

Cramond Buildings – Specification

External

- Finished in locally sourced Bath Stone from Hartham Park Stone Quarry
- Entrance with stone detailing, lighting and panelled front door
- Double glazed hardwood timber frame windows
- Lift to all floors
- Balcony to Apartments 2 and 3*
- Terrace and private garden to lower ground floor, Apartment 1*
- Allocated car parking*

Interiors

- Oak engineered timber flooring to hallway, living room and kitchen
- 100% wool carpet to bedrooms
- Neutral paint palette throughout
- Panelled solid wood doors with satin stainless steel door furniture
- Contemporary skirting and architraves with bespoke groove design feature
- Satin stainless steel power sockets
- Gas underfloor heating and heated towel rails to bathroom and ensuite
- Fire sprinkler system

Kitchens

- Contemporary style white kitchen by Hacker with soft close doors and drawers
- Bespoke display shelving and breakfast bar
- Composite stone worktop and upstand
- Integrated Siemens oven and microwave oven
- Integrated Bosch dishwasher, fridge/freezer
- Caple slimline wine cooler
- BORA Pure induction hob and integrated cooker extractor
- 1 ½ bowl undermounted sink with 3 in 1 boiling hot water tap and built-in waste disposal unit
- Separate laundry room with plumbing and space for washing machine or washer/dryer
- Provision for pendant light fitting over breakfast bar and dining area

Bathrooms

- White sanitaryware with wall hung WCs to main bathroom, principal ensuite and cloakroom
- Porcelain tiles to walls and floors in main bathroom, principal ensuite and cloakroom
- Bath with overhead shower and bath screen to main bathroom
- Shower enclosure to principal ensuite

Technology

- Holburne Park is a full fibre to the premises (FTTP) development offering provision for broadband connection with speeds up to 900Mbps with a minimum guaranteed speed of 330Mbps
- USB points to selected power sockets
- Cat 5 data points
- TV outlets with twin satellite connections
- Outside wall lights and power point to balconies and external tap to lower ground floor apartment

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