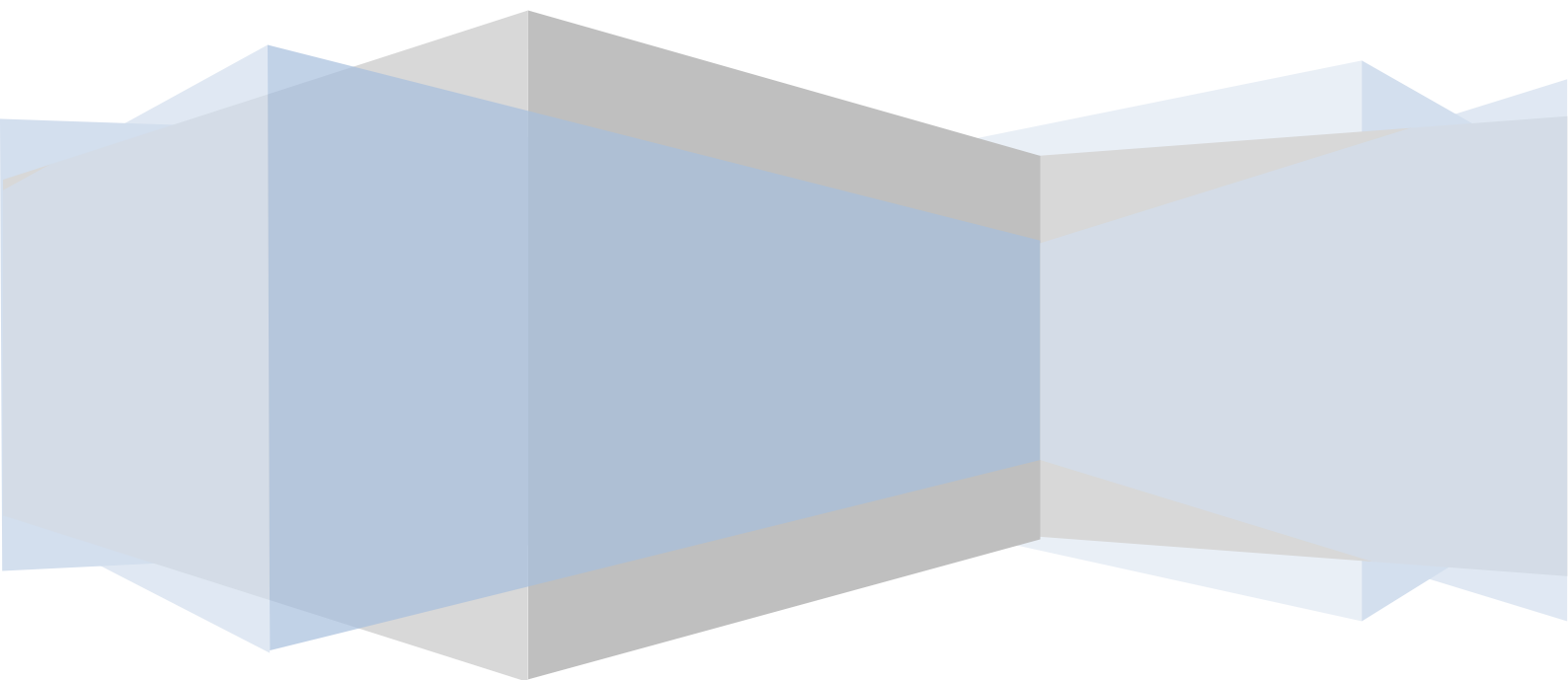


**Boyle Builders
(Scotland) Ltd
Tel: 01387 830000**

House Specification
Barhill Road, Dalbeattie

April 2013



Location

Barhill Road, Dalbeattie is set amongst some of South West Scotland's most beautiful scenery. In a semi-rural location within the attractive town of Dalbeattie which is itself on the verge of the Dalbeattie Forest Park and a convenient distance of only 10-15mins walk to the thriving market town centre, which has a wide range of shops, supermarkets, restaurants & cafes. It also boasts a primary and secondary school, medical centre and all other associated amenities for a town of its size.

Barhill Road has views over the Dalbeattie hills and surrounding forests and is a very pleasant & peaceful area. There are also numerous outdoor pursuits including forest walks & orienteering at the popular Dalbeattie Forest, the internationally award winning 7 Stanes mountain bike course is only minute away, along with the yachting club at Kippford only a 10min drive, both the tennis club & local park are within the immediate area. Loch Ken, offering a variety of water sports & a range of Golf Courses, several of championship standard are all within easy commuting distance.

The Site

The house plot extends to approx 0.5acres and has outstanding views over open countryside. The bungalow has been thoughtfully designed to ensure you own an individually designed home with beautiful views.

Specification

The following information is provided to allow you, the prospective purchaser the opportunity to see the quality of the building and internal finishes provided by Boyle Builders (Scotland) Ltd, the developer.

Construction

Our homes are constructed using timber frames provided by Scotland's largest timber frame manufacturer, with block and cement rendered elevations, UPVC double glazed framed windows and front and rear doors, insulated slate roof. Fascias, soffits, bargeboards etc are UPVC, with black PVC rainwater goods.

Internal finishing's

Plasterboard with ames taping/plastering to all walls & ceilings with plaster coving to main lounge, skirting, door frames and facings throughout.

Doors

Internal 6 panel doors, some pre glazed panel doors, all fitted with satin chrome ironmongery.

External doors

UPVC double glazed high performance door & frame with obscure double glazed aperture, in a light oak wood effect finish with 3 or 5 point security locking system, satin chrome ironmongery with low access threshold. The external doors comply with the U value calculations required by Building Control.

Windows

UPVC double glazed high performance top hung windows with satin chrome locking handle ironmongery, in a light oak wood effect finish. These windows comply with the U value calculations required by Building Control.

Decoration

All walls and ceiling will be finished in emulsion paint, the walls will be buttermilk, the ceilings white.

All internal woodwork will be primed, undercoated and finished in white gloss.

Kitchen

You have the choice from several ranges of kitchens by Boyle Builders (Scotland) Ltd approved suppliers, the layouts are as shown on the house plans.

The kitchen comes complete with electric oven, hob, integral 50/50 fridge & freezer and space for a dishwasher.

A detailed layout plan is available upon request.*

Utility

You have the choice from several ranges for the utility by Boyle Builders (Scotland) Ltd approved suppliers, the layouts are detailed on the house plans and include a sink with mixer tap and space for a washing machine.

A detailed layout plan is available upon request.*

Tiling

Kitchen & Utility – A choice of wall tiles which will be provided around the sink areas and to all worktop areas, 4 tiles high or higher to suit the space between the base & wall hung units.

Bathroom & En-suite – Full height wall tiling will be provided to the shower enclosures, along with splash back tiles at the bath & wash hand basins.

Sanitary Fittings

Bathroom

The bathroom suite is from Boyle Builders (Scotland) Ltd approved supplier and will comprise of an all white suite, which will consist of a bath, ceramic shower tray with electric shower with shower door, wash hand basin set within a vanity unit, separate w.c., all with chrome fittings.

En-suite

The en-suite is from Boyle Builders (Scotland) Ltd approved supplier and will comprise of an all white suite, which will consist of a wash hand basin & w.c. set within a vanity unit, ceramic shower tray with mains operated shower with shower door, all with chrome fittings.

Central heating & hot water

Pressurised conventional hot water central heating system via radiators with thermostatic controlled valves.

Floor mounted boiler with programmer, positioned in the utility room.

Electrical

Ample sockets and pendant lights provided throughout the house, with TV and telephone points in the lounge, main bedroom and kitchen/family room. Shaver points in bathroom & en-suite.

Wiring for doorbell and external lights adjacent to external doors.

Wood burning stove

You have the choice from several ranges of wood burning stoves by Boyle Builders (Scotland) Ltd approved suppliers. The stove offers a secondary heat supply & will be fitted in the living room.

Services

Mains water, sewerage & electricity will be brought into the plot ready for connection; it is the purchaser's responsibility to pay for the connections from their chosen suppliers.

External works

The property will be defined by the erection of a stock fence and/or existing hedgerows. A driveway will be formed from the main road to the front door of the house and include a turning and parking area.

A perimeter path will be provided and will consist of stone chips and concrete paving.

Shrubs/trees as per the landscaping plan will be supplied and planted, however any additional landscaping requirements will be classed as an extra and charged accordingly.

Extras*

Boyle Builders (Scotland) Ltd will include additional extras at an agreed cost within your new home, on condition that a deposit had been paid against the purchase. The inclusion of additional items is dependent upon the construction stage of the property when reserved.

Purchaser's choice*

We are happy to offer purchasers the widest choice of interior colour schemes, kitchen appliances, tiling and sanitary ware etc. but as with the extras, the selection is dependent upon the stage of construction reached on the property of your choice.

Further information

For further information please contact Fiona Boyle on 01387 830000.

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