



10 Umbrella Pine Terrace, Edinburgh, EH4 8FS

Plot 86 The Banff

3 Bedroom Terraced

Fixed Price £450,000



The Banff offers spacious family comfort and clean, contemporary style. An open plan kitchen, dining area is further extended on to the patio and rear garden via bi-folding door.

Ideal for entertaining, The Banff features a separate lounge located to the front of the home.

On the first floor and centered around a spacious, landing are three stunning double bedrooms and a luxurious family bathroom.

Storage cupboards throughout the home provide ample storage space.

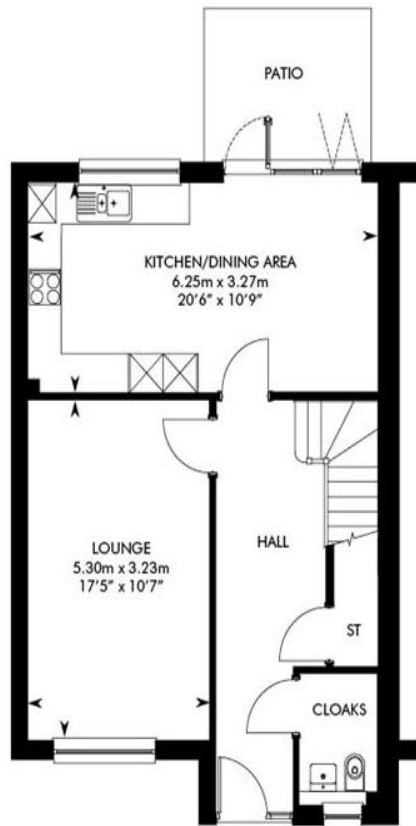
FEATURES

- High specification kitchen with integrated appliances
- Includes 10 year NHBC warranty
- 1,232 sq.ft.
- Bi-folding doors leading to the patio and spacious rear garden

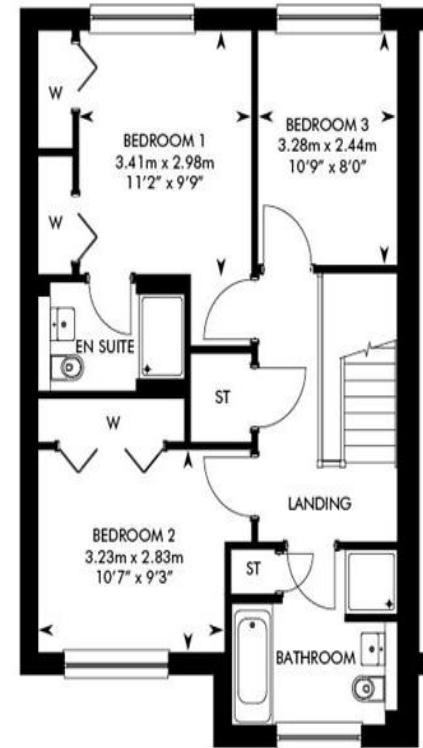








GROUND FLOOR



FIRST FLOOR

KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Silestone worktop with matching upstand and back panel to kitchen
- Silver metallic telescopic re-circulating cooker hood or
- Elica 'Juno' feature suspended re-circulating extractor (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Double Siemens integrated fridge/freezer (Nairn, Montrose & Rannoch)
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated stainless steel combination microwave oven
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl stainless steel undermount sink to kitchen
- 1 bowl stainless steel sink in utility room
- Flip up sockets with twin USB ports to the kitchen islands (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings

- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen two drawer vanity to wash hand basin
- Backlit LED touch sensor mirror with demister and twin shaver socket to master en suite

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary Rosso Maniglie Mensa lever style door handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Smart meter included
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (number of panels varies per plot)
- EV future provision position added to all housetypes

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Google Nest Seven day 24 hour electronic Smart programmer.

GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front and rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Bi-fold doors to patio area in all detached homes

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