



**Specification
Scotland**

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Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap

Stainless steel chimney hood and splashback to hob

Stainless steel 4-burner gas hob

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher

3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware

Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge

BT socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Photovoltaic roof panels (position specific to plot orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Decorative

Moulded spindles and newels to staircase

Moulded skirting boards and architraves

White internal doors with chrome handles

Smooth finish ceilings, painted in white

Walls painted in white

Woodwork painted in white

Landscaping

Turf to front garden

0.9m post and rail fence between plots

1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden



Registered Developer

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

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