

# The Wireworks Musselburgh

# Here's a quick overview of the specification at The Wireworks

	1B	2A	2B	2J	2K	2C	2L	2M	2N	2O	2V	3C	3D	3G	3H	3L	3M
Gas combi condensing boiler with thermostatic radiator valves to most radiators	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hive controllable heating system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
High performance timber flat entrance doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upvc inward opening french door in lounge (various apartments have balconies, please refer to the floor plans)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Upvc inward opening french door in lounge with access to the terrace																●	●
Double glazed tilt & turn Upvc windows, (grey external and white internal)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of doors, worktops & matching splashback**	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upstand and cladding panels in lieu of wall tiling to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated kitchen hood	●	●	●	●	●	●	●	●	●	●	●		●	●	●		
SMEG down draft induction hob																●	●
SMEG 4 zone induction hob	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG single oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated fridge freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated slimline dishwasher	●	●	●	●	●	●	●	●	●	●	●						
SMEG integrated dishwasher												●	●	●	●	●	●
Island cooking area												●				●	●
Wine cooler located within island unit																●	●
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome electric shower over bath with shower screen		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower within a walk-in shower in bathroom	●																
Thermostatic chrome bar mixer shower in ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to bathroom	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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 timber wardrobe doors to bedroom 1 with co-ordinating shelf pack	●	●	●	●	●	●	●				●			●	●	●	
Large walk-in wardrobe to bedroom 1 with shelf and hanging rail									●	●		●	●				●
Sliding timber wardrobe doors to bedroom 2 with co-ordinating shelf pack		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 3 with co-ordinating shelf pack													●			●	●
Energy efficient lighting throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Downlights to bathroom & ensuite*	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach including superfast broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hyperoptic superfast broadband	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Fire rated white grooved solid core internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls & ceilings painted white	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon dioxide monitor in bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Door entry system	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Lift access to all floors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Designated parking provision	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Car charging provision on site	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Bike store for communal use	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
10 year NHBC warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

\* where applicable

\*\* subject to build stage