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Allanbank,
Lauder, TD2 6TN

Contemporary new build homes at Allanbank, Lauder, in the Scottish Borders.

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Welcome to Allanbank

Whiteburn is an award winning SME developer, based in Edinburgh.

Our small team take care to build our homes to the highest standards of quality and finish and can be trusted to deliver excellent support to our homeowners at all stages of their purchase.

We are a privately owned business. Whilst our outlook is contemporary our values are traditional. We're passionate about what we do, the quality of the places we create, and the homes we build for people. We care about the people we work with and the communities we build.

Buying a home is probably the single biggest financial investment you will make. Our team invests its time, commitment and energy to ensure the homes and places we create are all worthy of everyone's investment.

A buyer of a Whiteburn home can be assured that a member of The Whiteburn team will be with you every step of the way.

Our homes make the most of natural daylight, with large windows and patio doors. All homes are designed to give a sense of welcome for our owners. We design and build developments that put people first, implementing 'Designing Streets' principles of shared spaces. We use a mix of exterior materials to give interest and add to the sense of place. We're proud to have received accolades from the communities within which we've built for our place making.

Whiteburn design and construct our homes to high levels of energy efficiency. Our homes also have a 10 year structural warranty with our provider, Q Assure Build Ltd. for peace of mind.

The Allanbank Lauder Q Assure Build Ltd. Site Number is: **0001171**

www.whiteburn.co.uk/allanbank
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Awards

At Whiteburn we believe that thought, consideration and pride can deliver quality new build residential developments, which contribute to Scotland's built environment – our recent awards reflect this.

Homes for Scotland 2025
Winner:
Home Builder of the Year – SME
Finalist:
Private Development of the Year Small (up to 35 homes) – The Grange, Burntisland

Scottish Home Awards 2025
Winner:
Housebuilder of the Year (Less than 100 units)
Finalist:
Housing Development of the Year (Small Private Sale) – Phase 2, Viewforth Kirkcaldy
Housing Development of the Year (Small Private Sale) – The Grange, Burntisland
Small Social Housing Development of the Year – Viewforth Kirkcaldy

Homes for Scotland 2024
Winner:
Home Builder of the Year – SME
Development of the Year – Small – for our first phase at Viewforth, Kirkcaldy
People, Place, Planet

Scottish Home Awards 2024
Finalist:
Housebuilder of the Year (less than 100 units)
Housing Development of the Year (Small Private Sale) for our first phase at Viewforth, Kirkcaldy

Scottish Home Awards 2023
Finalist:
Show Home of the Year – Oliphant Home, Viewforth, Kirkcaldy
Starter Home of the Year – Dow Home, Viewforth, Kirkcaldy

Homes for Scotland 2022
Winner:
Home Builder of the Year – SME
Finalist:
Development of the Year – Medium. Caerlee Mill Phase 2

Scottish Home Awards 2022
Finalist:
Housebuilder of the Year (Less than 100 units)
Housing Development of the Year (Small, Private Sale)

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Allanbank will see the creation of 110 contemporary, stylish new build homes, in the historic Scottish Borders town of Lauder. The development offers a range of three and four bedroom homes, with a mix of detached, semi detached and small terraces built on shared surface streets.

Allanbank is located on the edge of Lauder, just off the Stow Road. The site has a wonderful panoramic outlook across the Lauderdale valley, whilst having a sheltered walled woodland boundary. All homes have been designed by Whiteburn – with a mix of homes to suit every stage of life.

As part of the overall development there will be 27 affordable to rent homes which will be designed, delivered and built, tenure-blind by Whiteburn for Scottish Borders Housing Association. Whiteburn homes are built to the highest standards of quality, fit and finish. We work every step of the way to ensure that you'll be in love with your home for years to come.

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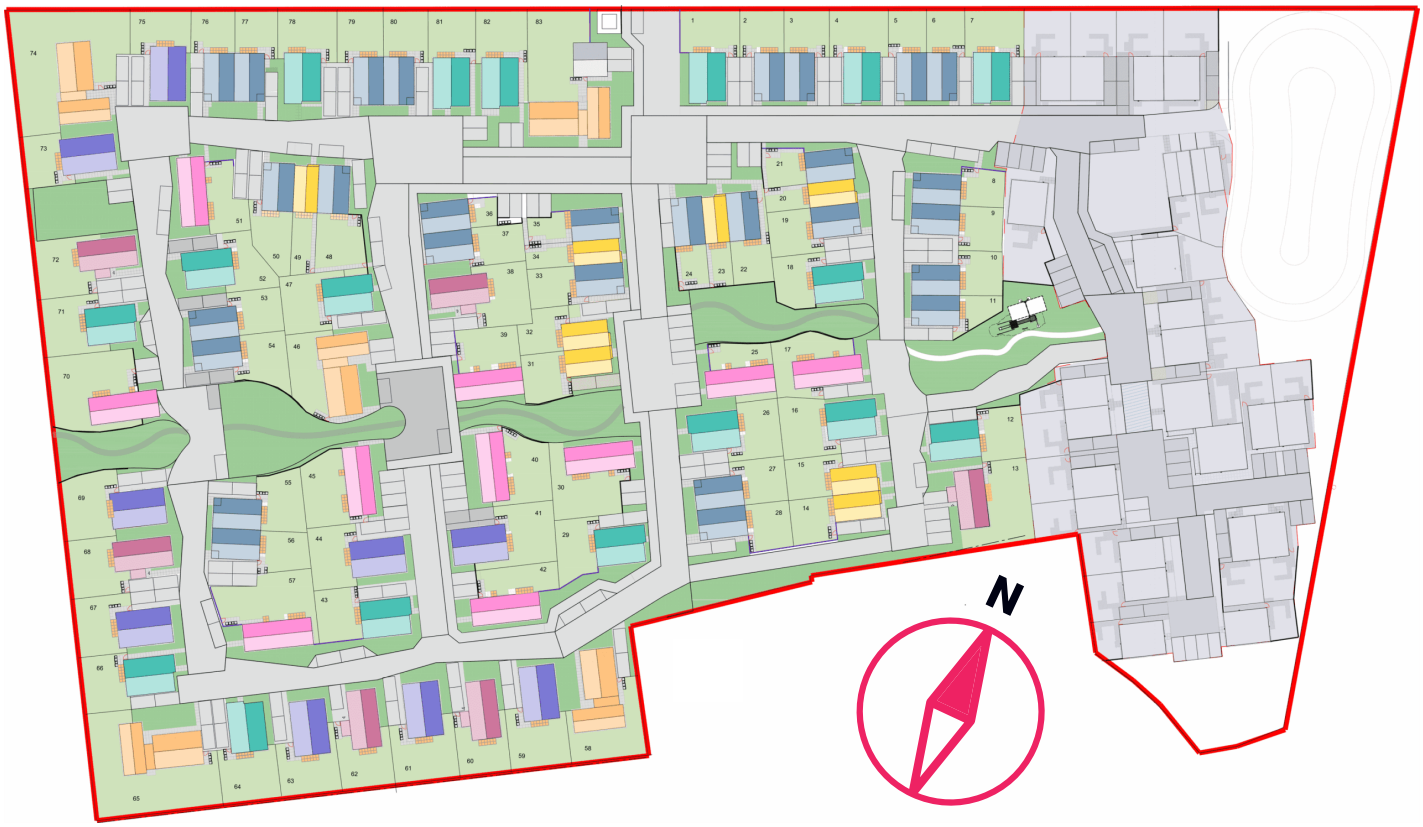
Site Layout



House-type Key

The Dow
Plots: 14, 15, 20, 23, 31, 32, 34, 49

The Sinclair
Plots: 2, 3, 5, 6, 8–11, 19, 21, 22, 24, 27, 28, 33, 35–37, 48, 50, 53–56, 76, 77, 79, 80

The Ronan
Plots: 13, 38, 60, 62, 68, 72

The Oliphant
Plots: 1, 4, 7, 12, 16, 18, 26, 29, 43, 47, 52, 64, 66, 71, 78, 81, 82

The Brodie
Plots: 17, 25, 30, 39, 40, 42, 45, 51, 57, 70

The Soutra
Plots: 41, 44, 59, 61, 63, 67, 69, 73, 75

The Ailsa
Plots: 46, 58, 65, 74, 83

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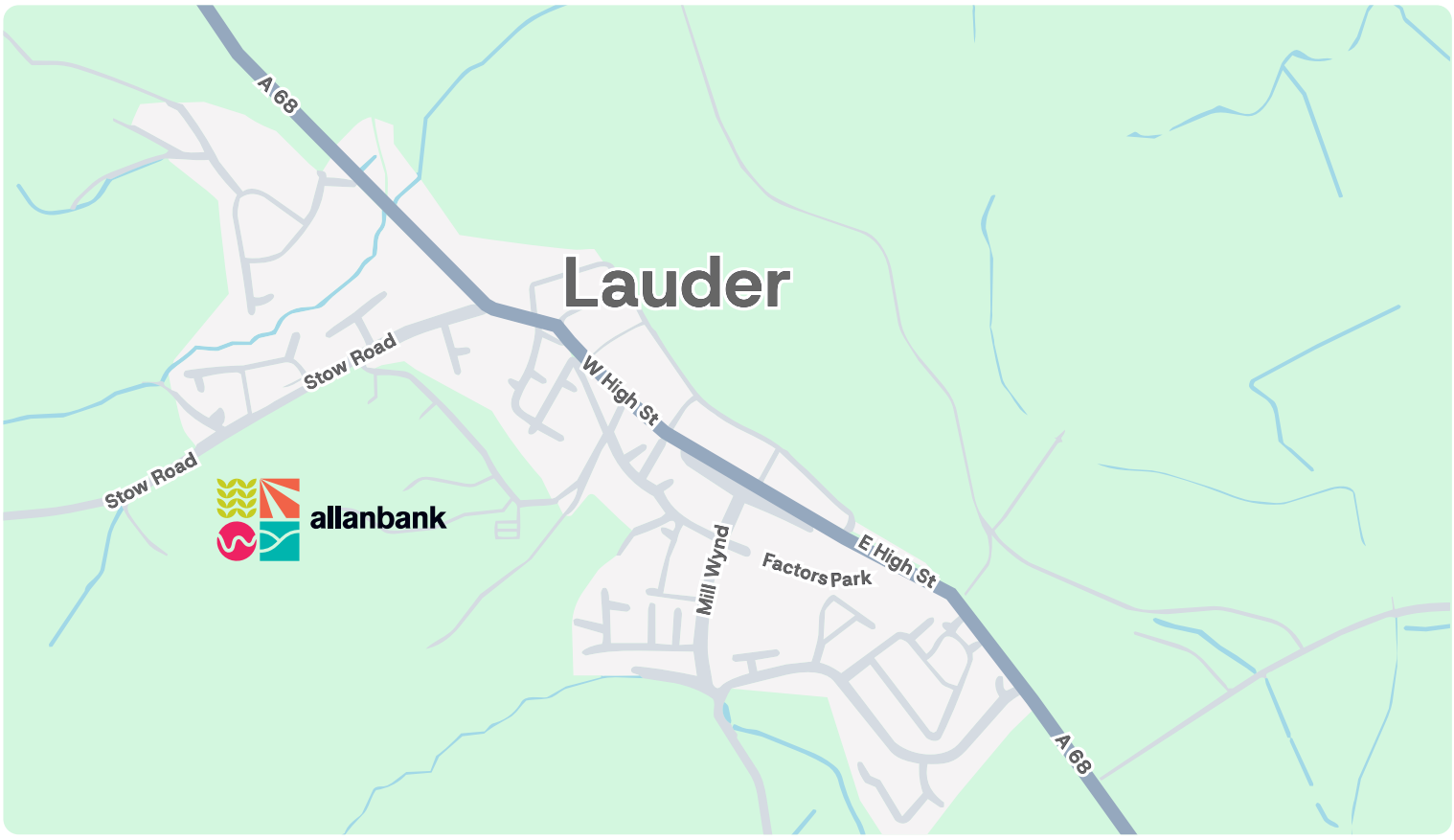

Visiting Allanbank

Allanbank sits just off Stow Road on the western edge of Lauder, a market town in the Scottish Borders, with established woodland on its boundary and the town centre, primary school and local shops all within walking distance.

From Edinburgh — around 28 miles, roughly 45 minutes. Take the A68 south from the city bypass, through Pathhead and over Soutra Hill, and drop into Lauder. Turn right onto Stow Road as you enter the town; Allanbank is on your left.

From Galashiels — around 10 miles, roughly 20 minutes. Follow the A68 north via Earlston. Coming into Lauder from the south, Stow Road is on your left.

From Glasgow — around 70 miles, roughly an hour and a half. Take the M8 east, then the A720 city bypass south of Edinburgh, joining the A68 at Dalkeith and continuing south to Lauder.

DIRECTIONS

What3words: //upper.comic.distilled
Google Maps: https://maps.app.goo.gl/9JLfS3seiDn2vema6

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The Dow – Semi-detatched

Property Type	Bedrooms	Bathrooms	Size
House	3	1	968 sqft

The Dow is a 3 bed Semi-detached or Mid-terrace new build home. As with all our homes it has a generous open plan living space, an abundance of natural light and good storage.

We have designed a well proportioned vestibule space, with room for a baby buggy or a basket for the dog. Somewhere to greet your guests or kick off your shoes.

The vestibule has a glazed door which leads to the open plan ground floor. The fully integrated kitchen is at the heart of this home. At the front of the house, we have created a dining area, which can be used for dining, home schooling or an office. The rear of the house is your living area, with large sliding patio doors to the private garden.

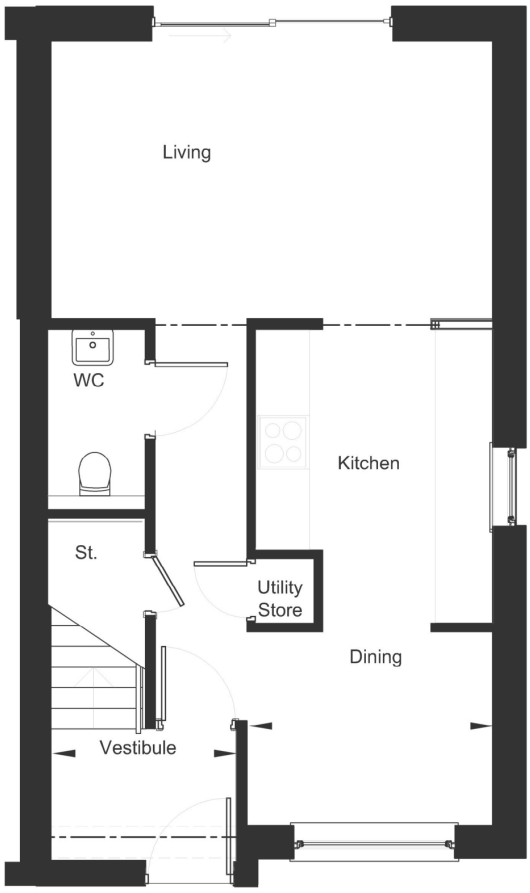
We have built the washing machine into its own cupboard, to keep it tucked away and give somewhere to store all those laundry essentials. The space under the stairs also provides additional storage and access to your meters and BT connection.

The master bedroom has deep, fully fitted wardrobes, with bi-fold doors. There is a second double bedroom and third single bedroom for children or a great home office. The landing also has a great size cupboard.

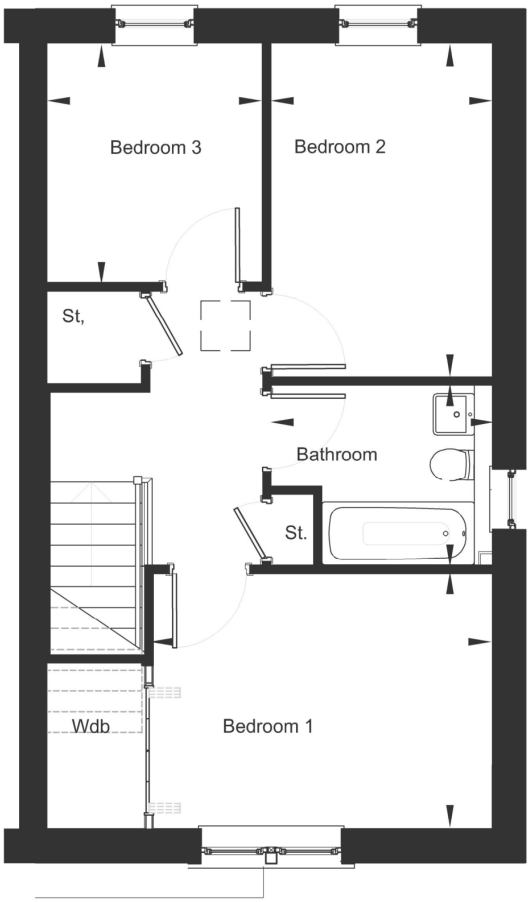
The family bathroom has back to wall white porcelain sanitaryware and chrome fittings (black fittings are an optional upgrade, subject to build timescale).

Our houses have a dual control heating system for the ground and upper floor – with the control for the upstairs in the master bedroom.

Indicative EPC Rating B 91



Ground Floor



First Floor

The Dow

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	2065	1475	6’9”	4’10”
Dining	2795	2175	9’2”	7’1”
Kitchen	3280	2660	10’9”	8’8”
Living	4945	3115	16’2”	10’2”
WC	2000	1050	6’6”	3’5”

First Floor Plan	Length mm	Width mm	Length	Width
Bedroom 1	3830	2860	12’6”	9’4”
Bedroom 2	3740	2480	12’3”	8’1”
Bedroom 3	2690	2400	8’10”	7’10”
Bathroom	2480	2000	8’1”	6’7”

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The Dow – Mid-terrace

Property Type	Bedrooms	Bathrooms	Size
House	3	1	968 sqft

The Dow is a 3 bed Semi-detached or Mid-terrace new build home. As with all our homes it has a generous open plan living space, an abundance of natural light and good storage.

We have designed a well proportioned vestibule space, with room for a baby buggy or a basket for the dog. Somewhere to greet your guests or kick off your shoes.

The vestibule has a glazed door which leads to the open plan ground floor. The fully integrated kitchen is at the heart of this home. At the front of the house, we have created a dining area, which can be used for dining, home schooling or an office. The rear of the house is your living area, with large sliding patio doors to the private garden.

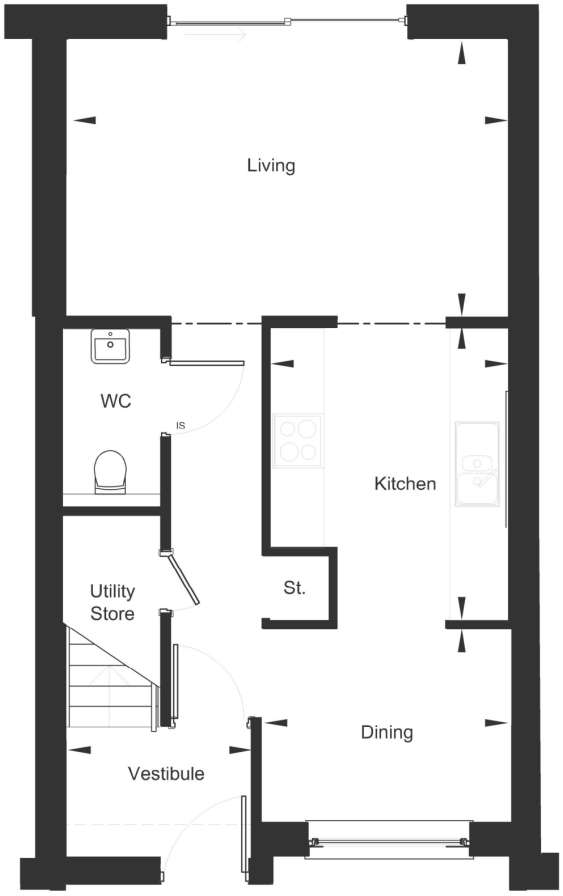
We have built the washing machine into its own cupboard, to keep it tucked away and give somewhere to store all those laundry essentials. The space under the stairs also provides additional storage and access to your meters and BT connection.

The master bedroom has deep, fully fitted wardrobes, with bi-fold doors. There is a second double bedroom and third single bedroom for children or a great home office. The landing also has a great size cupboard.

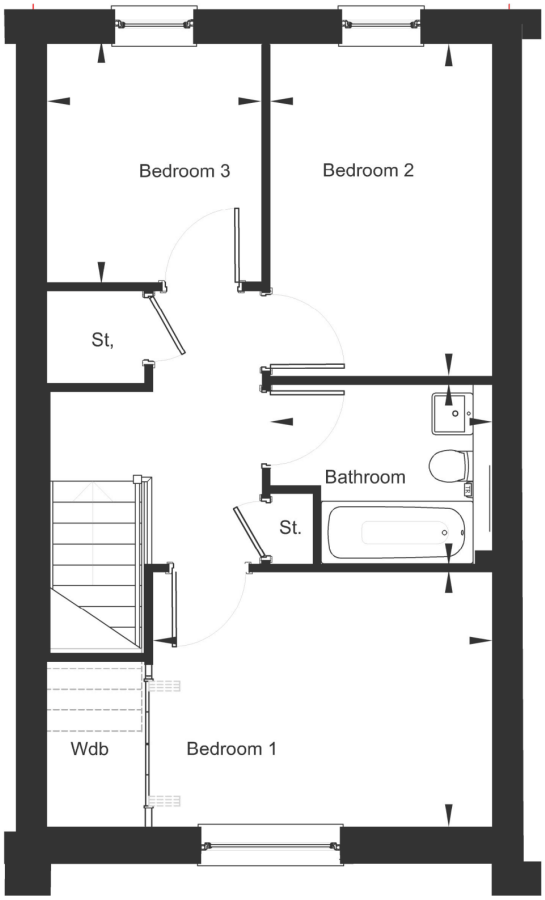
The family bathroom has back to wall white porcelain sanitaryware and chrome fittings (black fittings are an optional upgrade, subject to build timescale).

Our houses have a dual control heating system for the ground and upper floor – with the control for the upstairs in the master bedroom.

Indicative EPC Rating B 91



Ground Floor



First Floor

The Dow

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	2065	1475	6'9"	4'10"
Dining	2795	2175	9'2"	7'1"
Kitchen	3280	2660	10'9"	8'8"
Living	4945	3115	16'2"	10'2"
WC	2000	1050	6'6"	3'5"

First Floor Plan	Length mm	Width mm	Length	Width
Bedroom 1	3830	2860	12'6"	9'4"
Bedroom 2	3740	2480	12'3"	8'1"
Bedroom 3	2690	2400	8'10"	7'10"
Bathroom	2480	2000	8'1"	6'7"

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The Sinclair

Property Type	Bedrooms	Bathrooms	Size
House	**3**	**2**	**1125 sqft**

The Sinclair is a spacious open plan new build home with three double bedrooms. The Sinclair has great kerbside appeal. We've designed a lovely sheltered covered porch to welcome you to your front door. Once inside you have a large, light filled vestibule. The perfect space to hang up your coats, sort out your shoes, park your pram or dry off the dog.

The space and light throughout the open-plan ground floor creates the feel of a loft apartment rather than a two-storey new build home. With a large kitchen/family area at the front and the lounge at the rear of the house, the Sinclair combines practicality with style. The large sliding patio doors to the rear allow the interior and exterior spaces to merge.

The Sinclair has an entrance lobby which leads to the open plan ground floor. There are 3 double bedrooms, with en-suite and family bathroom. Harry Potter would love our understair cupboard.

There is also a convenient downstairs cloakroom with WC capable of future adaptation as a shower room, together with a large under stair storage cupboard.

The open-plan stair features a half landing window and leads to the bright upper hall. Upstairs we have built the washing machine and boiler into its own large cupboard, to keep it tucked away and to give somewhere to store all those laundry essentials.

The master bedroom to the front has dual aspect windows (plot dependent) and a large double fitted wardrobe. It has an en-suite shower, a must for any modern family. There are two further double bedrooms to the rear, and family bathroom with shower over bath, and back to wall white porcelain sanitary ware and chrome fittings.

Indicative EPC Rating B 90

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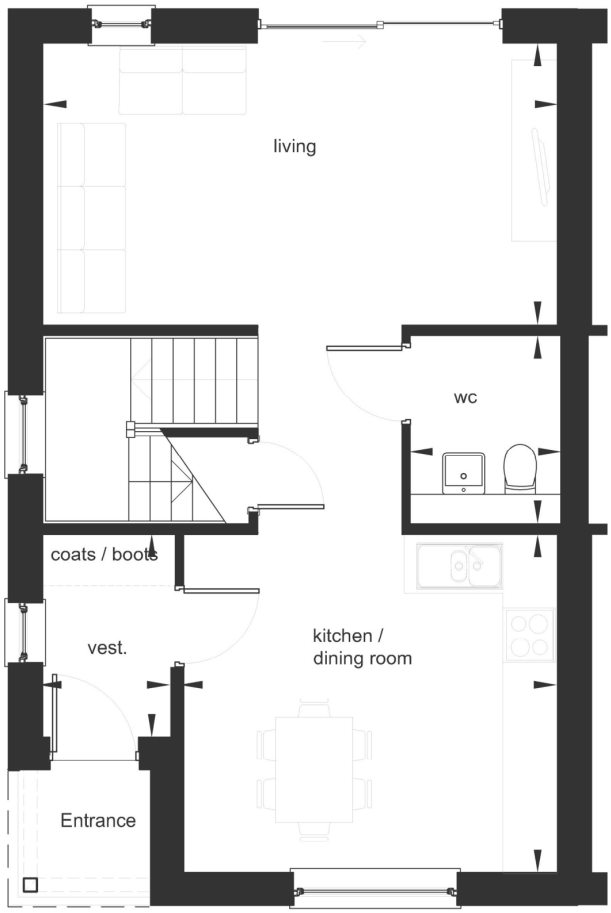
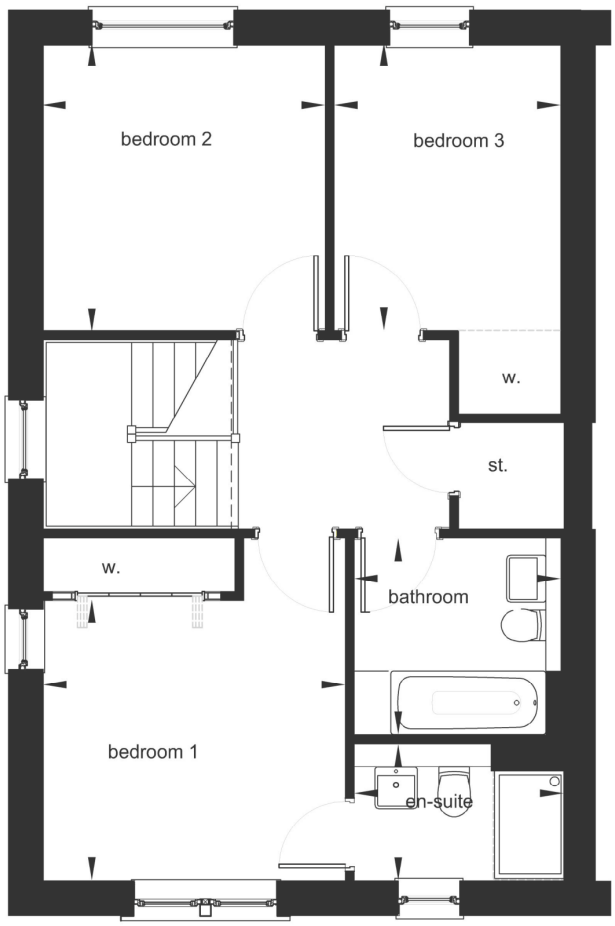


Ground Floor



First Floor

The Sinclair

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	2285	1455	7'6"	4'9"
Kitchen / Dining	3750	4170	12'3"	13'8"
Living	5685	3125	18'7"	10'3"
WC	2070	1655	6'9"	5'5"

First Floor Plan	Length mm	Width mm	Length	Width
Master Bedroom	3080	3320	10'1"	10'10"
Bedroom 2	3100	3160	10'2"	10'4"
Bedroom 3	2480	3160	8'1"	10'4"
Bathroom	2160	2260	7'1"	7'5"
En Suite	2295	1550	7'6"	5'1"

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The Ronan

Property Type	Bedrooms	Bathrooms	Size
House Detached	**3**	**2**	**1045 sqft**

To reflect its position within the development, the Ronan is available in two layout variations – V1 and V2. Plot 13 is the only Ronan V2 on the Allanbank development. This version features a solid gable end, with the patio doors located on the side elevation opening onto the rear garden.

The Ronan is a three bedroom one and a half storey home. We are often asked about bungalows or homes easily adapted to the needs of life's stages. To provide a flexible three bedroom family home we have designed the Ronan for Allanbank. The Ronan is a home full of surprises.

The catslide porch has been designed to reflect the local vernacular architecture of the Borders. Like an old fashioned storm porch it provides a protected space to enter your home, kick off your boots and hang up your coat before entering the contemporary living space of the Ronan.

Entering the Ronan you realise this house has been designed with flair. The double height hallway is bathed in top light from the Velux windows. The living area has an uplifting vaulted ceiling with large glazed windows and Velux windows, the kitchen/ dining area has patio doors to ensure this is a delightful light filled space.

The Ronan has a large ground floor bedroom with double wardrobes and a walk-in shower room. Perfect whatever your stage of life.

Upstairs there are two double bedrooms with built-in storage / wardrobe space and a shower room.

The Ronan has a private garden and driveway parking for 2 cars. The house is futureproof wired for electric car charging.

Indicative EPC Rating B 91

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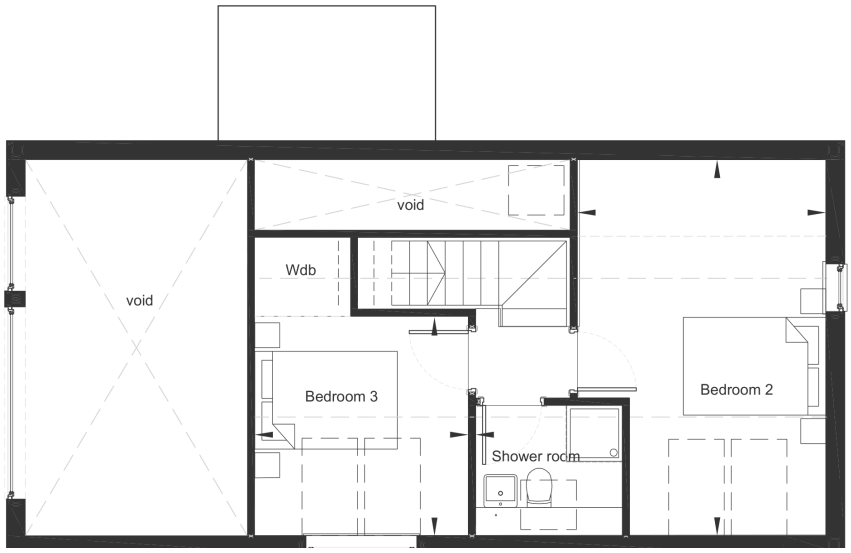
Ground Floor



First Floor

The Ronan

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	1725	1650	5'8"	5'2"
Kitchen / Dining	3860	3085	12'8"	10'1"
Living	5270	3115	17'3"	10'3"
Master Bedroom	3455	3125	11'4"	10'2"
Shower Room	2385	2085	7'10"	6'10"

First Floor Plan	Length mm	Width mm	Length	Width
Bedroom 2	5270	3455	17'4"	11'4"
Bedroom 3	3085	2995	10'2"	9'10"
Shower Room	2055	1825	6'9"	6'4"

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The Oliphant

Property Type	Bedrooms	Bathrooms	Size
House Detached	4	2	1310 sqft

The Oliphant is a four bedroom home. As with all our homes, it has generous open plan living space and an abundance of natural light and good storage.

Entrance vestibule, designed with lovers of the great outdoors in mind, perfect for muddy dogs, prams/buggies or to kick off your shoes after a long walk.

There is a large downstairs cloakroom and two walk-in storage cupboards. The glazed hall door allows light to flow through the house.

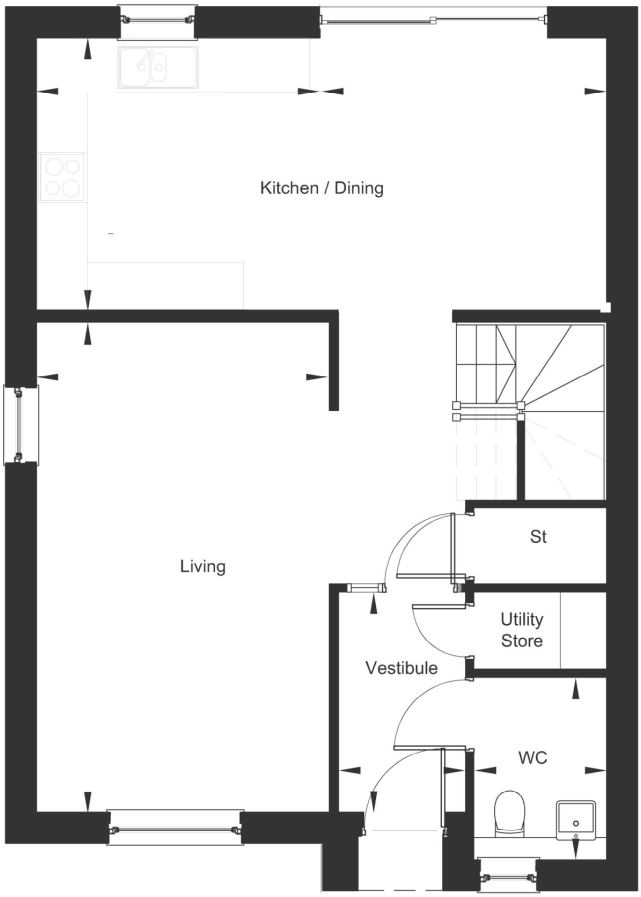
The hallway leads into your living area with dual aspect windows. The open plan ground floor layout is designed for the flow of modern life with a spacious open plan kitchen/dining area with patio doors out onto the private garden. There's a nook at the bottom of the stairs, a perfect work from home space.

The master bedroom benefits from large fitted wardrobes and features an en-suite shower room, finished in a clean and contemporary style with a choice of tile and sanitaryware fittings.

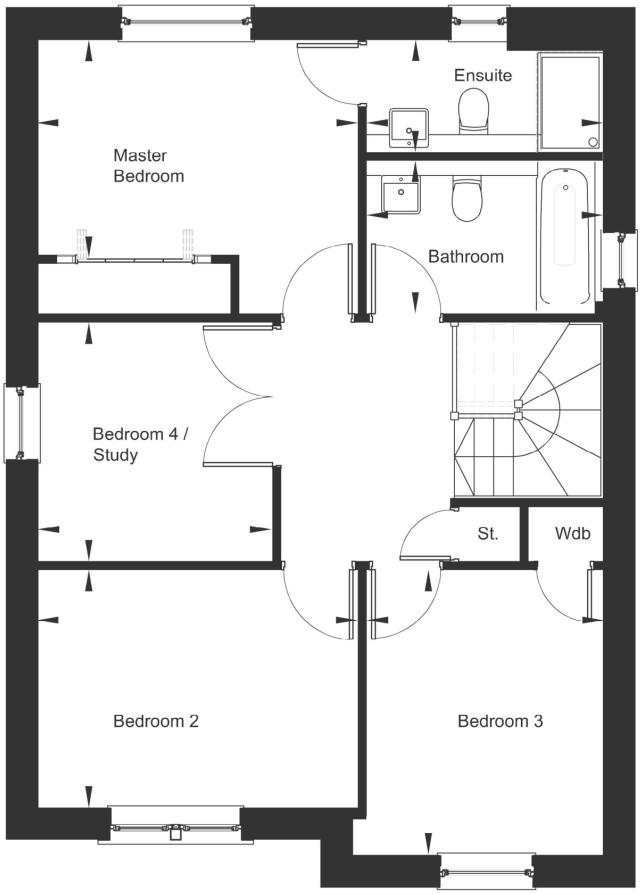
We've designed the Oliphant with a spacious upper landing, which has a store cupboard perfect as an airing cupboard. Bedrooms two and three are both good size double bedrooms. Bedroom three has a built-in wardrobe. Bedroom four is a double bedroom designed with flexible double doors – it could be your perfect home office/ craft space or a guest bedroom.

The Oliphant has a family bathroom with shower over bath and back to wall white porcelain sanitaryware and chrome fittings as standard. Bathrooms come with a choice of tiling and counter top colours to suit style (subject to build timescale).

Indicative EPC Rating B 90



Ground Floor



First Floor

The Oliphant

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	2615	1500	8'8"	4'11"
Living	5810	3475	19'1"	11'4"
Kitchen	3375	3235	11'1"	10'7"
Dining	3395	3235	11'1"	10'7"
WC	2175	1625	7'1"	5'4"

First Floor Plan	Length mm	Width mm	Length	Width
Master Bedroom	3835	2615	12'7"	8'7"
Bedroom 2	3840	2845	12'7"	9'4"
Bedroom 3	3345	2840	10'11"	9'4"
Bedroom 4	2850	2825	9'4"	9'3"
Bathroom	2875	1830	9'5"	6'0"
En Suite	2875	1385	9'5"	4'6"

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The Brodie

Property Type	Bedrooms	Bathrooms	Size
House Detached	**4**	**3**	**1390 sqft**

The Brodie has been specially designed to combine functionality with style. First impressions count. The covered gable porch and large, well-lit vestibule give a clear indication of what lies beyond.

A large utility room with its own external door and a ground floor shower room have been designed with lovers of the great outdoors in mind; they're perfect for warming up after your open water swim, or cooling down after a morning run.
There is under stair storage and a designed space for a hall table.

The open plan kitchen / living / dining area boasts views of the private garden, letting in as much natural daylight as possible to this clean and contemporary space.

The master bedroom has fitted wardrobes and a dressing space – it features a large en-suite shower room, finished in a clean and contemporary style with twin sinks.

There are three further double bedrooms and the family bathroom benefits from separate shower cubicle with back to wall white porcelain sanitaryware and chrome fittings.

The upper stair landing has a large window to flood the hall with daylight. A perfect place for a work from home desk to keep an eye on things.

Indicative EPC Rating B 91

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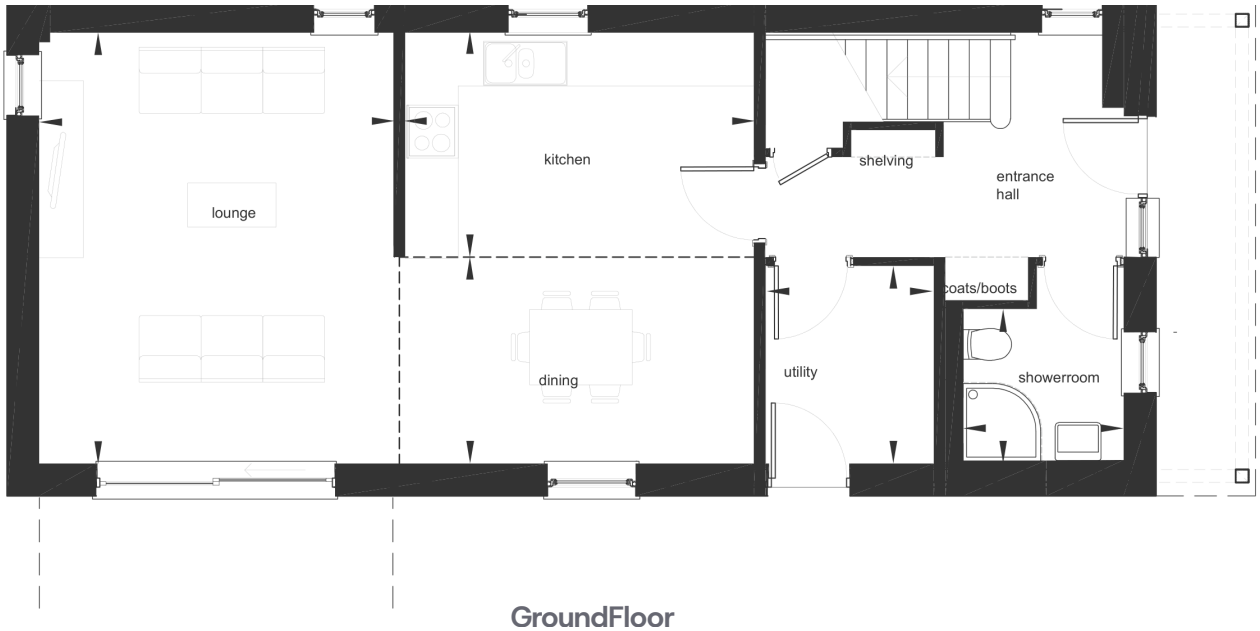

GroundFloor

First Floor

The Brodie

Ground Floor Plan	Length mm	Width mm	Length	Width
Living	4900	4015	16'1"	13'2"
Kitchen	3945	2550	12'11"	8'4"
Dining	3945	2350	12'11"	7'8"
Utility	2290	1900	7'6"	6'2"
Shower room	2060	1760	6'9"	5'9"

First Floor Plan	Length mm	Width mm	Length	Width
Master Bedroom	3345	2855	10'11"	9'4"
Bedroom 2	3775	2850	12'4"	9'4"
Bedroom 3	2850	2620	9'4"	8'7"
Bedroom 4	2850	2720	9'4"	8'11"
Bathroom	2700	1945	8'10"	6'4"
En Suite	2280	1980	7'5"	6'5"

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The Soutra

Property Type	Bedrooms	Bathrooms	Size
House Detached	**4**	**3**	**1459 sqft**

A home designed for modern family life, flexible working and effortless entertaining. The Soutra is a beautifully designed four-bedroom detached home created for the way families live today. From working at home to entertaining friends or relaxing together, every space adapts to your lifestyle.

Step inside the welcoming entrance vestibule and enjoy the light, spacious feel throughout. It's ideal for muddy boots, school bags and easing from busy days into relaxed evenings.

At the heart of The Soutra is a stunning open-plan kitchen and dining area where family life naturally comes together. Generous space, garden access and large patio doors make it perfect for meals, homework, entertaining and keeping an eye on children outdoors.

The spacious L-shaped lounge offers real flexibility for hybrid working, reading, play or relaxing. Its dual-aspect layout keeps the room bright, connected and practical throughout the day.

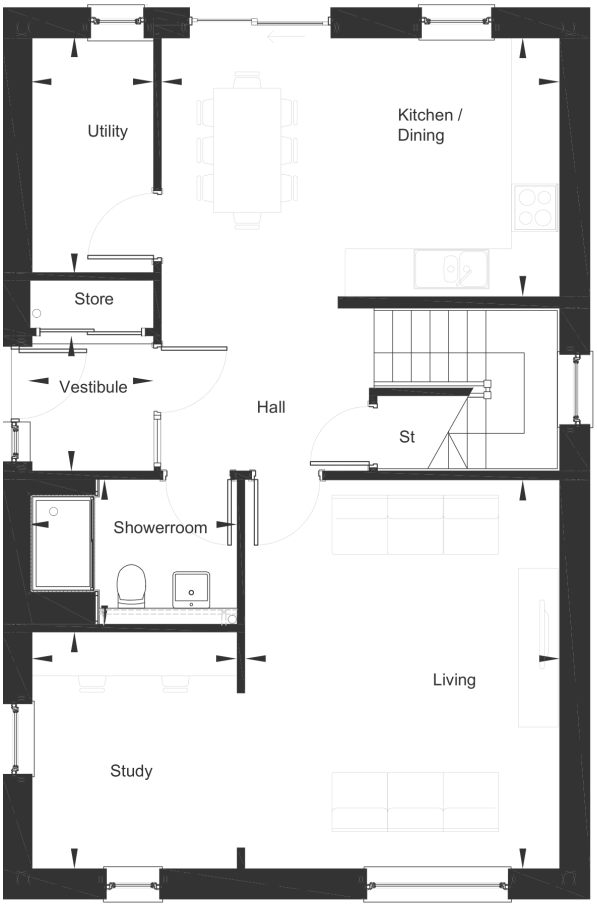
A utility room keeps daily tasks tucked away, while the ground-floor shower room suits busy routines, active lifestyles, dog owners and post-run or bike-ride returns.

Upstairs are four generous double bedrooms, giving everyone space to unwind. The principal bedroom includes fitted wardrobes and an en-suite, while the remaining rooms flex for family, guests, hobbies or home working.

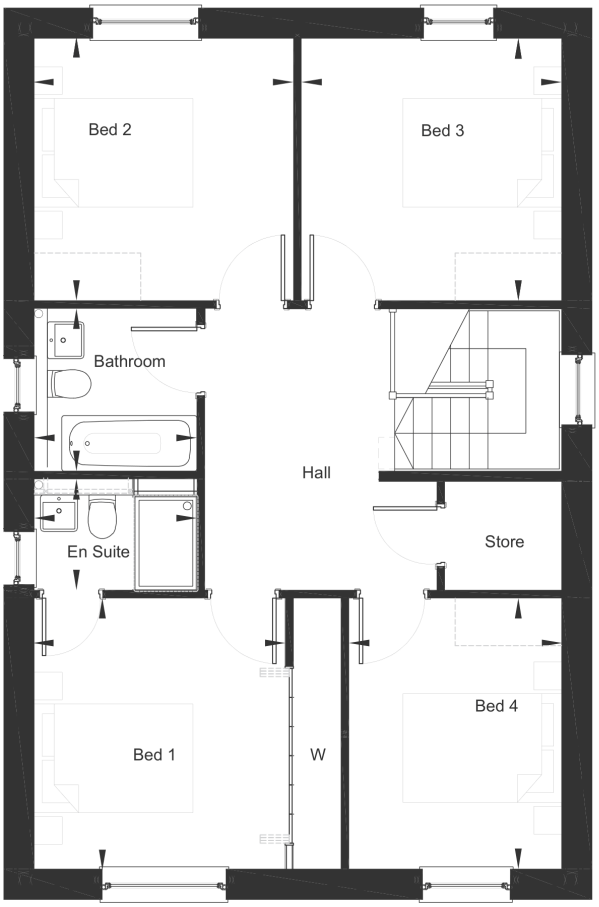
Outside, the private garden is ideal for play, barbecues or morning coffee. Driveway parking for two cars and pre-installed EV charging add everyday convenience and future-ready appeal.

The Soutra is more than a house; it's a flexible family home designed for modern living, everyday moments and lasting memories.

Indicative EPC Rating B 90



Ground Floor



First Floor

The Soutra

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	1700	1590	5’7”	5’2”
Kitchen / Dining	5030	3270	16’6”	10’8”
Utility	2970	1540	9’9”	5’1”
Living	4915	3980	16’1”	13’0”
Study	3000	2595	9’10”	8’6”
Shower Room	2635	1820	8’7”	5’11”

First Floor Plan	Length mm	Width mm	Length	Width
Master Bedroom	3430	3180	11’3”	10’5’
Bedroom 2	3320	3280	10’10”	10’9”
Bedroom 3	3320	3295	10’10”	10’9”
Bedroom 4	3430	2695	11’3”	8’10”
Bathroom	2100	2050	6’10”	6’8”
En Suite	2100	1400	6’10”	4’7”

www.whiteburn.co.uk/allanbank
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Allanbank, Lauder, TD2 6TN

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The Ailsa

Property Type	Bedrooms	Bathrooms	Size
House Detached	**4**	**3**	**1636 sqft**

A distinctive home combining single-level ease with the space, flexibility and style modern family life needs. The Ailsa is a unique four-bedroom detached home designed to balance busy family life with peaceful private spaces. Its striking L-shaped layout gives it architectural character and practical flexibility for modern households.

A generous central vestibule links the home's two wings, creating a welcoming entrance, smooth flow and practical space for coats, boots and everyday essentials. At the heart of the home, the open-plan living, dining and kitchen area makes an immediate impression. A vaulted ceiling and large windows create light, volume and an uplifting space for family time, entertaining or quiet evenings.

The bedroom wing offers flexibility and convenience. On the ground floor, the principal bedroom includes a spacious walk-in en-suite, while a second double bedroom and family bathroom suit guests, teenagers or one-level living.

Practicality runs throughout The Ailsa. A generous utility and boot room keeps clutter, outdoor gear and muddy paws out of sight, while excellent storage ensures everything has its place.

Upstairs, two further double bedrooms suit family, guests or hobbies. A contemporary shower room serves the floor, and a Velux-lit study area provides a bright space for work, study or creativity.

Outside, the private garden is ideal for play, alfresco dining or relaxing in the countryside. Driveway parking for two cars and pre-installed EV charging add convenience and future-ready appeal.

The Ailsa is more than a house; it's a flexible, comfortable family home with striking contemporary design, made for life today and years to come.

Indicative EPC Rating B 90

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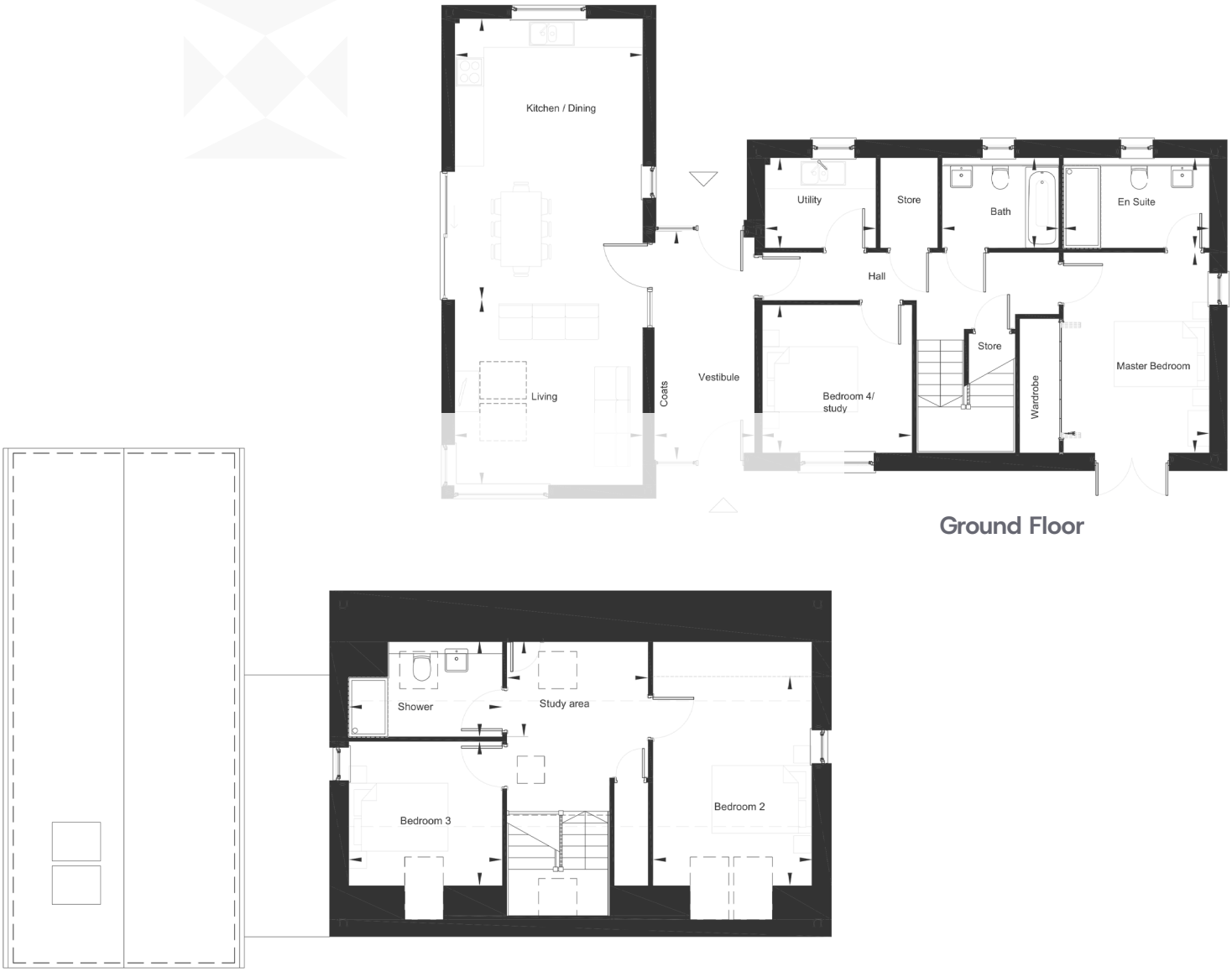

The Ailsa

Ground Floor Plan	Length mm	Width mm	Length	Width
Vestibule	4800	2100	15’9”	6’10”
Living	3895	3945	12’9”	12’11”
Kitchen / Dining	5905	3945	19’4”	12’11”
Master Bedroom	4205	3065	13’9”	10’1”
Bedroom 4 / Study	3145	3120	10’4”	10’3”
Utility	2330	1890	7’8”	6’2”
Bathroom	2450	1890	8’0”	6’2”
En Suite	3080	1890	10’1”	6’2”

First Floor Plan	Length mm	Width mm	Length	Width
Bedroom 2	4225	3220	13’10”	10’6”
Bedroom 3	3090	2910	10’2”	9’6”
Study area	2865	1925	9’4”	6’3”
Shower room	3090	1925	10’2”	6’3”

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Specification

Whiteburn homes are built to the highest standards of quality, fit and finish. We work every step of the way to ensure that you'll be in love with your home for years to come.

Your new home at Allanbank, Lauder will be covered by a 10-year Structural Warranty cover, which is provided by Q Assure Build Ltd. Their website is

www.qassurebuild.co.uk

Your 10-year warranty is valid from the date of final inspection of your home.

The Allanbank Lauder Q Site Number is: **0001171**

The homes at Allanbank are all built-in accordance with the Building Standards reference **23/00952/EREDWG**

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Specification

Kitchen

	Dow	Sinclair	Ronan	Oliphant	Brodie	Soutra	Ailsa		
Choice of fully fitted German made Kitchen Worktops, Upstands, Back panels and Handles	✓	✓	✓	✓	✓	✓	✓		
Soft close unit doors	✓	✓	✓	✓	✓	✓	✓		
Stainless steel 1 ½ bowl sink and mixer tap	✓	✓	✓	✓	✓	✓	✓		
Bosch 4-ring induction hob and built-in circulating extractor fan	✓	✓	✓	✓	✓	✓	✓		
Bosch stainless steel integrated single oven	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated microwave oven							✓		
Bosch integrated fridge and freezer 70/30	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated 60cm dishwasher	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated washing machine			✓						
Ceiling-mounted downlighters	✓	✓	✓	✓	✓	✓	✓		
dMEV continually running extractor fan to kitchen & utility	✓	✓	✓	✓	✓	✓	✓		
Under wall unit lighting	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

Laundry Cupboard

Bosch free standing washing machine	✓	✓		✓					

Optional upgrade appliances and storage options depending on build stage

Utility Room

Choice of fully fitted German made Kitchen Worktops, Upstands, Back panels and Handles			✓	✓	✓	✓	✓		
Soft close unit doors			✓	✓	✓	✓	✓		
Stainless steel single bowl sink and mixer tap			✓	✓	✓	✓	✓		
Bosch free standing washing machine				✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

Bathrooms & Sanitaryware

Contemporary style white porcelain sanitaryware to bathroom, WC and en-suite	✓	✓	✓	✓	✓	✓	✓		
Back-to-wall toilet with soft-close toilet seat	✓	✓	✓	✓	✓	✓	✓		
Wall hung basin	✓	✓	✓	✓	✓	✓	✓		
Chrome Hansgrohe bathroom fittings	✓	✓	✓	✓	✓	✓	✓		
Family Bathroom – 1700 bath and separate shower cubicle with thermostatic shower					✓				
Family Bathroom – 1700 bath with thermostatic Shower Mixer over bath and screen	✓	✓	✓	✓		✓	✓		
Family Shower room with 9.5kW Electric Shower							✓		
En Suite Shower room with thermostatic shower		✓	✓	✓	✓	✓	✓		
Ground Floor Shower Room with thermostatic shower					✓				
Ground Floor Shower Room – 9.5kW electric shower						✓			
Chrome towel rail	✓	✓	✓	✓	✓	✓	✓		
Choice of ceramic wall tiling to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓		
Choice of countertop colour	✓	✓	✓	✓	✓	✓	✓		
Ceiling-mounted downlighters	✓	✓	✓	✓	✓	✓	✓		
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓		
dMEV continually running extractor fan to bathrooms	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

Specification

Wardrobes & Storage

	Dow	Sinclair	Ronan	Oliphant	Brodie	Soutra	Ailsa		
Fitted bi-fold wardrobe to Master bedroom with single rail	✓	✓	✓	✓	✓	✓	✓		
Client option choice of bi-fold or sliding wardrobes and retro-fitted mirrors	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade finishes depending on build stage

Electrical & Media

White sockets and switches	✓	✓	✓	✓	✓	✓	✓		
Energy efficient lighting	✓	✓	✓	✓	✓	✓	✓		
PIR-controlled exterior lights to front and rear doors (where applicable)	✓	✓	✓	✓	✓	✓	✓		
BT full fibre broadband infrastructure	✓	✓	✓	✓	✓	✓	✓		
Doorbell to front door	✓	✓	✓	✓	✓	✓	✓		
Double socket with USB in kitchen/living room/bedroom 1	✓	✓	✓	✓	✓	✓	✓		
Multigrid switch plate to kitchen	✓	✓	✓	✓	✓	✓	✓		
Combined TV/telephone point to living room	✓	✓	✓	✓	✓	✓	✓		
Combined TV/telephone point to master bedroom	✓	✓	✓	✓	✓	✓	✓		
Mains wired smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓		
Mains wired carbon monoxide detectors and heat alarms	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade finishes depending on build stage

Heating

Ideal combi boiler	✓	✓	✓	✓		✓	✓		
Ideal system Boiler and water storage					✓				
Dual control heating system	✓	✓	✓	✓	✓	✓	✓		
7 day programmable thermostat with 4 heating schedules	✓	✓	✓	✓	✓	✓	✓		
Stelrad Compact radiators with TRV control	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade heating controls available depending on build stage

Internal Finish

Contemporary high quality white solid core doors with satin ironmongery.†	✓	✓	✓	✓	✓	✓	✓		
Glass door to vestibule to allow light to flow through	✓	✓	✓	✓	✓	✓	✓		
All internal walls painted white	✓	✓	✓	✓	✓	✓	✓		
White skirting and architraves	✓	✓	✓	✓	✓	✓	✓		
White banister	✓	✓	✓	✓	✓	✓	✓		
White internal doors and satin ironmongery	✓	✓	✓	✓	✓	✓	✓		
Ceilings smooth and painted white	✓	✓	✓	✓	✓	✓	✓		
Satin ironmongery by Carlisle Brass	✓	✓	✓	✓	✓	✓	✓		
Door stops	✓	✓	✓	✓	✓	✓	✓		

All paints are water based Dulux trade paints.
Our specification includes Airsure Supermatt emulsion paint which is 99.9% VOC Free.
† Paint finished to ensure easy maintenance.

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Specification

Flooring

	Dow	Sinclair	Ronan	Oliphant	Brodie	Soutra	Ailsa		
Flooring is an optional upgrade.*	✓	✓	✓	✓	✓	✓	✓		

** We offer ranges of carpets, LVT and vinyl flooring*

External Finish

Exterior finish – plot specific – refer to sales team	✓	✓	✓	✓	✓	✓	✓		
Roof finish – grey concrete tile	✓	✓	✓	✓	✓	✓	✓		
Photovoltaic Panels	✓	✓	✓	✓	✓	✓	✓		
Double glazed UPVC windows in colour exterior / white interior – refer to sales team	✓	✓	✓	✓	✓	✓	✓		
Front door with 5 point locking mechanism	✓	✓	✓	✓	✓	✓	✓		
Steel rainwater gutters and downpipes ‡	✓	✓	✓	✓	✓	✓	✓		

‡ Manufactured by Lindab reducing plastic use.

External Works / Garden

Landscaping to front garden (refer to sales plan)	✓	✓	✓	✓	✓	✓	✓		
Grass Seed to rear garden	✓	✓	✓	✓	✓	✓	✓		
600 × 600 grey concrete paving to patio	✓	✓	✓	✓	✓	✓	✓		
Block paving to driveway	✓	✓	✓	✓	✓	✓	✓		
1.6m timber fencing and garden gate (where applicable)	✓	✓	✓	✓	✓	✓	✓		
900 × 600 grey concrete slab paths	✓	✓	✓	✓	✓	✓	✓		

Optional landscape upgrades available depending on build stage

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