

# Kirkliston Smiddy

*A traditional stone building, redeveloped to modern, contemporary standards. All finishes included to create a complete “walk-in” home.*



## Specification

### Internal

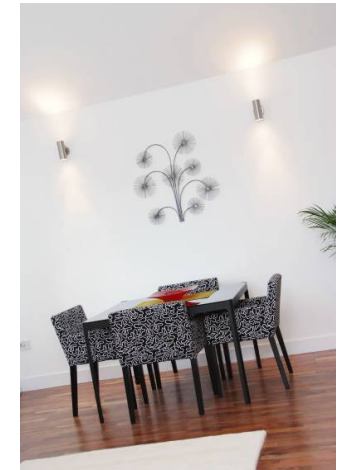
- Hardwood flooring to Living Areas
- Carpet Finishes to all bedrooms and hallway
- Floor tiling to bathroom and en-suite
- Mains Pressure hot-water system
- Mains pressure power showers with thermostatic control
- Gas Central Heating
- Low voltage lighting to lounge, kitchen and dining
- Oak veneered solid core doors with anodised aluminium ironmongery.
- Glazed door to lounge
- TV points in lounge and every bedroom
- Telecom points to lounge, kitchen, every bedroom
- White Vitra designer sanitaryware and chrome fittings
- Full-height tiling over bath and shower
- Towel ladder radiator to bathroom and en-suite

### Kitchen

- Wall and base units with real wood worktops
- Stainless steel cooker and chimney-style canopy
- Integrated dishwasher
- Integrated Fridge-Freezer
- Washing Machine and tumble drier in separate utility room

### External

- Traditional slated roof
- Generous monoblock driveway to accommodate 2 –3 cars
- Stone slabbed front path
- Scandinavian high quality timber double glazed windows
- 1800mm high timber fences around side and rear boundaries



For further information  
please call 0131 319 1551 [www.ADhomes.co.uk](http://www.ADhomes.co.uk)

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