

**SALES SCHEDULE FOR
HOUSE TYPE A MILLHILL CRESCENT
LAMLASH, ISLE OF ARRAN**

The property is a traditional style detached, one and half storey villa situated in Millhill Crescent off Bungalow Road, Lamlash. This property is on two levels and has 2 public rooms 3 well-proportioned bedrooms on the first floor with a fourth or study on the ground floor. The property has been constructed and finished to a high standard and to comply with current building regulations.

Viewing by appointment only – telephone 01770 600242 and ask for Helen Thomson

Price includes

- slate finished roof
- timber factory finished double glazed windows
- air source heat pump serving under floor heating
- hardwood finishes throughout
- hardwood veneered prefinished doors throughout
- TV and telecom points in living room, study and bedrooms
- single garage with link to house via utility room
- block paved driveway and concrete slabbed paths around house
- large easily maintained garden with turf laid to all soft areas
- substantial timber deck accessed directly from lounge and living kitchen

all as standard.

Accommodation comprises

Ground Floor

Porch area - 1790 x 800mm

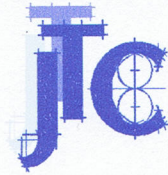
Entrance porch with outer storm doors and electrical switchgear cupboard

Entrance Hall. - 7420 x 2020mm

Entrance hall leading to apartments and hardwood finished stair to upper floor.

Lounge - 4905 x 3805mm

Lounge with open fire suitable for solid fuel or gas appliance; bay window providing direct access to garden via timber deck.



Kitchen and Utility Room Fitments

As a policy, we supply and fit Impuls range units as manufactured by Messrs Alno. The cost of kitchen units and associated white goods is included within the purchase price provided the units are selected from the aforementioned range and the white goods are our own standard selection (details on request).

Should a client wish to vary the layout or have a kitchen supplied other than by Alno this can be accommodated by negotiation.

Sanitary Ware

The installation of sanitary ware, showers and associated screens and fittings is included if installed to the layout on the construction drawings. The nett cost of the material supply of the fixtures and fittings is £2500.00 for WCs, wash hand basins, bath and shower fittings. The client is able to select fixtures and fittings and the foregoing sum(s) would be available as a credit against the cost of the Clients actual selection.

Lounge Fire and Surround

Not included but can be quoted in request

Decoration

Not included but can be quoted on request

Ceramic Tiling

Not included but can be quoted on request

Floor coverings/Hardwood flooring

Not included but can be quoted on request

Services

The property is connected to mains water, electricity and sewerage and will be wired for Telecom installation.

Whilst we endeavour to make the foregoing particulars as accurate as possible, they do not form a part of any contract or offer nor are they guaranteed. Measurements are approximate.

Should you find any part of these particulars misleading or inaccurate or wish clarification please contact us at the telephone number given above or by email to helen@thomsonconstruction.co.uk