

WILLOWBANK GARTCOSH



THE CARNOUSTIE

5 bedroom detached villa

SPECIFICATION

Please note that all upgrades depend upon the construction stage of the home you reserve.

KITCHENS

- Choice of hand-crafted kitchens.
- Fully integrated stainless steel appliances and integrated dishwasher.
- Choice of under unit wall tiling.
- 1 1/2 bowl drainer stainless steel sink with chrome mixer taps.
- Low voltage under unit lighting.
- **Up-grade to granite or timber block worktops**
- **Up-grade to designer hose style, spray taps**
- **Up-grade to under sink waste disposal unit**

UTILITY ROOM

- Utility rooms are fitted with a selection of base units to compliment kitchen choice.
- Stainless steel sink and drainer with chrome mixer taps.
- Choice of splash back wall tiling.

BATHROOMS, EN-SUITES AND CLOAKROOM

- Bathroom, en-suites and cloakroom feature contemporary white sanitary ware and chrome mixer taps.
- Choice of wall tiles. Tiling is provided to dado height to bath with full height tiling within shower enclosures.
- Chrome finished double shower with thermostatic controls and glass doors to family bathroom and en-suites.
- Chrome towel rails to bathrooms and en-suites.

BEDROOMS

- All bedrooms feature fitted mirror wardrobes.

DECORATION

- Hardwood finishes in oak to ground floor including staircase balustrade and white gloss to second floor.
- Ironmongery throughout will be of chrome style finish.
- All internal walls will be painted in soft white emulsion and ceiling finished with white.
- Coving to all public rooms on ground level and hallway.
- **Up-grade to coving finish within all rooms.**
- **Up-grade to oak hardwood flooring in lounge and hallway.**

EXTERNAL FEATURES

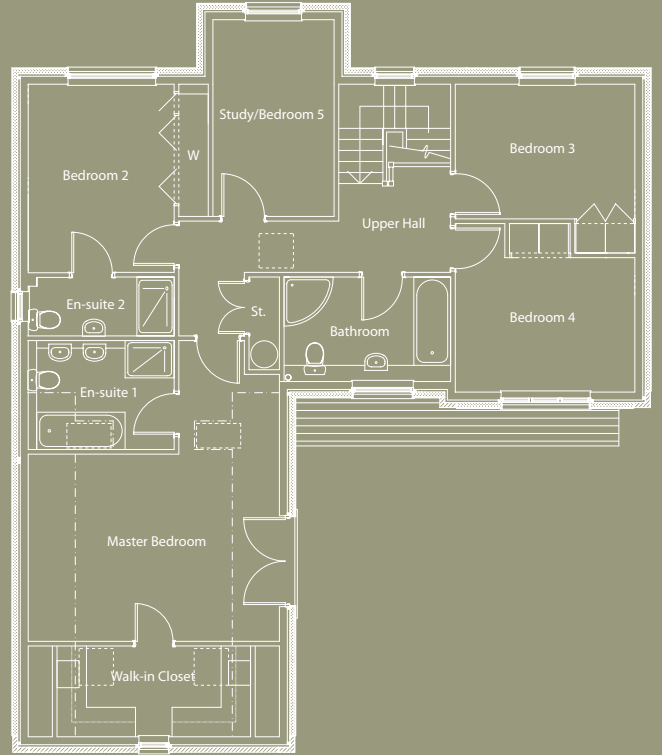
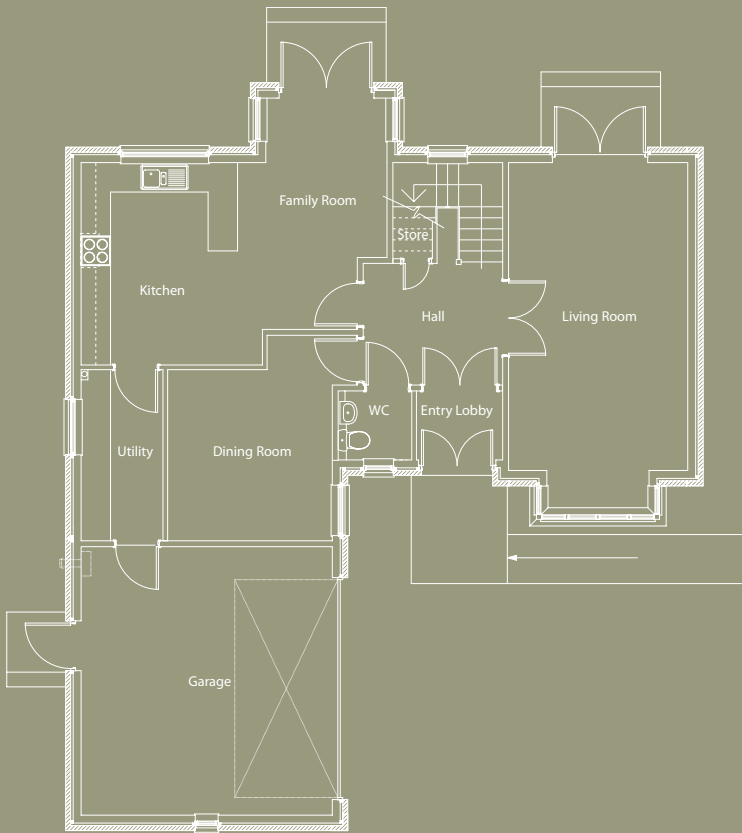
- Turf to front garden.
- Integral garage.
- Feature planting.
- **Up-grade to monobloc driveway**
- **Up-grade to have turf to rear garden**
- **Up-grade to timber deck leading off French doors to rear garden**
- **Up-grade to electric doors to garage**

GENERAL

- Mains wired smoke detectors will be fitted in central points within each home.
- uPVC double glazed windows with security locks.
- French doors to rear garden.
- Gas central heating systems are fitted with programmable boiler systems and thermostatic valves to each radiator.
- Telephone and television points are provided Please ask Sales Advisor for details.
- Feature lighting to selected areas.
- Low maintenance white uPVC fascias and soffits.
- NHBC 10 year warranty.
- **Up-grade to chrome light switches and sockets to selected areas**

THE CARNOUSTIE

5 bedroom detached villa



GROUND FLOOR

Living Room	7.05m x 3.66m	23' 1" x 12' 0"
Dining Room	4.16m x 3.35m	13' 7" x 10' 11"
Family Room	4.80m x 3.05m	15' 8" x 10' 0"
Kitchen	3.50m x 3.19m	11' 5" x 10' 5"
Utility	4.15m x 1.68m	13' 7" x 5' 6"
W.C.	1.53m x 1.38m	5' 0" x 4' 6"
Garage	5.46m x 5.12m	17' 10" x 16' 9"

UPPER FLOOR

Master Bedroom	6.18m x 5.13m	20' 3" x 16' 9"
Walk-in Closet	3.95m x 1.85m	12' 11" x 6' 0"
Master En-suite	2.98m x 2.22m	9' 9" x 7' 3"
Bedroom 2	3.84m x 2.98m	12' 7" x 9' 9"
En-suite 2	2.98m x 1.20m	9' 9" x 3' 11"
Bedroom 3	3.66m x 2.75m	12' 0" x 9' 0"
Bedroom 4	3.66m x 2.74m	12' 0" x 8' 11"
Bedroom 5/Study	4.01m x 2.47m	13' 1" x 8' 1"
Bathroom	3.40m x 2.13m	11' 1" x 6' 11"

Total 205.3 sq.m. excluding garage

ADDITIONAL FEATURES

- Double sinks in master en-suite
- Walk-in dressing room to master bedroom
- Double garage

Please Note:

Dimensions are taken at the widest/longest part of the room, but exclude fitted wardrobes. Where the room is entered via a recess, this recess is not included where it would give a misleading impression of the room dimension.

Please Note: Every care has been taken to ensure the information within this brochure is accurate. However these particulars are outline, and are supplied only as guidance to prospective purchasers do not form the whole or any part of any contract. Bellisle Homes reserve the right to alter or amend any particulars without notice. Plans and details are not to scale and all room sizes are approximate and may be subject to change. Features such as windows, elevational treatments, internal specifications and landscaping may vary. We endeavour to ensure that no misleading information is given to prospective purchasers and comply with the 1991 Misdescriptions Act. It is advised that our Sales Staff be consulted for current information relating to any of our developments.

Photographs and computer generated images contained in this brochure are for illustrative purposes only.

BELLISLE
HOMES