

## Fixtures, Fittings & Specification

At DUNDASHILL, sustainability and contemporary design come as standard.

### Energy

- EPC 'A' (at design approval)
- Mitsubishi Ecodan air source heat pump & hot water cylinder
- Mitsubishi heating controls with two temperature control zones
- Photo voltaic panels to roof areas
- Recoup wastewater system to mains shower that reuses heat from the water
- Argon filled, Low-E glass uPVC double glazed windows, for thermal performance
- Energy efficient lighting throughout
- Water efficient lower flow showers, taps and WC's
- Low energy dMEV continuous ventilation system bathrooms

### Kitchen

- All kitchens by Moores from the Affinity Vita range, 'Haze' cabinet finish
- Moores 40mm square edge 'Tippo Grey' worktop
- White gloss finish tiled splashback, by Johnson, to underside of cabinets
- Stainless steel single bowl sink
- Integrated extractor hood
- Beko integrated appliances including;
  - Electric ceramic hob and fan assisted oven
  - Fridge/freezer (Plots 45-79)
  - Separate integrated fridge and integrated freezer (Plots 1-43)
  - Dishwasher (slimline to Plots 1-43)
- Freestanding Beko washer-dryer, located in storage cupboards

### Bathrooms and Shower Rooms

- Ideal Standard 'Sandringham 21' suites
- Deva thermostatic shower mixer to bathrooms;
- Triton electric shower to shower-rooms
- White gloss finish tiles (200 x 100mm) to selected areas, by Johnson
- Polyflor slip-resistant vinyl floor finish (GF WC excluded)
- Homeboost water mains booster pump for taps and showers
- Low energy dMEV continuous ventilation system
- Myson Vertical radiator

### Lighting

- Recessed downlighters to bathrooms
- Recessed downlighters to kitchen area (Plots 1-43)
- Task lights to underside of kitchen cabinets (Plots 45-79)
- Pendants to living areas
- External light to roof terrace, rear garden and front doorway

### Fibre

- Grain Connect hyper-fast fibre connectivity from Day One
- BT Openreach fibre ready
- Cabling to data point in lounge and bedroom one

### Safety

- Mains powered smoke and heat alarms; carbon dioxide monitor
- iMist water mist system to homes with open plan ground floor (Plots 1-43)

### Decoration & Finishes

- White woodgrain finish internal doors
- Matt white paint finish to walls and ceilings throughout; satin finish to woodwork
- Paint finishes to warranty provider standards
- No flooring to living spaces or GF WC

### Garden Areas

- Grass seeding to rear gardens (slopes in part to gardens for Plots 43-60)
- Contemporary Tobermore Artro linear block paving to front yard
- Brick built recycling bin store to front of home to match houses, with timber fin roof
- Timber vertical fin boundary fence to rear garden (except Plots 77-79; brick wall finish)
- Rain garden boundary feature and bridge panel to rear garden of Plots 12-34, in lieu of fence to pathway
- Water butt positioned in rear garden (except Plots 13, 15, 17, 19, 21, 23, 36-43, 79)
- External heat pump positioned in rear garden in most plots

### Roof Terraces

- Russwood Thermopine Scots Pine timber decking

### General External

- Buff 'Cara' concrete brick (Plots 1-43)
- Red 'Kingsbarns' concrete brick (Plots 45-79)
- Anthracite grey waveform aluminium cladding to roof terrace elevation (3 beds)
- Anthracite grey RAL external finish uPVC double glazing;
- white internal finish

### Warranty

- 10-year Checkmate Castle 10 new home warranty
- Anticipated Secured by Design Gold award