

MONARCHS WAY WEST CALDER

INTERIOR FEATURES

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White panelled internal doors, half glazed to lounge.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bi fold wardrobes to bed 1					✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	
Sliding timber wardrobes to bed 3		✓	✓															

KITCHEN

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome 'Delta' worktop lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓					
5 burner gas hob										✓			✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓											
Double oven							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓						
Stainless steel 90cm chimney hood and back panel										✓			✓	✓	✓	✓	✓	
Stainless steel 90cm island chimney hood																		✓

HEATING & ELECTRICS

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators										✓			✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder										✓			✓	✓	✓	✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓						
Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric strip light and power to the garage					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



MONARCHS WAY
WEST CALDER

BATHROOMS & WC

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROYBURGH	ROYBURGH CORNER	OAKLEIGH	GLENBROOK
Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower valve over bath	✓	✓																
Thermostatically controlled shower valve to bathroom shower tray.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower to ensuite 1. Valve (V) or Electric (E)			✓ E	✓ E	✓ E	✓ E	✓ E	✓ E	✓ V	✓ V	✓ E	✓ E	✓ V	✓ V	✓ V	✓ V	✓ V	✓ V
Thermostatically controlled shower valve to ensuite 2														✓	✓	✓	✓	✓
Vanity units to bathroom		✓	✓							✓								✓
Vanity unit to the WC																	✓	
Upper mirror vanity unit to bathroom										✓								
Vanity units to ensuite 1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upper mirror vanity unit to ensuite 1											✓	✓	✓	✓	✓	✓	✓	✓
Vanity units to ensuite 2														✓	✓	✓	✓	✓
Ideal standard contemporary 'Cube' bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to bathroom or ensuite where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms, including the kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of ceramic wall tiling to bathroom and ensuite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXTERIOR & GARDEN

	HYWOOD	GLENELG	ORMISTON	ALBURY	BELMONT	BELMONT SEMI	LISMORE	KIDSTON	LANDSBOROUGH	ARLINGTON	BRAMPTON	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROYBURGH	ROYBURGH CORNER	OAKLEIGH	GLENBROOK
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc patio doors to rear garden				✓														
Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monoblock driveways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

GOOD TO KNOW

ALL OF OUR HOMES ARE COVERED BY
A 10 YEAR NHBC WARRANTY

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