

DAVIOT



NORTH KIRKSTYLE


exclusive
Luxury

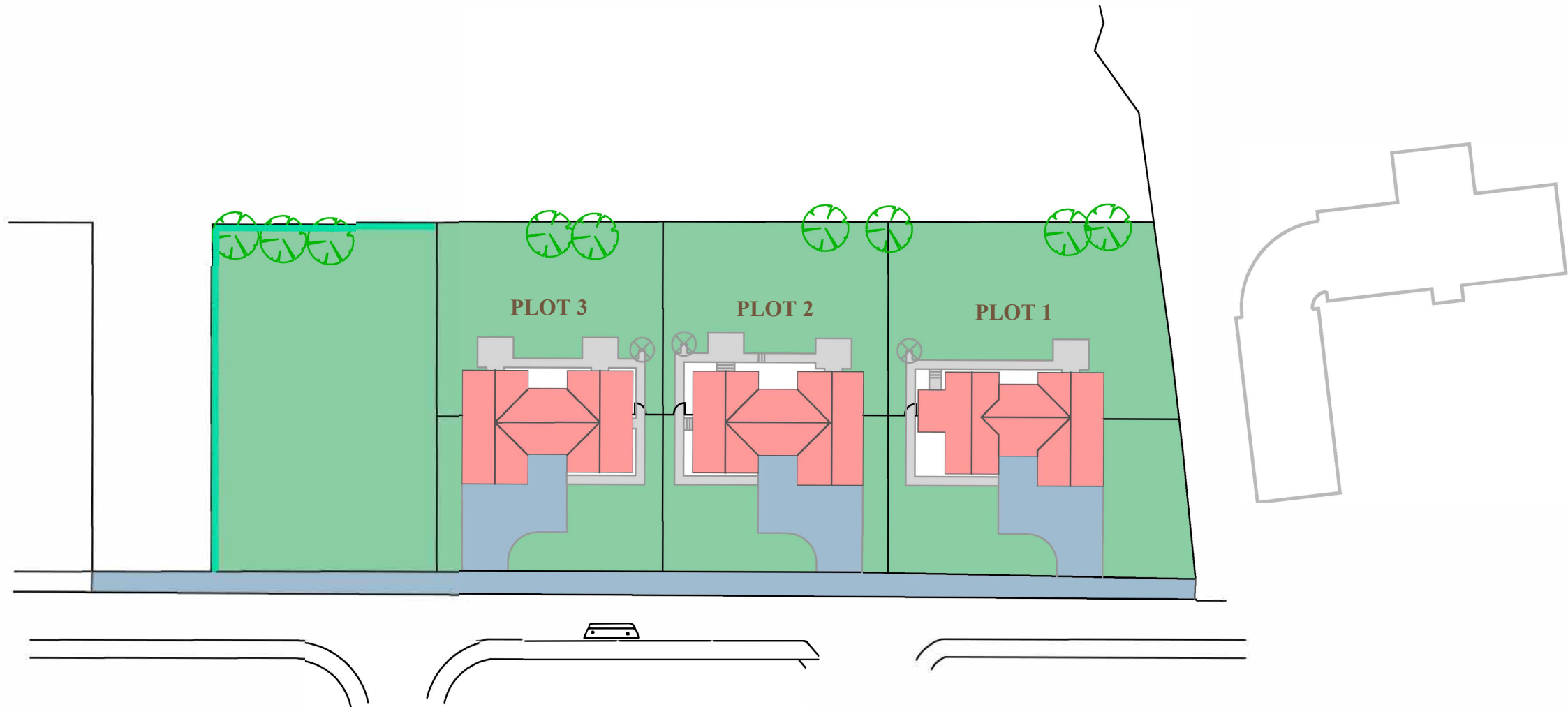
*Exclusive development of
4 bedroom family homes*



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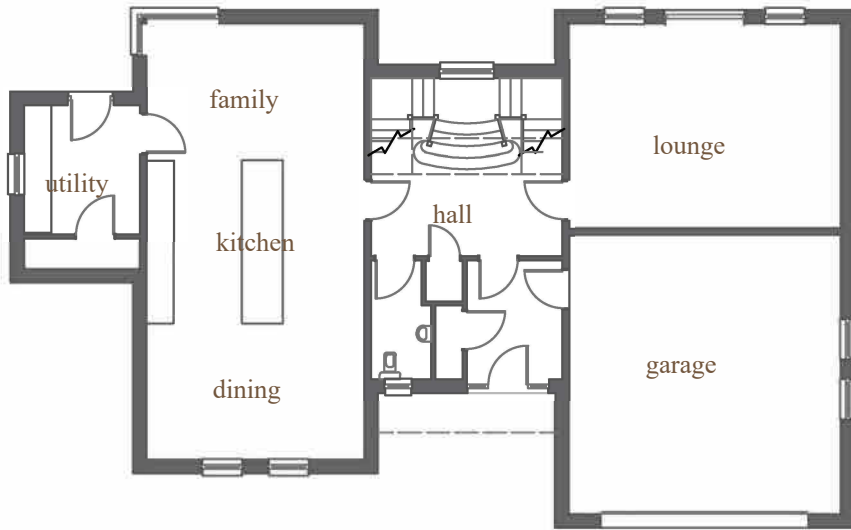


Development Plan



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Plot 1



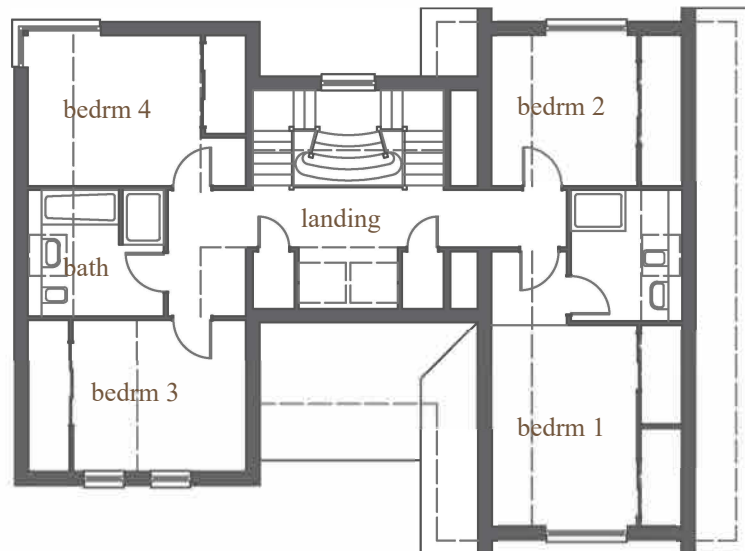
GROUND FLOOR

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
Garage	6.00 x 6.15m

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

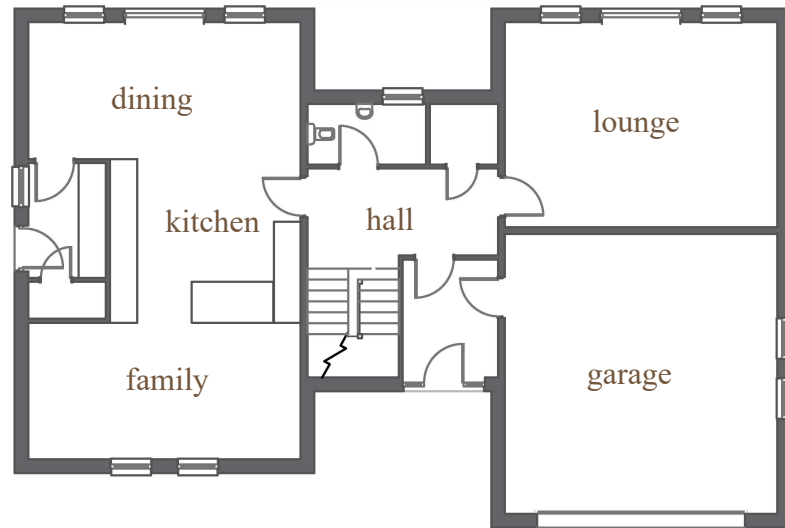


FIRST FLOOR



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Plot 2



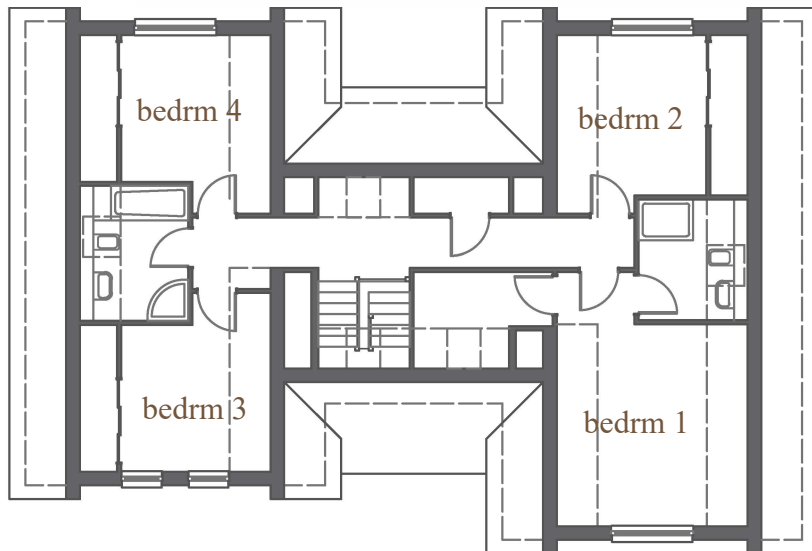
GROUND FLOOR

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
Utility	1.71 x 2.52m
Garage	6.00 x 6.15m

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

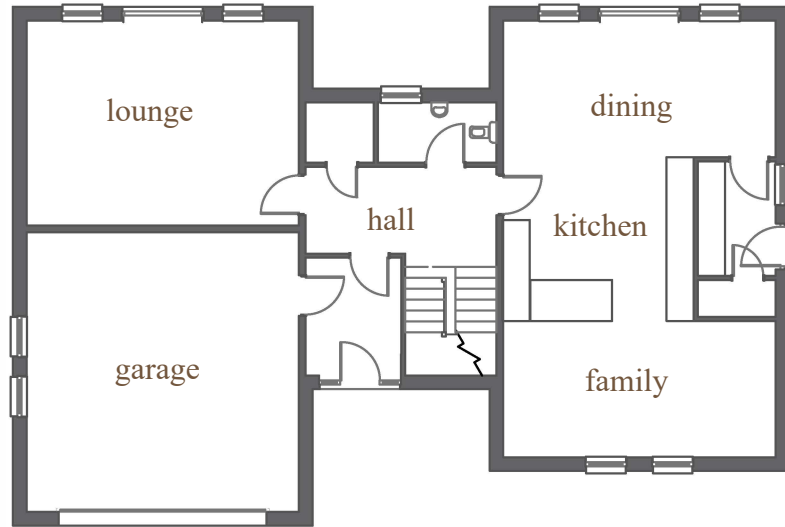


FIRST FLOOR



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Plot 3



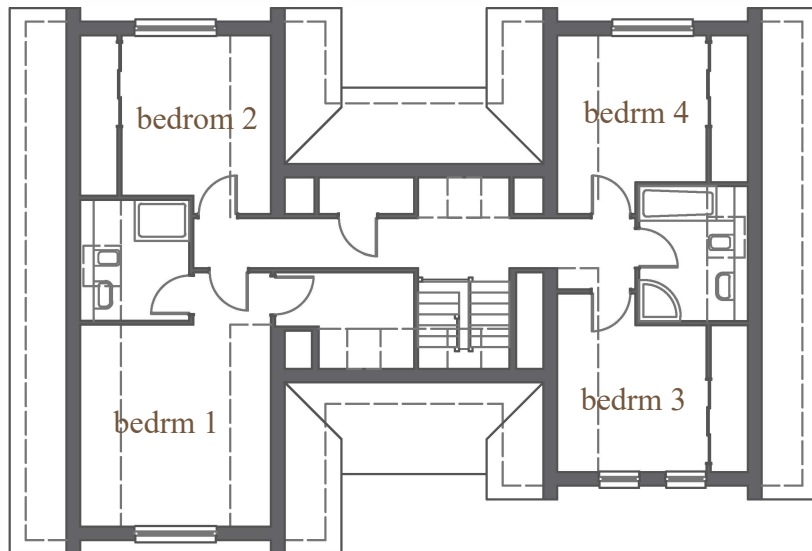
GROUND FLOOR

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
Utility	1.71 x 2.52m
Garage	6.00 x 6.15m

First Floor Room Sizes

Bedroom 1	4.20 x 4.44m
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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



Specification

Internal Stairs

Oak finishing to handrails HDR profile, 90mm Oak stop chamfered newels, 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

German high quality kitchens, NEFF integrated appliances including: single oven, compact microwave/oven, gas hob, extractor hood, dishwasher and fridge freezer

Utility will have matching German units

Customer 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 White woodgrain finished triple glazed windows to provide 0.8W/m²K U-value. Composite external doors to provide 1.2W/mK² U-value.

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

Garador-Hormann LPU40 woodgrain sectional double garage door c/w remote control operators

Electrical

Polished chrome electrical fittings to ground floor, recessed downlighters as per plan

Low energy light fittings with LED lamps to be installed throughout

Photo-voltaic solar array

Electric Car charging point

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

LPG boilers and 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

Decoration

All new walls to have two coats Johnstone Cover Plus matt emulsion — Tori Grey.

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

Hard flooring throughout the ground floor from the Karndean Palio Clic range, staircase, landing and bedrooms carpeted, bathrooms and en-suites vinyl from the Tarkett Goliath range

External

Marschalls riven slab paths and granite chip surrounds and timber edging

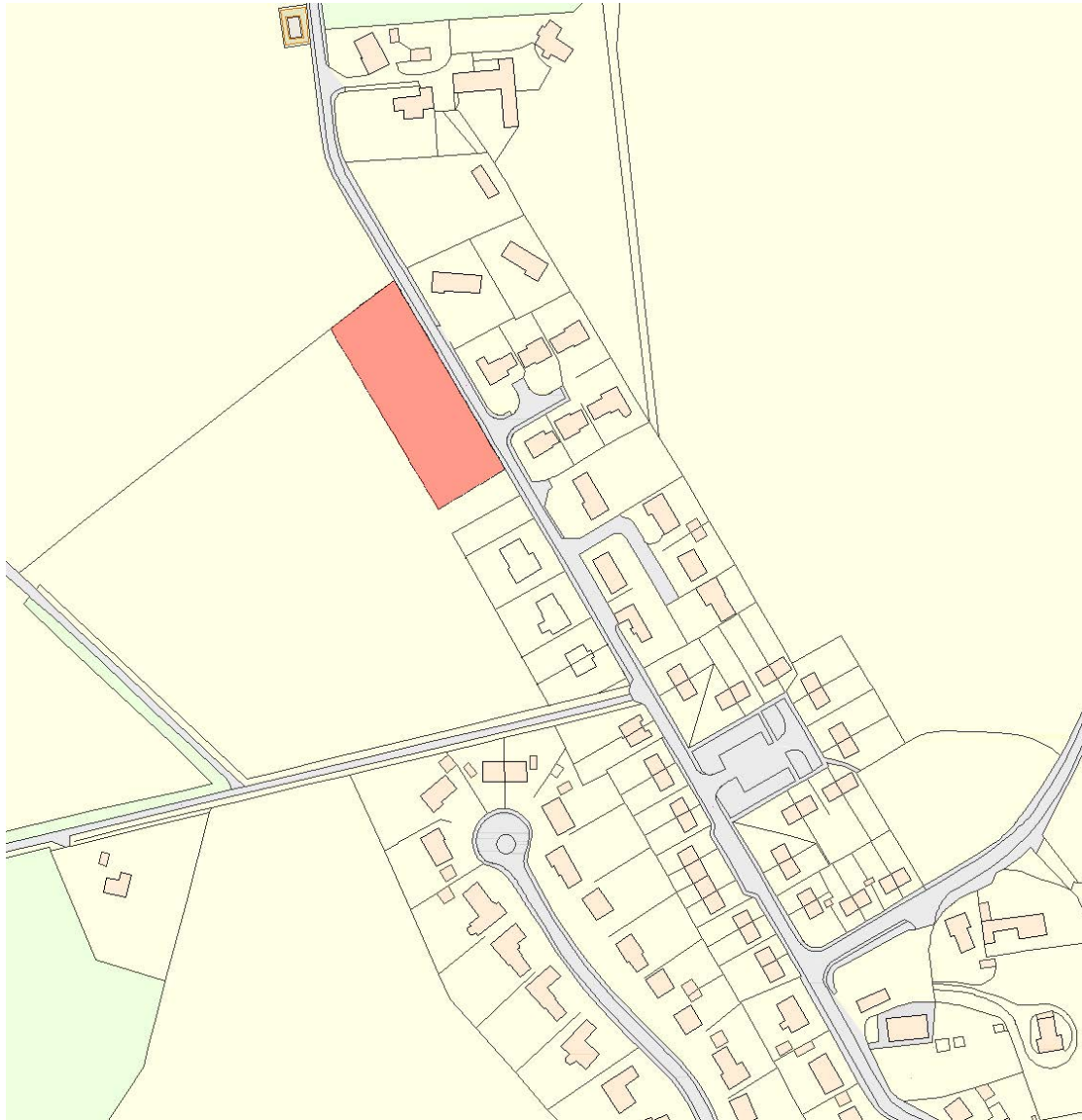
Tarmac driveway with concrete kerbs

Front gardens turfed, rear gardens grass seeded

Trees and shrubs as per the landscaping layout plan

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Location



Directions

Entering Daviot from the B9001 proceed through the village past the church, the development is located on the left at the traffic chicane