



# WALLACE PARK

WALLYFORD



AMBASSADOR  
HOMES





# A LUXURY LIFESTYLE THAT HAS IT ALL

Wallace Park combines the perfect blend of coastal, city and countryside living; located in the popular Village of Wallyford, close to amenities and only an 11 minute train journey to Edinburgh Waverley Station.

Featuring a brand new carefully curated collection of three-, four- and five-bedroom homes designed bespoke to their setting in the heart of this desirable pocket of East Lothian. All homes boast flexible layouts to suit every dynamic, without compromise on an impressively high standard of living.

# LIVING

*redefined*

Whether you're just starting out, considering a move to downsize, or looking for space for your family to grow; there is space for everyone, and a place for everything.

The bespoke collection of homes at Wallace Park sit within a beautifully designed development, offering a high standard of living accommodation unrivalled in the local area.

Every home has been thoughtfully designed to provide versatility and generous proportions reflecting the semi-rural East Lothian location. With a focus on space, light and flexibility each home is perfectly suited for modern living.

A bedroom, playroom, a study for home working, home cinema or relaxing family room; whether you need fun, functionality, or formality - there is no need to make your family fit your home, when you can make your home fit your family.





# PERFECTLY LOCATED

*ideally connected*

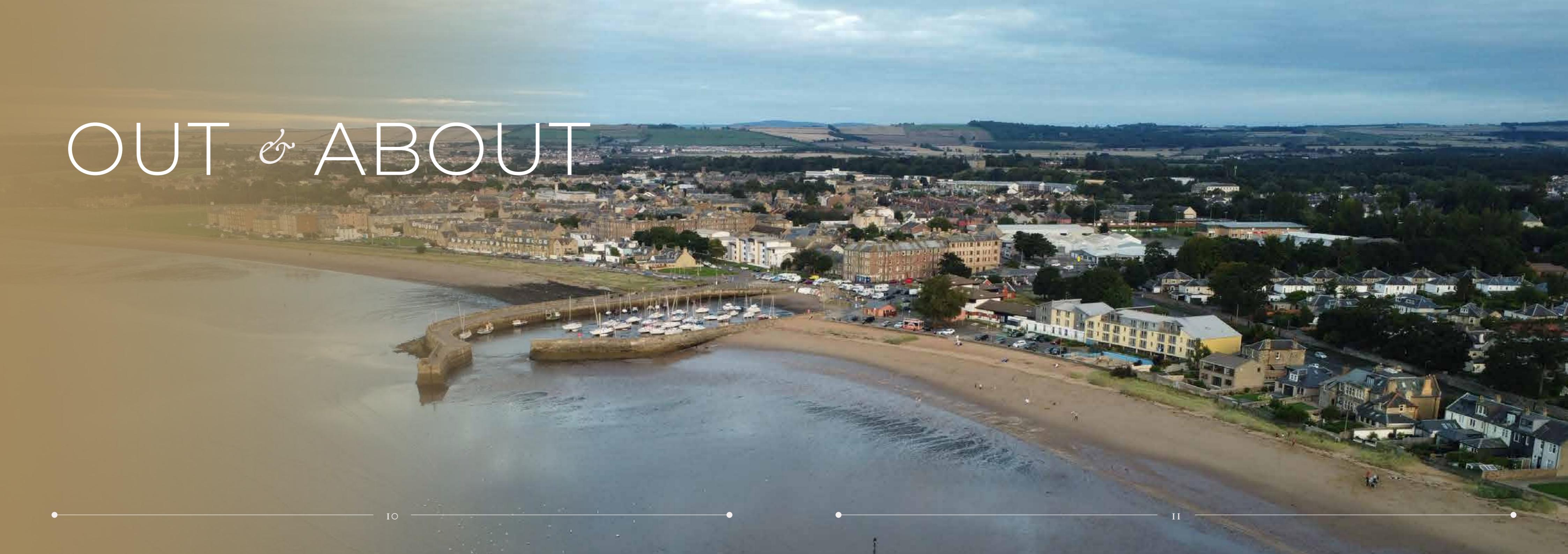
## AMENITIES

- 1 Musselburgh Beach
- 2 The Musselburgh Golf Club
- 3 Musselburgh Old Course Golf Club
- 4 Royal Musselburgh Golf Course
- 5 Levenhall Links Leisure Park
- 6 Musselburgh Lagoons
- 7 Lewisvale Public Park
- 8 Inveresk Lodge Garden
- 9 Musselburgh Racecourse
- 10 Musselburgh Sports Centre
- 11 Musselburgh Tennis Club
- 12 Musselburgh Cricket Club
- 13 Wallyford Miners Welfare Society & Social Club
- 14 Inveresk Bowling & Social Club
- 15 Wallyford Library
- 16 The Brunton Theatre
- 17 Musselburgh Museum
- 18 Prestongrange Museum
- 19 Nu Yu Beauty Salon
- 20 Saint Clements and Saint Ninians Church
- 21 Wallyford Pharmacy
- 22 Riverside Medical Practice
- 23 Wallyford Post Office
- 24 Musselburgh Dental Care
- 25 Specsavers Opticians Musselburgh
- 26 Musselburgh Fire Station
- 27 Musselburgh Police Station
- 28 Almond Park Nursery
- 29 Wallyford Primary School
- 30 Musselburgh Grammar School
- 31 Loretto School
- 32 Preston Lodge High School
- 33 Ross High School
- 34 Wallyford Train Station
- 35 Wallyford Park and Ride
- 36 The City of Edinburgh Bypass
- 37 Newcraighall Park & Ride
- 38 Newcraighall Train Station
- 39 Tesco Extra
- 40 Fort Kinnaird Shopping Centre
- 41 Bannatyne Health Club & Spa

## BARS & RESTAURANTS

- 1 The Mercat Bar & Grill
- 2 Caprice Restaurant
- 3 EH15 Restaurant & Bar
- 4 The Campaign Room Bistro at Calvery Tower
- 5 Buenos Aires Café and Grill
- 6 The Cudie Bar
- 7 Croll's Italian Kitchen
- 8 Gurkha Bar and Restaurant Musselburgh
- 9 Dal Patis
- 10 East Coast
- 11 The Ship Inn Bar & Bistro
- 12 Lanna Thai
- 13 Malvrosa
- 14 Craig House Bevers Fayre
- 15 Foresters Guild
- 16 The Espy
- 17 Whispers Lounge Bar
- 18 Tiger in Chinese and Thai Takeaway
- 19 Biji's Kitchen

# OUT & ABOUT

An aerial photograph of a coastal town, likely in the UK, showing a wide beach in the foreground, a harbor with many sailboats, and a dense cluster of buildings, including houses and larger apartment complexes, extending into the background. The town is surrounded by green fields and rolling hills under a clear blue sky.



The Village of Wallyford is situated less than ten miles east of Edinburgh. Nestled amongst rolling barley fields, Wallyford enjoys views across the Firth of Forth to the north and the Pentland Hills to the south.

Wallyford's peaceful setting, and proximity to Scotland's capital, offers country living within easy commuting distance to the vibrance of the city.

There are excellent transport links, with direct trains from Wallyford Train Station getting you to Edinburgh Waverley in just 11 minutes. The Wallyford Park and Ride facility further adds to commuters' convenience. The Edinburgh City Bypass connects Wallyford with the wider Scottish motorway network, Forth bridges, Edinburgh Airport and surrounding towns.

The wider area offers a wealth of cultural and culinary delights with a range of thriving local shops to browse, theatres to enjoy and restaurants and bars to dine in with family and friends in the nearby coastal town of Musselburgh.

Health and wellbeing is well catered for with a range of golf, tennis, cricket and other sports and leisure facilities nearby. For those who prefer their exercise at a gentler pace the beach, Levenhall Links Leisure Park and Musselburgh Lagoons provides scenic walking routes.

The area offers a selection of excellent local schools including Wallyford Primary School, Musselburgh Grammar School, Loretto School, Preston Lodge High School, and Ross High School. A new high school is under construction and due to open Summer 2023.

Wallace Park offers an escape from the hectic pace of city life and the chance to feel at home in more tranquil surroundings as well as a safe haven for growing families.



A-RATED  
*energy efficient homes*



# LUXURIOUSLY APPOINTED

Flexibility and individuality are built in when you buy a new, luxury home at Wallace Park. All of our homes are A-rated energy efficient and designed to an exacting standard to ensure you will love living in them.

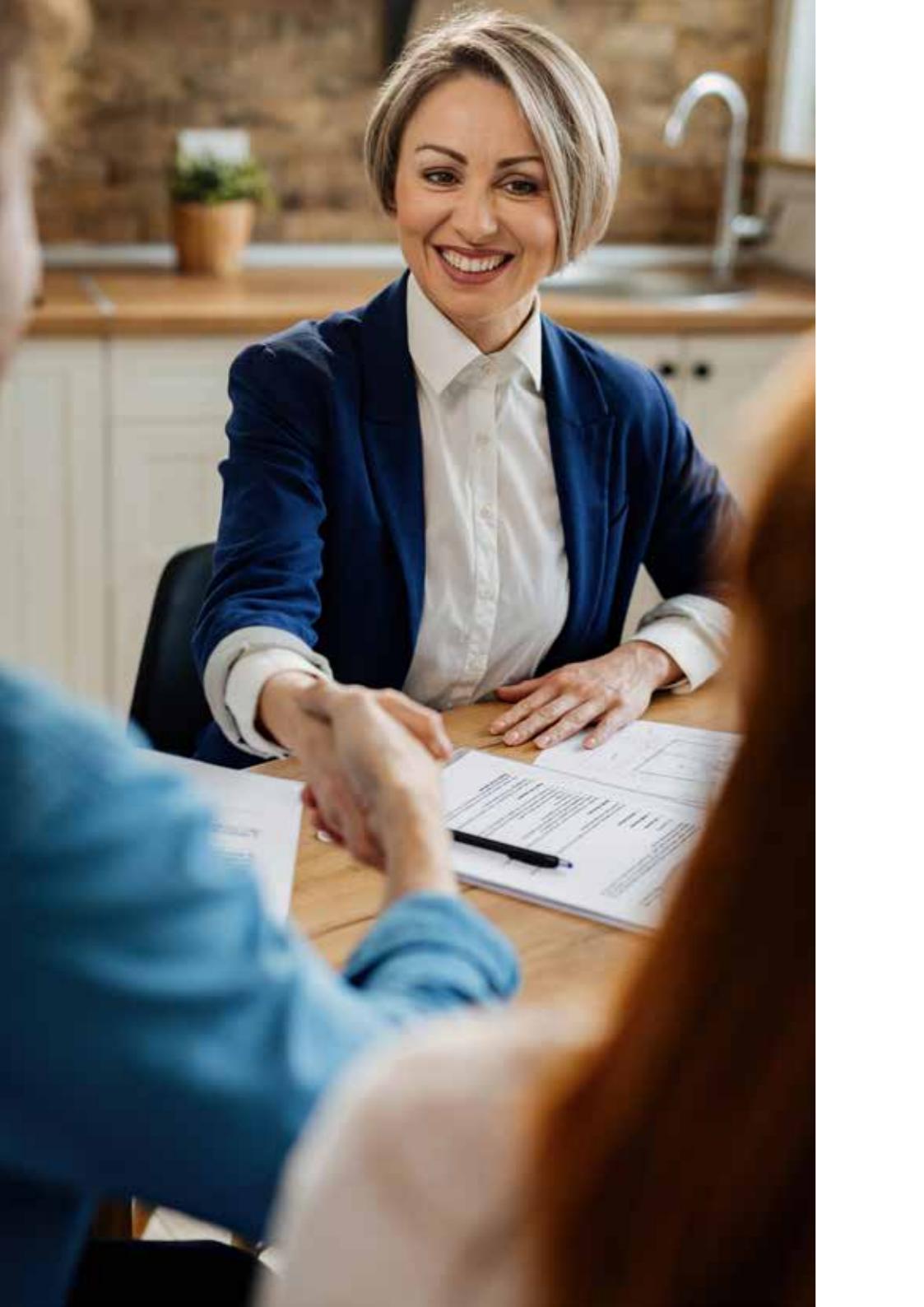
Thoughtful specification means our homes offer luxury living with quality fixtures and fittings throughout. Internal specification includes stunning studio designed kitchens, available in a carefully curated collection of styles, colours and finishes. High quality integrated appliances and under cabinet lighting are also included as standard.

Boutique-style bathroom, cloakroom and en suite facilities all feature sleek award winning sanitaryware and luxurious fittings complemented with a choice of large profile Porcelanosa wall tiling.

Every home also benefits from ample USB points, provision for an electric car charging point, smart heating and Solar PV for maximum energy efficiency.

• QUALITY ASSURED •  
• BY AMBASSADOR HOMES •





# OUR COMMITMENT *to you*

Ambassador Homes is an independent, family owned Scottish homebuilder, proud of its heritage and track record in the housebuilding industry. Daring to be different and unafraid of change, we are forward thinking, agile and driven to keep our homes on the pulse of how modern homebuyers would like to live.

We understand that for you it's more than just a home, it's how you'll live here, and this is important to us.

We are passionate about the quality of your new home, and this commitment is backed by the Ambassador Homes stamp of approval – ensuring your new home is thoughtfully designed, energy efficient and has an industry leading specification.

For these reasons we're confident you'll be proud to call an Ambassador Homes space your new home.

Our experienced and knowledgeable team will guide and support you through every step of the process, from your very first enquiry through to the excitement of moving into your new Ambassador home.



We will make sure that you have contact details for key staff who will be helping you throughout the process of buying your home, so they can answer any questions you may have along the way.



We will give you all the information you need about your warranty provider and other guarantees and warranties provided with your new home.



Prior to signing your missives, we will provide you with all the information you need. If required, we can help you to appoint your own advisor to carry out legal formalities. Throughout the process your exchange deposit is always protected.



We will provide a timeline detailing all the steps in the process for legal completion and the handing over of your new Ambassador home.



We will guide you through all the choices and options available to allow you to put your own personal stamp on your home (subject to build stage).



In advance of moving in, we will arrange a Home Demonstration visit to your new home when it's complete to make sure you know how everything works.

# 5 REASONS

*to live well in an Ambassador Home*



PRESTIGIOUS  
LOCATIONS



DISTINCTIVE  
ARCHITECTURE



LUXURIOUS  
SPECIFICATION



ENERGY  
EFFICIENCY



CARING CUSTOMER  
EXPERIENCE





# THE ARRAN

3 bedroom detached

Plots: 7, 8, 16, 18, 44, 45, 52

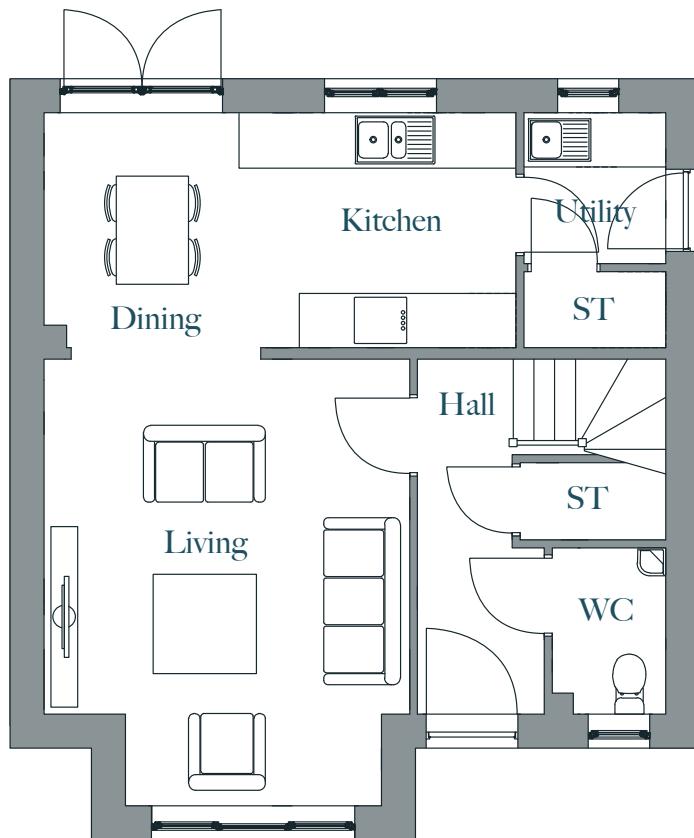
97 m<sup>2</sup> / 1,047 ft<sup>2</sup>



CGI for illustrative purposes only

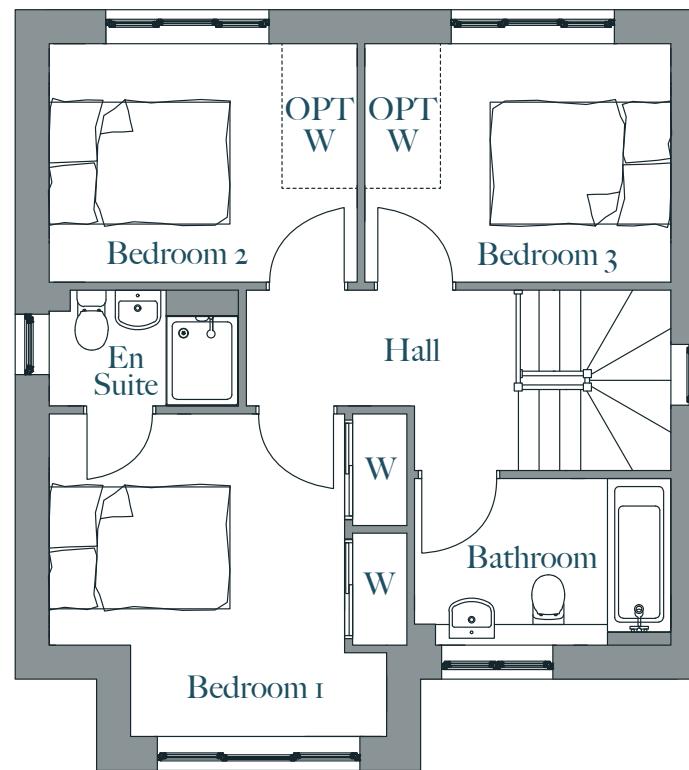
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.05 X 4.95	13'2" X 16'2"
KITCHEN/DINING	5.23 X 2.60	17'1" X 8'5"
UTILITY	1.57 X 1.67	5'1" X 5'4"
WC	1.26 X 1.84	4'1" X 6'0"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.27 X 3.57	10'7" X 11'7"
EN SUITE	2.09 X 1.28	6'8" X 4'1"
BEDROOM 2	2.64 X 3.41	8'6" X 11'1"
BEDROOM 3	2.64 X 3.39	8'6" X 11'1"
BATHROOM	2.84 X 1.84	9'3" X 6'0"



# THE ARRAN WITH SUNROOM

3 bedroom detached

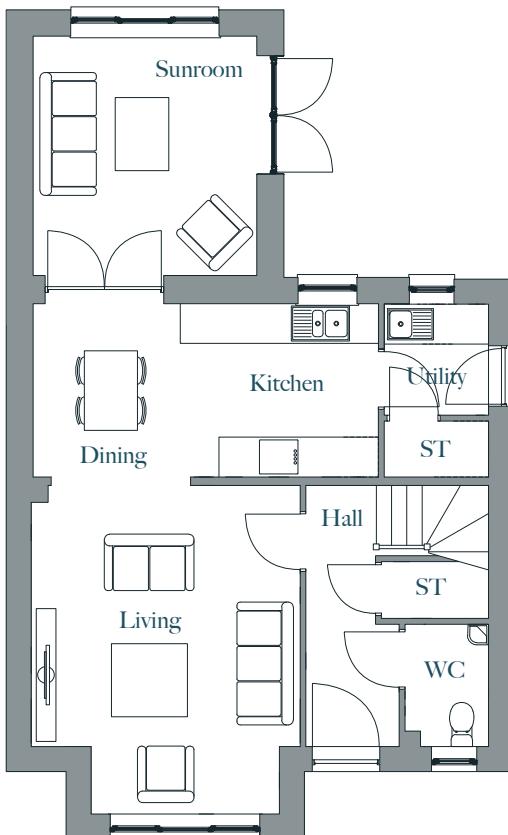
Plots: 15, 17, 19, 46, 48, 49, 53, 54, 74

113 m<sup>2</sup> / 1,219 ft<sup>2</sup>



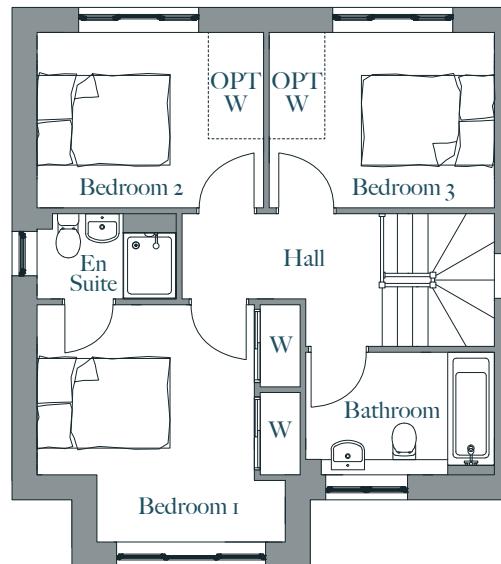
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.05 X 4.95	13'2" X 16'2"
KITCHEN/DINING	5.23 X 2.60	17'1" X 8'5"
UTILITY	1.57 X 1.67	5'1" X 5'4"
WC	1.26 X 1.84	4'1" X 6'0"
SUNROOM	3.62 X 3.39	11'8" X 11'1"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.27 X 3.57	10'7" X 11'7"
EN SUITE	2.09 X 1.28	6'8" X 4'1"
BEDROOM 2	2.64 X 3.41	8'6" X 11'1"
BEDROOM 3	2.64 X 3.39	8'6" X 11'1"
BATHROOM	2.84 X 1.84	9'3" X 6'0"



# THE FLEMING

4 bedroom detached

Plots: 6, 11

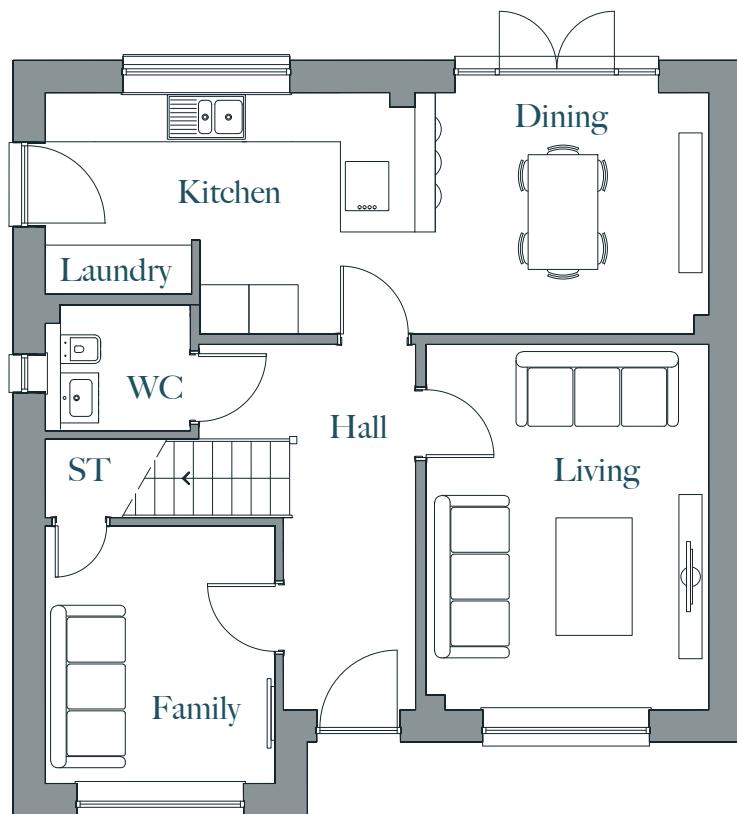
128 m<sup>2</sup> / 1,386 ft<sup>2</sup>



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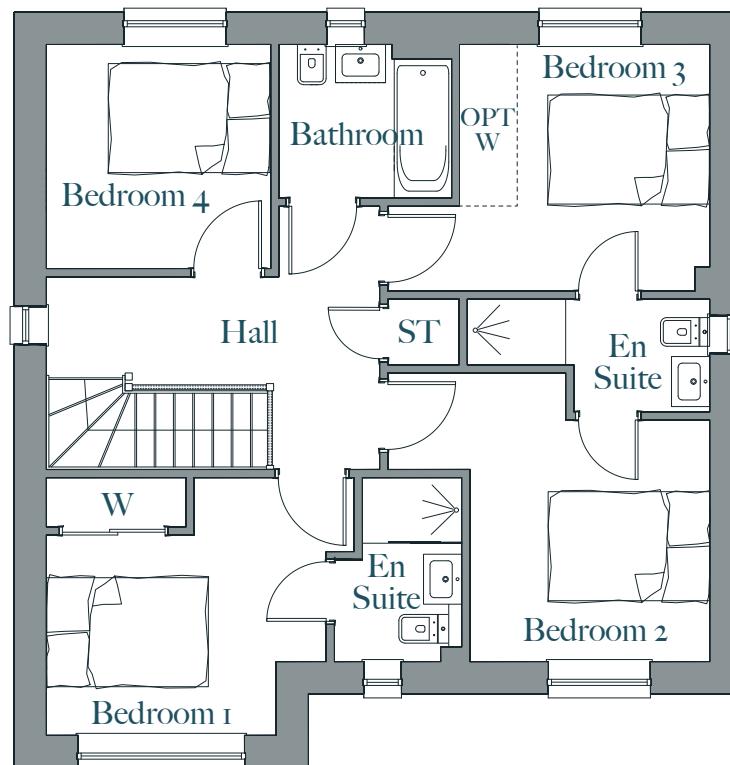
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.46 X 3.45	14'6" X 11'3"
KITCHEN/DINING	8.09 X 2.95	26'5" X 9'7"
FAMILY	3.14 X 2.80	10'3" X 9'2"
WC	1.54 X 1.77	5'1" X 5'8"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.14 X 3.41	10'3" X 11'2"
EN SUITE	2.24 X 1.55	7'3" X 5'1"
BEDROOM 2	2.95 X 2.93	9'7" X 9'6"
EN SUITE	1.37 X 1.66	4'5" X 5'4"
BEDROOM 3	2.35 X 3.01	7'7" X 9'9"
BEDROOM 4	2.73 X 2.74	9'0" X 9'0"
BATHROOM	1.87 X 2.11	6'1" X 6'9"



# THE HAMILTON

**4** bedroom detached

Plots: 1, 3, 5, 10, 13, 55, 57, 58, 60, 63, 65, 68, 70, 77, 80, 81, 82, 88, 89, 90, 92, 93, 94, 95, 96, 97

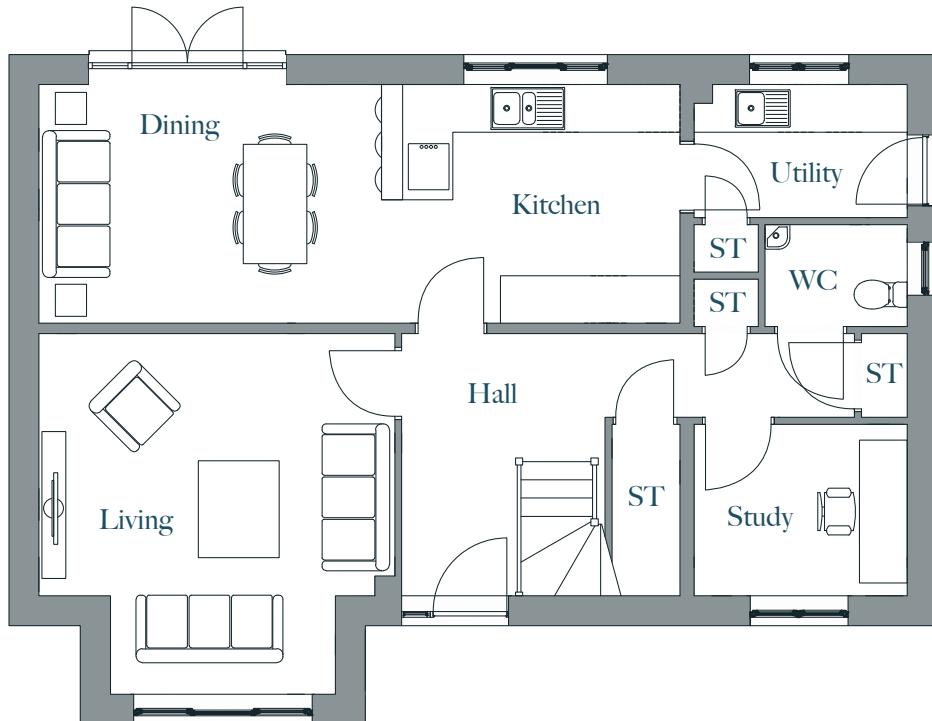
146 m<sup>2</sup> / 1,572 ft<sup>2</sup>



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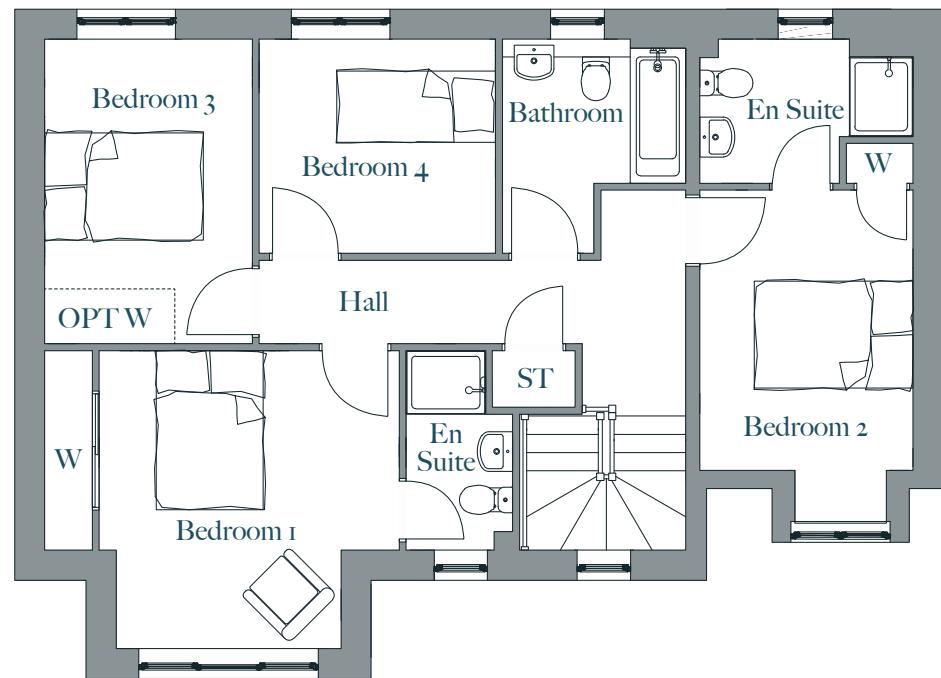
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.48 X 4.54	14'6" X 14'8"
DINING/KITCHEN	8.07 X 3.00	26'4" X 9'8"
UTILITY	2.68 X 1.67	8'7" X 5'4"
WC	1.28 X 1.79	4'1" X 5'8"
STUDY	2.68 X 2.16	8'7" X 7'0"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.78 X 3.75	12'4" X 12'3"
EN SUITE	1.34 X 2.51	4'3" X 8'2"
BEDROOM 2	2.68 X 3.53	8'7" X 11'5"
EN SUITE	2.68 X 1.81	8'7" X 5'9"
BEDROOM 3	2.62 X 3.84	8'5" X 12'5"
BEDROOM 4	2.97 X 2.70	9'7" X 8'8"
BATHROOM	2.31 X 2.70	7'5" X 8'8"



# THE BUCHANAN

4 bedroom detached

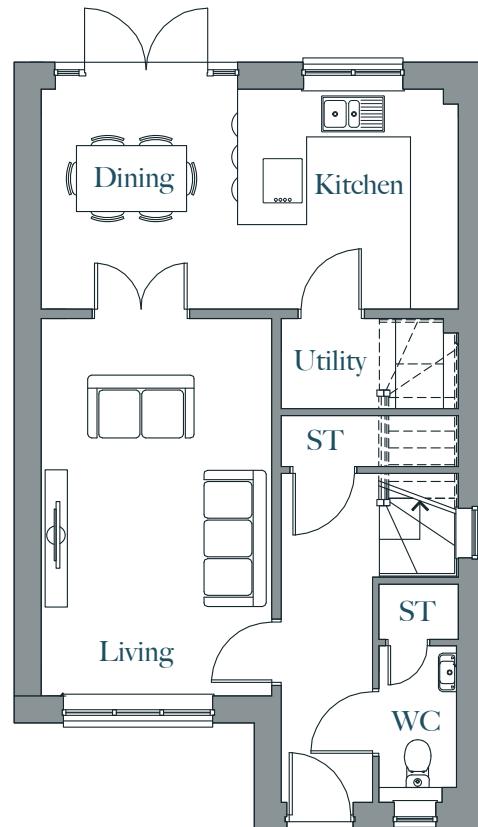
Plots: 47, 50, 51, 75

133 m<sup>2</sup> / 1,442 ft<sup>2</sup>



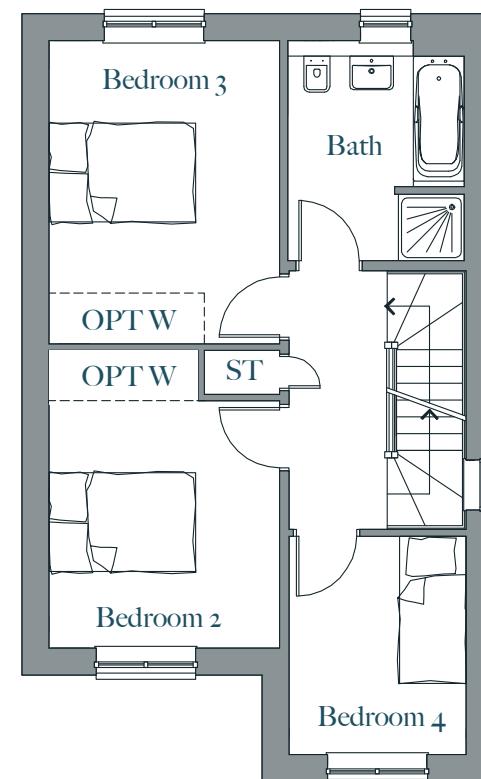
## GROUND FLOOR

AREA	METRES	FEET
LIVING	3.14 X 5.14	10'3" X 16'10"
KITCHEN/DINING	5.67 X 3.0	18'7" X 9'10"
WC	1.06 X 2.11	3'6" X 6'11"
UTILITY	2.41 X 1.23	7'11" X 4'0"



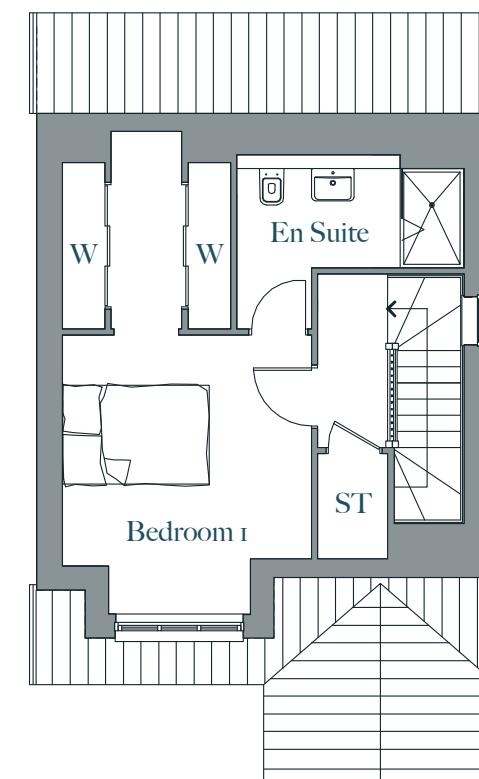
## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	3.14 X 3.36	10'3" X 11'0"
BEDROOM 3	3.14 X 4.12	10'3" X 13'6"
BEDROOM 4	2.41 X 2.97	7'10" X 9'9"
BATHROOM	2.41 X 2.97	7'10" X 9'9"



## SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1 EN SUITE	3.52 X 3.26	11'6" X 10'8"
	3.21 X 1.60	10'6" X 5'3"



# THE CALEDONIAN

5 bedroom detached

Plots: 9, 56, 67, 73, 76, 78, 79, 86, 87

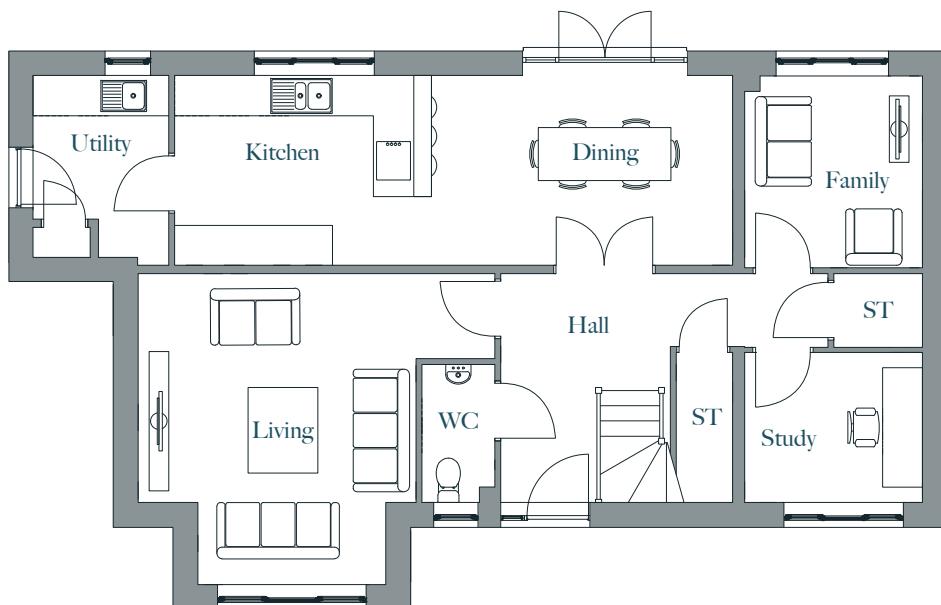
166 m<sup>2</sup> / 1,788 ft<sup>2</sup>



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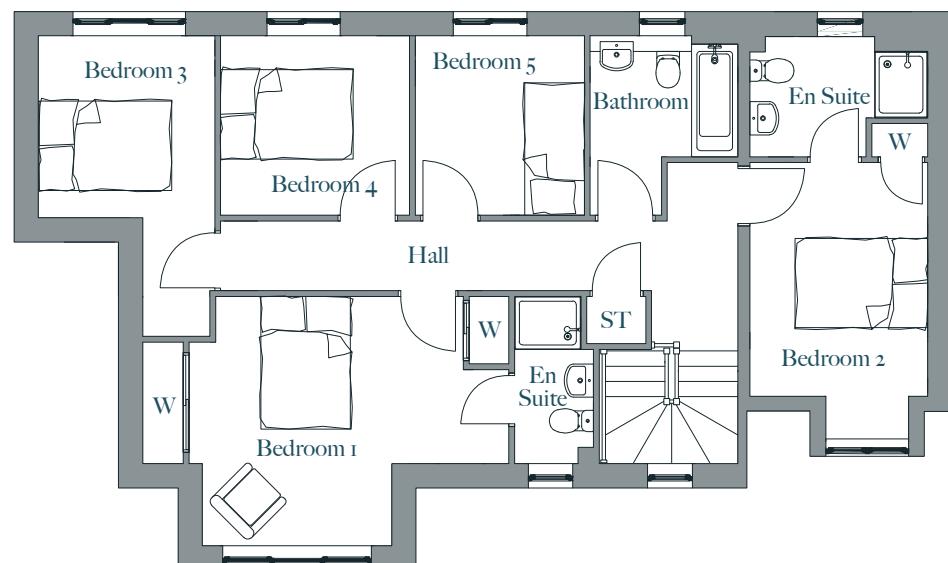
## GROUND FLOOR

AREA	METRES	FEET
LIVING	4.69 X 4.19	15'3" X 13'7"
KITCHEN/DINING	2.85 X 8.42	9'3" X 27'6"
UTILITY	2.04 X 2.72	6'6" X 8'9"
FAMILY	2.68 X 2.89	8'7" X 9'4"
STUDY	2.68 X 2.26	8'7" X 7'4"
WC	1.10 X 2.08	3'6" X 6'8"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	4.82 X 3.75	15'8" X 12'3"
EN SUITE	2.51 X 1.19	8'2" X 3'9"
BEDROOM 2	2.68 X 3.53	8'7" X 11'5"
EN SUITE	2.68 X 1.81	8'7" X 5'9"
BEDROOM 3	2.65 X 2.72	8'6" X 8'9"
BEDROOM 4	2.85 X 2.70	9'3" X 8'8"
BEDROOM 5	2.55 X 2.70	8'3" X 8'8"
BATHROOM	2.23 X 2.70	7'3" X 8'8"



# THE INGLIS

4 bedroom detached

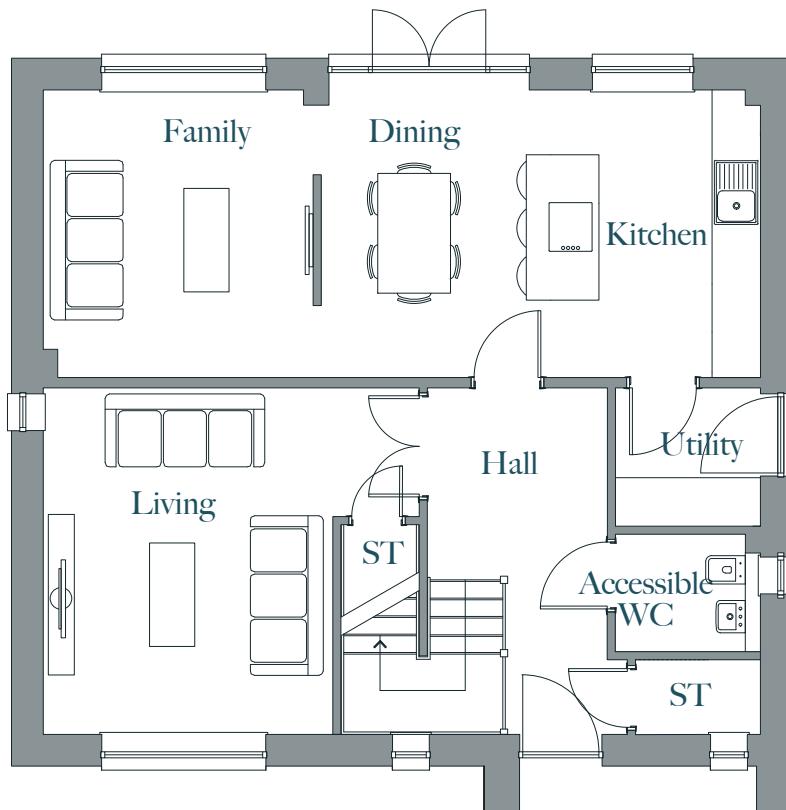
Plots: 4, 12, 14, 61, 69, 84, 85

143 m<sup>2</sup> / 1,543 ft<sup>2</sup>



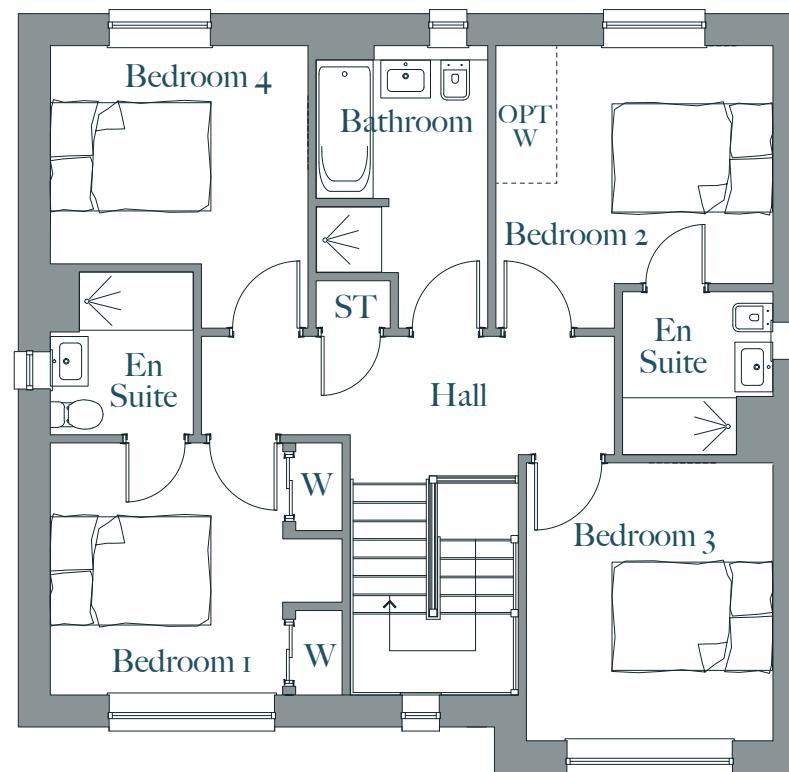
## GROUND FLOOR

AREA	METRES	FEET
LIVING	3.59 X 4.29	11'8" X 14'1"
KITCHEN/DINING	5.44 X 3.56	17'8" X 11'7"
FAMILY	3.34 X 3.56	11'0" X 11'7"
UTILITY	1.76 X 1.71	5'8" X 5'6"
ACCESSIBLE WC	1.45 X 1.79	4'8" X 5'9"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	2.86 X 3.10	9'4" X 10'2"
EN SUITE	1.76 X 2.00	5'8" X 6'6"
BEDROOM 2	3.40 X 2.92	11'1" X 9'6"
EN SUITE	1.85 X 2.00	6'1" X 6'6"
BEDROOM 3	3.41 X 3.03	11'2" X 9'9"
BEDROOM 4	2.68 X 3.17	8'8" X 10'4"
BATHROOM	2.11 X 2.79	6'9" X 9'2"



# THE SALTIRE

5 bedroom detached

Plots: 2, 59, 62, 64, 66, 71, 72, 83, 91

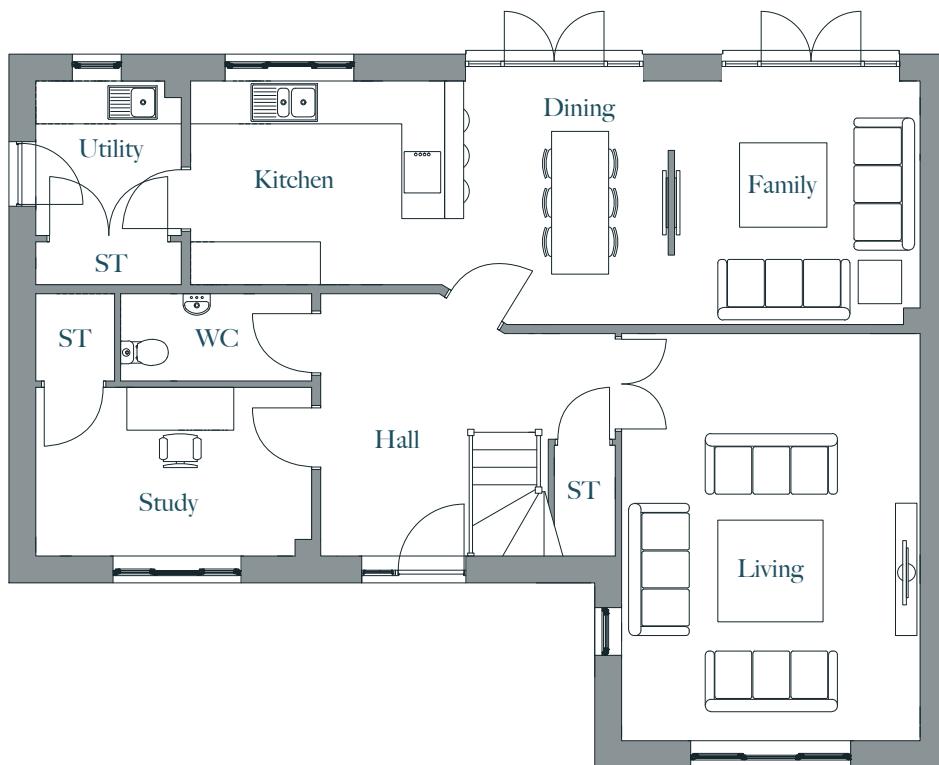
186 m<sup>2</sup> / 2,010 ft<sup>2</sup>



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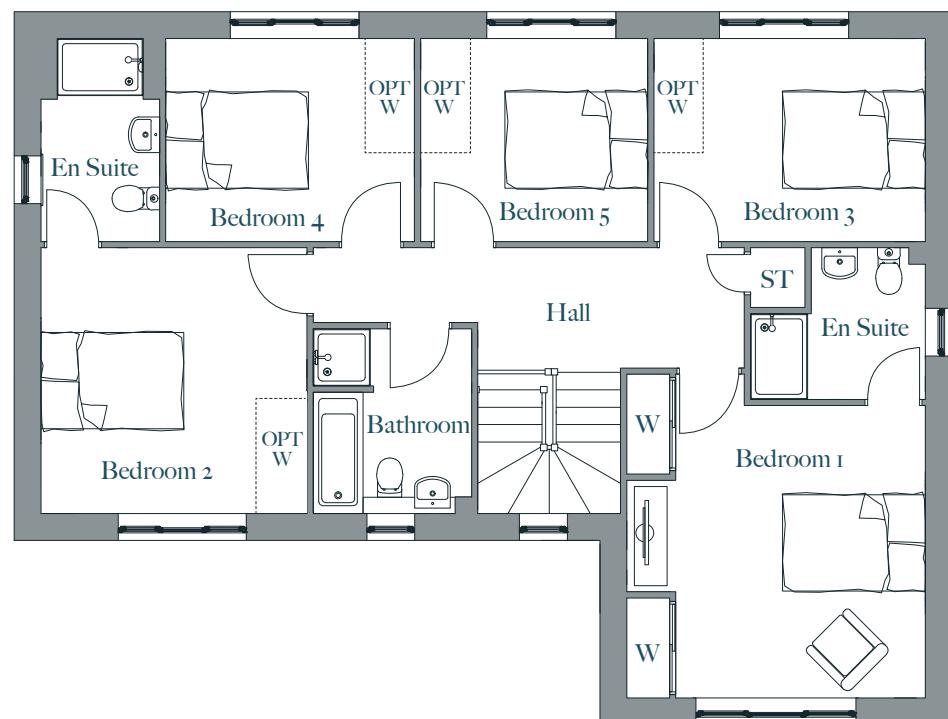
## GROUND FLOOR

AREA	METRES	FEET
LIVING	5.71 X 4.19	18'7" X 13'7"
FAMILY	3.48 X 3.41	11'4" X 11'1"
DINING	3.06 X 3.41	10'0" X 11'1"
KITCHEN	2.85 X 3.60	9'3" X 11'8"
UTILITY	2.04 X 2.17	6'6" X 7'11"
STUDY	3.87 X 2.37	12'6" X 7'7"
WC	2.68 X 1.22	8'7" X 4'0"



## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	4.19 X 4.10	13'7" X 13'4"
EN SUITE	2.45 X 2.13	8'0" X 6'9"
BEDROOM 2	3.73 X 3.73	12'2" X 12'2"
EN SUITE	2.85 X 1.66	9'3" X 5'4"
BEDROOM 3	3.80 X 2.85	12'4" X 9'3"
BEDROOM 4	3.49 X 2.85	11'4" X 9'3"
BEDROOM 5	3.19 X 2.85	10'4" X 9'3"
BATHROOM	2.22 X 2.59	7'2" X 8'4"



# SITE PLAN

## THE ARRAN

Three bedroom detached

**Plots:**

7, 8, 16, 18, 44, 45, 52

**Plots with Sunroom:**

15, 17, 19, 46, 48, 49, 53, 54, 74



## THE HAMILTON

Four bedroom detached

**Plots:**

1, 3, 5, 10, 13, 55, 57, 58, 60, 63, 65, 68, 70, 77, 80, 81, 82, 88, 89, 90, 92, 93, 94, 95, 96, 97

## THE CALEDONIAN

Five bedroom detached

**Plots:**

9, 56, 67, 73, 76, 78, 79, 86, 87

## THE SALTIRE

Five bedroom detached

**Plots:**

2, 59, 62, 64, 66, 71, 72, 83, 91

## THE FLEMING

Four bedroom detached

**Plots:**

6, 11

## THE BUCHANAN

Four bedroom detached

**Plots:**

47, 50, 51, 75

## THE INGLIS

Four bedroom detached

**Plots:**

4, 12, 14, 61, 69, 84, 85

# SPECIFICATION & FINISHES



✓ INCLUDED

n/a NOT AVAILABLE

C CUSTOMER CHOICE

O OPTIONAL EXTRA

## KITCHEN

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
A choice of studio designed kitchen from a curated collection of colours and styles with soft close cabinetry	✓	✓	✓	✓	✓	✓	✓
1.5 bowl Silgranit sink and matching mixer tap	✓	✓	✓	✓	✓	✓	✓
Siemens induction hob	✓	n/a	n/a	n/a	n/a	n/a	n/a
Elica self vented induction hob	n/a	✓	✓	✓	✓	✓	✓
Integrated Cooker hood	✓	n/a	n/a	n/a	n/a	n/a	n/a
Siemens Integrated Single Multi Function Self Cleaning Fan Oven	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated Combi Micro Oven	o	✓	✓	✓	✓	✓	✓
Siemens integrated dishwasher	o	✓	✓	✓	✓	✓	✓
Siemens integrated fridge freezer (70/30)	✓	✓	✓	✓	✓	✓	✓
Multi-point switch system to Kitchen	✓	✓	✓	✓	✓	✓	✓
Satin chrome LED downlights	✓	✓	✓	✓	✓	✓	✓
Under unit LED lighting	✓	✓	✓	✓	✓	✓	✓
Laminate worktops with matching backpanel/up stand	✓	✓	✓	✓	✓	✓	✓
Solid surface worktops with upstands to match main worktop	o	o	o	o	o	o	o

## UTILITY

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
A choice of base units and laminate worktops with matching upstands	✓	n/a	✓	✓	✓	✓	✓
Single bowl s/steel sink with chrome mixer tap	✓	n/a	n/a	n/a	✓	✓	✓
Space for washing machine with plumbing	✓	✓	✓	✓	✓	✓	✓
Space for tumble dryer	✓	✓	✓	✓	✓	✓	✓
Freestanding Washing Machine	o	o	o	o	o	o	o
Freestanding Tumble Dryer	o	o	o	o	o	o	o
Central Heating Boiler within wall unit or store	✓	✓	✓	✓	✓	✓	✓

## EN SUITE 1

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓
RAK Summit basin, with semi-ped	n/a	n/a	✓	n/a	n/a	n/a	n/a
RAK Summit basin, with full-ped	✓	✓	n/a	✓	✓	✓	✓
RAK Round shower system	n/a	✓	✓	✓	✓	✓	✓
MIRA electric shower system	✓	n/a	n/a	n/a	n/a	n/a	n/a
Towel warmer with thermostatic control	o	o	o	o	o	o	✓
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	o	o	o	o	o	o	o

✓ INCLUDED

n/a NOT AVAILABLE

C CUSTOMER CHOICE

O OPTIONAL EXTRA

## MAIN BATHROOM

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓
RAK Summit basin, semi-ped	✓	o	o	o	o	o	o
Vanity unit, with drop-in basin	o	✓	✓	✓	✓	✓	✓
Reinforced Acrylic Single ended bath with bath panel	✓	✓	✓	✓	✓	✓	✓
Wall mounted exposed thermostatic bath shower mixer with hand shower, fixing bracket and hose	✓	✓	✓	✓	✓	✓	✓
Mira Electric Shower System	n/a	n/a	✓	✓	n/a	n/a	✓
Towel warmer with thermostatic control	✓	✓	✓	✓	✓	✓	✓
Shaver point	o	o	o	o	o	✓	✓
White waterproof LED downlighters	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	n/a	✓	✓	n/a	n/a	✓
Porcelanosa large profile half tiling to walls around bath & behind wc and basin with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	o	o	o	o	o	o	o

## EXTERNAL FINISHES

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
White P.V.C.U. Fascias and Soffits	✓	✓	✓	✓	✓	✓	✓
Black Rainwater Goods	✓	✓	✓	✓	✓	✓	✓
Slab pathway to front of house	✓	✓	✓	✓	✓	✓	✓
Pavior Driveway	✓	✓	✓	✓	✓	✓	✓
Turfed Front Garden	✓	✓	✓	✓	✓	✓	✓
Turfed Rear Garden	o	o	o	o	o	o	o
1800mm high timber Plot Division screen fence	✓	✓	✓	✓	✓	✓	✓
1800mm high timber gate & 1800mm high timber rear screen fence	✓	✓	✓	✓	✓	✓	✓
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓
External tap	o	o	o	o	o	o	o

## OTHER EN SUITES

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	n/a	✓	n/a	✓	✓	✓	✓
RAK Summit basin, full-ped	n/a	✓	n/a	✓	✓	✓	✓
MIRA Electric shower system	n/a	✓	n/a	✓	✓	✓	✓
Towel warmer with thermostatic control	n/a	o	n/a	o	o	o	o
White waterproof LED downlighters	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile full tiling to walls around shower with square satin chrome trims	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile half tiling to walls around & behind wc and basin with square satin chrome trims	n/a	✓	n/a	✓	✓	✓	✓
Porcelanosa large profile full tiling to all walls	n/a	o	n/a	o	o	o	o

## CLOAKROOM/WC

White sanitaryware by RAK Ceramics with soft close WC seat and RAK Morning mixer tap	✓	✓	✓	✓	✓	✓	✓
Towel warmer with thermostatic control	o	o	o	o	o	o	o
Half height tiling to Cloakroom walls behind wc and 2 tiles wide behind basin with square satin chrome trims	✓	✓	✓	✓	✓	✓	✓

✓ INCLUDED

n/a NOT AVAILABLE

C CUSTOMER CHOICE

O OPTIONAL EXTRA

## SERVICES

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
<b>HEATING</b>							
Gas fired central heating, wall mounted combi boiler							
✓	✓	✓	✓	✓	✓	✓	✓
Myson Select Compact radiators	✓	✓	✓	✓	✓	✓	✓
WiFi programmable Room Thermostats	✓	✓	✓	✓	✓	✓	✓
TV point to lounge wired to loft	✓	✓	✓	✓	✓	✓	✓
Main BT fibre inlet point located within store	✓	✓	✓	✓	✓	✓	✓
<b>ELECTRICS</b>							
Mains operated smoke detectors with battery backup							
✓	✓	✓	✓	✓	✓	✓	✓
Mains operated CO Detector	✓	✓	✓	✓	✓	✓	✓
Mains operated CO2 detector	✓	✓	✓	✓	✓	✓	✓
Mains operated heat detector	✓	✓	✓	✓	✓	✓	✓
Batten light fittings to all rooms except Bathroom, En suite(s) and Kitchen	✓	✓	✓	✓	✓	✓	✓
Satin chrome switches and faceplates to Kitchen high level	o	✓	✓	✓	✓	✓	✓
USB double socket faceplates to Kitchen x1, Lounge x1, Bedroom 1 x1	✓	✓	✓	✓	✓	✓	✓
Switched spurs to appliance spaces in Utility areas	✓	✓	✓	✓	✓	✓	✓
Waterproof LED external light fitting with PIR sensor at front door	✓	✓	✓	✓	✓	✓	✓
Rear/side entrance to be low energy Bulkhead Fitting	✓	✓	n/a	✓	✓	✓	✓
Door bell and push to front doors (Satin chrome)	✓	✓	✓	✓	✓	✓	✓
Fluorescent light fitting and 2 x double socket to garage	n/a	n/a	n/a	n/a	n/a	✓	✓
Spareway fitted for alarm	✓	✓	✓	✓	✓	✓	✓
Wireless alarm system	o	o	o	o	o	o	o
32A supply for car charging point provided in garage/ external wall	✓	✓	✓	✓	✓	✓	✓
External socket	o	o	o	o	o	o	o

## WINDOWS, DOORS &amp; INTERNAL FEATURES

	ARRAN	FLEMING	BUCHANAN	INGLIS	HAMILTON	CALEDONIAN	SALTIRE
High Performance insulated Entrance Door	✓	✓	✓	✓	✓	✓	✓
High Performance insulated Rear/Side Door (White UPVC)	✓	✓	n/a	✓	✓	✓	✓
High performance aluminium bifold doors	o	o	o	o	o	o	o
UPVC French Doors to Garden	✓	n/a	n/a	n/a	n/a	n/a	n/a
UPVC French Doors with glazed side panels	n/a	✓	✓	✓	✓	✓	✓
White double glazed windows (white internally and externally) with silver spacer bars	✓	✓	✓	✓	✓	✓	✓
Window ironmongery in satin chrome	✓	✓	✓	✓	✓	✓	✓
White sectional up & over garage door	n/a	n/a	n/a	n/a	n/a	✓	✓
White ladder style pass doors with polished chrome/nickel ironmongery and satin chrome hinges	✓	✓	✓	✓	✓	✓	✓
Pre finished pass door with glazed panel to Living Room	✓	✓	n/a	✓	✓	✓	✓
Pre finished pass door with glazed panel to Kitchen	n/a	o	n/a	✓	o	✓	✓
Pre finished pass door with glazed panel between Living and Dining Room	n/a	n/a	✓	n/a	n/a	n/a	n/a
Pre finished pass doors with glazed panel to Sunroom (Arran Sunroom only)	✓	n/a	n/a	n/a	n/a	n/a	n/a
Wardrobe to Bedroom 1 with shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓
Wardrobe to Bedroom 2 with shelf and hanging rail	o	o	o	o	n/a	n/a	o
Wardrobe to Bedroom 2 with shelf and hanging rail (Pass door in place of sliding)	n/a	n/a	n/a	n/a	✓	✓	n/a
Wardrobe to Bedroom 3 with shelf and hanging rail	o	o	o	o	o	o	o
High profile skirtings and facings with shadow groove primed for painting	✓	✓	✓	✓	✓	✓	✓
White Emulsion finish to walls and ceilings	✓	✓	✓	✓	✓	✓	✓
White Satin finish to woodwork	✓	✓	✓	✓	✓	✓	✓
Enhanced ceiling height of 2.7m to ground floor	n/a	n/a	n/a	n/a	n/a	n/a	✓