

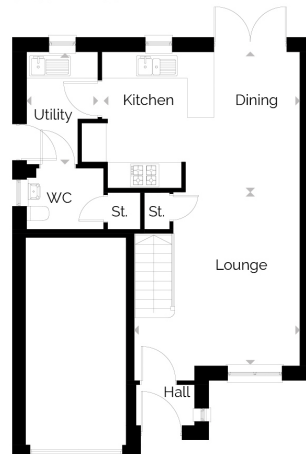


Pentland

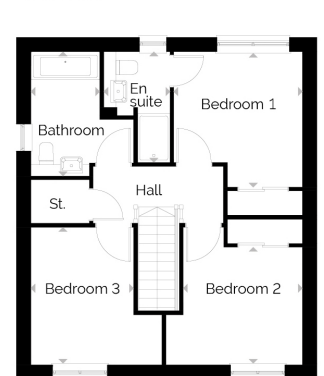
- 3 generous bedrooms
- Open plan
- Ample storage

ROOM	METRIC (W x D)	ROOM IMPERIAL (W x D)
Lounge	4.08 x 4.26	13'5" x 13'0"
Kitchen/Dining	4.80 x 3.44	15'9" x 11'3"
Utility	1.74 x 2.76	5'9" x 9'1"
Bedroom 1	3.10 x 3.33	10'2" x 10'11"
En Suite	1.63 x 2.62	5'4" x 8'7"
Bedroom 2	2.87 x 2.89	9'5" x 9'6"
Bedroom 3	2.53 x 3.38	8'4" x 11'1"
Bathroom	1.70 x 3.06	5'7" x 10'0"
Total Floor Area	95.71m²	1030 ft²

GROUND FLOOR



FIRST FLOOR



Here's an overview of the specification:

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*where applicable

- 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**
- Chrome under unit lighting to kitchen
- Cooker hood
- 4 Burner gas hob
- Single oven
- Integrated fridge freezer
- Integrated dishwasher
- Double socket with USB charging point in the lounge
- Thermostatic chrome bar shower to en suite 1
- Vanity unit to bathroom (with storage)
- Vanity unit to en suite 1 (with storage)
- Duo double ended bath with centre taps
- 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 and ceilings painted white
- Wireless operated door bell
- Underfloor wall and roof space insulation
- Turfed front garden
- Pavior driveways
- 10 year NHBC warranty

DUNDAS

Disclaimer: Please note that some properties are built handed (mirror image) to those illustrated. These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale. The computer generated images are for illustrative purposes and should be treated as general guidance only. Individual features and elevational treatments may vary. The standard specification can vary on individual developments, please speak to your Customer Experience Manager for specific specification details for your chosen development.