



BAYLY
Douglas



BAYLY

3 Bedroom Homes

B4 Semi Detached
c. 110.5 Sq M / 1,189 Sq Ft

4 Bedroom Homes

A3 Semi Detached
c. 121 Sq M / 1,302 Sq Ft

D1 End Terrace
c. 142.5 Sq M / 1,534 Sq Ft

D2 Mid Terrace
c. 140.5 Sq M / 1,512 Sq Ft

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



4 Bedroom Houses

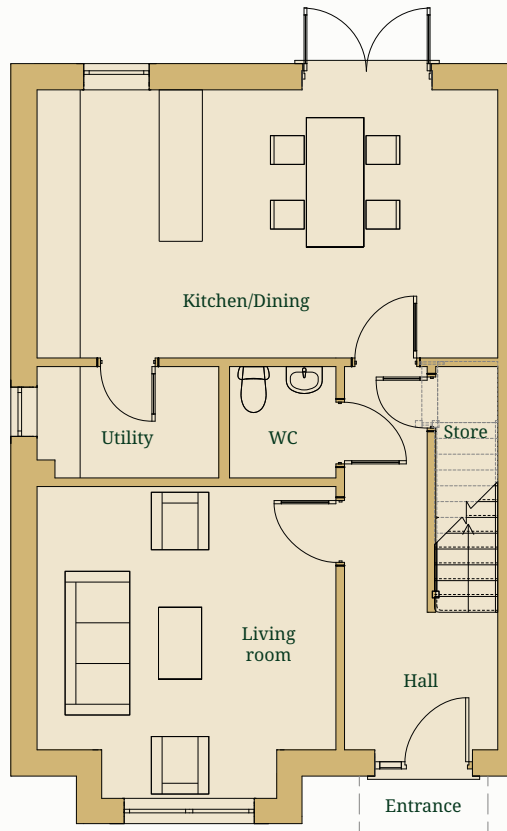
Semi

Detached

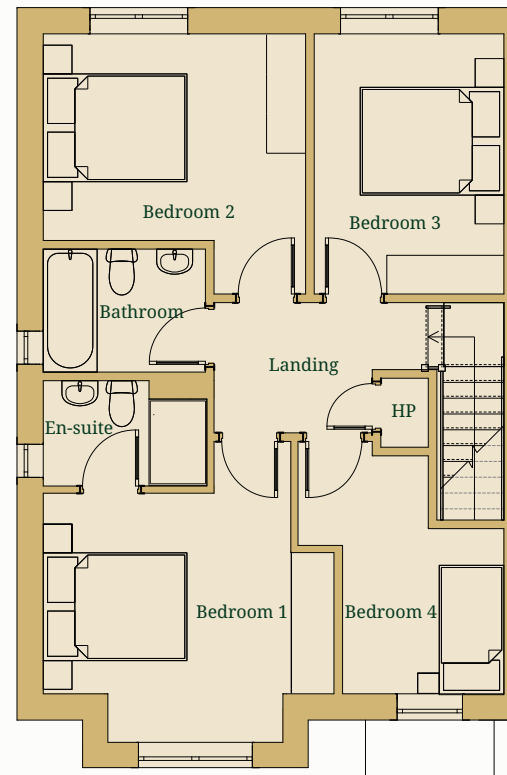
A3

c. 121 Sq M

c. 1,302 Sq Ft



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Bayly, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 Bedroom Houses

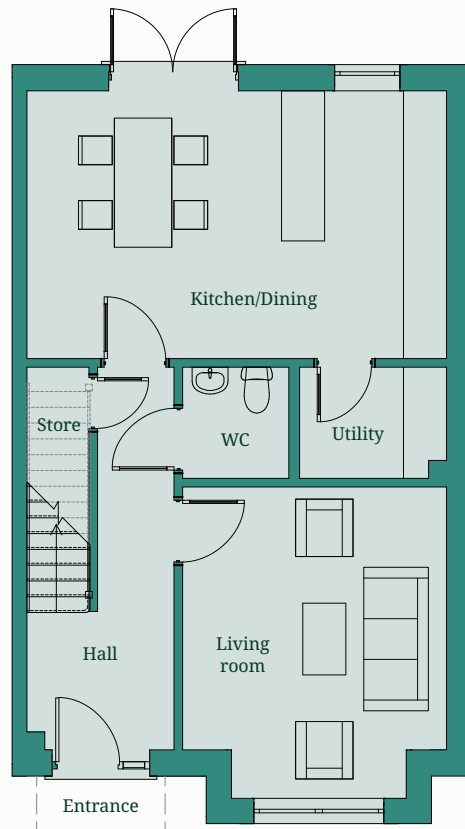
Semi

Detached

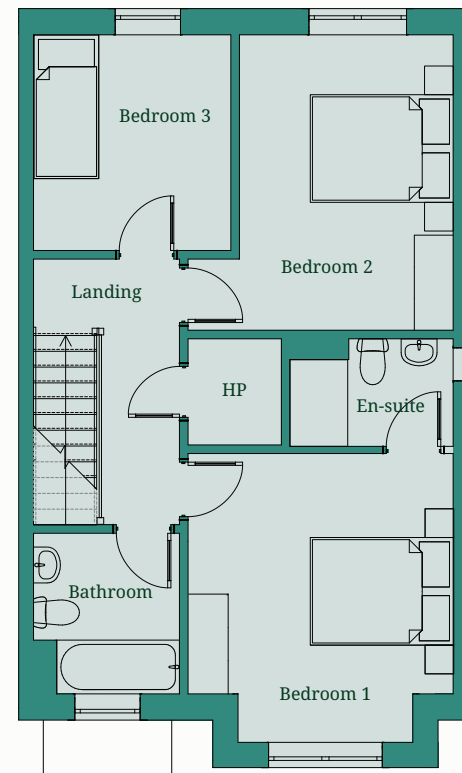
B4

c. 110.5 Sq M

c. 1,189 Sq Ft



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Bayly, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

Features & specs

Unit Types A & B

EXTERNAL FEATURES

- High quality brick and render facades.
- Reconstituted stone window surrounds and headers to selected windows.
- UPVC high performance double glazed windows with low U-Value (1.2W/M2K) for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large glazed screen with patio doors to private rear gardens.
- Side passage gate (where applicable).
- Paved patio area to rear garden with external wall light.
- Paved front driveways to accommodate parking.
- Seeded gardens with solid, maintenance free dividing fence.
- External tap provided to rear of all houses.

Energy Efficiency

- A2 Building Energy Rating (BER).
- Highly insulated airtight design.
- Mechanical extract ventilation with humidity control.
- High levels of roof, wall and floor insulation.
- Heat pump with dual zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

Security and Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

Media and Communications

- Wired for high-speed broadband.
- TV connection point in living room.
- Main infrastructure installed to accommodate two providers.
- Phone and data point provided with router supplied by broadband provider.
- USB charging point in living room, kitchen, and main bedroom.

Electrical

- Generous provision of lighting and power points.
- Recessed LED downlighters in hallway.
- Satin chrome sockets in kitchen worktop area.
- External weatherproof power point to rear garden.
- Future proofing for electric car charging point (Please speak to the Selling Agent).





Bathrooms and Ensuites

- High quality tiling to floors and wet areas.
- Heated towel rails in all bathrooms and ensuites.
- High quality sanitary ware.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.

Heating

- Homes are served by an air-to-water heat pump, zone-controlled panel radiators.
- Pressurised hot and cold water.

Kitchens and Utility Rooms

- Superb contemporary designed Kube kitchens with quartz worktops.
- Fully integrated Whirlpool oven, hob, dishwasher, microwave and fridge/ freezer appliances.
- Stainless steel sink and Swan neck chrome tap.
- Separate utility/storeroom.

Interior Finishes

- Extra height ceilings at ground floor.
- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with timber handrail to stairs.
- Pull-down attic ladder fitted to all houses.

Wardrobes and Storage

- Contemporary Kube wardrobes with oak effect lining to all double bedrooms.

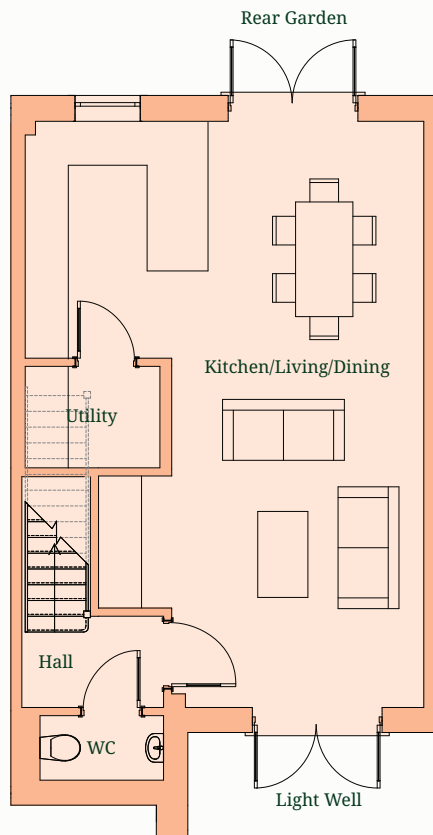
Warranty Cover Under Homebond

- 10-year Structural Insurance.
- 5-year Defects Insurance.

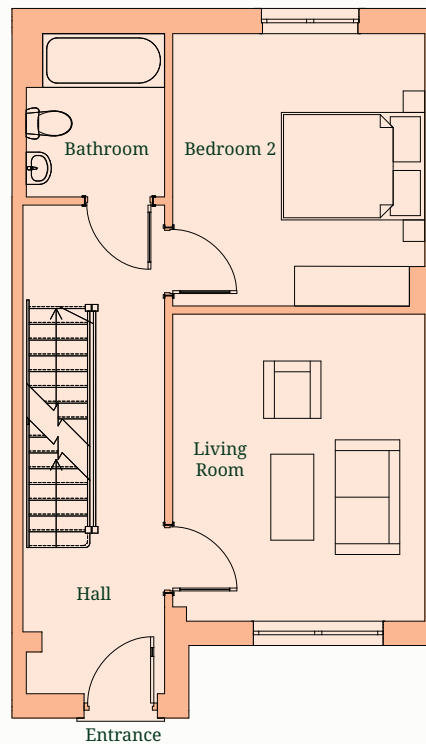
4 Bedroom Houses

End Terrace **D1**
c. 142.5 Sq M
c. 1,534 Sq Ft

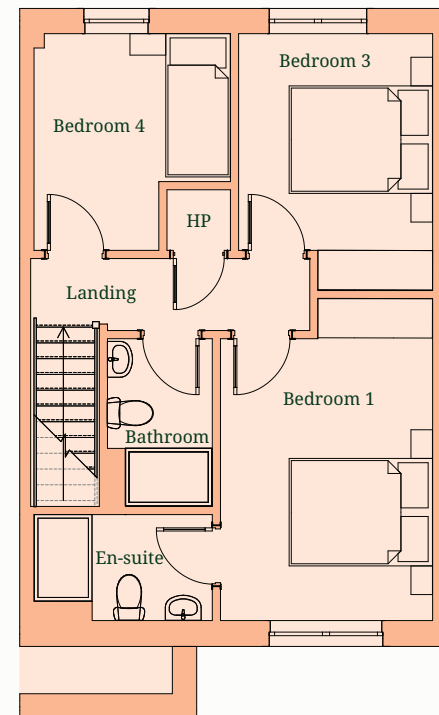
Mid Terrace **D2**
c. 140.5 Sq M
c. 1,512 Sq Ft



Lower Ground Floor



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Bayly, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

Features & specs

Unit Types D

External Features

- High quality brick and render facades.
- Reconstituted stone window surrounds and headers to selected windows.
- UPVC high performance double glazed windows with low U-Value (1.2W/M2K) for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large glazed screen with patio doors to private rear gardens.
- Front lower ground rendered light well with paving.
- Paved patio area to rear garden with external wall light.
- Seeded gardens with solid, maintenance free dividing fence.

Energy Efficiency

- A2/A3 Building Energy Rating (BER).
- Highly insulated airtight design.
- Mechanical extract ventilation with humidity control.
- High levels of roof, wall and floor insulation.
- Heat pump with dual zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

Security and Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

Media and Communications

- Wired for high-speed broadband.
- TV connection point in lower ground kitchen/living area and Ground Floor lounge.
- Main infrastructure installed to accommodate two providers.
- Phone number and data point provided with router supplied by broadband provider.

Electrical

- USB charging point in living room, kitchen, and main bedroom.
- Generous provision of lighting and power points.
- Recessed LED downlighters in hallway.
- Satin chrome sockets in kitchen worktop area.
- External weatherproof power point to rear garden.
- Future proofing for communal electric car charging point.





Bathrooms and Ensuites

- High quality tiling to floors and wet areas.
- Heated towel rails in all bathrooms and ensuites.
- High quality sanitary ware.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- Fitted vanity units to sinks in all bathrooms.

Heating

- Homes are served by an air-to-water heat pump, zone-controlled panel radiators.
- Pressurised hot and cold water.

Kitchens and Utility Rooms

- Superb contemporary designed kitchens with quartz worktops.
- Fully integrated Whirlpool oven, hob, dishwasher, microwave and fridge/ freezer appliances.
- Stainless steel sink and chrome tap.
- Separate utility/storeroom with bespoke utility cabinetry.

Interior Features

- Extra height ceilings at ground floor.
- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with timber handrail to stairs.
- Bespoke TV cabinetry to lower ground Living area.
- Pull-down attic ladder fitted to all houses.

Wardrobes and Storage

- Contemporary fitted wardrobes to all double bedrooms.

Warranty Cover Under Homebond

- 10-year Structural Insurance.
- 5-year Defects Insurance.
- 5-year Equipment Insurance.