



outside **in** 

Multi-use Modular buildings

outsideinmodular.co.uk



Outside In build luxury modular buildings, perfect for the glamping and staff accommodation markets.

Formed in 2017, family owned Outside In has become one of Scotlands premier providers of luxury Garden Rooms to the domestic market. The next step for the business was to expand our extensive experience and reputation into the modular building market, the SNUGs being our flagship product.

Constructed to completion in central Scotland by our dedicated team of employees, our luxury modular buildings are a fast, effective solution to a lack of accommodation for both tourists or staff.



Directors/Sisters Mel Russell & Wendy Isaac

The Snug

Our Solo Snug provides home from home living in a portable building that is divided internally to provide luxury living / dining and sleeping areas with en suite shower room, perfect as a luxurious couples retreat or staff quarters. The external footprint of our Solo Snug is 3.2m wide x 7m deep and with a generous internal height of 2.35m all round, the Snug provides a more home from home, luxurious style of accommodation compared with the more traditional A Frame style of glamping pod.



Internally the Snug is divided with a partition wall to create a cosy living / dining area and private bedroom with storage for short stays. The En suite offers a 1m wide rain style shower with electric towel radiator and under sink storage. The internal layout can easily be tailored to allow for a twin bed arrangement.



Exterior



The Snugs are clad in a combination of sustainably sourced, FSC Certified timber. On three sides we use “board on board” home grown larch with a contrasting entranceway in IRO timber. This provides a contemporary look but also delivers excellent protection from weather changes, all year round. The angled frontage allows for outdoor seating through an extended deck yet provides privacy from neighbouring Snugs. The roof is finished in EPDM rubber membrane which is suited to the location of solar panels if required.



Fixtures



The Snug features a solid core, Howden's kitchen which can be specified from a range of colours. A two ring induction hob and integral fridge with ice box allows for comfortable living with wall mounted units ensuring maximum storage.

The En Suite features a generous shower enclosure with contemporary wet wall finishes for minimal maintenance and practicality. The vanity unit features storage below the sink for storing toilet rolls and cleaning supplies.



Interior

The Snugs feature UPVc double glazing for warmth and security. The electrics are by way of slimline switches and sockets including USB/USBc fittings at key locations for charging convenience. Flooring is Quick Step Laminate throughout (available in a range of colours) which is easy to clean and offers a waterproof guarantee. To maximise wall space, we install ceiling mounted Infra Red heaters which use radiant heat to warm the room evenly.



Quick Step Laminate



Slimline USB/USBc switches and sockets



UPVc Windows and Doors



Infrared ceiling mounted heaters

Standard Features

All of our Snug's come with the following features as standard, all of which can be upgraded or tailored to suit requirements.

- ▶ **CLADDING** Home grown larch with contrasting IRO timber feature entrance
- ▶ **GLAZING** UPVc anthracite grey, double glazed units
- ▶ **INSULATION** UK produced, Hemp insulation in the walls and PIR in the floor / ceiling
- ▶ **KITCHEN** Solid core, Howden's kitchen with integrated fridge with ice box and 2 ring induction hob
- ▶ **ROOF** EPDM Single piece rubber membrane with anthracite trim
- ▶ **SHOWER ROOM** WC, Vanity Unit & electric shower
- ▶ **FLOORING** Quick Step Laminate, Impressive Range
- ▶ **HEATING** Infrared ceiling mounted heaters
- ▶ **HOT WATER** Immerser system, either LPG or electric depending on site utilities
- ▶ **ELECTRICS** Electrics installed with slimline sockets and switches, LED spots throughout, EIC Certified
- ▶ **CHASSIS** Optional wheeled chassis can be provided if required due to access challenges

COST *±

From £55,500 + VAT

* Costs do not include foundations or delivery via HIAB vehicle.

Suitable access roads and foundations must be in place prior to delivery

± All relevant permissions from local Council (Planning & Building Control for connections) and connection to local utilities (plumbing, drains and electrics) are the responsibility of the Customer
For the above, full electrical installation a requirement of 60Amps is necessary. If LPG/Electric combination is preferred, this would be spec'd individually.





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Get in touch with one of our team to discuss your modular plans.

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