

# SPEC CHECK



If you're looking for a brand new 3 bedroom home in West Lothian, then it pays to do your homework. What comes as standard? Is there enough storage? Will the windows and doors need regular maintenance? Are you getting the best for value your money?

Castlebrae Developments build quality homes on smaller sites with great attention to detail and finish often overlooked on larger estates.

In the Cherrywood everything below comes as standard. We're so sure that our highly specified homes will tick all the right boxes that we're happy for you to put them to the test with other new homes in the area.

## THE CHERRYWOOD - TOTAL FLOOR AREA 97M<sup>2</sup>

	Castlebrae	other
spacious lounge (6.1 x 4.4m/20' x 14'5")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
kitchen/dining (5.4 x 3.4m /17' 8" x 11' 2")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
master bedroom (3.7 x 2.9m/12' 2" x 9' 5")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
bedroom two (4 x 2.6m/13'2" x 8'6")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
bedroom three (2.9 x 2.8m/ 9'6" x 9' 2")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
en-suite bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
family bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
cloakroom w.c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
French style patio doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
fitted wardrobe in <b>every</b> bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
choice of kitchen units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
integrated appliances		
hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>
fridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>no maintenance</b> upvc windows/facia board	<input checked="" type="checkbox"/>	<input type="checkbox"/>
alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
fully enclosed rear garden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
monobloc driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
luxury low voltage lighting to <b>all</b> ground floor rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TV point to lounge, dining room and <b>all</b> bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone sockets in <b>every</b> room	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you would to discuss the Cherrywood further we would be pleased to hear from you. Please telephone 01501 730300 or visit our website [www.castlebraedevelopments.com](http://www.castlebraedevelopments.com)