

Raith Homes have given considerable thought to the specification of each home at Roselea Gait, for the comfort and enjoyment of the purchaser and have summarised below a brief guide for your consideration.

External Finish

White UPVC fully reversible windows. External doors with a white internal finish and part glazed.

Monoblock driveway to compliment the external finish. Slabbed Paths to rear door and bin location.

Boundary fencing to rear & side private garden.

Kitchen & Utility Room

Designer Kitchen from "Symphony" with matching worktops Integrated fridge, freezer, single oven, electric hob, extractor hood.

Space and plumbing for a washing machine.

Internal Finish

High Quality German Oak Veneer Doors with matching facings. Contemporary matt steel stylish handles.

White skirting, walls & ceiling throughout.

Fitted sliding doors to all bedroom wardrobes

Bathroom & En-Suite

Sanitary ware from the "Vitra Optima" range. Chrome taps & fittings. Walk in shower enclosure with side screen to main bathroom. Shower tray & enclosure to en-suite.

Half Wall tiling to main bathroom with fully tiled shower area. En-suite tiling full to shower area with wall tiles to splash back to basin.

Heating & Energy, Etc

Central heating and hot water through an efficient combination boiler situated within the garage. Solar panels fitted integral within the roof tiling providing green energy back to your electric consumption.

TV and BT points fitted in Lounge, Kitchen & master bedroom. BT is fibre optic.

Low Energy Ventilation dMEV fans with smart humidistat & Timer

Security, Safety, Etc

All external doors fitted with multi point locking system.

Interconnected fire detection alarm. carbon monoxide detector & carbon dioxide monitor provided. Windows with fitted locks. 10-year structural warranty. A factoring company is appointed to maintain all common areas with an annual fee payable by residents

NOTE

Whilst these particulars are due care for the convenience of intended purchasers the information is intended as a preliminary guide only. For more information, please consult our sales adviser. Raith Homes Ltd reserves the right to implement changes to the specification without warning.

*Subject to house types

Please note that Raith Homes house type specification gives you an insight to its high standard. To create individual features, then our sales advisor will of course be delighted to provide you with further details and costs.

Whilst these particulars have been prepared for the convenience of intending purchasers, the information is for guidance only and Raith Homes reserve the right to change or amend same without notice. Therefore, this information does not or will not form part of any contract. In complying with the 1993 misdescriptions act it is the company's policy to ensure that bi misleading information is given to prospective purchasers. All purchasers should consult our sales staff for current information regarding our development.