

## Be inspired by your surroundings

When you choose a new Easy Living Home, outstanding build quality comes as standard – complemented by a premium specification, thoughtfully curated and finished with meticulous attention to detail.

Welcome to St. Rule's View, Balmullo – an exclusive community offering modern, stylish living designed especially for the over-55s.



## Kitchen

- High quality Bauformat German kitchen units, worktop with up-stand/splashback and handles all chosen from an extensive range
- Neff Kitchen appliances include induction hob, integrated dishwasher, fridge/freezer, oven and microwave in all properties, Hotpoint washer/dryer also included if no utility room \*
- Blanco Sink and Tap
- LED under wall unit lighting
- Brushed chrome LED down-lighters to ceiling
- Brushed chrome sockets

## Bathroom

- High quality branded sanitary ware
- Under sink vanity unit
- Full shower enclosure with raindance and wall mount heads or above bath shower with sliding rail\*
- Heated feature towel rail and LED mirror with shaver point
- Choice of Porcelanosa tiling for wall areas and floor

## Internal Finishings

- High quality pre-finished oak internal doors throughout
- Feature glazed doors to lounge, vestibule & dining\*
- Choice of handles
- Solid hardwood skirtings and facings throughout

## Heating, Lighting, Energy

- Highly efficient and eco friendly air source heat pump system
- Fully programmable heating controller
- Pressurised hot water system provides a consistently high flow rate
- Lighting system uses 100% low energy bulbs
- House fabric constructed to new thermal and air tightness standards giving greater thermal efficiency

## Electrical / Security

- Fully fitted intruder alarm throughout
- Interconnected heat and smoke alarm system throughout
- Brushed chrome sockets/switches to all public rooms/areas
- TV point/data/network sockets to lounge, kitchen & bedrooms
- EV charging point

## Acoustic Insulation

- All interior walls acoustically insulated to limit noise disturbance between rooms or properties

## Storage

- Fitted wardrobes with internal fixtures and a choice of finish to bedrooms\*

## External / Gardens

- Slabbed path to all access points/doors
- Level access to at least one entrance of the property
- Turf as standard to front garden\*
- Topsoil to rear garden
- External tap and double weatherproof socket as standard
- 1.8m high timber fencing to rear boundary (plot dependent)\*
- Anthracite grey uPVC windows, soffits, fascia & gutters
- Anthracite grey high performance double glazing and front & rear security doors
- Monoblock edged tarred driveway

## Fabric

- All houses constructed of timber kit.
- All properties in Scotland are freehold



\*subject to house type and supplier stock availability