



# Lockhouse Way

**2 BEDROOM APARTMENTS &  
3 BEDROOM DUPLEXES**



# Lockhouse

SEVEN Way MILLS



### 2 BEDROOM APARTMENTS

#### Mid Terrace

DA1

c. 80.4 Sq M  
c. 865 Sq Ft

#### End Terrace

DA2

c. 78.8 Sq M  
c. 848 Sq Ft

### 3 BEDROOM DUPLEXES

#### Mid Terrace

DA3

c. 110 Sq M  
c. 1,185 Sq Ft

#### End Terrace

DA4

c. 110.9 Sq M  
c. 1,195 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.

Lockhouse Way

## 2 BEDROOM APARTMENTS

With En Suite

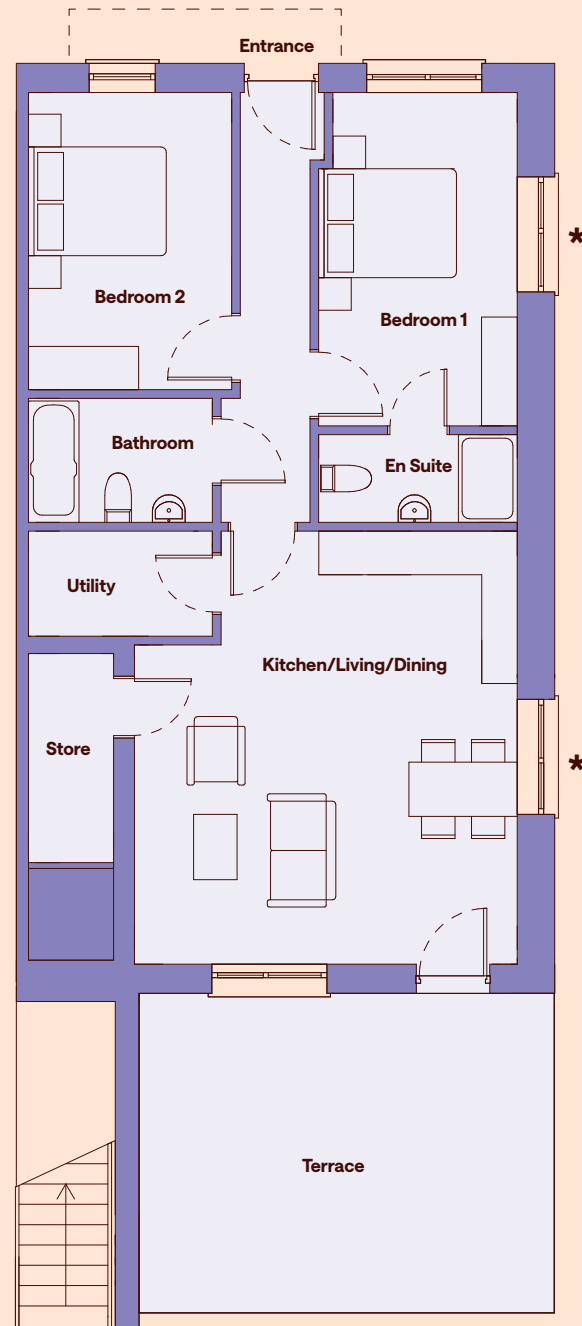
**DA1 Mid Terrace**

c. 80.4 Sq M / 865 Sq Ft

**DA2 End Terrace**

c. 78.8 Sq M / 848 Sq Ft

\*Windows in end terrace



## 2 BEDROOM APARTMENTS

Without En Suite

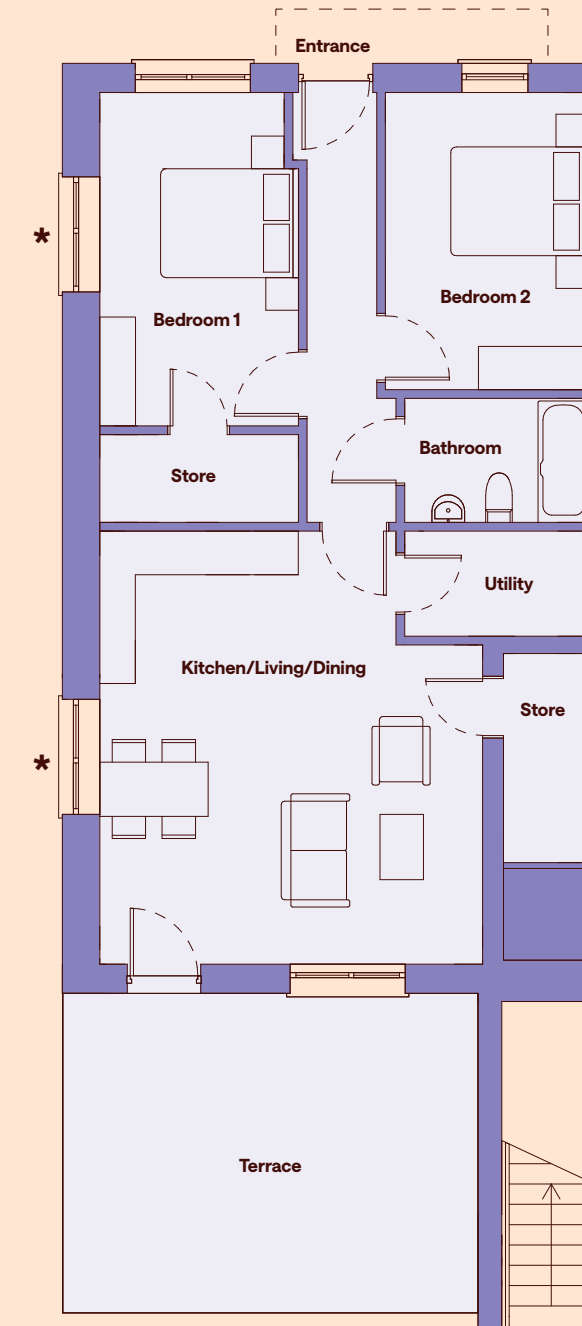
**DA1 Mid Terrace**

c. 80.4 Sq M / 865 Sq Ft

**DA2 End Terrace**

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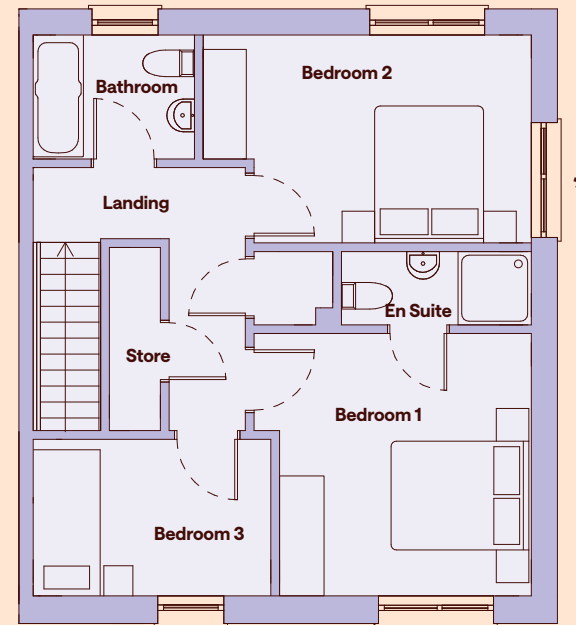
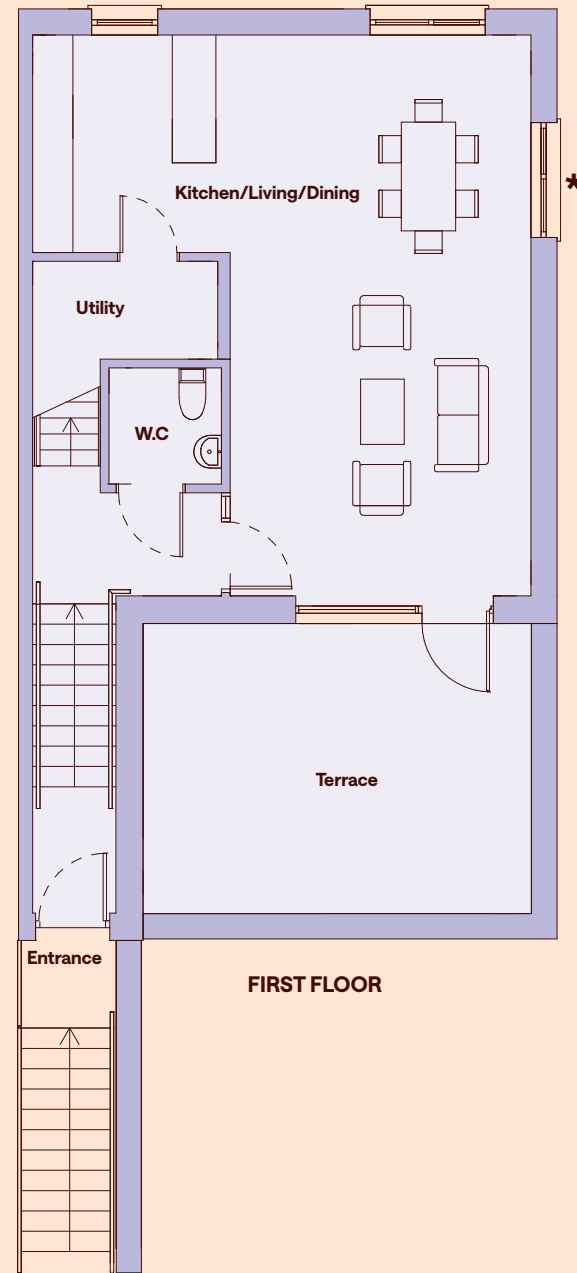
Please note: A mirror version of this house type layout may feature in Lockhouse Way, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve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

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# 3 BEDROOM DUPLEXES

With En Suite



SECOND FLOOR

**DA3 Mid Terrace**

c. 110 Sq M / 1,185 Sq Ft

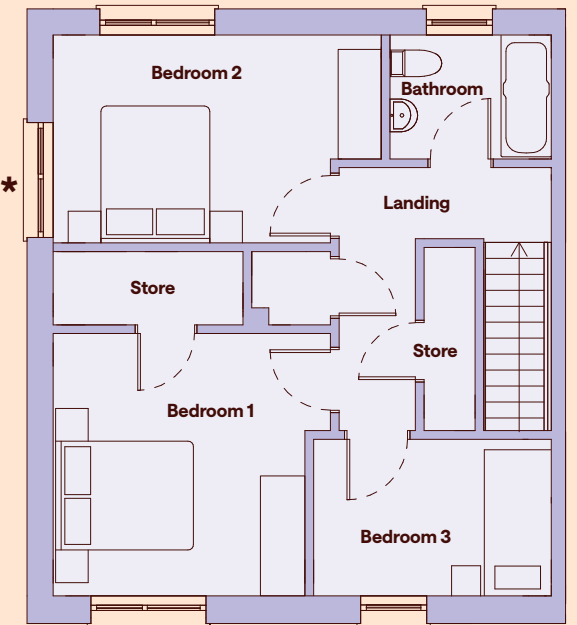
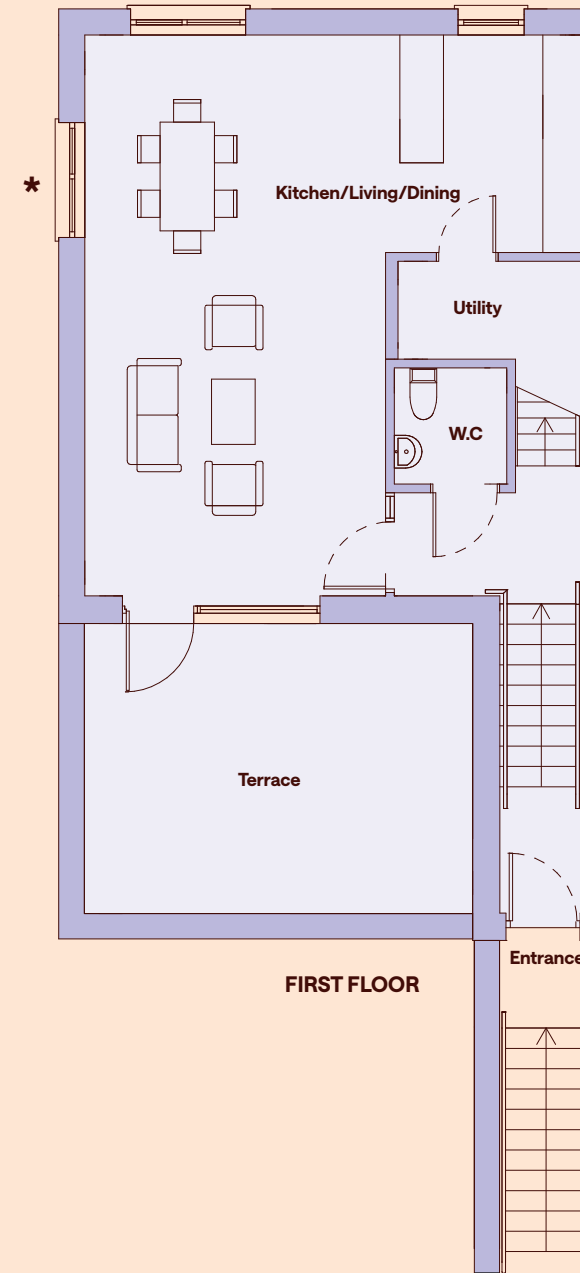
**DA4 End Terrace**

c. 110.9 Sq M / 1,195 Sq Ft

\*Windows in end terrace

# 3 BEDROOM DUPLEXES

Without En Suite



SECOND FLOOR

**DA3 Mid Terrace**

c. 110 Sq M / 1,185 Sq Ft

**DA4 End Terrace**

c. 110.9 Sq M / 1,195 Sq Ft

\*Windows in end terrace

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# Special Features & Specifications

## External Features

- High quality brick and render façades.
- Precast concrete window cills to all elevations.
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large glazed screen with patio doors to terrace.
- Paved terrace areas provided with external wall light.

## Security & 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 and ground floor bathroom windows.

## Energy Efficiency

- A2 BER energy rating.
- Highly insulated airtight design.
- Mechanical Extract Ventilation (MEV) system provided for control of the dwelling ventilation.
- 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.

## Media & Communications

- Wired for high-speed broadband.
- Telephone, TV and data provision to all units living room.
- Main infrastructure installed to accommodate Virgin Media.



## Electrical

- Generous provision of lighting and power points.

## Bathrooms & Ensuites

- Tiling to floors and wet area walls.
- High quality sanitaryware.
- Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen (where applicable).
- Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- Heated towel rails in all bathrooms and ensuites.

## Interior Finishes

- Extra height ceilings at ground floor duplex unit.
- High quality painted doors.
- Square and grooved architrave and skirting.
- Satin chrome finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with oak handrail to stairs.

## Wardrobes & Storage

- Mini shaker style fitted wardrobes in all double bedrooms.

## Kitchen & Utility Rooms

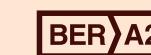
- Contemporary designed kitchens provided with quartz worktops.
- Fully integrated oven, microwave, extractor, dishwasher and fridge/freezer appliances.
- Ceramic induction hob.
- Stainless steel sink and chrome mixer tap.
- Separate utility room with laminate worktop provided.

## Heating

- Homes are served by a heat pump with zone-controlled panel radiators.
- Time and temperature zone control provided.
- Pressurised hot & cold water.

## Warranty cover (under Homebond)

- 10 year Structural Insurance, 5 Year Defects Insurance and 5 Year Equipment Insurance.



# CAIRN

## Built For Good



Tel: 01 631 8402  
PSRA No: 001651

# Seven Mills

### Disclaimer

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