

Gowan Avenue, Falkirk

Cotton House Type Specification

External Finishes

Slate Grey roof tiles, off white render with grey facing brick and black upvc gutters and downpipes. The windows will be anthracite colour upvc with chrome handles and finished white internally.

Landscaping

Private car parking with artificial grass to front garden. There will be a concrete slabbed path to the front entrance and rear patio and the rear garden will be enclosed and turfed.

Internal finishes

- Designer kitchen with fully integrated appliances
- Carpet to all rooms, with vinyl flooring to bathroom, wc, ensuite and kitchen
- Fitted designer wardrobe doors
- Contemporary sanitary ware, floating vanity units and wet wall finish to wet areas
- Wet wall back boards between kitchen worktop and wall units
- Anthracite Bi-fold doors to rear garden patio and glazed high performance front door
- Stylish internal doors in mid-grey colour with brushed chrome handles, glazed to dining and kitchen
- Matt emulsion to ceilings, pale grey matt emulsion to walls and woodwork in eggshell white
- High efficiency gas central heating, with wireless heating controls
- Solar PV panel system with smart meter
- White finished electrical sockets
- Low energy lighting installed, with led external sensor lights to front and rear patio

Warranty

- All homes are built to the best of our ability, using locally sourced materials, and labour, warranted by us and covered by architecture certification and insurance.

These particulars are demonstrative and do not form part of any contract express or implied