

# **Uphall Station Village**

## West Lothian

**Phase 4**  
Specification

Discover more at  [Dundas.co.uk](https://www.dundas.co.uk)

# Here's a quick overview of the wide choice of specifications available at Uphall Station Village

	Gilroy V1	Robson V1	Elliott V1	Pentland V1	Harper V1	Carnegie V1	Dewar V1	Stuart V2	Matheson V2	Crawford V1	Middleton V1	Wallace V1	Lewis SG V1	Morton V1	Dunbar V2	McArthur V2	Maitland
Gas condensing boiler with thermostatic radiator valves to most radiators																	
Pressurised hot water cylinder																	
Gas combi condensing boiler with thermostatic radiator valves to most radiators																	
Hive controllable heating system																	
In roof Solar PV panels																	
High performance timber external doors																	
Upvc outward opening french doors to rear garden																	
Multi point locking to all external doors																	
Double glazed tilt & turn Upvc windows, with child restrictors*																	
Luxury fitted kitchen with choice of worktop & doors**																	
Upstands in kitchen and utility room																	
Chrome under unit worktop lighting to kitchen																	
Cooker hood																	
Island hood																	
4 Burner gas hob																	
5 Burner gas hob																	
Single oven																	
Double oven																	
Integrated fridge freezer																	
Integrated dishwasher																	
Double socket with USB charging point in lounge																	
Electric shower in main bathroom																	
Electric shower in ensuite 2																	
Thermostatic chrome bar mixer shower in main bathroom																	
Thermostatic chrome bar mixer shower in ensuite 1																	
Tiled bulk head to cloakroom																	
Choice of vanity furniture in bathroom & en suite**																	
Vanity unit to bathroom (with storage)																	
Vanity unit to en suite 1 (toilet only, no storage)																	
Vanity unit to en suite 1 (with storage)																	
Vanity unit to en suite 2 (with storage)																	
Duo double ended bath with centre taps																	
Roca sanitaryware throughout																	
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility room																	
Sliding wardrobe doors to bedroom 1																	
Sliding wardrobe door to other bedrooms*																	
Energy efficient lighting																	
TV point to lounge & bedroom 1																	
BT Openreach including superfast broadband, with CAT 5 cable to lounge																	
White internal doors with chrome ironmongery																	
Walls & ceilings painted white																	
Smoke, heat and carbon monoxide alarms																	
Carbon dioxide monitor in bedroom 1																	
Wireless operated door bell																	
Underfloor wall and roof space insulation																	
External cold water tap																	
Light and power to garage																	
Turfed front garden																	
Pavior driveways																	
10 Year warranty																	

\*Where applicable

\*\*Subject to build stage