

7 Loanside View, Auchterarder PH3 1RG

Property Fixtures & Fittings Spec and Extras

Including:

- Energy Efficient heat pump
- Touchpad Zoned heating controls throughout
- High energy rating
- Triple glazed Scandinavian alu-clad windows
- High level of insulation
- Heated towel rails to bathroom, Ensuite and downstairs WC
- Neutral decoration throughout
- Stunning Kitchens International kitchen and utility room in 'olive grey' with lots of storage space and soft close drawers
- Laufen toilets and sinks and hansgrohe showers and taps
- Horman automatic garage door and two remotes

Customised with the following extras:

- 5kw solar pv system
- Flooring-Oversized Porcelosa Italian ceramic Bottega Caliza rectified tiles throughout downstairs
- Porcelanosa Italian ceramic Bottega Acero tiles to bathrooms
- Bath and large shower to ensuite with L'Antic Colonial aluminium mosaic feature tile wall above bath in Ensuite
- Tiles niches in both bathrooms for tidy storage of toiletries
- Stovax efficient wood burning stove with granite hearth and non-combustible wall surround
- Low profile remote controlled ceiling fans in all bedrooms
- Neutral blackout roller blinds throughout
- Silestone stone splashback
- Siemens series 7 induction cooktop, full pyrolytic oven (self cleaning oven turns all debris to ash), second combi oven/microwave and warming drawer
- Siemens fully integrated fridge and dishwasher and telescopic rangehood
- Built in LED lighting below all upper cabinets in kitchen and utility
- Le manns pullout corner unit
- Blanco andano sink and spray mixer tap
- Crystal chandelier to entry way
- Additional feature - open shelving with lighting
- Industville feature pendant lighting
- 'Audrey midnight' Crucial trading 100% carpet to stairs

- Regency 'trident heathers' twist pile heavy duty ultra soft carpets to upstairs - bleach cleanable, upgraded underlay and 10 year warranty
- Tv aerial and data connections to both reception rooms and all bedrooms
- Recessed tv space on living room wall for 55inch tv with hidden power and aerial connections
- Retractable Loft ladder and hatch
- LED downlights throughout
- Additional PowerPoints throughout

External:

- Extended grey sandstone slabs full width of house to provide large patio (professionally laid, cemented in with full foundations)
- Professional landscaping to the front of the property including cemented slab edging for permanent low maintenance gardens
- Cherry laurel hedges planted and establishing to front of property and a mix of heathers
- Outside double PowerPoint to rear

Property is still within 12 month maintenance period for any snagging required.