



## *SPECIFICATION*

An important feature of an M & J Ballantyne home is its individuality; it is because many of our purchasers like their homes to reflect something of their own character and lifestyle that we offer our Bespoke Service. Many of our homes are sold off plan and this enables us to incorporate purchasers' specific requirements, subject to stage of construction. This service does not allow for structural alterations or changes to external finishes or elevations.

### EXTERNAL WALLS

Natural stone base course  
Cavity wall construction comprising: dry dashed concrete block external leaf, timber framed inner leaf with plasterboard and plaster skim finish.

### ROOF

Slated with Spanish slates on traditional sarking on roof trusses, 300mm (12") insulation placed at ceiling level. All fascia, soffits, gutters and downpipes are uPVC and maintenance free.

### INTERNAL WALLS

Timber framed partitions lined with 12.5mm thick plasterboard and skim plaster either side. Bathroom and toilet partitions are insulated with sound deadening quilt.

### GROUND FLOOR

Treated TJI joists (note this is a silent floor system). 22mm thick treated chipboard. In Rennie Type houses, an oak overlay flooring is included in the hall.

### PLASTER WORK

All walls and ceilings are skim coated with Gypsum plaster. Cornices are included in lounge, and ground floor hall, with other rooms having a Gyproc cove, although not in bathrooms, toilets or rooms with coombed ceilings.

Note All Gyproc cove in the Dickson, Maxwell and Wallace.

### WINDOWS

Windows will be high performance double glazed softwood timber H type with low maintenance micro-porous paint finish.

### KITCHEN

Prime Cost Sum allowed for a fitted kitchen, with the option to include the following appliances:

Gas/electric hob  
Gas/electric oven  
Canopy extractor vented externally  
Fully integrated dishwasher  
Fully integrated fridge freezer  
Washing machine  
Drier

### BATHROOMS, EN-SUITE & CLOAKROOM

The Rennie house will be fitted with white sanitaryware from the Ideal Standard "Kyomi" range, complemented by Twyford's "Rival" taps and fittings.

The Dickson, Maxwell and Wallace houses will have white sanitaryware from Armitage Shanks "Tiffany" range with "Millenia" taps and fittings.

### TILING

Quality ceramic tiles from a predetermined range will be fitted in the kitchen between work surfaces and wall units. In bathrooms/en-suites full height to shower areas and dado height to remainder of room.

### ELECTRICAL INSTALLATION

All rooms are supplied with ample lights and power outlets. Recessed downlighters are fitted in kitchen, bathrooms and ensuites.

TV points and BT points will be fitted to living room, kitchen and bedrooms. TV aerial provided in attic but not satellite. Kitchen appliances will be controlled via individual switch points, and lighting to underside of selected kitchen wall units will be provided. Mains wired smoke alarms will be fitted. An approved security alarm system will be fitted.

### DECORATION & FINISHING FEATURES

Ceilings will be smooth and finished in white. A choice of colours will be offered for walls. An integral vacuum system will be installed throughout the house with the exhaust ducted externally.

Prime Cost Sum allowed for feature gas fireplace, timber surround and marble or slate inset.

### CENTRAL HEATING

The central heating and hot water are supplied via a Megaflo, unvented system which allows balanced mains water pressure to hot and cold taps including fresh drinking water. The boiler is gas fired and individual thermostatic controls will be fitted to control the ground floor under floor heating and first floor radiators. An independent immersion heater provides water heating back up.

### DOORS & IRONMONGERY

Quality internal doors will be pre finished moulded oak. Quality brass coated ironmongery will be fitted. Wardrobes will have painted panelled doors, with fully fitted interior and hanging rail.

### EXTERNAL

Buff paving with gravel strip laid all round house, paviors to driveway, provision for surface water drainage, rotary clothes drier, front gardens will be turfed rear gardens will be graded, rough raked and rotovated. 1.8 metre high close-boarded fencing will be erected between the rear gardens of each property.

### GARAGE

Garage with high quality sectional up and over door, boarded ceiling, tap and drainage, lighting and power points. The Rennie type house will have an electrically operated door.

### NHBC

East Broomlands will be NHBC surveyed during construction. Upon completion, NHBC will issue their guarantee.

### SERVICES

M & J Ballantyne will arrange for a supply of water, gas and electricity prior to the completion of your new home.

Telephone points will be located within the house and we would recommend that the purchaser contacts British Telecom direct as soon as missives have been concluded to arrange for the connection. A fee for this service will be charged by BT.

### SUNROOM

An optional Sunroom (standard in Rennie) with a slated roof and French doors to garden can be added at an additional cost.

### SALES BROCHURE FOR EAST BROOMLANDS, KELSO

M & J Ballantyne Limited reserve the right to alter these specifications but to an equivalent or higher standard only.