

viewforth

Kirkcaldy, KY1 3DG
Energy efficient, contemporary
new build homes in Kirkcaldy,
Fife. Designed for modern life.

	Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
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	✓	✓	✓	✓	✓	✓	✓		
Stainless steel single bowl sink and mixer							✓		
Bosch 4-ring induction hob and built in circulating extractor fan	✓	✓	✓	✓	✓	✓	✓		
Bosch stainless steel integrated single oven	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated fridge and freezer 70/30	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated washer / dryer	✓	✓	✓						
Bosch free standing washing machine				✓	✓	✓	✓		
Bosch integrated dishwasher (600mm)	✓	✓	✓	✓	✓	✓	✓		
Ceiling-mounted downlighters				✓	✓	✓	✓		
dMEV continually running extractor fan to kitchen & utility	✓	✓	✓	✓	✓	✓	✓		
Under wall unit lighting	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

	Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
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	✓	✓	✓	✓	✓	✓	✓		
Thermostatic bath-shower mixer over bath and screen	✓	✓	✓	✓	✓	✓	✓		
Mira décor (9.5kw) electric shower in en-suite					✓	✓			
Thermostatic shower in en-suite and shower room							✓		
Chrome towel rail	✓	✓	✓	✓	✓	✓	✓		
Choice of ceramic wall tiling to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓		
Choice of countertop colour	✓	✓	✓	✓	✓	✓	✓		
Ceiling-mounted downlighters	✓	✓	✓	✓	✓	✓	✓		
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓		
Shaver point to ensuite					✓	✓	✓		
dMEV continually running extractor fan to bathroom & en-suite	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

	Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Fitted bi-fold wardrobe to Master bedroom	✓	✓	✓	✓	✓	✓	✓		
Client option choice of bi-fold or sliding wardrobes and retro-fitted mirrors	✓		✓	✓	✓	✓	✓		

Optional upgrade finishes depending on build stage

	Nairn	McGregor	Gill	Dow	Sinclair	Ojiphant	Brodie		
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	✓	✓	✓	✓	✓	✓	✓		
Multigrad 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 heating controls available depending on build stage

	Nairn	McGregor	Gill	Dow	Sinclair	Ojiphant	Brodie		
Ideal combi boiler	✓	✓	✓	✓	✓	✓			
Ideal system Boiler and water storage							✓		
Dual control heating system				✓	✓	✓	✓		
7 day programmable thermostat with 4 heating schedules	✓	✓	✓	✓	✓	✓	✓		
Stelrad compac radiators with TRV control	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade heating controls available depending on build stage

	Nairn	McGregor	Gill	Dow	Sinclair	Ojiphant	Brodie		
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 Aircure Supermatt emulsion paint which is 99.9% VOC Free.

† Paint finished to ensure easy maintenance.

	Nairn	McGregor	Gill	Dow	Sinclair	Ojiphant	Brodie		
Flooring is an optional upgrade.*	✓	✓	✓	✓	✓	✓	✓		

* We offer ranges of carpets, Khars, Invictus, Moduelo and Leoline Comfytex

	McGregor Nairn	Gill	Dow	Sinclair	Oliphant	Brodie		
Exterior finish – plot specific – refer to sales team	✓	✓	✓	✓	✓	✓		
Roof Finish – refer to site details	✓	✓	✓	✓	✓	✓		
Photovoltaic Panels	✓	✓	✓	✓	✓	✓		
Double glazed UPVC windows in anthracite exterior / white interior	✓	✓	✓	✓	✓	✓		
Front door with 5 point locking mechanism	✓	✓	✓	✓	✓	✓		
Steel rainwater gutters and downpipes ‡	✓	✓	✓	✓	✓	✓		

‡ Manufactured by Lindab reducing plastic use.

	McGregor Nairn	Gill	Dow	Sinclair	Oliphant	Brodie		
Turf to front garden	✓	✓	✓	✓	✓	✓		
Grass Seed to rear garden			✓	✓	✓	✓		
Paving from Patio doors			✓	✓	✓	✓		
Monobloc to driveway	✓	✓	✓	✓	✓	✓		
1.6m timber fencing and garden gate (where applicable)			✓	✓	✓	✓		
450 × 450 slab paths and patio	✓	✓	✓	✓	✓	✓		

	McGregor Nairn	Gill	Dow	Sinclair	Oliphant	Brodie		
Predicted rating: EPC	B(86)	B(86)	B(85)	B(88)	B(88)	B(89)	B(89)	

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