

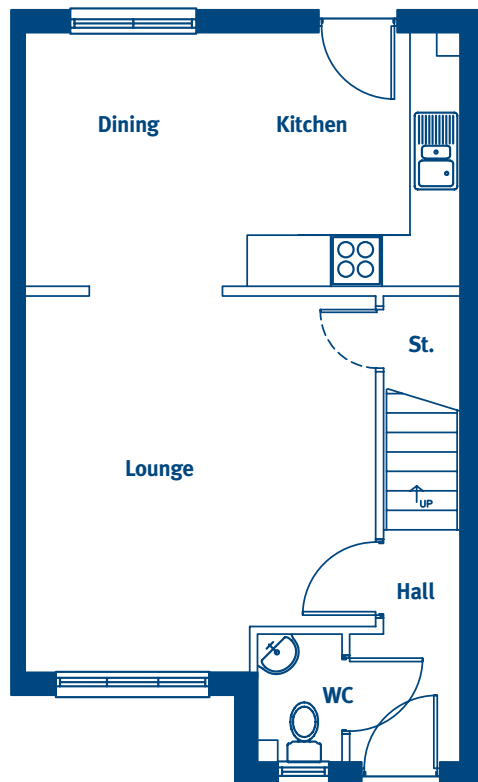


Nevis

3 BEDROOM DETACHED VILLA

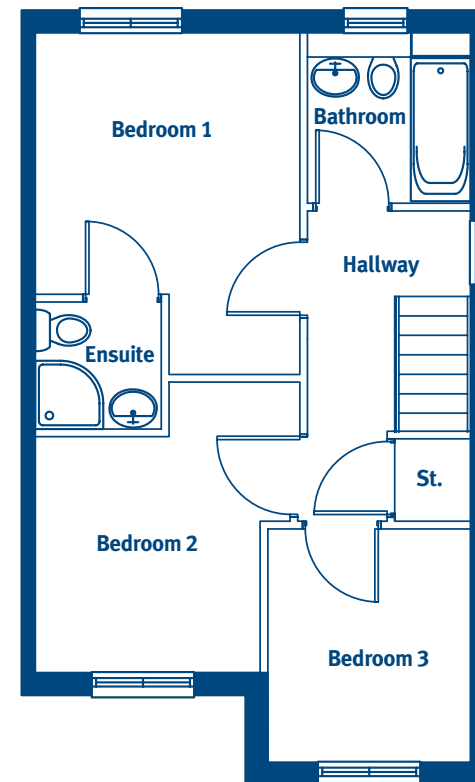
Artists' impressions are not intended to give an accurate description of any specific property offered for sale, its setting or its surroundings; they are intended to give an impression of the look and feel of different house types to be constructed within the development.

Nevis 3 BEDROOM DETACHED VILLA



GROUND FLOOR

LOUNGE	4348mm x 4012mm	14'3 x 13'2
KITCHEN/DINING	2975mm x 5082mm	9'9 x 16'8
WC	1500mm x 1000mm	4'11 x 3'3



FIRST FLOOR

BEDROOM 1	3235mm x 3037mm	10'7 x 9'11
ENSUITE	1381mm x 1742mm	4'6 x 5'9
BEDROOM 2	2636mm x 2607mm	8'8 x 8'7
BEDROOM 3	2735mm x 2380mm	8'11 x 7'10
BATHROOM	2000mm x 1950mm	6'7 x 6'5

The dimensions shown on the floor plans of all our homes are approximate; each home is built individually and so the precise measurements may vary from those shown although every effort is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. The measurements should not be relied upon for ordering or fitting carpets, floor coverings or any other fitted goods.

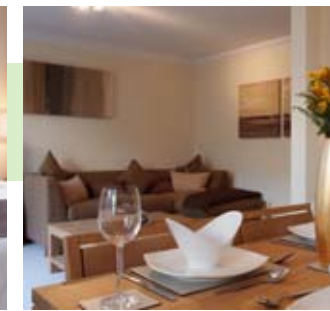
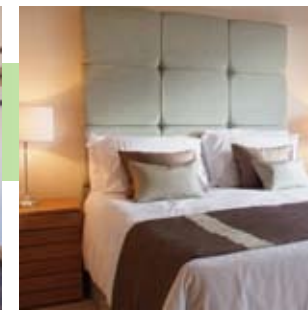
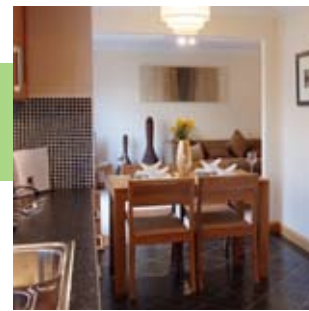
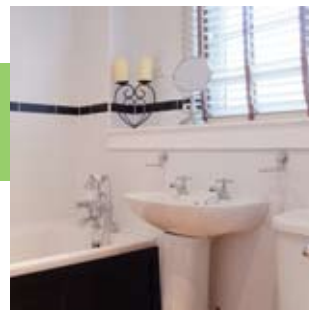
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Allanwater
HOMES

Our Specification

Nevis

3 BEDROOM DETACHED VILLA



KITCHENS

A high quality fully fitted kitchen will be installed. Each kitchen has been individually designed to maximise workspace and storage. Integrated appliances will be fitted throughout as detailed:

- Integrated cooker hood
- Stainless steel electric oven
- Stainless steel gas hob

BATHROOMS & ENSUITES

Good quality Twyford white sanitary ware will be fitted in bathrooms and ensuites with taps fitted to elegant pedestal sinks. Bathroom features wall tiling.

GARAGES (optional extra)

Garage doors are manually controlled. Power and light will be provided to the inside of the garage.

DECORATION

Walls will be finished in magnolia emulsion throughout, with all ceilings in white emulsion. Fitted feature cornice fitted to all hallways, lounge and master bedroom. All doors internally are pre-primed with an Oak veneered woodgrain effect. Skirtings and facings are MDF.

ELECTRICAL

- Ample power, lighting, telephone and TV points are incorporated throughout where shown
- Shaver sockets to bathroom and ensuites
- Mains-wired smoke detectors
- Front external light
- Rear external light
- Extract ventilation in bathrooms

PLUMBING & HEATING

The central heating and hot water are supplied via a Combi boiler located in the services cupboard for ease of use, which allows balanced mains water pressure to hot and cold taps including fresh drinking water. The boiler will be gas-fired and individual thermostatic controls will be fitted to all radiators.

EXTERNAL

Front gardens will be landscaped in accordance with our approved landscape design. A 1.8 metre high fence will be erected between the rear gardens of each property. Rear gardens will be graded, rough raked and rotovated. All driveways will be mono-blocked to a high specification.

Our Sales Advisor will be able to assist you with information on plot-specific boundary fences, service strips, walls and factoring.

A factoring company will be appointed to maintain all the common areas within the overall development, i.e. landscaped areas, open areas and car parking areas etc. An annual fee will be payable by all residents at Alloa Park.

Please ask our Sales Advisor for further information if required.

This information is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under Property Misdescription Act 1991. Nor do the contents constitute a contract, part of a contract or warranty.

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