

# Specifications

It's all about the choice

At Thomson Homes, we are a specialist boutique house builder. We don't just pride ourselves in building houses – we pride ourselves in working with you to create your ideal home. We recognise that everyone has different tastes and therefore leave much of the interior specification choice and finish up to you.

We realise that such a wide choice of internal finish for your home may daunt some people or excite others but we will be on hand to make the process of specifying your home an enjoyable and fun experience. We have a standard range of finishes that give a superb benchmark to work from and you can be involved in each of the choices below. This is a luxury bespoke interior, so take your time and enjoy making the choices that will create a unique home to be proud of.

## Kitchen

We will work with you to create the layout for your ideal kitchen. Whether you prefer country style or modern chic we are confident we will be able to meet your expectations.\*

## Bathrooms and En-suites

Working with you, we will help you design the bathroom and en-suites, choose your sanitary ware and offer you a full range of tile finishes.\*

## Exteriors

We have provided a triple garage with remote controlled doors to allow you ease of access. There is also a living space above the garage which can remain open plan or be used as an apartment.

Because the exterior of your home is just as important as the interior we will provide the services of a landscape gardener to create the ideal haven for you. Garden features such as decking, garden hot-tubs etc can be added at an extra cost.

## Heating

We have provided under floor heating on the ground and first floor, not only does this provide extra heating and sound insulation, it will also let you position your furniture where you wish without making allowances for radiators taking up wall space.

The heating is powered by an Eco friendly wood pellet fired boiler and the water is heated by solar panels on the roof of your home.

You will have the choice of stove and fireplace in the sitting room and stove in the kitchen/ living space.

## Decoration

We will paint your home in the colours of your choosing. Whether your taste is reds, blues, neutrals or gold's, each room will be painted as per your paint colour choice.

## Electrical

Your property will be fitted with "smart home" hardwire system, complete with full house audio system, broadband and television to every room.\*

We will help you decide how you would like to light your home, whether you prefer down lighters or pendant lighting, satin or chrome, we will work with you to light your home to your own specification.

## Flooring

We offer a range of floor finishes throughout the house; you can choose tiled floors, hardwood floors or carpet.\*

## Doors and Finishes

The choice of doors can make a big difference to the appearance of your home, uniquely we offer a wide range of door designs for you to choose from, be it a painted finish or natural finishes such as oak, pine, cherry, lime-wood or maple. We will provide skirting's and facings to match your choice. \*

\*All kitchen, bathroom, tiles, flooring and electrical finish choices are within a specified range.

We reserve the right to amend the specification as necessary without prior notice, but to a similar or higher standard.

**Thomson  
Homes**

Rumblingsbridge  
by Dollar, Perthshire

THE ULTIMATE LUXURY HOME  
Built by us. Created by you.