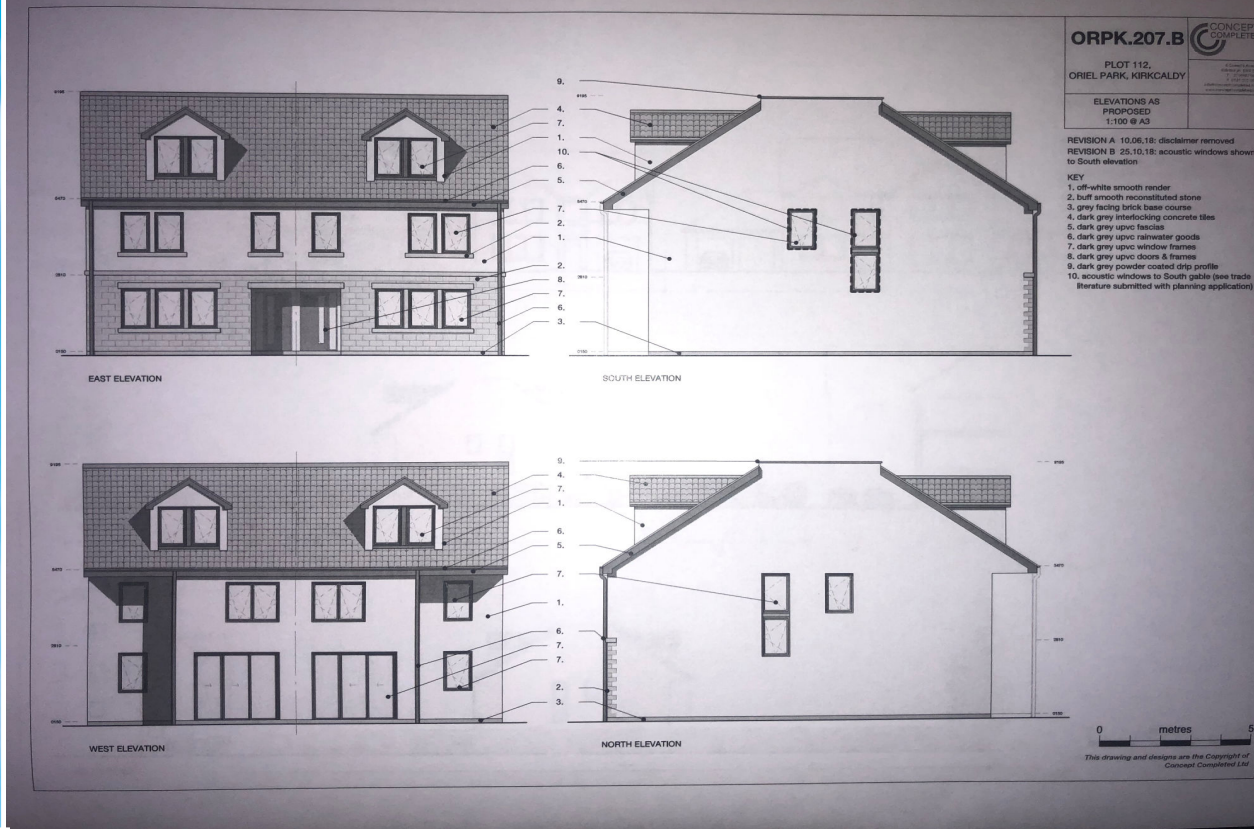




RE/MAX[®] FIRST Kirkcaldy



25a & 25b Ostlere Road, Kirkcaldy

Asking Price £265,000

Don't miss this exciting brand new home opportunity to be built in November this year! A fully qualified architect will oversee the construction and provide a building certificate. Some detail customisation by you can also be agreed at the appropriate time. Centrally and conveniently located in a new development of homes just off Oriel Road and therefore near many local amenities including main line rail station to Edinburgh. Here you have a choice of two identical 5 bedroom semi detached brand new family homes over 3 levels to be built soon with 2 reception rooms and 4 bathrooms. Convenient for Strathallan Primary and Balwearie High schools catchment area. Detailed floor plans etc are of course available on request and can be emailed to you. A deposit of £1,000 will be required to reserve each home and 2.5% on signing of the missives. External specification will match the other already built houses in the street with grey windows, white render, grey roof tiles. A HOWDENS mid range kitchen or equivalent will be installed. White solid core moulded doors will be fitted. A BATHSTONE or equivalent bathroom specification will be fitted with tiled finish in wet areas and half height remainder. Electrical layout as per detailed plans with chrome down lights and white cover plates fitted. The boundary fence will be included.

Sales Specification

Accommodation

External

- Two semi detached townhouses. Each house will comprise the following materials and features externally (contemporary versions of those found locally):
 - Roof: grey roof tiles to pitches, single ply membrane elsewhere
 - Dormers: factory finished dark grey GRP
 - External walls: white render and buff Ann stone base course
 - Rainwater goods: UPVC dark grey
 - Windows: upvc grey double glazed windows
 - External front door: composite grey door with multi point locking system
 - Front gardens: some grass and pathways, porous paviour driveways
 - Rear gardens: turfed lawns with slab walkway from back doors up side to front.

Internal

- Accommodation:**
- Well equipped, contemporary family homes with ample public and private rooms.

Ground floor:

- Entrance lobby/ store cupboard under stair
- Utility
- Shower room / toilet
- Living room
- Kitchen / Family /Dining leading to rear garden

First floor:

- Bedrooms 2 and 3
- Master bedroom suite with built in wardrobe and en-suite
- Family bathroom and storage cupboards

Second floor:

- Bedrooms 4 and 5
- Shower room
- Large store cupboard

Kitchens

Howdens mid range modern kitchen;

- Contemporary fully fitted furniture with ample storage and soft close mechanisms
- Laminate surface worktops
- Tiled splashbacks
- Stainless steel sink and contemporary chrome mixer tap
- LED spotlights under wall units
- Brushed chrome electrical faceplates
- integrated appliances including:
 - 4-burner gas hob
 - Multi-function single oven
 - Extraction chimney
 - Dishwasher

Utility Rooms

Including:

- fully fitted furniture with storage
- contemporary laminate worktops
- stainless steel sink and drainer with contemporary chrome plate mixer tap
- Combi boiler

WC/Bath/Shower Rooms

Ground floor Shower Rooms:

- tiled-in bulkhead and shower area
- white contemporary wc with soft close seat and contemporary chrome finish dual flush valve
- white contemporary wall hung wash basin with contemporary chrome plate basin mixer
- white contemporary low profile shower trays
- chrome plate thermostatic mains pressure shower with multi-function shower head

First floor Master bedroom En-Suites:

- tiled-in bulkhead and shower areas
- white contemporary wall wc with soft close seat and contemporary chrome finish dual flush valve
- white contemporary wall hung vanity wash basin with integrated storage unit and contemporary chrome plate basin mixer
- white contemporary low profile shower trays
- chrome plate thermostatic mains pressure shower with multi-function shower head
- chrome plate towel rail

First floor Bathroom:

- tiled-in bulkhead, bath and shower areas
- white contemporary double-ended bath with chrome plate bath filler and pop up waste
- white contemporary wc with soft close seat and contemporary chrome finish dual flush valve
- white contemporary wall hung vanity wash basin with integrated storage unit and contemporary chrome plate basin mixer
- white contemporary low profile shower trays
- chrome plate thermostatic mains pressure shower with multi-function shower head
- chrome plate towel rail

Second floor Bathroom:

- tiled-in bulkhead and shower area
- white contemporary wc with soft close seat and contemporary chrome finish dual flush valve
- white contemporary wall hung vanity wash basin with integrated storage unit and contemporary chrome plate basin mixer
- chrome plate towel rail

Stairs

Factory finished white painted timber to all exposed parts

Electrical Fittings

- White sockets and switches to all areas
- TV points to Family area, Living Room and all Bedrooms
- Telephone point to entrance hall at stair recess
- Shaver points to bathrooms
- Ducts for future virgin tv

Ventilation

Integrated ceiling and wall mounted mechanical extract ventilation in kitchens, WCs and shower/bathrooms discretely ducted directly to outside air.

Lighting

- Contemporary wall mounted brushed chrome light fitting at entrances
- Warm light LED recessed low energy lighting with white bezels to public areas
- White pendant light fittings to bedrooms
- White wall light fitting to selected store cupboards

Smoke Detectors / Heat Alarms

- Ceiling mounted interlinked mains powered smoke detectors as required
- Ceiling mounted interlinked mains powered heat alarms to kitchens

Solar panels

- As per drawing on pitch of roof

Central Heating & Hot Water

- All central heating and hot water served by high output, high efficiency, gas-fired system boilers and high pressure unvented hot water cylinders
- Smart learning thermostat to each house for future remote operation
- Contemporary white steel radiators with white thermostatic radiator valves.
- Contemporary chrome towel radiators with chrome plate radiator valve to selected bath/shower rooms (see above).

Internal Doors and finishes

- White 4 panel smooth doors
- Contemporary brushed chrome ironmongery and hinges to all doors
- Mdf skirtings, facings and window cills painted white

Windows

- Factory finished upvc dark grey double glazed windows
- Contemporary brushed chrome handles

Decoration

- Vinyl Matt emulsion to all wall and ceiling surfaces. Single colour choice subject to construction stage. Ceilings in brilliant white.
- Bathroom / Vinyl silk paint to WCs, shower/bathrooms, brilliant white
- Eggshell paint to all internal joinery items, brilliant white

ITEMS NOT INCLUDED AS STANDARD;

ALARM SYSTEM
FLOOR COVERINGS
SOUND SYSTEMS
BLINDS AND CURTAINS
USB POINTS
FRIDGE FREEZER
WASHING MACHINE OR TUMBLE DRYER
PATIO AREAS TO REAR GARDENS

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