

Uphall Station Village

West Lothian

Phase 4
Specification

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SPECIFICATION

Here's a quick overview of the specification at Uphall Station Village

Pentland
Carnegie
Dewar
Stuart
Matheson
Crawford
Middleton
Wallace
Lewis
Morton
Dunbar

	Pentland	Carnegie	Dewar	Stuart	Matheson	Crawford	Middleton	Wallace	Lewis	Morton	Dunbar
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 worktops & doors **	●	●	●	●	●	●	●	●	●	●	●
Upstands in kitchen and utility room	●	●	●	●	●	●	●	●	●	●	●
Chrome under unit worktop lighting to kitchen	●	●	●	●	●	●	●	●	●	●	●
Cooker 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 the Lounge	●	●	●	●	●	●	●	●	●	●	●
Choice of vanity furniture in bathroom & en suite **	●	●	●	●	●	●	●	●	●	●	●
Electric shower in main bathroom			●	●				●			
Thermostatic chrome bar shower in main bathroom											●
Thermostatic chrome bar shower to ensuite 1	●	●	●	●	●	●	●	●	●	●	●
Tiled bulk head to cloakroom		●		●				●	●	●	
Vanity unit to bathroom (with storage)	●	●	●	●	●	●	●	●	●	●	●
Vanity unit to ensuite 1 (toilet only, no storage)				●	●						
Vanity unit to ensuite 1 (with storage)	●	●	●		●		●	●	●	●	●
Duo double ended bath with centre taps	●	●	●	●	●	●	●	●	●	●	●
Roca sanitaryware used throughout	●	●	●	●	●	●	●	●	●	●	●
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility room	●	●	●	●	●	●	●	●	●	●	●
Sliding wardrobe doors to bedroom 1	●	●	●	●	●	●	●	●	●	●	●
Sliding wardrobe doors 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	●	●	●	●	●	●	●	●	●	●	●
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 the garage		●	●	●	●	●	●	●	●	●	●
Turfed front garden	●	●	●	●	●	●	●	●	●	●	●
Pavior driveways	●	●	●	●	●	●	●	●	●	●	●
10 Year warranty	●	●	●	●	●	●	●	●	●	●	●

*Where applicable

**Subject to build stage