

**Boyle Builders (Scotland) Ltd**

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# **House Specification**

**Laurieston Park, Laurieston**



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### Location

Laurieston Park is set amongst some of South West Scotland's most beautiful scenery. In a semi-rural location within the attractive Galloway village of Laurieston which is itself on the verge of the Galloway Forest Park and a convenient distance of only 6 miles to the thriving market town of Castle Douglas, which has a wide range of shops, restaurants & cafes. It also boasts a primary and secondary school, medical centre, hospital and all other associated amenities for a town of its size.

Laurieston Park has views over the Red Kite feeding station, one of only three sites in the UK. There are also numerous outdoor pursuits including forest walks at the popular Raiders Road and fishing within the immediate area. Loch Ken, offering a variety of water sports, is within a few minutes drive of the village. The area also offers a range of Golf Courses, several of championship standard and all within easy commuting distance.

### The Site – 'Laurieston Park'

Laurieston Park is set in a meadow with outstanding views over open countryside to the Red Kite feeding station, the bungalows and 1 ½ storey homes have been thoughtfully designed to ensure you own an individually designed home with beautiful views.

### Specification

The following information is provided to allow you, the prospective purchaser the opportunity to see the quality of the building and internal finishes provided by Boyle Builders (Scotland) Ltd, the developer.

### Construction

Our homes are constructed using timber frames provided by Scotland's largest timber frame manufacturer, with block and cement rendered elevations, double glazed timber framed windows, reinforced timber front and rear doors and insulated slate roof. Fascias, soffits, bargeboards etc are in timber treated with proprietary water repellent stain, with black PVC rainwater goods.

### Internal finishings

Plasterboard with ames taping/plastering to all walls & ceilings with plaster coving to main lounge, softwood skirting, door frames and facings throughout.

### Doors

Internal 6 panel wood grain doors, some 10-pane pre glazed panels, all fitted with brass furniture.

### External doors – Front

Nordan high performance door & frame with obscure double glazed aperture, 3 point security lock, brass single cylinder & thumbturn, lever handles and low access threshold. Factory finished in teak stain.

Rear door – Nordan high performance door & frame with obscure double glazed aperture, 3 point locking, brass single cylinder & thumbturn, lever handles and low access threshold. Factory finished in teak stain.

### Windows

Scandinavian high performance double glazed redwood top hung windows with brass locking handles. These windows comply with the U value calculations required by Building Control.

### Decoration

All walls and ceiling will be finished in emulsion paint, the walls will be buttermilk, the ceilings white.

All internal woodwork will be primed, undercoated and finished in white gloss.

### Kitchen

You have the choice from several ranges of kitchens by Boyle Builders (Scotland) Ltd approved suppliers, the layouts are as shown on the house plans.

The kitchen comes complete with electric oven, hob, integral 50/50 fridge & freezer and space for a dishwasher.

A detailed layout plan is available upon request.\*

### Utility

You have the choice from several ranges for the utility by Boyle Builders (Scotland) Ltd approved suppliers, the layouts are detailed on the house plans and include a sink with mixer tap and space for a washing machine.

A detailed layout plan is available upon request.\*

### Tiling

Kitchen & Utility – A choice of wall tiles which will be provided around the sink areas and to all worktop areas, 4 tiles high or higher to suit the space between the base & wall hung units.

Bathroom & En-suite – Full height wall tiling will be provided to the bath/shower enclosures, along with splash back tiles at the wash hand basins.

### Sanitary Fittings

#### Bathroom

The bathroom suite is from Boyle Builders (Scotland) Ltd approved supplier and will comprise of an all white suite, which will consist of a bath with single panel shower screen, electric shower over bath, wash hand basin set within a vanity unit and w.c., all fittings are in chrome.

#### En-suite

The en-suite is from Boyle Builders (Scotland) Ltd approved supplier and will comprise of an all white suite, which will consist of a wash hand basin & w.c. set within a vanity unit, ceramic shower tray with mains operated shower with bi-fold shower door.

### Central heating & hot water

Pressurised conventional hot water central heating system via radiators with thermostatic controlled valves.

Floor mounted boiler with programmer, positioned in the utility room.

### Electrical

Ample sockets and pendant lights provided throughout the house, with TV and telephone points in the lounge, main bedroom and kitchen/family room. Shaver points in bathroom & en-suite.

Wiring for doorbell and external lights adjacent to external doors.

### Wood burning stove

You have the choice from several ranges of wood burning stoves by Boyle Builders (Scotland) Ltd approved suppliers. The stove offers a secondary heat supply & will be fitted in the living room.

### Services

Mains water, electricity, communal septic tank with pumping station to main sewerage system and telephone connections to each property.

### External works

Each property will be defined by the erection of a fence and/or existing hedgerows. Driveways provided to each house will consist of tarmac drives from the main road to the front door and include a turning area and parking.

Perimeter path will be provided to suit each house and will consist of stone chips and concrete paving.

Grass lawn areas will be provided to the front of each property along with shrubs/trees as per the landscaping plan.

Any additional landscaping requirements will be classed as extra and charged accordingly.

### Extras\*

Boyle Builders (Scotland) Ltd will include additional extras at an agreed cost within your new home, on condition that a deposit had been paid against the purchase. The inclusion of additional items is dependent upon the construction stage of the property when reserved.

### Purchaser's choice\*

We are happy to offer purchasers the widest choice of interior colour schemes, kitchen appliances, tiling and sanitary ware etc. but as with the extras, the selection is dependent upon the stage of construction reached on the property of your choice.

### Further information

For further information please contact Fiona Boyle on 01387 830000.