

The Wireworks Musselburgh

Specification

We provide a highly inclusive level of specification in our homes. This means that we offer great value for money compared with many similarly priced properties on the market.

- Luxury fitted kitchen with high-spec. SMEG appliances.
- Luxury Roca sanitaryware in all bathrooms and en suites.
- Hive controllable, high-efficiency gas central heating, with high-spec thermal insulation.
- Low energy lighting, smoke and CO2 detectors and TV/telephone wiring.
- Generous storage, including in-built feature and sliding wardrobes.
- High-spec external finish.
- High-performance double glazing.
- Designated parking and bike storage.
- Car-charging provision on site.

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	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Double glazed tilt and turn UPVC windows (grey external and white internal)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of doors, worktops & matching splashback (subject to build stage)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated kitchen hood	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG 4 zone induction hob	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG single oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated fridge freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SMEG integrated slimline dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Island cooking area																●	●
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic electric shower over bath with shower screen		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walk-in shower to main bathroom with thermostatic chrome bar shower	●																
Thermostatic bar shower in Ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to bathroom	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to ensuite 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Duo double ended bath with centre taps		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Roca sanitaryware used throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
dMEV continually running extractor fans to all wet rooms, kitchen and utility room	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding timber wardrobe doors to bedroom 1 with co-ordinating shelf pack	●	●	●	●	●	●	●										
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	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Downlights to bathroom and ensuite	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach including superfast broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Virgin Media phone, TV and broadband connections available	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Fire rated white grooved internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls painted grey with white ceilings	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon dioxide monitor in bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Kahrs LVT flooring to hall, lounge and wet areas with carpet to bedrooms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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

If you'd like to get in touch with us

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