

# Kirkliston Smiddy & Anvil Cottage

*Two traditional stone buildings, redeveloped to modern, contemporary standards*



*A home for all seasons*

# Kirkliston Smiddy & Anvil Cottage

Two traditional stone buildings, redeveloped to modern, contemporary standards.

All finishes included to create a complete "walk-in" home.



## Specification

### Internal

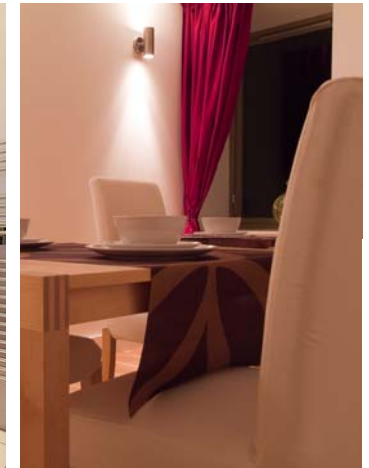
- Hardwood flooring to Living Areas
- Carpet Finishes to all bedrooms and hallway
- Floor tiling to bathroom and en-suite
- Mains Pressure hot-water system
- Mains pressure power showers with thermostatic control
- Gas Central Heating
- Low voltage recessed lighting to lounge, kitchen and dining
- Oak 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
- Shaver point to bathroom and en-suite
- Towel ladder radiator to bathroom and en-suite
- Alarm system

### Kitchen

- German Wall and base units
- Stainless steel cooker and chimney-style canopy
- Integrated dishwasher
- Integrated Fridge-Freezer
- Integrated Washer/Dryer
- Quality Ceramic Wall Tiling

### External

- Traditional slated roof
- Stone slabbed front path
- External tap
- Scandinavian high quality timber double glazed windows
- 1800mm high timber fences around side and rear boundaries



Illustrations are from similarly specified ADhomes development at Threemiletown Steadings, Linlithgow

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

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### Sales Terms and Conditions

To reserve a property an initial deposit is required with a further advance payable on conclusion of missives. Further details available on request.

### Further information

Should you be interested in a particular property, we would be delighted to provide you with further detailed information. Please contact us on 0131 319 1551

### Important Notice

Any areas, measurements and distances are approximate. The text, artists impressions and plans are for guidance only and are not necessarily comprehensive.



Not to scale

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