



# THE HUT SPOT

GARDEN BUILDING SPECIALISTS

**SALE ON NOW!**

**Fully Finished Premium Garden Room from £9,995!**

**Price Includes Delivery & Installation in Scotland's Central Belt!**

*See Page 2 for Full Specifications*

8ft × 8ft	WAS	<del>£10,995</del>	NOW	£ 9,995
10ft × 8ft	WAS	<del>£12,370</del>	NOW	£ 11,370
12ft × 8ft	WAS	<del>£13,745</del>	NOW	£ 12,745
14ft × 8ft	WAS	<del>£15,120</del>	NOW	£ 14,120
16ft × 8ft	WAS	<del>£16,495</del>	NOW	£ 15,495
10ft × 10ft	WAS	<del>£14,055</del>	NOW	£ 13,055
12ft × 10ft	WAS	<del>£15,305</del>	NOW	£ 14,305
14ft × 10ft	WAS	<del>£16,775</del>	NOW	£ 15,775
16ft × 10ft	WAS	<del>£18,245</del>	NOW	£ 17,245
18ft × 10ft	WAS	<del>£19,715</del>	NOW	£ 18,715
20ft × 10ft	WAS	<del>£21,185</del>	NOW	£ 20,185
12ft × 12ft	WAS	<del>£16,875</del>	NOW	£ 15,875
14ft × 12ft	WAS	<del>£18,430</del>	NOW	£ 17,430
16ft × 12ft	WAS	<del>£19,995</del>	NOW	£ 18,995
18ft × 12ft	WAS	<del>£21,545</del>	NOW	£ 20,545
20ft × 12ft	WAS	<del>£23,120</del>	NOW	£ 22,120



**Specification:**

- Timber-framed build
- Fully Damp Proofed
- OSB3 sheathing + breathable house wrap
- Vapour control layer
- Condensation control vents
- Damp proof membrane to floor structure
- EPDM single-piece roof with trims
- Timber exterior cladding
- PVC double-glazed French doors - Colour Choice
- 25mm insulation to walls, ceiling and floor
- Plasterboard + full plaster finish

**Electrics package:**

- 3 double sockets
- LED lighting
- Electric Wall Mounted Heater
- Internal consumer unit
- Up to 20m from home CU
- One-piece vinyl flooring - Style Choice
- Internal facings and skirtings
- Interior paint included - Colour Choice
- Exterior wood treatment - Colour Choice
- 4-year workmanship warranty

**Optional Extras:**

Add additional window – £645 each (Fully installed double-glazed opening window.)

Base not included. Every garden is different, so we'll happily provide a tailored base quote once we know your ground levels and layout.

Similar to the base, cable trenching can differ depending on the site. Any additional costs for this will be confirmed before payment.

Our garden rooms are available in all styles & sizes with optional extras, including fitted furniture such as bars and seating. We offer a full bespoke design and build service!

Turn your garden space into a room you'll genuinely use every day. Message us to check lead times and secure your installation slot. Click preferred contact method below.

