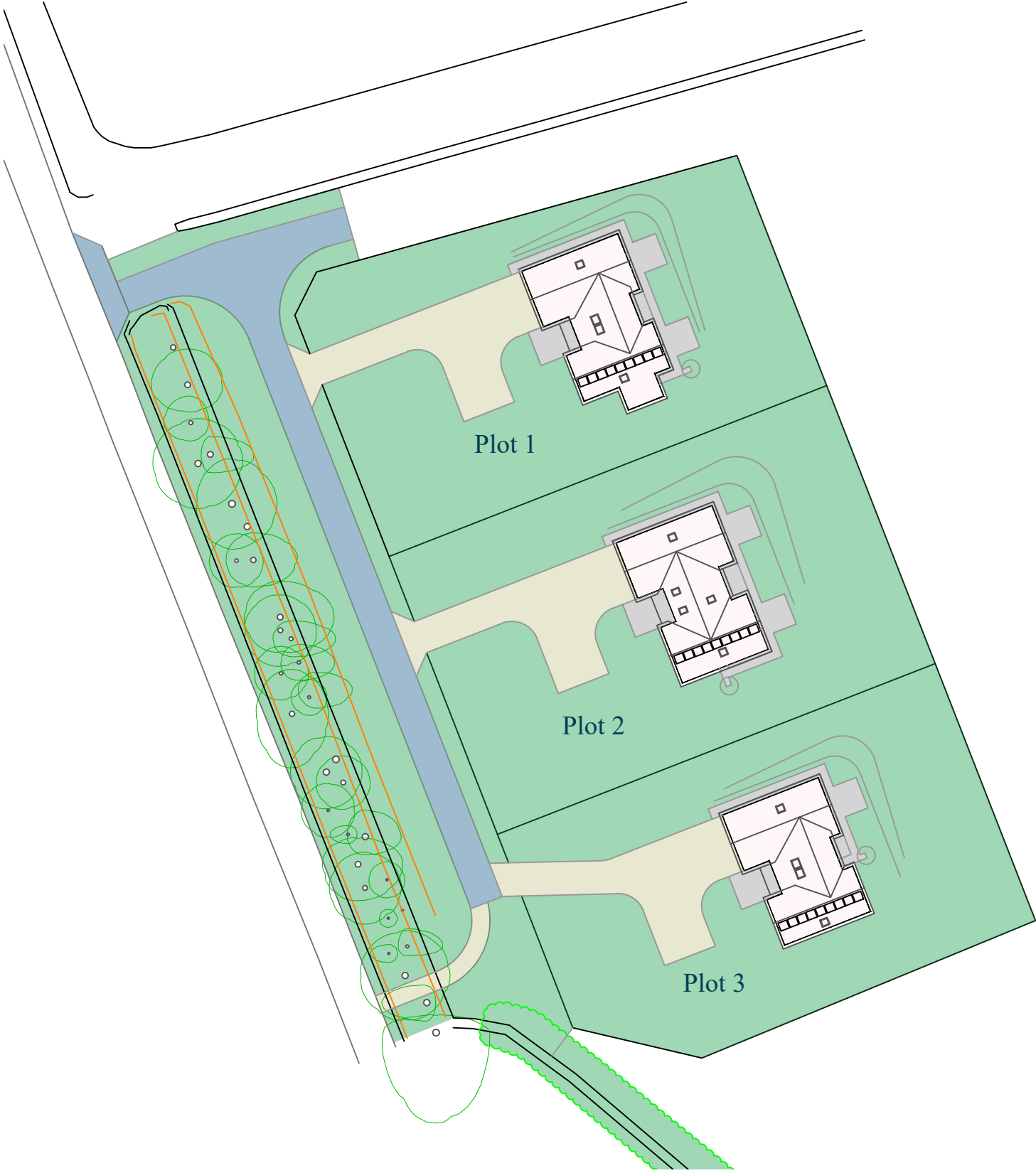


# Westhall Oyne, Inverurie

*A prestigious development of 4 bedroom  
houses set in the countryside close to  
Inverurie set in beautiful countryside*



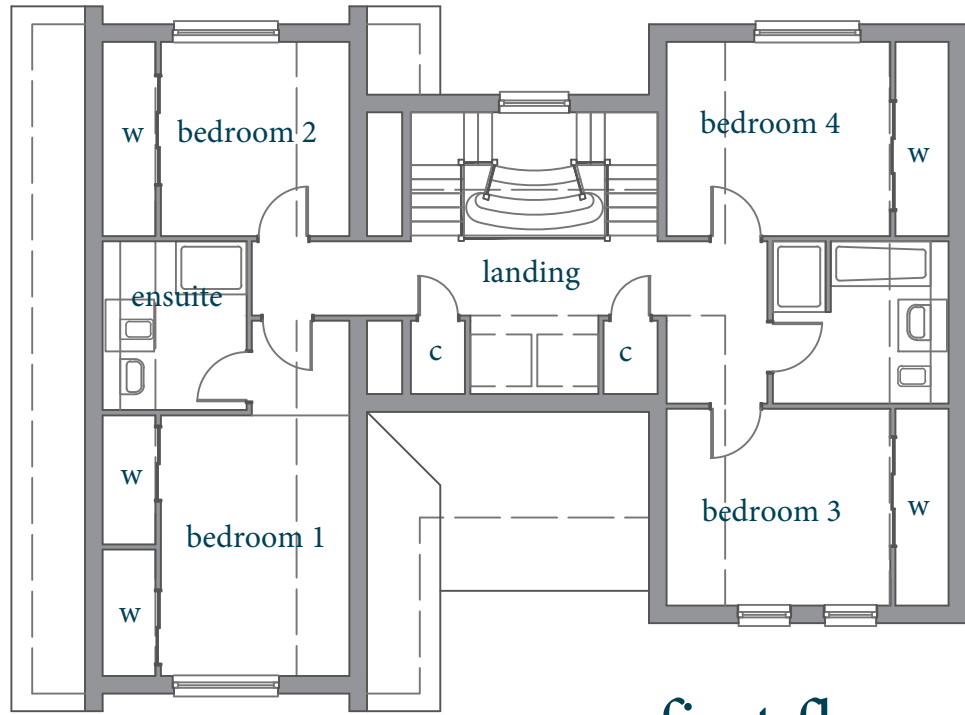
# Development Plan



# Plot 1

## First Floor Room Sizes

Bedroom 1	3.21 x 4.44m
En-suite	2.45 x 2.87m
Bedroom 2	3.21 x 3.31m
Bedroom 3	3.81 x 3.35m
Bedroom 4	3.31 x 3.81m
Bathroom	2.99 x 2.67m

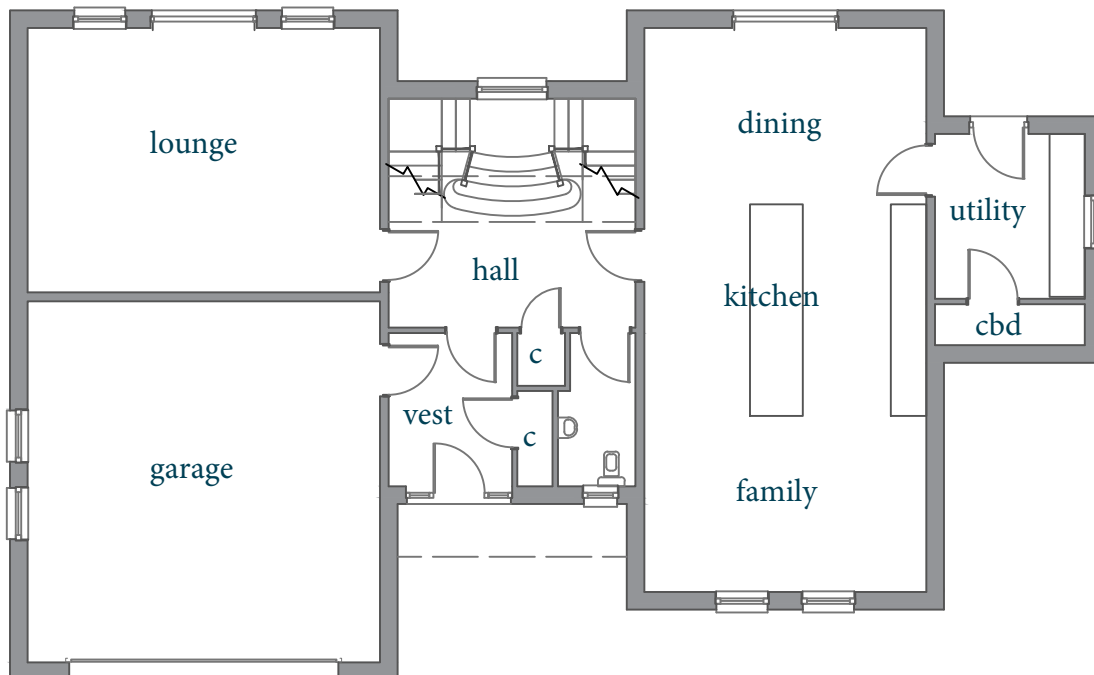


## first floor



## Ground Floor Room Sizes

Lounge	6.00 x 4.50m
Family	4.80 x 3.00m
Kitchen	4.80 x 3.60m
Dining	4.80 x 3.00m
Utility	2.55 x 2.81m

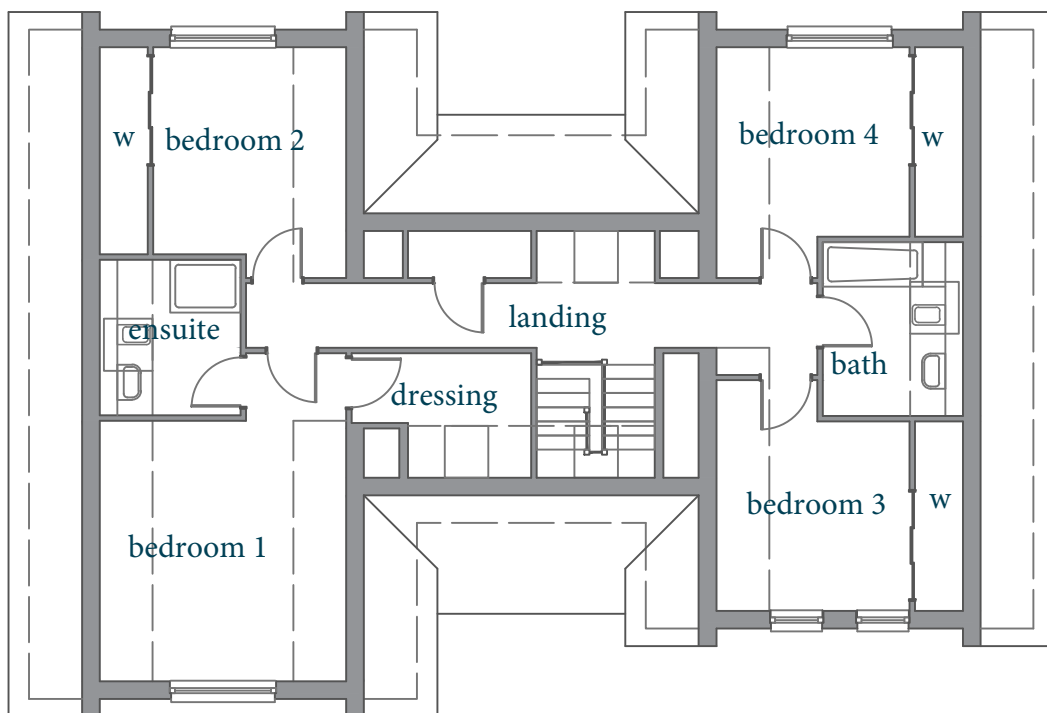


## ground floor

# Plot 2

## First Floor Room Sizes

Bedroom 1	4.20 x 4.44m
En-suite	2.40 x 2.65m
Dressing	3.06 x 2.12m
Bedroom 2	3.29 x 3.53m
Bedroom 3	3.29 x 3.23m
Bedroom 4	3.29 x 3.23m
Bathroom	2.39 x 2.96m

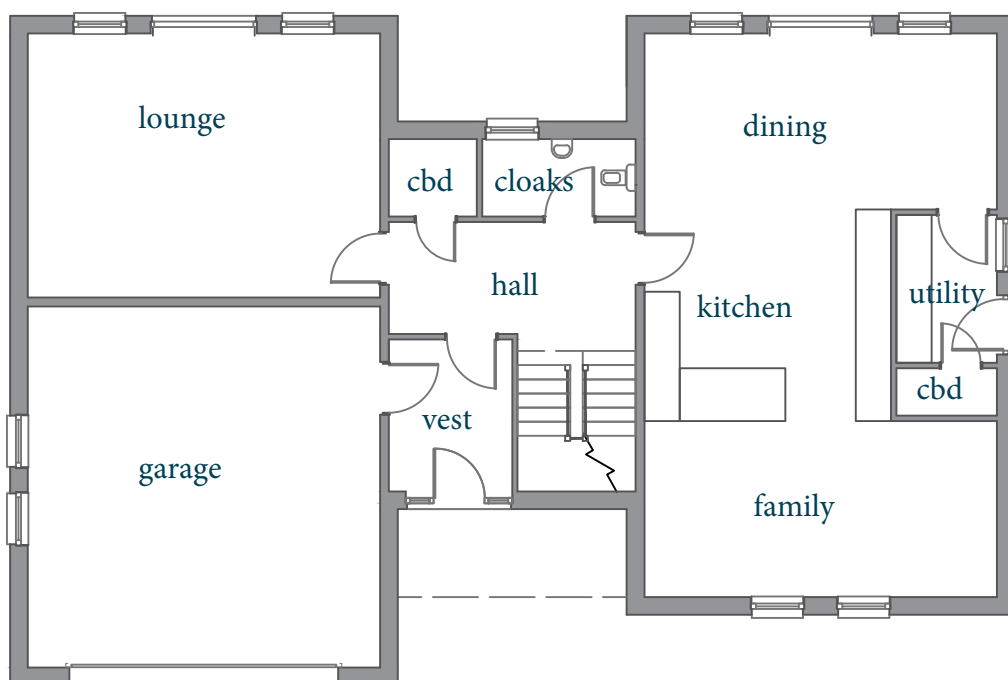


## first floor



## Ground Floor Room Sizes

Lounge	6.00 x 4.50m
Dining	6.00 x 3.00m
Kitchen	4.20 x 3.60m
Family	6.00 x 3.00m
Garage	6.00 x 6.15m

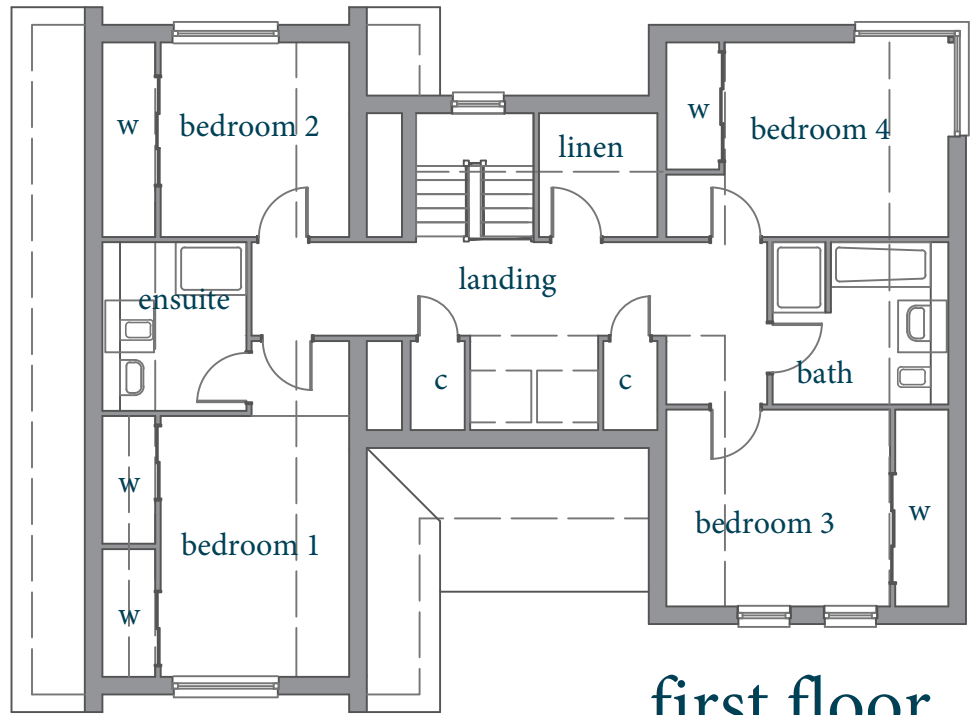


## ground floor

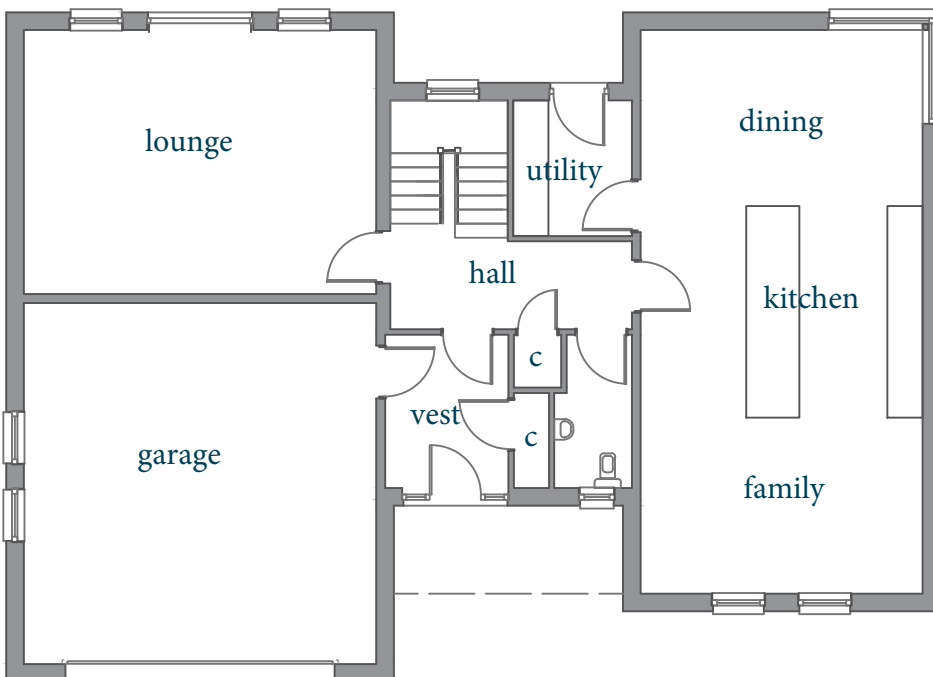
# Plot 3

## First Floor Room Sizes

Bedroom 1	3.21 x 4.44m
En-suite	2.45 x 2.87m
Bedroom 2	3.21 x 3.31m
Bedroom 3	3.81 x 3.35m
Bedroom 4	3.81 x 3.31m
Bathroom	2.99 x 2.76m



first floor



## Ground Floor Room Sizes

Lounge	6.00 x 4.50m
Dining	4.80 x 3.00m
Kitchen	4.80 x 3.60m
Family	4.80 x 3.00m
Utility	2.02 x 2.31m
Garage	6.00 x 6.15m

ground floor

# Specification

## **Internal Stairs**

Oak finishing to handrails HDR profile, 90mm Oak stop chamfered newels, toughened clear glass balustrade, Oak stringers, MDF treads and ply risers

## **Joinery Finishes**

12x90mm MDF skirtings

70x12mm MDF facings to all door sets with mitred corners and redwood skirting blocks

LPD prefinished Oak Hampshire doors with one and a half butt hinges in stainless steel finish in redwood frame

16mm diameter tubular Aero Deck safety lever door handles with polished and satin chrome finish on sprung rose with matched latch and keeper set with 2 No bolt through fixings

Kelvin or equal wardrobe doors with mirrored toughened safety glass on sliding door track

MDF shelves and haffits with hardwood edging and chrome hanging rails

Skirting mounted sprung door stops with chrome finish as required

## **Kitchens/Utility/Pantry**

We have provided a carefully designed high quality German kitchen NEFF integrated appliances including; single oven, compact microwave/oven, gas hob, extractor hood, dishwasher, fridge freezer and wine cooler (cda) and Silgranit Blancosona sink

Customers will have a choice of alternative kitchen design from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

## **Windows & Doors**

Eurocell Modus UPVC Grey woodgrain finished (white internally) triple glazed windows to provide 0.8W/m<sup>2</sup>K U-value

Composite external doors to provide 1.2W/mK<sup>2</sup> U-value.

All windows and doors to be designed, manufactured and installed in accordance with Secure by Design.

UPVC soffits, fascia and dormer fronts

Garador-Hormann LPU42 woodgrain Anthracite Grey sectional double garage door c/w remote control operators and 2 handsets and wireless wall controls

## **Electrical**

Brushed steel electrical fittings to public areas and recessed downlighters as per plan

Low energy light fittings with LED lamps to be installed throughout

## **Smoke Alarm**

Grade D Smoke detectors to be optical in all areas except ionising detectors to be used outside areas with high levels of water vapour. Heat detectors to be used in kitchens.

Carbon monoxide detectors

## **Central Heating**

Worcester Bosch LPG boilers and 300litre hot water cylinders, Purmo Faro radiators with TRV's and NEST 3rd generation smart technology thermostat

## **Sanitary Ware**

We have provided a designed solution for sanitary ware. Customer will have a choice of alternative sanitary ware from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

## **Drainage**

Black uPVC rainwater gutters

Graff treatment plant and soakaway

## **Decoration**

All new walls to have two coats Johnstone Cover Plus matt emulsion — Ivory Spray.

All new ceilings to have two coats Johnstone Cover Plus matt emulsion — Brilliant White.

Joinery finishes to have 1 coat primer, 1 undercoat and 1 coat Satinwood - White.

Stairs: Osmo Polyx to stringers, newels and handrails

Full height tiling to shower and bath enclosures and selected other areas as per plans

External Cedar linings to have Osmo Polyx finish

Hard flooring throughout the hall, kitchen, family, dining, utility with lounge, staircase, landing and bedrooms carpeted, bathrooms and en-suites vinyl. Customer will have a choice of colours and specification from our suppliers to the same value if they wish and where the construction program allows.

## **External**

Marschalls Sandstone slab paths and granite chip surrounds and timber edging

Gravel driveway with timber kerbs

Gardens grass seeded

Trees and shrubs as per the landscaping layout plan

Tarmac shared access road with road kerbs where adjacent to plots

Shared open areas landscaped

Hot and cold water external taps

Underground LPG gas tank

