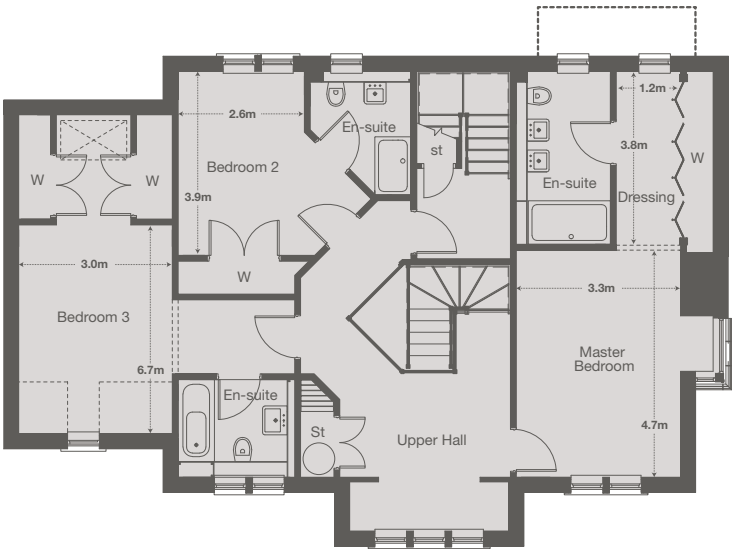
Villa 3 The Playfair



Ground Floor



First Floor



5 Bedroom Villa

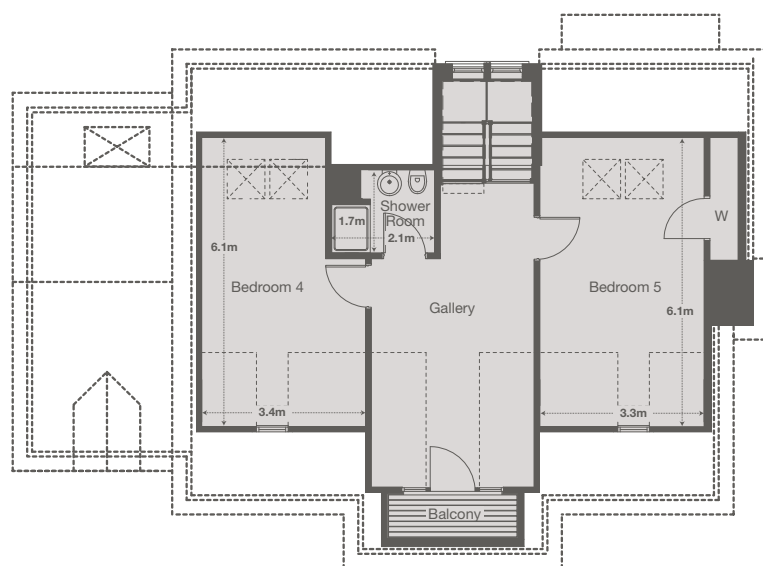
The exceptional quality of the Playfair is clear as soon as you pass through the welcoming entrance into the hallway, with its elegant double doors on either side and its stylish staircase.

A superb kitchen with its adjoining family room and breakfast area, both with French doors to the garden, forms a natural focal point for busy family life. And on the top floor a bright spacious gallery, a perfect private space for reading or homework. The flexibility of an additional guest suite and shower to the garage provides accommodation to suit everyone's requirements.

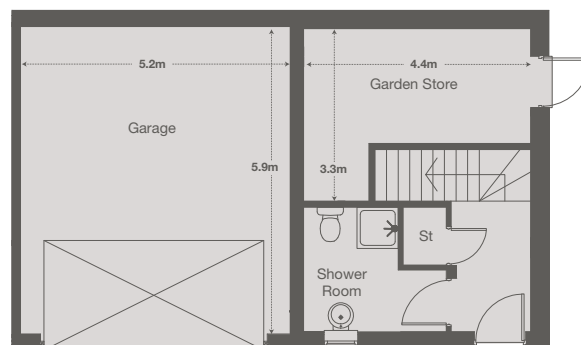
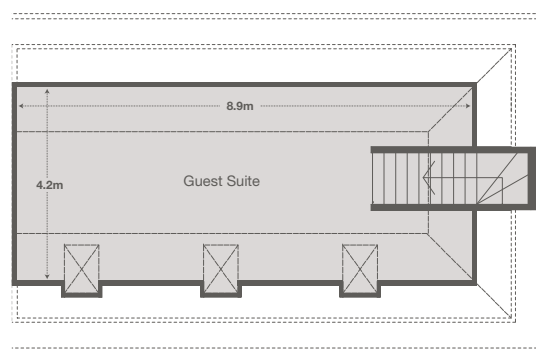
Key Features

- Five double bedrooms
- Three en-suite shower rooms one with bath
- Additional shower room located on the top floor
- Box bay window to drawing room
- French doors from family and breakfast room leading into the garden
- Gallery located on the top floor
- Detached double garage with upper floor, home to a guest suite, with shower room and garden store to the lower level

Top Floor



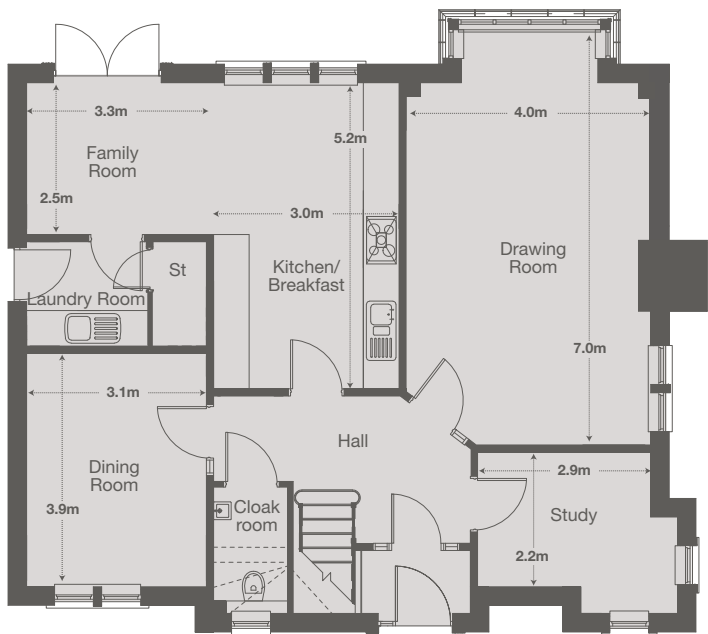
Garage



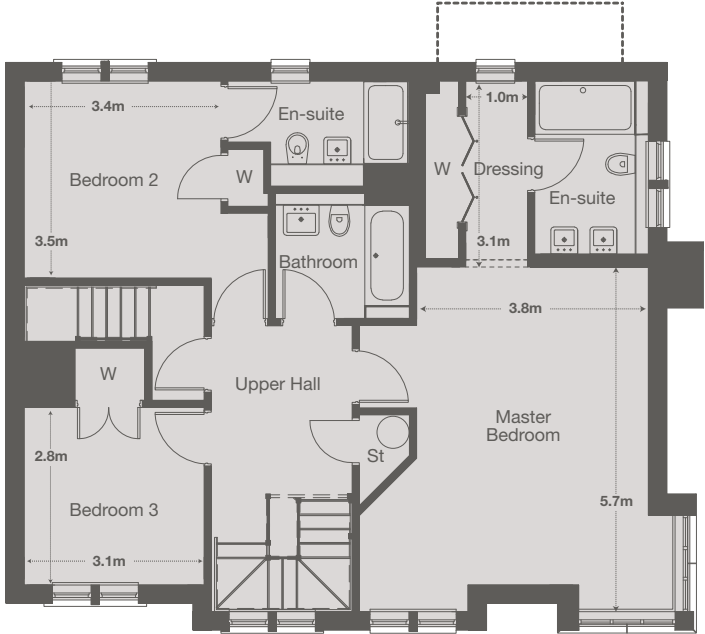
Villa 4 The Adam



Ground Floor



First Floor



5 Bedroom Villa

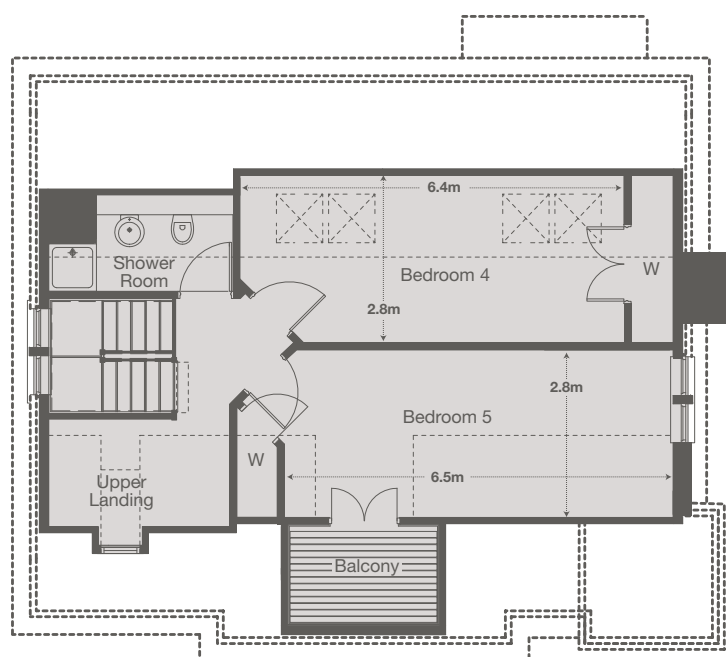
This magnificent, exciting home has an instant charm and appeal that grows stronger as you explore the three floors of this impressive accommodation.

The stunning master bedroom suite, with its luxurious en-suite bathroom and dressing area is distinguished by a superb corner bay window. The upper floor, reached by an intriguing concealed staircase leads to two magnificent double bedrooms, one flooded with light from four Velux windows and the other with charming french doors to the balcony.

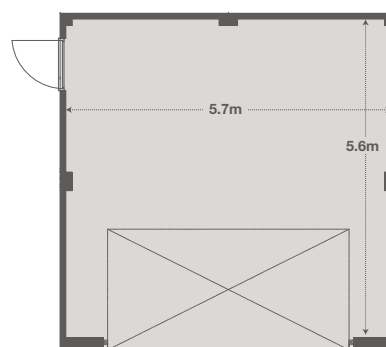
Key Features

- Five double bedrooms
- Corner bay window to master bedroom
- Two en-suite shower rooms
- Additional shower room located on the top floor
- Box bay window to drawing room
- Private study
- Detached double garage

Top Floor



Garage



Graysmill Dell



Graysmill Dell is a secluded,



peaceful retreat

...and a very special place to put down roots

Villa 5 The Mackintosh



Ground Floor



First Floor



5 Bedroom Villa

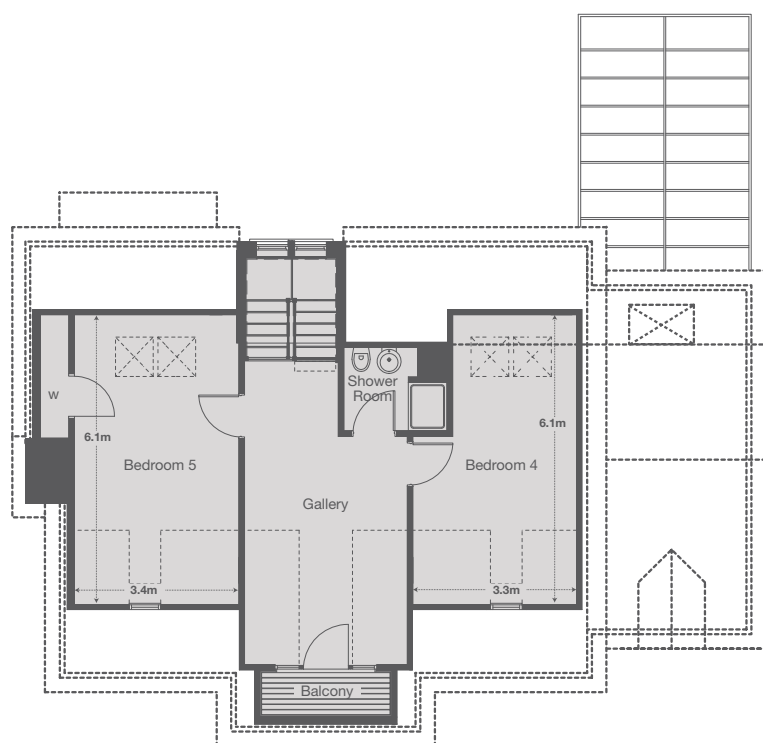
The Mackintosh is a home of exceptional quality, thoughtfully designed to give space and light on every level but with stylish touches at every turn. Its west-facing conservatory makes the most of the garden views all year round.

This is a home for family living. The spacious kitchen sits between the breakfasting area, with French doors directly on to the private garden, and family room, which opens in to the conservatory. But for those quieter moments, on the top floor, a bright gallery opens onto a balcony, allowing space to escape and relax.

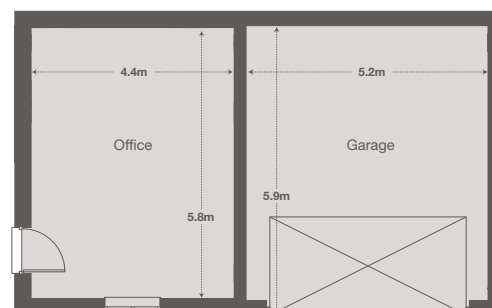
Key Features

- Conservatory
- Five double bedrooms
- Three en-suite shower rooms, one with bath
- Additional shower room located on the top floor
- Large open-plan family kitchen
- Feature Gallery
- Detached double garage and office

Top Floor



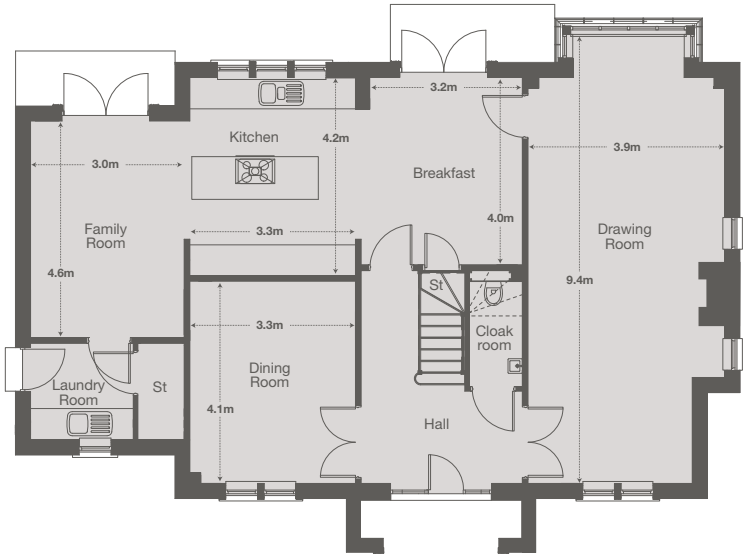
Garage



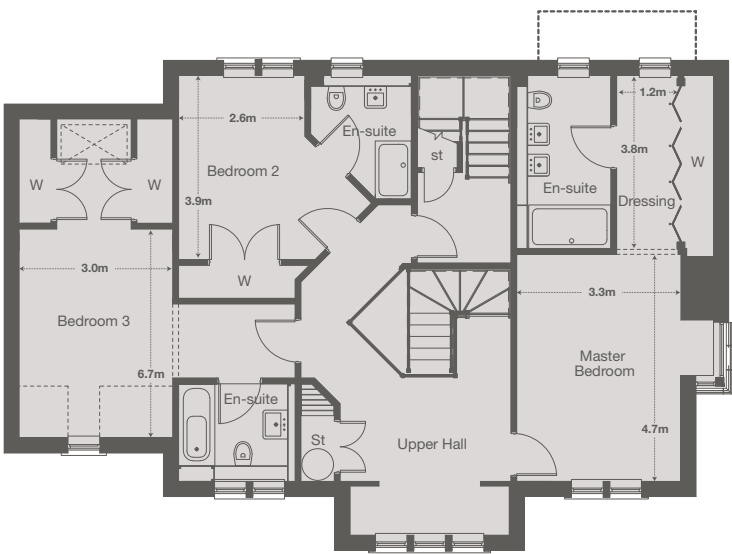
Villa 6 The Playfair



Ground Floor



First Floor



5 Bedroom Villa

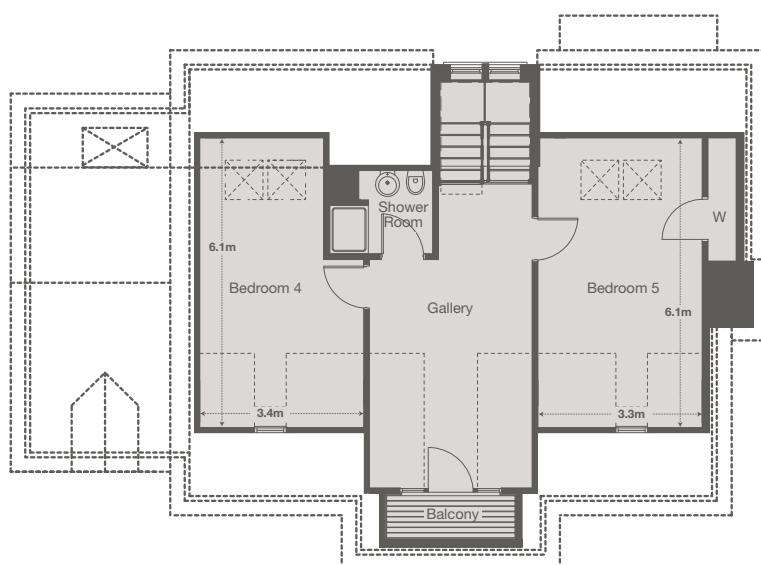
A quietly elegant property, the Playfair is a home with space to breath. Its stylish staircase and airy hallways create the calm heart of a home that combines luxury with practicality.

The formal drawing room is magnificent, as is the superb kitchen/breakfast area, with French doors to the private garden. But it's the thoughtful little touches that make the Playfair stand out, from the good-sized laundry room, the spacious en-suites to the inclusion of an office adjoining the detached garage.

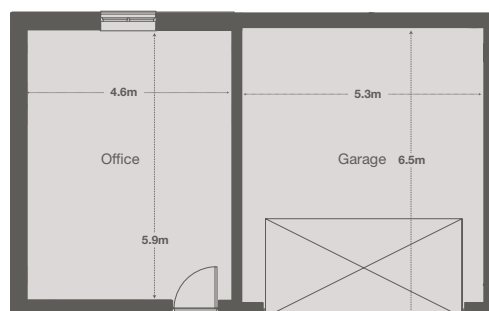
Key Features

- Five double bedrooms
- Three en-suite shower rooms one with bath
- Additional shower room located on the top floor
- Box bay window to drawing room
- French doors from family and breakfast room leading into the garden
- Gallery located on the top floor
- Detached double garage and office

Top Floor



Garage



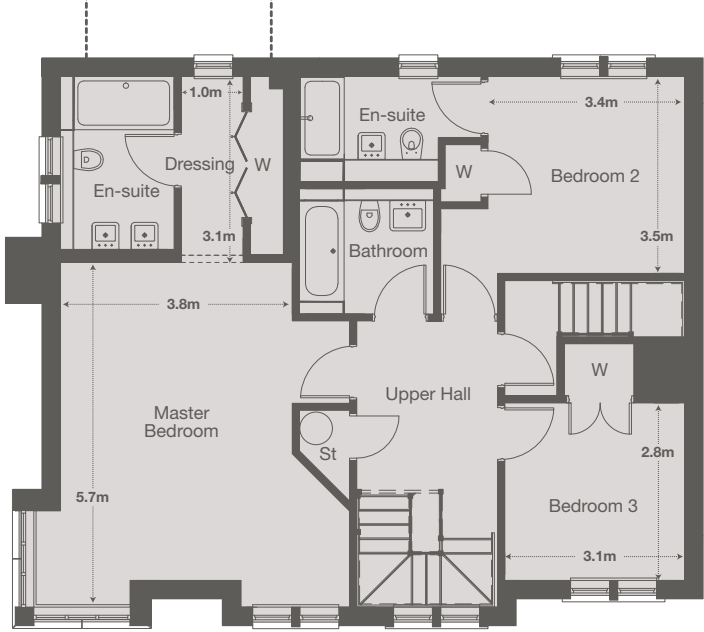
Villa 7 The Adam



Ground Floor



First Floor



5 Bedroom Villa

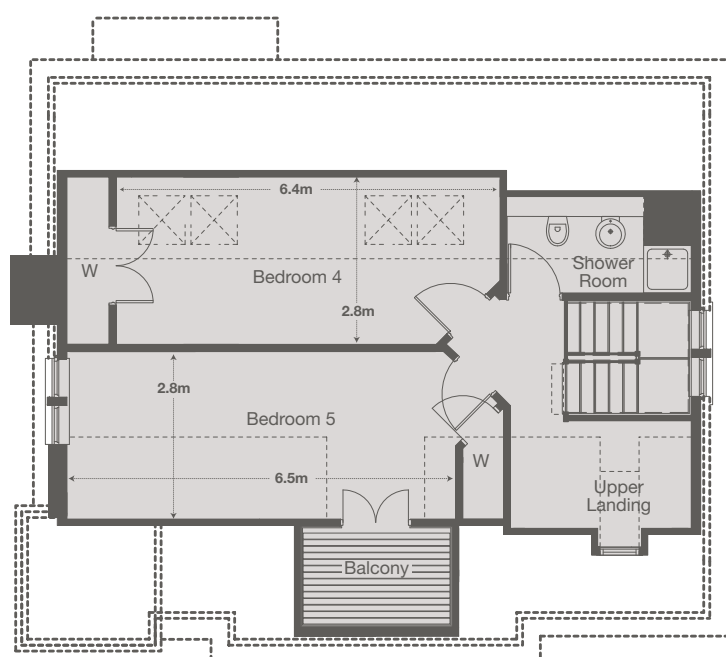
This is a charming home that will capture your heart from the minute you walk through the door.

From an intriguing concealed staircase, that leads to the upper floor, to the corner bay window in the stunning master bedroom, with its luxurious en-suite and dressing area, the Adam is a striking and exciting home. And that goes all the way to the top floor, where one of the bedrooms has French doors to a pretty balcony.

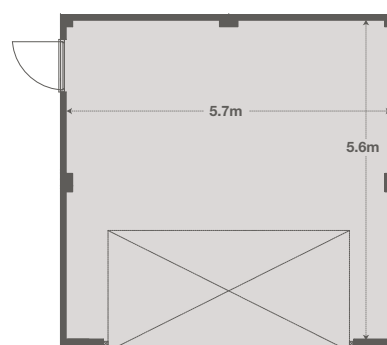
Key Features

- Five double bedrooms
- Corner bay window to master bedroom
- Two en-suite shower rooms
- Additional shower room located on the top floor
- Box bay window to drawing room
- Private study
- Detached double garage

Top Floor



Garage



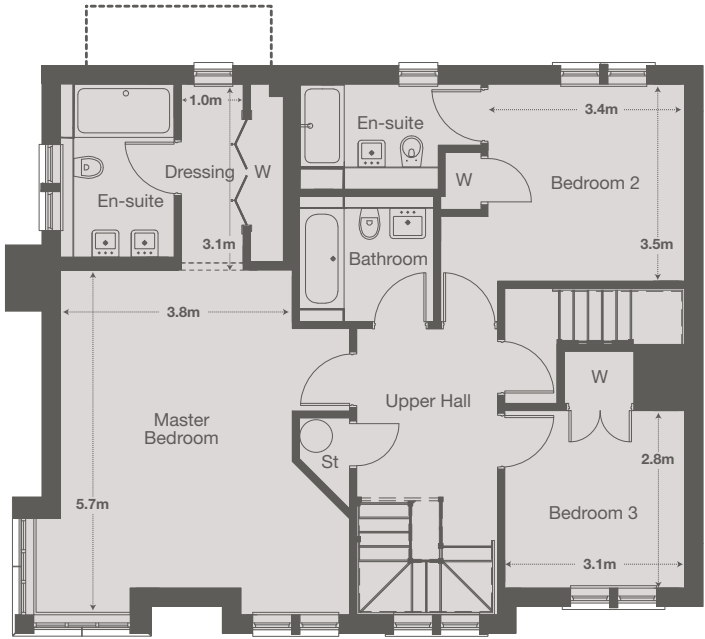
Villa 8 The Adam



Ground Floor



First Floor



5 Bedroom Villa

If home is where the heart is, you will lose yours to the Adam. A charming home, it is full of unusual features to explore.

An open, bright interior greets you as you step through the door into a hall that leads to all the main rooms, including the magnificent drawing room, with its bay window over the private rear garden. Upstairs, the luxurious master bedroom, with its corner bay window, substantial en-suite and dressing area is a triumph. But the intriguing concealed staircase leading to the upper floor encapsulates the spirit of the Adam – appealing and practical.

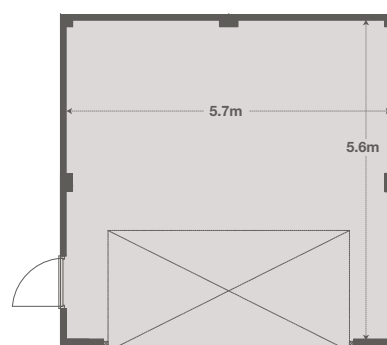
Key Features

- Five double bedrooms
- Corner bay window to master bedroom
- Two en-suite shower rooms
- Additional shower room located on the top floor
- Box bay window to drawing room
- Private study
- Detached double garage

Top Floor



Garage





The photography used in this brochure has been taken from previous Graysmill phases.

Specification

Specification

Individual Touches

Below is the specification for your new home. We appreciate, due to the individual nature of the properties at our Graysmill Dell development, you may wish to add to this to create a unique and personal space. As such we have incorporated a number of optional extras that can be selected for your new home. Due to the personal nature of these extras, they can be offered at an additional cost to those who reserve early enough in the build process. Your Sales Adviser can offer you more details of cost and cut-off dates for these options.

External features

Front and rear gardens are all fully turfed, and the rear garden is enclosed by a 1.8m screen fence and screen walls in feature locations for privacy. Each property is also fitted with an external tap.

Garages

The garages are fitted with electrically operated doors and an automatic PIR light triggered by movement. Buyers can also choose to have a burglar alarm fitted to the garage as an optional extra. Garage layouts vary according to plot, please speak with Sales Adviser for more information.

Internal fittings and finishes

Internal surfaces

Walls are painted in Graysmill cream emulsion as standard throughout except in bathrooms, en-suites and cloakrooms which will be white with smooth white ceilings. Buyers can select from three other wall colours and a choice of cornice as optional extras. The 150mm skirtings and architraves are ornamented by pencil top detailing and feature joining blocks, and painted eggshell white as standard. They can be upgraded to a lacquered oak finish to match the doors selected as an optional extra.

Doors

The front door is of a solid construction, fitted with a security peephole, a letterbox and other door furniture in a chrome finish, with an alternative brass finish available as an optional upgrade. The front door also features a house number in white on a slate background.

Internal doors have a white finish and polished chrome ironmongery. Buyers can select optional finishes of lacquered oak, and ironmongery may be upgraded to a brass finish.

Due to the three storey design of each property, door closers are fitted to many doors.

Wardrobes

The wardrobes in the master bedroom are fitted with Kelvin bi-fold doors and shelf packs. The wardrobes in other bedrooms, which have doors to match the other internal doors in your home, can also be upgraded with optional Kelvin doors and shelves.

Kitchens

The kitchens have been carefully designed and fitted with high-quality appliances with granite worktops to kitchens and post-formed worktops to laundry room which can be upgraded to granite. The kitchen and breakfast area floors can be fully tiled as an optional extra and buyers can choose to upgrade to have tile warmers installed as an extra.

Bathrooms

Walls are tiled to half-height, and buyers have the option of extending this to full-height.

The Adam and Lorimar main bathroom floor is fully tiled and in the Playfair and Mackintosh, the bedroom three en-suite floor is fully tiled. All other en-suite, WC and shower room floors can be tiled as an optional extra and buyers can choose to have tile warming installed as well as selecting a premium range of tiles as an optional extra. Chrome towel rails with thermostatic controls and electrical overrides have been installed in the main bathrooms and master en-suite. Buyers can also choose to have heated towel rails added to their other en-suite facilities as an optional extra.

Electrical and Communication

There is a separate 5 amp lighting circuit provided in the lounge and the master bedroom, adding greatly to the possibilities for flexible and stylish lighting design. Buyers can opt to have separate 5 amp circuits added to other rooms of their choice as an optional extra. White downlighters add a stylish touch to the kitchen, bathroom, en-suites, cloakroom, hallway and landing, and these can be upgraded to a luxurious chrome or brass finish.

Downlighters can also be installed in other rooms as an optional extra. All of the lighting switches and power sockets on the ground floor are finished in brushed chrome, with white switches and sockets on the upper floors. Buyers can choose to have these upgraded to chrome throughout, or to have brass fittings and dimmer switches in selected locations as an optional extra.

BT telephone points are installed in the kitchen, drawing room, family room, master bedroom and bedroom 2 as standard. Buyers can choose to have additional telephone points at their chosen locations as an optional extra.

Fireplaces

The villas feature wall-mounted fires. Typically, these are fitted with Living Flame gas fires. Buyers can choose from a pre-selected range of fireplace design options.

Home Entertainment

Digital-ready aerials, with outlets in the lounge, kitchen and master bedroom, have been fitted in all homes. In addition, wiring has been installed for a wall-mounted plasma TV in the family room. Buyers can choose to have TV outlets installed in other rooms, and can also opt to have Sky+ installed and even have a plasma TV and surround sound system installed as an optional extra.

Security

Intruder alarms are installed in all homes, with full control panels to allow you to set the level of security to meet your individual needs, located on the ground and first floors. Wiring has been added for a security camera at the front door, and a camera linked into the TV system can be added as an option.

The garage and front door also have coach lights triggered by movement, with an on/off and an override switch. Buyers can choose to have a solar-activated option, as well as have additional movement-triggered coach lamps installed to the rear of their home.

Please note there are variations between the design and finish between our former two Graysmill developments and Graysmill Dell.

Siteplan

Set amidst mature trees close to the picturesque banks of the Water of Leith, in one of the most sought after residential areas of the capital, Graysmill Dell is a secluded and peaceful retreat and a very special place to put down roots. These unique homes offer easy access to Edinburgh’s rich cultural and social amenities.



<div>The Gowan</div> <div>Plot 9</div> <div>4 bedroom</div> <div>155 sqm</div>	<div>The Young</div> <div>Plot 12</div> <div>2 bedroom</div> <div>88 sqm</div>	<div>The Arrol</div> <div>Plot 15</div> <div>4 bedroom</div> <div>138 sqm</div>
<div>The Anderson</div> <div>Plot 10</div> <div>4 bedroom</div> <div>142 sqm</div>	<div>The Symington</div> <div>Plot 13</div> <div>3 bedroom</div> <div>88 sqm</div>	<div>The Baird</div> <div>Plot 16</div> <div>4 bedroom</div> <div>148 sqm</div>
<div>The Bryce</div> <div>Plot 11</div> <div>4 bedroom</div> <div>161 sqm</div>	<div>The Clerk</div> <div>Plot 14</div> <div>3 bedroom</div> <div>99 sqm</div>	

Graysmill Dell - *The Mews*

Graysmill Dell is a secluded, peaceful retreat and a very special place to put down roots.



Photography represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Gowan Plot 9

4 Bedroom



Overview

To complement the beautiful historic stonework and get the very best from its superb situation, set amongst mature trees on the slopes above the Water of Leith, the Gowan incorporates french doors facing onto the rear garden. Stylish double doors opening into a spacious, light-filled dining area, and the separate utility room keeps the household laundry out of the way. Upstairs, beyond a strikingly large gallery landing that will provide a superb setting for treasured pictures and favourite houseplants, the superb diversity of bedrooms ranges from a charming, character-filled dormer to a sumptuous master suite with a separate adjoining dressing room.

Key Features

- Utility room
- French windows in dining area
- Dormer window in third bedroom
- En-suite master bedroom suite with dressing room
- Separate shower cubicle in main bathroom
- Attached garage

Ground Floor



First Floor



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The Anderson Plot 10

4 Bedroom



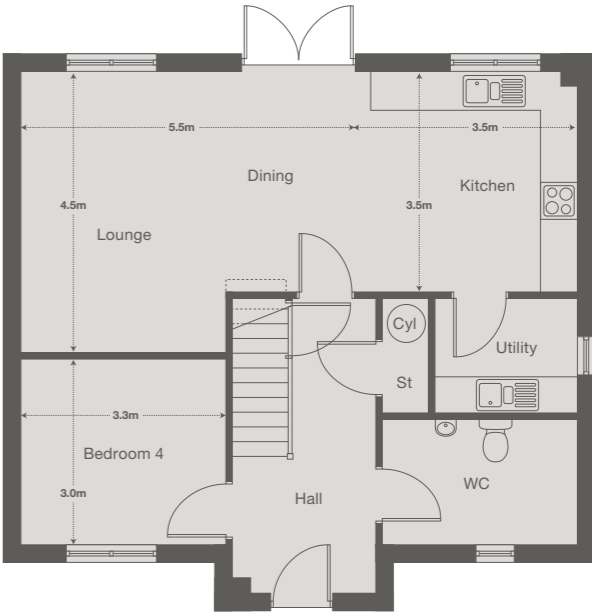
Overview

The airy, inviting dining area of the Anderson is conveniently flanked on one side by an impressive and thoughtfully planned kitchen with a separate utility room, and on the other by a spacious lounge. This imaginative arrangement creates a flexible, convivial open-plan social area that will add an endlessly inspiring backdrop to everyday family life as well as provide a strikingly stylish setting for formal entertaining. A generously sized en-suite facilities bringing a dash of luxury to the master bedroom, the Anderson offers a special retreat from the bustle and pressure of urban life.

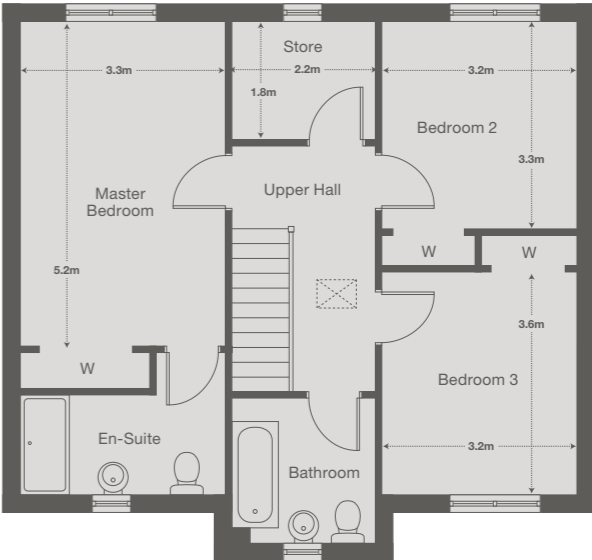
Key Features

- French doors to dining area
- Utility room
- Open-plan living and dining area
- En-suite shower room
- A large store on the first floor

Ground Floor



First Floor



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The Bryce Plot 11

4 Bedroom



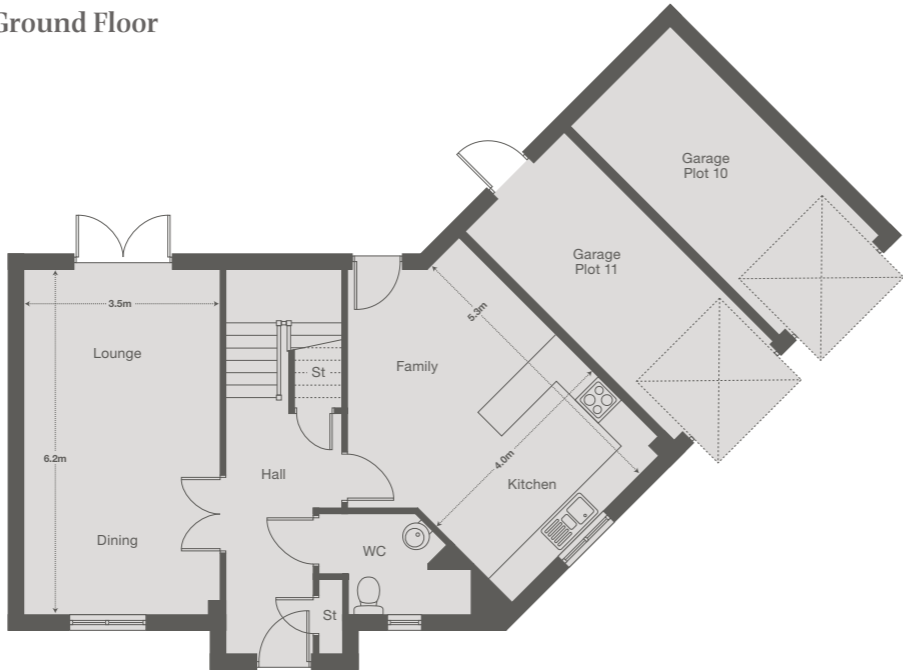
Overview

The Bryce is a home filled with character and opulence. From the imposing hall, double doors on the left make an unmistakable statement of style as they lead into a long lounge and dining area with dual aspect windows. On the right, the unusually-shaped kitchen and family room provides a relaxing setting for informal dining and a lively hub for the everyday life of the household. The inviting staircase, with its bright half landing, ascends to four generously sized bedrooms, two of which include en-suite facilities, and the master bedroom raises the level of luxury still further with its large dressing room.

Key Features

- Two en-suite bedrooms
- French doors and double entrance doors to lounge
- Family room
- Dual aspect windows in the lounge
- Master bedroom with private dressing room

Ground Floor



First Floor



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The Young Plot 12

2 Bedroom



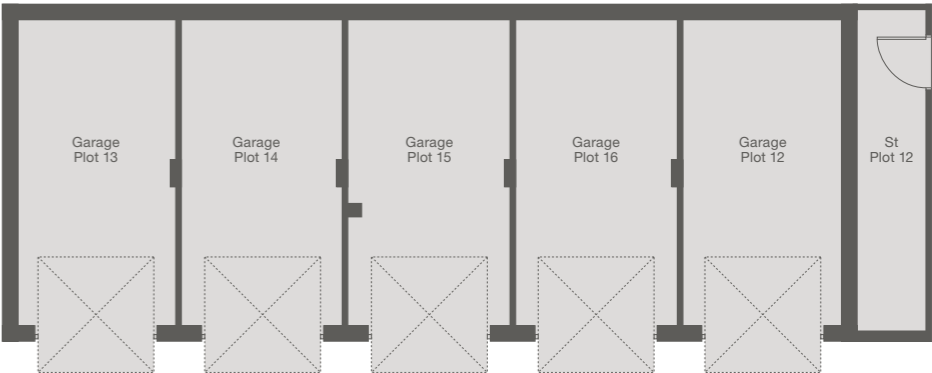
Overview

The entrance via an external staircase immediately gives the Young a special feel that fits perfectly with its historic location and attractive stone walls. The long, light-filled corridor hallway opens on to a thoughtfully designed open-plan living area with the kitchen neatly fitted into the corner, unobtrusively combining contemporary style with great flexibility and convenience. An en-suite shower room and built-in wardrobe introduce a touch of luxury to the master bedroom, and the additional downstairs store is the ideal place to keep bikes or bulky sports or camping equipment.

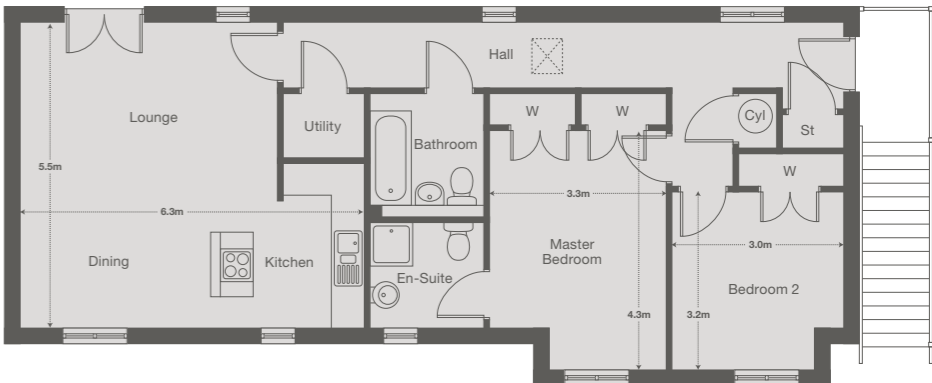
Key Features

- Long, corridor-style hallway
- Large bright open plan living area
- En-suite shower room
- Built in wardrobes in bedrooms 1 and 2
- Separate storage room on ground floor

Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Symington Plot 13

3 Bedroom



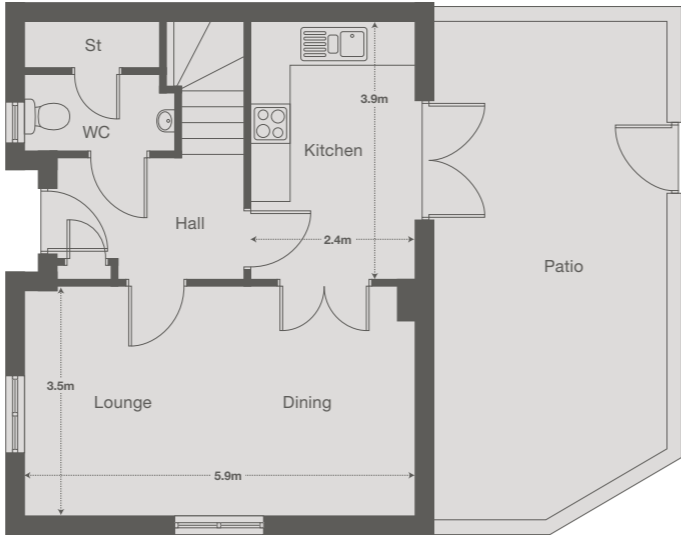
Overview

The key to the special appeal of the Symington is the ingenious design of the kitchen. On the one hand a thoughtfully-planned, self contained space, the mood changes when you open the broad double doors into the dining area to create an arrangement that is as convenient as it is elegant. And the french doors opening to the garden not only keep the room cool and airy during cooking, they are perfect for alfresco dining or aperitifs in the garden. In the lounge, windows facing both south and east make the most of the natural light and peaceful surroundings. The Symington is a home designed to bring lasting pleasure.

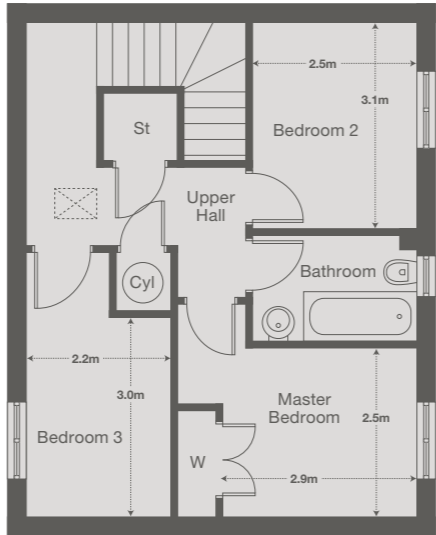
Key Features

- French doors in kitchen
- Double doors linking kitchen and dining area
- Dual aspect windows in lounge
- Built-in wardrobe in master bedroom

Ground Floor



First Floor



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The Clerk Plot 14

3 Bedroom



Overview

With french doors opening on to a sheltered patio, the dining area of the Clerk presents a wonderfully inviting and adaptable setting for relaxed family meals. An attractive, light-filled interior when the doors are closed, it takes on an ambience of exceptional airy spaciousness with the doors open, and the convenient layout of the adjoining kitchen makes it ideal for barbecues. The bright, open feel continues in the lounge, where a second pair of french doors placed almost centrally in the room presents a focal point and creates a space that will be a delight to plan and furnish and a constant pleasure to spend time in.

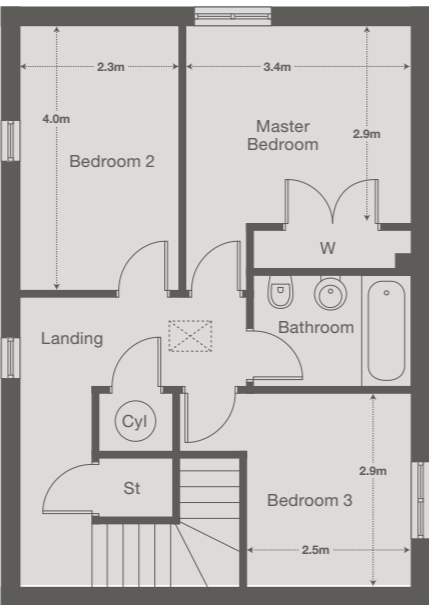
Key Features

- Large entrance hall
- French doors in both the lounge and the dining room
- Bright L-shaped landing
- Built-in wardrobe in master bedroom

Ground Floor



First Floor



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The Arrol Plot 15

4 Bedroom



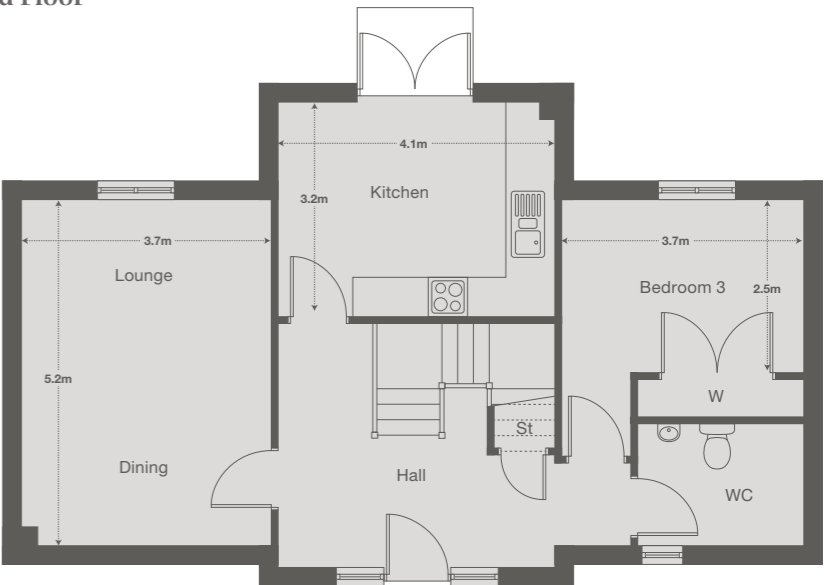
Overview

The impressive design and quality of this superb home is obvious from the very first sight of the magnificent hall with its feature staircase rising via two large quarter landings to a large bright gallery landing, creating an air of elegance and style. The impression is reinforced by a beautifully designed kitchen with garden access, large enough for informal dining. The en-suite master bedroom, with windows facing to east and west, will subtly change its ambience with the changing light over the course of the day, to create a retreat that is both immensely comfortable and endlessly fascinating.

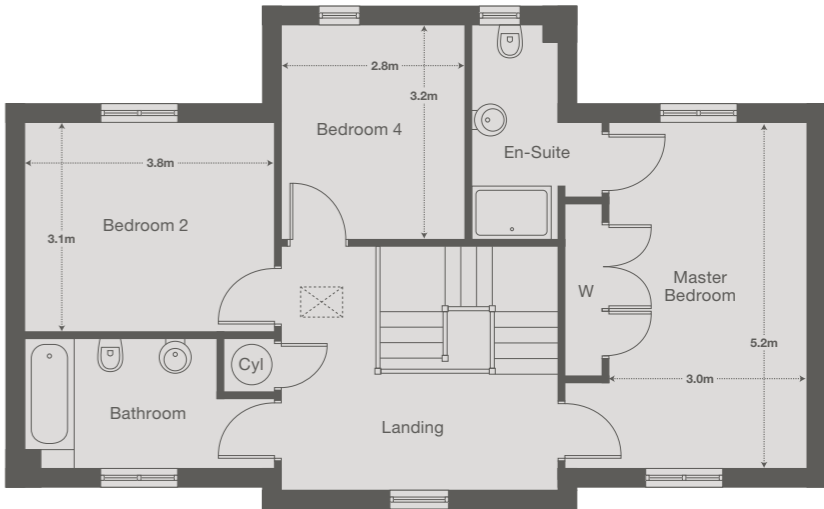
Key Features

- Large hall with feature staircase
- Gallery landing
- French doors in kitchen
- En-suite shower room
- Dual aspect windows in master bedroom
- Built-in wardrobes in two bedrooms

Ground Floor



First Floor



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The Baird Plot 16

4 Bedroom



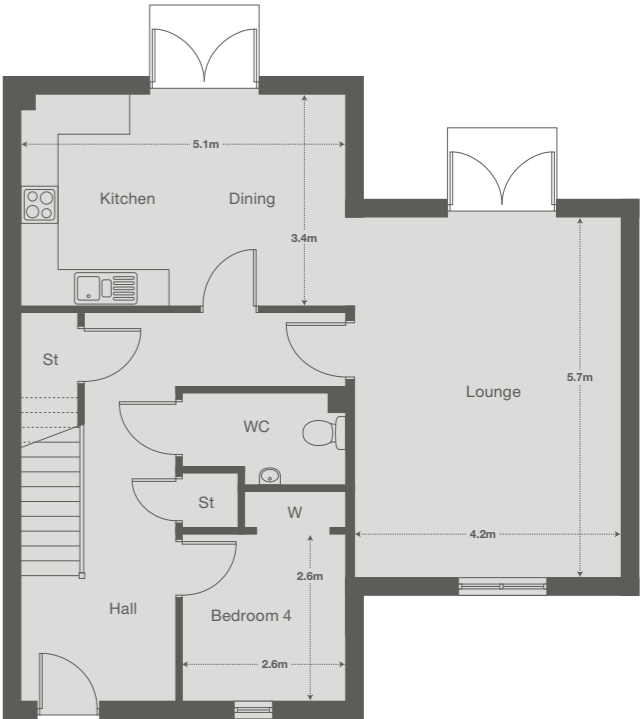
Overview

Entered via a corridor leading off the hall and featuring dual-aspect windows that bring a superb natural light to the room, the lounge of the Baird directly adjoins the dining area and kitchen to create a unified open area with twin sets of french doors, a layout that is ideal for parties and entertaining while also bringing a stimulating dynamic to family evenings at home. While each bedroom has its own unique appeal, the special character and charm of the delightful dormer bedroom is enhanced by a very practical extra-large wardrobe. The fourth bedroom, on the ground floor, could be used to create an informal family room or study.

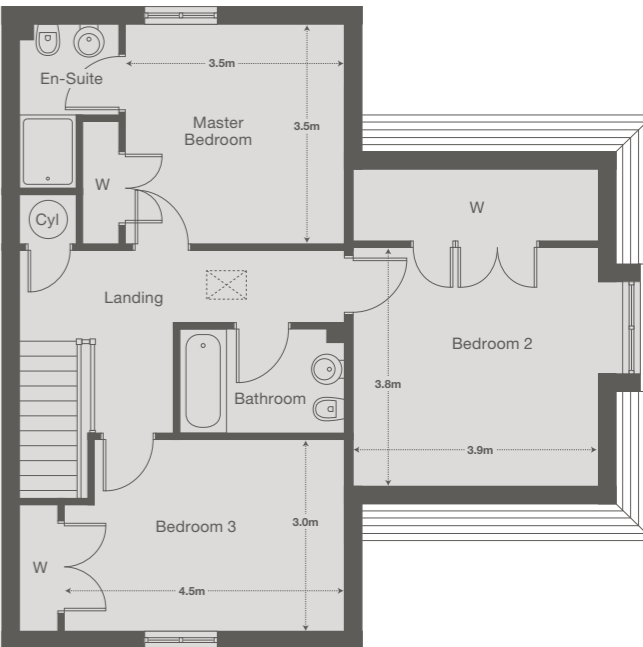
Key Features

- French doors in both the lounge and the dining room
- Dual aspect windows in lounge
- Built-in wardrobes in all bedrooms
- En-suite shower in master bedroom
- Dormer window to second bedroom

Ground Floor



First Floor



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Specification

Individual Touches

Below is the specification for your new home. We appreciate, due to the individual nature of the properties at our Graysmill, The Mews development, you may wish to add to this to create a unique and personal space. As such we have incorporated a number of optional extras that can be selected for your new home. Due to the personal nature of these extras, they can be offered at an additional cost to those who reserve early enough in the build process. Your Sales Adviser can offer you more details of cost and cut-off dates for these options.

Garages

The garages are fitted with an automatic PIR light triggered by movement and are also electrically operated. Please speak to Sales Advisor for individual plot external features/landscaping.

Internal fittings & finishes

Internal surfaces
Walls are painted in Graysmill cream emulsion as standard throughout except in bathrooms, en-suites and cloakrooms which will be white with smooth white ceilings. Buyers can select from three other wall colours and a choice of coving as optional extras. The 150mm skirtings and architraves are ornamented by pencil top detailing and feature joining blocks, and painted eggshell white as standard. They can be upgraded to a lacquered oak finish to match the doors selected as an optional extra.

Doors
The front door is of a solid construction, fitted with a security peephole, a letterbox and other door furniture in a chrome finish, with an alternative brass finish available as an optional upgrade. The front door also features a house number in white on a slate background. Internal doors have a white finish and polished chrome ironmongery. Buyers can select optional finishes of lacquered oak, and ironmongery may be upgraded to a brass finish.

Wardrobes
Kelvin bi-fold doors and shelf pack are fitted to a minimum of one bedroom in each home. Other wardrobe doors will be of the same specification as the internal doors. Please speak to the Sales Advisor for home specific details on which rooms benefit from wardrobes.

Kitchens
The kitchens have been carefully designed and fitted from Kitchens International with high-quality appliances with stone worktops to kitchens and post-formed worktops to utility room which can be upgraded to stone at an additional cost. The kitchen and breakfast area floors can be fully tiled as an optional extra and buyers can choose to upgrade to have tile warmers installed as an extra.

Electrical and Communication
White downlighters add a stylish touch to the kitchen, bathroom, en-suites, cloakroom, hallway and landing, and these can be upgraded to a luxurious chrome or brass finish. Downlighters can also be installed in other rooms as an optional extra. All of the lighting switches and power sockets on the ground floor are finished in brushed chrome, with white switches and sockets on the upper floor. Plot 12 please refer to the Sales Advisor for clarification on sockets and switches on your plot. Buyers can choose to have these upgraded to chrome throughout, or to have brass fittings and dimmer switches in selected locations as an optional extra. BT telephone points are installed in the lounge and master bedroom as standard. Buyers can choose to have additional telephone points at their chosen locations as an optional extra.

Bathrooms
Walls are tiled to half-height, and buyers have the option of extending this to full-height. Floor tiling to main bathroom as standard.

Home Entertainment
Digital-ready aerials, with outlets in the lounge, kitchen and master bedroom, have been fitted in all homes. (except plot 12 - lounge/kitchen only) Buyers can choose to have TV outlets installed in other rooms, and can also opt to have Sky+ installed and even have a plasma TV and surround sound system installed as an optional extra.

Security
The garage and front door also have coach lights triggered by movement, with an on/off and an override switch. Buyers can choose to have a solar-activated option, as well as have additional movement-triggered coach lamps installed to the rear of their home.





Important Notices

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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. External and internal appearance may differ from the illustrations.

The photography used in this brochure has been taken from former showhomes, Graysmill and Graysmill Gait and does not necessarily represent the specifications in this final phase of Graysmill Dell.

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. As such, measurements provided have not been surveyed on-site, and homes may be subject to variation during the course of construction. Final measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



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